Agenda **Regular Meeting of the Planning Commission**
July 17, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting

AMENDED

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/user/cityofsantafe . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Live Public Comment: Members of the public may provide public comment in person during the public comment portion of the public hearing.

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/81903969054

By phone:+1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US
Webinar ID: 819 0396 9054
Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted athttps://santafenm.portal.civicclerk.com/

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes

a. June 5, 2025

7. Approval of Findings/Conclusions

   a. **Case #2025-010094. 5211 Las Soleras Dr., Development Plan. (POSTPONED FROM JUNE 5, 2025)**

   b. **Case #2024-8027. 635 Alto Street Development Plan.**

   c. **Case #2025-10276. 3439 Cerrillos Rd Rezoning.**

   d. **Case#2025-10420. 3730 South Meadows Road Final Subdivision Plat.**

8. Consent

   a. **Case #2024-8026. Casa De Todos Final Subdivision Plat Time Extension.** Liaison Planning Services, Inc, Agent for Luna Turquzo, LLC owner requests a time extension for the approved final subdivision plat for Casa De Todos (Case# 2021-3355). The Applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on May 5, 2024. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

9. Old Business

10. New Business

   a. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.** NV5,Inc, Agent for Daniel Hernandez, Director of the Midtown Redevelopment Agency, applicant, request a master plan amendment to the Midtown Master Plan on 64.22 +/- acres. The property is zoned C-2 PUD (General Commercial Planned Unit Development) and within the Midtown Local Innovation Corridor (LINC) overlay district. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

   b. **Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a special use permit for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The Property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(POSTPONED FROM JUNE 5, 2025)**

   c. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development

Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(POSTPONED FROM JUNE 5, 2025)**

d. **Case #2025-10037. 1111 Ocate Road.** Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 80,491 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

e. **Case #2024 – 8901. 2768 Agua Fria Rezoning**. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval to rezone a 4.12 acre lot from its current land use designation of MU (Mixed Use) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(POSTPONED FROM JUNE 5, 2025)**

f. **Case #2024 – 8902. 2768 Agua Fria Master Plan**. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval of a master plan on a 4.12-acre lot to develop a 130-unit mixed-use residential and nonresidential community. The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov) **(POSTPONED FROM JUNE 5, 2025)**

g. **Case #2024-~~9318~~ 9320. 7205 Plaza Central Development Plan.** Pax Consulting., Agent, for Zydeco LLC., owner and applicant ("Applicant") requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (light industrial). It consists of a 6.91-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, anhempel@santafenm.gov). **(TO BE POSTPONED TO AUGUST 7, 2025)**

11. Staff Communications
12. Matters from the Commission
13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
June 5, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Kelly McReynolds
Commissioner Scott Barber
Commissioner Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Smith moved, seconded by Commissioner Rieland, to approve the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

C. Consent of Agenda

D. APPROVAL OF MINUTES:

1. April 3, 2025

MOTION: Commissioner Kapin moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 3, 2025

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Not present: None

2. April 17, 2025

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 17, 2025

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes

Against: None

Not present: None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2025-010094. 521 Las Soleras Dr., Development Plan. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant ("Applicant"), was approved of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov). (POSTPONED TO JULY 17. 2025 PUBLIC HEARING)

F. OLD BUSINESS

G. NEW BUSINES

1. **Case #2024-8027. 635 Alto Street Development Plan.** Brian Lawler, Agent, Santa Fe Habitat for Humanity, Applicant. Requests approval of a Development Plan for a multifamily residential use consisting of 5 two-story affordable single-family attached dwelling units. The subject 0.25-acre parcel is located in the Historic Downtown Archaeological Review district and zoned R-21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Kapin moved, seconded Vice Chair Smith, to approve 2024-8027, 635 Alto Street Development Plan, subject to the conditions of approval and technical corrections presented by staff and Leroy Pacheco at Public Works,Traffic Division.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee RECUSED
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

2.

2. Case #2025-10276. 3439 Cerrillos Rd Rezoning. JenkinsGavin, Agent, for

RKSS Santa Fe 1, LLC, Applicant, requests approval to rezone a 1.49-acre lot from its current land use designation of R-3 (Residential three dwelling units per acre) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve, 2025-10276, 3439 Cerrillos Rd Rezoning, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

3. **Case #2025-10420. 3730 South Meadows Road Final Subdivision Plat.** JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant. Requests approval of a Final Subdivision Plat on 14.41 +/- acres for a 97-unit residential subdivision. The Final Plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and is zoned R-6 (residential six dwelling units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

MOTION: Vice Chair Smith moved, seconded by Commissioner Kapin, to approve, 2025-10420, 3730 South Meadows Road Final Subdivision Plat, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

7:56 P.M.

Liaison

Chair

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-010094
5211 Las Soleras Drive; Development Plan
Owner's/Applicant's Name- New Mexico Education Retirement Board ("NMERB")
Agent's Name - David Archuleta, NMERB

THIS MATTER came before the Planning Commission ("Commission") for public hearing on April 17, 2025 ("Hearing") upon the application ("Application") of NMERB ("Applicant") through its agent, David Archuleta, Executive Director of NMERB ("Agent").

The Applicant requested development plan ("Development Plan") approval for an approximately 20,000 sq.ft. single story office building development ("Project"), located at 5211 Las Soleras Drive and totaling approximately 2.99 acres in size ("Property"). The Property is zoned C-2 or General Commercial as identified on the City of Santa Fe's Official Zoning Map.

After conducting a public hearing ("Hearing") and having heard from City Planning and Land Use Staff ("Staff") and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

1. Pursuant to Santa Fe City Code ("SFCC" or "Code") 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has the authority to review and approve development plans.
2. Code Section 14-3.1 sets out the following procedures for a development application: (a) a pre-application conference [SFCC 1987, § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987, §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987, § 14-3.1(H)-(I)].
3. The Applicant attended a pre-application conference on July 25, 2024.
4. The Applicant gave notice of the ENN meeting by submitting the Application, prominently displaying a public notice poster on the site, and mailing public notice of the meeting to neighbors within a 200 foot radius.
5. The Applicant held a virtual ENN meeting on March 3, 2025. The Project team and members of City land use department staff ("Staff") attended the meeting. No members of the public were present.
6. SFCC 1987, Section 14-3.8(C)(2) establishes certain procedures for Development Plan approval which include, without limitation, 1) that the Commission hold a public hearing, 2) that the Commission review the development plan, and 3) that the Commission render a decision based on the criteria set out in SFCC 1987, Section 14-3.8(C).
7. Staff reviewed the Application, related materials, and other information that the Applicant submitted for conformity with applicable SFCC requirements. Staff also provided the Commission a written report of Staff's findings ("Staff Report') that evaluated the factors relevant to the Application.
8. At the Hearing, the Commission considered the Application in this case, received reports from Staff, heard testimony and evidence from the Applicant, and opened the floor for testimony from any interested members of the public prior to making a decision. No members of the public offered testimony at the Hearing.
9. Staff recommended that the Commission approve the development plan, subject to the conditions and technical corrections set out in the attachments of the Staff Report.

10. The project proposed in the Development Plan exceeds 10,000 square feet. Pursuant to SFCC 1987, Section 14-3.8(B)(3)(b), a new development with a gross floor area of ten thousand (10,000) square feet or more requires the Commission to approve a Development Plan. The project includes office space located adjacent to amenities, public transportation, and freeway access.
11. The use of the building is compatible and comparable with the commercial and multifamily development located in the area. There is a variety of mixed use residential and commercial structures in the district and adjacent to the property. The site accommodates commuter traffic to the building by car, bicycle, and public transportation. other documentation that demonstrates conformity with applicable provisions of the Code ("Submittal Requirements").
12. The information contained in the Staff Report and attachments is sufficient to establish that the Submittal Requirements have been met.
13. SFCC 1987, Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
14. Pursuant to SFCC 1987, Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan." Additionally, pursuant to SFCC 1987, Section 14-3.1(J), "[a]pplications may be approved with conditions of approval to ensure compliance with the purpose and intent of Chapter 14 or any section of this chapter and any applicable city land use policy."
15. Here, Staff recommended conditions of approval and technical corrections, which were attached as Attachment A to the Staff Report.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987, Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has authority to review and approve this Development Plan.
2. Pursuant to SFCC 1987, Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
3. Pursuant to SFCC 1987, Section 14-3.8(C)(1), the Applicant met the applicable Submittal Requirements.
4. Pursuant to SFCC 1987, Section 14-3.8(D)(1)(b), the Commission finds that the Development Plan will not adversely affect the public interest. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This project serves the public interest through its provision of office space located adjacent to amenities, public transportation and freeway access.
5. Pursuant to SFCC 1987, Section 14-3.8(D)(1)(c), the Commission finds that the development and any associated buildings are compatible with and adaptable to buildings, structures, and uses of the abutting property and other properties in the vicinity of the premises under consideration. The subject property is located in a master planned area designed to accommodate office space of this size. Pursuant to SFCC 1987, Section 14-3.8(D)(2) and SFCC 1987, Section 14-3.1(J), the Commission finds that the conditions of approval and technical corrections set forth in the Staff Report and attachments are necessary to accomplish the proper development of the area, to

implement the policies of the general plan, and to ensure compliance with the purpose and intent of Chapter 14 or any section of this chapter and any applicable city land use policy.

6. The Commission approves the Development Plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF JUNE 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and attachments. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6), or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____

Janet Clow, Chair Date

FILED:

_____ _____

Andrea Salazar Date

City Clerk

APPROVED AS TO FORM:

_____ _____

Rebecca Mnuk-Herrmann Date

Assistant City Attorney

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8027
635 Alto Street Development Plan
Owner's/Applicant's Name- Santa Fe Habitat for Humanity
Agent's Name- Santa Fe Habitat for Humanity

THIS MATTER came before the Planning Commission ("Commission") for public hearing on June 5th, 2025 ("Hearing") upon the development plan application ("Application") of Santa Fe Habitat for Humanity as agent and applicant ("Applicant").

The Application pertains to the property located at 635 Alto Street totaling approximately 0.25 acres ("Property"). The Applicant requests approval of a development plan for two two-story residential buildings containing five townhouse-style homes totaling 6,448 square feet ("Project"). The Property is zoned R-21 (21 residential units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Applicant requested approval of a development plan for two new two-story residential buildings containing five townhouse-style homes: four in one building and one unit (plus storage) in the other totaling 6,448 gross square feet.
2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on June 23, 2024, with City Land Use Department Staff ("Staff").
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on May 9, 2024. The ENN meeting was attended by members of the Applicant's team and City Staff, and members of the public were present. The Applicant's team presented an overview of the proposed development.
7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions ("the Conditions") and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.
10. Under SFCC 1987 Section 14-7.2(F)(1), a new development with a density of ten dwelling units or more requires approval of a development plan by the Commission.
11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
12. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC ("Submittal Requirements").
13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
14. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
15. The proposed use is compatible with the neighboring uses, buildings and structures and all R-21 zone standards.
16. The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Warehouse facilities are generally a use consistent with the area and therefore it does not adversely affect the public interest.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The information contained in the Staff Report and Attachments is sufficient to establish that the Submittal Requirements have been met.
3. The Commission finds that it has the authority to review the development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1, as required by SFCC 1987 Section 14-3.8(D)(1)(a).
4. The Commission finds that the development plan does not adversely affect the public interest, as required by SFCC 1987 Section 14-3.8(D)(1)(b).
5. The Commission finds that the proposed use is compatible with the neighboring uses, buildings and structures. The proposed use is compatible with the neighboring uses, buildings and structures required by SFCC 1987 Section 14-3.8(D)(1)(c).
6. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

7. The Commission has the authority to review and to approve the development plan, and to impose conditions of approval.
8. The Applicant met the applicable Submittal Requirements.
9. The Commission approves the development plan subject to the conditions and technical corrections recommended by staff and included in Attachment A because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 17th DAY OF JULY 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case #2024-8027, subject to the Conditions and the technical corrections set forth in the Staff Report and attachments. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____
Janet Clow Date:
Chair

FILED:

_____ _____
Andréa Salazar Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

Planning Commission

Case 2024-8027: 635 Alto Street Development Plan

ATTACHMENT A

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL/ TECHNICAL CORRECTION	DEPARTMENT:	TO BE COMPLETED BY:
1.	Shall comply with the most currently adopted International Fire Code by the City of Santa Fe	Fire Protection District	Prior to Building Permit
2.	A percolation test must be provided to show that all ponding areas will empty within 24 hours	Land Use/ Terrain Management - Engineering	Prior to Certificate of Occupancy
3.	Provide the water use needs for each plant within the landscape schedule as shown in the city's approved plant material list	Land Use / Terrain Management - Landscaping	Prior to Recordation
4.	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico		Prior to Recordation
5.	GIS mapping shows extensive tree and shrub growth in 2024. Provide a significant tree survey, list species, size, and quantities. Provide a plant material demo list, provide the plant species and size. Caliper for deciduous, height for evergreen, and height and width for shrubs. Highlight all existing plant material to stay in landscape and clearly identify the size and species		Prior to Recordation
6.	Provide two additional street trees in the landscape fronting Alto Street for compliance with the city code 14-.4(G)(2)		Prior to Recordation
7.	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. The seed rate shall be 2 lbs. per 1,000 square feet		Prior to Recordation
8.	No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards		Prior to Recordation

9.	Provide Flush valves instead of automatic drain valves. 4.17.6 Flush Valves: A. Design systems with sufficient pressure to flush the tubing in each run; as a rule, the system should have at least 10 psi to 15 psi of water pressure for flushing. B. Design all systems with the capability of flushing out accumulated particulate matter. C. Design system to provide a means for servicing such flushing requirements with a minimum of erosion or disruption to the surrounding landscape. D. Provide manual flush valves (e.g., ball valves, manual drain valves, or flushable end caps) at the ends of all irrigation laterals. Install an eight-inch round valve box over the flush valve. Provide a detail of the flush valve on the sheet L103 and remove the data sheet of the King Drains on sheet L104		Prior to Recordation
10	Provide on Detail 2 AVB ASSEMBLY on sheet L103 the complete information on the minimum height of the AVB. “6-inch minimum height above the highest outlet”		Prior to Recordation
11	Provide an emitter placement detail on sheet L103		Prior to Recordation
12	Outdoor Lighting: 14-8.9(D)(3) All outdoor luminaires shall be designed, installed, located and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed		Prior to Recordation
13	An approved agreement for metered service)AMS) will be required to install new domestic or irrigation services	Public Utilities / Water Division	Prio to Building Permit Approval
14	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service		At the time of development

15	IEBC Section 705, Accessibility: Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area	Technical Review / ADA	Permitting
16	Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8		Permitting
17	At the time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable		Permitting
18	Add details for sidewalks in ROW. Must comply with 2010 ADA Standards and Design		Permitting
19	Add details for vehicular entrance of Alto Street		Permitting

20	Add detail sheet of NMDOT Series 608, 609 for concrete work in ROW		Permitting
21	Show details of stairs and railings. Must comply with 2010 ADA Standards and Design and 2021 IBC.		Permitting
22	An agreement to construct and dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD	Public Utilities/ Water Resources	Prior to Recordation of Development Plan
23	Each lot shall be served by a separate water service at the time of development		Prior to construction permit approval
24	An agreement for metered service (AMS) will be required to install new services, including water offset fees		Prior to construction permit approval
25	The Developer must include stormwater maintenance note on plan set. All maintenance of the stormwater is the responsibility of the developer, and the facilities shall be inspected routinely (on or about May 1 and Sept. 1) and any repairs or dredging is the responsibility of the developer/HOA	Public Works / Parks and Open Space/ River and Watershed	Prior to recordation
26	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*."	Various departments	Various

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-10276
3439 Cerrillos Road Rezoning from R-3 to C-2
Owner's/Applicant's Name – RKSS Santa Fe 1
Agent's Name – JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission ("Commission") for public hearing on June 5, 2025 ("Hearing") upon the application ("Application") of JenkinsGavin, Inc. ("Agent") for RKSS Santa Fe 1 ("Applicant").

The Applicant requests approval for a rezoning of a +/-1.49 acre property located at 3439 Cerrillos Road ("Property") from R-3 (Low Density Residential - Three [3] dwellings per acre) to C-2 (General Commercial).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Rezoning.
2. In this case, the Applicant sought a rezoning from R-3 to C-2.
3. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
4. The property is approximately 1.49 acres, located at 3439 Cerrillos Road.
5. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
6. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on February 24, 2025; mailing out notice via certified mail to those within 100 feet; e-mailing neighborhood associations within 300 feet; and posting the required City sign on the property from February 24, 2025 to March 11, 2025.
7. The Applicant attended a pre-application conference on July 27, 2023.
8. The Applicant conducted an ENN meeting on March 11. 2025, virtually via Zoom. The Agent, Applicant, and City land use staff ("Staff") attended the ENN meeting. Several members of the public attended the ENN meeting.
9. At the Hearing, the Governing Body received reports from Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment, and several members of the public provided testimony, both in-person and via Zoom. Testimony included both support for and opposition to the case: the latter being the majority.
10. Once the Chair closed the Public Hearing, Vice-Chair Smith moved to recommend the Governing Body approve the Rezoning.

11. After discussion, the Planning Commission voted unanimously in favor of the motion to recommend the Governing Body Approve the Rezoning.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), the Applicant properly gave notice of the ENN meeting.
2. The Applicant properly conducted the ENN meeting pursuant to SFCC 1987 Section 14-3.1(F).
3. The Applicant has the right under the SFCC to propose the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 ("Submittal Requirements").
4. Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or denial.
6. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(iii), the Commission finds that the Rezoning would increase density in the central area of the City and would therefore directly align with the intent of the General Plan, which has identified the Future Land Use of the parcel as "High Density Residential" and within the designated "Infill Area."
7. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Application is complete as required by Chapter SFCC 1987, 14-3.5(C) "Approval Criteria", and the rezoning request meets all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
8. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the Rezoning is consistent with General Plan Themes and Policies such that the rezoning from R-3 to C-2 is merited. The Rezoning request satisfies all rezoning approval criteria.
9. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning provides sufficient information to address 14-3.5(C)(1)(d). The current use of the property (Low Density Residential) is consistent with the General Plan Future Land Use Map of Transitional Mixed Use (TMU) and Community Commercial (CCOM). Additionally, the increased density would be compatible with surrounding development patterns.
10. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development .
11. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a. The prevailing use and character of the area is primarily commercial uses along Cerrillos Road with some single-family residential closer to Rufina Street. The rezoning from R-3 residential to C-2 commercial will remain consistent with the prevailing character in the area.

b. The property is less than two acres in size.
c. The increase in density enhances compliance with the City's adopted General Plan, which serves the interest of the general public. The neighborhood contains commercial developments at a frequency and density greater than single-family homes and any new multi-family residential use will continue this existing use at a slightly higher intensity. This was intended by the General Plan to take place at this location since 1999.

12. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13. The Commission has the power and authority to review, approve or deny Case #2025-10276: 3439 Cerrillos Road Rezoning from R-3 to C-2.
14. The Applicant met the applicable Submittal Requirements.
15. The Commission recommended the Governing Body approve the Rezoning because the Application met all applicable Code criteria.

WHEREFORE, IT IS ORDERED ON THE _____ DAY OF JUNE 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the Rezoning as requested from R-3 to C-2, as requested in the Application for Case #2025-10276.

_____ _____
Alen M. Weber Date:
Mayor

FILED:

_____ _____
Andrea Salazar Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2025-10420: Los Prados Final Subdivision Plat
3730 South Meadows Road
Owner/Applicant's Name - Homewise, Inc.
Agent's Name – Jennifer Jenkins, JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission ("Commission") for hearing on June 5, 2025, upon the application ("Application") of JenkinsGavin, Inc., agent for Homewise, Inc. ("Applicant").

The Applicant seeks the Commission's approval of a final subdivision plat for ninety-seven (97) single-family lots on approximately 14.41 acres ("Project"). The property is located at 3730 South Meadows Road ("Property") and is zoned R-6 (Residential - six dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code ("SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on May 25, 2023, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. The Applicant conducted one ENN on February 21, 2024. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. On February 6, 2025, the Commission voted to approve the preliminary subdivision plat for the Property and adopted written Findings of Fact and Conclusions of Law that approved the preliminary subdivision plat, subject to certain conditions of approval and technical correction recommended by City Staff (Case #2024-7998).

7. After a preliminary subdivision plat has been approved, SFCC 1987 Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 ("Submittal Requirements").
8. City staff reviewed the Application and all related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
9. Staff recommended that the Commission approve the final subdivision plat, subject to the conditions and technical corrections imposed at the time of preliminary subdivision plat approval and the technical corrections set out in the attachments to the Staff Report and testimony at the hearing.
10. SFCC Section 14-3.7(B)(4) establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
11. SFCC Section 14-3.7(B)(4)(a) requires that the "final plat shall conform substantially to the preliminary plat as approved."
12. SFCC 1987 Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a final subdivision.
13. Pursuant to SFCC 14-3.7(B)(4)(a), the Commission finds that due regard has been shown for all natural features such as vegetation, water courses, or historical sites on the subject property, and natural areas of stormwater collection are to remain in their current location.
14. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. No portion of the proposed subdivision lots fall within the 100-year flood zone.
15. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
16. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(4)(e), the Commission has the authority to review and approve or deny final subdivision plats.

2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The final plat substantially conforms with the preliminary plat.
4. The Commission has the authority to review and approve the final subdivision plat subject to the technical correction listed in the exhibits to the staff report and the conditions and technical corrections imposed at the preliminary subdivision stage.
5. The Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
6. The Commissions approves the final subdivision plat, subject to the conditions of approval and technical corrections set forth in the Attachment A, because all applicable code requirements and criteria for final subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 17TH DAY OF JULY 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, subject to the conditions of approval and technical corrections set forth in the attachments to the Staff Report. Approval of the final subdivision plat will expire on June 5, 2028, unless the plat is filed for record with the County Clerk, or an extension is granted under SFCC Section 14-3.19.

_____ _____

Janet Clow
Chair

Date:

FILED:

_____ _____

Andréa Salazar
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid
Assistant City Attorney

Date:

Planning Commission

Case 2025-10420: Los Prados Final Subdivision Plat

ATTACHMENT A

Conditions of Approval and Technical Corrections

Final Subdivision Plat Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL	DEPARTMENT OR DIVISION:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	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
3.	A separate irrigation meter will be required for commercial lots if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At the time of development
4.	Each lot shall be served by separate water service at the time of development.		At the time of development
5.	An approved Development Water Budget (DWB), including irrigation water demand, and a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.		Prior to Recordation of Final Subdivision Plat submittal with the Interim Water Division Director's signature of approval.
6.	A separate irrigation meter(s) will be required given the total landscaped area is greater than 1,000 square feet. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service		At the time of development
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.	Public Works - Traffic	Prior to Building Permit
8.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.	Fire Protection District	Prior to Building Permit

9.	Per the Los Prados Master Plan, the park must be completely developed, receive final inspection by the City and be formally accepted by the City before the Applicant may submit an application for Phase Two of Los Prados.	City Parks	Prior to submittal of any application for any part of Phase Two
10	Satisfy all required actions listed in the DRT response letter from City Parks found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*."		Prior to park inspection and City acceptance
11	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments*."	Various departments	Various

Development Review Team (DRT)
Comment Form

Date: April 29, 2025

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-7998 Los Prados Subdivision

Case Planner: Janice Biletnikoff, AICP Case Manager

Conditions of Approval and Technical Corrections Tables

The following are in direct reference to the Conditions of Approval that were required for Preliminary Subdivision Plat approval (see attached).

#	Conditions of Approval:	Must be completed by:	Applicant response:
6	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Prior to Building Permit	
7	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.	Delete	
8	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.	Move to technical corrections see below	
9	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.	Completed	

#	Technical Corrections:	Must be completed by:	Applicant Response:
1	Public Infrastructure plans **must bear the seal of the Engineer of Record** who is professionally responsible for all plans, designs, drawings and specifications. – see chronology of right turn lane below.	Prior to Building Permit	

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

- City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
- Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Form Updated: September 2023

Chronology of Deceleration lane public record:

- Original TIA dated December 2021 did not include left or right turn deceleration lanes. Peer review comments January 2022 by City traffic engineering agent Wilson & Company requested both left and right turn lanes be analyzed.
- Revised TIA March 2022 included left and right turn deceleration lanes. Wilson & Company peer review comments dated 9/22 noted the north road access should be modified to right-in/out partial access; and that the right turn deceleration lanes may be shortened to **no less than 230-ft to meet SAMM criteria.**
- Based upon peer review comments dated 4/2/24, the EOR indicated the deceleration lane at the north entrance at Avenida de los Prados would be reduced to an overall length including taper of 230-ft.
- On 4/4/24 the SFP MPO transporation planner submitted a condition of approval to the case planner that both deceleration lanes into the development be **reduced to 70-ft per the MPO.**
- On 7/23/24 the **former city traffic engineer** (Jeanne Wolfenbarger) requested the EOR use the then-draft City TIA Guidelines to determine the lengths for the right turn deceleration lane. The City TIA guidelines were issued for use on all future TIA on 8/28/24.
- On 10/15/24 the EOR performed the analysis and concluded that although the City's new TIA guidelines tables do not require deceleration lanes they do permit alternatives to its criteria that are supported by a traffic analysis. The EOR stated that it would be considered negligent to not include right turn lanes for this development, and provided a traffic analysis using the AASHTO "Green Book" which results in **205-ft lengths for the deceleration lanes**, and that he would recommend that length as a compromise.
- On 11/5/24 the city's traffic engineering agent (Wilson & Company) performed a peer review of the EOR's analyses and found no objections to the EOR's analysis nor to his recommendations to use the 205-ft lengthe deceleration lanes.
- On 11/12/24 the **former city staff traffic engineer** (Jeanne Wolfenbarger PE) reviewed all comments and decided there be no right turn lanes provided. Her correspondence noted that revisions will occur through the Building Permit process. On 11/13/24 Mr. Gomez responded that he would proceed as directed. (Note that while licensed city engineering staff or agents may provide engineering peer-review, the engineer of record who is sealing the plans is ultimately responsible for all work and this responsibility cannot be transferred to or directed by other peer reviewing agents)*.
- On 4/29/25 the EOR is hereby requested to provide sealed plans for all public infrastructure in compliance with state law cited below. **For the Los Prados/Homewise development the Engineer of Record is Mr. Michael Gomez, PE in full accordance with state law.**

***ENGINEERING AND SURVEYING PRACTICE ACT**
SECTION 61-23-26. ENGINEERING -- PUBLIC WORK:
It is unlawful for the state or any of its political subdivisions or any person to engage in the construction of any public work involving engineering unless the engineering is under the responsible charge of a licensed professional engineer.
SECTION 61-23-21. PRACTICE OF ENGINEERING:
All plans, designs, drawings, specifications or reports that are involved in such practice, or that are issued by or for the practice, shall bear the seal and signature of the professional engineer in responsible charge of and directly responsible for the work issued.
Form Updated: September 2023

II. CONDITIONS OF APPROVAL (PRELIMINARY SUBDIVISION PLAT)

Table 1: CONDITIONS OF APPROVAL (Preliminary Subdivision Plat)

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	An approved Water Plan will be required for all new public water infrastructure and fire services.		Prior to Final Plat hearing
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.	A separate irrigation meter will be required for commercial lots if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At the time of development
5.	Each lot shall be served by separate water service at the time of development.		At the time of development
6.	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat hearing
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.		Prior to Building Permit
8.	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat hearing
9.	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat hearing
10.	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat

Preliminary Subdivision Plat Conditions of Approval and Technical Corrections:

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1	An approved Water Plan will be required for all new public water infrastructure and fire services.	City Water	Prior to Final Plat Hearing
2	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat Hearing
3	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat Hearing
4	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat Hearing
5	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat
6	IFC: 503.2.1 Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)		Prior to Final Plat hearing as a note on the plat

7	IFC: 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times and this requirement shall be noted as such on the Final Plat.		Prior to Final Plat hearing as a note on the plat
8	Shall provide engineered (civil engineered) all weather road as per IFC 2021, 104.7.2 Technical Assistance, 503.2.3 Surface.		Prior to Final Plat hearing as a note on the plat
9	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		Prior to Final Plat hearing as a note on the plat
10	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		Prior to Final Plat hearing as a note on the plat
11	507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		Prior to Final Plat hearing as a note on the plat
12	912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		Prior to Final Plat Hearing

13	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat Hearing
14	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
15	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
16	D103.4 Shall meet the 150 feet driveway requirements per IFC 2021, or an emergency turn-around that meets the IFC requirements shall be provided.		Prior to Final Plat Hearing
17	Shall comply with IFC 2021 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		Prior to Final Plat Hearing
18	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat Hearing
19	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
20	D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		Prior to Final Plat Hearing
21	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		Prior to Final Plat Hearing

22	Shall meet the IFC code requirements 2021 edition or the most current edition the governing body has adopted at the time of permitting.		Prior to Final Plat hearing as a note on the plat
23	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.	City Parks	Prior to Final Plat Hearing
24	The Applicant shall demonstrate compliance with all conditions of approval, technical corrections, and plan redlines from Land Use Engineering, as found in Attachment B: "*City DRT Conditions of Approval, Technical Corrections, and Comments.*"	Land Use Engineering	Prior to Final Plat Hearing
25	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat Hearing
26	The Applicant shall receive final approval of the Lot Line Adjustment (LLA) (case # 2024-8764) and have recorded the final LLA plat.	Land Use	Prior to Final Plat Hearing

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Hearing Date: July 17, 2025 (Consent Agenda)

TO: Planning Commission

VIA: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning & Land Use Director
Dan Esquibel, Planning Manager

FROM: Claudia Kath, Land Use Planner Senior

RE: **Case #2024-8026. Casa De Todos Final Subdivision Plat Time Extension.** Liaison Planning Services, Inc, Agent for Luna Turquzo, LLC owner requests a time extension for the approved final subdivision plat for Casa De Todos (Case# 2021-3355). The Applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on May 5, 2024.

Executive Summary:

Liaison Planning Services Inc, Agent for Luna Turquezo, LLC Owner, appeared before the Planning Commission on May 6, 2021, for review and approval of the Casas De Todos Final Subdivision Plan, a 58-lot subdivision located at 4323 and 4318 Airport Road, on approximately 10.3 acres (See Attachment A – Case#: 2021-3355 Findings of Fact and Conclusions of Law).

The Applicant requested a time extension of the Casa De Todos Subdivision Plat in March 2024. The Planning Commission approved the time extension on May 2, 2024. (See Attachment B – May 2, 2024 Planning Commission Minutes.)

In their second time extension request letter from March 2025 (see Attachment B Time Extension Request), the Agent indicated that the extension is needed as a result of several financial issues that have arisen due to an increase in development costs. The Applicant is in the process of completing the affordable housing contract, obtaining an approved engineer's estimate, and updating the survey plat

with a new surveyor. (See Attachment C – Casa De Todos Final Subdivision Plat). No plat associated with this project has been recorded.

Recommendation:

Staff recommends the Planning Commission approve Case#: 2024-8026 Casa De Todos Final Subdivision Plat Second Time Extension. If approved, the new expiration date for the Final Subdivision Plat would be July 17, 2026. No additional time extensions may be granted after the July 17, 2026 deadline. If not recorded by that date, the applicant will be required to submit a new application for review and approval by the Planning Commission.

Per SFCC 14-3.19(B)(3) *Expiration of Development Approvals*, approval of a final subdivision plat shall expire three (3) years after the final action approving it unless the plat is filed for record with the County Clerk. The final action for this approval was May 6, 2021.

Per SFCC 14-3.19(C) *Time Extensions*, applications for time extensions shall be filed prior to the expiration of the final action for which the extension is requested. The Applicant submitted the first request for a time extension on March 15, 2024, well in advance of the May 6, 2024 expiration. The Applicant submitted the second request for a time extension on March 20, 2025, well in advance of the May 6, 2025, expiration date.

ATTACHMENTS:

Attachment A – Findings of Fact Conditions of Law - May 6, 2021
Attachment B – Planning Commission Minutes May 2, 2024
Attachment C – Applicant Time Extension Request Letter – March 20, 2025
Attachment D - Final Subdivision drawings

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2021-3355
4323 and 4319 Airport Road Casa de Todos Final Subdivision Plat

Owner's/Applicant's Name- Casa de Todos, LLC
Agent's Name- Liaison Planning Services, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 6, 2021 (Hearing) upon the application (Application) of Liaison Planning Services, Inc., as agent for Casas de Todos, LLC (Applicant).

The Application pertains to properties located at 4323 and 4319 Airport Road, totaling approximately 10.3 acres (Property). The Applicant requests final subdivision plat approval for 58 residential lots (Project). The Properties are zoned R-6 (Residential-six dwelling units per acre).

Pursuant to SFCC Section 14-9.2(B)(3), the Applicant is proposing the use of an innovative street design that is not included among the street types shown in SFCC Section 14-9.2.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

Background

1. On March 4, 2021, the Commission voted to approve the preliminary subdivision plat for the Property, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-2369).
2. On March 4, 2021 the Commission adopted written Findings of Fact and Conclusions of Law reflecting its decision.

General

3. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
4. Santa Fe City Code (SFCC) Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
5. A pre-application conference was held on November 14, 2019 in accordance with SFCC Section 14-3.1(E).
6. The Applicant held the first ENN meeting for the Project on December 12, 2019.

7. Pursuant to SFCC Section 14-3.1(H)(1), notice of the first ENN meeting was properly given.
8. The first ENN meeting was attended by several representatives of the Applicant and members of City staff. Twenty-five members of the public attended. Residents expressed concerns about traffic, drainage concerns, current use of the property by vagrants, and general concern over development on the south side of the City.
9. The Applicant held a second virtual ENN meeting via Zoom for the Project and the related Aguafina project on June 1, 2020.
10. Pursuant to SFCC Section 14-3.1(H)(1), notice of the second ENN meeting was properly given.
11. The second ENN meeting was attended by several representatives of the Applicant and members of City staff. Twenty-two members of the public attended. Residents expressed concerns, including traffic impacts to neighborhoods surrounding the property, but were generally happy that the proposal would include stick-built homes. The Applicant and residents agreed to continue negotiating over a wall or fencing between the new development and existing homes, as there could be property line issues to be resolved.
12. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
13. Staff recommended that the Commission should approve the final subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.

Final Subdivision Plat

14. SFCC Section 14-3.7(B) establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
15. After a preliminary subdivision plat has been approved, SFCC Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
16. Pursuant to SFCC Section 14-3.7(B)(4)(a), the Commission finds that the final plat conforms substantially to the preliminary plat as approved.
17. SFCC Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a final subdivision plat.
18. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features, as there is minimal vegetation on the site, and there are no significant natural features or water courses. There is minimal vegetation on the site, and there are no historical sites.
19. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed, as there are no water courses or FEMA designated flood plains on or near this property.

20. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9, except with regard to the proposed street design.
21. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.
22. Pursuant to SFCC Section 14-9.2(B)(3), the Commission finds that the proposed innovative street design should be approved because it meets the intent of SFCC Section 14-9.2 and provides adequate pedestrian and bicycle facilities, as well as necessary transit facilities.
23. At the March 4, 2021 hearing on the preliminary subdivision plat, the Applicant volunteered to construct a Japanese cedar fence along the eastern border of the Project, in response to neighbors' requests for a wall or barrier between the existing Las Acequias neighborhood and the new subdivision.
24. Construction of a cedar fence will be significantly cheaper than construction of a cinder block wall, resulting in less costs for the developer, which will be passed on to the purchasers of homes within the Project.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Final Subdivision

2. The Commission has the authority to review and approve the final subdivision plat subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The final subdivision plat should be approved, subject to the Conditions and technical corrections set forth in the Staff Report and exhibits because all applicable code requirements and criteria for final subdivision plat approval have been met.
5. Although the Japanese cedar fence along the eastern border of the Project is not required by law, construction of the fence should be added as an additional condition of approval because the Applicant has agreed to construct a fence in response to requests from neighboring residents.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF MAY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, including the proposed innovative street design, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits and the additional condition to construct a cedar fence along the eastern border of the Project. The final subdivision

plat shall expire three years after issuance of this final action unless the plat is filed for record with the county clerk or an extension is granted pursuant to SFCC Section 14-3.19(C).

Brian Gutierrez
Chair

05-13-2021
Date

FILED:

Kristine Mihelcic XIV
City Clerk

05/14/21
Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

May 6, 2021
Date

SUMMARY INDEX
PLANNING COMMISSION MINUTES
May 2, 2024

ITEM		ACTION TAKEN	PAGE(S)
1.	Roll Call	Quorum Present	2
2.	Pledge of Allegiance	Recited	2
3.	Approval of Agenda	Approved	3
4.	Approval of Consent Agenda	Approved	3
5.	Approval of Minutes April 4, 2024	Approved	3
6.	Findings & Conclusions	Approved	3
7.	Consent	Approved	4
8.	Old Business	None	4
9	New Business	Postponed	4-5
10.	Staff Communications	Comments	5
11.	Matters from the Commission	None	5
12.	Adjournment	Adjourned at 6:12 pm	5

MINUTES OF THE CITY OF SANTA FE
PLANNING COMMISSION MEETING
Thursday, May 2, 2024 - 6:00 pm

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Jessica Lawrence, Vice Chair on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, NM and Via Zoom.

1. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present
Vice Chair Jessica Lawrence
Commissioner Phil Lucero
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner TJ Rieland

Members Absent
Chair Janet Clow
Secretary Peter Smith
Commissioner Kristina Markey
One Vacancy

Others Present:
Mr. Jason Kluck, Land Use Director
Ms. Maggie Moore, Assistant Land Use Director
Ms. Rebecca Mnuk-Herrmann, Assistant City Attorney

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

Vice Chair Lawrence announced that a notary is not present at the meeting, therefore, the Commission will not be able to proceed with any of the new business.

2. PLEDGE OF ALLEGIANCE

Commissioner Mirando led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Attorney Mnuk-Herrmann announced that the public hearings will need to be postponed because there is not a notary present to swear in witnesses. A motion to postpone the public hearings would be appropriate.

MOTION: Commissioner Lucero moved, seconded by Commissioner Mirando to approve the agenda as presented.

VOTE: The motion passed by roll call vote (5-0) with Commissioners Lawrence, McGhee, Rieland, Lucero and Mirando voting in favor and none voting against.

4. APPROVAL OF CONSENT AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner Lucero to approve the consent agenda as presented.

VOTE: The motion passed by roll call vote (5-0) with Commissioners McGhee, Rieland, Lucero, Mirando and Lawrence voting in favor and none voting against.

5. APPROVAL OF MINUTES

April 4, 2024

MOTION: Commissioner Mirando moved, seconded by Commissioner Lucero to approve the minutes of April 4, 2024.

VOTE: The motion passed by roll call vote (5-0) with Commissioners McGhee, Rieland, Lucero, Mirando and Lawrence voting in favor and none voting against.

6. APPROVAL OF FINDINGS/CONCLUSIONS

a. Case #2024-7771. 160 Lorenzo Road Certificate of Compliance.

MOTION: Commissioner Mirando moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2024-7771.

VOTE: The motion passed by roll call vote (5-0) with Commissioners Lawrence, McGhee, Rieland, Lucero and Mirando voting in favor and none voting against.

7. CONSENT

a. **Case #2024-8026.** Casas De Todos Final Subdivision Time Extension.

Approved under Approval of Consent Agenda

8. OLD BUSINESS

None

9. NEW BUSINESS

MOTION: Commissioner Mirando moved, seconded by Commissioner Lucero to postpone the cases under New Business to the May 16, 2024, meeting.

VOTE: The motion passed by roll call vote (5-0) with Commissioners Rieland, Lucero, Mirando, Lawrence and McGhee voting in favor and none voting against.

a. Case #2024-7951. 2768 Agua Fria Street Certificate of Compliance. JenkinsGavin Inc., Agent, for Cold Water Development QOZF, LLC, owner and applicant ("Applicant") requests approval of a Certificate of Compliance for a lot that is non-compliant with City Subdivision Review requirements. The property address is 2768 Agua Fria Street and is zoned Mixed-Use (maximum fourteen dwelling units per acre). It consists of an undeveloped 4.12-acre lot. (Carly Venditti, Case Manager).

b. Case #2023-7079. **Bungalows on Cerrillos Development Plan**. Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one- and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) **(POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024)**

c. Case #2023-7662. **Bungalows on Cerrillos variance (Setback).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan

Esquibel, Case Manager) **(POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024)**

d. **Case #2023-7663**. **Bungalows on Cerrillos variance (Slopes).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests A variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet.The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) **(POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024)**

10. STAFF COMMUNICATIONS

Ms. Moore announced that Melissa Byers, Stenographer, has retired.

Ms. Moore addressed the issue with PrimeGov that had occurred earlier in the week. She said that had been reported the issue to the PrimeGov contact and it's being addressed.

Ms. Moore said that the Governing Body has appointed Kristina Markey to the Planning Commission to fill one of the vacant seats.

11. MATTERS FROM THE COMMISSION

None

13. ADJOURNMENT

There being no further business, Vice Chair Lawrence adjourned the meeting at 6:12 pm.

Submitted by:

Melissa D. Byers

Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

_____
Janet Clow, Chair

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

March 20, 2025

Heather Lamboy, Director Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Casa De Todos Final Plat Extension Case # 2021-3355
4323 and 4319 Airport Road Santa Fe, NM

Dear Heather,

Please consider this letter as a formal request to extend the approved Final Plat for Casa de Todos Subdivision for **one additional year** in accordance with SFCC §14 3.19(C)**.** Casa de Todos Subdivision was approved by the Planning Commission May 6, 2021 per attached Findings of Fact (see attached). Attached are the Planning Commission minutes that reflect the approval for the previous extension by the Commission on May 5, 2024. No substantive changes have occurred to the regulations and policies that apply to the development nor to the circumstances affecting the site and its vicinity. There are no plans to make any changes to the approved subdivision (see attached plan set).

The property owners are requesting this extension due to several financial issues that have occurred due to an increase in development costs and are in the process of completing the affordable housing contract, all DRT signatures have been obtained, engineers estimate is in process of being approved and the survey plat is being updated to reflect new surveyor.

Your consideration for approval is appreciated. Please contact me if you have any questions or require additional information.

Sincerely,

Dolores I. Vigil

Liaison Planning Services Inc.

Attachments: Planning Commission Meeting Minutes May 5, 2024
Findings of Fact
Approved Subdivision Plan Set

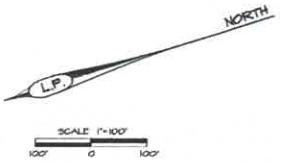
Casa De Todos Subdivision

Final Subdivision Design
Case Number: 2020-2369


RUFINA STREET
RUFINA STREET
61E
CALLE ANDREW
SENDA DE VALLE
VISTA LINDA
CALLE NUEVA VISTA
ACEQUIA LANE
SITE
SITE
SITE
CHESTNUT ST
CALLE ATAJO
AVE. DE LAS ACEQUIAS
CORRIDA DE ARRIBA
ACEQUIA BORREGA
CALLE NUEVA VISTA
CALLE ATAJO
CALLE ANDREW
CALLE ANDREW
CALLE ANDREW

SITE PLAN

12/18/2020



PROJECT DATA

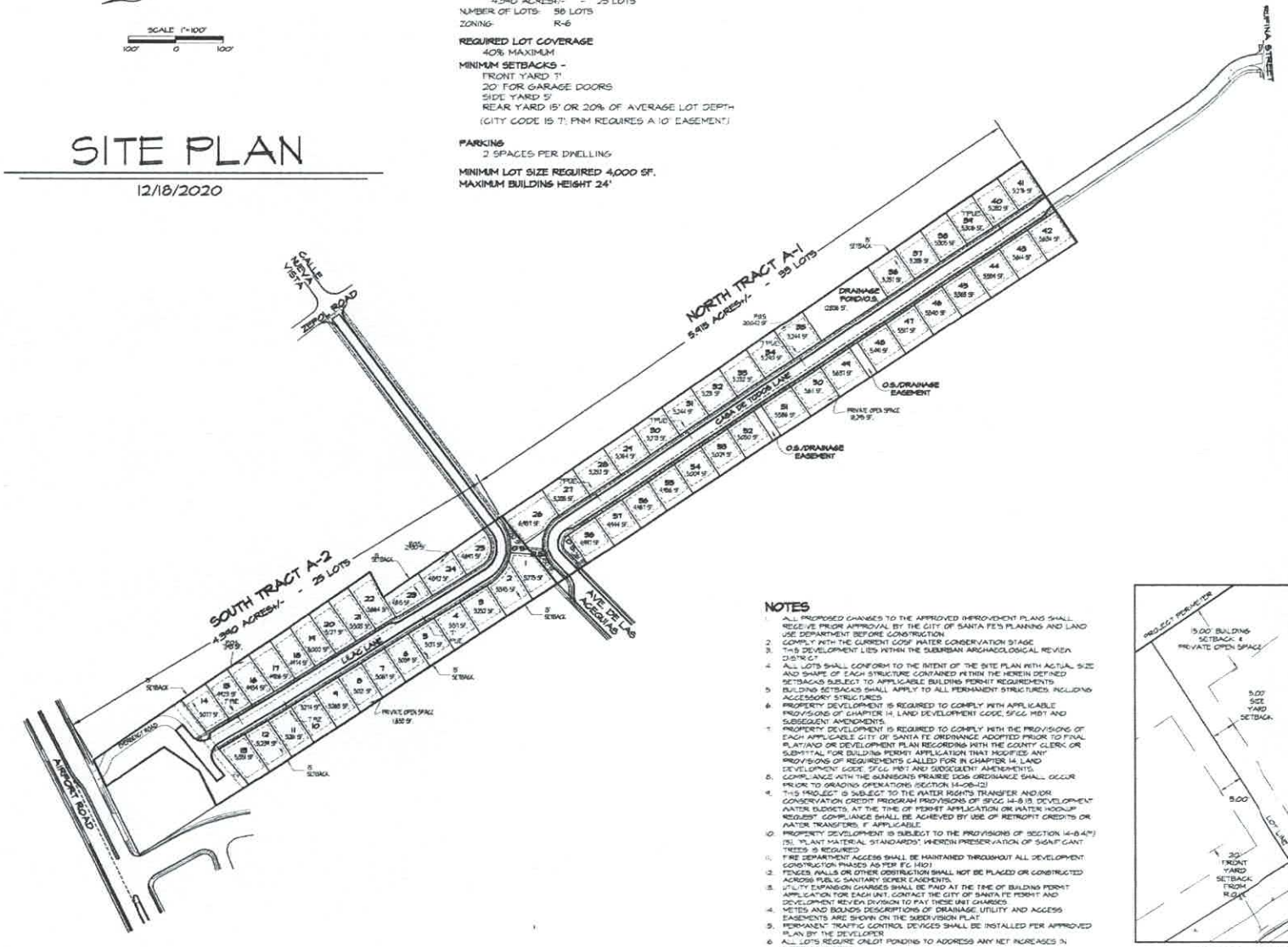
PROJECT SIZE: 10.31+/-
ADDRESS AND SIZE OF TRACTS.
4323 AIRPORT RD.
NORTH TRACT A-1
5.915 ACRES+/- - 33 LOTS
SOUTH TRACT A-2
4.390 ACRES+/- - 25 LOTS
NUMBER OF LOTS: 58 LOTS
ZONING: R-6

REQUIRED LOT COVERAGE
40% MAXIMUM

MINIMUM SETBACKS -
FRONT YARD 7'
20' FOR GARAGE DOORS
SIDE YARD 5'
REAR YARD 15' OR 20% OF AVERAGE LOT DEPTH
(CITY CODE IS 7'; PNM REQUIRES A 10' EASEMENT)

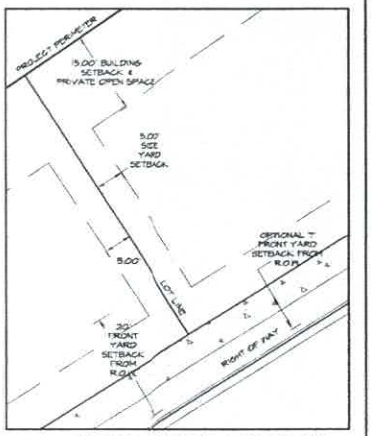
PARKING
2 SPACES PER DWELLING

MINIMUM LOT SIZE REQUIRED 4,000 SF.
MAXIMUM BUILDING HEIGHT 24'



NOTES

1. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT CCSF WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE SITE PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED SETBACKS SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
5. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC, 1987 AND SUBSEQUENT AMENDMENTS.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC, 1987 AND SUBSEQUENT AMENDMENTS.
8. COMPLIANCE WITH THE SUNRISE/SAN PRAIRIE DCIA ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS. (SECTION 14-08-12)
9. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS. AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1401.
12. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
13. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
14. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
16. ALL LOTS REQUIRE ON-LOT PONDING TO ADDRESS ANY NET INCREASES IN IMPERVIOUS AREA.



TYPICAL BUILDING SETBACKS
SCALE: 1"=10'

REVISIONS

DATE	BY

PLANNING: Liaison Planning Services

SURVEYING: ARMIJO SURVEYS, INC.
PAUL A. ARMIJO, NMPS NO. 9804
P. O. BOX 2482 SANTA FE, NM 87504-2482
PH: (505) 471-1128 FAX: (505) 471-1129

ENGINEERING: W·E Walker Engineering

SHEET NAME: SITE PLAN

PROJECT NAME: CASA DE TODOS
4323 AIRPORT ROAD SUBDIVISION
SANTA FE, NEW MEXICO

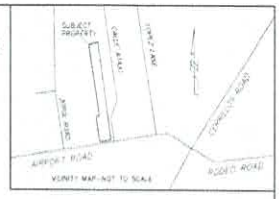
DRAWN
CHECKED
DATE 12/18/2020
SCALE 1"=100'
JOB No.
SP
SHEET

Lot Split Land Division Survey of property located at 4323 Airport Road, Santa Fe, NM

871 30

LOT SPLIT LAND DIVISION SURVEY OF TRACT A, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 799, PAGE 009, INSTRUMENT NO. 1788,325
SAID TRACT A BEING A PORTION OF SMALL HOLDING CLAIM #35-TRACT 3
WITHIN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M.
SAID TRACT A IS LOCATED AT NO. 4323 AIRPORT ROAD, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT
THIS SURVEY ADJUSTS THE LOT LINE BETWEEN TWO TRACTS OF RECORD
SPLITS ONE TRACT OF RECORD INTO TWO TRACTS
ONE NEW TRACT HAS BEEN CREATED
SAID PROPERTIES ARE NOW TO BE KNOWN AS TRACT A-1, TRACT A-2 AND TRACT B



MAP NORTH ARROW

MAP HORIZONTAL SCALE 1"=100'
100 50 0 100 200

MAP LEGEND
- ● = SURVEY MONUMENT FOUND
- ⊙ = SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- ⊙ = RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F = NOW OR FORMER PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY LINES
- TELEPHONE UTILITY PEDESTAL
- WOOD FENCE
- WIRE FENCE
- STUCCO WALL

TRACT A-1
AS LABELED BY THIS 2020 FILING
TRACT A-1 AREA
257,675 SQ. FT.± OR
5.915 ACRES±
TRACT A-1 ADDRESS
AIRPORT ROAD

TRACT A-2
AS LABELED BY THIS 2020 FILING
TRACT A-2 AREA
191,225 SQ. FT.± OR
4.390 ACRES±
TRACT A-2 ADDRESS
4323
AIRPORT ROAD

TRACT C
AS LABELED ON PLAT BOOK 804, PAGE 029

TRACT B
N/F
PLAT BOOK 743, PAGE 038-039
DOC. NO. 1684,736
SANTA FE SPRINGS DEVELOPMENT, LLC

TRACT E
N/F
SIERRA VISTA LOMEDO FARMINGTON
BK 424, P. 065

TRACT F
N/F
SIERRA VISTA LOMEDO FARMINGTON
BK 424, P. 065

ADJACENT PROPERTY DATA
TRACT C
AS LABELED ON PLAT BOOK 804 PAGE 029
TRACT C AREA
29,529 SQ. FT.± OR
0.673 ACRES±
TRACT C ADDRESS
4327 AIRPORT ROAD
N/F ELIAS & LORENA DIAZ
WARRANTY DEED
INSTRUMENT NO. 1820,618

SEE ENLARGEMENT ABOVE FOR DETAILS

SEE ENLARGEMENT ABOVE FOR DETAILS

OWNERS CONSENT

THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LOT SPLIT AND LOT LINE ADJUSTMENT OF THE TRACTS AS SHOWN HEREON. THIS SURVEY PLAT IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO

RUDY A. RODRIGUEZ — 7-21-20 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/21/2020
BY RUDY A. RODRIGUEZ

NOTARY PUBLIC Carla Armijo MY COMMISSION EXPIRES 6/10/2021

JULIE RODRIGUEZ — 7/21/20 DATE

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/21/2020
BY JULIE RODRIGUEZ

NOTARY PUBLIC Carla Armijo MY COMMISSION EXPIRES 6/10/2021

UTILITY COMPANY REVIEW

T.J. Hoffard P.E. 8-25-20
CITY OF SANTA FE WASTEWATER DEPARTMENT DATE

10/12/2020 — SEE DRV. NOTE NO. 9
SANGRE DE CRISTO WATER COMPANY DATE

see attached page 3
PUBLIC SERVICE COMPANY OF NEW MEXICO-ELECTRIC DATE

Frank D. Grayson 8-26-2020
NEW MEXICO GAS COMPANY DATE

9/24/20
CENTURY LINK COMMUNICATIONS-TELEPHONE DATE
QWEST CORP. d/b/a CENTURYLINK QC

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

8-25-2020
COMCAST CABLE TELEVISION DATE

CITY OF SANTA FE REVIEW

Yosi Berke — 10/28/20 REVIEWED ON
CITY PLANNER

[illegible] — 10/9/20 REVIEWED ON
CITY ATTORNEY FOR

[illegible] — 10/29/2020 REVIEWED ON
COUNTY TREASURER

CASE NO. 2019-1559

DEVELOPMENT NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. THE EXISTING 44 FOOT WIDE RIGHT OF WAY EASEMENT SERVES TRACT A-1 & A-2 FOR ACCESS TO THE ADJACENT EXISTING RIGHTS OF WAY TO THE EAST AND WEST.
5. EACH LOT WILL BE SERVICED BY THE CITY OF SANTA FE AND SCCWC. EACH LOT SHALL HAVE A SEPARATE WATER METER.

Document No. 1937191
COUNTY CLERK INSTRUMENT #1937191
COUNTY OF SANTA FE, STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 11th day of December A.D. 2020 at 1:44 o'clock P.M. and was duly recorded in Book 871 Page 30-32 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SURVEYORS NOTES

1. THE BASIS OF BEARING FOR THIS 2018 SURVEY IS THE IS THE INVERSE BETWEEN THE SURVEY STAKES FOUND ON THE WESTERLY LOT LINE OF TRACT A, THE RECORD CALL FROM PLAT BOOK 743, PAGE 038 IS N16°32'45"W 1643.58' AND THIS 2018 SURVEY IS GPS OBSERVATION N16°40'10"W 1643.54', NAD 83, NM STATE PLANE CENTRAL ZONE, DISTANCES SHOWN ARE GROUND DISTANCES.
2. SFC ASSESSOR GRC NO. FOR TRACT A: 1-049-298-356-116
3. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
4. THE DATA IN ITALICS TEXT FONT IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED BELOW.
(S87°04'24"E) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA ON DOCUMENTS CONTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK

1. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR ELIAS x. DIAZ..." BY PHILIP B. WEGE, NMPS NO. 9758, AS PROJECT NO. 141207.04, DATED DECEMBER 12, 2014, AND FILED ON FEBRUARY 18, 2015, IN PLAT BOOK 794, PAGE 009, AS DOCUMENT NO. 1788,325.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF CECILIA M. BACHECHA...", BY M.A. APODACA NMPS NO. 5300, DATED MARCH 22, 2012, FILED ON MARCH 30, 2012, IN PLAT BOOK 743, PAGES 038-039, AS DOCUMENT NO. 1684,736.
3. WARRANTY DEED TRACT A: E. DIAZ AND L. DIAZ TO JULIE RODRIGUEZ AND RUDY A. RODRIGUEZ, FILED ON MAY 14, 2018, AS INSTRUMENT NO. 1857,654.
4. SURVEY ENTITLED "LOT LINE ADJUSTMENT...AT 4323 AND 4327 AIRPORT ROAD...", BY P.A. ARMIJO NMPS NO. 13604, DATED SEPT. 10, 2019, FILED ON SEPT. 11, 2019, IN PLAT BOOK 804, PAGE 029, AS DOCUMENT NO. 1896,401.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR GRC NO. FOR TRACT A: 1-049-298-356-116
OWNER: RUDY A. RODRIGUEZ AND JULIE RODRIGUEZ
WARRANTY DEED: INSTRUMENT NO. 1857,654
LOCATION: TRACT A, PLAT BOOK 799, PAGE 009,
AS DOCUMENT NO. 1788,325
BEING A PORTION OF SMALL HOLDING CLAIM #35, TRACT 3
IN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M.
ADDRESS: 4323 AIRPORT ROAD, CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN FEBRUARY 2020 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo MAY 10, 2020
PAUL A. ARMIJO, N.M.P.S. NO. 13604

NEW MEXICO 13604 PAUL A. ARMIJO

ARMIJO SURVEYS, INC.
PAUL A. ARMIJO, N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH: (505) 471-1955 FAX: (505) 471-1925

LOT SPLIT LAND DIVISION SURVEY OF THE PROPERTY LOCATED AT 4323 AIRPORT ROAD, SANTA FE, NM

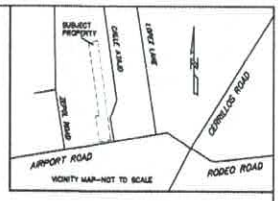
DRAWN BY: P.A.A. DATE: FEB. 2020
SURVEY NO. 1809304 SHEET NO. 1 OF 2

58 Casa De Todos Subdivision
Land Division Survey of property located at 4323 Airport Road, Santa Fe, NM

LAND DIVISION SURVEY OF TRACT A, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERKS PLAT BOOK 799, PAGE 009, INSTRUMENT NO. 1706,729
SAID TRACT A BEING A PORTION OF SMALL HOLDING CLAIM 435-TRACT 3
WITHIN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M.
SAID TRACT A IS LOCATED AT NO. 4323 AIRPORT ROAD, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS SURVEY DIVIDES TWO TRACTS OF RECORD INTO 58 LOTS
58 NEW RESIDENTIAL LOTS HAVE BEEN CREATED
SAID PROPERTIES ARE NOW TO BE KNOWN AS CASA DE TODOS SUBDIVISION

LAND DIVISION NAME:
CASA DE TODOS SUBDIVISION



VICINITY MAP—NOT TO SCALE

SUBDIVISION NOTES

1. EACH LOT SHALL BE SERVED THROUGH SEPARATE SEWER AND WATER SERVICES.
2. FLOOD ZONE NOTE:
   UNLESS OTHERWISE SHOWN HEREON, THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0394D, DATED JUNE 17, 2008.
3. THIS PLAT IS SUBJECT TO THE CASA DE TODOS SUBDIVISION HOMEOWNERS ASSOCIATION COVENANTS.
4. PERMANENT TRAFFIC CONTROL SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE DEVELOPERS EXPENSE.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED AFTER OCTOBER 30, 2002, THAT ADDRESSES ANY PROVISIONS OF EXISTING REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
7. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
8. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1
9. SUBDIVISION RETENTION POND IS DESIGNED TO CONTROL IMPERVIOUS ROAD RUNOFF AND MAJORITY OF IMPERVIOUS AREA PER LOT WITHIN THE SUBDIVISION. THE TOTAL IMPERVIOUS AREA USED IN THE PONDING DESIGN IS 60% IMPERVIOUS AREA OF AN AVERAGE LOT OF 1/3 ACRE. IF IMPERVIOUS AREA IS GREATER THAN 3,550 SQUARE FEET FOR EACH LOT, THEN ADDITIONAL PONDING IS REQUIRED.
10. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.
11. REGIONAL AND COMMUNITY PARK IMPACT FEES WILL BE PAID AT THE TIME OF RECORDATION OF THE SUBDIVISION PLAT.
12. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
13. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
14. WASTEWATER 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.
15. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPT.
16. COMPLY WITH THE CURRENT CDSF WATER CONSERVATION STAGE.
    CDSF ORDINANCE NO. 2008-02 (IMPACT FEES).
17. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF
18. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE CDSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
19. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
20. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (3), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
21. IN ACCORDANCE WITH THE SANTA FE HOMES PROGRAM, 11 LOTS WILL BE DEVELOPED WITH AFFORDABLE HOMES.
22. ALL LOT DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THE CASA DE TODOS RESTRICTIVE COVENANTS.
23. ONLY SITE BUILT HOMES ARE PERMITTED; MANUFACTURED HOMES ARE NOT PERMITTED. SEE CASAS DE TODOS H.O.A. COVENANTS RECORDED WITH THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
3. 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 provided communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.
4. COMCAST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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 shown on this plat.

UTILITIES APPROVAL

_____
NEW MEXICO GAS COMPANY DATE

_____
PNM ELECTRIC SERVICES DATE

_____
QWEST CORP. d/b/a/ CENTURYLINK QC DATE

_____
COMCAST DATE

STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES. THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
RUDY A. RODRIGUEZ DATE
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY RUDY A. RODRIGUEZ
NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

_____
JULIE RODRIGUEZ DATE
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY JULIE RODRIGUEZ
NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN. ALL OPEN SPACE IS DEDICATED FOR DRAINAGE. SLOPE/CONST. EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. ALL PUBLIC UTILITY EASEMENTS (INCL. SANITARY SEWER EASEMENTS) AND INDICATED R.O.W. AS SHOWN HEREON ARE GRANTED TO THE CITY OF SANTA FE FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING SUCH PUBLIC UTILITIES AND THAT SAID EASEMENTS DARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

AREAS DESIGNATED AS OPEN SPACE AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CASA DE TODOS HOME OWNER'S ASSOCIATION FOR PRIVATE USE.

MAINTENANCE OF PRIVATE DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE OPEN SPACE AND PARKS AS SHOW HEREON, IS THE RESPONSIBILITY OF THE CASA DE TODOS HOME OWNER'S ASSOCIATION.

CASA DE TODOS LANE AND LILAC LANE RIGHT-OF-WAYS AS INDICATED ARE DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE.

THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

OWNERS CONSENT

THE UNDERSIGNED OWNERS DO HEREBY CONSENT TO THE LAND DIVISION AND VACATION OF EASEMENT AS SHOWN HEREON. THIS SURVEY PLAT IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

_____
RUDY A. RODRIGUEZ DATE
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY RUDY A. RODRIGUEZ
NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

_____
JULIE RODRIGUEZ DATE
STATE OF NEW MEXICO }
COUNTY OF SANTA FE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY JULIE RODRIGUEZ
NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

SANTA FE CITY APPROVAL,
NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 20____, AS CASE NO. #2019-1259

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

_____
SANTA FE COUNTY TREASURER DATE

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT A: 1-048-086-338-116
OWNER: RUDY A. RODRIGUEZ AND JULIE RODRIGUEZ WARRANTY DEED, INSTRUMENT NO. 1687,434
LOCATION: TRACT A, PLAT BOOK 799, PAGE 009, AS DOCUMENT NO. 1706,729 BEING A PORTION OF SMALL HOLDING CLAIM 435-TRACT 3 IN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M. ADDRESS: 4323 AIRPORT ROAD, CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

Document No. _____
COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the _____day of_____A.D. 2021
at _____o'clock_____m. and was duly recorded in
Book_____, Page_____of the Records of
Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico
_____
DEPUTY
COUNTY CLERK SEAL

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN DEC. 2020 & AUG. 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

_____
PAUL A. ARMIJO, N.M.P.S. NO. 13604

NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR 13604 PAUL A. ARMIJO

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24436, SANTA FE, NM 87502-8436
PH. (505) 471-1955 FAX. (505) 471-1825

LAND DIVISION SURVEY OF
THE PROPERTY LOCATED AT
4323 AIRPORT ROAD, SANTA FE, NM

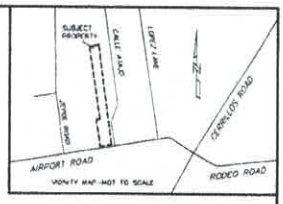
DRAWN BY: P.A.A. DATE: DEC. 2020
SURVEY NO. 2020172-2-1 SHEET NO. 1

Land Division Survey of property located at 4323 Airport Road, Santa Fe, NM

LAND DIVISION SURVEY OF TRACT A, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 799, PAGE 009, INSTRUMENT NO. 1786,725
SAID TRACT A BEING A PORTION OF SMALL HOLDING CLAIM 435- TRACT 3
WITHIN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M.
SAID TRACT A IS LOCATED AT NO. 4323 AIRPORT ROAD, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS SURVEY DIVIDES TWO TRACTS OF RECORD INTO 58 LOTS
58 NEW RESIDENTIAL LOTS HAVE BEEN CREATED
SAID PROPERTIES ARE NOW TO BE KNOWN AS CASA DE TODOS SUBDIVISION

LAND DIVISION NAME:
CASA DE TODOS SUBDIVISION



MAP NORTH ARROW

MAP HORIZONTAL SCALE: 1"=100'
100 50 0 100 200

MAP LEGEND
- ● - SURVEY MONUMENT FOUND
- ○ - SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13804
- ○ - RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F - NOW OR FORMERLY PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY LINES
- TELEPHONE UTILITY PEDESTAL
- WOOD FENCE
- WIRE FENCE
- STUCCO WALL

SUBJECT PROPERTY DATA:
TRACT A-1
AS LABELED ON PLAT
BOOK 854, PAGE 029

TRACT A-1 RECORD AREA:
448,900 SQ. FT.± OR
10.305 ACRES±

TRACT A-1 ADDRESS:
4323 AIRPORT ROAD
SANTA FE, NM

DEED DATA:
RUDY A. RODRIGUEZ &
JULIE RODRIGUEZ
WARRANTY DEED
INSTRUMENT NO. 1857,454

LOT AREA IN SQUARE FEET

LOT 1 6,058 S.F.	LOT 26 6,987 S.F.	LOT 51 5,586 S.F.
LOT 2 5,345 S.F.	LOT 27 5,235 S.F.	LOT 52 5,050 S.F.
LOT 3 5,252 S.F.	LOT 28 5,252 S.F.	LOT 53 5,039 S.F.
LOT 4 6,157 S.F.	LOT 29 5,284 S.F.	LOT 54 5,009 S.F.
LOT 5 5,137 S.F.	LOT 30 5,273 S.F.	LOT 55 4,988 S.F.
LOT 6 5,059 S.F.	LOT 31 5,244 S.F.	LOT 56 4,987 S.F.
LOT 7 5,067 S.F.	LOT 32 5,231 S.F.	LOT 57 4,944 S.F.
LOT 8 5,021 S.F.	LOT 33 5,232 S.F.	LOT 58 4,997 S.F.
LOT 9 5,263 S.F.	LOT 34 5,240 S.F.	
LOT 10 5,274 S.F.	LOT 35 5,244 S.F.	
LOT 11 5,261 S.F.	LOT 36 5,257 S.F.	
LOT 12 5,239 S.F.	LOT 37 5,285 S.F.	
LOT 13 5,351 S.F.	LOT 38 5,305 S.F.	
LOT 14 5,017 S.F.	LOT 39 5,306 S.F.	
LOT 15 4,923 S.F.	LOT 40 5,282 S.F.	
LOT 16 4,934 S.F.	LOT 41 5,276 S.F.	
LOT 17 4,986 S.F.	LOT 42 5,634 S.F.	
LOT 18 4,974 S.F.	LOT 43 5,614 S.F.	
LOT 19 5,002 S.F.	LOT 44 5,589 S.F.	
LOT 20 5,127 S.F.	LOT 45 5,565 S.F.	
LOT 21 5,503 S.F.	LOT 46 5,540 S.F.	
LOT 22 5,964 S.F.	LOT 47 5,517 S.F.	
LOT 23 4,815 S.F.	LOT 48 5,491 S.F.	
LOT 24 4,892 S.F.	LOT 49 5,637 S.F.	
LOT 25 4,697 S.F.	LOT 50 5,611 S.F.	

CURVE DATA
C1
Δ=20°35'05"
R=87.34'
L=33.59'
CHL=33.23'
CHB=S31°28'43"E

C2a
Δ=44°16'16"
R=87.34'
L=32.03'
CHL=30.74'
CHB=S87°34'17"E

C2b
Δ=24°18'34"
R=87.34'
L=28.57'
CHL=28.35'
CHB=N77°48'24"E

C3
Δ=93°04'12"
R=23.80'
L=38.34'
CHL=34.26'
CHB=N67°13'18"W

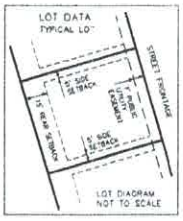
C4
Δ=63°50'37"
R=80.83'
L=101.21'
CHL=96.05'
CHB=N71°59'08"W

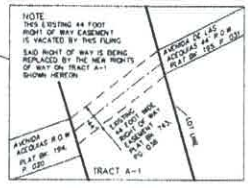
C5
Δ=24°02'24"
R=80.83'
L=38.11'
CHL=37.83'
CHB=N28°02'37"W

C6
Δ=9°34'13"
R=44.57'
L=75.90'
CHL=67.06'
CHB=S62°05'04"E

LINE DATA
L1=S15°19'39"E 55.04'
L2=N21°41'11"E 25.42'
L3=S14°46'45"E 51.65'
L4=S14°46'45"E 17.36'

PUBLIC RIGHT OF WAY LINE DATA
P1=S15°09'36"E 69.22'
P2=S80°48'18"W 81.13'
P3=S51°43'52"W 33.83'
P4=S38°11'08"E 25.24'
P5=S68°18'15"W 56.99'
P6=N21°47'44"W 20.44'
P7=S58°29'39"W 23.11'
P8=S28°13'43"W 21.83'
P9=S04°21'42"W 15.60'
P10=N16°48'15"W 42.98'
P11=N68°09'47"E 228.02'





TRACT E
N/F
SIERRA VISTA LIMITED PARTNERSHIP
BK 623, P. 365

SAN RAFAEL APARTMENTS
PLAT BK 194, P. 020

ADJACENT PROPERTY DATA:
TRACT C
AS LABELED ON PLAT
BOOK 854, PAGE 029

N/F ELIAS & LORENA DIAZ
WARRANTY DEED
INSTRUMENT NO. 1828,618

TRACT C

AIRPORT ROAD 80' R.O.W.

SURVEYORS NOTES

1. THE BASIS OF BEARING FOR THIS 2018 SURVEY IS THE IS THE INVERSE BETWEEN THE SURVEY STAKES FOUND ON THE WESTERLY LOT LINE OF TRACT A. THE RECORD CALL FROM PLAT BOOK 743, PAGE 038 IS N16°32'43"W 1643.58' AND THIS 2018 SURVEY IS GPS OBSERVATION N16°40'10"W 1643.54' NAD 83, NM STATE PLANE CENTRAL ZONE, DISTANCES SHOWN ARE GROUND DISTANCES.
2. SFC ASSESSOR UPC NO. FOR TRACT A: 1-049-086-356-116.
3. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
4. THE DATA IN ITALICS TEXT FONT IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED BELOW.
(R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT PLAT BK. 854, PG. 029
5. THE SUBJECT PROPERTY OF THE LAND DIVISION IS RECORD TRACT A-1 AS SHOWN ON PLAT BOOK 854, PAGE 029 AND CONTAINS A RECORD AREA OF 448,900 SQUARE FEET OR 10.305 ACRES±.
6. SEE TITLE SHEET FOR OWNERS CONSENT AND CITY APPROVAL AND UTILITY COMPANY APPROVAL.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK

1. SURVEY ENTITLED "LOT LINE ADJUSTMENT...AT 4323 AND 4327 AIRPORT ROAD...", BY P.A. ARMIJO NMPS NO. 13804, DATED SEPT. 10, 2018, FILED ON SEPT. 11, 2019, IN PLAT BOOK 854, PAGE 029, AS DOCUMENT NO. 1898,401.
2. WARRANTY DEED TRACT A, E. DIAZ AND L. DIAZ TO JULIE RODRIGUEZ AND RUDY A. RODRIGUEZ, FILED ON MAY 14, 2018, AS INSTRUMENT NO. 1857,454.

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13804, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN DEC. 2020 & AUG. 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo SEPT. 09, 2021

PAUL A. ARMIJO, N.M.P.S. NO. 13804

NEW MEXICO PROFESSIONAL SURVEYOR 13604 PAUL A. ARMIJO

COUNTY CLERK SEAL

Document No. _____

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 2021 at _____ o'clock _____ m. and was duly recorded in Book _____ Page _____ of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

_____
DEPUTY

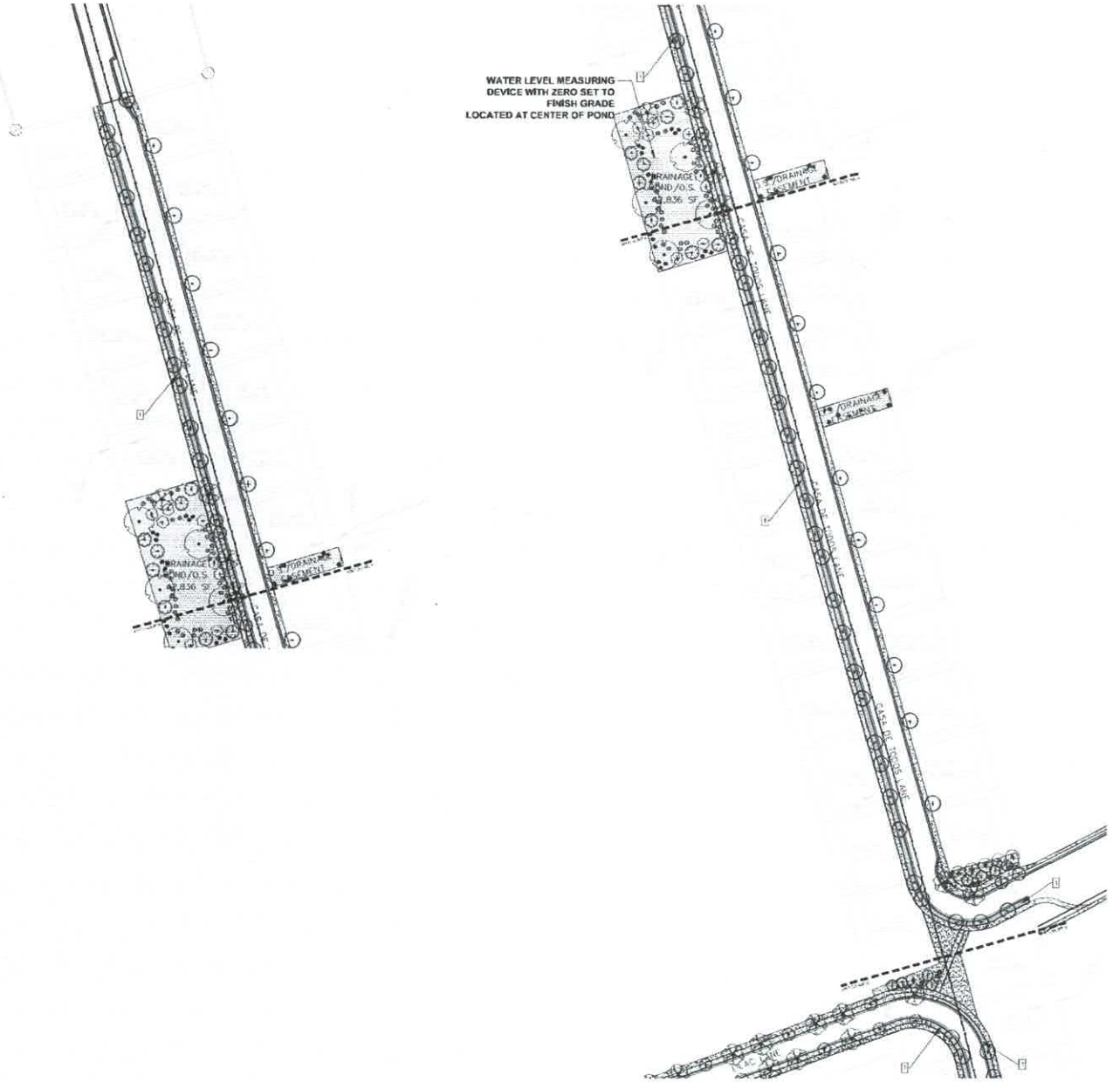
PENDING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT A: 1-049-086-356-116
OWNER: RUDY A. RODRIGUEZ AND JULIE RODRIGUEZ WARRANTY DEED INSTRUMENT NO. 1857,454
LOCATION: TRACT A, PLAT BOOK 799, PAGE 009, AS DOCUMENT NO. 1786,725 BEING A PORTION OF SMALL HOLDING CLAIM 435- TRACT 3 IN SECTION 6 AND SECTION 7, T16N, R9E, N.M.P.M. ADDRESS: 4323 AIRPORT ROAD, CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

SURVEY MAP SHEET

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX: (505) 471-1925

LAND DIVISION SURVEY OF
THE PROPERTY LOCATED AT
4323 AIRPORT ROAD, SANTA FE, NM

DRAWN BY: P.A.A. DATE: DEC. 2020
SURVEY NO. 2020172-2-1 SHEET NO. _____



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505.898.9615
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- 09/22/2021

Drawn by: HA
Reviewed by: CM

Casa De Todos Subdivision Landscape Plan

Santa Fe, New Mexico

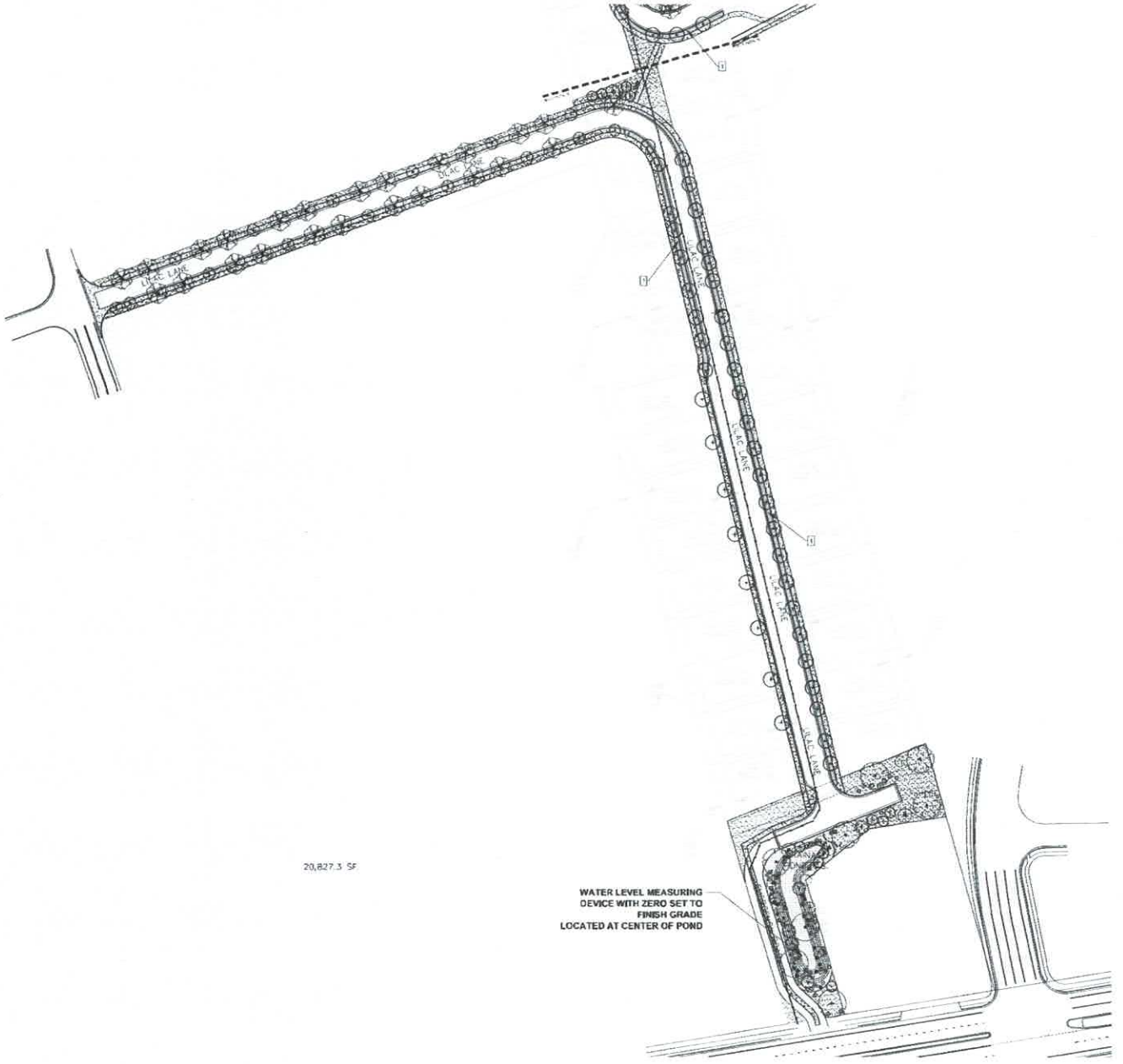
NORTH

Scale: 1" = 50'

25' 0 50' 100'

Sheet Title:
Landscape Plan

Sheet Number:
LP-01



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Reviewed by: CM

Casa De Todos Subdivision Landscape Plan

Santa Fe, New Mexico

NORTH

Scale: 1" = 50'

25' 0 50' 100'

Sheet Title:
Landscape Plan

Sheet Number:
LP-02

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	92	ULMUS PARVIFOLIA VAR. JAPONICA/EMERALD SUNSHINE ELM PYRUS CALLERYANA CLEVELAND SELECT/CLEVELAND SELECT PEAR CRATAEGUS AMBIGUA/RUSSIAN HAWTHORN	2" B&B
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	11	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B
	12	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	2" B&B
	5	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' TM / IMPERIAL HONEYLOCUST	2" B&B
	8	POPULUS FREMONTII 'WEST GEM' / WEST GEM COTTONWOOD	2" B&B
	26	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
	10	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	2" B&B
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	14	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	6' B&B
	15	PINUS NIGRA / AUSTRIAN PINE	6' B&B
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	72	SALIX EXIGUA / COYOTE WILLOW	5 GAL
GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	7	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	10	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL
	45	RHUS TRILOBATA / THREE LEAF SUMAC	5 GAL
	2	SALVIA GREGGII / AUTUMN SAGE CHERRY	5 GAL
	6	SYRINGA X 'BLOOMERANG' / PURPLE REBLOOMING LILAC	5 GAL
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	57	ERICAMERIA NAUSEOSA / CHAMISA	5 GAL
	14	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	7/8" SANTA FE BROWN GRAVEL WITH WEED BARRIER
	3/4" AGGREGATE WITH WEED BARRIER

LANDSCAPE DATA

REQUIRED OPEN SPACE	
25% OF TOTAL LOT AREA (7.58 AC/112,225 SF)	28,056.25 SF
112,225 SF X 20% (passive water harvesting)	22,445 SF
PROPOSED OPEN SPACE	18,774
PROPOSED STREETSCAPE	18,864
REQUIRED TREES/OPEN SPACE	
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	75
MINIMUM 25% EVERGREEN	7
PROPOSED TREES	25
REQUIRED SHRUBS/OPEN SPACE	
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	50
MINIMUM 25% EVERGREEN	13
PROPOSED SHRUBS	50
OPEN SPACE REQUIREMENTS	
MINIMUM 10' DIMENSION	
MINIMUM 300 SF	
REQUIRED TREES/PONDING AREA	
ONE TREE PER 500 SF OF PONDING AREA	
(20,363 SF/500 SF)	41
PROPOSED TREES	41
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	123
PROPOSED SHRUBS	123
STREET TREE REQUIREMENTS	
ONE TREE MINIMUM 1 PER 30 LF.	
REQUIRED TREES	49
PROPOSED TREES	49
TOTAL REQUIRED SHRUBS/5 GAL	173
TOTAL PROPOSED SHRUBS/5 GAL	173
(including evergreen and deciduous)	
TOTAL REQUIRED TREES/2" CAL OR 6' HT.	115
TOTAL PROPOSED TREES/2" CAL OR 6' HT.	115
(including evergreen and deciduous)	

WATER BUDGET

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
115 TREES/690 GALLONS PER RUN CYCLE
173 SHRUBS/346 GALLONS PER RUN CYCLE
1,036 GALLONS PER RUN CYCLE X 90 RUN TIMES=93,240 GPY/.29 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
115 TREES/690 GALLONS PER RUN CYCLE
173 SHRUBS/346 GALLONS PER RUN CYCLE
1,036 GALLONS PER RUN CYCLE X 77 RUN TIMES=79,772 GPY/.24 ACRE FT.

LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL

EXISTING NATIVE LANDSCAPE AREAS NOT DISTURBED TO BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION

PLANTS LOCATED IN BOTTOM THIRD OF POND AREA ARE ADAPTABLE TO PERIODS OF SUBVERSION.

NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

STREET TREES PROVIDED AT 1 PER 35 LF OF STREET FRONTAGE

STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4 (G) (3) (e) (f)

STREET TREES WILL BE INSTALLED SO AS TO NOT BLOCK SIGNAGE ON STREETS.

THIS PLAN IS TO COMPLY WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.

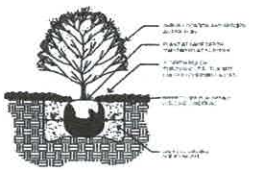
THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING & DRAINAGE PLAN. WHENEVER POSSIBLE, DETENTION & RENTENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

KEYED NOTES:

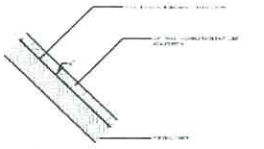
1. LANDSCAPING IN FRONT OF EACH LOT TO BE INSTALLED WHEN THE HOME FRONT YARD IS INSTALLED.
STREET TREE IRRIGATION WILL BE PROVIDED AT EACH LOT.



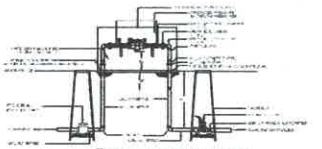
1 TREE INSTALLATION DETAIL



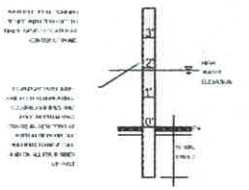
2 SHRUB INSTALLATION DETAIL



3 POND SLOPE DETAIL



4 BACKFLOW PREVENTER INSTALLATION DETAIL



3 WATER LEVEL MEASURING DEVICE

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Drawn by: HA
Reviewed by: CM

Casa De Todos Subdvision Landscape Plan

Santa Fe, New Mexico

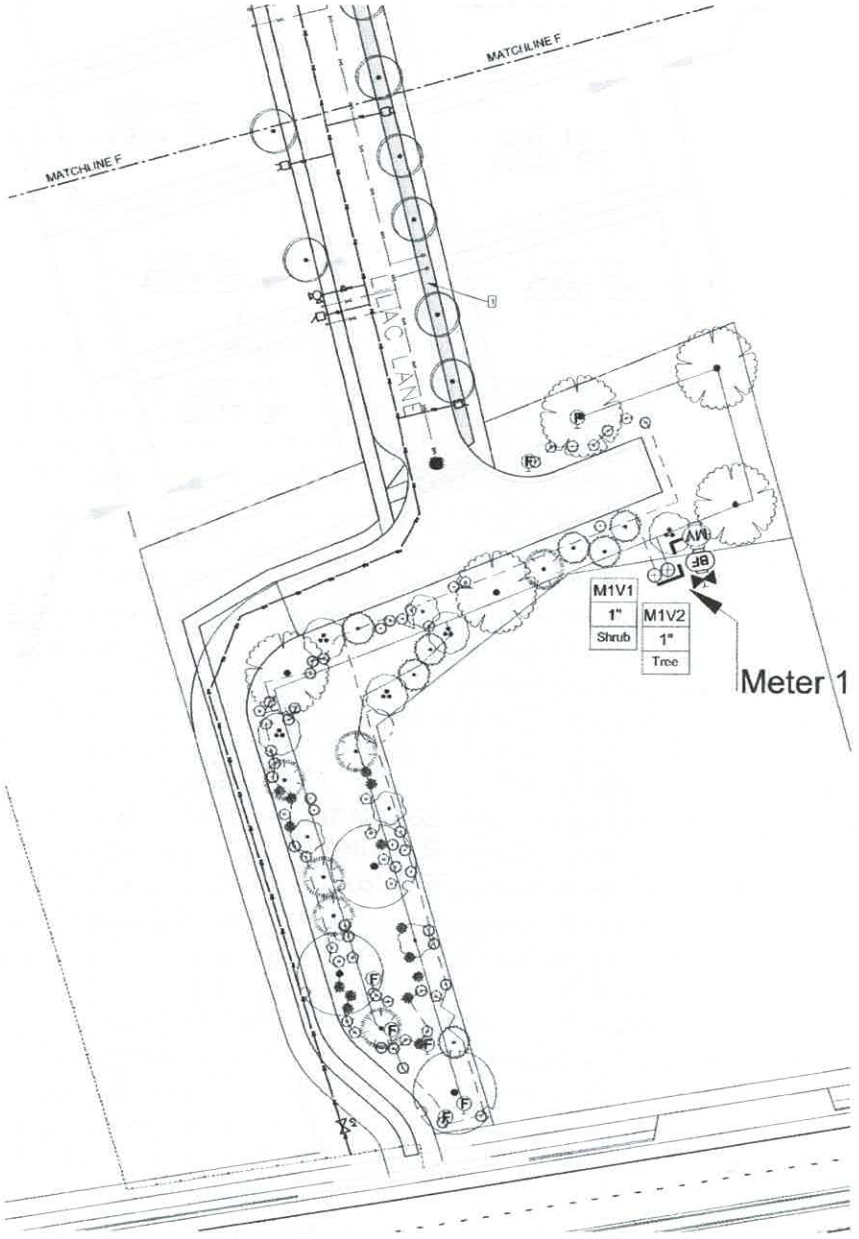
NORTH

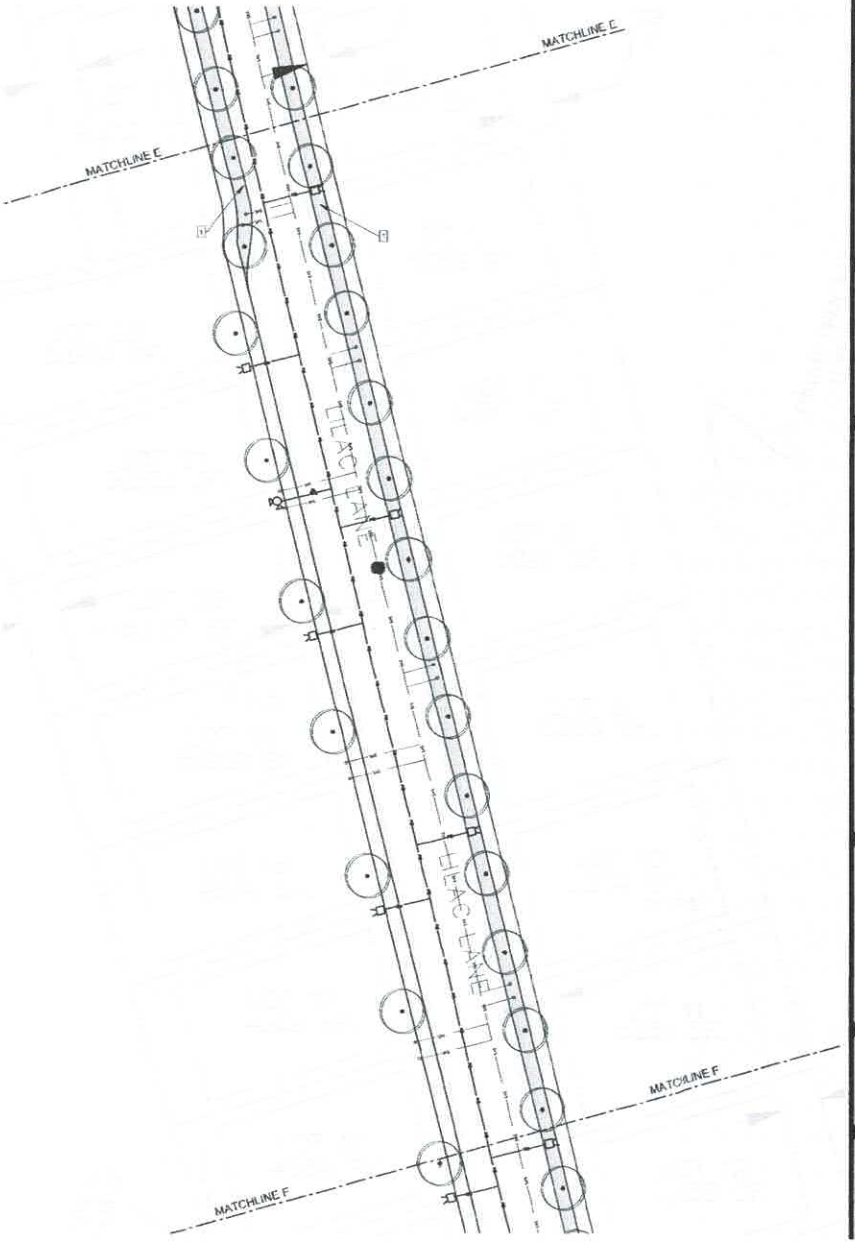
Scale: 1" = 50'

25' 0 50' 100'

Sheet Title: Landscape Plan

Sheet Number: LP-03





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PO Box 10597
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Reviewed by: CM

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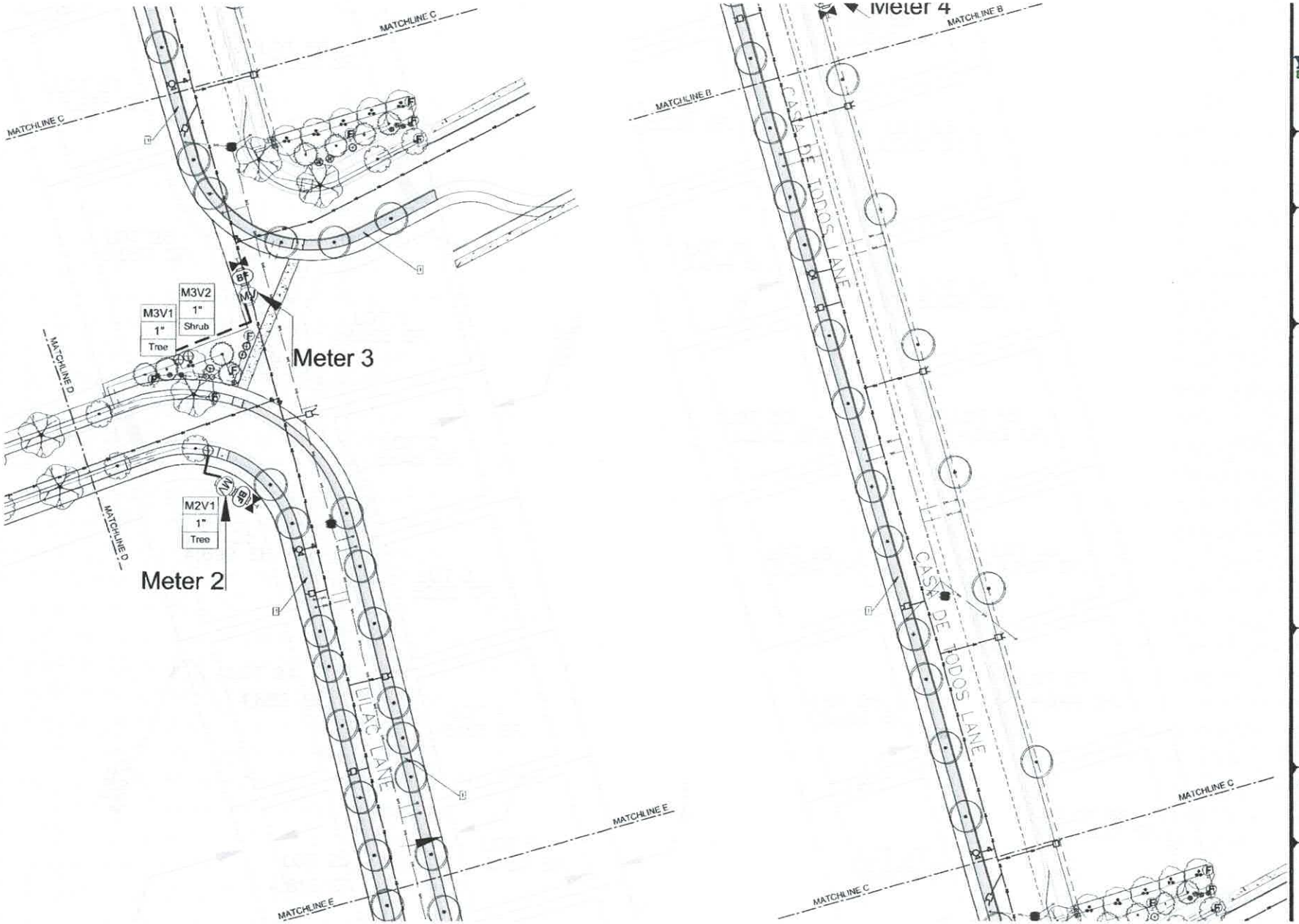
Santa Fe, New Mexico

NORTH
Scale: 1" = 20'
10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



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Reviewed by: CM

Casa De Todos Subdivision

Santa Fe, New Mexico

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Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-02



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- 07/30/2021
- 09/22/2021

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Reviewed by: CM

Casa De Todos Subdivision

Santa Fe, New Mexico

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Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03



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Reviewed by: CM

Casa De Todos Subdivision

Santa Fe, New Mexico

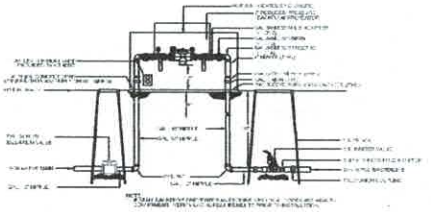
NORTH

Scale: 1" = 20'

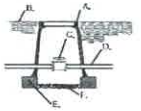
10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-04

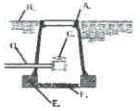


1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



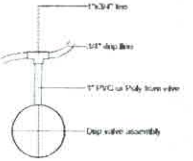
A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL N.T.S.

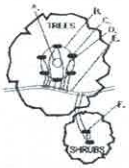


A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN, TO BE A MINIMUM OF 12" DEEP

3 MANUAL DRAIN VALVE DETAIL N.T.S.

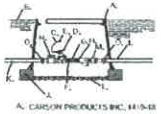


4 DRIP VALVE DETAIL N.T.S.



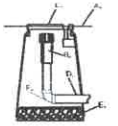
A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 4" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL N.T.S.



A. CARSON PRODUCTS INC. #1419-33 BODY (ABS) VALVE BOX W. BOLT DOWN COVER (LARGE) AND ONE 8" EXTENSION
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH.40 NIPPLE
G. SCH.80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE/24" BURY
J. 8" X 8" X 16" CMU CONCRETE BLOCK
K. MASTERLINE/24" BURY
L. 4" LAYER OF 3/4" GRAVEL
M. PRESSURE REGULATOR
N. SPEARS SCH.80 BALL VALVE
O. TRUE UNION COUPLING

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 4" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 3" DEPTH OF GRAVEL
F. 90° PVC FITTING

7 END FLUSH CAP N.T.S.



A. WALL MOUNT CONTROLLER (see plan for model)
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

8 WALL MOUNTED AUTOMATIC CONTROLLER N.T.S.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.A(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE, AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS FOR TREES IN POTS.
IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUB/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE FOOTING ON THE PLANS IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. EACH LOT FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS
11. MAINLINE SHOWN SCHEMATICALLY AS PLACED IN THE ROAD FOR CLARITY ONLY. ALL MAINLINE TO BE PLACED IN THE LANDSCAPE BEDS.
12. ALL LANDSCAPE & IRRIGATION AT EACH LOT TO BE INSTALLED AS EACH LOT IS CONSTRUCTED.

KEYED NOTES:

1. LANDSCAPING IN FRONT OF EACH LOT TO BE INSTALLED WHEN THE HOME FRONT YARD IS INSTALLED.
STREET TREE IRRIGATION WILL BE PROVIDED AT EACH LOT.

WATER BUDGET

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 68 RUN CYCLES PER YEAR
1% TREE SIZE IN GALLONS PER RUN CYCLE
12% SHRUB SIZE IN GALLONS PER RUN CYCLE
1,109 GALLONS PER RUN CYCLE X 68 RUN TIMES= 83,346 GPY/0.29 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
1% TREE SIZE IN GALLONS PER RUN CYCLE
12% SHRUB SIZE IN GALLONS PER RUN CYCLE
1,109 GALLONS PER RUN CYCLE X 77 RUN TIMES= 79,772 GPY/0.24 ACRE FT.

IRRIGATION LEGEND

Symbol	Description	Manufacturer/Model	Size
C	Controller	Weathermatic Smart Line SL6	As shown
	Ball Valve	Spears Ball Valve	As shown
	Reduced Pressure Backflow Preventer	Febco 825Y	As shown
	Automatic Drip Valve	Rain Bird PEB	As shown
	Manual Drain Valve (Ball Valve)	Spears Ball Valve	As shown
	Poly Drip Line w/ Flush Cap	Aqua-Traxx	0.6 GPH
	PVC Mainline	Sch. 40	As shown
	New PVC Sleeve	Class 200	As shown
WYE Y Tree	Wye Strainer		

METER 1: Valve Schedule		METER 2: Valve Schedule		METER 3: Valve Schedule		METER 4: Valve Schedule		METER 5: Valve Schedule	
Valve 1/ Shrub	5.00 gpm	Valve 1/ Tree	4.00 gpm	Valve 1/ Tree	4.80 gpm	Valve 1/ Tree	2.00 gpm	Valve 1/ Tree	3.60 gpm
Valve 2/ Tree	6.00 gpm	Highest Flow	4.23 gpm	Valve 2/Shrub	3.40 gpm	Valve 2/Shrub	1.10 gpm	Valve 2/Shrub	4.06 gpm
Highest Flow	6.00 gpm			Highest Flow	4.90 gpm	Highest Flow	2.60 gpm	Highest Flow	5.40 gpm

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

Date: 5/29/2020
Revisions:
- 12/17/2020
- 04/05/2021
- 05/12/2021
- 07/30/2021
- 09/22/2021

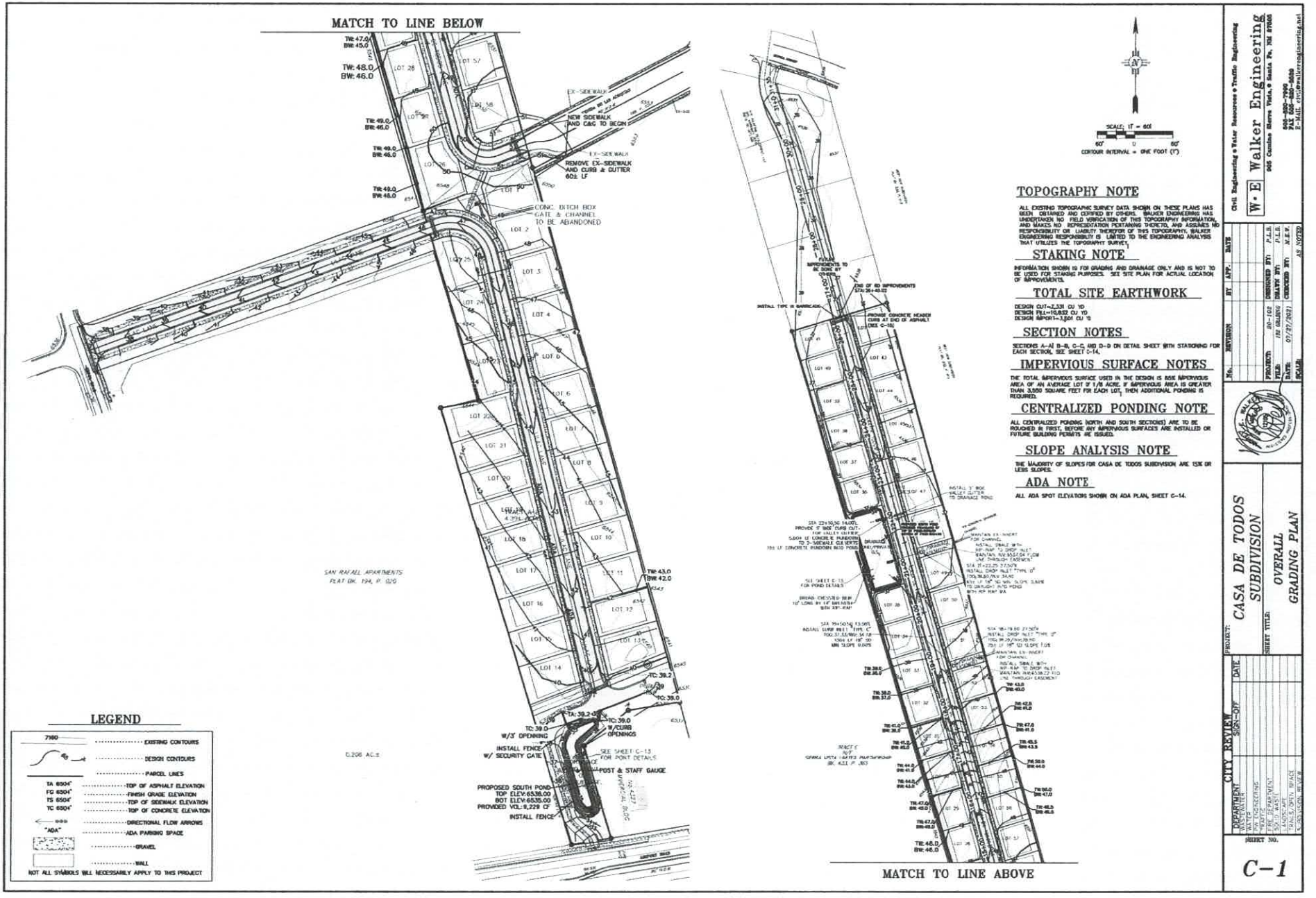
Drawn by: HA
Reviewed by: CM

Casa De Todos Subdivision
Santa Fe, New Mexico

NORTH
Scale: 1" = 20'
10' 0 20' 40'

Sheet Title: Irrigation Details

Sheet Number: LI-05



TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOTAL SITE EARTHWORK

DESIGN CUT=7,531 CU YD
DESIGN FILL=10,832 CU YD
DESIGN IMPORT=3,301 CU YD

SECTION NOTES

SECTIONS A-A| B-B, C-C, AND D-D ON DETAIL SHEET WITH STATIONING FOR EACH SECTION, SEE SHEET C-14.

IMPERVIOUS SURFACE NOTES

THE TOTAL IMPERVIOUS SURFACE USED IN THE DESIGN IS 85% IMPERVIOUS AREA OF AN AVERAGE LOT IF 1/4 ACRE. IF IMPERVIOUS AREA IS GREATER THAN 3,550 SQUARE FEET FOR EACH LOT, THEN ADDITIONAL PONDING IS REQUIRED.

CENTRALIZED PONDING NOTE

ALL CENTRALIZED PONDING NORTH AND SOUTH SECTIONS| ARE TO BE ROUGHED IN FIRST, BEFORE ANY IMPERVIOUS SURFACES ARE INSTALLED OR FUTURE BUILDING PERMITS ARE ISSUED.

SLOPE ANALYSIS NOTE

THE MAJORITY OF SLOPES FOR CASA DE TODOS SUBDIVISION ARE 15% OR LESS SLOPES.

ADA NOTE

ALL ADA SPOT ELEVATIONS SHOWN ON ADA PLAN, SHEET C-14.

Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
665 Cambe Sierra Vista, • Santa Fe, NM 87505
505-395-7990
E-MAIL: info@walkerengineering.net

No.	REVISION	BY	APP.	DATE
PROJECT#:	20-102	DESIGNED BY:		P.L.B.
FILE:	ESE GRADING	DRAWN BY:		P.L.B.
DATE:	07/27/2021	CHECKED BY:		M.E.W.
SCALE:				AS NOTED

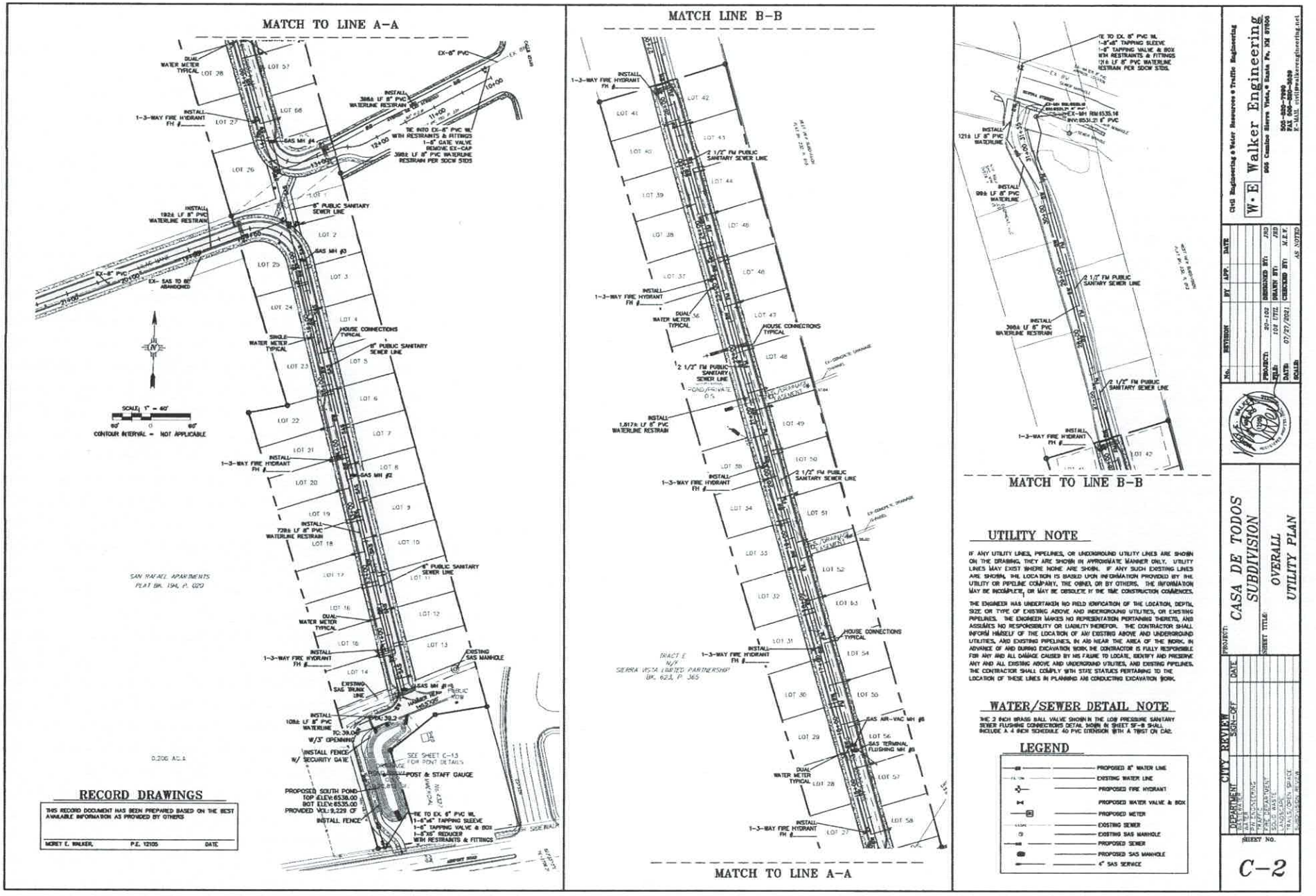
CITY REVIEW

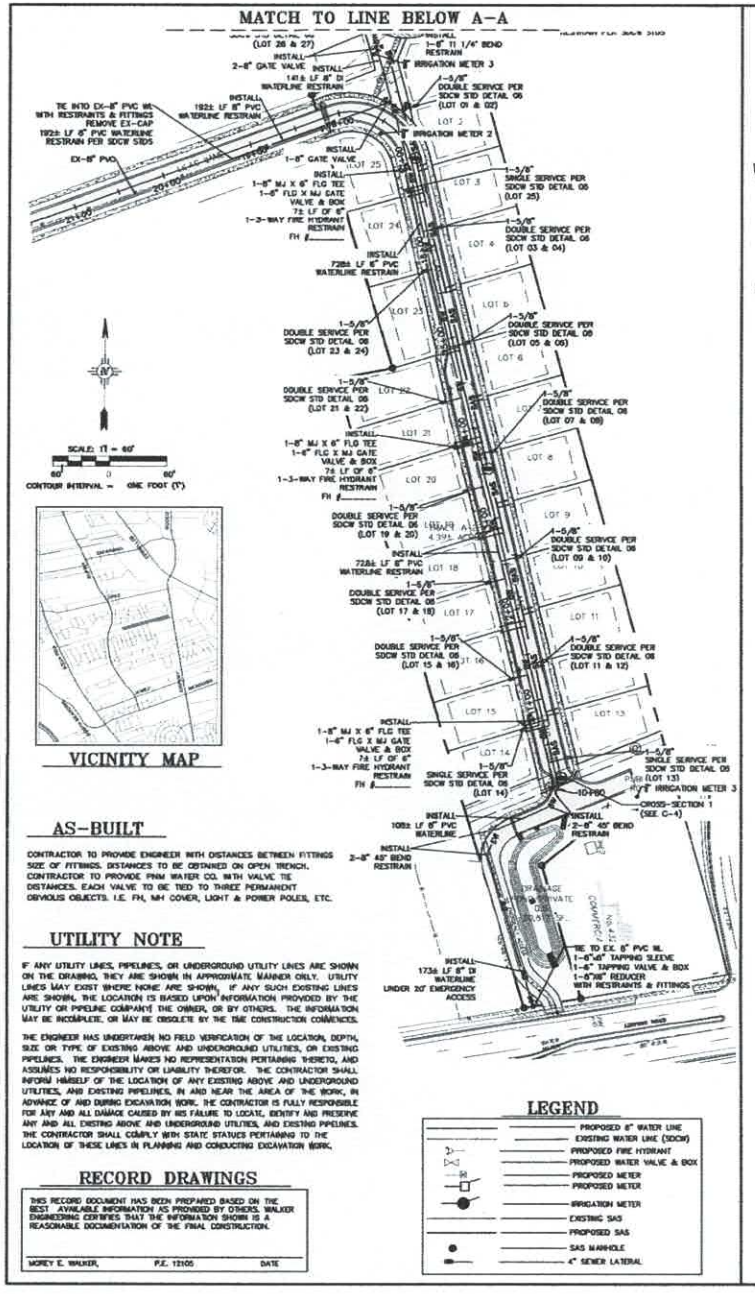
DEPARTMENT	SIGN-OFF	DATE
WATER		
WATER		
PW TOPOGRAPHY		
TRAFFIC DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAFFIC/CITY ENGR.		
CLEARANCE OFFICER		

PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: OVERALL GRADING PLAN

SHEET NO.
C-1


MATCH TO LINE A-A
MATCH LINE B-B
MATCH TO LINE B-B
MATCH TO LINE A-A
SCALE: 1" = 40'
CONTOUR INTERVAL = NOT APPLICABLE
SAN RAFAEL APARTMENTS
PLAT BK. 194, P. 029
SIERRA VISTA LIMITED PARTNERSHIP
BK. 623, P. 365
0.200 AC.±
RECORD DRAWINGS
THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS
MORET E. WALKER, P.E. 12105 DATE
UTILITY NOTE
IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK. IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.
WATER/SEWER DETAIL NOTE
THE 2 INCH BRASS BALL VALVE SHOWN IN THE LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS DETAIL SHOWN IN SHEET SF-8 SHALL INCLUDE A 4 INCH SCHEDULE 40 PVC EXTENSION WITH A TWIST OFF CAP.
LEGEND
PROPOSED 8" WATER LINE
EXISTING WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE & BOX
PROPOSED METER
EXISTING SEWER
EXISTING SAS MANHOLE
PROPOSED SEWER
PROPOSED SAS MANHOLE
4" SAS SERVICE
W·E Walker Engineering
Civil Engineering • Water Resources • Traffic Engineering
808 Cambie Sierra Vista, • State Pa, KH 89606
505-555-7999
FAX 505-555-3659
E-MAIL civil@walkerengineering.net
CASA DE TODOS SUBDIVISION
OVERALL UTILITY PLAN
CITY REVIEW
DEPARTMENT SIGN-OFF DATE
SHEET NO.
C-2


MATCH TO LINE BELOW A-A
VICINITY MAP
AS-BUILT
CONTRACTOR TO PROVIDE ENGINEER WITH DISTANCES BETWEEN FITTINGS SIZE OF FITTINGS. DISTANCES TO BE OBTAINED ON OPEN TRENCH. CONTRACTOR TO PROVIDE PNM WATER CO. WITH VALVE TIE DISTANCES. EACH VALVE TO BE TIED TO THREE PERMANENT OBVIOUS OBJECTS. I.E. FH, MH COVER, LIGHT & POWER POLES, ETC.
UTILITY NOTE
IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.
RECORD DRAWINGS
THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.
MOREY E. WALKER, P.E. 12105 DATE
LEGEND
PROPOSED 8" WATER LINE
EXISTING WATER LINE (SDCW)
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE & BOX
PROPOSED METER
PROPOSED METER
IRRIGATION METER
EXISTING SAS
PROPOSED SAS
SAS MANHOLE
4" SEWER LATERAL
MATCH TO LINE BELOW B-B
MATCH TO LINE ABOVE A-A
MATCH TO LINE ABOVE B-B
AGUAFINA SUBDIVISION
FUTURE IMPROVEMENT NOTE
PVC SHALL ONLY BE USED IN A PUBLIC RIGHT OF WAY IN CITY STREET THAT HAVE CURB AND GUTTER. IF FUTURE IMPROVEMENT NOT APPROVED, DUCTILE IRON WATERLINE MUST BE USED, INSTEAD OF PVC.
WATER/SEWER DETAIL NOTE
THE 2 INCH BRASS BALL VALVE SHOWN IN THE LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS DETAIL SHOWN IN SHEET SF-8 SHALL INCLUDE A 4 INCH SCH 40 PVC EXTENSION WITH A TWIST ON CAP.
CASA DE TODOS SUBDIVISION
RECORD MAPPING
AS BUILT
VALVE MAPS
DIS (MAPPING)
Inspector approval
PLAT RECORDING INFORMATION
BOOK:
PAGE:
FILE:
DATE:
APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE
AERIAL
TOWNSHIP RANGE SECTION
WORK ORDER NO.
W. E Walker Engineering
Civil Engineering • Water Resources • Traffic Engineering
905 Cerrillos Station Vista • Santa Fe, NM 87501
505-820-7630
FAX 505-820-8099
office@walkerengineering.net
INSPECTOR:
DATE:
2021
6
SHEET C-3
PG 1 OF 2
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: WATER LAYOUT PLAN



VICINITY MAP

GENERAL NOTES

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO

GENERAL NOTES 01

IRRIGATION SERVICES

WATER SERVICE TABLE–LILAC LANE

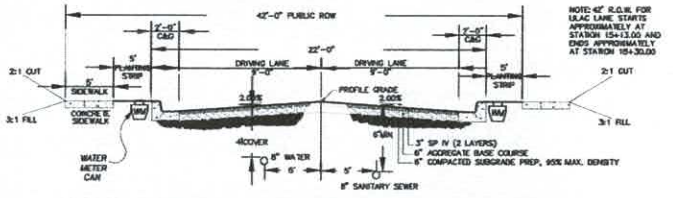
SERVICE SIZE	ADDRESS	LOT #
5/8" DS	LILAC LANE	1
5/8" DS	LILAC LANE	2
5/8" DS	LILAC LANE	3
5/8" DS	LILAC LANE	4
5/8" DS	LILAC LANE	5
5/8" DS	LILAC LANE	6
5/8" DS	LILAC LANE	7
5/8" DS	LILAC LANE	8
5/8" DS	LILAC LANE	9
5/8" DS	LILAC LANE	10
5/8" DS	LILAC LANE	11
5/8" DS	LILAC LANE	12
5/8" DS	LILAC LANE	13
5/8" DS	LILAC LANE	14
5/8" DS	LILAC LANE	15
5/8" DS	LILAC LANE	16
5/8" DS	LILAC LANE	17
5/8" DS	LILAC LANE	18
5/8" DS	LILAC LANE	19
5/8" DS	LILAC LANE	20
5/8" DS	LILAC LANE	21
5/8" DS	LILAC LANE	22
5/8" DS	LILAC LANE	23
5/8" DS	LILAC LANE	24
5/8" DS	LILAC LANE	25
5/8" IRRIGATION 2	LILAC LANE	–
3/4" IRRIGATION 3	LILAC LANE	–

*** NOTE. "DS" STANDS FOR DOMESTIC SERVICE

WATER SERVICE TABLE–CASA DE TODOS

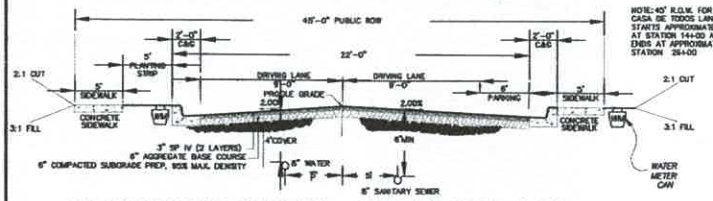
SERVICE SIZE	ADDRESS	LOT #
5/8" DS	CASA DE TODOS LANE	26
5/8" DS	CASA DE TODOS LANE	27
5/8" DS	CASA DE TODOS LANE	28
5/8" DS	CASA DE TODOS LANE	29
5/8" DS	CASA DE TODOS LANE	30
5/8" DS	CASA DE TODOS LANE	31
5/8" DS	CASA DE TODOS LANE	32
5/8" DS	CASA DE TODOS LANE	33
5/8" DS	CASA DE TODOS LANE	34
5/8" DS	CASA DE TODOS LANE	35
5/8" DS	CASA DE TODOS LANE	36
5/8" DS	CASA DE TODOS LANE	37
5/8" DS	CASA DE TODOS LANE	38
5/8" DS	CASA DE TODOS LANE	39
5/8" DS	CASA DE TODOS LANE	40
5/8" DS	CASA DE TODOS LANE	41
5/8" DS	CASA DE TODOS LANE	42
5/8" DS	CASA DE TODOS LANE	43
5/8" DS	CASA DE TODOS LANE	44
5/8" DS	CASA DE TODOS LANE	45
5/8" DS	CASA DE TODOS LANE	46
5/8" DS	CASA DE TODOS LANE	47
5/8" DS	CASA DE TODOS LANE	48
5/8" DS	CASA DE TODOS LANE	49
5/8" DS	CASA DE TODOS LANE	50
5/8" DS	CASA DE TODOS LANE	51
5/8" DS	CASA DE TODOS LANE	52
5/8" DS	CASA DE TODOS LANE	53
5/8" DS	CASA DE TODOS LANE	54
5/8" DS	CASA DE TODOS LANE	55
5/8" DS	CASA DE TODOS LANE	56
5/8" DS	CASA DE TODOS LANE	57
5/8" DS	CASA DE TODOS LANE	58
5/8" IRRIGATION 1	CASA DE TODOS LANE	–

*** NOTE: "DS" STANDS FOR DOMESTIC SERVICE



NOTE: 42' R.O.W. FOR LILAC LANE STARTS APPROXIMATELY AT STATION 154+13.00 AND ENDS APPROXIMATELY AT STATION 154+30.00

42' ROW PUBLIC ROADWAY ENTRANCE – LILAC LANE
N.T.S.



NOTE: 45' R.O.W. FOR CASA DE TODOS LANE STARTS APPROXIMATELY AT STATION 144+00 AND ENDS AT APPROXIMATELY STATION 264+00

45' ROW PUBLIC ROADWAY – CASA DE TODOS LANE
N.T.S.

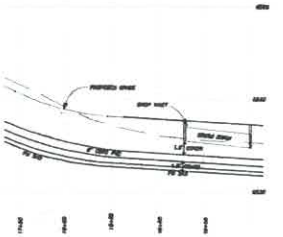
CROSS SECTION 1

SCALE: 1" = 60'
60' 0 60'
CONTOUR INTERVAL = ONE FOOT (1')



CROSS SECTION 2

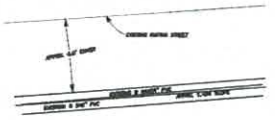
SCALE: 1" = 60'
60' 0 60'
CONTOUR INTERVAL = ONE FOOT (1')

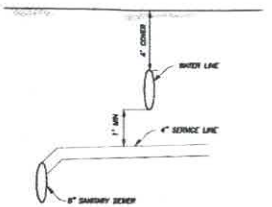


WATER/SEWER DETAIL NOTE

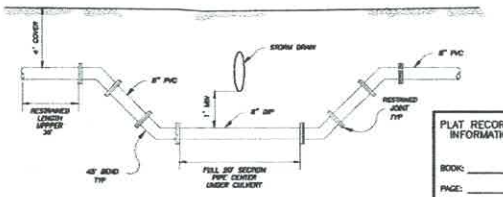
THE 2 INCH BRASS BALL VALVE SHOWN IN THE LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS DETAIL SHOWN IN SHEET SF-8 SHALL INCLUDE A 4 INCH SCH 40 PVC EXTENSION WITH A TWIST ON CAP.

CROSS SECTION 3
N.T.S.





SEWER CROSSING DETAIL
NOT TO SCALE



CULVERT CROSSING DETAIL
NOT TO SCALE

CASA DE TODOS SUBDIVISION

RECORD MAPPING
AS BUILT ___ ___/___/___
VALVE MAPS ___ ___/___/___
GIS (MAPPING) ___ ___/___/___
Inspector approved ___ ___/___/___

PLAT RECORDING INFORMATION
BOOK:
PAGE:
FILE DATE:

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.

Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
900 Camino Sierra Vista, • Santa Fe, NM 87501
505-982-7990
FAX 505-982-8289
civil@walkerengineering.net

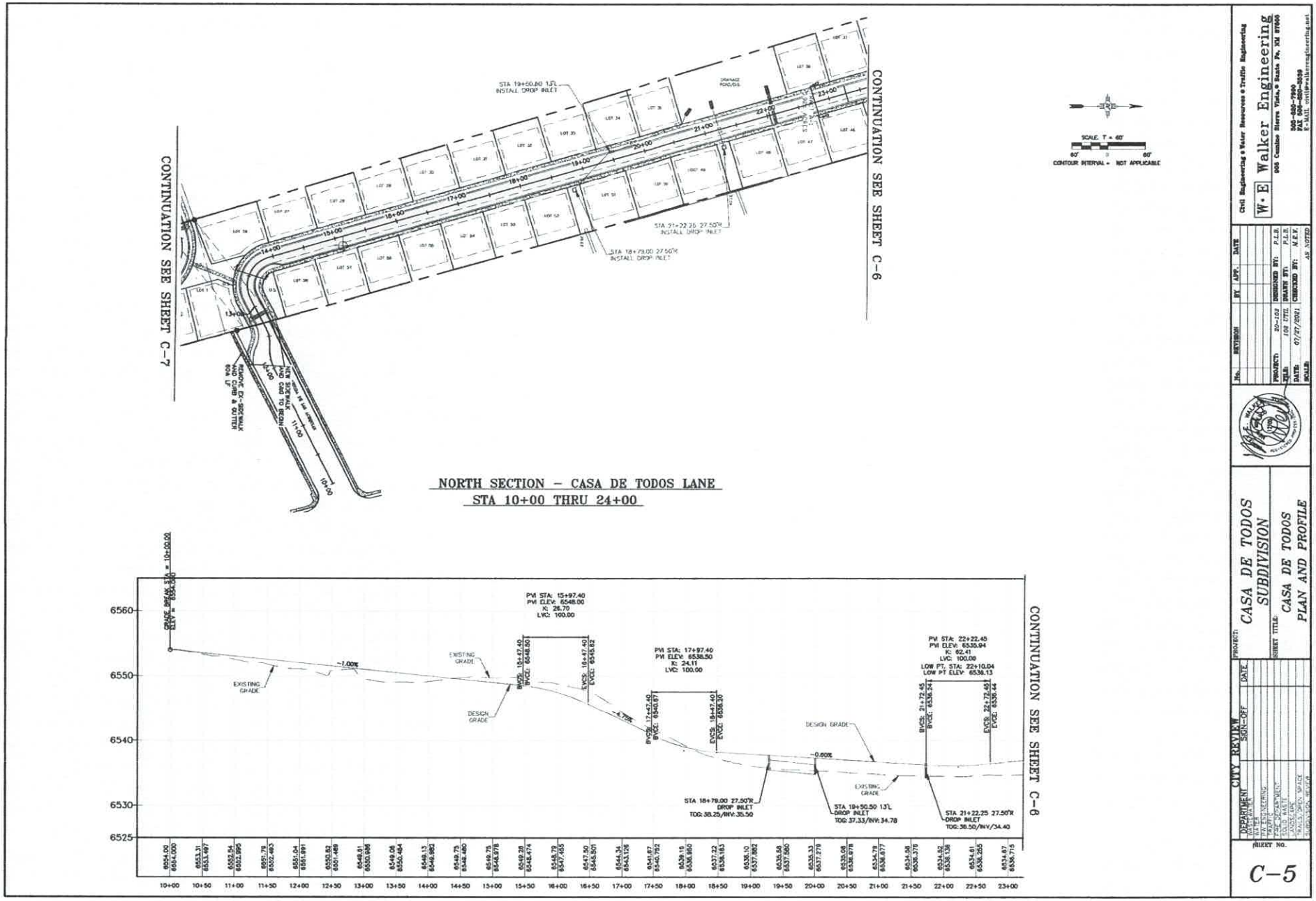
No.	REVISION	BY	APP.	DATE

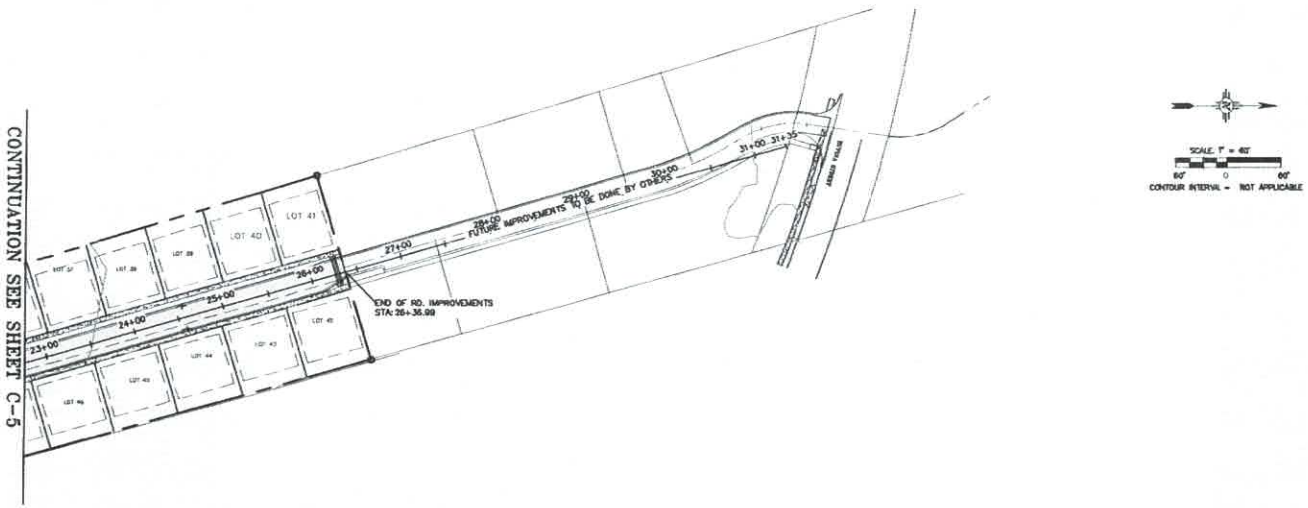
PROJECT: 20-102 DESIGNED BY: JRD
FILE: 168 UTILITIES DRAWN BY: JRD
DATE: 10/20/2021 CHECKED BY: M.E.W.
SCALE: AS NOTED

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: WATER SERVICE TABLE

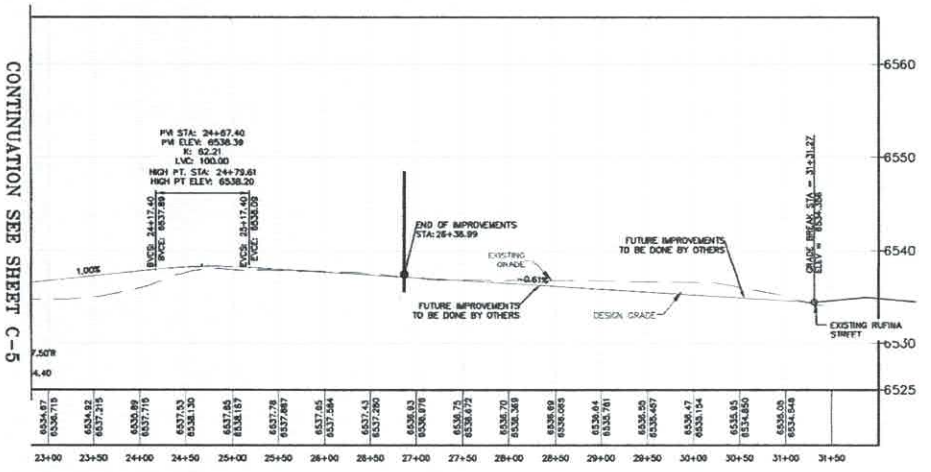
INSPECTOR:
DATE:

2021
6
SHEET C-4
PG 2 OF 2


CONTINUATION SEE SHEET C-7
CONTINUATION SEE SHEET C-6
STA 19+50.50 13'L INSTALL DROP INLET
STA 21+22.25 27.50'R INSTALL DROP INLET
STA 18+79.00 27.50'R INSTALL DROP INLET
REMOVE EX-SIDEWALK AND CURB & GUTTER 60± LF
NEW SIDEWALK AND CURB TO BEGIN
SCALE: 1" = 60'
CONTOUR INTERVAL = NOT APPLICABLE
NORTH SECTION - CASA DE TODOS LANE
STA 10+00 THRU 24+00
GRADE BREAK STA = 10+00.00
ELEV = 6564.00
PVI STA: 15+97.40
PVI ELEV: 6548.00
K: 26.70
LVC: 100.00
PVI STA: 17+97.40
PVI ELEV: 6538.50
K: 24.11
LVC: 100.00
PVI STA: 22+22.45
PVI ELEV: 6535.94
K: 62.41
LVC: 100.00
LOW PT. STA: 22+10.04
LOW PT ELEV: 6536.13
EXISTING GRADE
DESIGN GRADE
-1.00%
-4.75%
-0.60%
STA 18+79.00 27.50'R DROP INLET TOG: 38.25/INV: 35.50
STA 19+50.50 13'L DROP INLET TOG: 37.33/INV: 34.78
STA 21+22.25 27.50'R DROP INLET TOG: 38.50/INV/34.40
CONTINUATION SEE SHEET C-6
Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL civil@walkerengineering.net
No. REVISION BY APP. DATE
PROJECT: 20-103
FILE: 103 UTIL
DATE: 07/27/2021
SCALE: AS NOTED
DESIGNED BY: P.L.B.
DRAWN BY: P.L.B.
CHECKED BY: M.E.W.
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: CASA DE TODOS PLAN AND PROFILE
CITY REVIEW
DEPARTMENT SIGN-OFF DATE
WATER
WATER ENGINEERING
TRAFFIC
TRAFFIC ENGINEERING
SOLID WASTE
LANDSCAPE
TRAILS/OPEN SPACE
SUBDIVISION REVIEW
SHEET NO.
C-5



NORTH SECTION - CASA DE TODOS LANE
STA 23+00 THRU 31+50



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W·E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 20-102
FILE: 102 UTIL
DATE: 07/27/2021
SCALE: AS NOTED
DESIGNED BY: P.L.B.
DRAWN BY: P.L.B.
CHECKED BY: M.E.W.

PROJECT: CASA DE TODOS SUBDIVISION

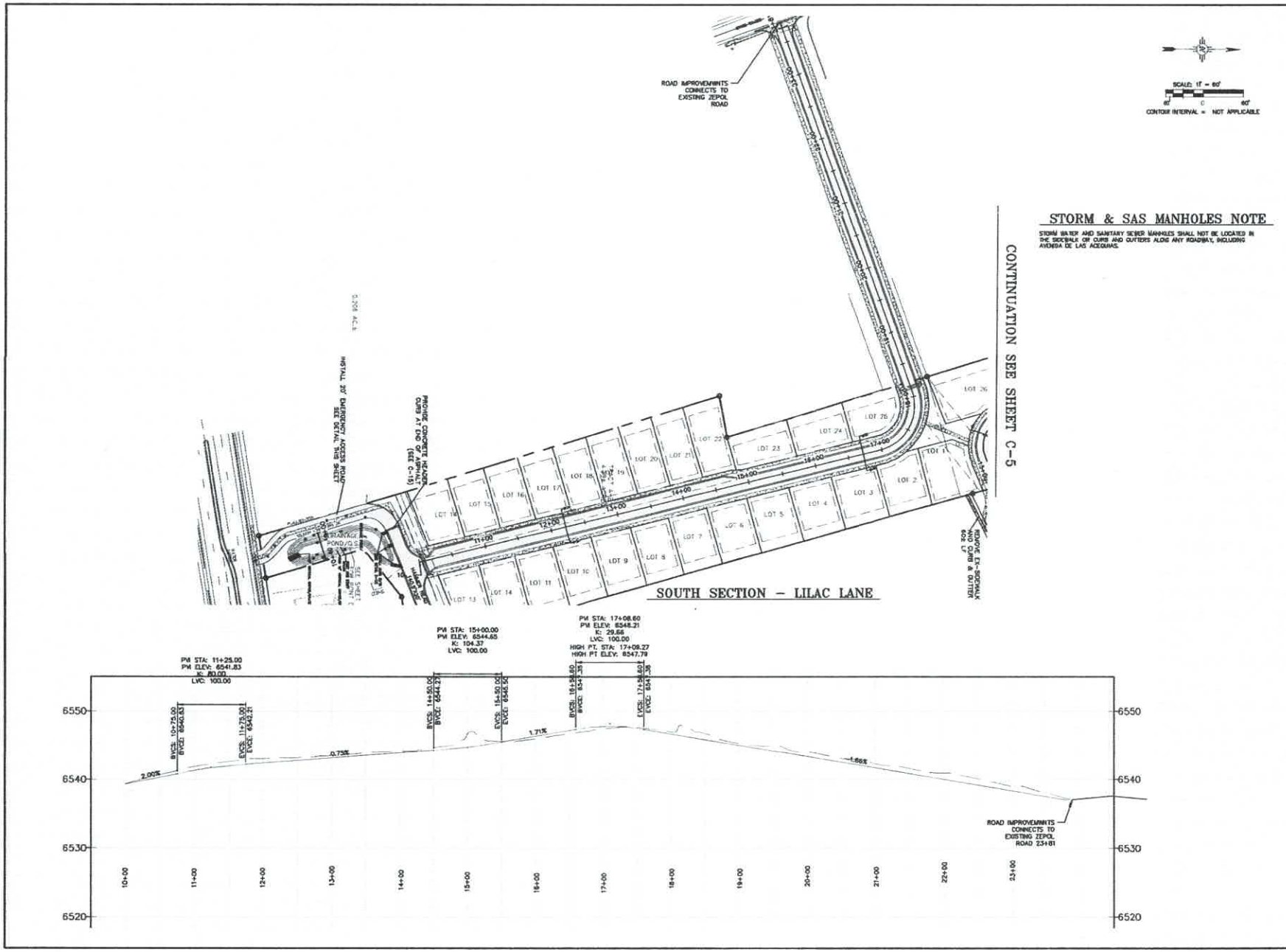
SHEET TITLE: CASA DE TODOS PLAN AND PROFILE

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER		
PRE-ENGINEERING		
PROFILE		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO.

C-6



STORM & SAS MANHOLES NOTE

STORM WATER AND SANITARY SEWER MANHOLES SHALL NOT BE LOCATED IN THE SIDEWALK OR CURB AND GUTTERS ALONG ANY ROADWAY, INCLUDING AVENIDA DE LAS ACEQUIAS.

W·E Walker Engineering
Civil Engineering • Water Resources • Traffic Engineering
609 Camino Sierra Vista, • Santa Fe, NM 87505
505-690-7099
FAX 866-890-3580
E-MAIL: stell@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 20-102 DESIGNED BY: P.L.B.
FILE: 102 TTL DRAWN BY: P.L.B.
DATE: 03/17/2021 CHECKED BY: M.E.F.
SCALE: AS NOTED

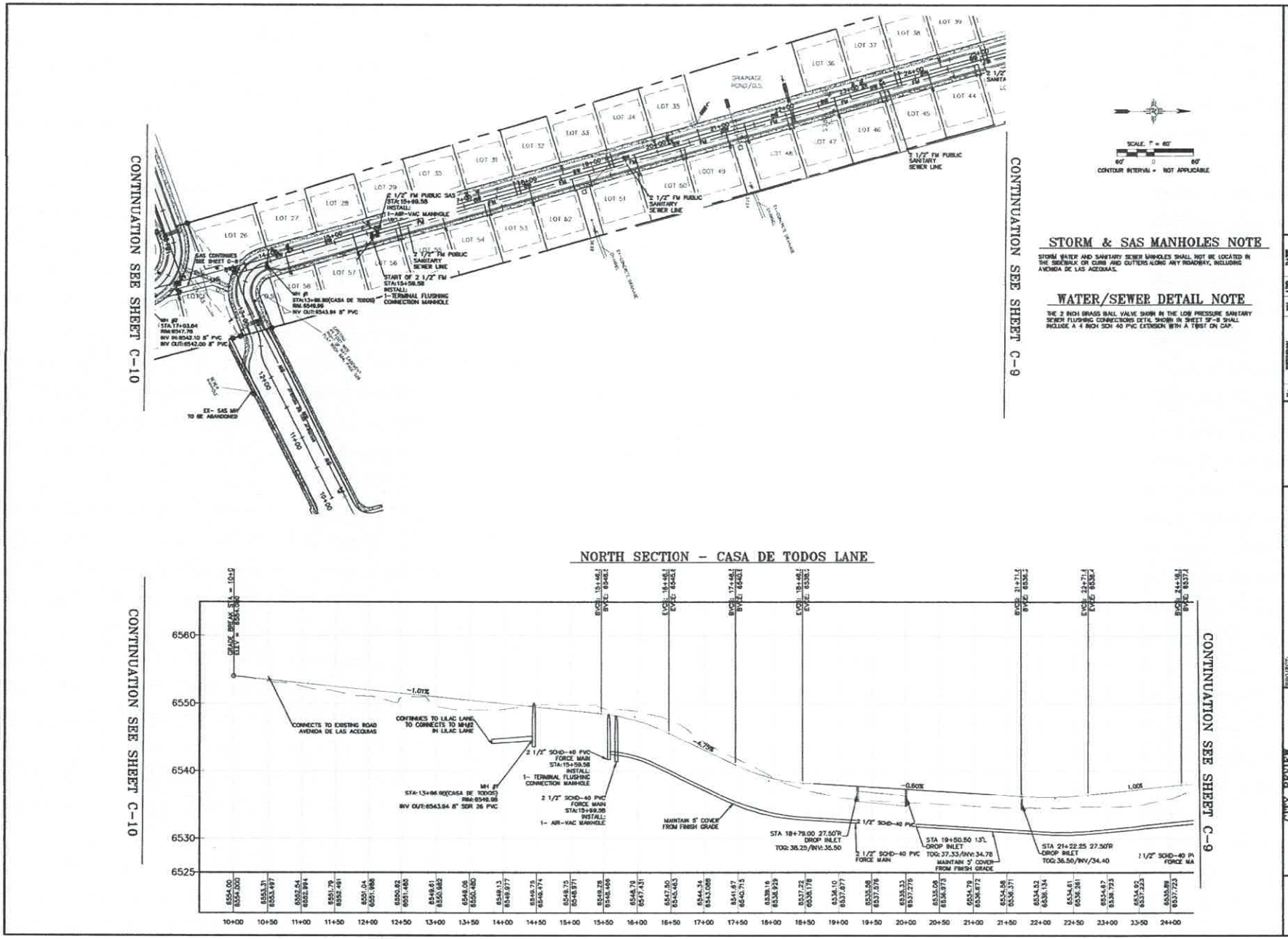
CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER		
TRAFFIC ENGINEERING		
FIRE PREVENTION		
LAND USE		
TRAILS/OPEN SPACE		
SURVEYOR REVIEW		

PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: LILAC LANE PLAN AND PROFILE

SHEET NO. C-7


CONTINUATION SEE SHEET C-10
CONTINUATION SEE SHEET C-9
NORTH SECTION - CASA DE TODOS LANE
CONTINUATION SEE SHEET C-10
CONTINUATION SEE SHEET C-9
SCALE: 1" = 60'
CONTOUR INTERVAL = NOT APPLICABLE
STORM & SAS MANHOLES NOTE
STORM WATER AND SANITARY SEWER MANHOLES SHALL NOT BE LOCATED IN THE SIDEWALK OR CURB AND GUTTERS ALONG ANY ROADWAY, INCLUDING AVENIDA DE LAS ACEQUIAS.
WATER/SEWER DETAIL NOTE
THE 2 INCH BRASS BALL VALVE SHOWN IN THE LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS DETAIL SHOWN IN SHEET SF-8 SHALL INCLUDE A 4 INCH SCH 40 PVC EXTENSION WITH A TWIST ON CAP.
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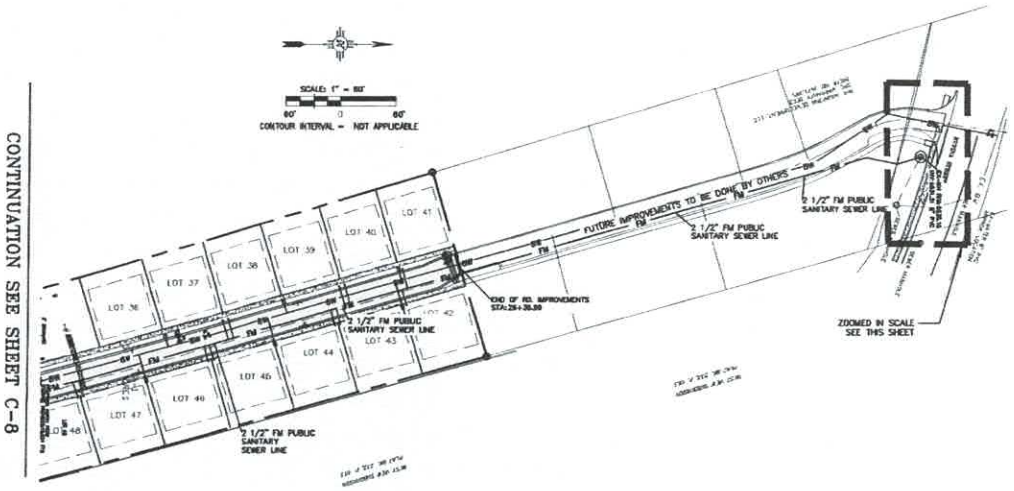
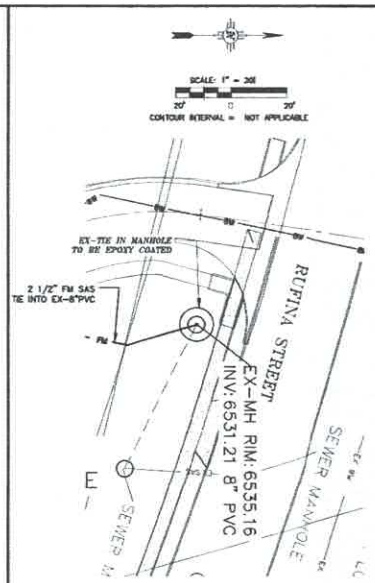
CASA DE TODOS SUBDIVISION
SANITARY AND SEWER PLAN AND PROFILE
CITY REVIEW
SHEET NO.
C-8

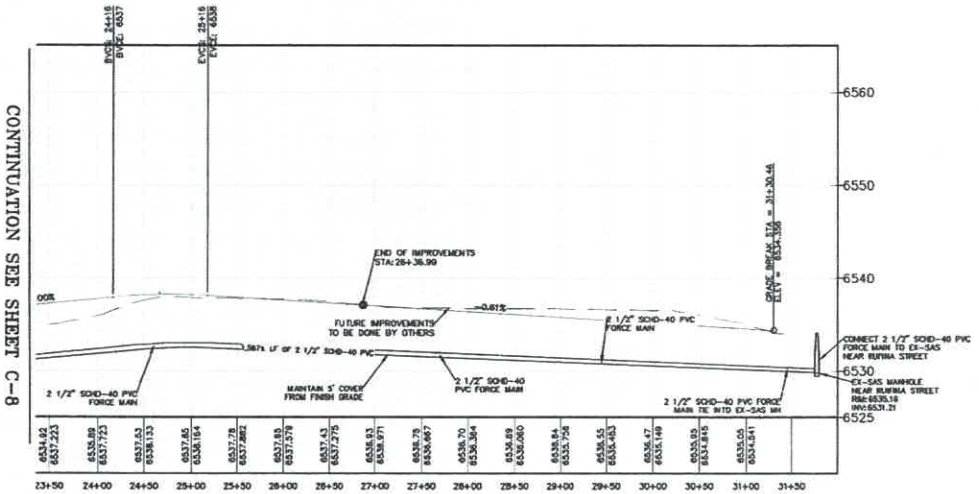


CONTINUATION SEE SHEET C-8

NORTH SECTION - CASA DE TODOS LANE



ZOOMED IN SECTION - SAS RUFINA TIE-IN



CONTINUATION SEE SHEET C-8

STORM & SAS MANHOLES NOTE

STORM WATER AND SANITARY SEWER MANHOLES SHALL NOT BE LOCATED IN THE SIDEWALK OR CURB AND GUTTERS ALONG ANY ROADWAY, INCLUDING AVENIDA DE LAS ACEQUIAS.

WATER/SEWER DETAIL NOTE

THE 2 INCH BRASS BALL VALVE SHOWN IN THE LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS DETAIL SHOWN IN SHEET SF-8 SHALL INCLUDE A 4 INCH SCH 40 PVC EXTENSION WITH A TWIST ON CAP.

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W·E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3059
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 20-102
FILE: 102 UTIL
DATE: 10/20/2021
SCALE: AS NOTED
DESIGNED BY: J.R.D.
DRAWN BY: J.R.D.
CHECKED BY: M.E.W.

PROJECT: CASA DE TODOS SUBDIVISION

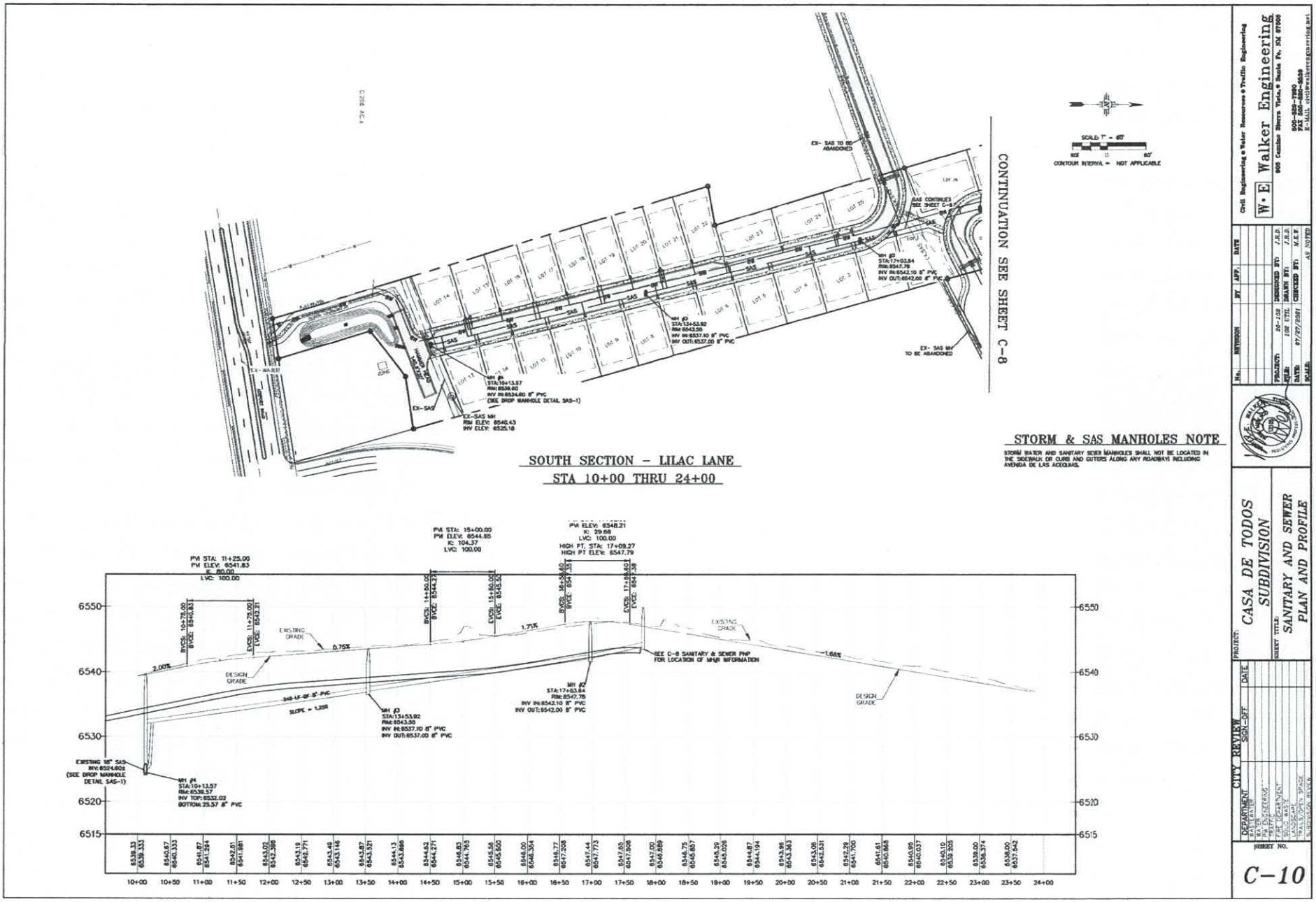
SHEET TITLE: SANITARY AND SEWER PLAN AND PROFILE

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER		
PVC ENGINEERING		
TRAFFIC		
TRIBE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRANSFORM SPACE		
SUBDIVISION REVIEW		

SHEET NO.

C-9



CONTINUATION SEE SHEET C-8
SOUTH SECTION - LILAC LANE
STA 10+00 THRU 24+00
STORM & SAS MANHOLES NOTE
STORM WATER AND SANITARY SEWER MANHOLES SHALL NOT BE LOCATED IN THE SIDEWALK OR CURB AND GUTTERS ALONG ANY ROADWAY INCLUDING AVENIDA DE LAS ACEQUIAS.
CONTOUR INTERVAL = NOT APPLICABLE
EX- SAS TO BE ABANDONED
SAS CONTINUES SEE SHEET C-8
EX- SAS MH TO BE ABANDONED
EX-SAS MH
RIM ELEV: 6540.43
INV ELEV: 6525.18
EX-SAS
EX-WATER
MH #1
STA:10+13.57
RIM:6539.57
INV TOP:6532.02
BOTTOM:25.57 8" PVC
MH #2
STA:17+03.64
RIM:6547.78
INV IN:6542.10 8" PVC
INV OUT:6542.00 8" PVC
MH #3
STA:13+53.92
RIM:6543.55
INV IN:6537.10 8" PVC
INV OUT:6537.00 8" PVC
MH #4
STA:10+13.57
RIM:6539.57
INV IN:6524.60 8" PVC
(SEE DROP MANHOLE DETAIL SAS-1)
EXISTING 18" SAS
INV:6524.60±
(SEE DROP MANHOLE DETAIL SAS-1)
PVI STA: 11+25.00
PVI ELEV: 6541.83
K: 80.00
LVC: 100.00
PVI STA: 15+00.00
PVI ELEV: 6544.85
K: 104.37
LVC: 100.00
PVI ELEV: 6548.21
K: 29.68
LVC: 100.00
HIGH PT. STA: 17+09.27
HIGH PT ELEV: 6547.79
EXISTING GRADE
DESIGN GRADE
2.00%
0.75%
1.71%
-1.68%
SLOPE = 1.25%
SEE C-8 SANITARY & SEWER PNP FOR LOCATION OF MH/R INFORMATION
6550
6540
6530
6520
6515
10+00
10+50
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
17+00
17+50
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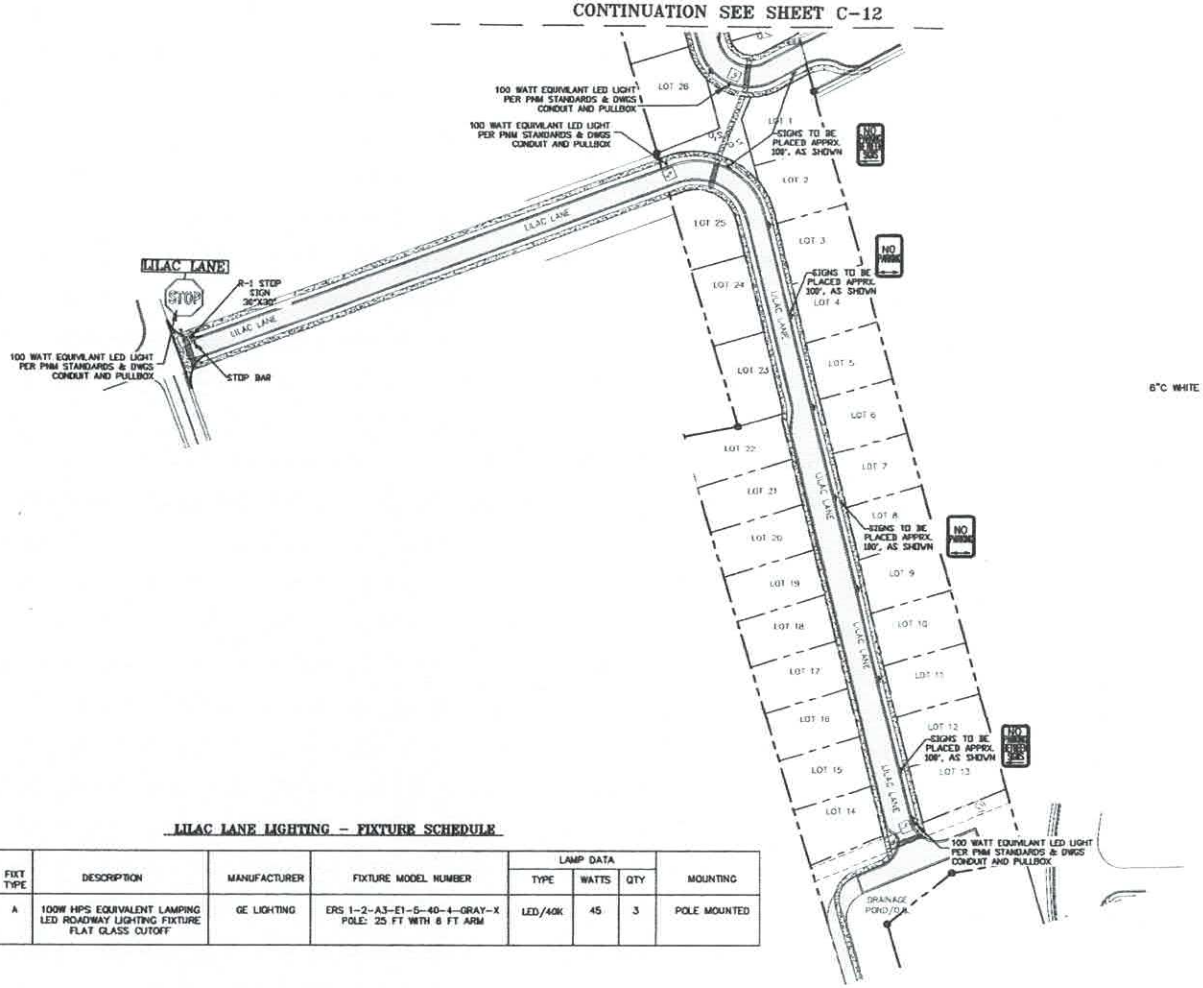
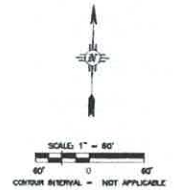
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50
23+00
23+50
24+00
Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-535-7990
FAX 505-535-8539
E-MAIL civil@walkerengineering.net
No.
REVISION
BY
APP.
DATE
PROJECT: 20-102
DESIGNED BY: J.R.D.
FILE: 102 UTIL
DRAWN BY: J.R.D.
DATE: 07/27/2021
CHECKED BY: M.E.W.
SCALE: AS NOTED
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: SANITARY AND SEWER PLAN AND PROFILE
CITY REVIEW
DEPARTMENT
SIGN-OFF
DATE
WATER
WATER ENGINEERING
PW ENGINEERING
TRAFFIC
FIRE DEPARTMENT
SOLID WASTE
LANDSCAPE
TRAILS/OPEN SPACE
SUBDIVISION REVIEW
SHEET NO.
C-10





LEGEND

AX ——— STREET LIGHT

6"C WHITE LETTERING **GRANITE AVE** 3"C WHITE LETTERING

STREET SIGN DETAIL

NTS

SIGNAGE AND STRIPING NOTE

ALL SIGNAGE AND STRIPING TO BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

CITY OF SANTA FE ADDITIONAL INSTALLATION REQUIREMENTS

1. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE AND SHALL ONLY BE SPLICED IN THE LIGHT POLE.
2. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.

LILAC LANE LIGHTING – FIXTURE SCHEDULE

FIXT TYPE	DESCRIPTION	MANUFACTURER	FIXTURE MODEL NUMBER	LAMP DATA			MOUNTING
				TYPE	WATTS	QTY	
A	100W HPS EQUIVALENT LAMPING LED ROADWAY LIGHTING FIXTURE FLAT GLASS CUTOFF	GE LIGHTING	ERS 1-2-A3-E1-5-40-4-GRAY-X POLE: 25 FT WITH 8 FT ARM	LED/40K	45	3	POLE MOUNTED

LIGHTING NOTE

FINAL LIGHTING DESIGN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 12105 DATE

Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-Mail: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 30-103
FILE: 103 SIGNAGE
DATE: 06/02/2021
SCALE: AS NOTED
DESIGNED BY: J.R.D.
DRAWN BY: J.R.D.
CHECKED BY: M.E.W.

PROJECT: CASA DE TODOS SUBDIVISION

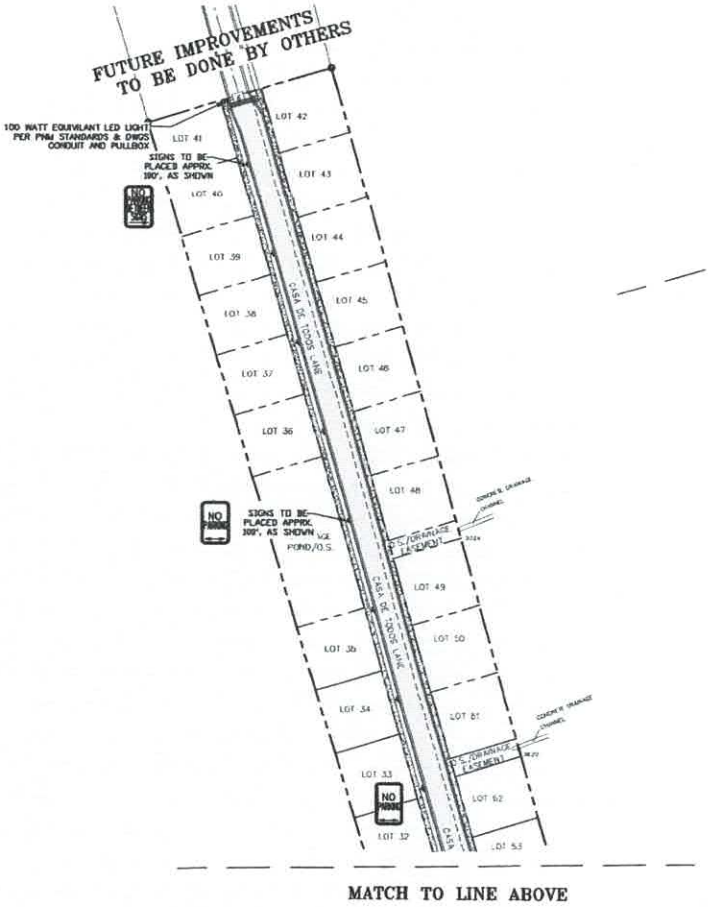
SHEET TITLE: LILAC LANE SIGNAGE & LIGHTING PLAN

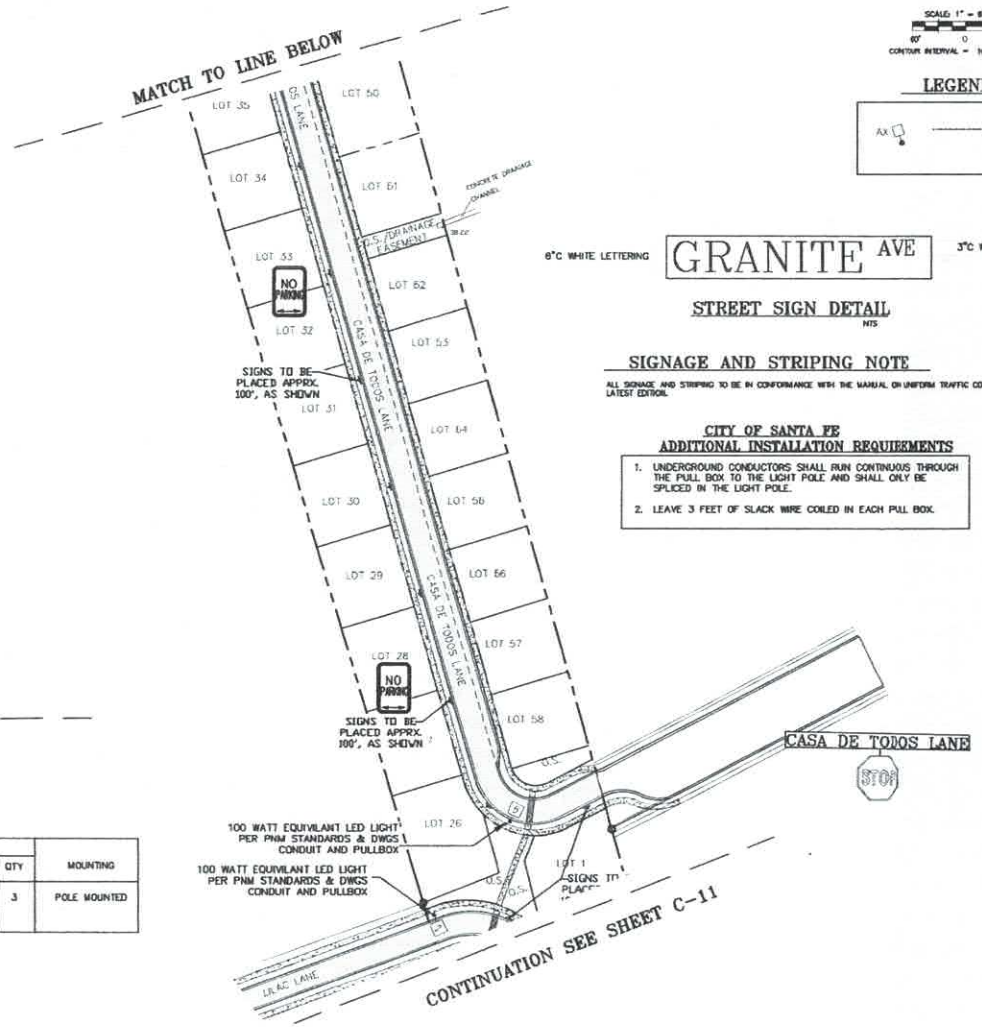
CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER		
PROJECT ENGINEERING		
TRAFFIC		
ZONE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/GREEN SPACE		
SUBDIVISION REVIEW		

SHEET NO.

C-11





SCALE: 1" = 60'

60' 0 60'

CONTOUR INTERVAL = NOT APPLICABLE

LEGEND

AX — STREET LIGHT

8"C WHITE LETTERING

GRANITE AVE

3"C WHITE LETTERING

STREET SIGN DETAIL

NTS

SIGNAGE AND STRIPING NOTE

ALL SIGNAGE AND STRIPING TO BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

CITY OF SANTA FE ADDITIONAL INSTALLATION REQUIREMENTS

1. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE AND SHALL ONLY BE SPLICED IN THE LIGHT POLE.
2. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.

CASA DE TODOS LANE LIGHTING – FIXTURE SCHEDULE

FIXT TYPE	DESCRIPTION	MANUFACTURER	FIXTURE MODEL NUMBER	LAMP DATA			MOUNTING
				TYPE	WATTS	QTY	
A	100W HPS EQUIVALENT LAMPING LED ROADWAY LIGHTING FIXTURE FLAT GLASS CUTOFF	GE LIGHTING	ERS 1-2-A3-E1-5-40-4-GRAY-X POLE: 25 FT WITH 6 FT ARM	LED/40K	45	3	POLE MOUNTED

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 12105 DATE

LIGHTING NOTE

FINAL LIGHTING DESIGN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION.

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-880-7990
FAX 505-880-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 20-102
FILE: 102 LAYOUT
DATE: 07/27/2021
SCALE: AS NOTED
DESIGNED BY: J.R.D.
DRAWN BY: J.R.D.
CHECKED BY: M.E.W.

PROJECT: CASA DE TODOS SUBDIVISION

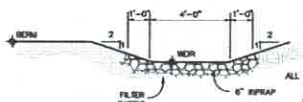
SHEET TITLE: CASA DE TODOS LANE SIGNAGE & LIGHTING PLAN

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WATER		
FIRE ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

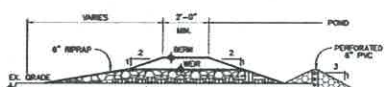
SHEET NO.

C-12



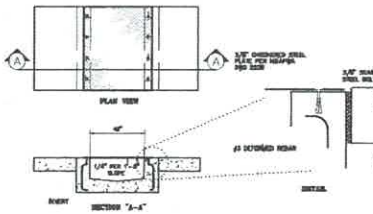
POND WEIR DETAIL

RIPRAP WEIR OPENING NTS



POND BERM DETAIL

NTS

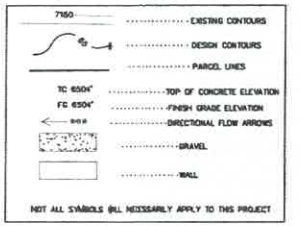


SIDEWALK CULVERT DETAIL

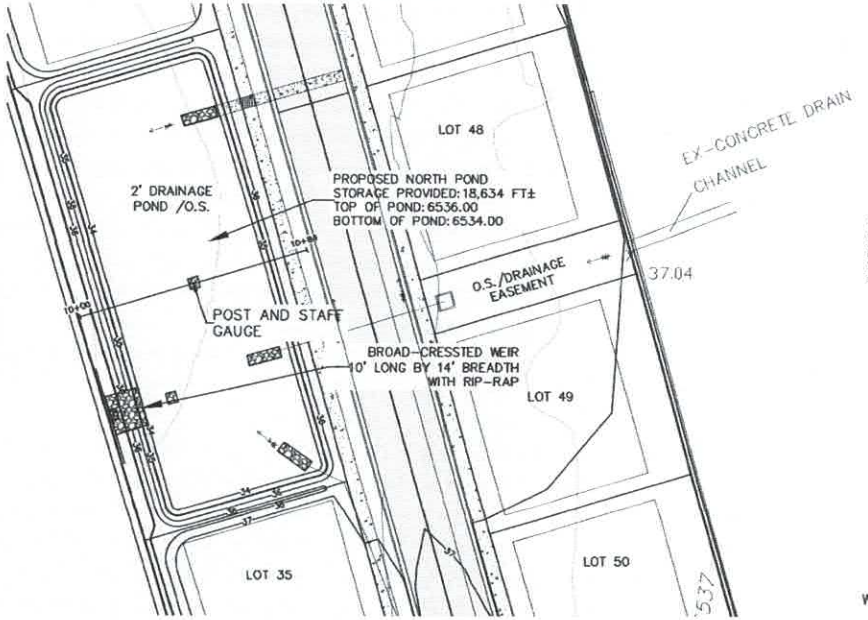
NTS



LEGEND



NORTH-SECTION PONDING



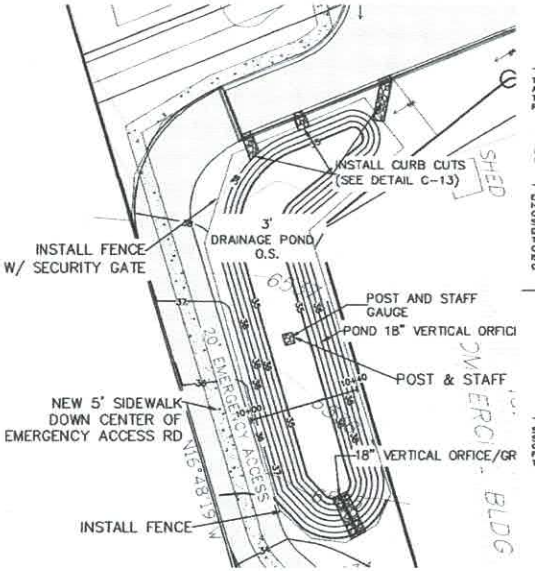
NORTH-SECTION PONDING

TOP ELEVATION=6536.00 FEET
TOP AREA=10,177 SQUARE FEET
BOT ELEVATION=6534.00 FEET
BOT AREA=8,475 SQUARE FEET
PROVIDED VOL=18,634 CUBIC FEET
OUTFLOW DEVICE=10' LONG BY 14' BREADTH BROAD-CRESTED RECTANGULAR WEIR
OUTFLOW INV=6,534.00 FEET
POND INFLOW=78.64 CFS
POND OUTFLOW=72.16 CFS
(SEE DRAINAGE REPORT)

NORTH-SECTION STORM RUNOFF

THE NORTH-SECTION RUNOFF CONSISTS OF TWO PARTS TO THE RUNOFF. THE FIRST, ARE THE TWO EXISTING CONCRETE DRAIN CHANNELS THAT WILL BE COLLECTED BY 5'X5' DROP INLETS IN THE DRAINAGE EASEMENT. THE SECOND, IS FROM THE PROPOSED NORTH-SECTION SUBDIVISION SITE THAT ARE COLLECTED WITH DROP INLETS, WHICH ARE THEN PIPED TO THE POND. BOTH PARTS OF THE RUNOFF WILL BE COLLECTED AND PIPED TO THE DRAINAGE POND.

SOUTH-SECTION PONDING



TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

IMPERVIOUS SURFACE NOTES

THE TOTAL IMPERVIOUS SURFACE USED IN THE DESIGN IS 85% IMPERVIOUS AREA OF AN AVERAGE LOT OF 1/8 ACE. IF IMPERVIOUS AREA IS GREATER THAN 3,650 SQUARE FEET FOR EACH LOT, THEN ADDITIONAL PONDING IS REQUIRED.

CENTRALIZED PONDING NOTE

ALL CENTRALIZED PONDING (NORTH AND SOUTH SECTIONS) ARE TO BE ROUGHED IN FIRST, BEFORE ANY IMPERVIOUS SURFACES ARE INSTALLED OR FUTURE BUILDING PERMITS ARE ISSUED.

POND DRAINING NOTE

EACH POND WAS RUN WITH TR-20 AND DESIGNED POND TO DRAIN WITHIN 24 HOURS. THE NORTH POND WAS DESIGNED TO STORE A CUMULATIVE 18,403 CUBIC FEET. THE IN-FLOW TO NORTH POND IS 78.64 CUBIC FEET PER SECOND AND OUT-FLOW OF 72.29 CUBIC FEET PER SECOND WITH A OUTLET DEVICE IS A 10' LONG BY 14' BREADTH BROAD-CRESTED RECTANGULAR WEIR. THE SOUTH POND WAS DESIGNED SIMILARLY TO STORE A CUMULATIVE 8,228 CUBIC FEET. THE IN-FLOW IS 13.03 CUBIC FEET PER SECOND AND OUT-FLOW IS 10.52 CUBIC FEET PER SECOND WITH AN OUTLET DEVICE IS 18" VERTICAL ORFICE/GRATE. (SEE DRAINAGE REPORT FOR MORE DETAILS)

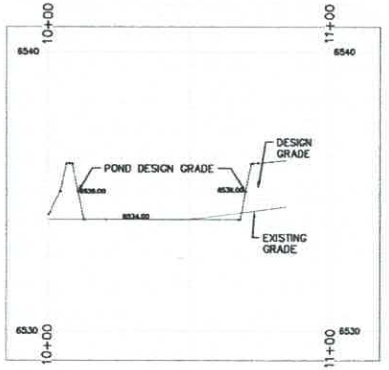
SOUTH-SECTION PONDING

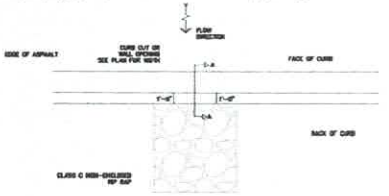
TOP ELEVATION=6538.00 FEET
TOP AREA=4,119 SQUARE FEET
BOT ELEVATION=6535.00 FEET
BOT AREA=3,004 SQUARE FEET
PROVIDED VOL=8,228 CUBIC FEET
OUTFLOW DEVICE=18" VERTICAL ORFICE/GRATE
OUTFLOW INV=6,535.00 FEET
POND INFLOW=13.03 CFS
POND OUTFLOW=10.52 CFS
(SEE DRAINAGE REPORT)

SOUTH-SECTION STORM RUNOFF

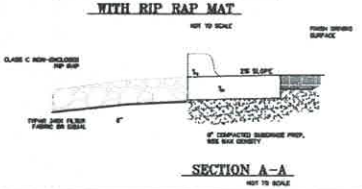
SOUTH-SECTION STORM RUNOFF WILL RUN SOUTH DOWN LILAC LANE TO THE SOUTH-WEST OF THE HAMMER HEAD WHERE THERE ARE THREE, 3 FOOT CHANNEL OPENINGS THAT DIVERT STORM WATER TO THE SOUTH-SECTION POND. THE THREE 3 FOOT CHANNEL OPENINGS WILL HAVE RIP-RAP SWALES THAT DIVERT THE RUNOFF TO THE POND.

CROSS-SECTION OF NORTH POND



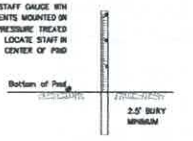


CURB CUT OR WALL OPENING WITH RIP RAP MAT



SECTION A-A

NOT TO SCALE



POND MEASUREMENT POST

NTS

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
608 Cumbres Shores Vista, • Santa Fe, NM 87508
505-200-7290
FAX 505-820-6630
E-MAIL: PAUL@walkerengineering.net

No.	REVISION	BY	APP.	DATE
PROJECT:	03-108	DESIGNED BY:		JRD
FILE:	IN DRAWING	DRAWN BY:		JRD
DATE:	07/27/2021	CHECKED BY:		M.E.W.
SCALE:				AS NOTED

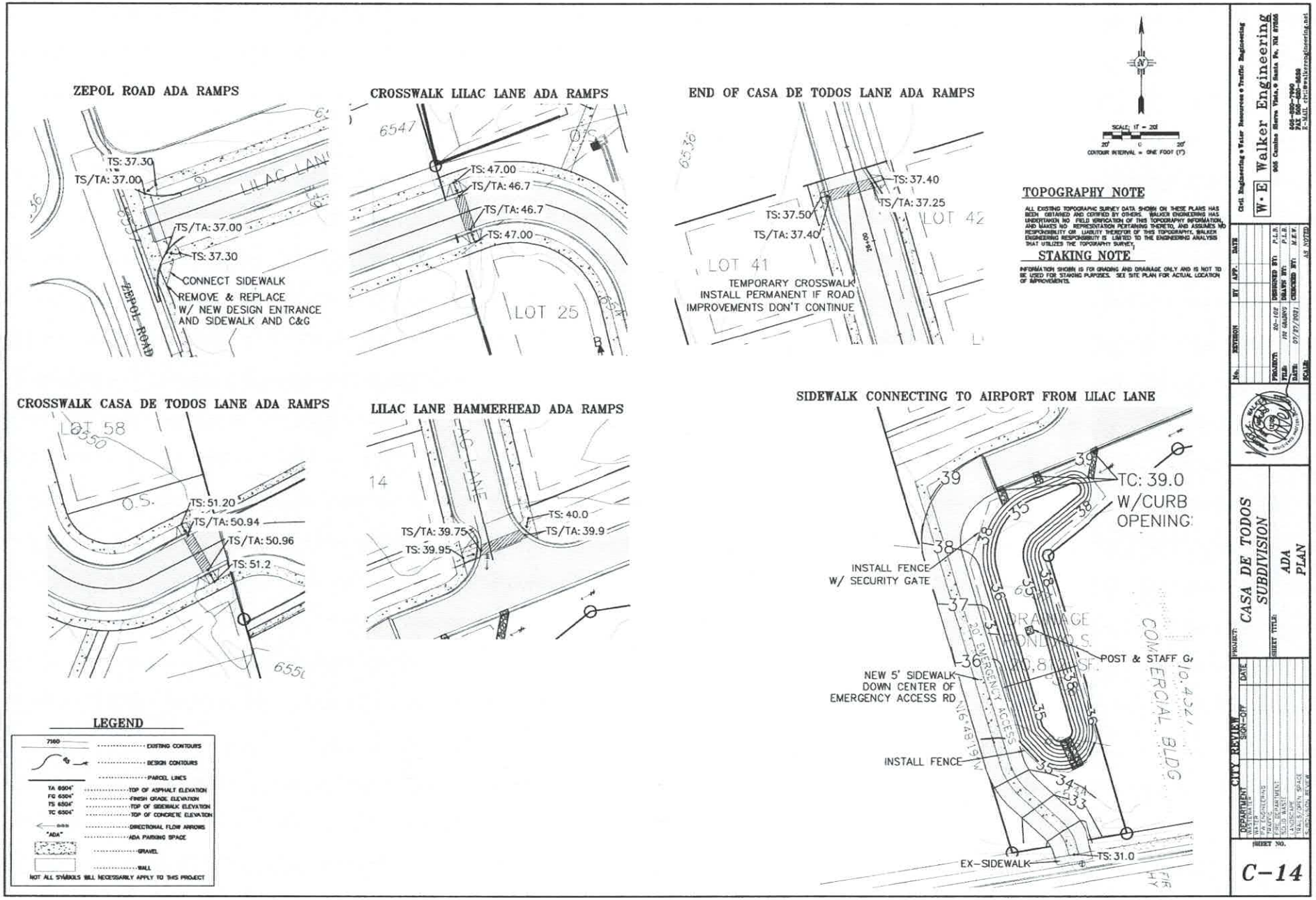
CITY REVIEW
DEPARTMENT | SIGN-OFF | DATE
WATER
WASTEWATER
FIRE PREVENTION
TRAFFIC ENGINEER
SOLID WASTE
LANDSCAPE
TRAILS / OPEN SPACE
ENVIRONMENTAL REVIEW

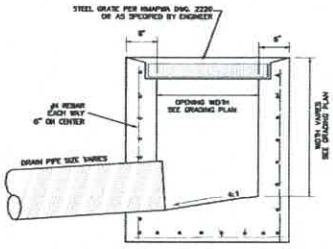
PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: PONDING DETAILS

SHEET NO.

C-13


ZEPOL ROAD ADA RAMPS
TS: 37.30
TS/TA: 37.00
LILAC LANE
TS/TA: 37.00
TS: 37.30
CONNECT SIDEWALK
REMOVE & REPLACE
W/ NEW DESIGN ENTRANCE
AND SIDEWALK AND C&G
ZEPOL ROAD
CROSSWALK LILAC LANE ADA RAMPS
6547
TS: 47.00
TS/TA: 46.7
TS/TA: 46.7
TS: 47.00
LOT 25
END OF CASA DE TODOS LANE ADA RAMPS
6536
TS: 37.40
TS/TA: 37.25
TS: 37.50
TS/TA: 37.40
LOT 42
LOT 41
TEMPORARY CROSSWALK
INSTALL PERMANENT IF ROAD
IMPROVEMENTS DON'T CONTINUE
SCALE: 1" = 20'
CONTOUR INTERVAL = ONE FOOT (1')
TOPOGRAPHY NOTE
ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.
STAKING NOTE
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.
CROSSWALK CASA DE TODOS LANE ADA RAMPS
LOT 58
O.S.
TS: 51.20
TS/TA: 50.94
TS/TA: 50.96
TS: 51.2
LILAC LANE HAMMERHEAD ADA RAMPS
14
TS: 40.0
TS/TA: 39.75
TS/TA: 39.9
TS: 39.95
SIDEWALK CONNECTING TO AIRPORT FROM LILAC LANE
TC: 39.0
W/CURB
OPENING
INSTALL FENCE
W/ SECURITY GATE
DRAINAGE
POST & STAFF G
NEW 5' SIDEWALK
DOWN CENTER OF
EMERGENCY ACCESS RD
20' EMERGENCY ACCESS
COMMERCIAL BLDG
INSTALL FENCE
EX-SIDEWALK
TS: 31.0
LEGEND
7160 EXISTING CONTOURS
DESIGN CONTOURS
PARCEL LINES
TA 6504' TOP OF ASPHALT ELEVATION
FG 6504' FINISH GRADE ELEVATION
TS 6504' TOP OF SIDEWALK ELEVATION
TC 6504' TOP OF CONCRETE ELEVATION
DIRECTIONAL FLOW ARROWS
"ADA" ADA PARKING SPACE
GRAVEL
WALL
NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT
Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-8650
E-MAIL civil@walkerengineering.net
No. REVISION BY APP. DATE
PROJECT: 20-102
FILE: 192 GRADING
DATE: 07/27/2021
SCALE: AS NOTED
DESIGNED BY: P.L.B.
DRAWN BY: P.L.B.
CHECKED BY: M.E.W.
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: ADA PLAN
CITY REVIEW
DEPARTMENT SIGN-OFF DATE
WASTEWATER
WATER
FIRE ENGINEERING
TRAFFIC
FIRE DEPARTMENT
SOLID WASTE
LANDSCAPE
TRAILS/OPEN SPACE
SUBDIVISION REVIEW
SHEET NO.
C-14



CATCH BASIN
KNAPPEN TYPE "D" NTS
DWG.2300

DUST CONTROL NOTE

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ASSESSED AND PRIMARY MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND FALLING NUISANCING 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 DUST MANAGEMENT PRACTICES (DMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED DMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL AS NEEDED TO STABILIZE THE SITE.

THE INITIAL DMP SHALL ADDRESS HOW THE CONTRACTOR WILL MANAGE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONSTRUCTION WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME DMPS SHALL INCLUDE:

THE REDUCTION OF VEHICLE SPEEDS (STANDARD: A MAXIMUM SPEED LIMIT OF ... INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST GENERATED BY VEHICLES.

THE MINIMIZATION OF DROP HEIGHT DURING LOADING AND OPERATIONS SHALL BE USED. TRUCK SIZES AND LOADED OF EXCAVATOR BUCKETS SHALL BE LIMITED, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING DURING LOADING/UNLOADING.

HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 20 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 INSUFFICIENT 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, EXCAVATED MATERIALS, STOCKPILES, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS AND POTENTIAL TO BE USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY. STORM WATER MANAGEMENT PRACTICE, OR NEIGHBORING.

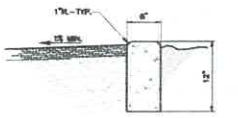
WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE EXPOSED OR DISTURBED SURFACE.

VEGETATION: PLANT VEGETATION APPROPRIATE FOR INCREASING SOILS OR CREATING A WIND BREAK.

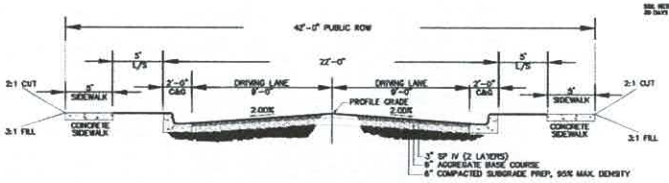
SURFACE ROUGHENING: WHERE IT, OR ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE SUFFICIENTLY ESTABLISHED.

COVER: MATERIAL COVER MATERIALS SUCH AS TARPAULINS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), CHEMICAL MULCHING, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.

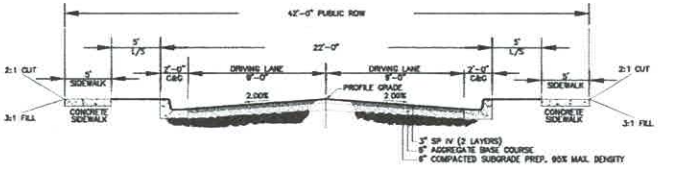
SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.



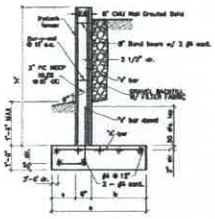
HEADER CURB
NOT TO SCALE



SECTION B-B
42' ROW PUBLIC ROADWAY ENTRANCE - LILAC LANE
STATION 14+93.80 TO STATION 23+81.00 N.T.S.



SECTION C-C
42' ROW PUBLIC ROADWAY ENTRANCE - CASA DE TODOS LANE
STATION 12+71.03 TO STATION 144+20.00 N.T.S.

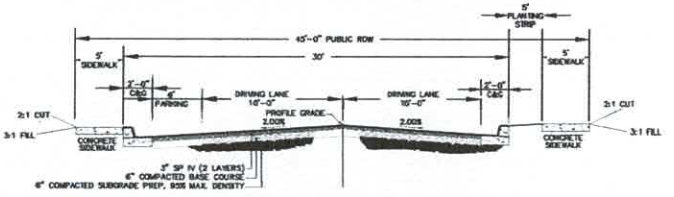


6' CMU RETAINING WALL SCHEDULE					
H	a	b	c	'X'	'Y'
4'-0" to 5'-0"	8"	1'-0"	2'-0"	@ c 24" @ c 32"	
over 5'-0" to 6'-0"	8"	10"	2'-0"	@ c 32"	@ c 32"

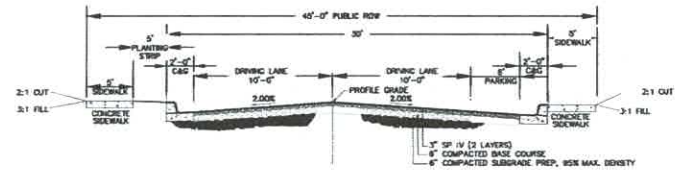
Rebar f_y = 60,000 psi
Concrete f'_c = 2,000 psi
CMU Fm = 1,500psi
Rebar 'X' or dowels same size, spacing and placement as 'X' bars.

NOTE: THIS SCHEDULE DOES NOT APPLY TO WALLS HAVING A SLOPING BACKFILL OF MORE THAN A 1:1 SLOPE

RETAINING WALL



SECTION A-A
45' ROW PUBLIC ROADWAY - LILAC LANE
STATION 104+22.00 TO STATION 144+93.80 N.T.S.



SECTION D-D
45' ROW PUBLIC ROADWAY - CASA DE TODOS LANE
STATION 144+00.00 TO STATION 284+37.03 N.T.S.

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the AWWA "New Mexico Standard Specifications for Public Works Construction, 1987 edition including latest published amendments. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation "Standard Specifications for Highway and Bridge Construction, Current Edition (1994SC).
3. The order of precedence shall be, listed in order of highest precedence, shall be project specifications, plans, City of Santa Fe Standard Drawings, 1994SC, and AWWA.
4. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by City Planning and Land Use Department's Permit and Development Review Division Technical Review staff (PADRT).
5. The project plans shall be approved for construction by the PADR's Engineering Supervisor prior to any construction activity and scheduling a pre-construction meeting. The Engineering Supervisor may, by written authorization, designate others to administer duties described herein.
6. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment and site. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s). This includes preparation of the record drawings. Call 505-955-6585 to schedule the pre-construction meeting a minimum of 10 calendar days in advance of the meeting date.
7. Attendance at the pre-construction meeting is mandatory for the Project Engineer, who will conduct the meeting, Contractor, PADR Technical Review staff, and applicable staff from City street, water, and wastewater management Divisions. The Owner and sub-contractors are encouraged to attend. At this meeting a specific PADR staff member will be assigned as the point of contact with the Contractor.
8. Grading permits shall not be issued on an "At Risk" basis are not subject, nor take the place of a pre-construction meeting required above.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility location a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City Engineering Supervisor for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes in the original design drawings, shall be submitted by the Owner's Engineer for approval by the Engineering Supervisor for comment filing in the City Planning Department. Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. Curb cuts shown in the original, approved construction drawings will require a "Curb Cut Permit" issued by the City Traffic Engineer prior to construction. Curb cuts found to be necessary that were not included in the original, approved construction drawings will require a change order that includes a "Curb Cut Permit" from the City Traffic Engineer. Call 505-955-6634 for information.
15. Parallel water and sanitary sewer (SAS) utilities shall have a minimum horizontal spacing of 10 feet and vertical spacing of 3 feet wherein the water line is above the SAS line. Installations will be in separate trenches. Should encountered field conditions exist that prevent maintaining these separation distances and relationships, a change order shall be initiated that provides for alternative protective measures and submitted for approval to the Engineering Supervisor via the City Water and Wastewater Management Divisions.
16. Sanitary Sewer lateral construction must be constructed under separate permit (secondary) for SAS hookup. The Contractor shall obtain the permit(s) prior to any construction and must be stubbed at the Permit Desk at City Hall, providing street address for each hookup. Upon payment of fee(s) the permit form will be immediately generated which shall be kept on-site. Call 505-955-6948 for permit information and 505-955-6646 for inspection of each stubbs, connected lateral.
17. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, other construction or overriding yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
18. Grading shall be completed under the authority of a Building Permit. The application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and Retaining Walls as shown thereon. Call 505-955-6948 for permit information.
19. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
   a. Santa Fe City Code's Article 14-8 (Development and Design Standards)
   b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
   c. In the case of conflict between these two specifications, City Code shall prevail.
20. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
21. Material quality testing shall be completed by the Owner, through a recognized testing laboratory. The laboratory shall be under the supervision of a New Mexico Professional Engineer.
22. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P. O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete. Field test reports shall be provided directly to the PADR staff at the time of field testing. In the case of PADR staff absence, the reports shall be Fax'ed to 505-955-6828. In each case, all test reports and other communication shall carry the applicable PADR Case and Building Permit project numbers which will be provided at the pre-construction meeting.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written direction from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor, inspection by the P & DR staff or applicable Best Management Practices (BMP) is required prior to any grading activity. Call 505.955.6646 to arrange for said inspection. The Contractor's attention is directed to the 2018SC's Section 902 for other requirements relating to dust abatement and similar issues.
25. Utility Boxes must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, and necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the PADR staff and received written staff acceptance prior to scheduling either TV inspection of SAS and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, AASHTO, or independent laboratory certificates of material compliance are to be provided to PADR staff prior to bringing applicable material on site.
28. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating site-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
29. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surround neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with PADR staff.
30. Interim berm and stormwater management inspections shall be arranged for at the following events:
   a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
   b. Final stormwater management features are constructed.
   c. Final site restoration measures are completed.
   d. Further construction of increase of any permit(s) shall not occur until written approval by PADR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505.955.6646.
31. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure with a minimum of 14 calendar days in advance with PADR staff. At this inspection, applicable city division shall will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by PADR staff. Upon completion, an acceptance letter will be provided stands all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
32. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure with a minimum of 14 calendar days in advance with PADR staff. At this inspection, applicable city division shall will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by PADR staff. Upon completion, an acceptance letter will be provided stands all work will be accepted for maintenance by the City and the commencement of the warranty period initiated

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WATER		
WW ENGINEERING		
TRAFFIC ENGINEERING		
FIRE		
LANDSCAPE		
SOLID WASTE		
TRAILS/OPEN SPACE		
DRAINAGE REVIEW		

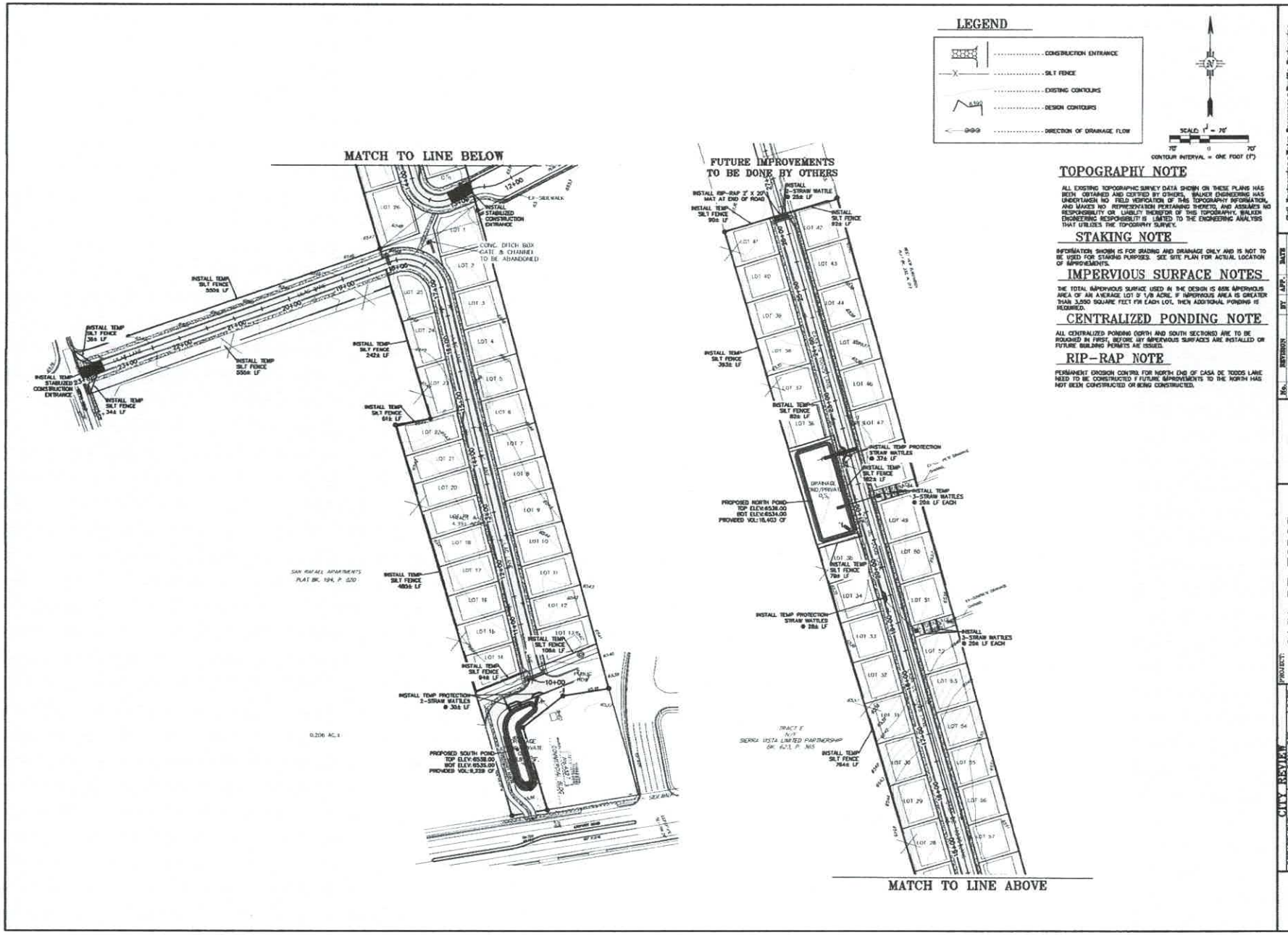
Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-690-7590
FAX 505-989-8689
E-MAIL tim@walkerengineering.net

No.	REVISION	BY	APP'D	DATE

PROJECT: 20-102 DESIGNED BY: J.P.D
FILE: 20-102 DATA.DGN DRAWN BY: J.P.D
DATE: 10/15/2021 CHECKED BY: M.E.W.
SCALE: AS NOTED

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO.
C-15



Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
868 Cambio Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3030
E-MAIL: tim@walkerengineering.net

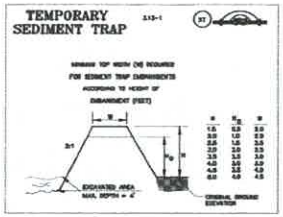
No.	REVISION	BY	APP.	DATE
PROJECT:	819-100	DESIGNED BY:		P.L.S.
FILE:	100 GRADPL	DRAWN BY:		P.L.S.
DATE:	07/20/2021	CHECKED BY:		M.R.W.
SCALE:				AS NOTED

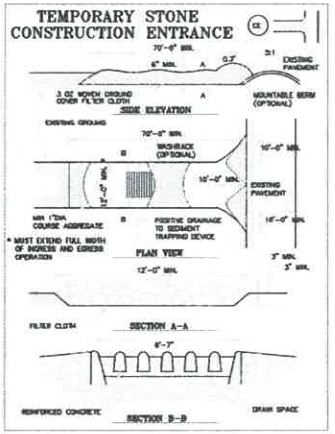
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: TEMPORARY & PERMENENT EROSION CONTROL

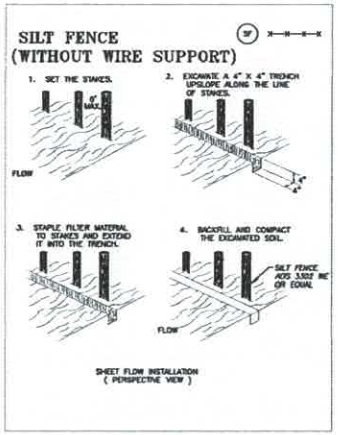
CITY REVIEW

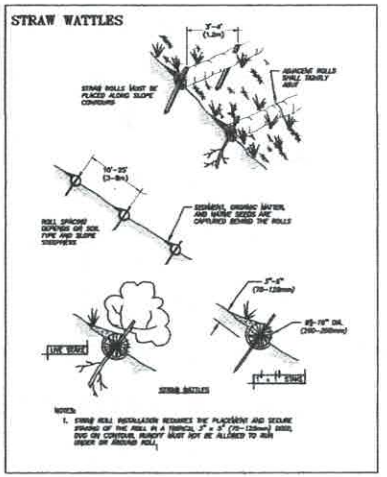
DEPARTMENT	SIGN-OFF	DATE
WATER/WASTEWATER		
FIRE		
PW ENGINEERING		
TRAFFIC ENGINEERING		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
CONSTRUCTION SERVICES		

SHEET NO.
C-16









SEEDING SPECIFICATIONS

SEEDING MATERIAL AND OPERATIONS ARE TO CONFORM TO SECTION 632 OF THE NEW MEXICO STATE HIGHWAY AND TRASPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTIONS, CURRENT EDITION FOR CLASS "D" SEEDING

SEED MIX:

THE SEED MIX IS TO BE THE "DRYLAND BLEND" FROM PLANTS OF THE SOUTHWEST OR APPROVED EQUAL. THE "DRYLAND BLEND" IS TO BE MIXED WITH THE WILDFLOWER SEED MIX " HIGH PLAINS PIÑON—JUNIPER MIX" ALSO FROM PLANTS OF THE SOUTHWEST. ONE OUNCE (1 OZ.) OF "HIGH PLAINS PIÑON—JUNIPER MIX" WILDFLOWER SEED MIX IS TO BE MIXED WITH EACH POUND OF "DRYLAND BLEND" GRASS SEED MIX, AND APPLIED AT THE RATE OF

APPLICATION RATE:

SPECIFIED SEED MIX IS TO BE APPLIED AT THE RATE OF 1.0 POUND PER 1000 SQUARE FEET.

MULCH AND TACKIFIER...

STRAW MULCH IN ACCORDANCE WITH SECTION 632.372

FERTILIZER:

TO BE APPLIED AT A RATE RECOMMENDED BY THE SEED PROVIDER

LEGEND

- CONSTRUCTION ENTRANCE
- SILT FENCE
- EXISTING CONTOURS
- DESIGN CONTOURS
- DIRECTION OF DRAINAGE FLOW

SCALE: 1" = 70'

CONTOUR INTERVAL = ONE FOOT (1')

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

CENTRALIZED PONDING NOTE

ALL CENTRALIZED PONDING (NORTH AND SOUTH SECTIONS) ARE TO BE ROUGHED IN FIRST, BEFORE ANY IMPERVIOUS SURFACES ARE INSTALLED OR FUTURE BUILDING PERMITS ARE ISSUED.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
2. ALL CONSTRUCTION TRAFFIC TO USE CONSTRUCTION ENTRANCE.
3. CALL FOR INSPECTION OF EROSION CONTROL MEASURES.
4. ROUGH GRADING AND EARTHWORK
5. INSTALL SEWER
6. INSTALL WATER
7. INSTALL DRY UTILITIES
8. INSTALL BASE COURSE & FIRST PAVEMENT LIFT.
9. COMPLETE CONSTRUCTION ACTIVITIES.
10. COMPLY WITH REVEGETATION MIX FOR WASHED CLASS "D" SEEDING.
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SEDIMENT CONTROL DEVICES INCLUDING SILT FENCE UPON APPROVAL OF CITY PLANNING AND DEVELOPMENT REVIEW STAFF.

EROSION CONTROL NOTE

1. ALL FINISHED SLOPES GREATER THAN 2:1 ARE STONE PLATED EXCEPT AT THE EDGES OF PONDS.
2. POND EDGES WITH SLOPES GREATER THAN 2:1 SHALL BE REVEGETATED (SEE LANDSCAPE PLANS) BY HAND RAKING SEED INTO SOIL AND WITH COCONUT EROSION CONTROL FABRIC INSTALLED.
3. ALL FILL MATERIAL AND COMPACTION SHALL MEET NM DOT SPECIFICATIONS OR GEOTECHNICAL SPECIFICATIONS, WHICHEVER IS STRICTER.
4. ALL AREAS TO BE COVERED WITH LANDSCAPE FABRIC AND GRAVEL MULCH OR TO BE REVEGETATED (SEE LANDSCAPING PLANS).
5. SEE SWPPP PLANS FOR TEMPORARY EROSION CONTROL DURING CONSTRUCTION.
6. GRADING NEAR BUILDING STRUCTURES SHALL BE MAINTAINED A MINIMUM OF 2% SLOPE AWAY FROM STRUCTURE.
7. DRAINAGE FACILITIES ARE TO MAINTAINED EVERY SIX MONTHS AND AFTER STORM EVENTS OF 1 INCH OR GREATER PRECIPITATION.
8. DRAINAGE FACILITY MAINTENANCE TO INCLUDE: REMOVAL OF ANY SEDIMENT BUILDUP AND STABILIZATION THEREOF., REPAIR OF ANY EROSION OF SLOPES INCLUDING STABILIZATION AND RESEEDING, REPAIR OF STONE WALLS AS NEEDED FLUSHING OF ALL CULVERTS, DROP INLETS, & DRAIN PIPES, REPAIR AND CLEANING OF ROOF DRAIN OUTLETS.

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 AS PER ARTICLE 14-6.3(X) OF THE SANTA FE CITY CODE.
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 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. CHECK THE DEPTH OF SEDIMENT IN PONDS USING THE POND POST AND STAFF GAGE INSTALLED IN EACH POND. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS(ROCK PLAYING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.
F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.3(D)(4)(c)(3).

DRAINAGE FACILITY MAINTENANCE

1. MAINTENANCE OF ALL DRAINAGE FACILITIES IS THE RESPONSIBILITY OF CASA DE TODOS.
2. THE CITY OF SANTA FE OR ITS AUTHORIZED AGENT IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNERS AGREE TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGES TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE OF THEIR ACCESS AND INSPECTION RIGHT.
3. THE CITY OR ITS AUTHORIZED AGENT MAY INSPECT THE CASA DE TODOS DRAINAGE FACILITIES TO ENSURE THEY ARE OPERATING PROPERLY. IF MAINTENANCE DEFICIENCIES ARE FOUND, THE CITY WILL NOTIFY THE OWNER AND GIVE A REASONABLE PERIOD OF TIME FOR NECESSARY WORK TO BE ACCOMPLISHED TO CORRECT SUCH DEFICIENCIES. IF OWNER FAILS TO ACCOMPLISH SUCH WORK IN THE TIME SPECIFIED, THE CITY MAY UNDERTAKE THE WORK AND ASSESS THE OWNER THE COSTS ASSOCIATED WITH SUCH WORK.

GENERAL NOTES

1. SEDIMENT TRAPS/PONDS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER		
WTR ENGINEERING		
PRWTC		
FIRE DEPARTMENT		
TRAFFIC		
LANDSCAPE		
TRAILS/OPEN SPACE		
SURVEYOR REVIEW		

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
865 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-8559
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

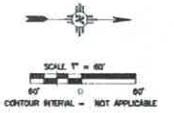
PROJECT: 05-109
FILE: 05 GRADE
Date: 07/27/2023
DESIGNED BY: P.L.B.
DRAWN BY: P.L.B.
CHECKED BY: M.E.W.
JOB NO. 05109

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: TEMPORARY & PERMENENT EROSION CONTROL DETAILS

SHEET NO.
C-17

CITY OF SANTA FE PUBLIC SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THAT INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD MANHOLE DETAIL SHEET SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (CURRENT NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE UNLESS APPROVED BY THE WASTEWATER DIVISION. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE SHALL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE, WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE SHALL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT VIDEO TAPES AND LOGS, PRESSURE TESTS, COMPACTION TESTS, CONCRETE CYLINDER TESTS AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12-GAUGE, SOLID STRAND INSULATED COPPER WIRE.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE AND COMPACTED SUBGRADE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 10% UNLESS APPROVED BY THE WASTEWATER DIVISION. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER – CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4681 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER ROADS TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK AND EROSION PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND DEPTHS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND DEPTHS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 30-FOOT-WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL 1 CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION AND FINAL FLUSHING OF THE SEWER LINES. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES AND FLUSHING OF THE SEWER LINES. THE CITY'S PLUMBING AND MECHANICAL INSPECTOR'S WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE:- THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. WHEN REQUIRED BY THE WASTEWATER DIVISION, THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED, AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP SHALL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR PUMPS THAT CONNECT TO A GRAVITY MAIN, THE PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER OR AUTHORIZED REPRESENTATIVE. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON ALL SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE. 30. ALL PVC SEWER PIPES EIGHT INCHES AND GREATER SHALL BE SDR 26 PVC PIPE. ALL 4 AND 6 INCH SEWER PIPE SHALL BE SCHEDULE 40 PVC PIPE. 31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
30. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
31. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
32. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW-PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
34. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREAT SHALL BE SIX (6) FOOT DIAMETER.
35. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPES OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
36. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.



CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WATER		
WASTEWATER		
FIRE DEPARTMENT		
SOLID WASTE		
TRANSPORTATION		
SURVEYOR REVIEW		

Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
908 Camino Sierra Vista, • Santa Fe, NM 87505
505 820-7940
FAX 505-820-8559
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

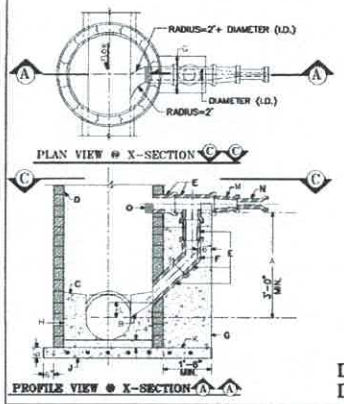
PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: CITY OF SANTA FE SAS CONSTRUCTION GENERAL NOTES

PROJECT:	20-102
DRAWN BY:	J.R.D.
DATE:	10/30/2021
CHECKED BY:	M.E.W.
SCALE:	AS NOTED

SHEET No.
C-18

LEGEND

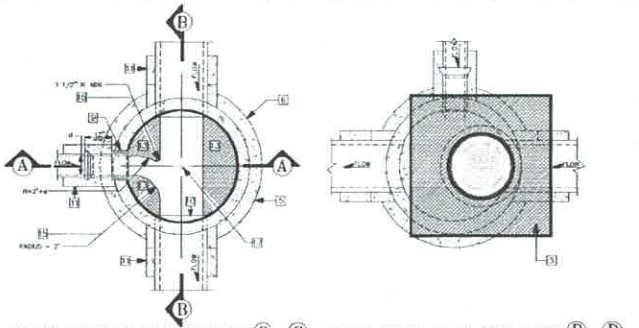
ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bott of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS of LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

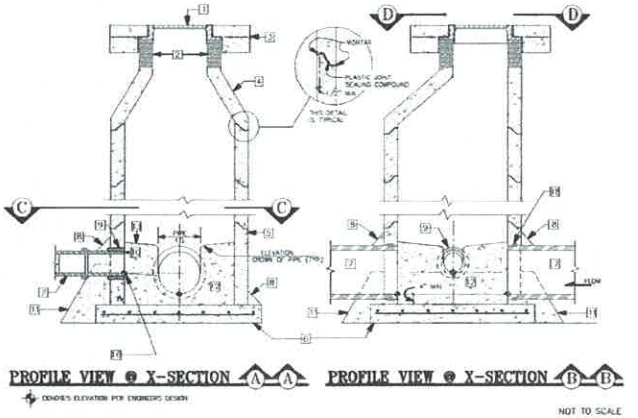


CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.
B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.
C. SHELF SLOPE, 1"(IN) PER FT.
D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.
E. USE D.I. OR P.V.C.-DWR 35) PIPE THROUGHOUT DROP. ALL FITTING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (EXCEPT 4"=6" DROP=10")
F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.
G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 2"(IN) MINIMUM EACH SIDE.
H. CONCRETE FILL.
I. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 16'(FT) OR GREATER. NO.4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.
K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 2x3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.
M. REDUCER
N. REFUSE LINE
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

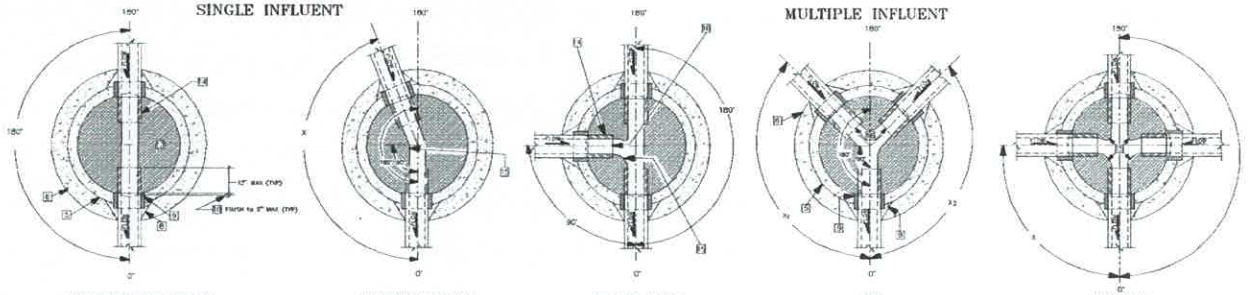
DROP MANHOLE DETAIL
DWG. #: SAS-1 NOT TO SCALE





NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3 NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as the SPWA) WITH MODIFICATIONS POSTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS. DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600, 604 SPWA. PIPE SHALL BE PLACED AND BEDDED IN A FIRST DRY TRENCH. GASKET SHALL BE FULLY SEATED AND NOT STUFFED. PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF 604 SPWA STANDARDS, SECTION 705, OF AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO 604 SPWA STANDARDS SECTION 705.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE; ON UNDISTURBED FIRST FREE SUBGRADE
2. PRECAST UNIT; ON PEA GRAVEL WITH COMPLETE EXCEL BEDDING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE: CONCRETE SHALL ACHIEVE A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 701, 604 SPWA. SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MATERIAL OF WHICH THE TRENCH SHALL NOT BE USED OR THE BEDDING AND 12"(IN.) OF WITHIN BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, 46 APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, 46 APWA, AS MODIFIED BY THE CITY.
1. 10" THRU 15" (IN.) DIAMETER: ASTM D 3034 SDR 35 PVC PIPE.
2. 12 INCH THRU 15" (IN.) DIAMETER: ASTM D 3034 SDR 26 PVC.
3. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 PVC. (DR.)
C. PVC: RESTRAINED JOINTS: DEFLECT 1.25% ON SERIES 1350 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH WIDE SPLINE, MARKED AS "FELDSPANNIC" AND REDUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
D. MANHOLE ADAPTERS: ASBESTOS CEMENT (X) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
E. MOLDING SERVICE STUBS: CAST IRON SWV, PVC SCH. 40 SWV.
F. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS, SECTION 125 46th APWA.
2. PVC PIPE: CAST IRON SADDLE TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; ROMAC "ROMCBSS" SERIES, HENRY "PENNCO", OR APPROVED EQUAL.
G. SOIL CLASSIFICATIONS: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE PA4.3.5 46th APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C-478 WITH, 84.08). BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 WITH, 84.08) (CERTIFICATION REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARRL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 1.02 946 APWA POLYPROPYLENE, ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL; 14"(IN) WIDE, 14"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 1.02, 101 & 102, 946, APWA, CLASS 30, (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 150 POUNDS
3. MINIMUM COMBINED WEIGHT: 300 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MACHINED FOR A TRUE NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM BEARING WIDTH: 1/8"(IN.)
5. CLOSING: RING
6. COVER LETTERING: SANTA FE, N.A. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTING TOLERANCE: 1/4"(IN.) PER FOOT OF OVERALL DIAMETER. UP TO 3/4"(IN.) FOR CASTINGS AND LARGE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHERE THE PIPE COMES IS 36" (IN.) OR LESS.
2. WHERE NATURAL CLAY TRENCHES EXIST.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 3'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK, AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION CONDUCTED BY DESIGN ENGINEER, CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH RECORD AND SUBMITTALS.
B. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED, REFER TO SECTION 801.7 46th APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT 460 DWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

CITY OF SANTA FE
WATER QUALITY DIVISION

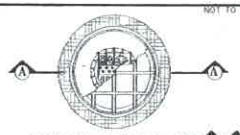
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

SHEET NO.
SF-1

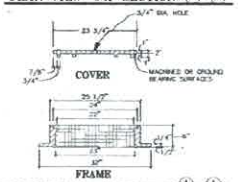
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	8"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bot of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 8"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE

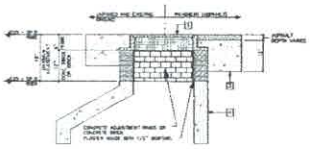


PLAN VIEW @ X-SECTION



PROFILE VIEW @ X-SECTION

MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



PROFILE VIEW

NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (adopted by an SU (AMA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION AND WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL APPROVE AND SIGN DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 500, 9M APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH. GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF 9M APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE 1 TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 6'(FT.) OR LESS. TYPE 2 TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 6'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO 9M APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE FOUNDATION
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE OVER BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
4. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, 9M APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 126, 9M APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, 9M APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 10" (IN.) DIAMETER: ASTM 1 3034 PIPE.
2. 12 INCH THRU 18" (IN.) DIAMETER: ASTM 1 3034 DR25 AS PVC.
3. LARGER THAN 18" (IN.) DIAMETER: ASTM F 679 WAL. 46.00.
C. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 PIPE CONFORMING PRODUCED BY ESS-FLAME CORPORATION, LOCKING COMPLIANCE WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
D. MANHOLE ADAPTERS: ASSOCIATED CEMENT (AC) MANHOLE ADAPTERS, OR ACS/PVC WATER CONFORMER.
E. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
F. SERVICE CONNECTIONS:
1. YOR PIPE: FACTORY TEE FITTINGS.
2. PVC PIPE: CAST IRON SADDLES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS, ROMLON "ROMJOINT" ARAMCOR, HERSEY "ROMSEAL", OR APPROVED EQUAL.
G. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 9M APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SLIPSEALS SIZED OPENINGS CAST INTO BARREL OF PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 1030.1.7 9M APWA POLYPROPYLENE ENCASED GRADE 60 STEEL #4 W.A. INC. OR APPROVED EQUAL 14"(IN.) WIDE, 12"(IN.) MINIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTINGS SHALL CONFORM TO SECTION 1405, 1011 & 1012, 9M, APWA, CLASS 300, (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 160 POUNDS
3. MINIMUM CHAMBER WEIGHT: 220 POUNDS +/- 5%
4. BEARING SURFACES SHALL BE MACHINED FOR A FINE NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. CASTING: NONE
6. COVER LETTERING: SANTA FE, W.&S. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED BY THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ANGLE.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHERE A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 3'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 4"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

FIELD QUALITY CONTROL

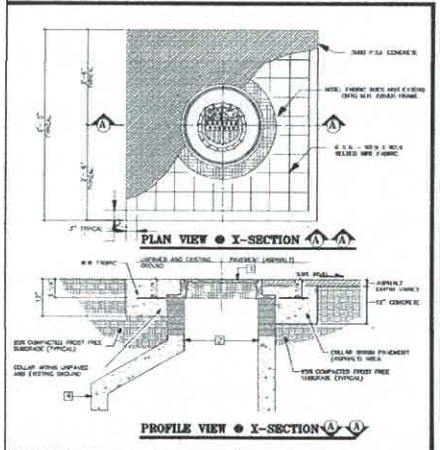
FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

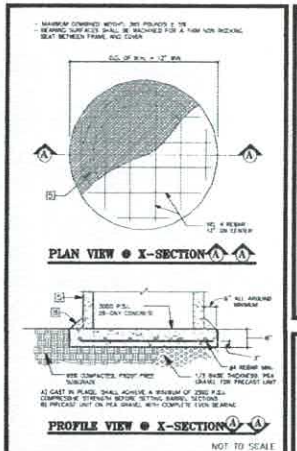
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED, REFER TO SECTION 601.7 9M APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REMARKETING THE TOP IN MINIMUM TO MEET THESE STANDARD CONSTRUCTION DETAILS.

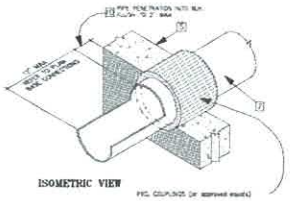


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

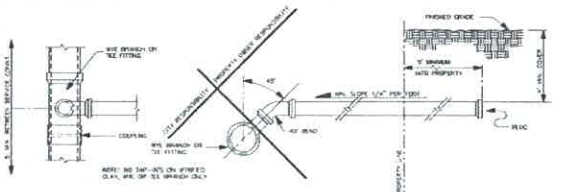


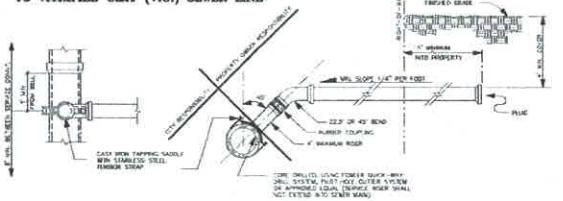
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7



MANHOLE ADAPTER DETAIL/DWG. # SAS-8 NOT TO SCALE





NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

CITY OF SANTA FE
WATER QUALITY CONTROL

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: SEPTEMBER 1994
DRAWN BY: SR
CADD REVISION BY: SR
APPROVED BY:

REVISIONS

FILE # SHEET2

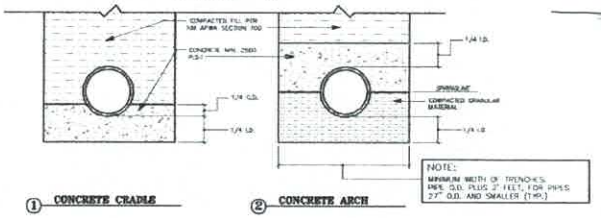
SHEET NO.

SF-2

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

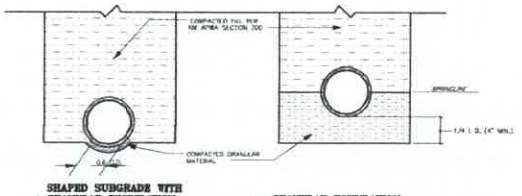
NOT TO SCALE

CLASS "A"



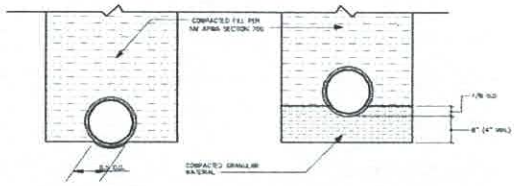
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

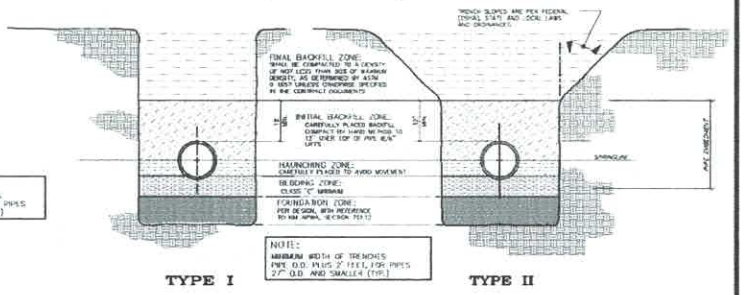


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

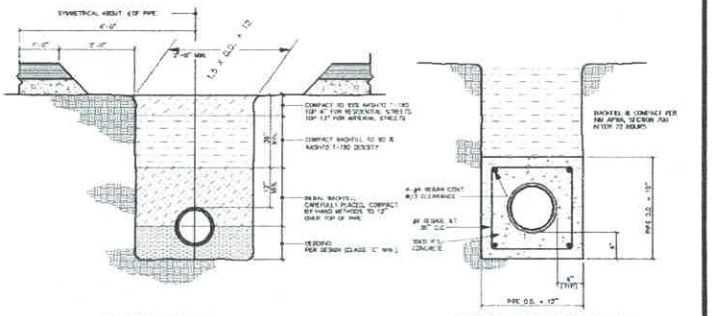
CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as the NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND SHOP DRAWINGS, SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600, NM APWA. PIPE SHALL BE PLACED AND BEDDED IN A FRONT FREE TRENCH. GASKET SHALL BE FULLY SEATED AND NOT DEFECTED. PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE 1 TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 5'(1') OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 6'(1') AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE, OR UNDISTURBED FROST FREE FOUNDATION.
2. PRECAST BASE: ON PCA GRAVEL WITH COMPLETE OVER BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA. SATURATION BY FLOODING OF JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING SUCH METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(MIN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 135, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. UP THRU 15" (IN.) DIAMETER: ASTM I 3034 PVC.
2. 12 INCH THRU 15" (IN.) DIAMETER: ASTM F 679 PVC. SDR 35.
3. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 PVC. SDR 35.
C. PVC RESTRAINED JOINTS: SERIES 1200 OR SERIES 1300 FOR COUPLINGS PRODUCED BY ME-FLANGE CORPORATION, LOCKING COUPLING WITH ductile IRON SPLINE, MARKETED AS "FOLLOWRING" AND PRODUCED BY ATLANTA CORPORATION, OR APPROVED EQUAL.
D. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
E. BUILDING SERVICE STUBS: CAST IRON DWV, PE SIZE, AS DWV.
F. SERVICE CONNECTIONS:
1. TOP PIPE: FACTORY TEE FITTINGS, SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON SADDLE TAPPING SADDLE WITH STAINLESS STEEL 'CINCH STRAP AND INSTRUCTION TOWLER "CLICKSAW" JOHNSON, HERSEY "INSERTA", OR APPROVED EQUAL.
G. SOIL CLASSIFICATION: USE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE PSY.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 WITH 04.02E. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST PER ASTM C 478 WITH 04.06 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 505.4.7 NM APWA POLYPROPYLENE, ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTINGS: SHALL CONFORM TO SECTION 180, 181 & 182, NM APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 160 POUNDS
3. MINIMUM COMBINED WEIGHT: 300 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MACHINED FOR A FIRM IRON ROCKING SEAT BETWEEN FRAME AND COVER. MAXIMUM ROCKING WIDTH: 1/16"(IN.)
5. COATING: NONE
6. COVER LETTERING: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTING TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. CUT 3" ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHERE WIDTHS OF TRENCHES ARE UNSTABLE.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(1') HORIZONTALLY AND LESS THAN 3'(1') ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK ON BOTTOM, AND EXTEND AT LEAST 10'(1') ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

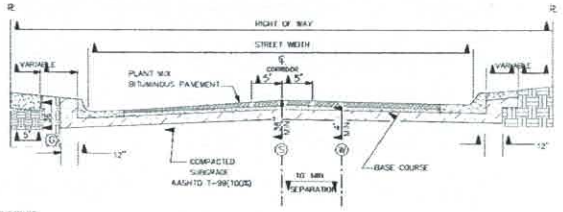
FQC-3 LEAKAGE TEST:
AS PER REQUIRED; REFER TO SECTION 801.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SCHEDULING INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

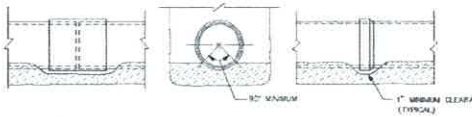


LEGEND

S SEWER G GAS W WATER P PROPERTY LINE ℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



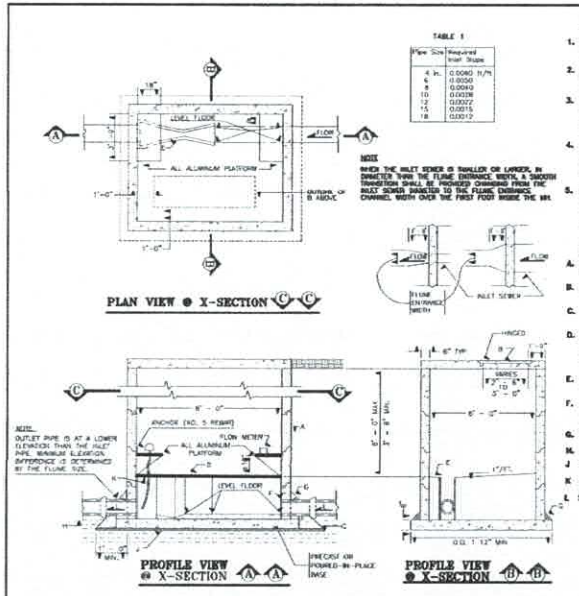
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

SHEET NO. SF-3

DATED JULY 1992
DRAWN BY: S. CHAVEZ
DATE REVISED: BY: L. CHAVEZ
APPROVED BY: E. BROWN
REVISIONS 1. 6-4-02 2. 12-16-02
FILE #: G:\ASSY\SEWER\SSD3-4



PLAN VIEW @ X-SECTION C C

PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 6.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE I FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.

B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6861-VSH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6863-CH OR EQUAL.

C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.

D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.

E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.

F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.

G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

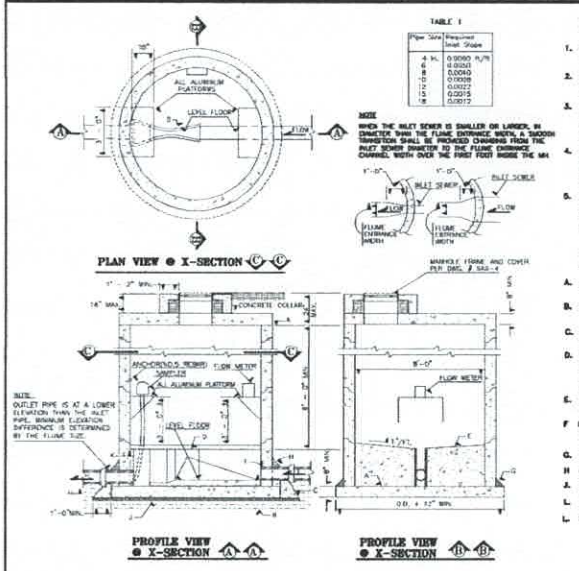
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.

J 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.

K FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL

L SLOPE PER TABLE 1.

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGLAR)/DWG. #IP-2



PLAN VIEW @ X-SECTION C C

PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

NOT TO SCALE

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 6.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 6.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE I FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.

B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6861-VSH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6863-CH OR EQUAL.

C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.

D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.

E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.

F MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923; STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.

G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

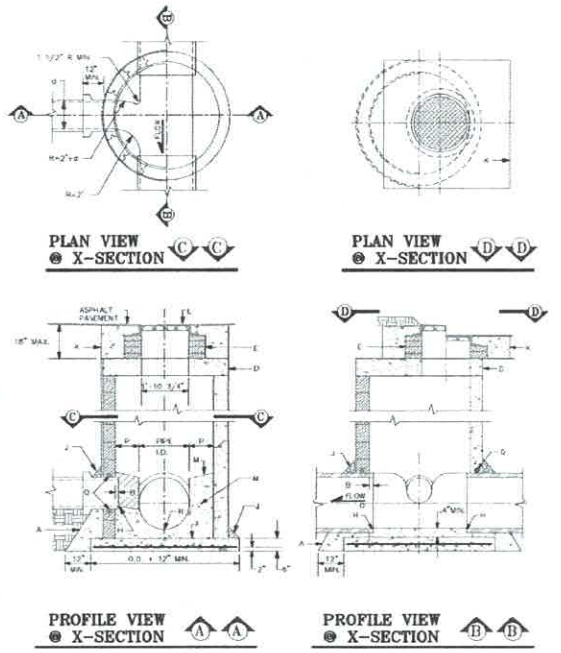
H 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.

J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.

L. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL.

L. SLOPE PER TABLE 1.

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. #IP-1



PLAN VIEW @ X-SECTION C C

PLAN VIEW @ X-SECTION D D

PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 8' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 10' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.

B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.

C. PRECAST CONCRETE COVER

D. USE MAX. 4 COURSES OR MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.

E. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.

F. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.

G. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

H. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADES USE UNPAVED AREAS.

I. FRAME AND COVER, SEE DWG. # SAS-4

K. CONCRETE FILL, 2000 PSI

L. SLOPE 1" PER FT. FROM PIPE CROWN

M. SHELF TO BE 8" WIDE MIN.

N. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

MANHOLE TYPE "C" DETAIL/DWG. # SAS-14

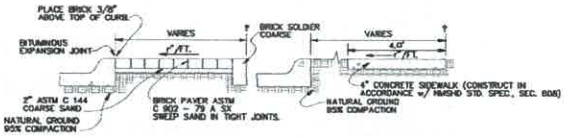
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

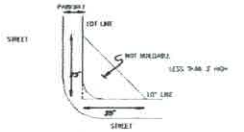
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

SHEET NO.

SF-4

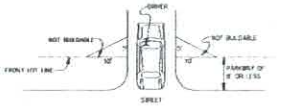


BRICK PAVER and SIDEWALK SECTION



INTERSECTION SIGHT TRIANGLE

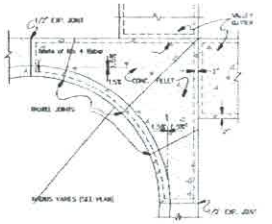
(STREETS INTERSECTING WILL REQUIRE SPECIAL CONSIDERATION)



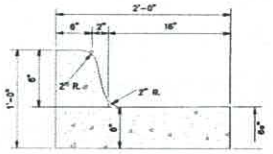
DRIVEWAY SIGHT TRIANGLE



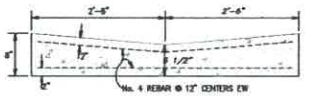
SECTION THROUGH STANDARD CURB RETURN



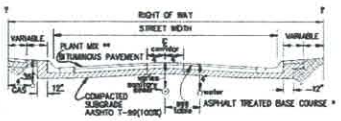
FILLET/CURB RETURN



STANDARD CURB & GUTTER



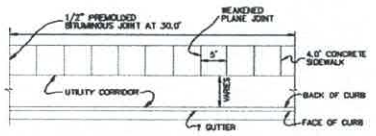
TYPE II VALLEY GUTTER



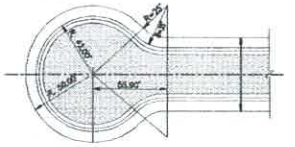
TYPICAL RESIDENTIAL STREET

STREET CLASS	ACCESS DENSITY	ADT	3" CURB & GUTTER	RIGHT OF WAY	ASPHALT WIDTH	TREATED ASPHALT THICKNESS	PLANT MIX BIT. PAVE.	UTILITY LOCATIONS SEWER	UTILITY LOCATIONS WATER
ARTERIAL	——	——	YES		48.00'	*	*	℄	10.0'
COLLECTOR	125-375	1000-5000	YES	50.00'	30.00'	3"	2"	8.0' CORR.	10.0'
SUB-COLLEC.	30-125	200-1500	YES	44.00'	24.00'	2"	2"	8.0' CORR.	10.0'
LANE	0-30	25-350	NO	38.00'	20.00'	2"	2"	8.0' CORR.	5.0'
PLACE	0-20	0-200	NO	38.00'	18.00'	2"	2"	8.0' CORR.	5.0'

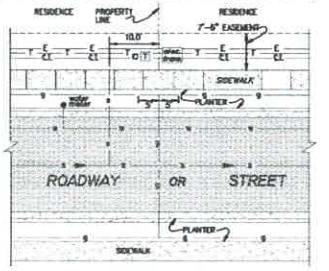
* REQUIRED AASHTO OR NMSHD PAVEMENT DESIGN



TYPICAL SIDEWALK PLAN



TYPICAL CUL-DE-SAC DETAIL



UTILITY SERVICE LOCATIONS

NOTE: SEWER STUBOUT INSTALLATION 0'-10' FROM LOWER PROPERTY LINE.

1. UTILITIES MAY REQUIRE CLEARING & LEVELING OF EASEMENTS. VERIFY w/ APPROPRIATE UTILITIES BEFORE FINAL PLAT SUBMITTAL.
2. WATER ON NORTH AND EAST SIDE OF STREET.
3. GAS ON SOUTH AND WEST SIDE OF GRAVEL STREETS.
4. IF STREET IS CURVED OR LOOPED, SIDE OF STREET FOR UTILITIES WILL BE DETERMINED AT INTER-SECTION CLOSEST TO THE PLAZA.

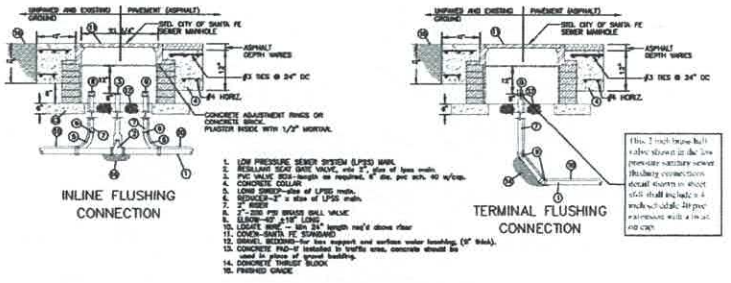
CITY OF SANTA FE

RESIDENTIAL STREET DETAILS

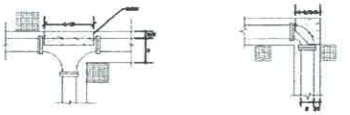
DRAWN BY: CHARLIE GONZ CHECKED BY: DATE:

APPROVED BY: [illegible] 07/01/05 SERIAL #

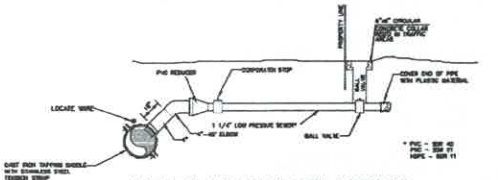
SF-5



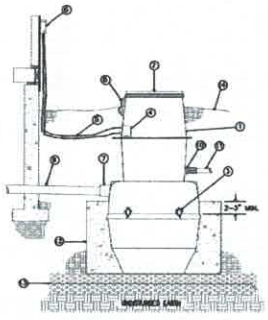
LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS



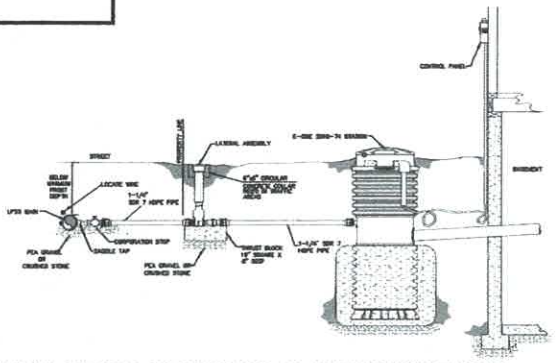
LOW PRESSURE SANITARY SEWER THRUST BLOCKING DETAIL



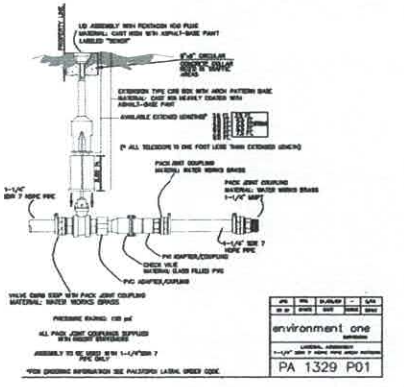
LOW PRESSURE SEWER SERVICE CONNECTION TO A GRAVITY MAIN



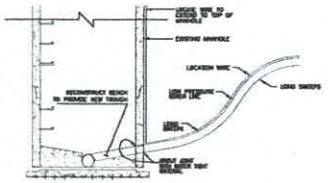
LOW PRESSURE SANITARY SEWER GRINDER PUMP DETAIL



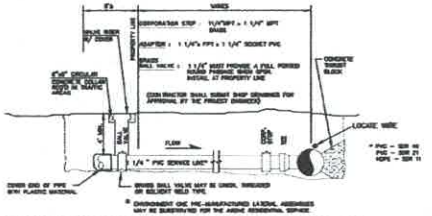
TYPICAL LATERAL INSTALLATION TO LOW PRESSURE MAIN



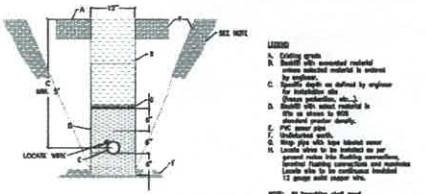
LATERAL ASSEMBLY 1-1/4" SDR 7 HDPE PIPE ARCH PATTERN



LOW PRESSURE SEWER MAIN CONNECTION TO GRAVITY SEWER MAIN MANHOLE



LOW PRESSURE SEWER SERVICE CONNECTION TO A LOW PRESSURE SEWER MAIN

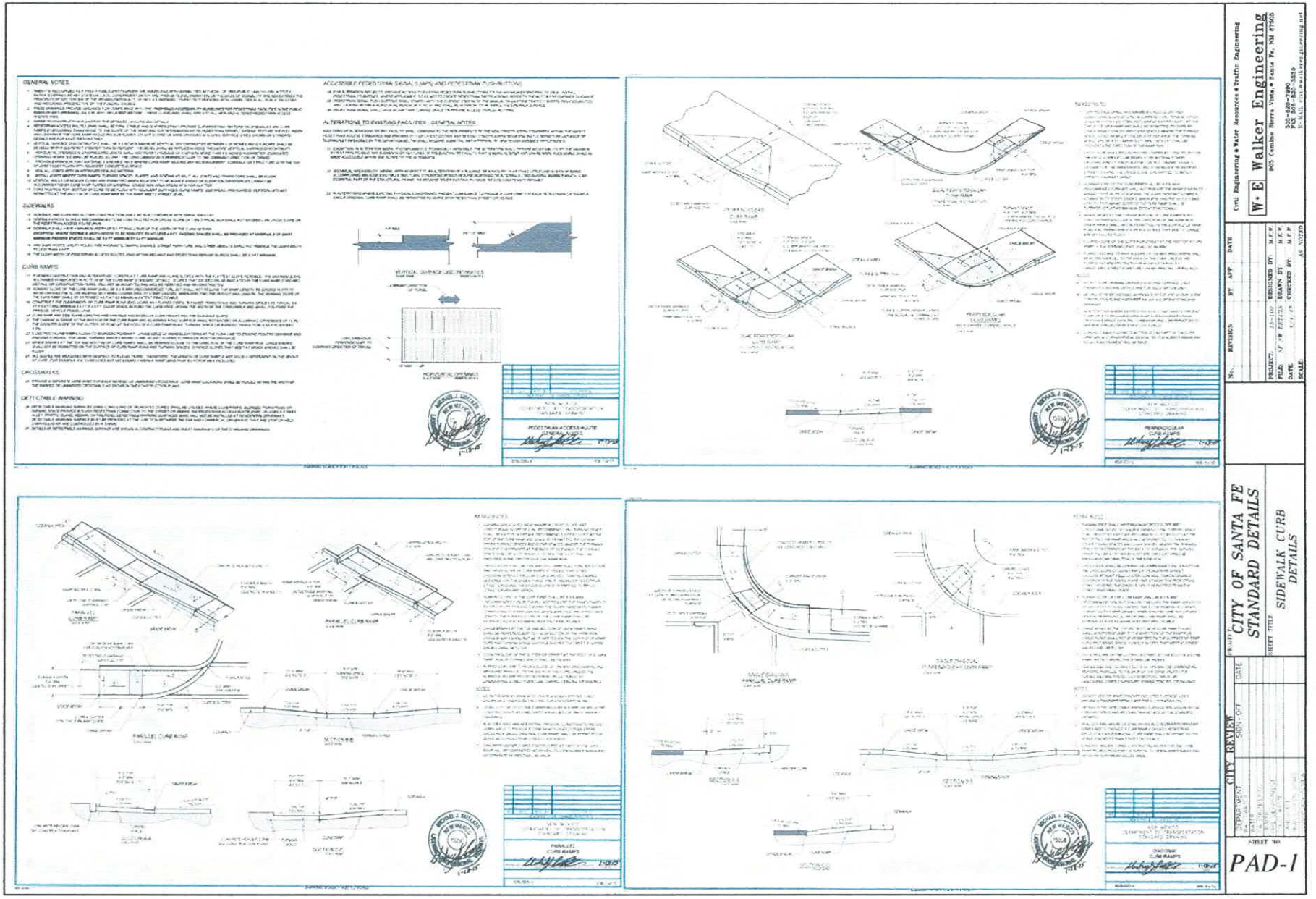


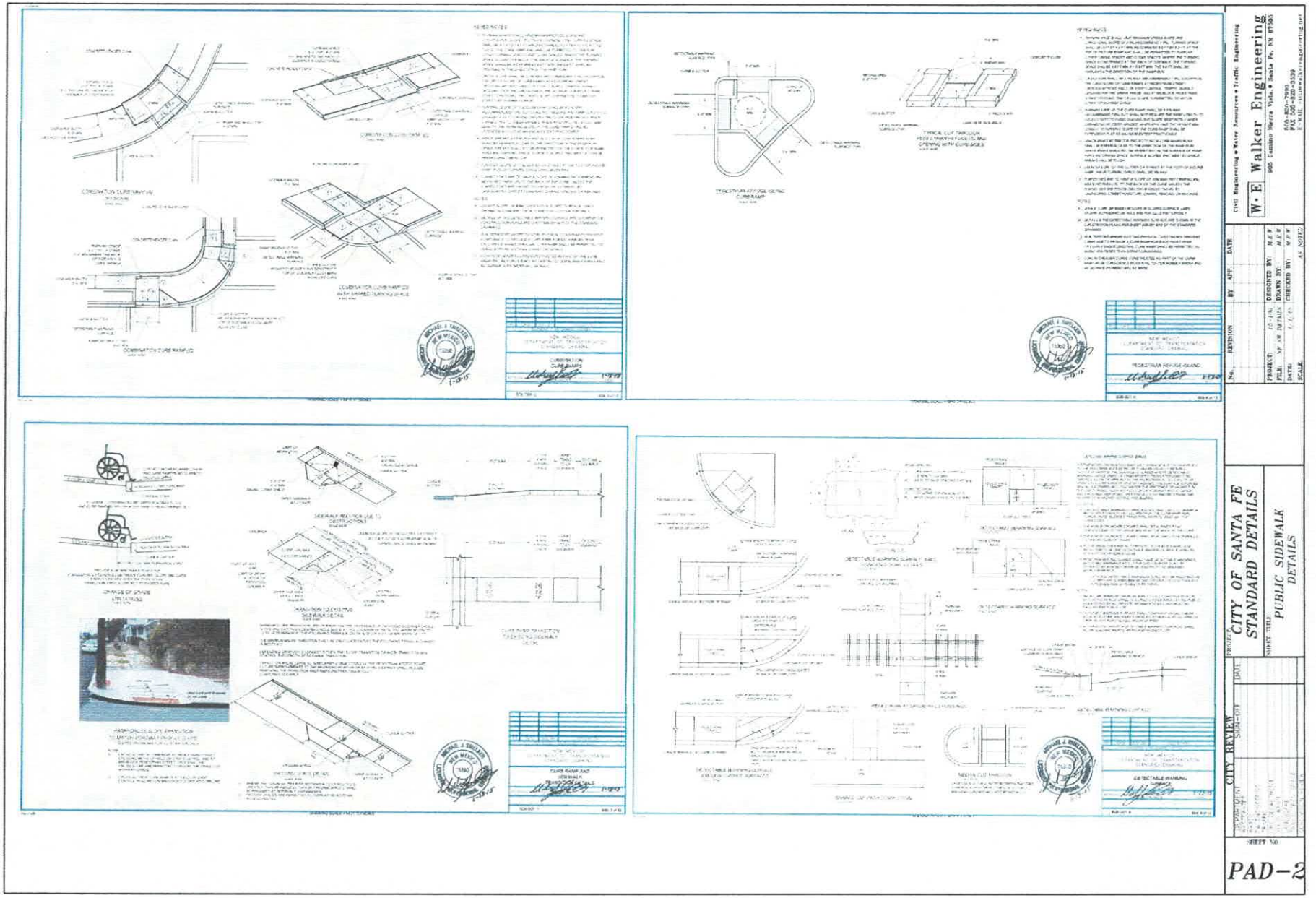
LOW PRESSURE SANITARY SEWER TRENCH DETAIL

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS FOR LOW PRESSURE SEWER

SF-8


GENERAL NOTES
ACCESSIBLE PEDESTRIAN SIGNALS MPS AND PEDESTRIAN PUSHBUTTONS
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES
SIDEWALKS
CURB RAMPS
CROSSWALKS
DETECTABLE WARNING
PEDESTRIAN ACCESS ROUTE
PERPENDICULAR CURB RAMPS
PARALLEL CURB RAMP
SECTION B-B
SECTION C-C
PARALLEL CURB RAMPS
DIAGONAL CURB RAMPS
Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7790
FAX 505-820-3539
E-MAIL civilwalkerengineering.net
No. REVISION BY APP. DATE
PROJECT: 15-100 DESIGNED BY: M.E.W.
FILE: SF SW DETAILS DRAWN BY: M.E.W.
DATE: 1/1/15 CHECKED BY: M.E.W.
SCALE: AS NOTED
PROJECT: CITY OF SANTA FE STANDARD DETAILS
SHEET TITLE: SIDEWALK CURB DETAILS
CITY REVIEW
DEPARTMENT
SIGN-OFF
DATE
SHEET NO.
PAD-1



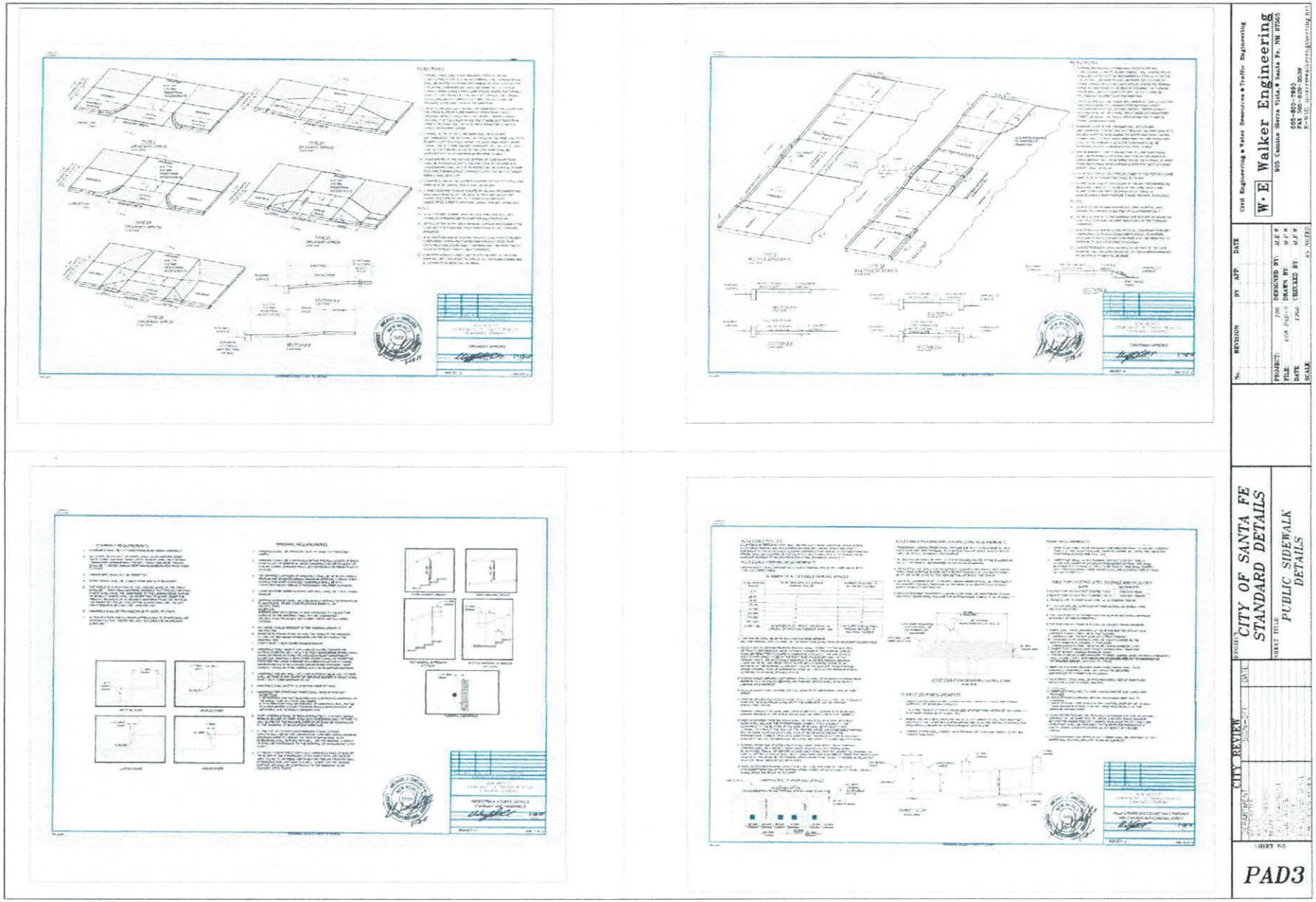
CITY OF SANTA FE
STANDARD DETAILS

PUBLIC SIDEWALK
DETAILS

CITY REVIEW

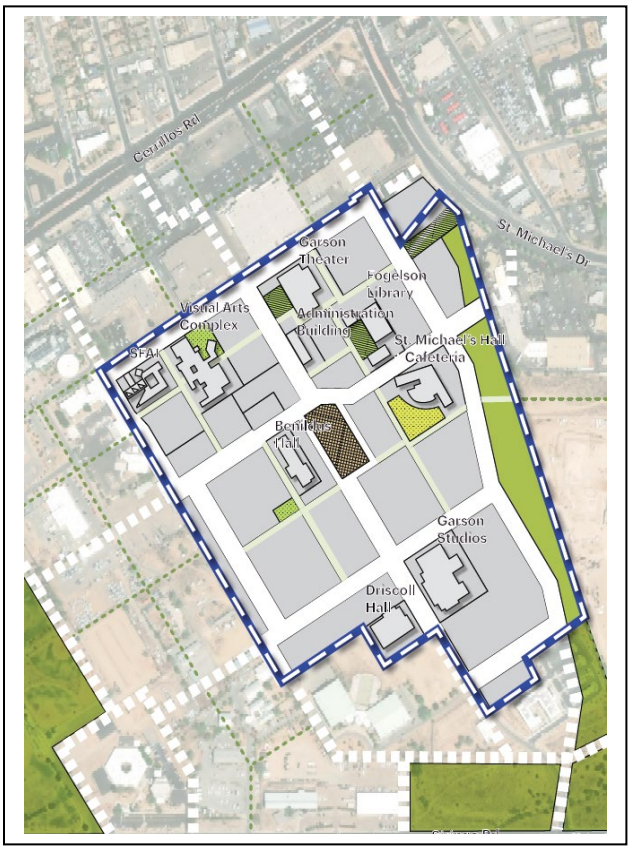
SHEET NO.

PAD-2


Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
905 Camino Sierra Vista • Santa Fe, NM 87505
505-820-7980
FAX 505-820-3539
E-MAIL: pgwalkerengineering.net
No. REVISION BY APP DATE
PROJECT: 100
FILE: 608 PAD-3
DATE: 1/96
SCALE: AS NOTED
DESIGNED BY: M.E.W.
DRAWN BY: M.E.W.
CHECKED BY: M.E.W.
PROJECT: CITY OF SANTA FE STANDARD DETAILS
SHEET TITLE: PUBLIC SIDEWALK DETAILS
CITY REVIEW
DEPARTMENT
SIGN-OFF
DATE
SHEET NO.
PAD3

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2025-10706
Hearing Date:	July 17, 2025
Applicant:	City of Santa Fe Midtown Redevelopment Agency.
Agent:	Lisa Gavioli, NV5, Inc
Request:	Master Plan Amendment
Location:	1600 St. Michaels Drive
Case Mgr.:	Joel Cruz-Haber
Zoning:	C-2 PUD (General Commercial)
Overlay:	Midtown LINC Overlay District
Pre-app Mtg:	N/A
ENN Mtg:	June 3, 2025
Proposal:	The applicant proposes amendments to the master site plan's development standards regulating plan and sub-zone designation that align with its core vision, intent goals, and objectives, and further policy directives for the areas as stated in the Midtown Community Development Plan, the Midtown LINC overlay district, and the General Plan.



Case #2025-10706. Midtown Master Plan Amendment. , 1600 St. Michaels Dr. NV5, Inc, Agent for Daniel Hernandez, Director of the Midtown Redevelopment Agency, Applicant, request a master plan amendment to the Midtown Master Plan on 64.22 +/- acres. The property is zoned C-2 PUD (General Commercial Planned Unit Development) and within the Midtown Local Innovation Corridor (LINC) overlay district. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, 955-6689).

I. RECOMMENDATION:

The Planning Commission should recommend that the Governing Body **APPROVE** Case **2025-10706** *"Midtown Master Plan Amendment."*

One motion will be required, in the following order, for this case:

- *Recommend the Governing Body approve or deny the Master Plan Amendment for Case #2025-10706;*

II. EXECUTIVE SUMMARY:

The proposed Midtown Master Plan Amendment (the "Amendment") provides a revised framework for redevelopment of the Midtown Master Plan area to meet the expressed desires of the public, stakeholders, and the Midtown Redevelopment Agency ("MRA")(Attachment B). The MRA is the City's agent who is responsible for implementing the master plan to achieve the City's redevelopment goals ofsocial equity, economic prosperity, and cultural and historic preservation , while responsibly managing our natural resources.

The Midtown Master Plan (the "Plan") sets design guidelines with a form-based, context-sensitive approach. The Plan also allows the MRA to respond to specific site conditions and evolving market demands during implementation to achieve the desired outcomes of the Plan. The Plan addresses pedestrian/bicycle/vehicle connectivity, open space and parks, infrastructure improvements and associated phasing.

This Amendment is focused on the following items which are discussed in more detail in Section VI:

1. Allowing uses that are consistent with the underlying C-2 (General Commercial) zoning district,
2. Revisions to landscaping standards to allow for new trees,
3. Establishing new design standards for signage and art installations,
4. Changing certain sub-zones to promote the highest and best uses on Tract-O, which is owned by the State of New Mexico,
5. Removing step-back requirements at façade zones and inserting design standards that encourage the use of step-backs, fenestration, and other forms of façade articulation to provide additional design options.



Figure 1: Midtown's Four Elements of Sustainable Development

III. BACKGROUND

The Midtown Master Plan area (the "Property") comprises the former Santa Fe University of Art and Design campus and adjacent city-owned properties. The Property is located at 1600 St. Michael's Drive, which is defined by Cerrillos Road, St. Michael's Drive, Llano Street, Siringo Road, and Camino Carlos Rey. The Property served as an institutional anchor for Santa Fe, starting in 1943 with the Bruns Army Hospital which employed more than 1,000 Santa Feans along with 500 military men and 100 military nurses (Figure 2). After Bruns Army Hospital was decommissioned, half of the Property was turned over to the Brothers of the Christian Schools, which established St. Michael's College which was later renamed to the College of Santa Fe. Other portions of the original Army campus were turned over to local, state, and federal agencies. When the College of Santa Fe ceased operation in 2009, the City, with a commitment to preserve the civic and educational uses, purchased the Property and leased it to a private, for-profit university, the Santa Fe University of Art and Design (SFUAD).

Following the closure of the SFUAD in 2018, the City of Santa Fe passed Resolution 2018-54 (Attachment A) to initiate the Midtown redevelopment process. In the initial concept phase, the community engagement process informed programming, planning, and development approaches for the future reuse of the Property. The community engagement process led to the approval of the Planning Guidelines for the Property in the summer of 2018.

Figure 2:



After an unsuccessful effort to secure a master developer, the Governing Body directed City staff through Resolution 2022-12 (Attachment A) to pursue a General Plan amendment, Rezoning, and Master Plan for Midtown. In 2022 the Midtown Master Plan was unanimously approved by City Council under Resolution 2022-68. (Attachment A) The Midtown Master Plan established regulations regarding land uses, urban designs, open space and circulation, stormwater management, as well as other sustainable design and development practices. In 2023, the City Council unanimously approved the Midtown Development Plan under resolution 2023-5 (Attachment A). The Midtown Development Plan provides policy requirements and priorities in response to community voices regarding equity, environment, economy, and culture which has become the four elements that make up sustainable development within Midtown (Figure 1).

IV. EXISTING CONDITIONS

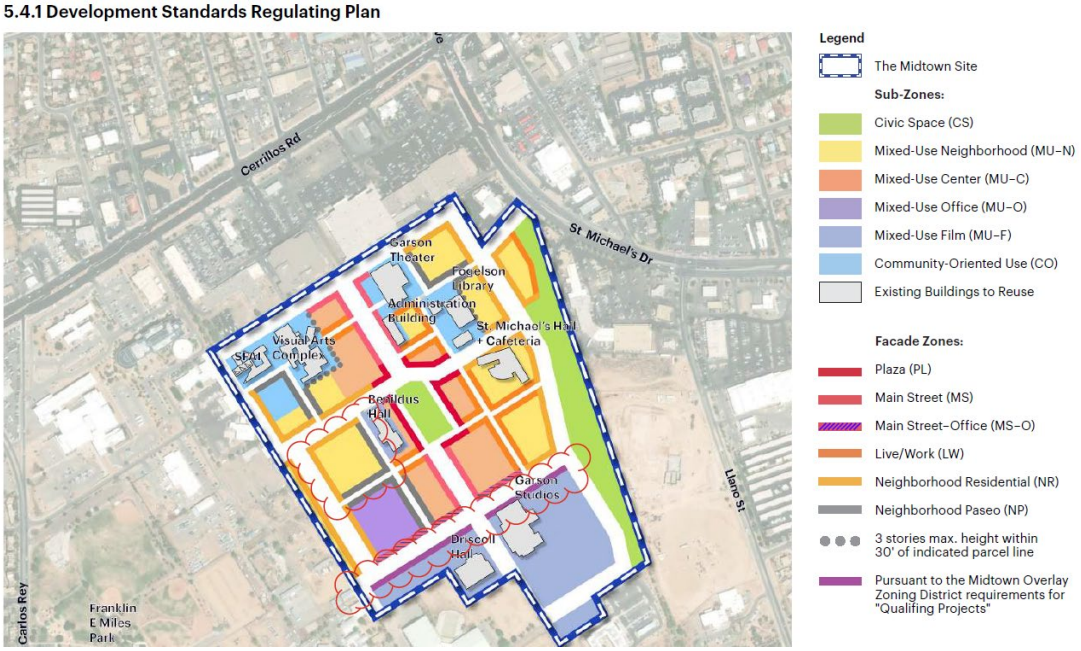
Apart from the legacy buildings as noted in the Master Plan, many existing buildings not utilized will be demolished and the property will be redeveloped to accommodate for new mixed-use development.

V. PROPOSED MASTER PLAN AMENDMENT

The following tables (a-d) describe current Plan standards and the proposed Plan amendments and provide a Plan page and section for reference. Wherever the current columns cell has a dash (-) symbol, this indicates the proposed standard is new.

a. Development Standards Regulating Plan (Figure 3)

Figure 1 **Midtown Sub Zones & Façade Zones**



Page	Section	Current	Proposed
114.	5.4	Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone	Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone.
115.	5.4	Insert footnote stating that the northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District requirements for "Qualifying Projects".	Insert footnote stating that the northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District requirements for "Qualifying Projects".
		Tract O is currently designated subzone	Change Tract O (including Benildus) subzone to

115.	5.4	MU-N.	MU-C.

b. Sub-Zone Standards

Page	Section	Current	Proposed
117-121.	5.5	Permitted Use Table specifies permitted, prohibited, and conditional uses for each subzone in the Midtown Site	Remove Permitted Use Table; state more clearly which uses are prohibited as as set forth through the Midtown Community Engagement process prior to the adoption of the Master Plan in 2022.
117-121.	5.5	-	Replace table with a list of prohibited uses and conditional uses.
117-121.	5.5	-	Add Language "Subzones are the recommended and preferred use for the parcels"

c. Façade Zone Standards

Page	Section	Current	Proposed
127-129.	5.6	Step-backs required above the third story, as defined in note 2 under "Height" and referenced as E in the illustration.	Remove step-back requirement for all buildings at façade zone to provide for more design options and interest along Midtown streetscapes.
131-135.	5.6	"Building Height in Façade Zone" specified as "3 stories max" and called out as A in illustration.	Change "Building Height in Façade Zone" to "5 stories max" to match the height that is allowed elsewhere.
125.	5.6	-	Insert language that encourages the use of step-backs, fenestration, and other forms of façade articulation.

d. Design Standards, General to All

Page	Section	Current	Proposed
154.	5.8	No mention of landscape standards presently.	Insert language that requires landscape design to follow SFCC 14-5.5(D)(9) for the Midtown Local Innovation Corridor (LINC), with a note that the caliper for new trees on the Midtown Site is 2" at time of planting. New Street Trees shall have a 4” caliper.
154.	5.8	No mention of signage or temporary art installation standards presently.	Add signage and temporary art language adapted from the Railyard Master Plan Insert general statement that signage located in the Midtown Site

			is governed by SFCC 14-5.5(D)8 in addition to the requirements found in Section 14-8.10. Insert: Building Signage. Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs are to be painted on the building skin or on thin panels mounted closely to the building.
Page	Section		Pin and channel lettering and numbers are to be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs are permitted under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.
154.	5.8	-	Insert: Site Directional and Wayfinding Signs. Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 380 sq ft.
Page	Section		Insert: Murals and Art Installations. Publicly visible murals and art installations are permissible with approvals from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be pursuant to the MRA Public Arts Murals Agreement.
154.	5.8	-	

The Master Plan can be amended, subject to meeting the approval criteria in SFCC Section14-3.9(D)(1):

Criterion A [14-3.9(D)(1)(a)]: ***The Master Plan is consistent with the General Plan***	**Criterion Met:** **YES**
Applicant Response:	

The 1999 City of Santa Fe General Plan identified the area surrounding the Midtown Property as the "St. Michael's Drive Redevelopment Corridor", signaling a long-term intention to support use intensification and mixed-use development. Since then, the area has been designated as "Transitional Mixed Use" on the City's Future Land Use Map, reinforcing the vision of creating a dynamic urban environment. This designation encourages redevelopment that balances higher intensity commercial corridors with adjacent lower-density neighborhoods by promoting a mix of residential, commercial, and community-serving uses.

To further support these goals, the Midtown Local Innovation Corridor (LINC) Overlay District was established in 2016. The overlay aims to catalyze revitalization through the introduction of additional housing options and compatible non-residential development—a step toward fostering a more vibrant and diverse urban core.

In 2017, the Governing Body passed Resolution 2017-78, formally recognizing the historical and strategic importance of the Midtown Property—formerly home to the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). As both the demographic and geographic center of the city, the Midtown Property was seen as central to implementing the objectives of the LINC Overlay District. The resolution also called for a renewed community vision for the site. City staff were tasked with initiating a "Concept Phase" of planning, including broad community engagement efforts. Known as the Midtown Campus Project, this initiative attracted approximately 3,000 participants and culminated in a set of community-informed planning guidelines.

Following the closure of SFUAD in 2018, the City passed Resolution 2018-54, which formally adopted the planning guidelines developed during the Concept Phase. The resolution also directed staff to begin the "Planning Phase," initiating a consultant-led process to develop a comprehensive land use strategy for the site, grounded in continued community engagement.

These efforts resulted in the creation of two foundational planning documents: the Midtown Master Plan and the Midtown Community Development Plan, approved by the Governing Body in 2022 and 2023, respectively. Together, these documents articulate a clear framework for a mixed-use, high-activity redevelopment district that reflects community priorities and long-standing city policy.

With its strategic location near major transportation corridors, business districts, and neighborhood-serving amenities, the Midtown Property is envisioned as a hub for residential living, arts and culture, and economic opportunity. The planned redevelopment reflects the city's commitment to equitable, sustainable growth, as envisioned in the 1999 General Plan and reaffirmed in successive planning initiatives. The proposed amendments to the Midtown Master Plan are intended to ensure efficient and effective implementation of this shared vision and are in alignment with the General Plan and subsequently adopted resolutions and policies (Attachment A).

In addition to the above, the proposed Amendment to the Midtown Master Plan aligns with following Guiding Policies, found in Chapters 3 (Land Use), 4 (Growth Management), 5 (City Character), and 6 (Transportation) of the 1999 General Plan:

- *Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*
- *Guiding Policy 3-G-3: There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area*
- *Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes*

- *Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.*
- *Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments*
- *Guiding Policy 5-2-G-4: Provide for uses to meet everyday needs within neighborhoods in the form of pedestrian-oriented neighborhood centers*
- *Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets*
- *Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.*

Staff Response:

The General Plan serves as the blueprint for the community's future growth and development and includes actions and implementing policies. The General Plan addresses the following themes In the Land Use Chapter: Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-Oriented Downtown, Community-Oriented Development, and Mixed-Use.

The proposed Master Plan Amendment is consistent with the following Guiding Policies of the General Plan:

- Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
- Guiding Policy 3-G-3: There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area
- Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes
- Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.
- Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments
- Guiding Policy 5-2-G-4: Provide for uses to meet everyday needs within neighborhoods in the form of pedestrian-oriented neighborhood centers
- Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets

Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.

Criterion B [14-3.9(D)(1)(b)]: ***The Master Plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.***	**Criterion Met:** **YES**

Applicant Response:

The Midtown Site is located within the C2-PUD zoning district and the Midtown Local Innovation Corridor (LINC) Overlay District. In 2022, the City's Governing Body adopted Resolution 2022-68, finding that the Midtown Master Plan was consistent with the purpose, intent, and development standards of these underlying zoning designations. The proposed amendments to the Midtown Master Plan continue to align with all applicable zoning requirements. In many cases, the amendments provide greater specificity and clearer references to the regulations and design guidelines set forth in the C2 and Midtown LINC districts, further supporting implementation of the City's planning and development objectives for the site.

Staff Response:

Staff concurs the proposed amendment to the sub-zone standards will be consistent with the underlying zoning district, C-2 PUD and Midtown LINC overlay district. For example, adding C-2 Permitted Uses, established in SFCC 14-6.1, Table 14-6.1-1 ensures desired land uses are unvarying from the purpose and intent of the zoning district. Currently C-2 uses are permitted only if the Master Plan does not address the proposed use. Furthermore, the proposed amendments are consistent with the purpose and intent of the Midtown LINC overlay district and shall apply to future developments within the overlay such as, prohibited uses and design criteria.

Criterion C [14-3.9(D)(1)(c)]: Development of the Master Plan area will contribute to the coordinated and efficient development to the community.	**Criterion Met:** **YES**

Applicant Response:

The proposed amendments to the Midtown Master Plan are intended to facilitate the effective implementation of the Plan's core intent: to establish a vibrant, inclusive, and economically sustainable mixed-use district at the heart of Santa Fe. The amendments contribute to this goal in several keyways.

First, the proposed amendments strengthen support for mixed-use development. The amendments refine and clarify the land use framework to more explicitly support a variety of compatible uses throughout the Midtown Site. This flexibility encourages integrated, human-scale development that supports day-to-day activity and long-term community vibrancy.

Importantly, the proposed amendments ensuring multi-unit residential is permitted site-wide, consistent with the City's goals for increasing housing supply, promoting affordability, and supporting a mix of housing types. This provision ensures that residential development is not limited to certain areas, enabling a more cohesive and balanced community fabric.

Furthermore, by referencing and aligning more closely with the underlying C-2 and Midtown LINC Overlay zoning regulations, the amendments reduce potential conflicts between the Master Plan and the City's regulatory framework. This alignment makes the Plan more actionable and provides clearer guidance for both public and private development partners.

By prioritizing mixed-use, multi-unit, and pedestrian-oriented development, the amendments help realize the long-term vision of the Midtown area as a dynamic, urban district that contributes to citywide goals for housing, economic development, and cultural enrichment.	
Staff Response: Staff concurs with the applicant's response that the master plan amendments will contribute to the coordinated and efficient development of the community of Midtown. Amending uses that align with the City's list of permitted uses in the C-2 zoning district and better-defined design standards increases the efficiency for development in the community. Furthermore, the additional options will help promote the redevelopment of the Midtown site.	
Criterion D [14-3.9(D)(1)(d)]: ***(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.***	**Criterion Met:** **YES**
Applicant Response: Along with the Midtown LINC Overlay District and other relevant regulations in SFCC Chapter 14, the proposed amendments to the Midtown Master Plan will accommodate future development and infrastructure needs while also updating existing infrastructure in alignment with the redevelopment vision established by the Midtown Master Plan. The design and engineering of infrastructure upgrades to the Midtown Site are currently underway, and the proposed amendments will not impede or affect the outcome of such design efforts. Furthermore, the application has been revised to align with the Development Review Team's recommendation that new street trees shall have a minimum caliper of 4 inches at the time of planting and shall have a mature height of 25 feet.	
Staff Response: The proposed Master Plan amendment, Midtown LINC Overlay District, and Land Development ordinances established in chapter 14 will accommodate future development projects and their infrastructure needs, simultaneously, renewing existing infrastructure. The proposed amendment to the master plan pertaining to Infrastructure improvements are the caliper of new trees. The City's Landscape Engineer reviewed the proposed amendment and recommended that only new street trees have a caliper of 4" as described in *Project Analysis, section* VII. of this report. Staff concurs with applicant's response to criterion 4.	

VI. PROJECT ANALYSIS: MASTER PLAN

Landscaping

The proposed minor modification to the caliper of new trees to be 2" for the entire site has been changed to include a minimum of 4" caliper for new street trees within the Property, following comments from Landscape Engineer, Lawrence Rivera.

"I approve the provided note "Landscape design shall follow SFCC 14-5.5(D)9 for the Midtown Local Innovation Corridor. Note: caliper for new trees on the Midtown Site is 2" at the time of

planting." With the inclusion: "For all trees within the open space landscape, ponding areas, buffer strips, and parking lots. All street trees are required to be a minimum of 4" caliper at the time of planting as stated in the code above."

VII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting was held via Zoom on June 3, 2025. It was attended by approximately 5 people. A presentation was given that explained the proposed amendments to the Master Plan, the various components of the application, and the process moving forward. Questions were answered at the ENN and are provided in attachment (B).

VIII. EXPIRATION

The Master Plan amendment, if approved by the Governing Body, created vested uses and entitlements, are transferrable, and will not expire.

IX. ATTACHMENTS:

EXHIBIT A: Development Review Team Memoranda

1. Initial Review Letter
2. Resolution 2017-78
3. Resolution 2018-54
4. Resolution 2022-12
5. Resolution 2022-68
6. Resolution 2023-05

EXHIBIT B: Applicant Materials

1. Application Report
2. Master Plan Application
3. Legal Lot of Record
4. Vicinity Map (Existing Conditions)
5. Development Standards Proposed and Existing
6. 6-3-25 ENN Notes
7. Master Plan Amendments Delta Page
8. Updated Midtown Master Plan with Clouding
9. Minor Modifications Administrative Amendments
10. Midtown Masterplan Administrative Minor Modification Memo
11. Midtown Master Plan Updated

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planning Manager	Daniel Esquibel	DAE
Case Planner	Joel Cruz-Haber	JCH

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

6/26/25

Case# 2025-10706 Midtown Master Plan Amendment

Lisa Gavioli NV5/ Midtown Redevelopment Agency

Dear Lisa,

Your application was received on June 18th, 2025, and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your master plan amendment application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Change proposed studio signage from 250 square feet to 380 square feet.

2. Provide a written findings for the minor modification request addressing 14.2-11(C)(2)(a, b, c, and d)

B. Initial DRT Review Summary

Your master plan amendment application has been reviewed by the DRT and the following necessary revisions have been identified:

1. Lawrance Rivera, Landscaping

City Code 14-5.5(D)(9)(c) reads as follows: City Code 14-5.5(D)(9)(c) reads as follows: Street trees shall be planted at a maximum spacing of thirty (30) feet on-center along the street frontages of development sites on St. Michael's Drive or Cerrillos Road as applicable. Existing street trees within the above areas may be counted toward this requirement. Street trees shall have a minimum four (4) inch caliper at time of planting and shall have a minimum mature height of twenty-five (25) feet. The required spacing of

trees may be adjusted to allow for the clustering of trees as part of a development's landscape design as determined by the land use director . The location and minimum mature height of street trees may be adjusted where conflicts exist with overhead or underground utility lines, wall - or building -mounted signage, site visibility triangles, crosswalks, bus stops, or on-street parking spaces.

I approve the provided note “Landscape design shall follow SFCC 14-5.5(D)9 for the Midtown Local Innovation Corridor. Note: caliper for new trees on the Midtown Site is 2” at the time of planting.” With the inclusion: “For all trees within the open space landscape, ponding areas, buffer strips, and parking lots. All street trees are required to be a minimum of 4” caliper at the time of planting as stated in the code above.”

-

Please review all Staff and DRT Initial comments, revise your submittals as needed and resubmit for review and final approval. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns or if you would like to request a Review Coordination Meeting.

Thank you,

Joel Cruz-Haber
Senior Planner, Planning and Land Use Department

CC: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Director
Daniel Esquibel, Planning Manager

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2017-78

INTRODUCED BY

Councilor Michael A. Harris

Councilor Signe I. Lindell

A RESOLUTION

ACKNOWLEDGING THE IMPORTANCE OF THE COLLEGE OF SANTA FE AND THE SANTA FE UNIVERSITY OF ART AND DESIGN TO THE HISTORY OF SANTA FE; RECOGNIZING THE SIGNIFICANCE OF THE LOCATION OF THE UNIVERSITY CAMPUS IN THE GEOGRAPHIC AND DEMOGRAPHIC CENTER OF SANTA FE AND ITS CONNECTION TO THE RECENTLY-CREATED MIDTOWN LINC OVERLAY DISTRICT; ACKNOWLEDGING THE CITY'S INVESTMENT IN THE UNIVERSITY PROPERTY; CALLING FOR A RENEWED VISION FOR THE PROPERTY INTEGRATING A FORWARD-LOOKING EDUCATIONAL USE WITH OTHER COMMUNITY-CENTERED USES BUILT ON THE CITY'S EXISTING STRENGTHS AND CAPACITY; AND FOR THE CITY OF SANTA FE AND ITS RESIDENTS TO ACT AS THE CATALYST FOR CHANGE EMBODYING THE COMMON VALUES OF THE CITY.

WHEREAS, St. Michael's College was opened by the De La Salle Christian Brothers in 1859 and received a charter for higher education in 1874, making it the oldest chartered college in New Mexico; and

WHEREAS, in 1966, the Christian Brothers changed the name of the school to the College of Santa Fe (College) and until 2009 offered 4-year degree programs under that name to City of Santa Fe residents, as well as attracting students from around the region and the country; and

WHEREAS, in February 2009 the College declared a state of financial emergency and came close to closing; and

WHEREAS, the City of Santa Fe, in recognition of the institution's critical role in community life and the significance of its location in the geographic and demographic center of the City, anchoring the west end of St. Michael's Drive, and in partnership with the State of New Mexico and Laureate Education, Inc. (Laureate) purchased the campus and entered into an agreement with Laureate to lease the campus property (Property) and reopen the school in September 2009 as the Santa Fe University of Art and Design (SFUAD); and

WHEREAS, the Property is comprised of 10 parcels totaling 64.22 acres improved with 33 buildings totaling approximately 500,000 square feet; and

WHEREAS, the purchase of the Property and the lease with SFUAD represented a significant investment by the City, not only in acquisition costs, but in costs associated with upgrading the buildings and infrastructure to address deferred maintenance at the College, resulting in annual debt service of $2.23 million funded with SFUAD's rental payments; and

WHEREAS, The Film School of SFUAD has educated and trained individuals for film and digital media careers, and Garson Studios, located on the Property, has provided production space for movies and television shows, creating a revenue stream and supporting the regional film economy; and

WHEREAS, SFUAD has announced that it will close after the 2017-2018 school year and is currently teaching out its last class and the City expects to receive from SFUAD a request to reduce its leased area as of December 31, 2017 with a commensurate reduction in rent as a result of the reduction in the numbers of students and programs due to the teach out; and

WHEREAS, on Friday October 13, 2017 the City received from the Santa Fe University of Art and Design it's notice of termination of the lease effective June 30, 2018; and"

WHEREAS, the Governing Body and City staff have been working diligently in partnership with SFUAD and others to provide for a seamless transfer of the school to another institution of higher education, but notwithstanding significant interest expressed by a number of institutions, have not succeeded in identifying one that can commit to acquiring the entire campus and continuing all the programs offered there in the past by SFUAD; and

WHEREAS, the Governing Body recognizes the changes in higher education as colleges and universities attempt to adjust to changed enrollments, increased competition for students and other resources, changes in the workplace leading to demands for modified workforce skills and experience, and other social changes, including changes in technology driving remote learning and greater national and international connectivity; and

WHEREAS, the Governing Body recognizes in light of these changes the need for a new approach to the use of the Property that is both deliberative and experimental and wishes the City to act, as it did in 2009, as a catalyst for stability and change, building on the recent enactment of the Midtown Local Innovation Corridor (LINC) Overlay District; and

WHEREAS, the Governing Body has taken certain steps with the potential to affect the Property in the future, including obtaining an updated improvement survey and appraisal report in order to provide opportunities for splitting off portions of the Property for new uses; the adoption of a new debt management policy to expand the tools available to the City to advance beneficial public-private partnerships; contributing funding toward the examination of the characteristics of a 21st century library; and directing the City Manager to study using only renewable energy sources for all City facilities and to analyze the potential costs and benefits of consolidating some or all City facilities on the Property; and

WHEREAS, the Governing Body, in conjunction with a delegated working group of City

staff, increasingly envisions the Property focused on innovation, based on the understanding that the Property will reach its full potential when the necessary physical, economic and networking assets are fully developed in a supportive, inclusive, and risk-taking culture.

NOW THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE CITY OF SANTA FE directs the City Manager to take the following actions in furtherance of the foregoing vision:

1. Continue to pursue discussions with education institutions that have the potential to anchor the redevelopment of the Property while serving both traditional and nontraditional educational needs.

2. Pursue the expansion of existing film facilities and programs to include post-production and expanded sound studios providing access to current technologies to create a nexus where the film industry, the emerging media industry, the anchor school use, and private and public interests in the larger community meet to produce and deliver content and provide new educational and employment opportunities.

3. Encourage the development of work-force housing by the private sector utilizing the incentives provided by the LINC.

4. Reach out to local and regional research and technical institutions such as Los Alamos National Laboratory, Sandia National Laboratories, the Santa Fe Institute, and the School for Advanced Research to engage them in partnering in projects or programs in conjunction with the anchor school use and other public and private institutions and businesses to further shared interests that reach beyond local concerns.

5. Consider utilizing the Fogelson Library to replace the LaFarge Library, incorporating the elements identified in the study now underway as the necessary to a 21st century library and the delivery of some City services.

6. Reach out to local interest groups to further refine the vision set out in this resolution,

including, among other things, how the Property should develop physically to better integrate the inner campus with its neighbors through improved visual and physical access from St. Michael's Drive and internal circulation, to suggest design criteria in conjunction with the LINC to provide a unified identity as the campus develops, and to identify potential community and business uses for the Property, particularly those buildings and features that are purpose-built".

7. Reach out to neighboring landowners to explore the potential for productive partnership opportunities.

8. Explore maker space and co-working opportunities that align with Santa Fe business, educational, and community needs.

9. Work with existing businesses and local business associations to identify the resources they bring to promote the City's goals and their own expansion and growth.

10. Refine potential approaches to reduce debt service on the Property over time and to create incentives for public-private partnerships to further the foregoing vision.

11. Examine differing governance models to identify ways to maximize opportunities to foster development appropriate to a dynamic environment focused on innovation and entrepreneurship.

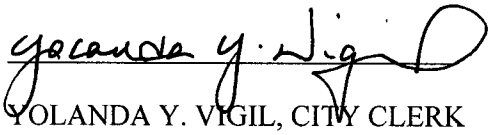
12. Develop a timeline applicable to the next ninety (90) days through the activities of the working group which, to the greatest extent possible, addresses the actions described above.

BE IT FURTHER RESOLVED that an assessment be performed of the city's aesthetic and artistic assets at SFUAD, including a plan to identify their value, storage, security, or potential disposition."

PASSED, APPROVED AND ADOPTED this 25th day of October, 2017.

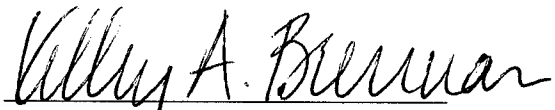
JAVIER M. GONZALES, MAYOR

ATTEST:



YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Resolutions 2017/2017-78 SFUAD Vision

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2018-54

INTRODUCED BY:

Mayor Alan M. Webber

Councilor Mike Harris
Councilor JoAnne Vigil Coppler
Councilor Signe I. Lindell
Councilor Peter N. Ives

A RESOLUTION

ACKNOWLEDGING THE CITY'S PUBLIC OUTREACH AND MARKET RESEARCH EFFORTS TO DATE THAT CONSTITUTE THE "CONCEPT PHASE" OF THE REDEVELOPMENT PROCESS OF THE CITY-OWNED PROPERTY AT THE FORMER CAMPUS OF THE COLLEGE OF SANTA FE AND THE SANTA FE UNIVERSITY OF ART AND DESIGN, NOW REFERRED TO AS THE CITY'S MIDTOWN PROPERTY; ADOPTING PLANNING GUIDELINES FOR FUTURE USES OF THE MIDTOWN PROPERTY DEVELOPED THROUGH THE CONCEPT PHASE; AND AUTHORIZING COMMENCEMENT OF THE "PLANNING STAGE" OF THE REDEVELOPMENT PROCESS OF THE MIDTOWN PROPERTY.

WHEREAS, on October 25, 2017, the Governing Body unanimously adopted Resolution 2017-78 that acknowledged the importance of the former College of Santa Fe and the Santa Fe University of Art and Design; recognized the significance of the location of the former campus property (Midtown Property) in the demographic and geographic center of the city and its connection to the Midtown LINC Overlay District; acknowledged the city's investment in the property; and called for a

renewed vision for the Midtown Property; and

WHEREAS, through Resolution #2017-78 the Governing Body envisioned the Midtown Property to be "focused on innovation, based on the understanding that the [Midtown] Property will reach its full potential when the necessary physical, economic and networking assets are fully developed in a supportive, inclusive and risk-taking culture."; and

WHEREAS, Resolution #2017-78 directed the City Manager to take a number of actions in furtherance of the Governing Body's general vision; and

WHEREAS, as directed by Resolution #2017-78, a delegated working group of city staff and Governing Body members across two city administrations, have taken, and continue to take, the actions enumerated in the Resolution; and

WHEREAS, in particular, action item 6 of Resolution #2017-78 directed staff to: "Reach out to local interest groups to further refine the vision set out in [the] resolution, including among other things, how the [Midtown] Property should develop physically to better integrate the inner campus with its neighbors through improved visual and physical access from St. Michael's Drive and internal circulation, to suggest design criteria in conjunction with the Midtown LINC to provide a unified identity as the campus develops, and to identify potential community and business uses for the Midtown Property, particularly those buildings and features that are purpose-built."; and

WHEREAS, the city staff work under this action item is completed and is referred to as the "Concept Phase" of the Midtown Property, which has been comprised of three activities: collection, visioning, and evaluation; and

WHEREAS, the Concept Phase of the Midtown Property has produced:

1) A report entitled "Midtown Campus Project Final Report" that details the public outreach and market research conducted during the collection, visioning and evaluation activities of the Concept Phase of the Midtown Property; and

2) "Planning Guidelines" that represent the city's conceptual vision for the future of the

Midtown Property; and

WHEREAS, in order to have a more complete and inclusive vision and plan for the Midtown Property, the city will continue to seek public input and conduct outreach in the Planning Stage to augment the outreach conducted during the Concept Phase to better reach people and communities who are underrepresented in the Concept Phase research results, and attempt to reflect the demographic makeup and needs of the City's residents, communities and neighborhoods; and

WHEREAS, by partnering with local community-based groups who are led by and/or represent diverse constituencies in our community, there is an opportunity to enhance the city's efforts to make for a more equitable community engagement process; and

WHEREAS, the Resident's Bill of Rights Resolution (#2015-65), which was passed unanimously by the Governing Body in 2015, provides a framework for housing and urban planning policies, and directs appropriate staff to "collaborate with community organizations that represent and/or serve workers, renters, low-income homeowners and/or people experiencing homelessness and/or displacement as specifically related to upcoming and ongoing planning processes; and

WHEREAS, the City of Santa Fe receives an annual entitlement grant from the United States Department of Housing and Urban Development (HUD) called the Community Development Block Grant (CDBG), the objectives of which are to "develop strong community by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons"; and

WHEREAS, on May 30, 2018, the Governing Body approved the city's Annual Action Plan for 2018-19 which called for diversifying housing types and meeting emerging needs in the community and designated $160,044 to the planning and redevelopment of the Midtown Property, to fulfill opportunities for infill at a centralized location, close to transit routes, public services, educational facilities and employment centers; and

WHEREAS, the Midtown Property is located within a Qualifying Census Tract/Opportunity

Zone as defined by HUD and redevelopment of the Midtown Property has the potential to increase access to opportunity for surrounding neighborhoods as called for in the city's Assessment of Fair Housing which identifies donating city-owned land as a primary means to support a diversity of housing types, affordable to a mix of incomes, as well as leveraging future HUD Section 108 partnerships to finance economic development, housing rehabilitation, public facilities, and other physical development projects; and

WHEREAS, in addition to the $160,044 in HUD funding already designated for the planning and redevelopment of the Midtown Property, the Asset Development Office has generated, and continues to generate, additional revenue from the Midtown Property that can be used for its planning and redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the attached Midtown Campus Project Final Report is hereby accepted, and the attached "Planning Guidelines" for the Midtown Property are hereby adopted as the culmination of the Concept Phase of the Midtown Property and represent the city's conceptual vision for the future of the Midtown Property.

BE IT FURTHER RESOLVED that the City Manager is directed to commence the Planning Stage of the Midtown Property by preparing, as appropriate, one or more Requests for Qualifications (RFQs) and/or Requests for Proposals (RFPs) for the procurement of professional consulting services to produce a land development framework plan that includes analyses of economic feasibility, equity assessments, and financial yields; also to include community-based processes for public outreach and engagement by working with local organizations to collaborate on the design and implementation of these public outreach processes that specifically engage and/or represent neighborhoods adjacent to the Midtown Property and the demographic makeup of our city; also to include any other professional studies for the Midtown Property which staff deems necessary to complete the Planning Stage, all to be developed in accordance with the Planning Guidelines adopted herein.

BE IT FURTHER RESOLVED that the City Manager is directed to continue action on the remaining items enumerated by Resolution #2017-78 as appropriate.

PASSED, APPROVED, and ADOPTED this 8th day of August, 2018.

ALAN M. WEBBER, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

ERIN McSHERRY, CITY ATTORNEY

M/Legislation/Resolutions 2018/2018-54 Midtown Property Next Steps

Midtown Campus Project
Final Report

July 2018

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- Summary & Opportunity
- Kick Off
- Collection Phase I
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Introduction to the Midtown Campus Project Report

The Midtown Campus Project is the public engagement process representing the core of the first stage of a three stage process to redevelop the property commonly referred to as Santa Fe University of Art and Design or the College of Santa Fe ("Property").

The three stages are:

(a) **Concept Stage** which was the market research, idea generation and concept development work done during the Midtown Campus Project that culminates in strategic, planning guidelines for the next stage,
(b) **Planning Stage** which will culminate in an appropriately scaled land development plan and financial model that can be successfully executed, and
(c) **Implementation Stage** which will be the phased implementation of the development plan or modifications thereof. Both the Planning and Implementation phases will also involve public input.

This report serves as a summary of the outreach and results conducted between January through May of 2018. The spectrum of research conducted covered a broad array of input from ideation, surveys, and evaluation. And, concluded in planning guidelines for the Midtown Property.

Project Timeline



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Summary:
SFUAD Resolution

Collegiate History

- The modern history begins in Fall of 1947 when Brother Benildus of the Christian Brothers reopens the property as St. Michael's College.
- Change of name in 1966 to the College of Santa Fe offering 4-year degrees. It closed in 2009.
- Santa Fe University of Art and Design (SFUAD) reopens in 2009

Purchase & Lease

- Partnership with State of New Mexico and Laureate Education, Inc.
- Acquisition, upgrading and infrastructure result in annual debt of $2.23 million
- Funded with SFUAD rental payments
- Reduction of leased are in 2017 and SFUAD closing in 2018

Property

- 64.22 Acres
- 33 buildings
- 500,000 square feet

Click here for SFUAD October 2017 Resolution

Summary:
Communication and Community Outreach

The overall support of local organizations, volunteers and press increased the success of our grassroots effort. If it were not for their email blasts, social media posts, newsletter spotlights and radio interviews, we would not have the record number of participants.

Collection Phase Part I	**198 people generated 971 ideas**
Collection Phase Part II	**2,234 online and in-person surveys. 800+ substantive comments.**
Evaluation Phase Quantitative	**538 online interactive surveys. 428 people added written comments.**
Evaluation Phase Qualitative	**413 people attended in-person forums. 986 substantive comments.**

We know that some people participated in multiple phases of this process. Given that, we estimate 2,800+ individuals participated in one of the Midtown Campus Project phases. This is a very high participation rate, and demonstrates the passion and commitment of the community to help shape the future of the Property and Santa Fe.

Summary:

Impact of Outreach and Communication Efforts

Just some of the press and engagement generated at each phase	
Kick Off	– 2 articles: one by SF Reporter and one by Santa Fe New Mexican – 30% open rate on Mayor's email list – Posters in all libraries and city-owned community centers
Collection Phase Part I	– Word of mouth spread through dozens of organizations – 20,000 water bills with announcement – 7,500 Nextdoor
Collection Phase Part II	– 2,287 people reached and 161 engagement (shares, clicks, posts) via Facebook posts – 93% open rate amongst organization leaders in email blasts to over 10,000 people – 3 articles by Santa Fe New Mexican – 7,500 Nextdoor
Evaluation Phase Qualitative in-person forums	– 708 people reached, 103 engagement via boosted Facebook City Event – 1,331 people reached, 79 Link clinks, 41 share via boosted Facebook City post – 2,173 reached and 220 engaged via boosted Facebook City post – 2 TV interviews & 4 radio interviews (NPR, Que Suave, Nuestra America, Hutton) – 30,000 water bills with announcement – Bilingual ads on city buses – 60% open rate amongst organization leaders – PSAs in Spanish and English on Ques Suave, NPR and Hutton Radio Start – 50,000 reach via Bilingual Santa Fe New Mexican print ad – 3 articles: two by Santa Fe New Mexican and one by Santa Fe Reporter
Evaluation Phase Quantitative online forums	– 1,079 people reached 25 link clicks via boosted Facebook city post – 50,000 reach via Bilingual Santa Fe New Mexican print ad. Add included mail-in sign up form.

Midtown Property:
The Opportunity

This is a once in a generation opportunity to improve the quality of life for all Santa Feans and those who love to learn, live, work and play here by thoughtfully and professionally redeveloping the property commonly known as the Santa Fe University of Art and Design or College of Santa Fe ("Property") .

We are mindful that we must connect this opportunity to the City's rich history and culture, while looking forward to a more sustainable, resilient and socially equitable future.

We believe that the redevelopment of the Property will create more vibrant and thriving Santa Fe far into the future. Additionally, it will act as a catalyst for the development contemplated and incentivized by the Midtown Local Innovation Corridor overlay ("Midtown LINC").

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January: Kick Off Project – Start With Outreach

Three Project Phases Defined - Collection, Visualization, Evaluation

Project Timeline



Outreach - Overview:

Context for launching communication and community engagement

Began process considering limitations and opportunities such as a mayoral election would be taking place:

Our budget was small and its impact could be diminished by competing communication from City and candidates

- City was conducting an educational campaign on new electoral system
- Candidates would be using their funding for media and engaging with local community until March

Additional considerations:

- Property has historical significance in the community both educationally and communally
- Santa Fe is a city with active residents and many cultural organizations
- Over 50% Hispanic population, including roughly 14% first generation immigrants
- Historically, certain neighborhoods and populations can be disconnected from civic engagement
- Concerns over empty site, city debt and burden which could fall upon citizens
- Many non-profit and community organizations with invested interest in forging Santa Fe future

Outreach - Overview:

Guidelines for Midtown Campus Communication

1. All material to be provided and created in English and Spanish
2. Begin with grassroots movement and build momentum
3. Increase investment after election when there is less media noise
4. Involve mayoral candidates in communications and outreach
5. Continuously involve press
6. Capitalize on all and any free City media

Outreach – Kick Off:

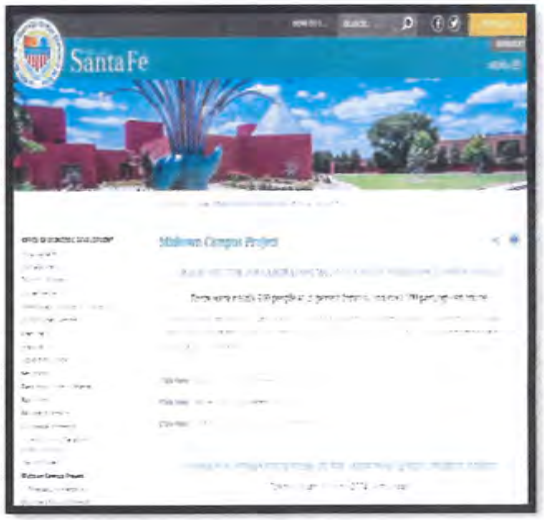
Conducted a press conference in January generating the first wave of media coverage and created a website for publishing all information



January Article on Midtown Campus



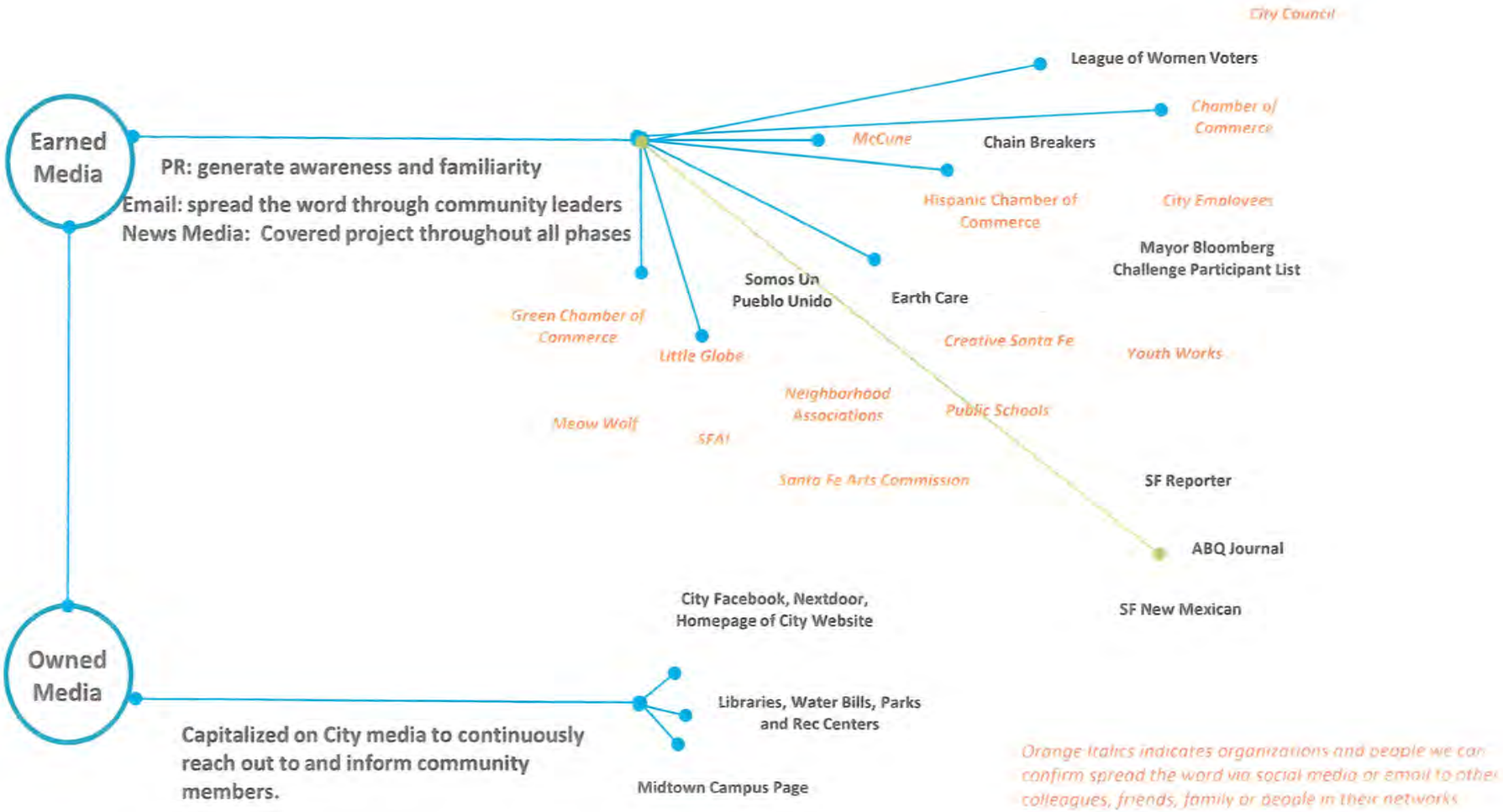
January Article on Midtown Campus



Central hub for Midtown Campus Project on City's website with all phases, research and related documents published

Outreach – Kick Off:

While media helped generate awareness, community leaders were at the heart of our campaigns; helping spread the word more grass roots style



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February : Collection Part I - Collaborative Research Sessions



Overview – Collection Phase I:

Collaborative research sessions to collect the participants' ideas for possible uses for the Property

Objective:

Discover unexpected new ideas. Develop "existing ideas". Obtain insights and feedback for community's desires and needs for the campus. Build empathy among participants. We wanted to attract 100-200 participants.

Methodology:

Collaborative, user-friendly, and versatile online forums using the Weave platform to spark engagement and creativity within a highly visual and collaborative structure.

Participants could participate in group of 4-6 in a professionally moderated session or on their own with or without a facilitator. Facilitators were bi-lingual. Sessions were originally scheduled over a 7 days and included a Saturday and Sunday options. Duration extended an extra week and weekend to accommodate requests from community.

Participation Goal & Results – Collection Phase I

Goal: 100-200 participants with 500-1000 individual ideas.

Results: Either solo or in groups of 4-6 people, 198 participants generated 971 ideas for the possible uses of the property.

There were bilingual facilitators for groups to engage online in English or Spanish and create an online community feel

These were analyzed and prioritized to develop the survey which was used in Collection Phase II.



s:

Sample Ideas – Collection Phase I

A great variety of ideas were generated from the collaboration sessions



buildings

Increase density

Dorms

Tall buildings

Make the campus easier to access

Accessible sidewalks and bike paths



Pedestrian-friendly areas

Long-term development



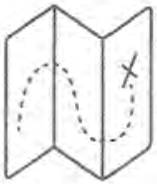
Build up to St. Michaels



Comprehensive development plan



visible businesses



Link to Franklin Miles Park

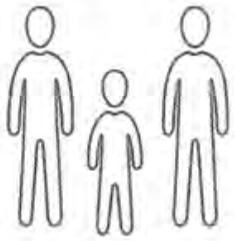
Welcoming entrance

Memorial to Indigenous Peoples



Botanical garden

AIDS Memorial Garden



Recreate the Area

Plaza

Amphitheatre

Fence and Park overlook



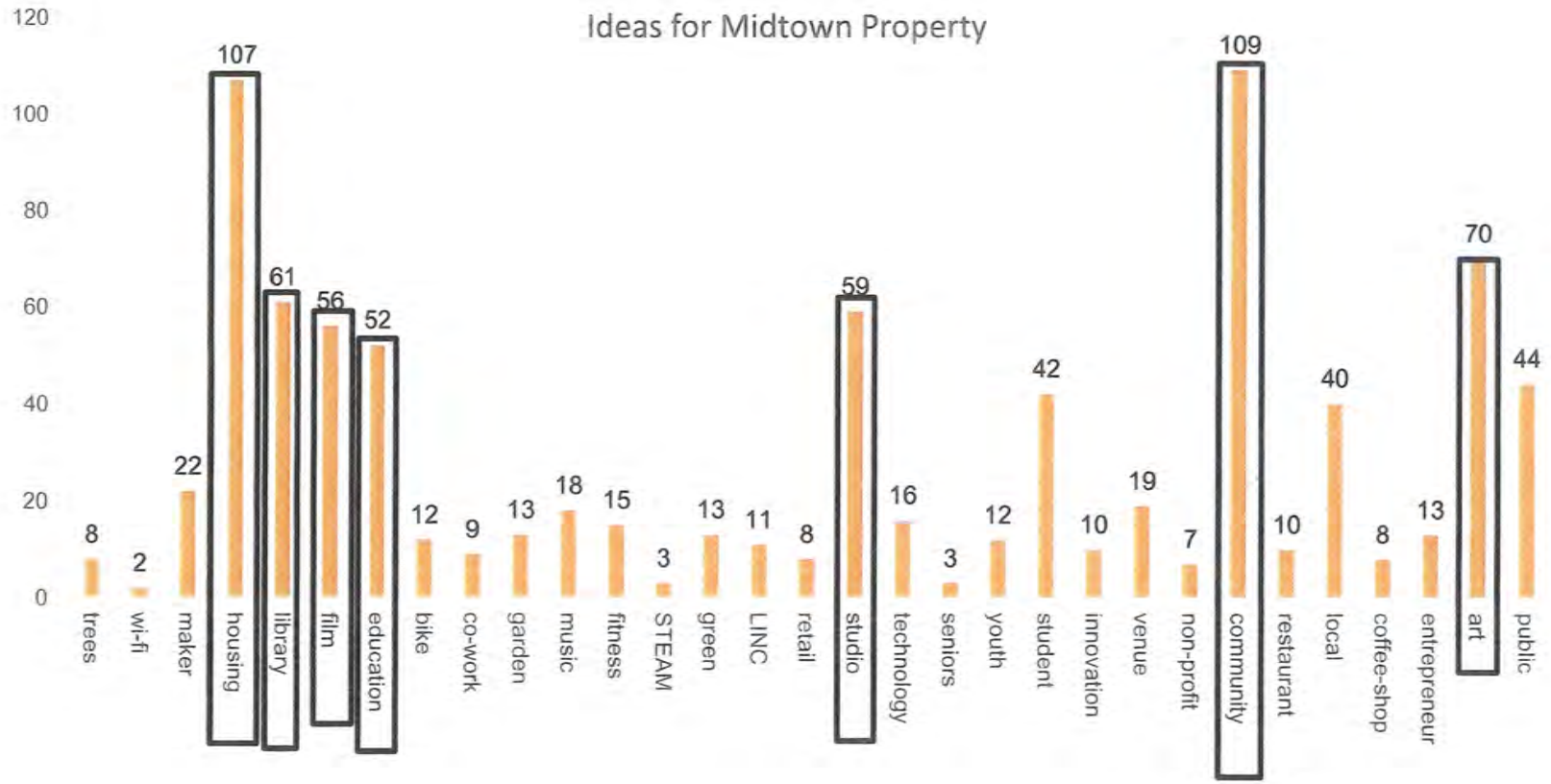
Art park

Quad Contemporary Sculpture park

Barracks area redevelopment

Ideas Analyzed, Categorized & Prioritized – Collection Phase I

Majority of ideas linked to housing, community, library, art, film and education



Themes – Collection Phase I:

Examining patterns and comments related to ideas revealed five key themes

1. Education

"I would like to see a collaboration or partnership with UNM or NMSU to establish a college or university that concentrates on STEM curricula. By using SFUAD campus for academics, we would limit the cost of repurposing the land."

2. Film

"Film production expanding as TV and traditional movie industry is being disrupted by amazon and Netflix productions etc. etc. Other cities have been successful doing this. SF needs to capitalize on this as the campus has amazing equipment, etc"

3. Community Center

"I really hope they incorporate the idea of INTEGRATING all: industry (film, tech) with education levels, with Pueblos, with senior citizens and children, with the disadvantaged, athletics.....a great space for ALL levels of Santa Fe."

4. Performing Arts

"The theatre was a gift to the City and it should be maintained and supported as a theatre space."

"Benildus could house a great many of these theatre offices, offer a "black box" type of theater"

5. Entrepreneurship

"This site should be focused on technology and business development focused on growing good paying jobs and industry in Santa Fe and NM overall"

"Classroom space for a program where students actually start and run a business over two semesters. The goal is to produce an operating business that can be duplicated easily."

March: Collection Part II - Ranking & Rating of Top 25 Ideas



Overview - Collection Phase Part II –
The Rating and Ranking Survey

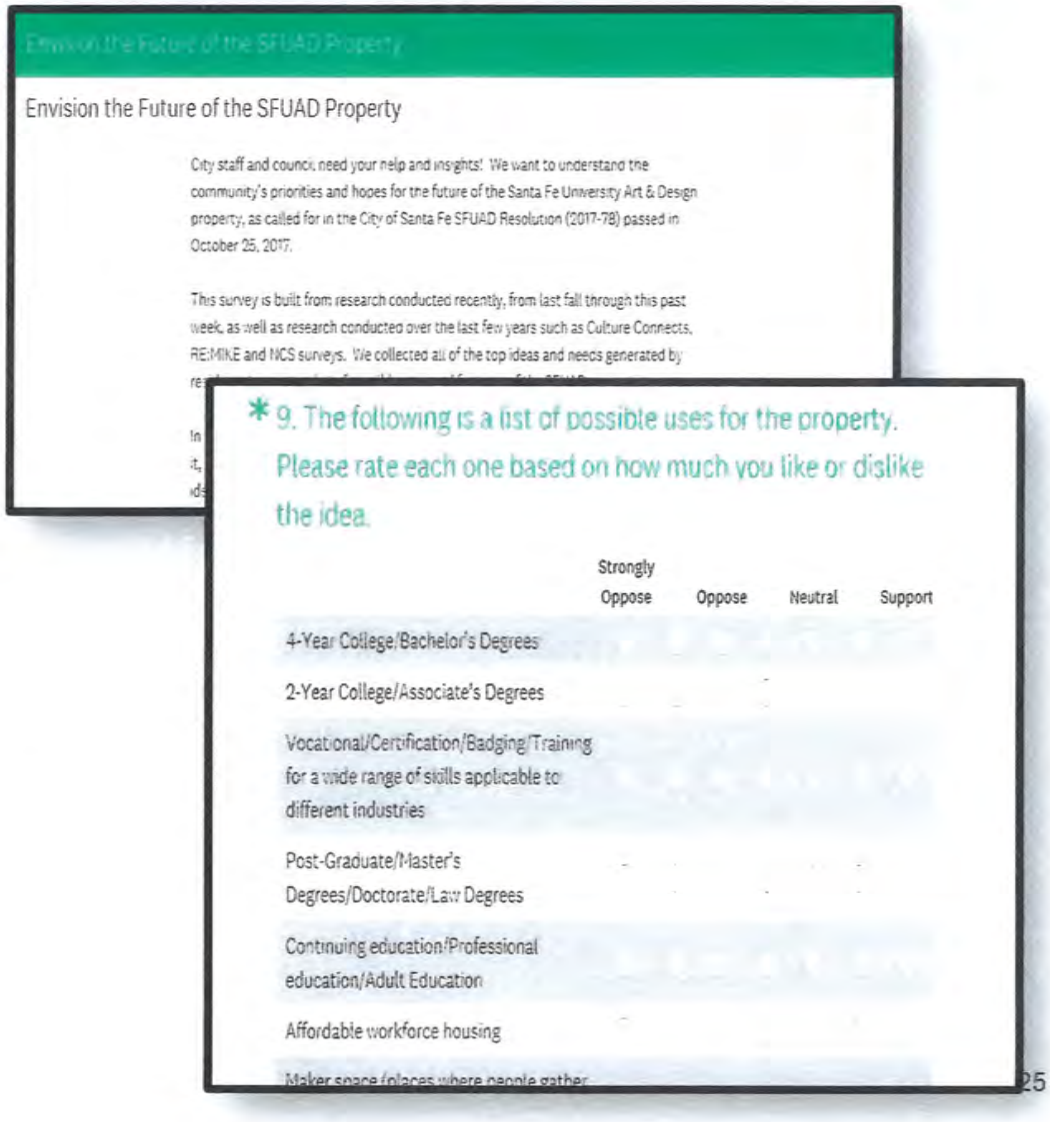
Objective: Create a final list of preferred and non-preferred attributes and usages for the property to brief designers in the Visualization phase.

Methodology: Using SurveryMonkey, create and deliver survey for residents to

- RATE and determine people's passion for each idea
- RANK each idea to understand most and least favored ideas. This required residents to choose between ideas to understand preferences relative to each other.

Posted online for 6 days between 2/17 – 2/28

Printed and provided in-person at Southside and Railyard Farmer's Markets, Walmart, Southside Library, Capital High and Downtown Library, as well as provided to leaders to share with their communities.

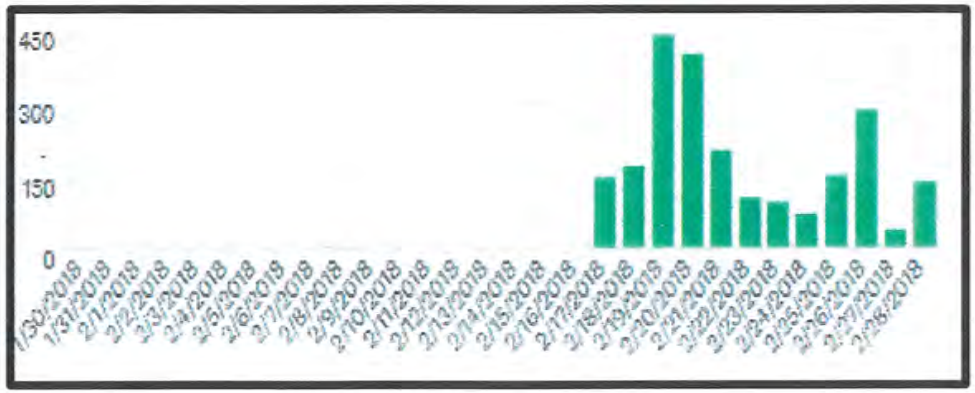


Participation Goal & Results – Collection Phase II

Goal: 500 completed surveys and 200+ individual comments.

- We had 198 participants in Collection Phase I, although 400 people signed up to participate.
- We thought we can be more ambitious for Phase II because we are asking people to give input on existing ideas instead of creating site specific ideas, and surveys are much shorter to take.
- We surpassed our goal on the first 2 days, and set new goal at 800.
- People also asked to extend the deadline, which we did by an additional 2 weeks.

Results: 2,234 completed surveys and 800+ individual comments.
The graph shows participation rates online.



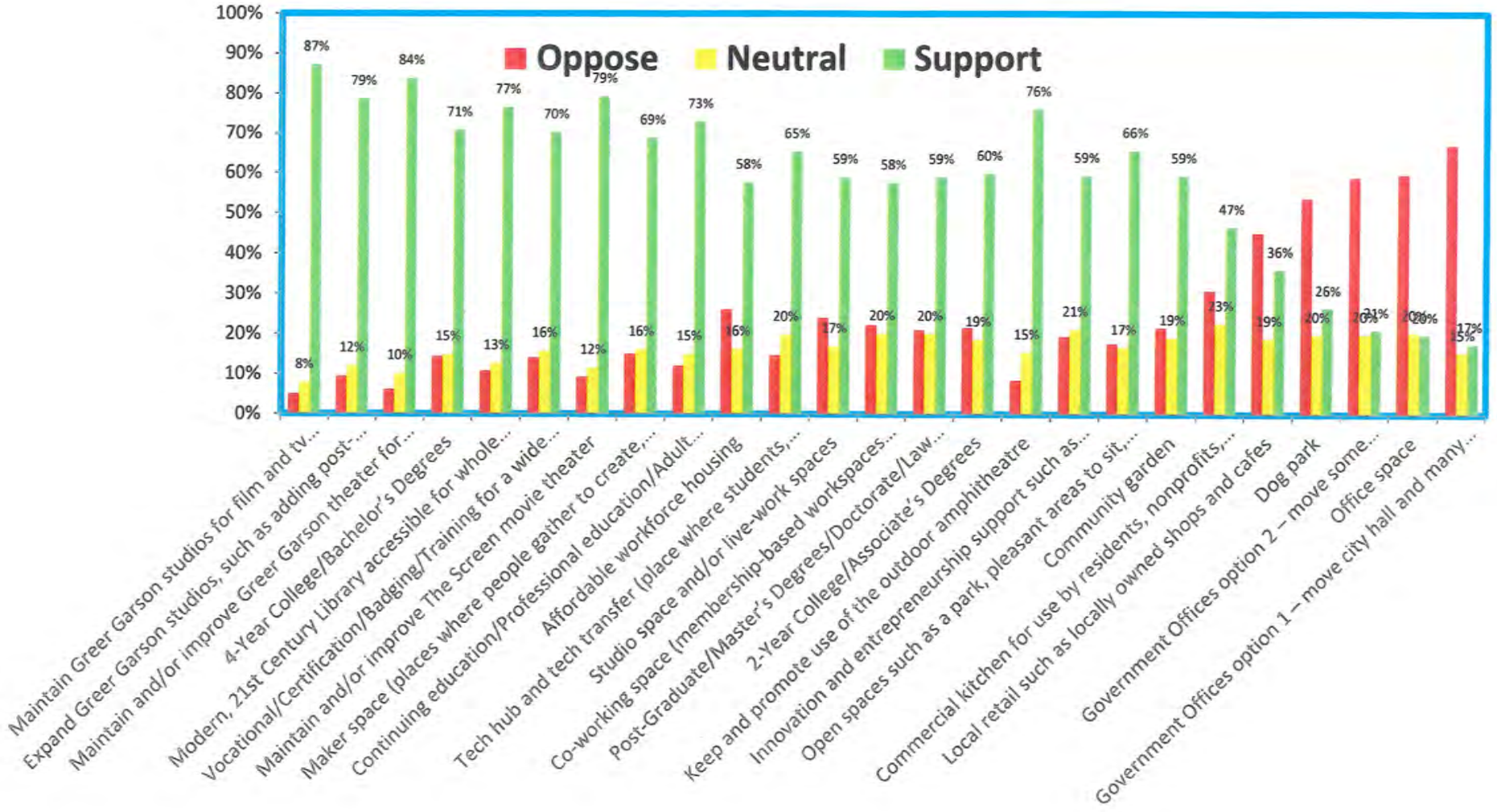
Survey Questions & Short Version

The "Short Version" name (in the right column) will be used in some of the following slides. If more than one use shares the same Short Version name, you can consider them to be equivalent. For example, Studios refers to both Maintain and Expand Greer Garson. These two options rated and ranked 1, 2 or 3 in all segmentations of the data we examined.

Survey Questions Regarding Different Uses	Short Version
Maintain Greer Garson studios for film and tv production and to support film education	Studios
Expand Greer Garson studios, such as adding post-product facility, a mill, offices and/or extra stage to increase film, tv and other media production	Studios
4-Year College/Bachelor's Degrees	Higher Education
Maintain and/or improve Greer Garson theater for performing arts such as music, dance, lectures, and plays	Arts Theater
Modern, 21st Century Library accessible for whole community including books, computers, learning spaces, educational programs, online tools, etc.	Library
Vocational/Certification/Badging/Training for a wide range of skills applicable to different industries	Higher Education
Maintain and/or improve The Screen movie theater	Movie Theater
Maker space (places where people gather to create, invent, and learn with a range of equipment, tools and supplies like 3D printers, motion capture, sewing machines, software, electronics, craft supplies, etc.)	Maker Space
Continuing education/Professional education/Adult Education	Continuing Education
Affordable workforce housing	Workforce Housing
Tech hub and tech transfer (place where students, residents and businesses can learn about, access and/or create new businesses with new technologies, especially from national laboratories and universities located in NM).	Tech Hub
Studio space and/or live-work spaces	Live/Work Housing
Co-working space (membership-based workspaces where diverse groups of freelancers, remote workers, and other independent professionals work together in a shared, communal setting that may include computers, presentation tools, desks, conference rooms, food, places to sit and relax, etc.)	Co-Working
Post-Graduate/Master's Degrees/Doctorate/Law Degrees	Higher Education
2-Year College/Associate's Degrees	Higher Education
Keep and promote use of the outdoor amphitheater	Amphitheater
Innovation and entrepreneurship support such as business accelerator, education, financial sources, incubator	E-Ship Ecosytem
Open spaces such as a park, pleasant areas to sit, walking paths, etc.	Open Spaces
Community garden	Community Garden
Commercial kitchen for use by residents, nonprofits, entrepreneurs, small business and educators	Commercial Kitchen
Local retail such as locally owned shops and cafes	Local Retail
Dog park	Dog Park
Government Offices option 2 – move some government services such as land use, business permitting, youth and family services	Gov't Offices (small)
Office space	Office Space
Government Offices option 1 – move city hall and many other city services to the property	Gov't Offices (city hall)

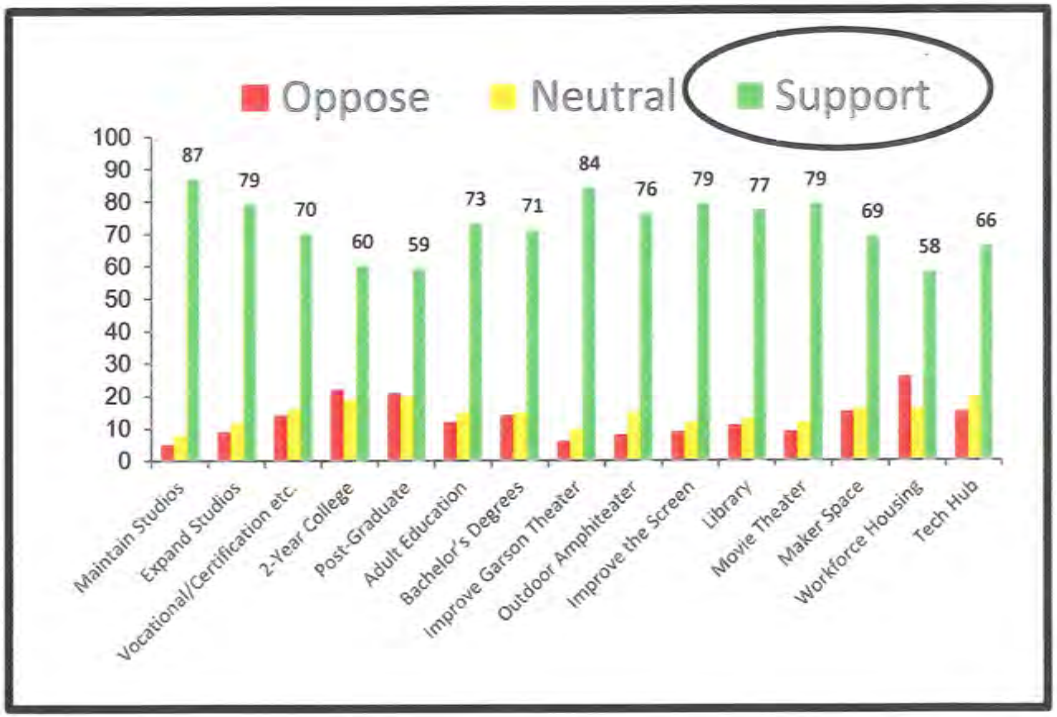
Survey Data – 25 Ideas Rated and Ranked

Summary



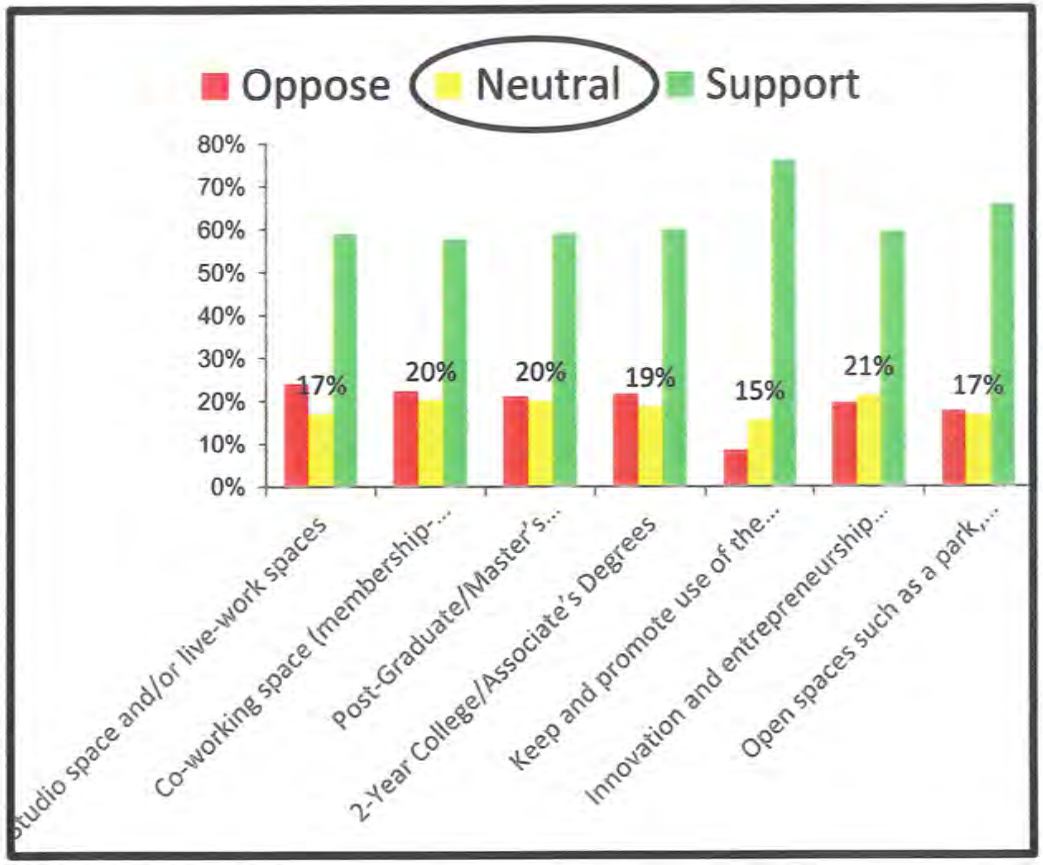
Ideas Analyzed & Prioritized –
Uses which SHOULD be included on Property

1. **Studios:** Maintain and Expand Greer Garson were both highly rated.
2. **Higher Education:** 4 year College was #3 in Ranking and #5 in Rating. Vocational and Continuing education all rated and ranked in top 10.
3. **Arts Theater**
4. **Library**
5. **Movie Theater**
6. **Maker Space**
7. **Workforce Housing** Housing Ranked #10, but only Rated #17.
   Possible explanations include
   1) picking housing because there were numerous education options
   2) participants may want housing, but not necessarily on campus – elsewhere in city or Midtown LINC. Also, comments indicate that housing is often connected to a theme such as housing for students and faculty for higher education, or for crews and staff for film industry.
8. **Tech Hub**



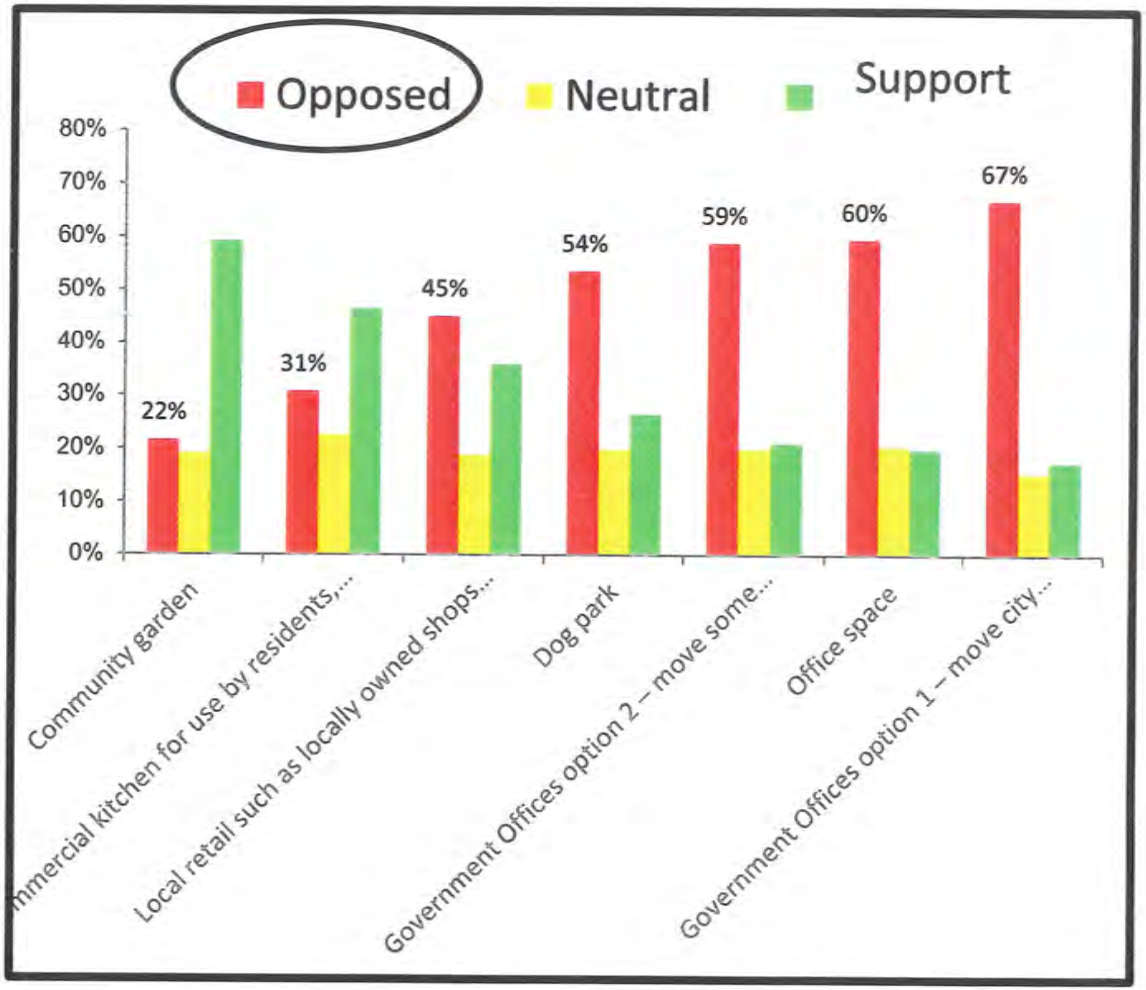
Ideas Analyzed & Prioritized –
Uses that COULD be included on the Property

1. **Live/Work Housing:** It is unclear if people were voting more for the studios or the live/work spaces contemplated in the question. Therefore, we assume both are desired.
2. **Co-Working Space**
3. **Amphitheater:** This Rated very high (#5), but Ranked much lower (#16). Despite the passion for it, when forced to choose, most people selected the amphitheater near the bottom. Therefore, we put it in the Neutral level. No other use had such a high degree of variance.
4. **E-Ship Ecosystem:** This item may rationally connect with the Tech Hub and Maker Space identified as "Support" uses.
5. **Open Spaces**



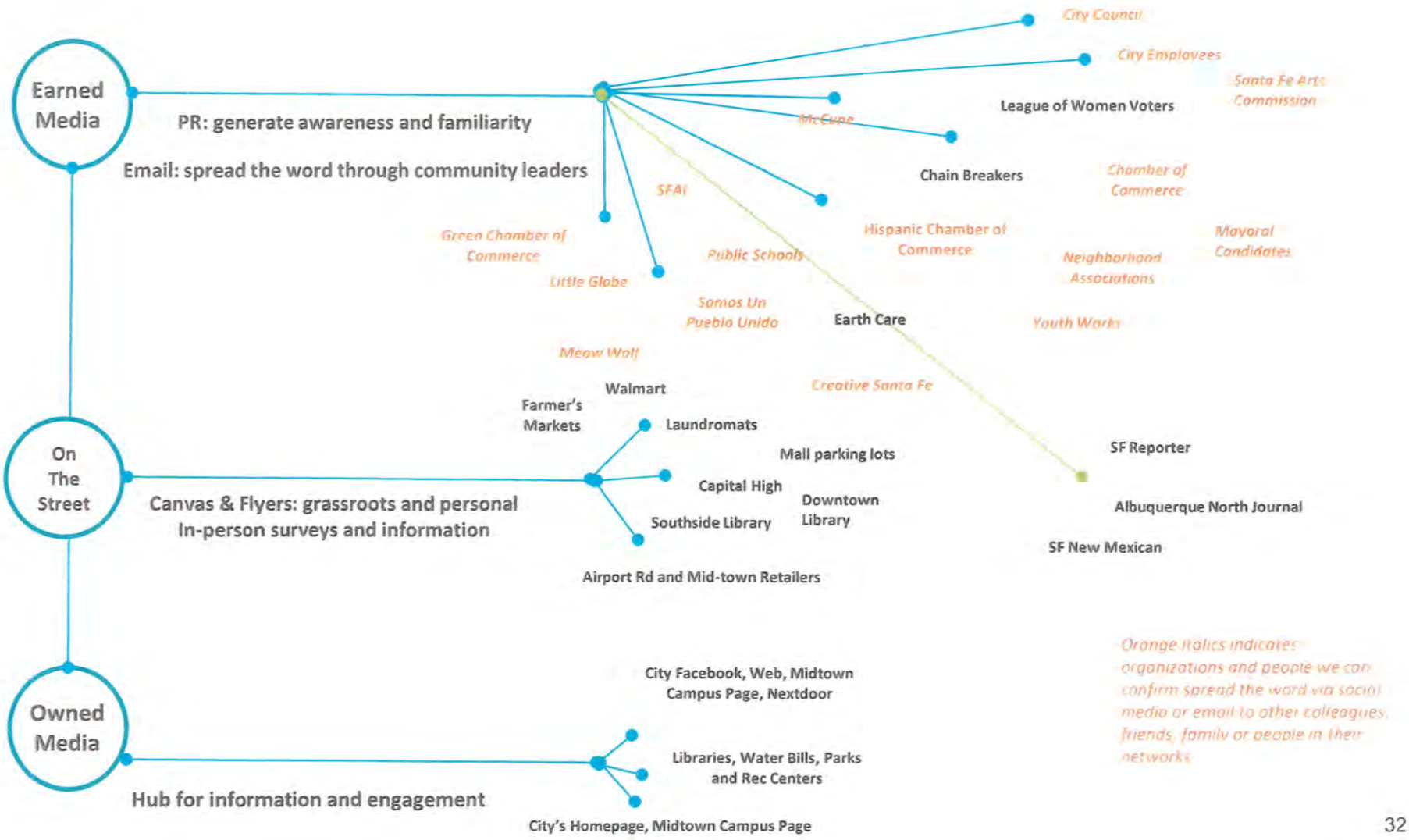
Ideas Analyzed & Prioritized –
Uses NOT desired on the Property

1. **Community Garden** - Just missed being in the Neutral category.
2. **Commercial Kitchen**
3. **Local Retail** - Community may be expecting local retail to be developed on St. Mike's, rather than the property.
4. **Dog Park** - Controversial. We assume the small support is from dog owners.
5. **Gov't Office (small) and (city hall)**
6. **Office Space**



Outreach - Collection Part II:

Additional outreach through canvassing in the community and continued grass roots through community leaders to increase participation



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- Evaluation Phase
- Appendix

April: Visualization Phase focused on development of Five Strategic Concepts



Overview:
Visualization Phase

Objective: Visualize and draft written description of new possibilities for the space from local architectural, design, urban planning and landscape experts.

Methodology: Contracted with Santa Fe Art Institute (SFAI) which led this phase.

SFAI assembled an illustrative review panel and solicited RFPs for concept development. The panel reviewed and approved 5 design teams to receive a $5,000 stipend to develop visual and written strategic visions for the site. These visions were based on the guidelines created at the end of the Collection Phases.

The teams had 7 weeks to create and present their visions to the public.

Visualization Phase - Concept #1 Summary

Midtown Motion led by Spears Horn Architecture

Midtown Motion: Contemporary city center where people, projects and ideas are in motion to foster interaction with pedestrian, bicycle and vehicular network.

Connect: maximize pedestrian and vehicular links to surroundings to enhance urban vitality and cultural connections.

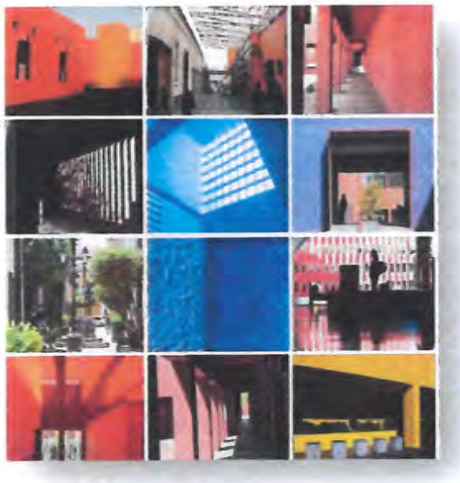
Low & Dense: use characteristic Santa Fe urban form – low-height, high-density, with portals, balconies, roof decks, green courtyards, gardens and pedestrian links.

Contemporary Architectural Style: mandate bold contemporary style and non-traditional colors and materials.

Retain Existing Buildings: retain buildings for economic viability, cultural memory and vitality.

On Street Parking: maximize street parking for convenience, access, and streetscape vitality.



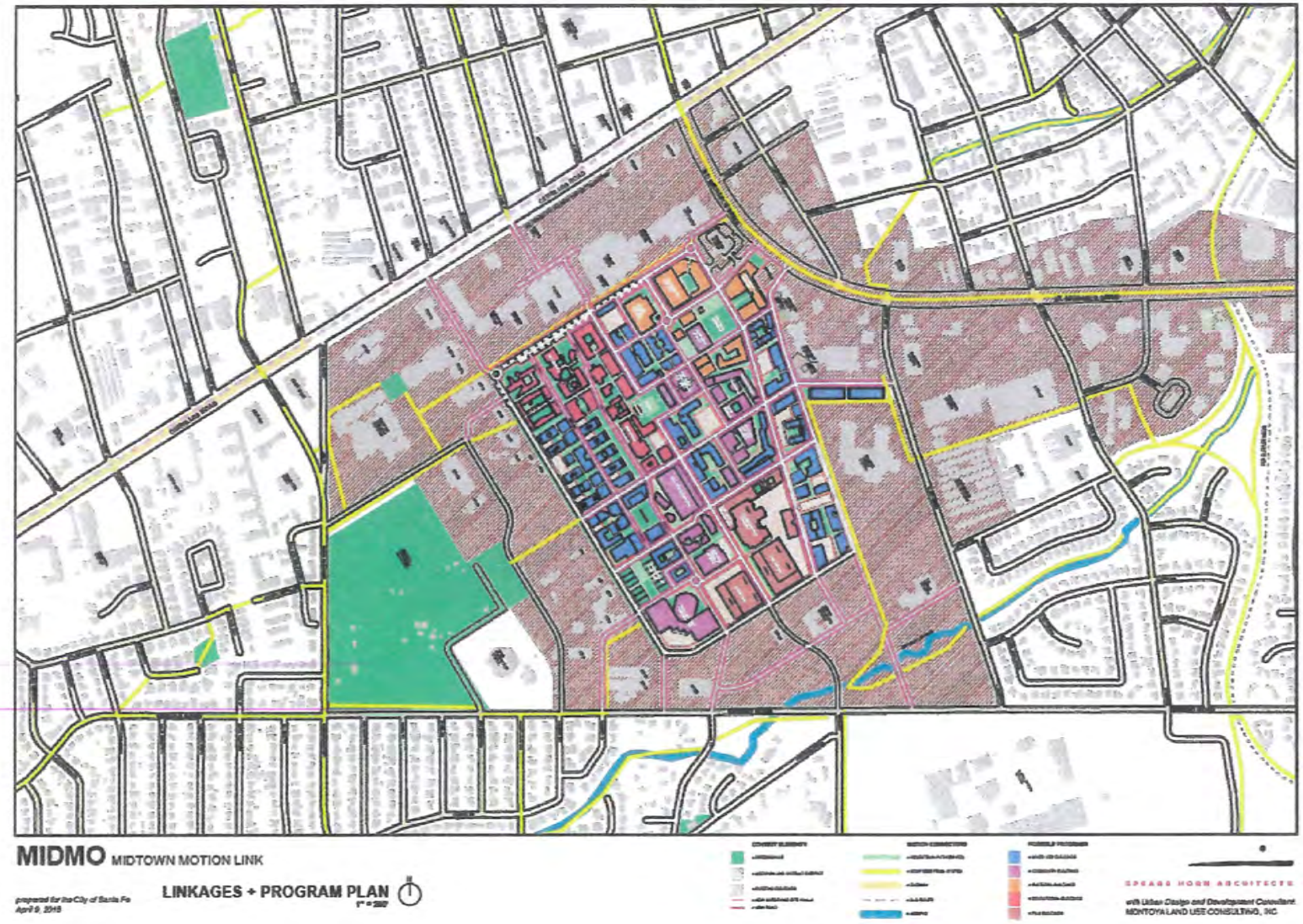


SPEARS HORN ARCHITECTS

with Montoya Land Use Consulting, Inc

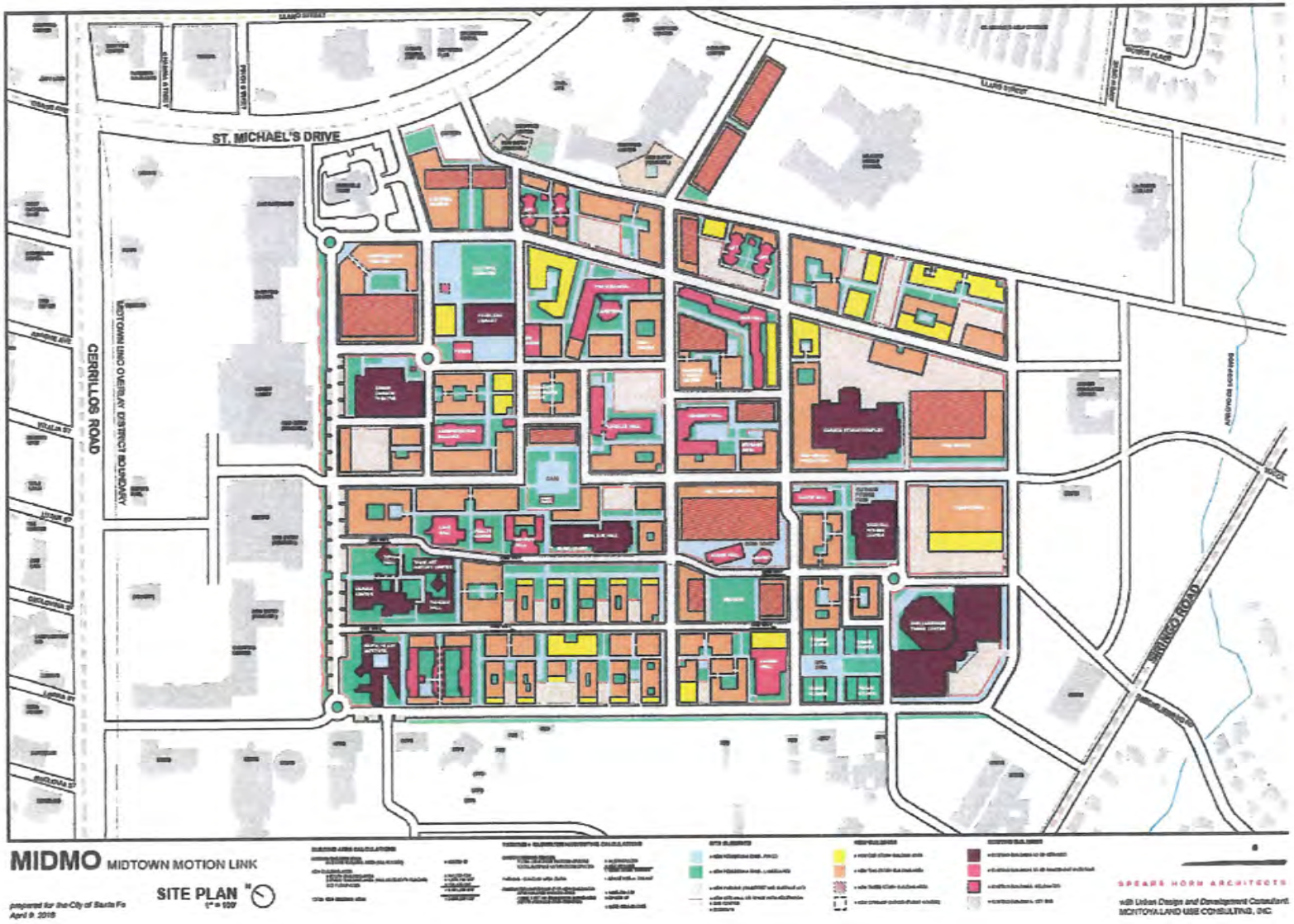
Visualization Phase - Concept #1 Summary

Midtown Motion led by Spears Horn Architecture



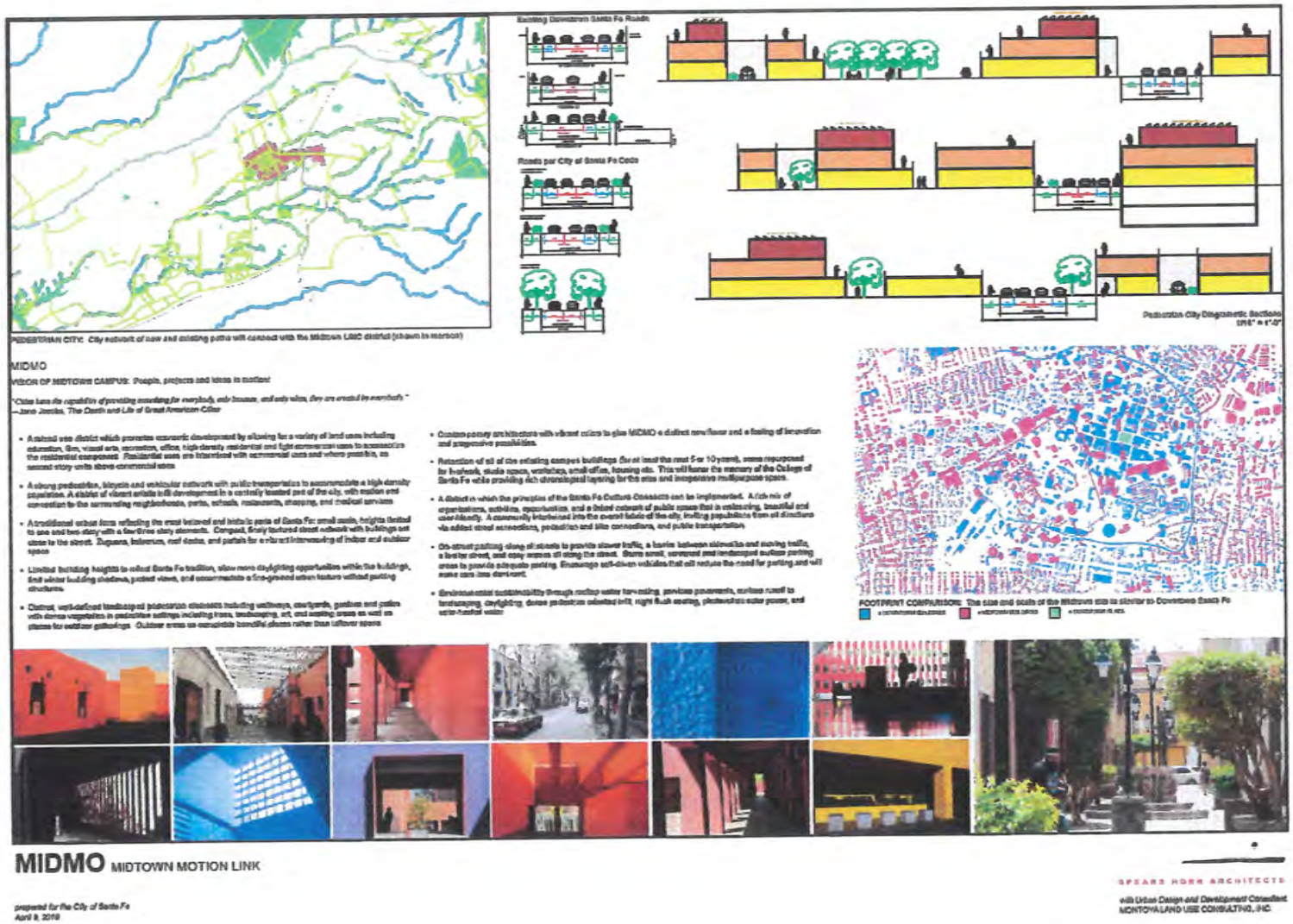
Visualization Phase - Concept #1 Summary

Midtown Motion led by Spears Horn Architecture



Visualization Phase - Concept #1 Summary

Midtown Motion led by Spears Horn Architecture



Visualization Phase - Concept #2 Summary

Midtown Fusion led by Autotroph

Midtown Fusion: An innovation district leveraging existing campus resources combined with new buildings for housing, education, community, and growth.

Civic: Center for Civic Innovation including gov't, non-profits, and business to continually improve quality of life. Commercial Innovation: have flexible buildings in form of studio, co-working, tech lab, and meeting facilities to lease for creative and tech partners.

Film and Emerging Media: expand studios to include additional sound sets, offices, and production facilities.

Education: supplement existing education with Higher Education Institution focusing on art, STEM, film and other creative fields.

Central Plaza & Art Park: convert band shell into gathering and performance space.





ph

Visualization Phase - Concept #2 Summary

Midtown Fusion led by Autotroph

Vision: An Innovation District, Santa Fe Style

Midtown Fusion is an innovation ecosystem located in the geographic heart of Santa Fe. It leverages existing valuable resources on and off the former SFUAD campus and combines them with new buildings and infrastructure to provide housing, community connectivity, education, and economic development opportunities. Midtown Fusion expands the site beyond the former campus boundary to foster relationships with adjacent Federal, State, SFPS, City, and commercial properties. Thus, creating a true Innovation District. Midtown Fusion harbors Synergies among various creative and collaborative entities while fostering growth for local enterprise and small businesses. It is a place where the public, college students, government officials, entrepreneurs, and the like cross-pollinate ideas through sharing resources. Midtown Fusion will also be a place where Santa Feans can follow a life path from early Childhood to Career. This vision is achieved by combining four primary sectors in the tenant make up:



Civic

The City of Santa Fe is envisioned to have a permanent presence in Midtown Fusion. The city maintained and operated Greer Garson Theater, Forum, and Southwest Annex serve as community resources. Fogelson Library is to be adapted as the Midtown library branch. A police substation, the Center for Civic Innovation, and office space for non-profit organizations along with city departments is also included.



Film and Emerging Media

The Garson Studio Complex is expanded to include additional sound sets, offices, and production facilities. This complex is leased to film and emerging media companies and is available to other innovation district neighbors as well.



Education

A new Higher Education Institution, which focuses on art and other creative fields, serves as an anchor tenant to the complex. It supplements the existing educational facilities including Nava ES, Milagro MS, Santa Fe HS, and the Higher Education Center.



Commercial Innovation Partners

A variety of buildings are leased to local businesses with focus on technology, arts, and other creative enterprises. These are flexible buildings which take the form of studio, office, tech lab, and meeting facilities. The buildings are both new and converted big box stores.

Midtown Fusion autotroph

Visualization Phase - Concept #2 Summary

Midtown Fusion led by Autotroph

Opportunity: Implement Midtown LINC & Plan for Community





The Midtown Local INnovation Corridor Overlay District seeks to re-envision the mid town area by promoting re-development of Big Box shopping centers into mixed use projects that enhance a pedestrian oriented streetscape provides access to public spaces, Civic facilities, fitness opportunities, educational entities, and workforce housing.

Midtown Fusion is a catalytic project that kick-starts the implementation of the Midtown LINC overlay district. High density mixed-use development appropriate to the major boulevards of Cerrillos Rd. and St. Michael's Dr. is located on the northern edge of the site, implementing the Midtown LINC Ordinance. On the southern edge of the site, lower density commercial and single family home developments blend into adjacent neighborhoods.

Midtown Fusion incorporates many sensible planning principles to contribute to the public realm. It features various landscape and street connections to the surrounding areas and creates a welcoming place for local residents as well as businesses and institutions. Midtown Fusion provides access to public spaces, Civic facilities, fitness opportunities, educational entities, and workforce housing.

Visualization Phase - Concept #2 Summary

Midtown Fusion led by Autotroph

Site Plan



Commercial Innovation Partners
1. New Flex Building
2. Re-purposed Existing Structures
3. New Youth Innovation Hub
4. Business Incubator

Mixed-Use
5. New Local Retail w/ Residential above

Workforce Housing
6. New Single Family Homes
7. New Garden Apartments

Education
8. Visual Arts Center - Higher Ed.
9. Benildus Hall - Higher Ed.
10. New Academic Facility - Higher Ed.
11. New Residence Halls
12. Nava Elementary School - K-8
13. Milagro Middle School - 7-8
14. Higher Education Center
15. Santa Fe Art Institute

Civic
16. Greer Garson Theatre
17. Re-purposed Police Sub-Station
18. Fogelson Library - New Public Library
19. Southwest Annex & Fine Arts Gallery
20. New Center for Civic Innovation
21. New Office Buildings

Film and Emerging Media
22. Garson Studio Complex
23. New Studio & Production Building
24. New Film & Media Office Building

Recreation
25. Driscoll Fitness Center
26. Shellabarger Tennis Center

Parks & Plazas
27. Gateway
28. Central Plaza
29. Art Park
30. Courtyard

Infrastructure
31. Micro Grid Control Center & Physical Plant

Parking
32. Surface Parking
33. Parking Garage
Street Parking along Roadways

State Government
34. State Library & Archive
35. State Office Building

Commercial
36. New Community Commercial

Visualization Phase - Concept #2 Summary

Midtown Fusion led by Autotroph

Aerial View



Visualization Phase - Concept #3 Summary

Midtown Ecodistrict led by Surroundings

Midtown Ecodistrict: A sustainable and profitable framework to drive innovation in water, energy and connectivity prioritizing people and planet.

Connectivity: district fiber-optic loop for commerce and 21st Century digital connectivity.

Living Infrastructure: new buildings harvest storm water, roof capture of solar energy, and be environmentally certified (LEED).

Energy: generate 100% of energy needed on site and have "Smart Grid" for district.

Mobility: new transit hub for buses, car and bike sharing as well as wide pedestrian walkways and bike lanes.

Water: water waste treatment facility, storm water and grey water irrigation and aim for a net-zero increase in potable water over current usage.



Visualization Phase - Concept #3 Summary

Midtown Ecodistrict led by Surroundings

WHAT THE SANTA FE COMMUNITY PRIORITIZES

- Film and Emerging Media
- Performance and Visual Arts
- Technology and Innovation Hubs
- Higher Education Institutions

So, what are those industries looking for to decide where to locate?

amazon

Companies and institutions now prioritize "development-prepped sites" with 21st century infrastructure in place. Proximity to mass transit, major roads, and fiber connectivity are paramount more than ever, and district energy, water and wastewater recycling reduce operational costs and attract business.

MIDTOWN ECODISTRICT: THE OPPORTUNITY

Develop the Midtown Campus infrastructure and utilities to drive innovation in water, energy and connectivity.



POTENTIAL ADDED ECONOMIC VALUE OF ECODISTRICTS

CONNECTIONS

pedestrian and transit oriented ecodistricts **reduce transportation costs and increase commerce.**

WATER

stormwater and black water reuse decrease demand and **reduce cost of potable water.**

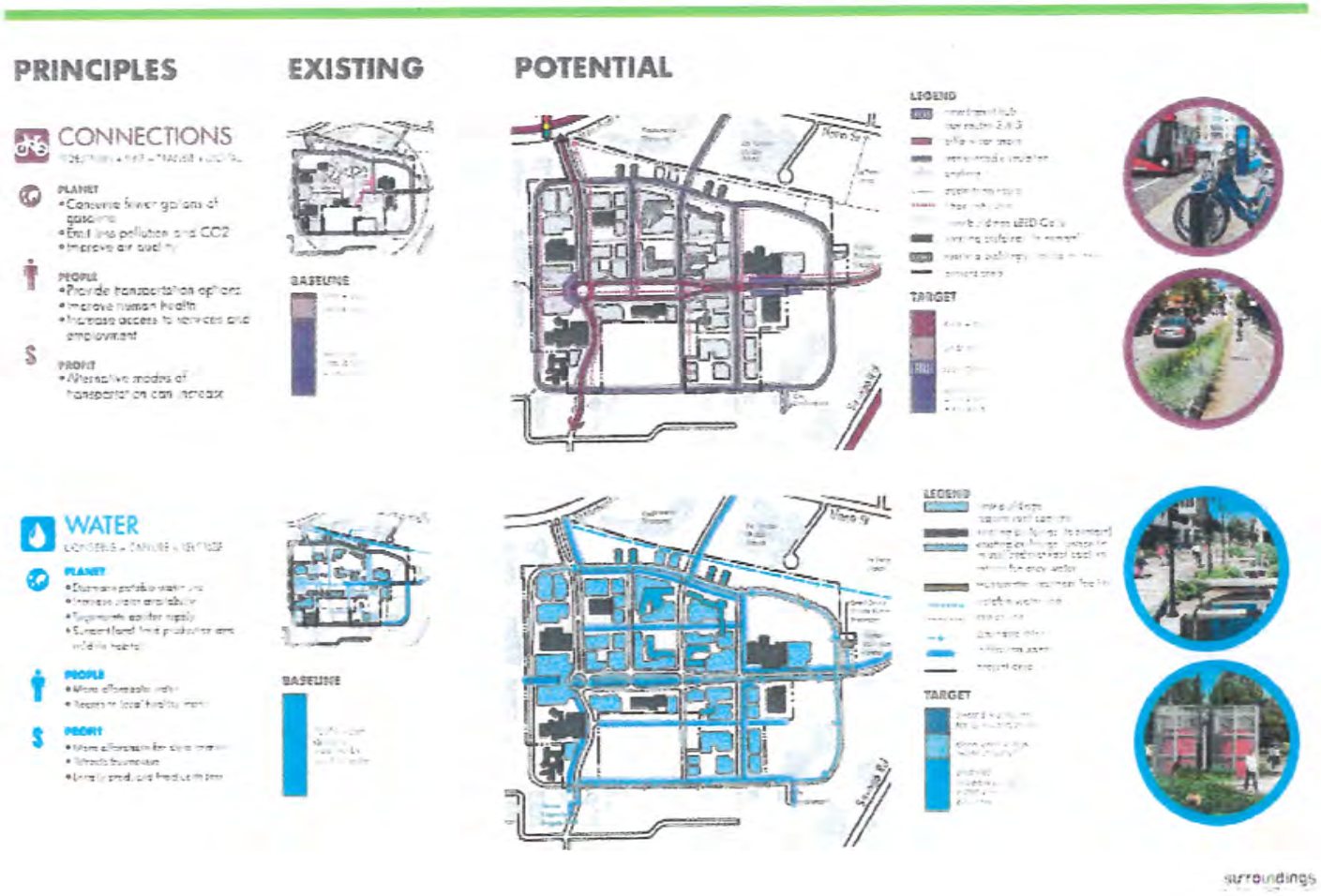
ENERGY

leverage 350 days of sun annually to **reduce energy costs** for the district.

surroundings

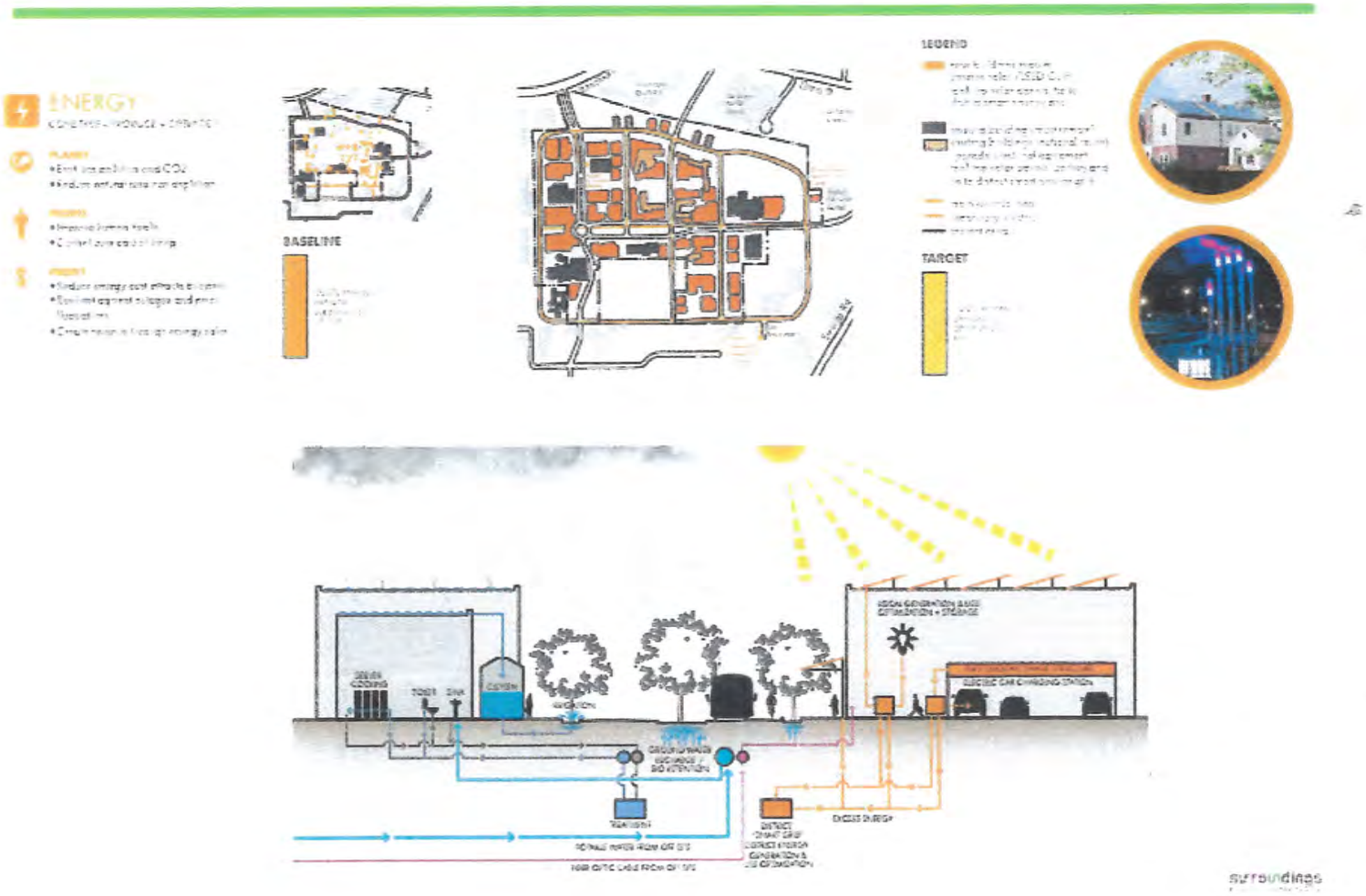
Visualization Phase - Concept #3 Summary

Midtown Ecodistrict led by Surroundings



Visualization Phase - Concept #3 Summary

Midtown Ecodistrict led by Surroundings



Visualization Phase - Concept #3 Summary

Midtown Ecodistrict led by Surroundings

MIDTOWN ECODISTRICT CONCEPTUAL SITE PLAN



surroundings

Visualization Phase - Concept #4 Summary

Watershed of Creativity by a Consortium of 4 Groups

Watershed of Creativity: A new infusion of cultural and entrepreneurial energy flowing to support a reservoir of creative talent and cultural innovation.

Infiltrate (1-2 yrs.): network and partner with local cultural, institutional and entrepreneurial organizations as well as public/private groups. Capture and recycle greywater. Convert campus mall into a place for pop-up activity, place making, festivals and art.

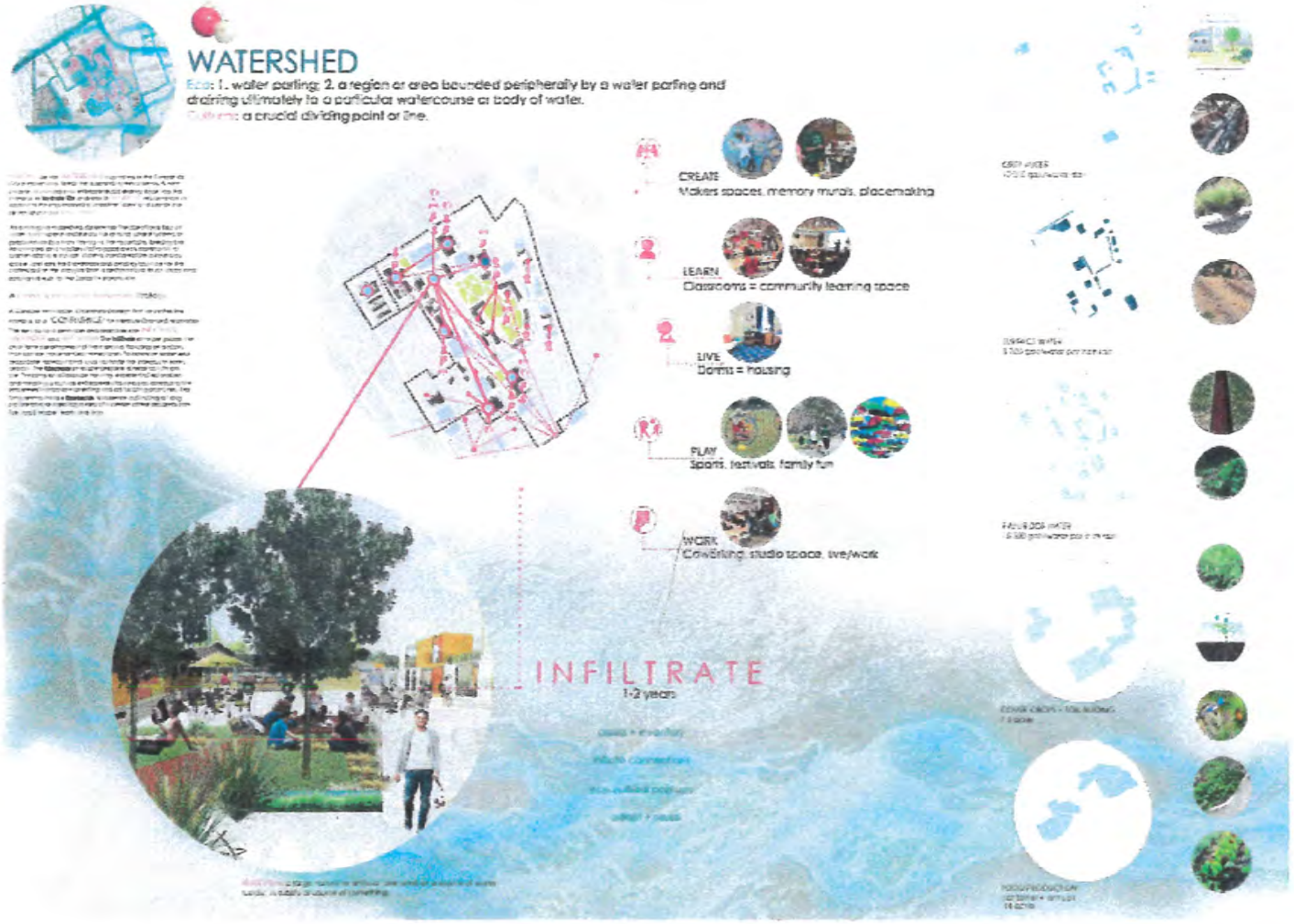
Meander (5yrs): three hundred new workforce housing units, modifiable space for events and shipping containers for studios, office, shops.

Replenish (5+): focus on a functional mix of temporary and permanent living, learning and doing opportunities and shared creative resources. Host diverse mix of cultural and entrepreneurial anchor tenants.



Visualization Phase - Concept #4 Summary

Watershed of Creativity by a Consortium of 4 Groups



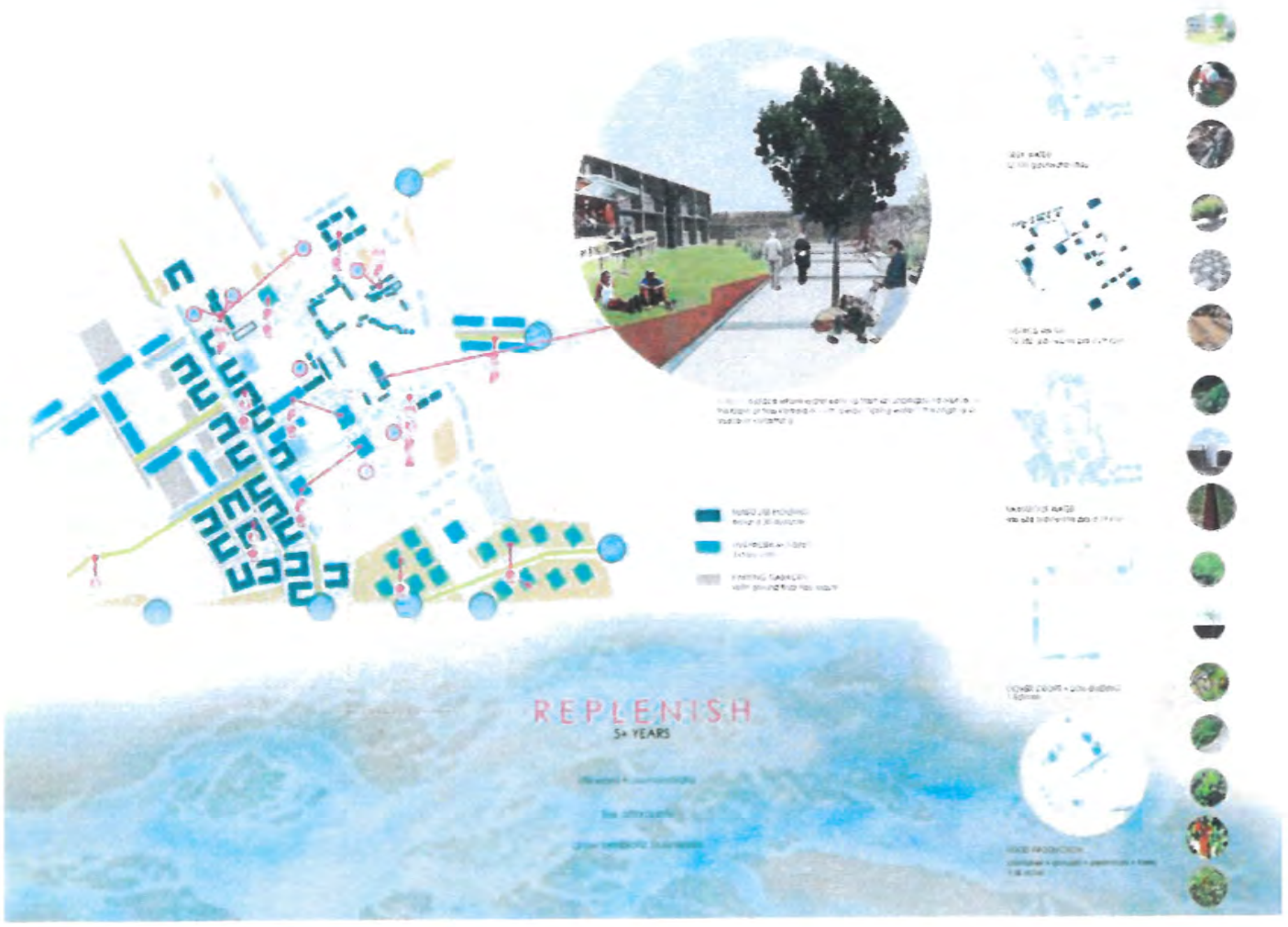
Visualization Phase - Concept #4 Summary

Watershed of Creativity by a Consortium of 4 Groups



Visualization Phase - Concept #4 Summary

Watershed of Creativity by a Consortium of 4 Groups



Visualization Phase - Concept #5 Summary

Collaborate aand Connect led by AOS

Collaborate and Connect: Rebirth of multiple hubs in one place for an equitable future through a shared creative entrepreneurial spirit.

New City Center: enhanced street grid to expand the campus into the city, along with 3,000 mixed income housing units.

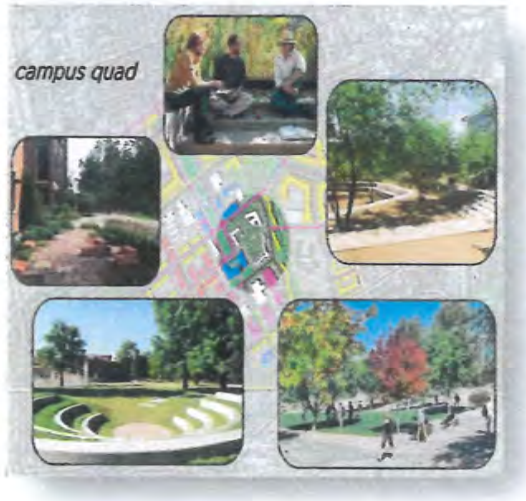
Higher Education Center for the Arts: build a large new central academic building as a nexus for the film, arts and tech.

Open Space: large new urban park, tree lined boulevard to surrounding properties and a pavilion with park cafe and bandstand.

Film & Emerging Media: mixed-use tech-hub, expand Garson studios with additional sound stage and post-production facilities, include large professional maker-space.

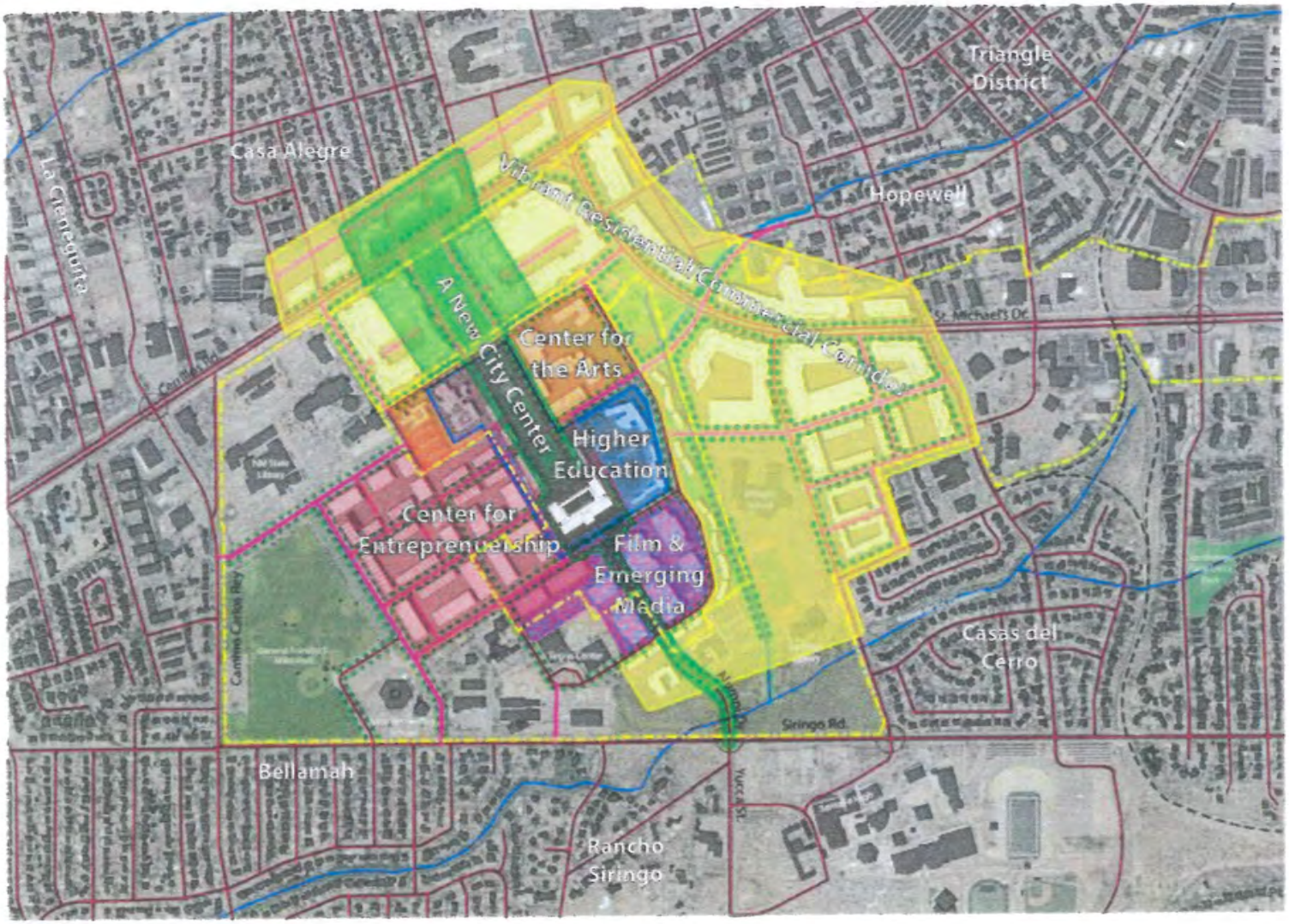
Entrepreneurship: New local and high growth companies, makerspace, co-working.





Visualization Phase - Concept #5 Summary

Collaborate and Connect led by AOS



AOS MASS. design office

connecting community

Santa Fe Midtown

April 2018

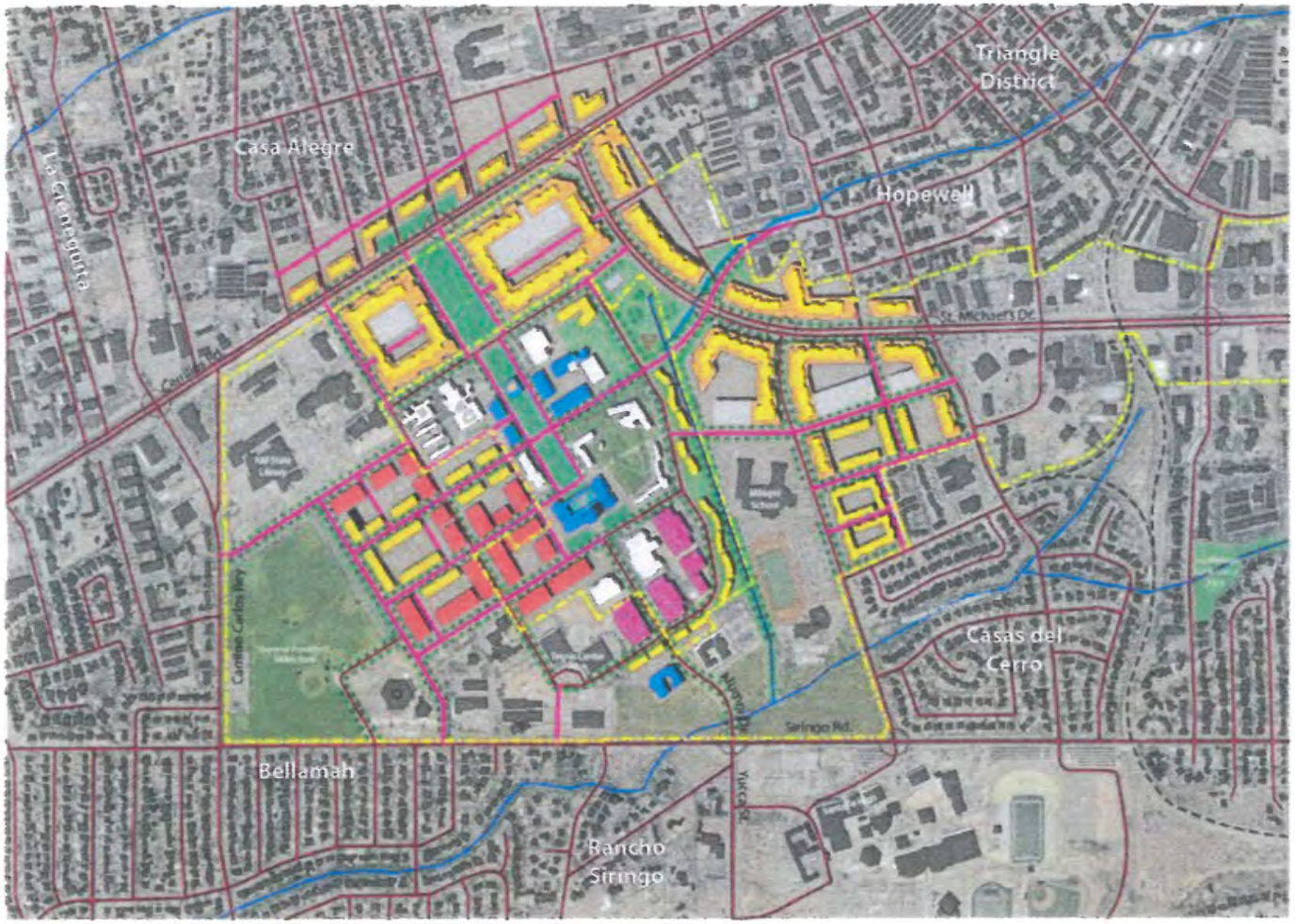
Visualization Phase - Concept #5 Summary

Collaborate and Connect led by AOS



Visualization Phase - Concept #5 Summary

Collaborate and Connect led by AOS



AOS MASS design office

connecting community
Santa Fe Midtown

April 2018

Visualization Phase - Concept #5 Summary

Collaborate and Connect led by AOS



Visualization Phase – The Five Concepts:
Details

For more information on SFAI visioning management, please click here:
https://sfai.org/midtown-campus/

For more information on the concept designs:

- To read descriptions of the five conceptual visions click here
- To review five conceptual vision presentations with images click here.
- To watch 10 minute presentations by each team click here.

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May: Evaluation Phase - Input on Five Strategic Concepts



Overview – Evaluation Phase:

Conducted online (quantitative) and in-person (qualitative) forums for residents to evaluate concepts from Visualization Phase

Objective: To determine the community's reactions to and preferences based on the visual and narrative concepts developed by the five design teams. These concepts served to make ideas more tangible versus previous research where ideas were tested in text only. Also, it provided a range of options for the community to respond to in order to provide us with greater clarity on priorities and principles for redevelopment of the Property.

Methodology: Notably, any research method has its strengths and weaknesses. Thus, we utilized a variety of quantitative and qualitative approaches to compensate for weaknesses.

- **Quantitative**: We used the Metroquest platform for online, interactive surveys. This tool is used by cities around the US and abroad. It designed to ensure that the data collected is accurate and unbiased. To view demo of interactive survey, click https://midtowncampus-demo.metroquest.com/
- **Qualitative**: We conducted three in-person events at Santa Fe Art Institute, Southside Library and GCCC. All events were facilitated by local, professional facilitators, most of whom were bilingual. Two events were limited to 100 people because of size constraints. The third at GCCC was open to all.

On the following slides, the title will indicate whether the information represented is quantitative or qualitative.

Participation Goal & Results – Evaluation Phase

Goal: 400-600 in-person participants. 300-500 online participants.

Results: 413 total in-person participants generating 986 substantive comments on Post-Its.
538 completed online surveys. 428 people added written comments.

Quantitative Research – Evaluation Phase

1 - Category Ranking Overview

Before reviewing and rating the five concepts or individual elements of each concept, respondents were asked to rank category priorities by putting them in numerical order of importance to them.

These categories are represent the top themes and uses from the Collection Phases.

This slide and the next two slides demonstrate respondents' options, respective definitions and results.



Quantitative Research – Evaluation Phase

1 - Category Definitions

Education

Mix of 4-year degree, vocational and professional education covering subjects like art & design, business & entrepreneurship, film & emerging media, public policy and STEM. Coordinate with high schools and local & regional higher-education institutions. 21st Century Library, probably, Fogelson upgrade.

Housing

Increase workforce housing options. A mix of housing and outdoors spaces that integrate with other uses of the site and the surrounding community. Primarily apartments and live/work spaces. Possibly some single family homes and/or condos bordering existing residential neighborhoods.

Film and Emerging Media

Expand Film & emerging media industries. Garson Studio Complex is expanded to include additional sound stages, post-production facilities, mill, offices, etc. Complex is leased to film and emerging media companies. Also used by education providers and other creative businesses

Sustainability

Become model of sustainability. Using and innovate sustainability best practices. Develop infrastructure for water capture & reuse, solar energy production & storage, micro-grid energy distribution, etc. Landscape for beauty, shade and drought tolerant. Pedestrian & bike friendly.

Art and Creativity Center

Be a hub of art, design & creativity. Expand the visual and performing arts by adding contemporary museum, culture center or other new buildings to enhance the experiences provided at the Greer Garson Theater, The Screen and SFAI. Bring more festivals, events and family activities outside.

Community Life

Improve quality of life for all residents, especially middle income families and people in their 20s and 30s, with a 21st century library, inviting outdoor spaces, fitness centers, playgrounds, health & wellness providers, day care, food trucks, etc.

Innovation and New Business

Building on our creative culture, promote new business and innovation with premier maker space, co-working locations, business accelerator, internship & mentor programs, tech transfer hub, small business resource center, etc. High speed broadband.

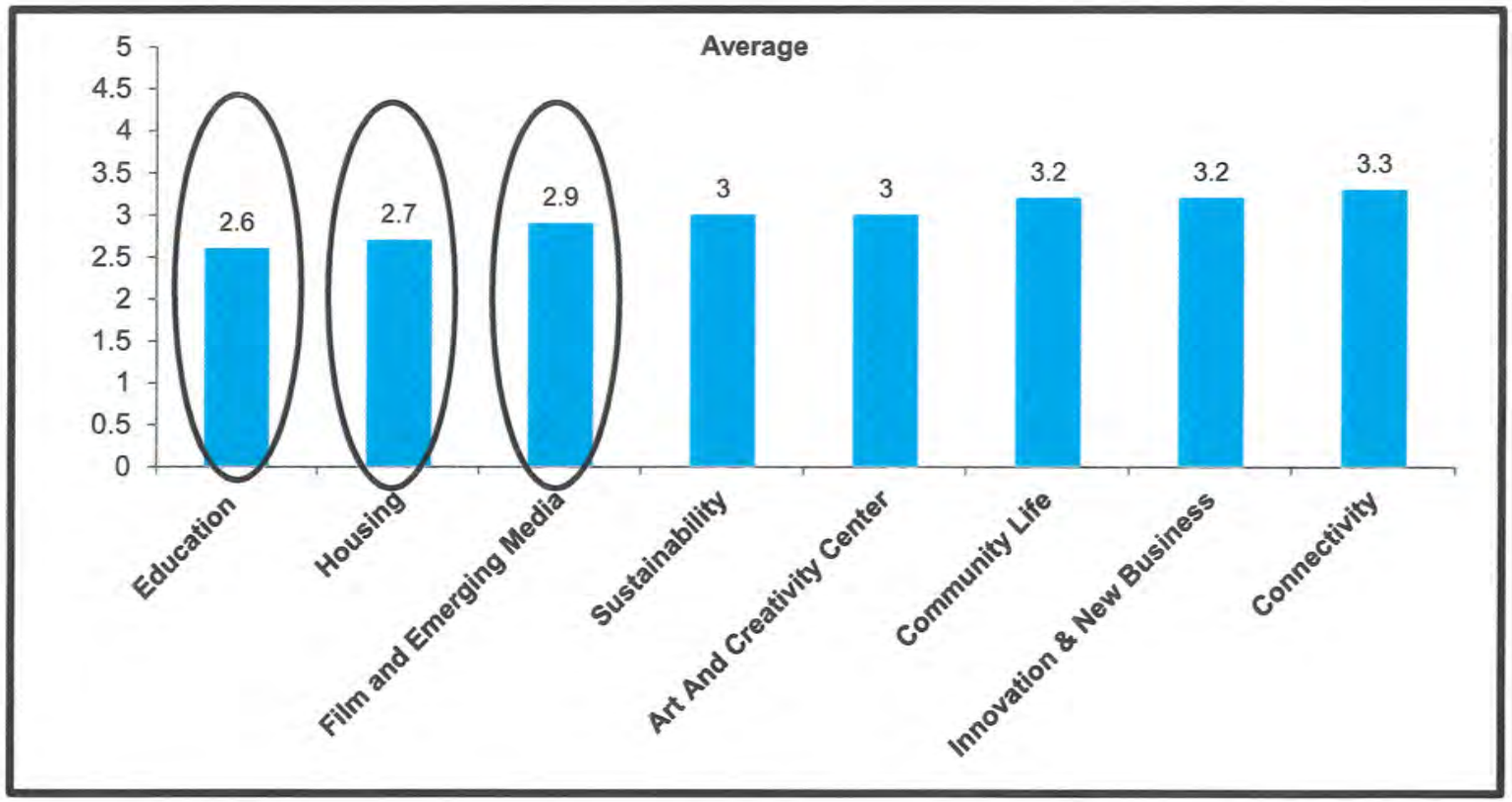
Connectivity

Physically: Enhance how people can get to and from destinations in and around the site. Make this efficient and enjoyable.

Quantitative Research – Evaluation Phase

1 - Category Ranking Results

Lower score is better. People were asked to rank on a scale of 1 – 5 with one being highest priority.

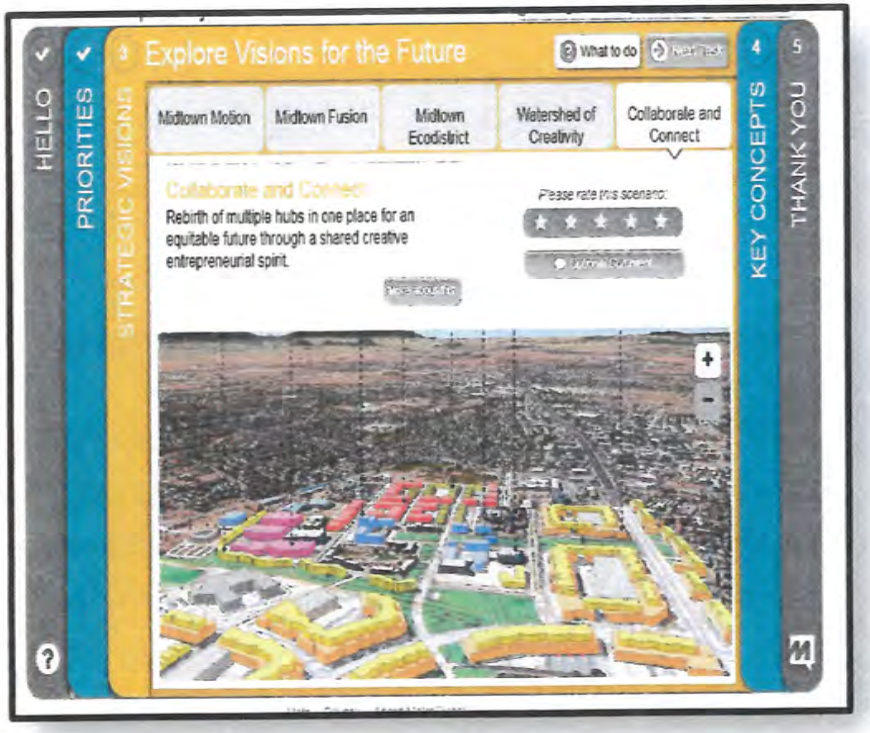


There is not a significant spread between the best (2.6) and the worst (3.3), indicating that all categories are valued highly to moderately high. This is not surprising since these categories were derived from the research in the Collection Phases of this process, as well as from information gathered in prior research such as RE:MIKE, Culture Connects and NCS.

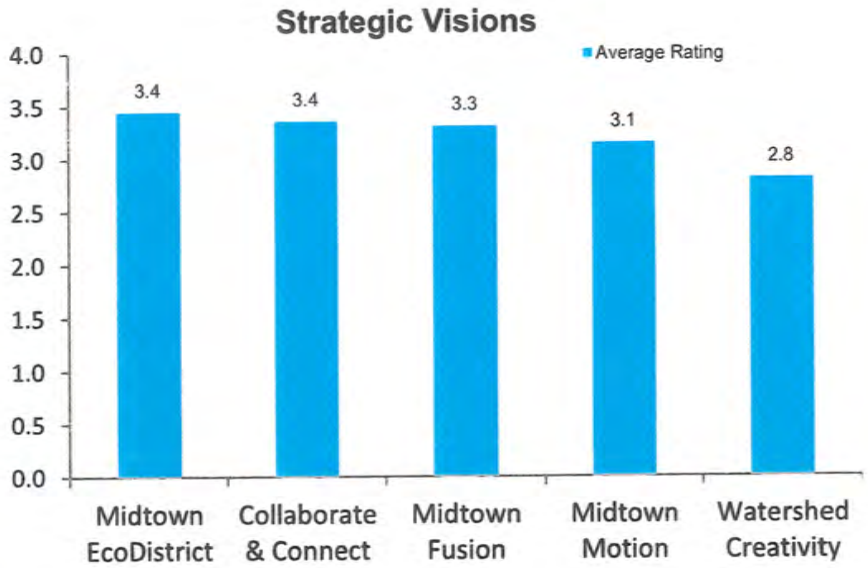
Quantitative Research – Evaluation Phase

2 - Concept Rating Overview and Results

After ranking the Categories, participants were invited to rate and comment on each of the five visual concepts developed during the Visioning Phase. In this case, higher the score is better.



The visual concepts served as a basis for a dialogue around possibilities, compromises, principles, needs and aspirations for the Property and surrounding areas.



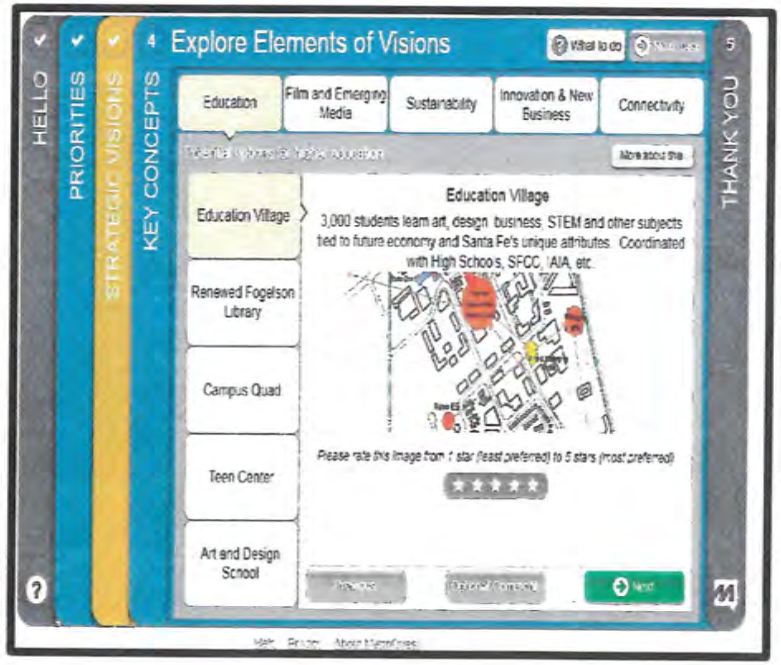
Any score above 3 is considered favored or strongly favored. The maximum score possible is approximately 3.8. Only Watershed Creativity concept scored below 3.

Quantitative Research – Evaluation Phase

3 - Individual Element Rating Overview

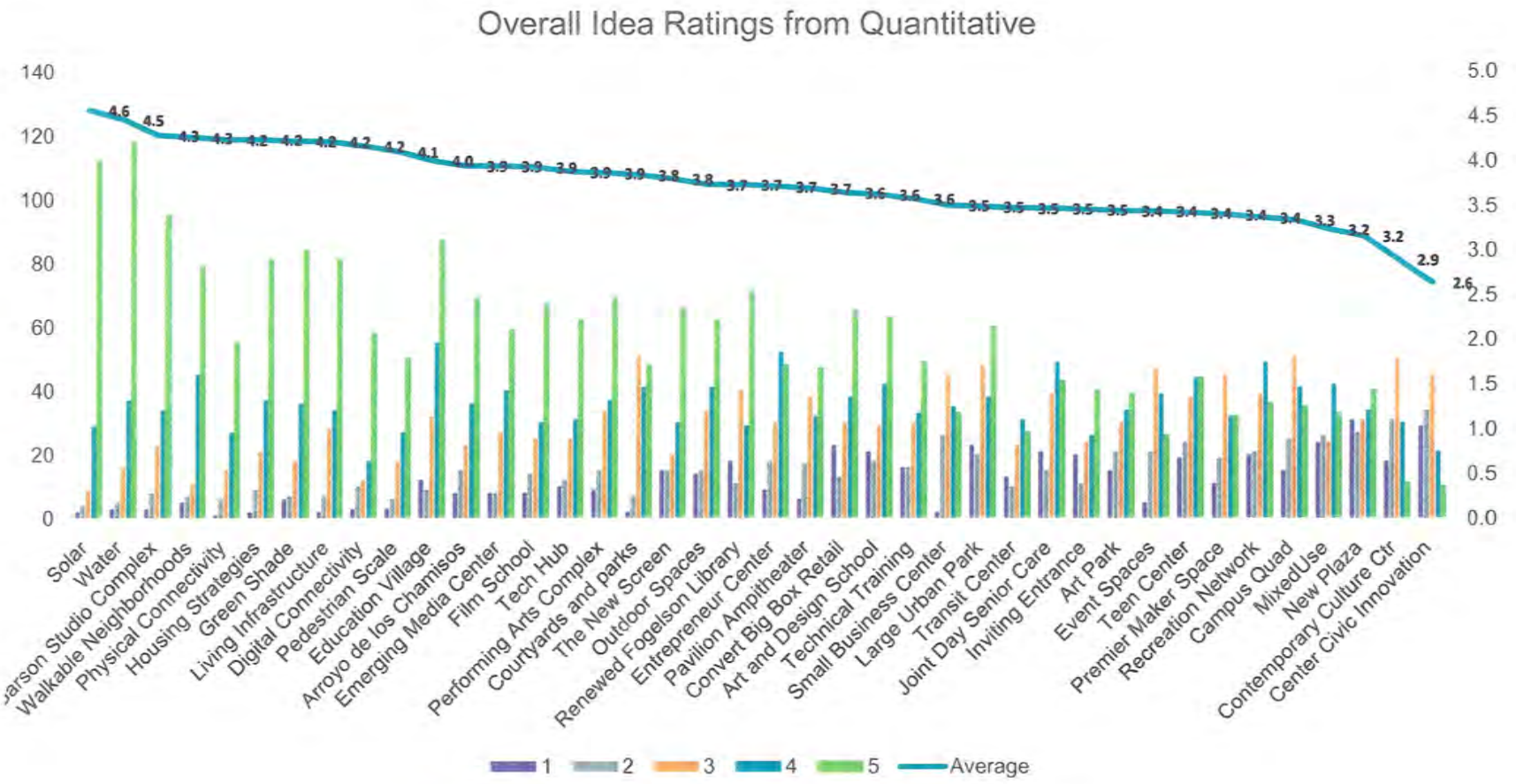
After rating the five Concepts, participants were invited to rate and comment on specific elements from the designs. In total, there were 40 elements to rate.

The following four slides show the results of the survey.



Quantitative Research – Evaluation Phase

3 - Individual Element Rating Results – Summary



- Ideas scoring 4.0+ are considered top priorities. Those rating 3.5-3.9 are preferred.
- "Sustainability" and "Film & Emerging Media" rated below "Education" as the top categories, however, some of the individual elements of those categories were in the top tier of preferred uses.

Quantitative Research – Evaluation Phase

3 - Individual Element Rating Analysis – Top Priorities

- **Solar and water (4.5).** To maintain sustainability and drive innovation in the industries (4.4).
- **Capitalize on Garson Studios (4.3)** Can be integrated with emerging media center (3.9) and/or film school (3.9).
- **Green shade and living infrastructures promoting community interaction (4.2).** Preserve and integrate Arroyo Chamiso (3.8). May include signature feature of a large urban park (3.5) and variety of outdoor spaces (3.6)
- **Walk-able neighborhoods and pedestrian scale (4.2).** Ample physical connection to surrounding areas. Moderate to high desire to convert big box retailers to change current landscape, preventing area from becoming a generic without unique Santa Fe characteristics (3.6).
- **Variety of housing strategies (4.1).** Avoid displacement. Promote social equity and prosperity. Support on-site uses such as housing for all students.
- **Digital connectivity (4.1)**
- **Higher education village capitalizing on Santa Fe's assets, resources and culture (4.0)** We did not test all curriculum subject areas. Film school (3.9) and Art & Design rated (3.5) as preferred.

Note: Some ideas are related and, therefore, merged for presentation purposes. Example Solar and Water are both related to sustainability

Quantitative Research – Evaluation Phase

3 - Individual Element Rating Analysis – Next Tier of Preferred Priorities

- **Tech hub that may include business accelerator, financing organizations, new & existing businesses and/or onsite tech transfer services tied to NM labs and universities (3.9).** Consider integrating
  - Entrepreneurship Center (3.6) and Small Business Center (3.4) to create opportunities, diversity and grow of both local and export-based businesses.
  - Technical Training Center (3.6) to increase possibilities for young people without duplicating efforts with SFCC.
  - Premier Maker Space (3.4) that can also serve educational needs
- **Add one or more multi-use buildings to expand performing and visual arts currently available at Greer Garson Theater and SFAI (3.8).** Add one or more multi-use buildings to expand performing and visual arts currently available at Greer Garson Theater and SFAI a well as create outdoor performance space. Possibly modernize The Screen (3.8) to take digital films and improve sound quality.
- **Renewed Fogelson or other 21st Century Library (3.7)**
- **Incorporate variety of courtyards and parks (3.6),** outdoor spaces (3.6) and a pavilion amphitheater (3.6) to enrich residential life and activities in a centrally located area.
- **Transit center to promote a greater variety of mobility (pedestrian, sharing, electric, biking, public) and access to site activities (3.5).**

Quantitative Research – Evaluation Phase

3 - Individual Element Rating Analysis – Bottom Tier

Not Desired for Property Unless Integrated with other Priorities

- Joint Senior and Child Day Care Center (3.4)
- Inviting Entrance that makes the campus visible and easily accessible by car, bus, bike, foot (3.4)
- Art Park: Variation of large urban park with emphasis on artwork and art events (3.4)
- Teen Center: Innovation center, mentorship programs, job preparation, internship placement and/or a variety of skills training (3.3)
- Premier Maker Space: Some residents concerned about competition with MakeSF (3.3)
- Recreation Network: Variety of indoor and outdoor fitness and athletic venues (3.2)
- Campus Quad and/or New Plaza(3.2)
- Mixed-use housing located on St. Mike's or Cerrillos with commercial on ground floor and housing above (3.3)
- Contemporary Culture Center: residents value more democratic community activities, yet an additional cultural center or museum is seen as redundant in Santa Fe (2.9)
- Center for Civic Innovation (2.6) making government more accessible is , "nice to have" but not a priority (2.7)

Quantitative Research from Collection Phases

Additional Non-desired Uses for the Property

The following were not specifically tested in the Evaluation Phase. However, some of the visual concepts included one or more of these, none of which resulted in any measurable positive support.

- Homeless shelter, although workforce training for homeless was positively identified
- New City Hall
- Consolidating portion of city government offices
- Dog park
- Office space, unless it is tied to specific strategic objective like expanding film business
- Substantial retail
- Significant single family housing development

Qualitative Research – Evaluation Phase - Overview

In-person events to engage residents with designers and each other to have deeper conversations on preferences and concerns

At the three in-person events, participants were invited to write comments on post-it notes and to use green (positive) and red (negative) stickers to indicate elements of the concepts they liked or disliked. They also were able to vote on their overall favorite concept.

We tabulated and grouped all of the stickers, and read all of the comments, in order to identify areas of passion or concern.

All of this is qualitative data. The primary value of this information was to add details and context to the quantitative data we collected as described in prior slides.





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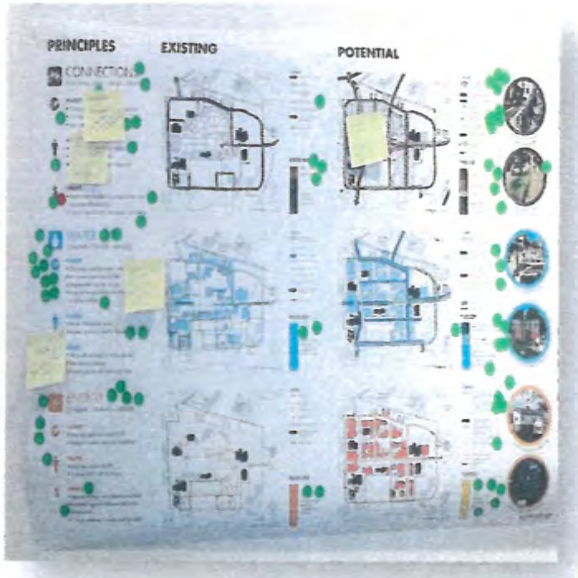
Qualitative Research – Evaluation Phase

Samples of in-person feedback

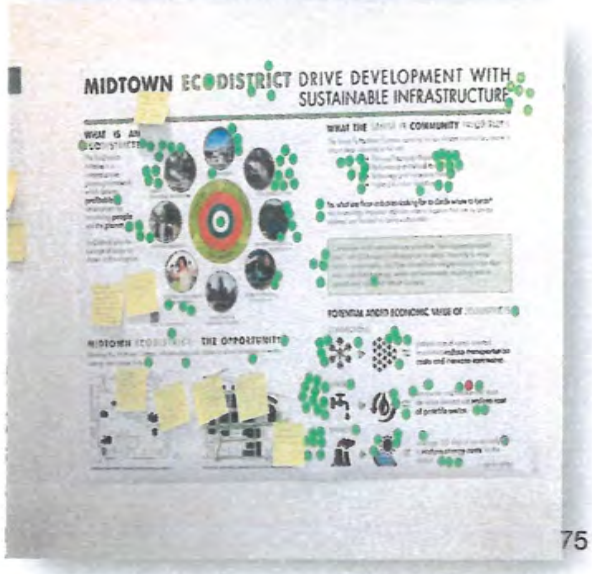












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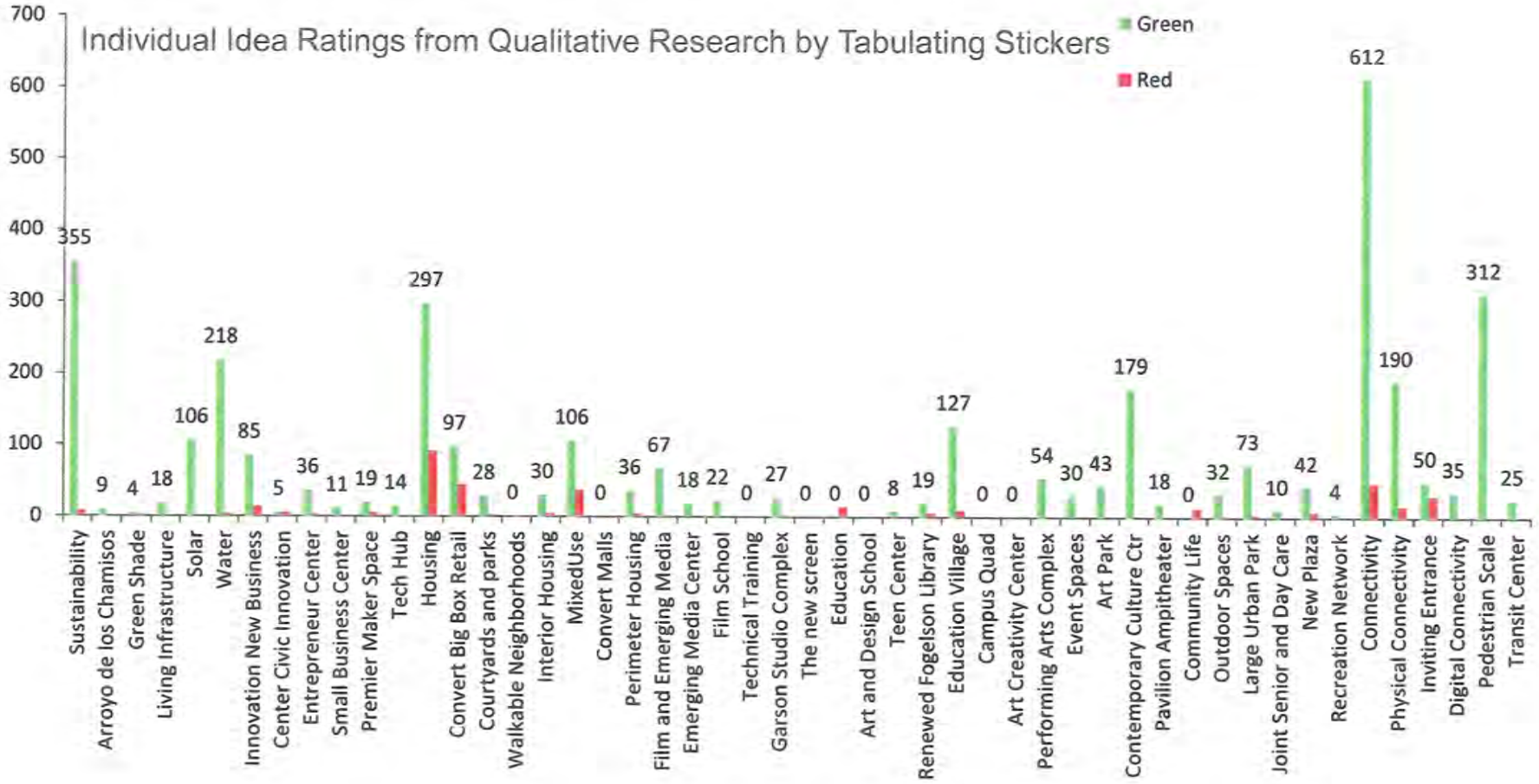
Qualitative Research – Evaluation Phase – Stickers Tabulation

Individual Elements - Summary: Desired (Green) and Undesired (Red)



Qualitative Research – Evaluation Phase – Stickers Tabulation

Individual Elements - Analysis and Priorities

Sustainability (355): Solar (106) & Water (218)

Connectivity (319): Physical (190), Inviting/grand entrance (50/30), Digital (35. This is a low number but many comments that is a "no brainer")

Housing (297): Perimeter housing (36). Possibly convert malls to high density housing and parking (97/44), and develop mixed-use buildings which are apartments and/or condos above commercial use on ground floor (106/37)

Community Life (161): Large urban park (73), variety of outdoor spaces (32), new plaza (42/7). See Midtown Fusion and Collaborate & Connect for examples of large urban parks.

Art & Creativity Center (145): Performing arts complex (54); Art park, which is derivative of the larger urban park proposed in Midtown Fusion (43); Variety of indoor and outdoor event spaces (30)

Film & Emerging Media (127): Expand Greer Garson Complex (87), Film School (22)

Education (101): Higher Education Village (74), Fogelson as 21st century library (19/5)

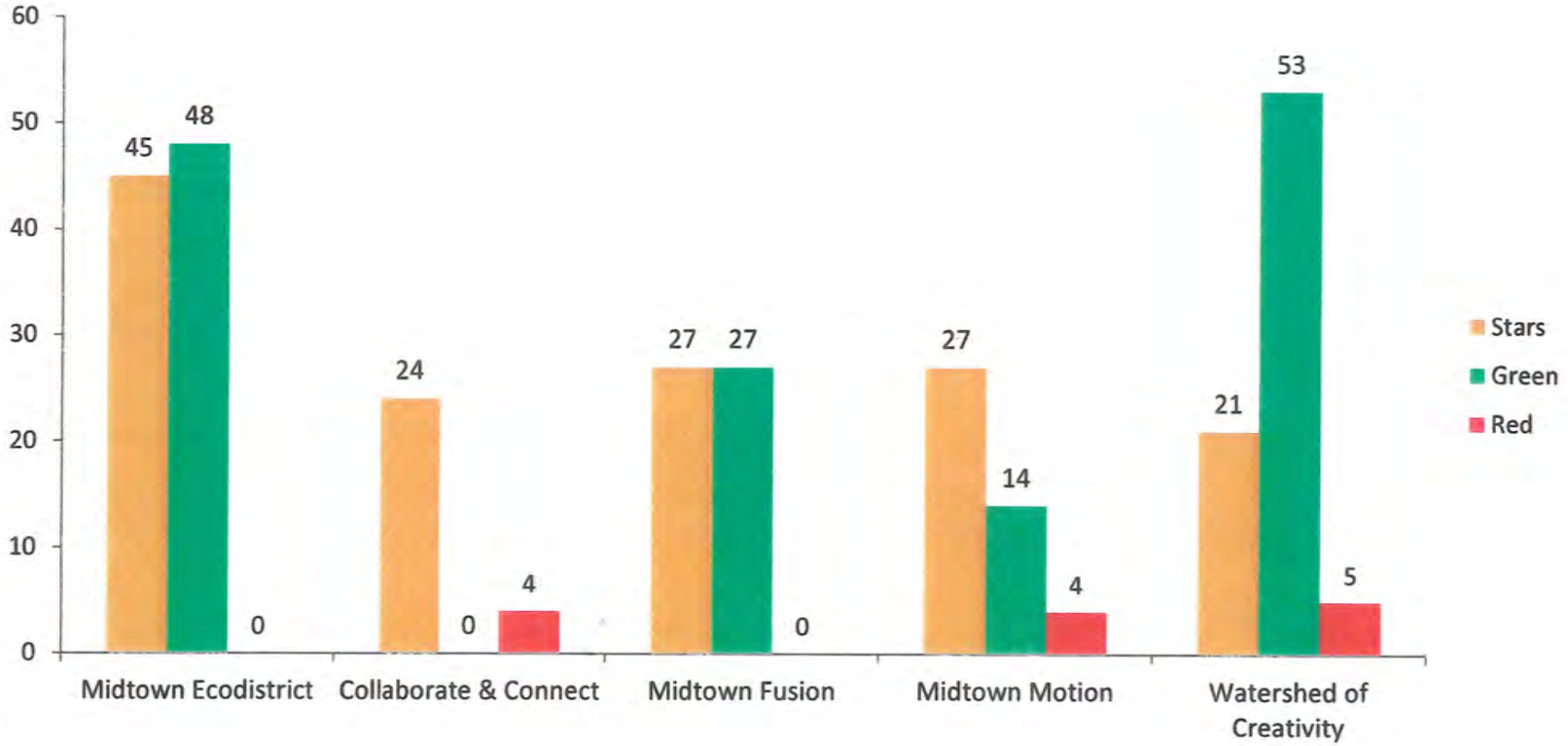
Innovation & New Business (85): Entrepreneur center (36), Tech Hub (14)

- The numbers are skewed in favor of the top items in part because two concepts were primarily about sustainability, and all concepts addressed the importance of connectivity/integration with surrounding neighborhoods and Santa Fe at large.
- If there is a single number, it indicates high, positive interest. If there is combination (ex: 106/37), it indicates an element that is desired, but potentially controversial because of ratio of green to red dots.

Qualitative Research – Evaluation Phase – Stickers Tabulation

Favorite Concept Voting

People were given stars to vote on favorite overall concept. They also used green and red dots to express additional support as well as red dots to express dislike of overall concepts.



Qualitative Research – Evaluation Phase – Comments from Post-Its

Comments were organized into the five themes developed at the conclusion of the Collection Phases.

1. Higher Education
2. Center for Entrepreneurship
3. Film and Emerging Media
4. A New City Center
5. Center for the Arts

All comments were documented, read, categorized and analyzed.

Representative quotes are on the following five slides.

1. Sustainability - comments which exemplify most residents opinions



2. Connectivity - comments which exemplify most residents opinions



3. Housing - comments which exemplify most residents opinions

"Just because you can go 5 stories does not mean you should. Santa Fe is known for its views."

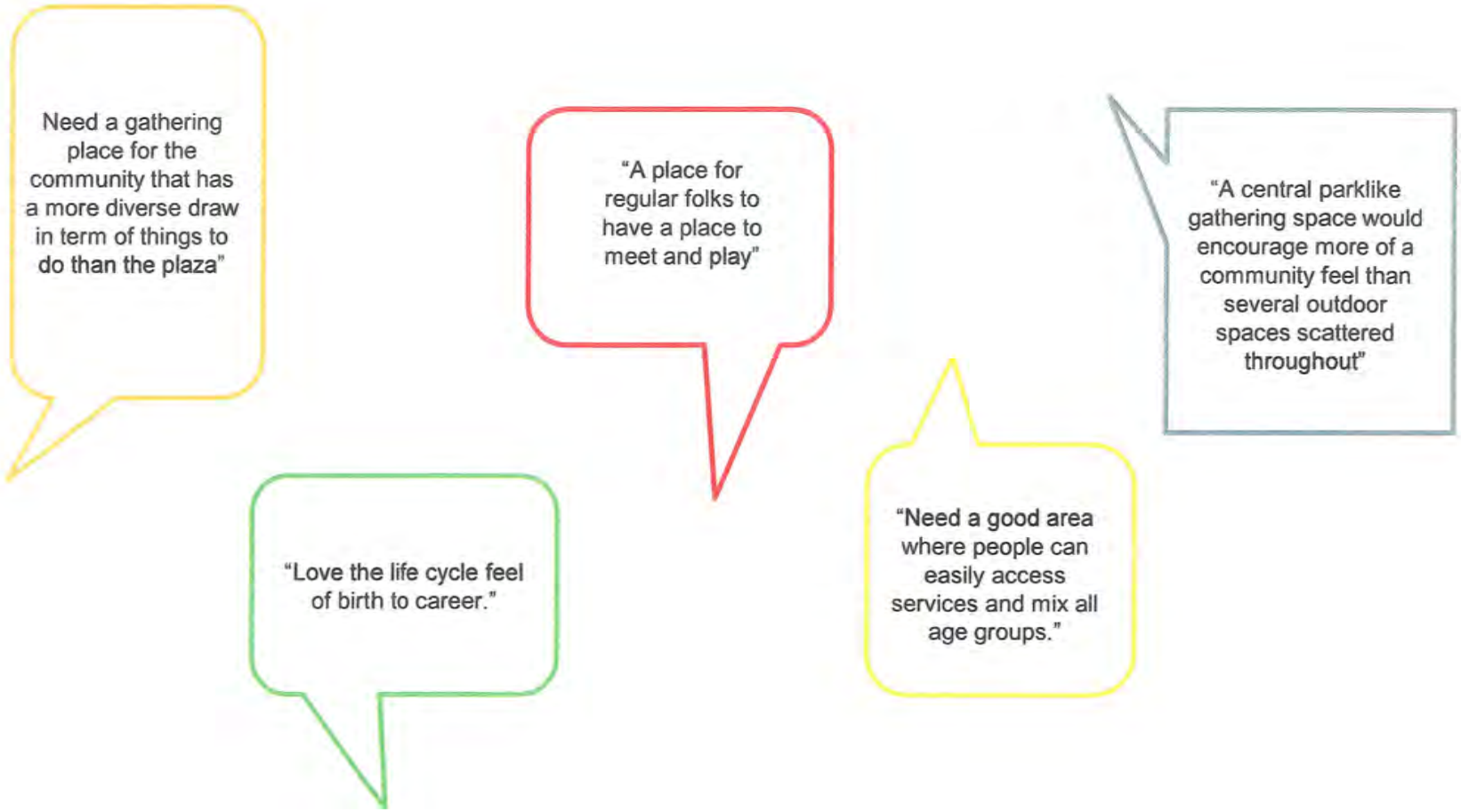
"It is ok to use different parts of the campus for different things. Let's use each of its buildings purpose for that purpose.

"Mixed use, rentals, affordable housing; all to be done to maximize payment of city debt."

"Displacement is a huge issue."

"While affordable housing is imperative, this project should be viewed only as a very small, partial solution inside a much larger city redevelopment/housing plan."

4. Community Life - comments which exemplify most residents opinions

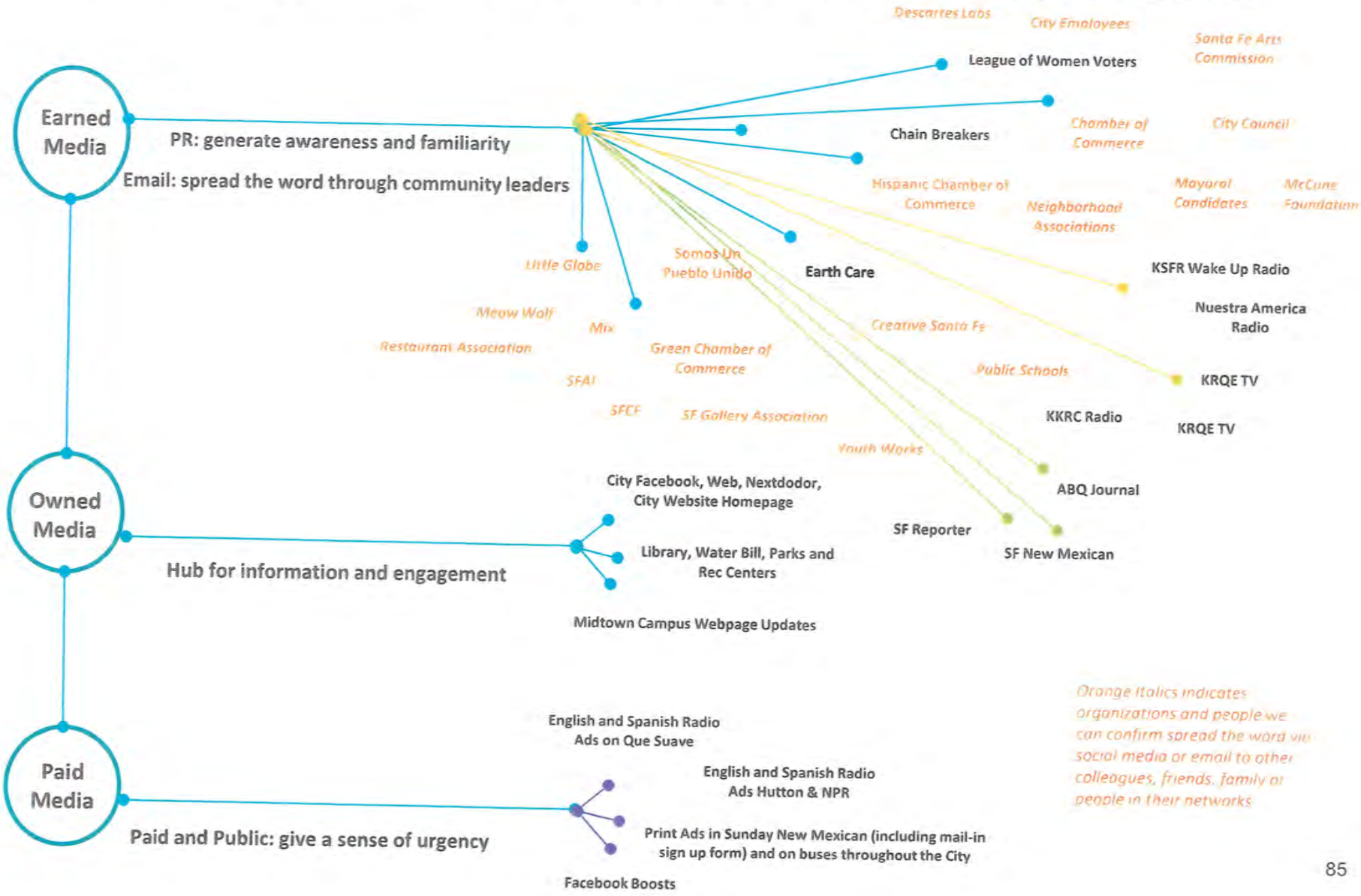


5. Art and Creativity Center - qualitative comments which exemplify most residents opinions



Outreach – Evaluation Phase

Included more paid media and increased earned media via interviews



Next Steps are Planning and Implementation



Planning Stage - Overview

The Midtown Campus Project culminated in the development of strategic Planning Guidelines. These set forth the guiding principles, vision and prioritized uses for the Property.

They will be used by the Governing Body, City Staff and any vendors, partners or other stakeholders to guide decision-making regarding planning for and implementing any plans or other activities related to the use and development of the Midtown Property. This includes the on-going management of the Property unless or until another party is responsible for such management.

It is anticipated that the Governing Body will adopt the Planning Guidelines in July 2018, and direct City Staff to being the Planning Stage in August 2018.

The Planning Guidelines will be found at https://www.santafenm.gov/midtown_campus_project.

Appendix

Additional Details and Information

Suggested Reading – Part 1 of 2 – Other Research Relied Upon

- Culture Connects
- RE: Mike
- Santa Fe Crossroads Report 2017
- Bloomberg Mayor Challenge Report
- NCS Reports User Guide
- NCS Santa Fe Community Livability Report Bureau of Business And Economic Research Forecast County Economic Projections 2013 – 2030
- Santa Fe Advance Report from Santa Fe Community Foundation
- Santa Fe Chamber Commerce Member Survey 2016

All can be found at https://www.santafenm.gov/midtown_campus_project

Suggested Reading – Part 2 of 2 – Relevant Documentation, Ordinance & Resolutions

- Aerial Photo of Property and Surrounding Area
- Appraisal of Campus Property
- Campus Plat and Building
- Midtown Campus Project Description
- Midtown LINC Overlay Summary
- SFUAD Resolution 2017
- Design Guidelines for Site at Santa Fe University of Art & Design Briefing
- Economic Projections 2013 – 2030
- Santa Fe Advance From Santa Fe Community Foundation
- Santa Fe Chamber Commerce Member Survey 2016
- Aerial Photo of Property and Surrounding Area
- Appraisal of Campus Property
- Campus Plat and Building

All can be found at https://www.santafenm.gov/midtown_campus_project

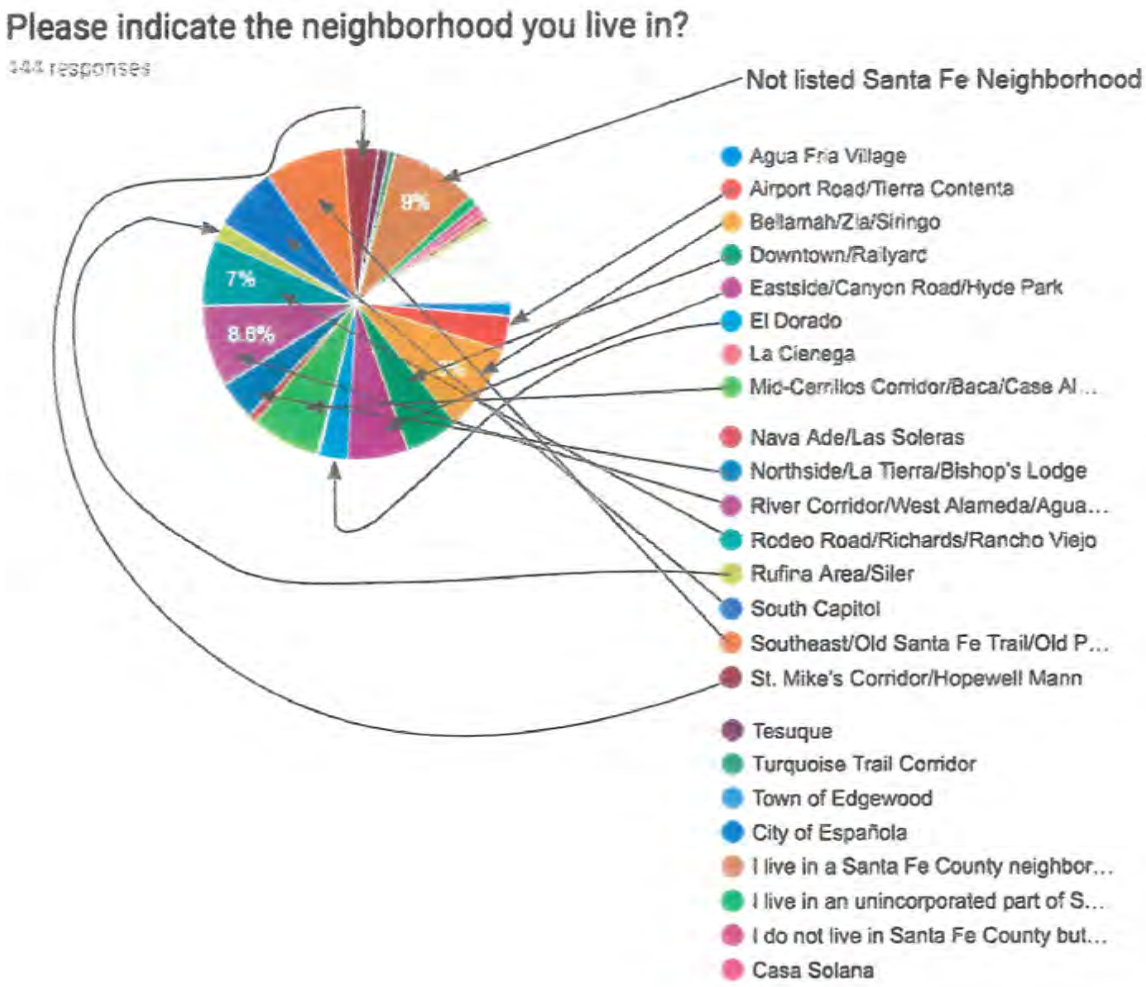
Collection Phase I & II : Demographic and Geographic Analysis

The following eight slides provide additional detail on the demographics and geographic profile of the participants in our Collection Phase I & II.

We conducted a variety of comparisons such as local neighborhoods to remainder of City, each district to the other, Hispanics relative to non-Hispanics, and low income relative to high income for Collection Phase II. In each instance, there was not statistically meaningful difference among any group versus another .

There are some slight differences which are summarized on following slides.

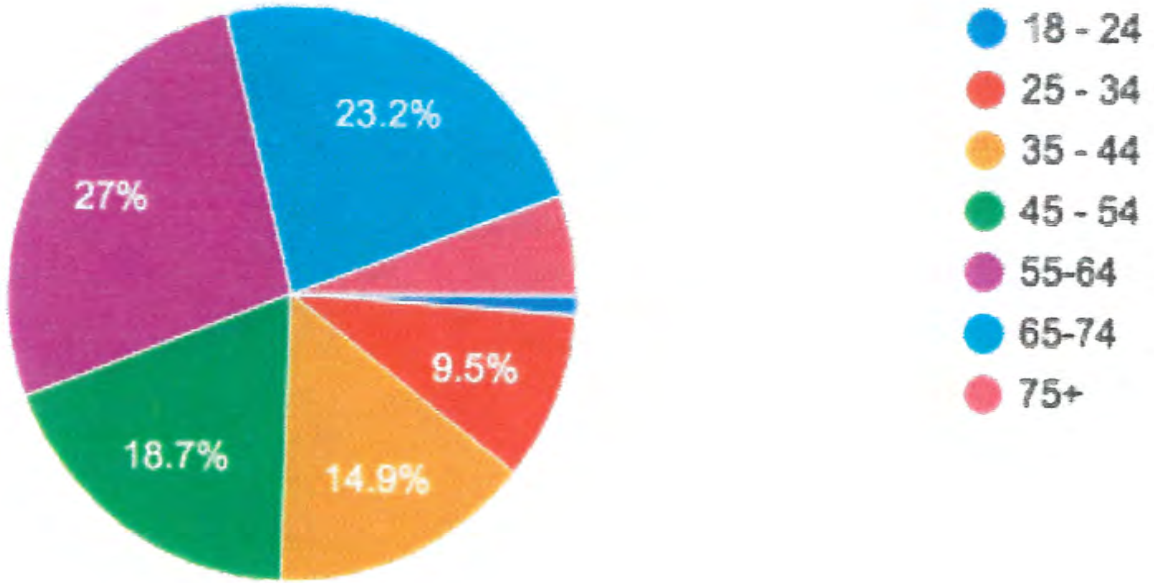
Collection Phase I: Ideation Session Demographics



Collection Phase I: Ideation Session Demographics

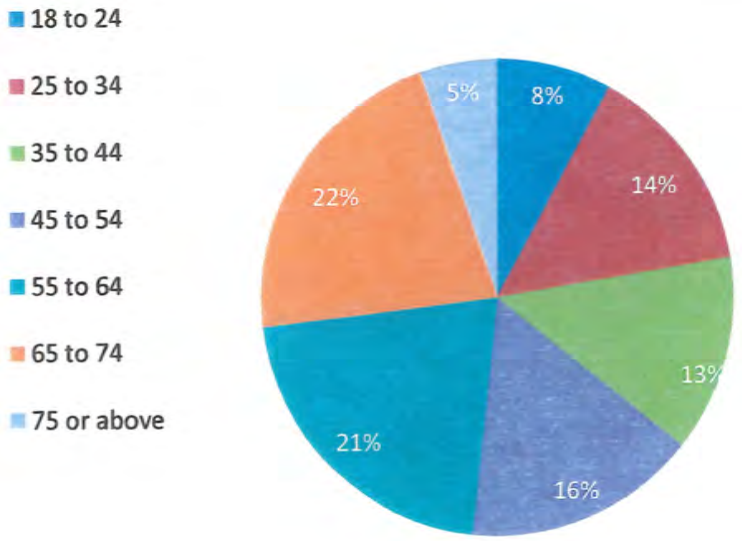
What is your age?

444 responses

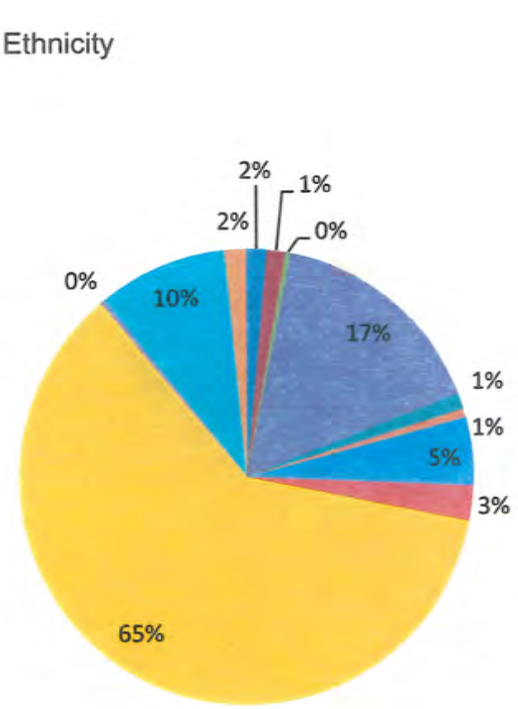


Collection Phase II: Rating and Ranking Survey Demographics

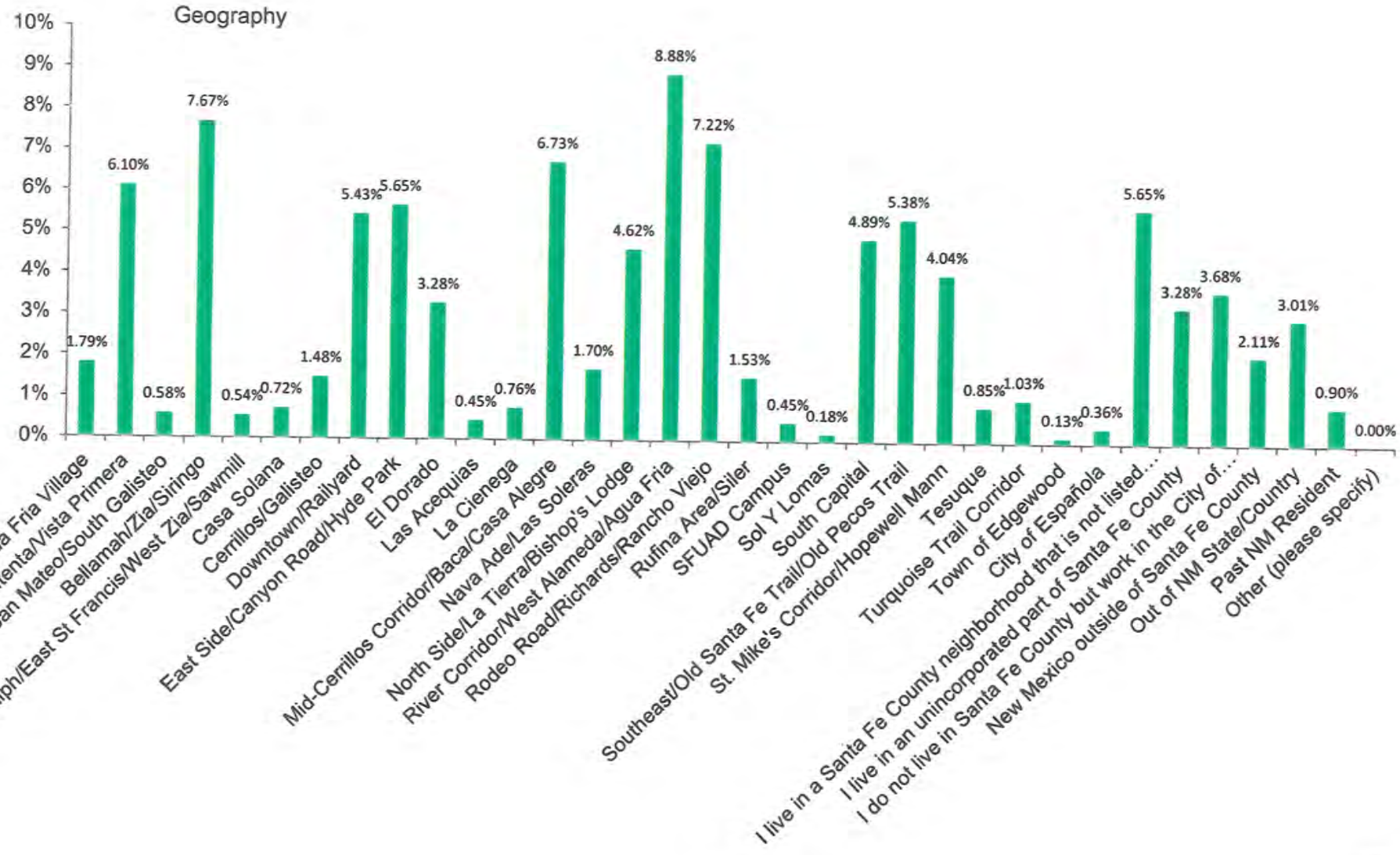
Age



Ethnicity



Collection Phase II: Rating and Ranking Geography of Participants



Collection Phase II: Rating and Ranking Income Distribution of Participants



Collection Phase II: Neighborhood Variations

There is very little difference between the local neighborhoods and the community at large.

The immediate neighborhoods next to and residents living on SFUAD tend to Rate a use slightly higher than the norm, perhaps suggesting more overall enthusiasm for improvements to the Property.

Relative to all other participants, the neighbors and SFUAD residents had 9 of the same top 10 in Ranking.

- More strongly favored the Library (Rated 7.3 out of 9) than other residents (6.8).
- Favored local retail more strongly than the norm, but still was neutral on that use for the property.

Collection Phase II: Age Variations - Under 35 Compared to 55-74

Under 35 slightly favored the following more than the norm

- Higher Education: 4 year college, 2 year college and post-graduate
- Maker Space

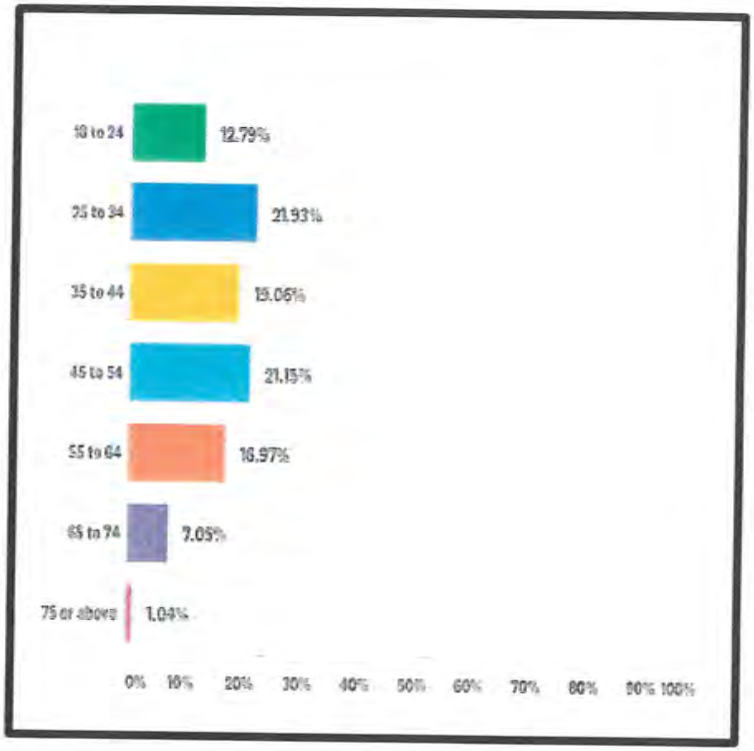
Under 35 disfavored moving Gov't Offices and creating Office Space even more than older participants.

Each age demographic (18-24, 25-35, so on) slightly favors Open Spaces more than the prior age group.

Collection Phase II: Ethnicity Variations - Hispanic/Latino to All Others

Hispanic and Latino:

- Strongest group in favor of Higher Education, including ranking Post-Graduate and 2-Year College in the top ten. But, still only slightly higher than all other participants.
- Ranked Workforce Housing 4 levels below the average.
- Significantly lower on Live/Work Housing than rest of respondents.
- Somewhat lower on Co-Working and Community Garden.
- Younger on average than all respondents.



Collection Phase II: Additional Voting on General Features for the Property

Feature	Strong Support
Make and maintain property clean and in good shape	67%
Promote environmental sustainability, such as adding solar power and/or new water reclamation systems	59%
Make property more beautiful such as nicer entrance, trees and green spaces	47%
More bike and pedestrian friendly	47%
Keep and/or increase public art	43%
Promote social equity such as job training in commercial kitchen, improved public transportation to property, increased access to services from city and/or nonprofits	34%
Increase physical connection to the surrounding areas such as a more visible entrance and easier access to local shopping centers on St Michael's and Cerrillos	33%

Collection Phase II: Additional Voting on Education

If the campus includes an educational component, residents prioritized the optimal focus as follows

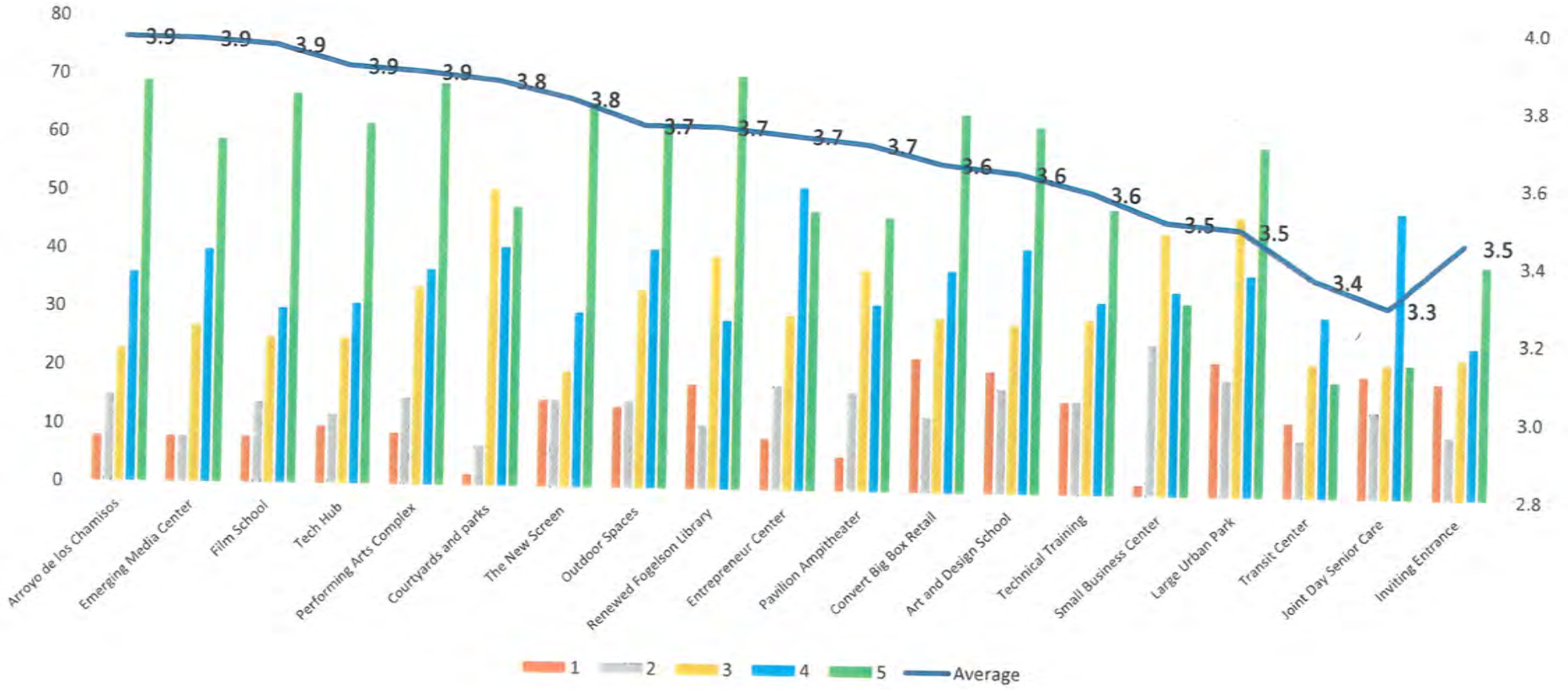
Educational component	Important or Very Important
Film and Media including movie, TV, video game, and virtual reality production, design, development	83.69%
Art and Design including fine art, performing art, curation, architecture, graphic design, web design	78.51%
Wide range of vocational training and certification such as electrician, carpentry, 3D printing, project management, set design, hospitality, advanced manufacturing	74.61%
Science, technology, math and/or engineering	68.50%
Liberal arts including history, philosophy, literature, geography, psychology	60.76%
Business including entrepreneurship, general management, leadership, project management	59.84%
Healthcare, medicine and/or wellness	58.98%

Evaluation Phase - Quantitative Results: Top Priorities Graphed



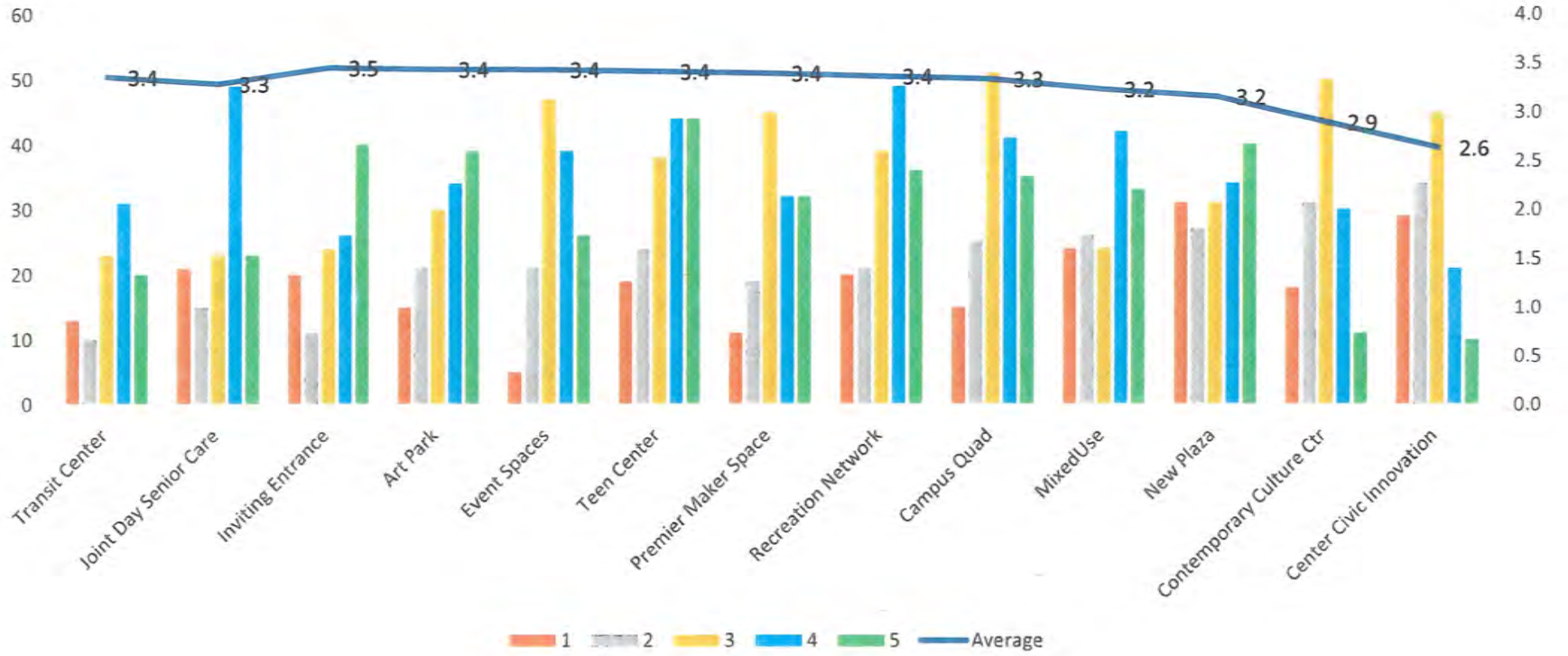
Top Rated Individual Elements – Higher Averages are Better as people were asked to rank on a scale of 1- 5.

Evaluation Phase - Quantitative Results: Second Tier Priorities Graphed



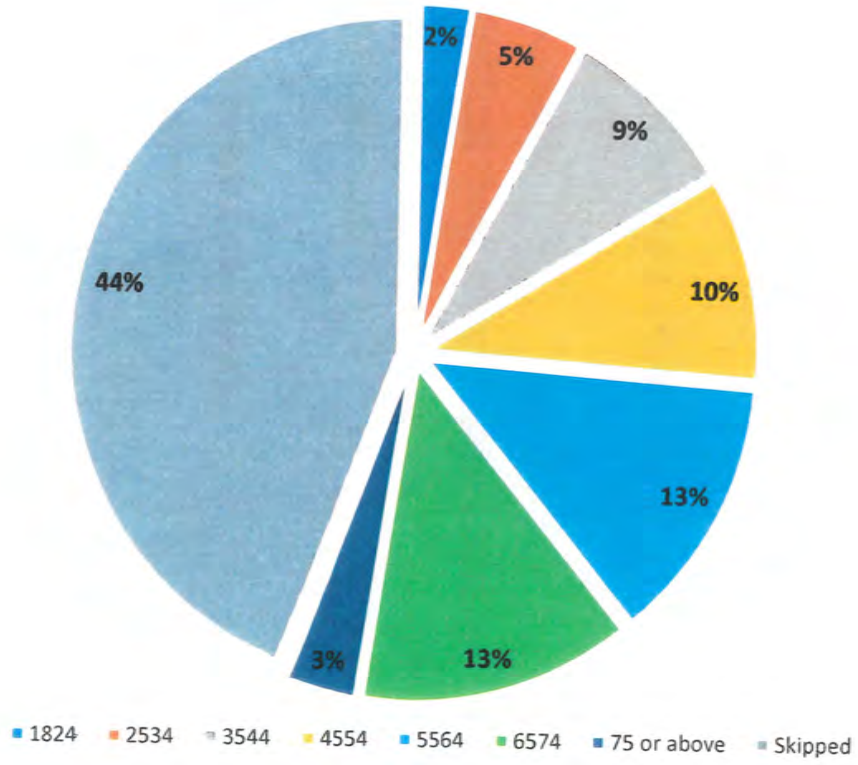
While these were not in the top tier of voting, they represent desired uses for the Property or perhaps for expansion into the Midtown LINC.

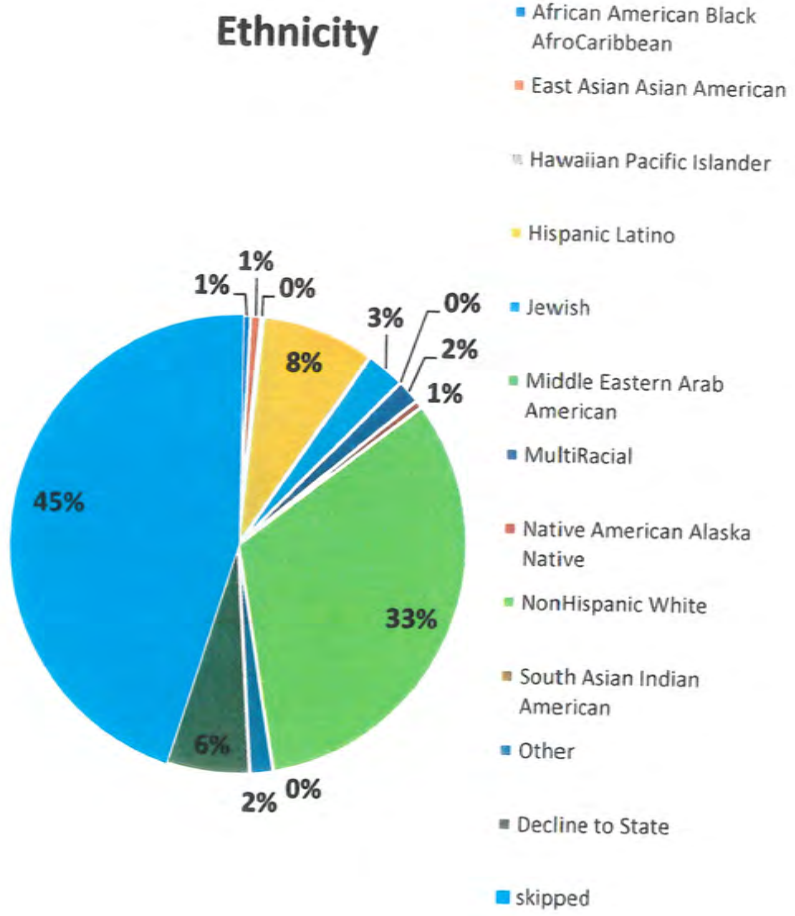
Evaluation Phase - Quantitative Results: Lowest Tier Graphed



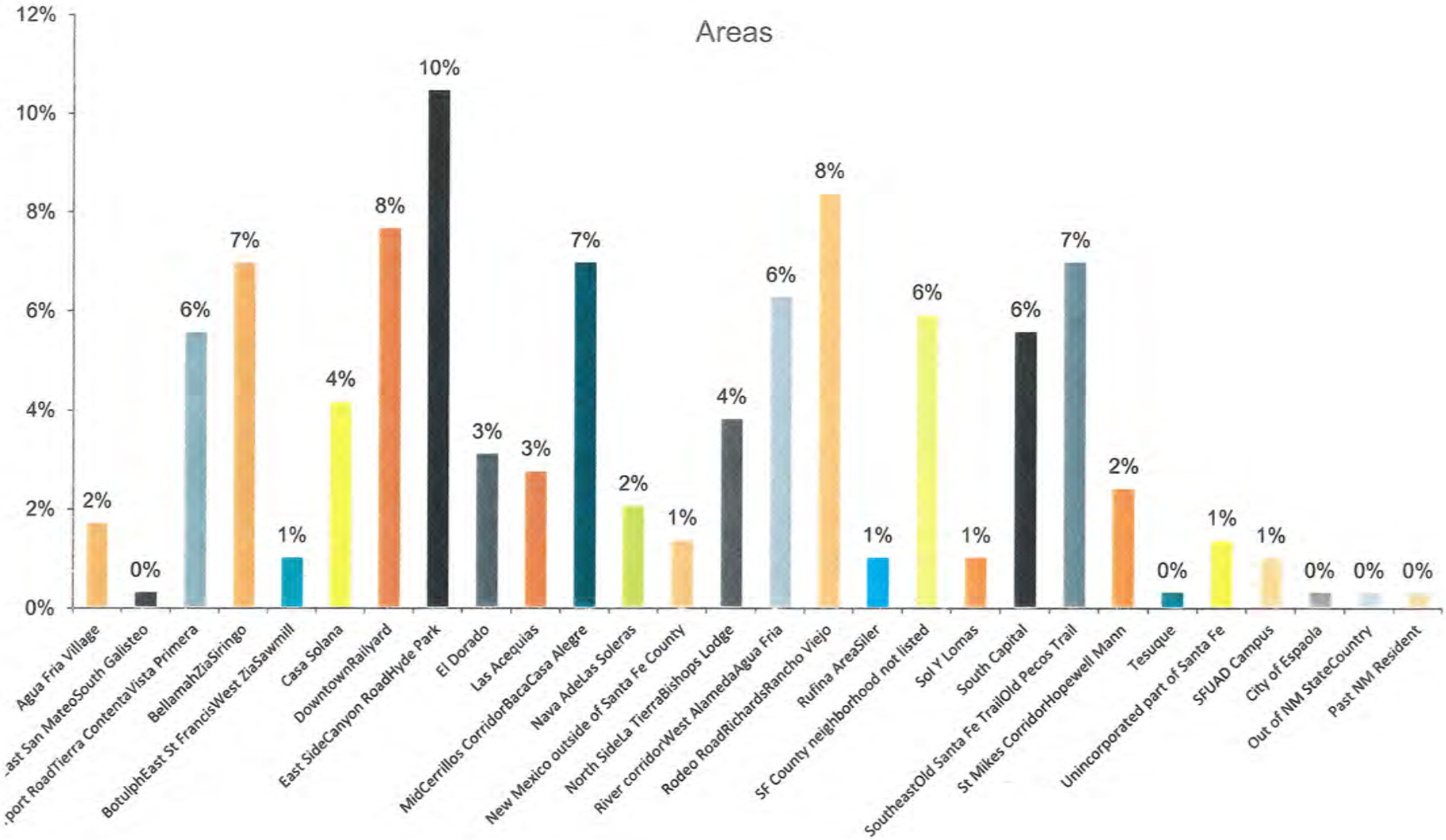
Lowest Level Individual Elements – Higher Better (1-5) All of the following rated below 3.5. Anything below 3.0 considered to be undesired for the Property. While they may be valued, not at the expense of higher preferences.

Evaluation Phase: Quantitative Demographics - Age & Ethnicity

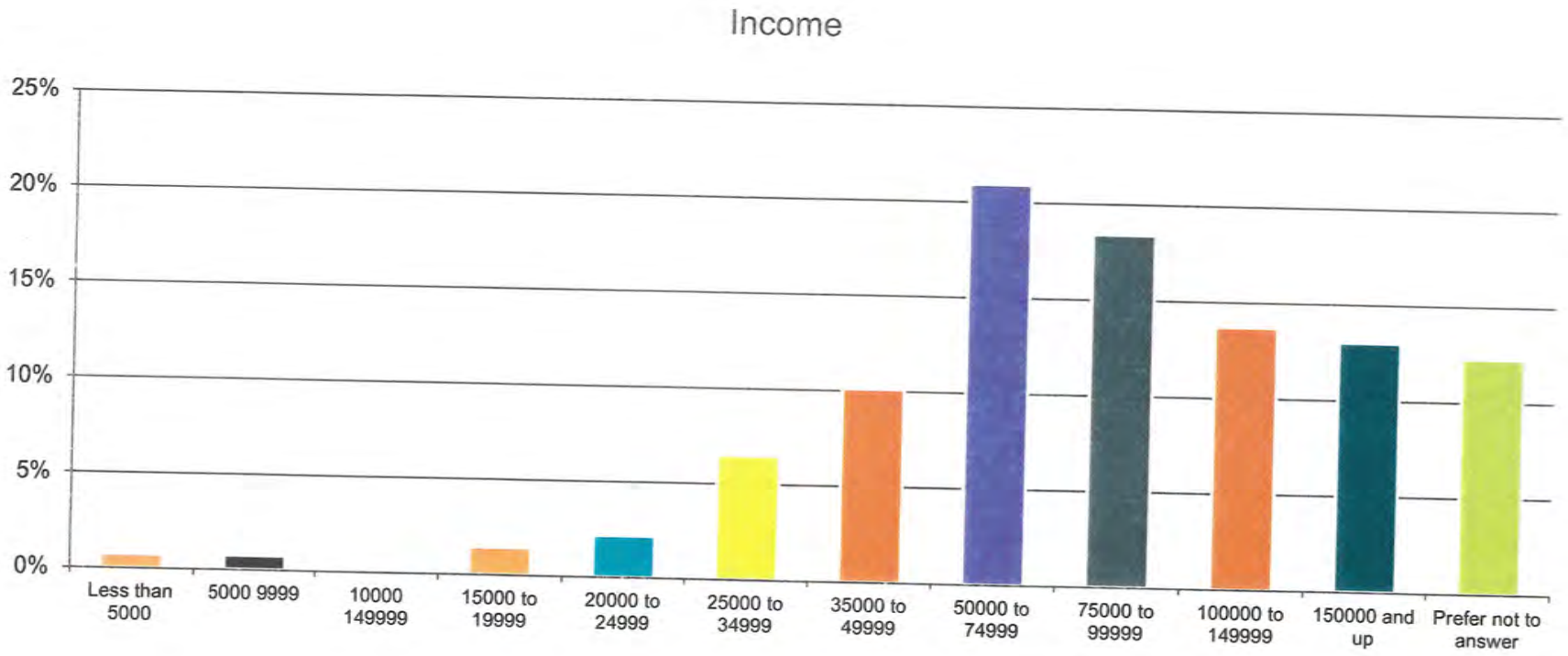




Evaluation Phase: Quantitative Demographics - Geographic Areas

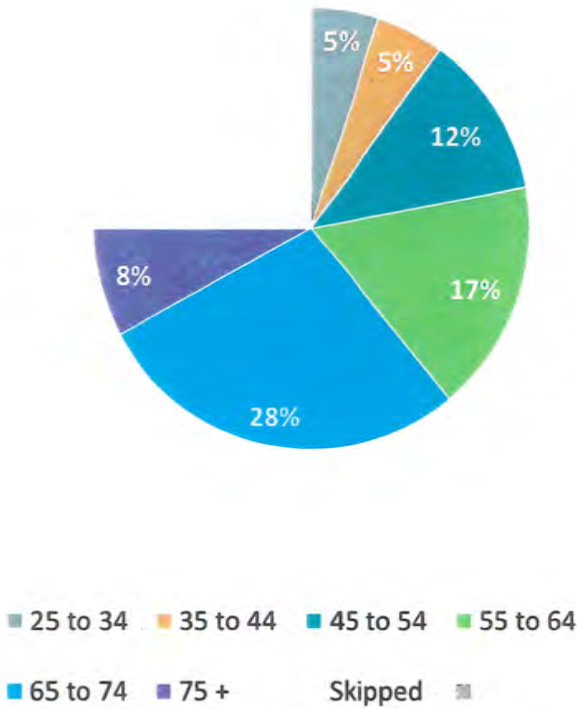


Evaluation Phase: Quantitative Demographics - Income Distribution

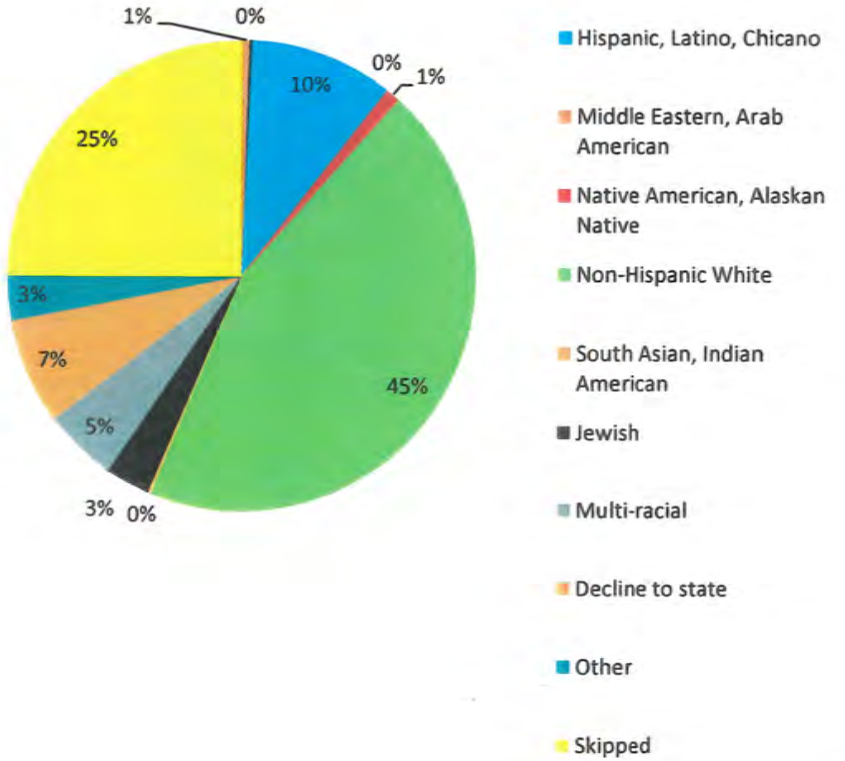


Evaluation Phase: Quantitative Demographics - Total number of participants 413 but not all choose to include their demographic profile and therefore there is a "skipped" group

Qualitative: age distribution in-person forums

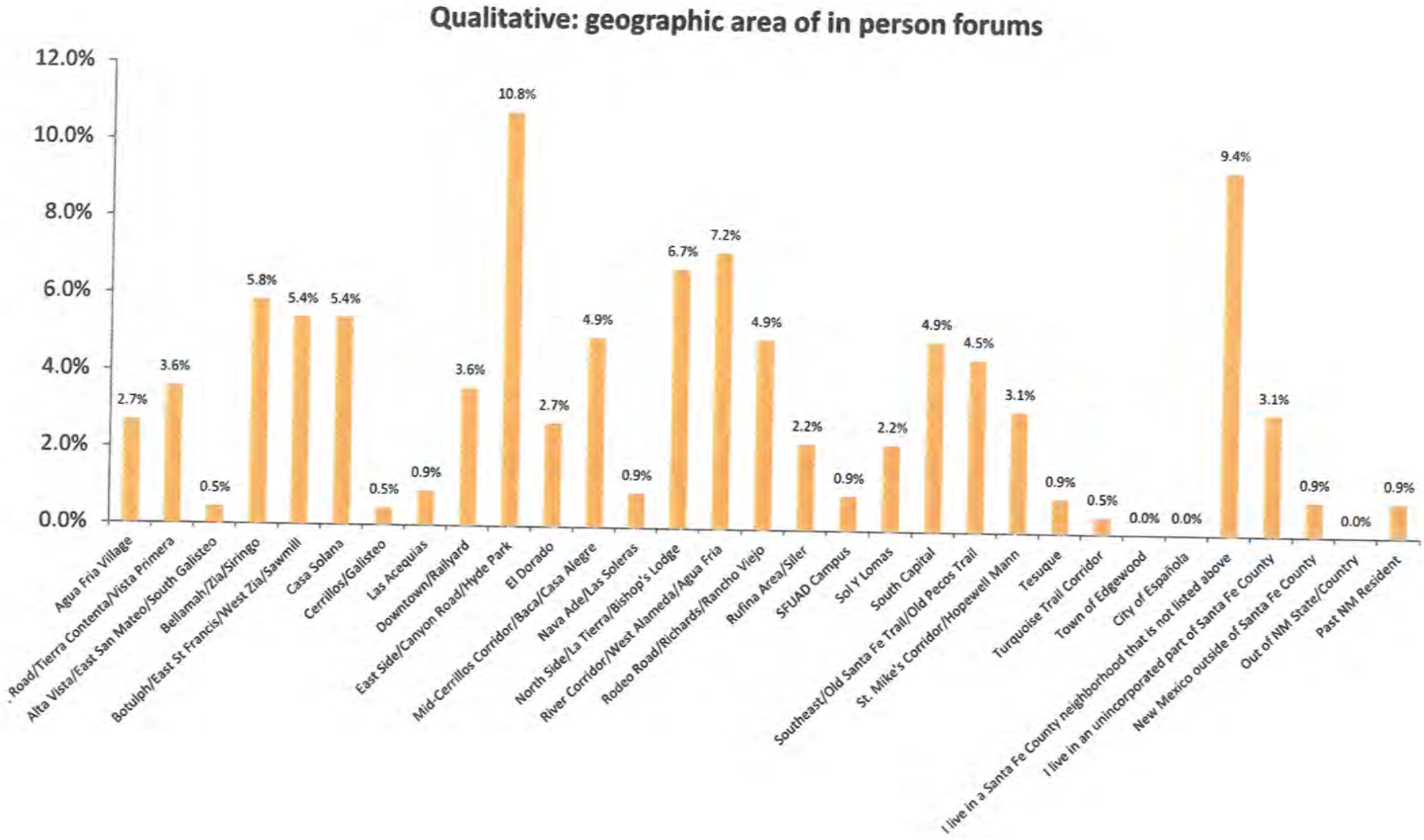


Qualitative: Ethnicity of In-person forums



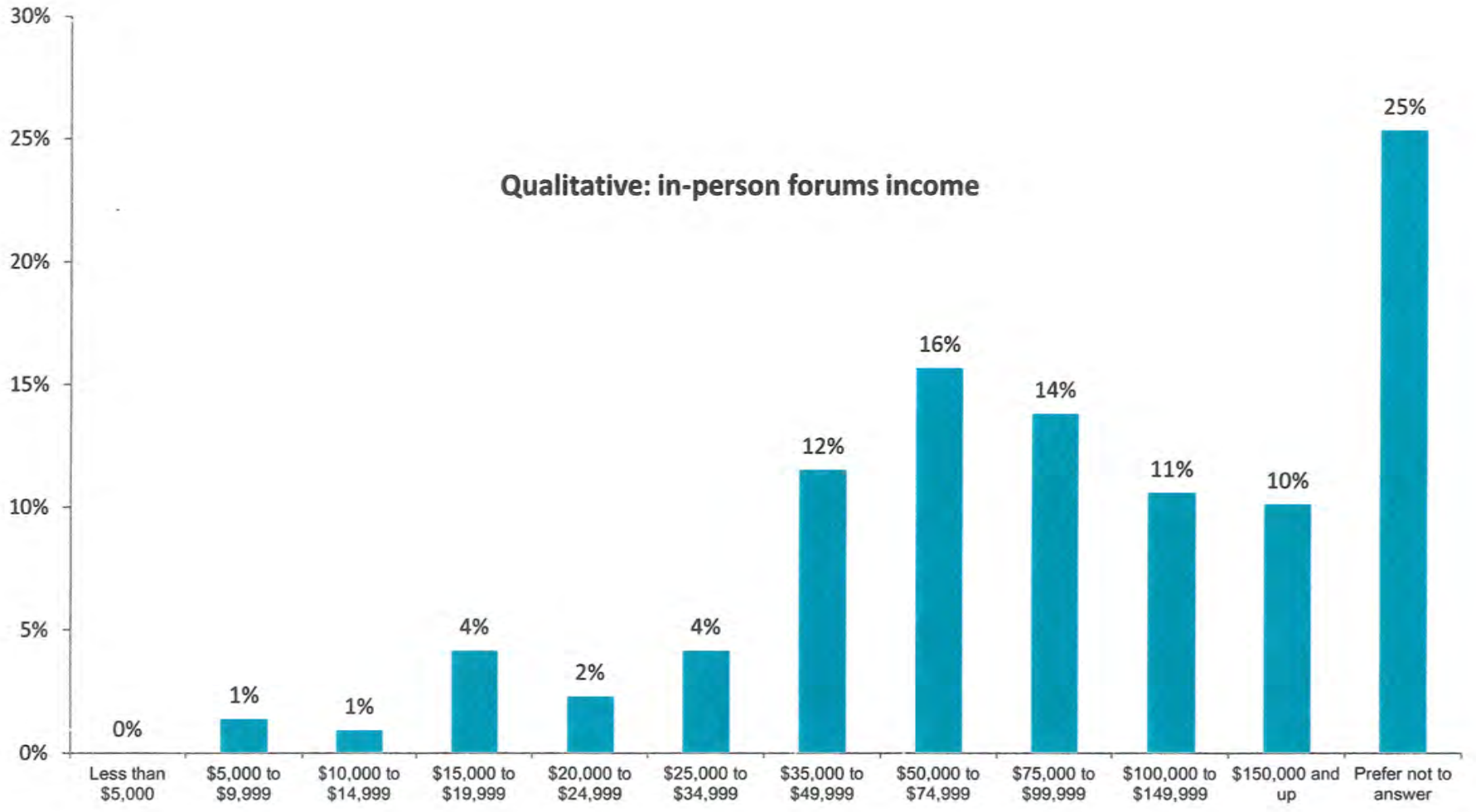
Evaluation Phase: Qualitative Demographics

Geographical location of participants

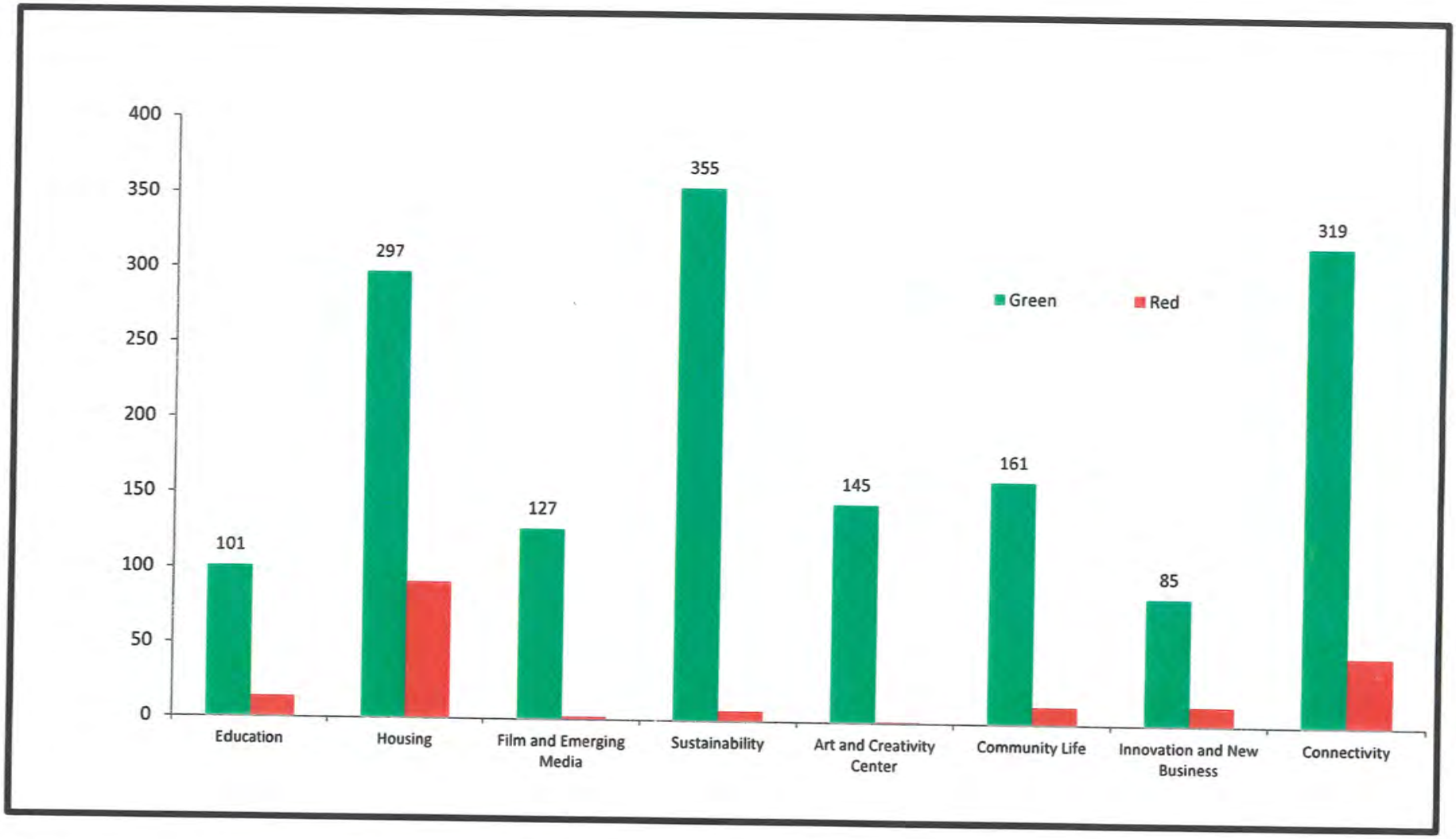


Evaluation Phase: Qualitative Demographics

Income distribution of participants



Evaluation Phase – Qualitative Results: Preferences Graphed



These categories are derived from analyzing and merging similar ideas into larger category. Participants were not explicitly asked to rate a category in-person. Most important preferences are those with the highest number of green dots.

THANK YOU SANTA FE FOR YOUR PARTICIPATION



Background

The City's "Midtown Property" currently known as the Santa Fe University of Art and Design campus ("SFUAD") stopped being operated by Santa Fe University of Art and Design, LLC on June 30, 2018. The City owns the 64.22 acre former SFUAD property and some adjacent lands (see **Appendix** for aerial photo). For purposes of this document, we will refer to the Midtown Property and adjacent City owned properties as the "Site". All control of the Site reverted to the City of Santa Fe on July 1, 2018.

The City assumed substantial debt to purchase and make improvements to the property in 2009. Currently, the City is obligated to pay approximately $2.2 million annually through June 1, 2036 if not paid off earlier.

In October 2016, City Council approved the Midtown Local Innovation Corridor District ("Midtown LINC"). This is a zoning overlay district in and around St. Michael's Drive between Cerrillos Road and St. Francis Drive. The 378-acre district is designed to promote higher density housing and complementary commercial uses by heavily incentivizing and removing obstacles to mixed-use redevelopment of existing properties within the district. The Midtown LINC was designed with two anchors: The Site on the west end and the hospital and related medical uses on the east end.

On October 25, 2017, City Council passed a resolution No. 2017 -78 available at https://www.santafenm.gov/archive_center/document/18083. This provided guidance to staff and established a strategic goal for the property to have a variety of uses, with a preference for higher education as the anchor. Examples include continuing to pursue discussions with education institutions, pursue the expansion of existing film facilities and programs, develop workforce housing, consider replacing the LaFarge library with the Fogelson library, refine potential approaches to reduce debt service on the property, and examine different governance models to identify ways to maximize opportunities.

It directed City Staff to develop and run a process for gathering public input on the possible and desired uses of the Site. This public process was called the "Midtown Campus Project", a city-wide engagement conducted January-April 2018 engaging approximately 3,000 participants that culminated in these planning guidelines. This project was supplemented and informed by other research conducted over the last several years including RE:MIKE, Culture Connects, 2017 National Citizens Survey and Pollinating Prosperity Report all of which are publicly available (collectively referred to as "Research").

The Midtown Campus Project is phase one of a three phase process to redevelop the Site. The three phases are: (a) **Concept Phase** which was the market research, idea generation and concept development work done during the Midtown Campus Project, (b) **Planning Phase** which

will culminate in an appropriately scaled development plan and financial model that can be successfully executed, and (c) **Implementation Phase** which will be the phased implementation of the development plan or modifications thereof. Both the Planning and Implementation phases will also involve public input.

Guidelines

Overview: The following are a set of strategic guidelines resulting from the Midtown Campus Project. These are intended to:

- Guide the efforts and decision-making of the Governing Body, City Staff and any partners or other stakeholders in the Planning and Implementation phases.
- Guide the efforts and decision-making of the Governing Body and City Staff regarding outreach, inquiries, negotiations, proposals or other activities regarding use or other disposition of the Site.

These guidelines include principles, preferred uses and non-preferred uses. The guidelines have not yet involved detailed planning or financial evaluation, therefore, are directional not prescriptive. Some uses or principles described herein may need to be modified based on factors discovered during subsequent work.

Vision: Over time, our community aspires for the Midtown LINC to be an essential hub of Santa Fe reflecting the city's heritage and culture where all residents are invited to live, work, play, and learn. We want the Site to become the most creative location in the U.S. where a wide diversity of people interacts and collaborate to find their passions; build their skills for a great career; live in a thriving, vibrant neighborhood and city; and create a great future for our community, region and beyond.

Goal: Utilizing these guidelines, City Staff will continue to take a disciplined, professional approach to develop a phased plan for redevelopment of the Site. We would pursue a space that is beautifully designed; provide residents, especially young people and families, with opportunities to prosper, grow, and continue the tradition of multi-generational families in Santa Fe; encourages creativity in all forms while promoting social equity, environmental sustainability and the special characteristics of Santa Fe's heritage and culture; and becomes a mixed use area that is a vibrant center at the geographic and demographic center of the City, serving to catalyze the redevelopment anticipated by the Midtown LINC.

For the Guiding Principles and any Uses described below, the property shall be developed in accordance with goals, policies or plans adopted by the Governing Body with direction to City Staff responsible for implementation of such Guiding Principles or Uses.

Guiding Principles: Based on the substantial Research, the following represent core values and beliefs of our community that serve as a foundation for decisions and actions that affect the entire development of the site.

A. Sustainable Development: Adopt a "triple bottom line" approach to development that seeks to balance and improve social, environmental and economic impacts and benefits of developing the Site.
   a. Social: Improve social equity by encouraging development of locations, facilities and services on the Site to make it attractive and accessible to all residents, including low and middle income, to live, work, play and learn on or near the Site.
   b. Environmental: Apply best environmental practices in energy production and distribution with emphasis on solar; water capture, treatment and management; uses of living infrastructure, native plants, and green building techniques; and connections to and preservation of existing natural habitats. Increase energy resilience and contribute to City's carbon reduction goals.
   c. Economic: The redevelopment must be financially sustainable, remove the current debt obligation of the City in a reasonable time, and support the diversification and resilience of our economy by making it easier for people to launch new businesses, grow existing businesses or move their businesses to the site or nearby.

B. A City Center: Develop the Site with a variety of uses that make it inviting and affordable for residents of the city and region to live, work, play and learn. Integrate with and rejuvenate neighboring communities by seeking to retain and strengthen unique characteristics and assets of those neighborhoods, minimize displacement and promote social equity and economic vitality.
   a. Accessibility:
      i. Connections: Develop a variety of connections to and integration with surrounding neighborhoods, existing commercial development, and all of Santa Fe, including roads, bike paths and walking paths. As an example, create an entrance that makes the campus visible and easily accessible by car, bus, bike, or foot while integrating with the surrounding area and neighborhoods.
      ii. Transportation: Design for current and future transportation needs, including sufficient parking, shared transportation like cars and bikes, electric vehicle charging stations, bus service, shuttle service to train depots and other key locations.
   b. Density: In accordance with the Midtown LINC, adopt a medium to medium-high urban density connected by and incorporating a variety of open spaces,

courtyards, parks, and, possibly, large urban park or new plaza. This is best exemplified in the concepts named Midtown Fusion and Collaborate & Connect (see Appendix for example images).

c. Aesthetics: Encourage a blend of architecture that modernizes current site styling and is in-synch with Santa Fe's unique look and feel, as well as with world-class buildings on the Site designed by Ricardo Legoretta.
    i. Consider a signature building or structure that advances Santa Fe's brand and iconic status and can be a beacon for the community.
d. Variety of Uses: Develop the site to accommodate three primary uses of the Site, namely, higher education, expanding the film and emerging media industry, and housing residents can afford with an emphasis on rental units. See below for more explanation and description of preferred uses for the property.

C. Adaptable Infrastructure: Develop the physical and digital infrastructure so that it increases accessibility, improves current uses of the property, and supports the initial steps of development which will be part of a future Implementation phase. Additionally, design the infrastructure to remain flexible and responsive to later stages of development and to enable the achievement of any sustainable development goals and plans.
    a. Physical infrastructure includes roads, bike paths, walkways, electricity distribution, natural gas distribution, sewer, water, and buildings that can support a variety of uses or reuses.
    b. Digital infrastructure includes broadband, telecommunications, microgrid and other "smart city" technologies to support a variety of residential and commercial uses. This includes achieving broadband speeds to support film and emerging media businesses, and any other businesses that require super high-speed broadband.

D. Catalyze and Utilize Midtown LINC Overlay: These guidelines were developed based on research focused on the Site and immediate surrounding properties. However, achieving our community's preferred uses does not all have to occur on the Site. The property is located within the Midtown LINC; therefore, the subsequent phases can consider how the plans for the Site can spur owners of properties in the Midtown LINC corridor to redevelop their properties in ways that advance the Principles and Uses described in these guidelines.

Preferred Uses: Based on the Research, the following are the top five preferred uses for the site, in ranked order. All of them are highly supported by majority of our community.

1. Higher Education: Pursue and secure premier, accredited higher education, including vocational and skills training programs, that is great and accessible for local and regional

students, and also attracts students nationally and internationally. Considerations and parameters include:

a. Education Village: Attract a single provider or multiple education providers, preferably, with existing national or international reputation for the high quality of the programs. An example would be one college expanding its film school to the property while another expands its technology and engineering school.
b. Collaborate: Encourage any higher education providers on the Site to cooperate or collaborate with existing local, regional and state higher education providers, as well as with local public and private elementary, middle and high schools for the educational and career advancement of all students and residents.
c. Types and Subject-Matter: Initially pursue 4-year degree providers, as well as vocational and technical training programs that do not directly compete with local and regional community colleges. Prefer curriculum areas that align well with Santa Fe and New Mexican heritage, resources and business opportunities, as well as build skills for career paths in projected growth areas in the local, regional and national economy.
    i. Over time consider adding other types of education such as master's degrees, doctoral degrees and professional development.
    ii. Support and encourage workforce development.
d. Size: At maturity, 2,000 or more students would attend school or training programs on site.

2. Housing: Utilizing a variety of strategies, provide housing that is affordable for a wide range of residents and income levels, including students. Considerations and parameters include:
    a. If the Site includes higher education, then the priority is for sufficient housing to be provided for students on campus or in new housing along St. Michaels or Cerrillos corridors within the Midtown LINC.
    b. 500-1,000+ units attractive to all residents and prioritizing rental units over homes for purchase.
    c. Develop housing options that align to any housing strategies or plans adopted by the Governing Body or City Staff.
    d. Include a variety of open spaces and courtyards for both connectivity to and within the Site and the private uses of residents and employees working on the property.
3. Film & Emerging Media: Expand Greer Garson Studios in order to support television, large film, augmented reality, virtual reality, video game, animation, short-form and other emerging media production. Considerations and parameters include:

a. Seek to increase gross receipts tax (GRT) by 100% in next 5 years related to film and emerging media industry.
b. Additions may include 2-4 soundstages, storage, backlot, offices and a post-production facility with high speed broadband sufficient to support the users, as well as a mill and/or large "maker-space" that may be shared with local business, schools and workforce development providers.
c. Attract a premier film school that can leverage the facilities for educational purposes and help students secure professional development opportunities.

4. Arts & Creativity: Maintain or expand the use of property as center of arts and creativity leveraging the Greer Garson Theater, Visual Arts Center and the Santa Fe Arts Institute, which is located directly adjacent to the Site. Considerations and parameters include:
   a. Update Greer Garson Theater as needed, possibly as a performing arts center, to maintain its high-quality status and promote regular, highly attended performances.
   b. Add one or more mixed-use indoor and outdoor venues, including outdoor pavilion or amphitheater with 200-600 seating capacity.
   c. Update The Screen movie theater to show digital films and improve sound quality, provided that the market demand and/or academic value supports the upgrade.
5. New Business & Innovation: Diversify and strengthen our economy to provide more opportunities for more residents of all skill and experience levels. Accelerate entrepreneurship, help existing companies grow, and make it easy and enticing for people and companies to relocate to Santa Fe. Strong preference for enabling a hub of technology-focused businesses, as well as expanding film and emerging media as described above. Considerations and parameters include:
   a. Promote and attract blend of businesses and entrepreneurs that collectively increase the City's export GDP and replacement of imports with locally sources goods and services.
   b. Attract and grow existing businesses, including those that can provide goods and services on site to residents, visitors and employees.
   c. Foster development of burgeoning industry clusters such as high tech, creative economy, and value-added[1] and craft food.
   d. Develop key physical components of an entrepreneurial and business growth ecosystem including ubiquitous broadband access, high quality telecommunications, co-working space, multi-use buildings, tech transfer center and/or an advanced maker space, which can be combined with mill for educational, private business and film and emerging media industry uses.

[1] "Value-added" food is also known as consumer-packaged goods, ready-to-eat or ready-to-cook foods, as distinct from raw agricultural commodities and food items.

i. Motivate other interested parties like financial management, venture capitalists, impact investment groups, philanthropies, private investors, accelerators and incubators to locate or work on or nearby the site.

Other Possible Uses: While the following were not in the top tier of voting, they represent desired uses for the property or perhaps for expansion into adjacent properties or throughout the Midtown LINC.

6. Tech Hub: One or more buildings that may include a business accelerator, financing organizations, new and existing businesses, and/or onsite tech transfer services tied to NM labs and universities.
   a. Consider an entrepreneurship center and/or small business center to deliver services and support to both local and economic-base businesses. The Small Business Development Center could be a potential partner.
   b. Consider integrating a technical training center to increase opportunities for young people in coordination with or without duplicating efforts of SFCC.
7. 21st Century Library: Upgrade Fogelson library to serve both academic and community needs as a 21st century library and replacement for the LaFarge library.
8. Transit Center: Develop a physical center connecting key routes to promote a greater variety of mobility and access including pedestrian, vehicle and bike sharing, electric charging stations, biking, buses and train shuttles.
9. Joint Senior and Child Day Care Center: Day care provides support to employees and residents, and the senior facility is housing for active seniors and provides them with opportunities to interact and support children in our community.
10. Health Care: A small facility that serves the residents of the Site and surrounding neighborhoods. Note that at within 2 miles on St. Michael's is a hospital and numerous other health services.
11. Art Park: Variation of large urban park with emphasis on artwork and art events.
12. Teen Center: Innovation center, mentorship programs, job preparation, internship placement and/or a variety of skills training.
13. Premier Maker Space: Could be used for educational and business uses. May be incorporated with Tech Hub described above.
14. Recreation Network: Variety of indoor and outdoor fitness and athletic venues.
15. "Mixed-Use" Commercial and Residential Buildings: Multi-story buildings located on St. Michael's or Cerrillos with commercial on ground floor and housing above.

Non-Preferred Uses: The following are undesired uses for the SITE. However, these uses may be valid for other locations adjacent to the Site, within the Midtown LINC or elsewhere in the City.

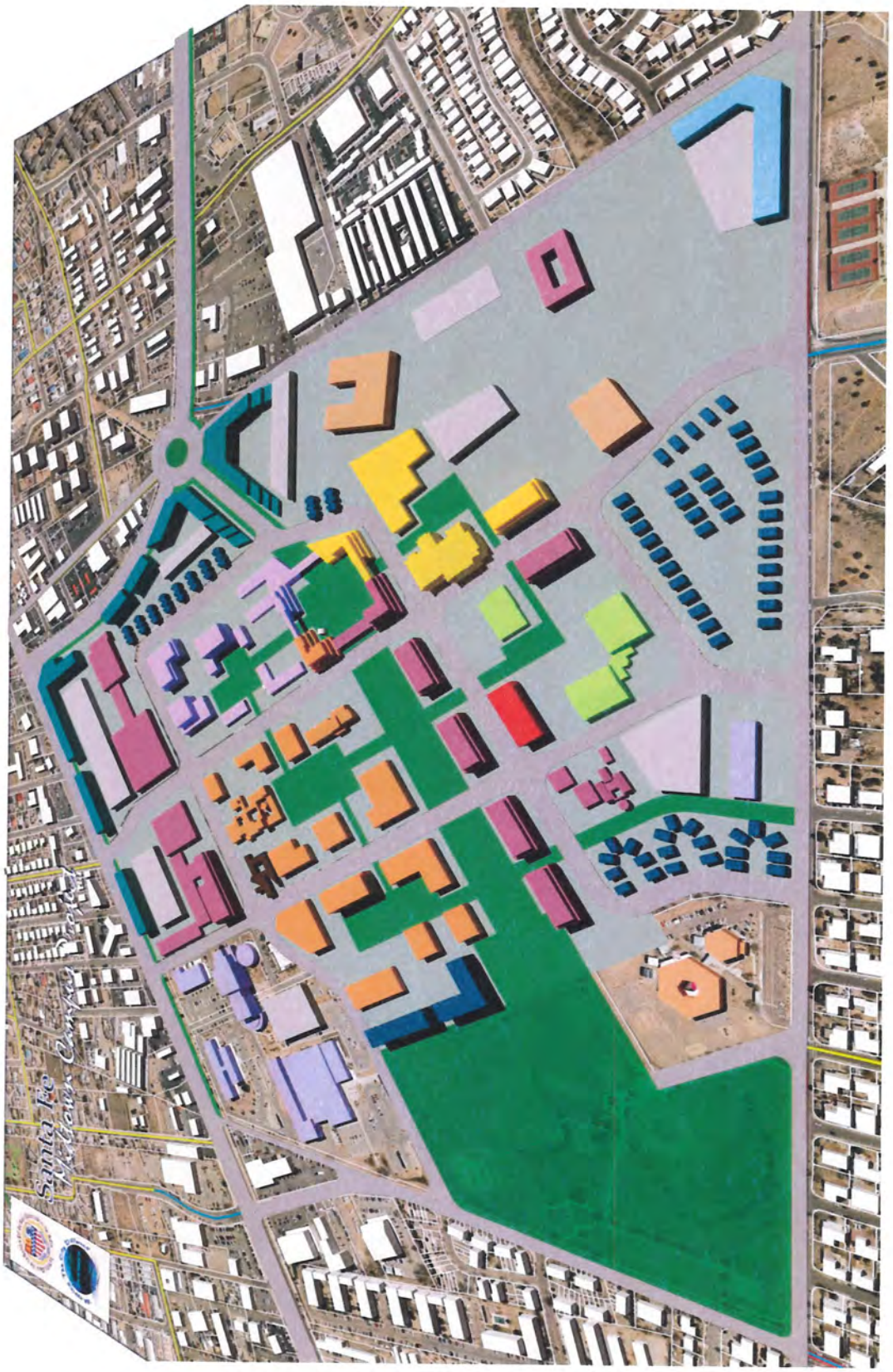
- City government: People see a need to make government more accessible and easy to use, but permanent relocation of all or some of the government offices to the Site itself is not currently a community priority.
- Contemporary Cultural Center: Residents value community and cultural activities and gathering spaces, yet an additional cultural center or museum is seen as redundant.
- Offices and large amounts of retail: With the exception of medical uses that might serve residents of the Site, generic offices and large amounts of retail are perceived as leading to a more generic space which would detract instead of increase community value and interaction.
- Large, single-family housing development: While some residences for purchase may be desired as part a desired mix of housing options, fitting a "suburban layout" into the Site or making the Site primarily a single-family housing development would diminish its community value and economic potential.
- Avoid homeless shelters: However, consider enabling and encouraging job training for people experience homelessness on the Site.
- Dog park: Amplify the effects of outdoor space. Do not minimize the use of green spaces by developing a dog park which can be perceived as a "one-off" instead of encompassing the needs of all residents.

Appendix

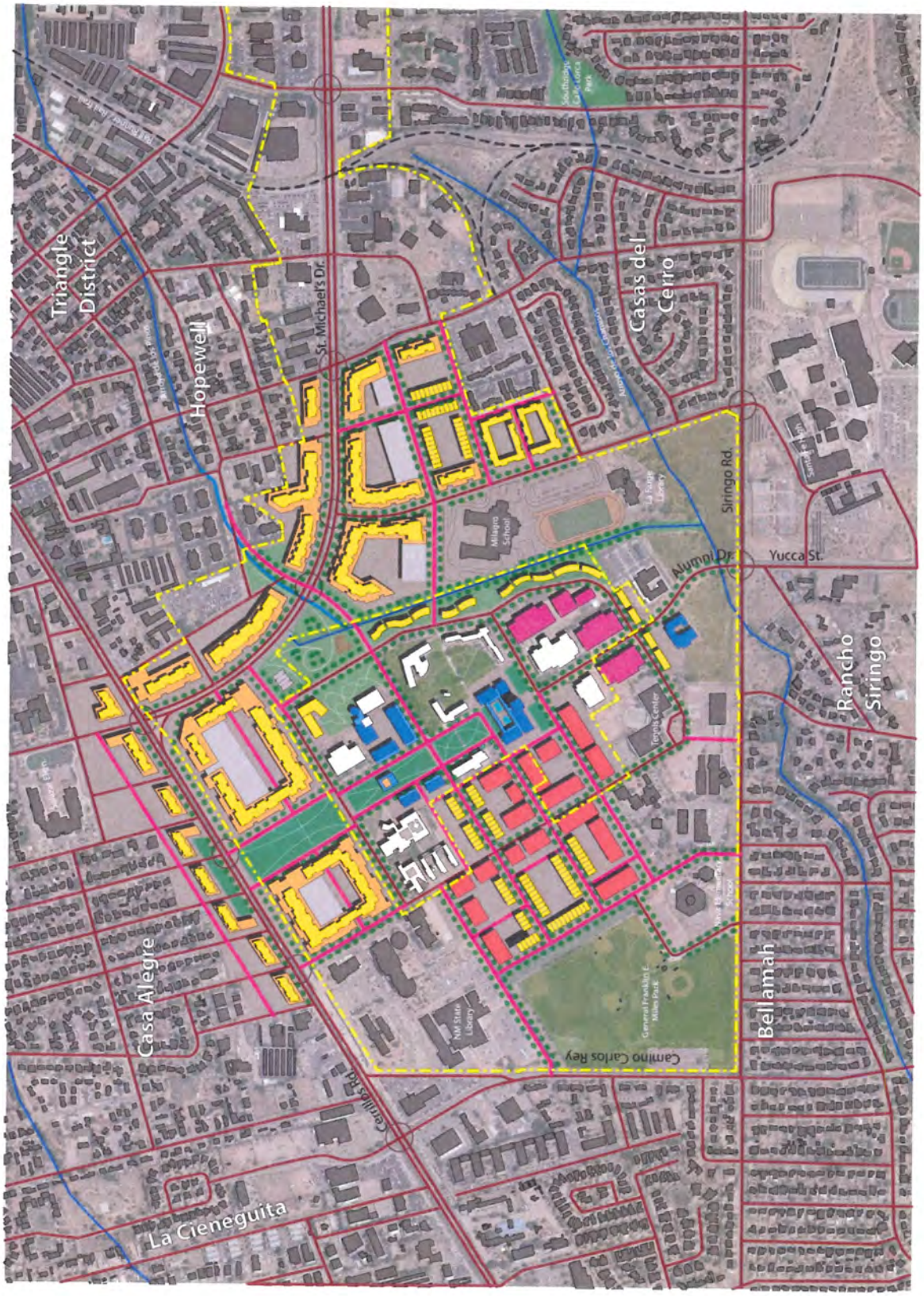
Aerial View (2014) showing SFUAD Property (outlined in Red) and adjacent properties including those owned by the City of Santa Fe.



Example image from ***"Midtown Fusion"***



Example image from ***"Collaborate & Connect"***



CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2023-5

INTRODUCED BY:

Mayor Alan Webber

Councilor Jamie Cassutt

Councilor Amanda Chavez

A RESOLUTION

ADOPTING THE MIDTOWN COMMUNITY DEVELOPMENT PLAN FOR THE MIDTOWN REDEVELOPMENT PROJECT.

WHEREAS, the Governing Body adopted the Midtown Planning Guidelines in Resolution No. 2018-54; and

WHEREAS, the Midtown Planning Guidelines described the planning and implementation phases of redeveloping the land formally known as the College of Santa Fe and the Santa Fe University of Art and Design; and

WHEREAS, the Midtown Planning Guidelines provided that the planning and implementation phases honored certain principles, preferred uses, and non-preferred uses for the Midtown Site to catalyze redevelopment and also continue to promote social equity and sustainability; and

WHEREAS, the Guidelines contemplated a "Concept Phase" which was market research, idea generation and concept development work that would culminate in strategic planning guidelines for the next stage; and

WHEREAS, the City began the Concept Phase in 2018 to provide opportunities for the public to create a vision and concept for the future of the Midtown Site, the results of which are summarized in the "Midtown Campus Project – Final Report" dated July 2018 and adopted by Resolution No. 2018-54, attached as Exhibit A; and

WHEREAS, the Concept Phase culminated in August 2018 with the publication of the "Midtown Planning Guidelines" that the Governing Body approved by adoption of Resolution No. 2018-54, attached as Exhibit B; and

WHEREAS, the City contracted with the University of New Mexico School of Architecture and Planning–Design and Planning Assistance Center ("UNM DPAC") to bring its academic perspective and experience to developing processes that recognize and leverage local community expertise by enlisting collaboration among local organizations, called the Midtown Engagement Partners (MEPs"); and

WHEREAS, the MEPs community-led public engagement effort and outcomes are summarized in the Midtown Public Engagement Report dated April 2022, which was coauthored by DPAC and the Midtown Engagement Partners, and attached as Exhibit C; and

WHEREAS, the Planning Phase established in Resolution No. 2018-54 began in 2021 and included City-hosted public planning sessions supported by community organizations, with the goal of developing an actionable set of recommendations to inform the Midtown Community Development Plan and Midtown Master Plan; and

WHEREAS, in Resolution No. 2022-12, the Governing Body identified adopting a community development plan as a next step; and

WHEREAS, staff has prepared the attached Community Development Plan, which is founded on the principles of equitable and sustainable development and is informed by engagement with the public over the course of several years.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE

CITY OF SANTA FE that the Community Development Plan represents the culmination of several years of planning with the public, city staff, and elected officials.

BE IT FURTHER RESOLVED that the attached Midtown Community Development Plan, attached as Exhibit D, is the policy companion to the Midtown Master Plan, and describes the public's policy objectives guided by the four elements of sustainability: environment, equity, economy, and culture.

BE IT FURTHER RESOLVED that the Governing Body adopts the Midtown Community Development Plan as the policy for redevelopment of the Midtown Site.

PASSED, APPROVED, and ADOPTED this 25th day of January, 2023.

_____

ALAN WEBBER, MAYOR

ATTEST:

_____

KRISTINE MIHELCIC, CITY CLERK

APPROVED AS TO FORM:

_____

ERIN K. McSHERRY, CITY ATTORNEY

Legislation/2023/Resolutions/2023-5 (R) Midtown Community Development Plan

City of Santa Fe, New Mexico

Exhibit A

Development Review Team, Staff Review, and Supporting Documents

1. Initial Review Letter
2. Resolution 2017-78
3. Resolution 2018-54
4. Resolution 2022-12
5. Resolution 2022-68
6. Resolution 2023-5

City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

Midtown Master Plan Application Letter

1. Master Plan Application
2. Legal Lot of Record
3. Midtown Vicinity Map Existing Conditions
4. Development Standards Existing and Proposed
5. ENN Notes
6. Midtown Master Plan Amendment Delta Page
7. Updated Midtown Master Plan w/ Clouding
8. Midtown Masterplan Administrative Amendments
9. Midtown Masterplan Administrative Minor Modification Memo
10. Midtown Master Plan Updated

CITY OF SANTA FE
METROPOLITAN REDEVELOPMENT AGENCY

NV5

June 18, 2025
<<revised July 10, 2025>>

Joel Cruz-Haber, Senior Planner
Planning and Land Use Department
City of Santa Fe
Sent via email: jacruzhaer@santafenm.gov and planning@santafenm.gov

RE: APPLICATION FOR AMENDMENT 1 TO THE MIDTOWN MASTER PLAN

Dear Mr. Joel-Haber,

On behalf of the City of Santa Fe Metropolitan Redevelopment Agency ("MRA"), I respectfully submit this application letter and supporting documentation for Amendment 1 to the Midtown Master Plan for review and consideration. The Midtown Property (also referred to as the "Midtown Site") is located at 1600 Saint Michael's Drive. It is zoned C2-PUD and is located within the Midtown Local Innovation Corridor (LINC) Overlay District. The Future Land Use Map identifies the Midtown Property as "Transitional Mixed Use."

BACKGROUND

The Midtown Property is a 64.22-acre area comprised of multiple parcels located in the geographic center of the City of Santa Fe (See attached Vicinity Map and Legal Lot of Record Documentation). The Midtown Property had previously been used as a higher education campus, for both the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). When SFUAD operations ceased in 2018, the City of Santa Fe ("City") immediately commenced a city-wide, community-driven planning process to determine the future of the Midtown Site. The "Concept Phase" culminated with a Vision and Concept Plan that established the Midtown Planning Guidelines. Based on the Midtown Planning Guidelines, the "Planning Phase" focused on creating the regulatory and policy plans for the redevelopment of the Midtown Property.

The Midtown Master Plan ("Master Plan") establishes regulations regarding land uses, urban designs, open space and circulation, stormwater management, as well as other sustainable design and development practices. The Midtown Community Development Plan provides policy requirements and priorities in response to community voices regarding equity, environment, economy, and culture. These two plans were unanimously approved by the City's Governing Body in 2022 (Resolution 2022-68) and 2023 (Resolution 2023-5), respectively. Together,

these plans are called the Midtown Redevelopment Plans, which regulate and direct all development at the Midtown Property.

The Metropolitan Redevelopment Agency ("MRA") proposes amendments to the Midtown Master Plan to facilitate development as intended by the approved Midtown Redevelopment Plans. Multi-phased master plans, like the Midtown Master Plan, require continual evaluation and oversight to ensure that the plans respond to specific site conditions and evolving market demands during implementation to achieve the desired outcomes of the approved master plans. The MRA, the City's agency responsible to implement and steward the Midtown Redevelopment Plans, has identified minor changes to the Master Plan that align with its core vision, intent, goals, and objectives, and that further policy directives for the area as stated in the Midtown Community Development Plan, the Midtown LINC Overlay District, and the General Plan. In March 2025, a request for several minor modifications to the plan were submitted for administrative approval, including minor changes to the Neighborhood Street section and the addition of policy statements related to stormwater and alternative energy sources. (See attached *Midtown Master Plan Administrative Amendment Memo*, dated March 17, 2025, and *Midtown Master Plan Administrative Minor Modifications Memo*, dated July 1, 2025.) The changes proposed within Amendment 1 require Planning Commission and Governing Body review and are intended to allow for the Midtown Master Plan to be implemented more smoothly and efficiently.

PROPOSED AMENDMENTS: DEVELOPMENT STANDARDS REGULATING PLAN

The proposed amendments to the Development Standards Regulating Plan include removal of the Main Street - Office (MS-O) Façade Zone from the northern frontage of the Mixed-Use Fim (MU-F) Sub-Zone (Tracts F-1a and I-1a) as well as changing the Sub-Zone designation for Tract O from Mixed-Use Neighborhood (MU-N) to Mixed-Use Center (MU-C). Please see attached Existing and Proposed Development Standards Regulating Plan for reference.

Initial development proposals for Tract F-1a have demonstrated that the MS-O Façade Zone is not compatible with the Mixed-Use Film (MU-F) Sub-Zone, and the LINC Overlay along with the design standards established by the Midtown Master Plan are sufficient to address character and appearance for residential and mixed-use development in the MU-F Sub-Zone. Specifically, the MS-O Façade Zone requires numerous openings (doors and/or windows) consistent with a building form with street-level commercial shop fronts and upper story residential units. However, this type of development is not consistent with the Mixed-Use Film (MU-F) Sub-Zone and is overly restrictive for the redevelopment and infill development intended for those tracts. All development within the MU-F Sub-Zone will comply with the underlying Midtown LINC requirements, upon which the Master Plan is based, including the architectural points review process required by the LINC (SFCC §14-8.7). In addition, all development will refer to and be evaluated for consistency with architectural and urban design guidelines provided in the Midtown Master Plan (pages 136-153).

Additionally, the proposed Sub-Zone change to Tract O will provide for a greater range of commercial uses on that parcel than were originally anticipated but which align with the mixed-use intent of the Midtown Master Plan in this central area of the Midtown Site. The tract is presently designated Mixed-Use Neighborhood (MU-N), which limits development to a range of housing types and very few commercial uses; whereas, changing the Sub-Zone to Mixed-Use Center (MU-C) will provide opportunities for a wider range of job-creating commercial uses, including retail, dining, and entertainment, in addition to housing, which will encourage a more robust mixed-use development program on this centrally located tract.

The proposed amendments to the Development Standards Regulating Plan provide the flexibility to allow an appropriate range of commercial uses as well as multi-unit residential development throughout the Midtown Site, as was intended by the Midtown Redevelopment Plans. The proposed amendments to the Development Standards Regulating Plan effectively facilitate the development of a mixture of uses on all parcels within the Midtown Site.

PROPOSED AMENDMENTS: SUB-ZONE STANDARDS

Within the Sub-Zone Standards, the proposed amendments will replace the Permitted Use Table with a reference to the Permitted Uses delineated for C-2 zoning (SFCC §14-6.1, Table 14-6.1-1) and a list of Prohibited and Conditional Uses that apply to the Midtown Property. As staff began applying the Permitted Use Table, they realized that it was too restrictive to implement the development vision for Midtown and that the permitted uses in C-2 more closely align with the intent of the plan. This change will permit multi-unit residential development throughout the Midtown Property, including those tracts where previously it was not permitted (such as MU-F), while maintaining all Special Uses (also called Conditional Uses) and Prohibited Uses to remain consistent with the Midtown Master Plan as originally approved. This amendment to allow a mix of uses does not apply to the Open Space (OS) or Community-Oriented (OS) Sub-Zones. The allowable mix of uses under this amendment are consistent with and refer to C-2 districts, which is the underlying zoning upon which the Midtown Master Zone is based.

The proposed change to the existing Table 5.5.A Allowed Uses is consistent with the intent of the Master Plan and will maintain the non-permitted uses and conditional uses as established during community engagement sessions. The underlying zoning is C-2, which allows uses defined by SFCC §14-6.1 Land Use Categories and Table 14-6.1-1 of Permitted Uses, with the exception of the Prohibited and Conditional Uses as they are currently defined in the Master Plan. Reference will be made to the Permitted Uses in C-2, and the following lists of Prohibited and Conditional Uses will be inserted into the Master Plan:

All uses that are permitted in C-2 Districts, as specified in SFCC §14-6.1, Table 14-6.1-1, are permitted throughout the Midtown Site, with the exception of the Prohibited and Conditional Uses specified below.

The following uses are prohibited throughout the Midtown Site, in all Sub-Zones:

Prohibited Uses

Group Residential Care Facility, Correctional	*Drive-throughs*
Mobile home, permanent installation	*Cabinet Shops, Custom*
Mobile home park	*Sign Shops*
Short-Term Rental Unit	*Sexually Oriented Business*
Vacation Time Share Projects	*Automobile Salvage and Wreckage Yard*
Electrical Facilities; Substation, Switching Stations, Transmission Lines	*Vehicle Service and Repair Establishments including Tire Service*
Vocational or trade schools, light industrial	*Manufacturing and Production*
Hospital and Extended Care Facilities	*Light assembly and manufacturing*
State Licensed Foster Homes	*Storage Facilities*
Cemeteries, Mausoleums and Columbarium	*Outdoor Storage*
Funeral Homes or Mortuaries	*Animal Production and Commercial Stables*
Animal Sales and Service	*Composting*
Cannabis; Consumption Area, Manufacturing, Producers with more than 200 plants, Outdoor growing, Laboratory	

The following uses may be permitted as Conditional Uses (also known as "Special Uses") in all Mixed-Use Sub-Zones and are subject to SFCC §14-3.6 Special Use Permits.

Conditional Uses

Continuing Care Community	*Cannabis Testing Laboratory*
Group Residential Care Facility	*Commissary Kitchen*
Boarding, dormitory, monastery	*Department and Discount Stores*
Police and Fire Stations (> 6 Staff)	*Religious Assembly*
Elementary and secondary schools, public and private	*Religious, educational and charitable institutions (does not include schools or assembly uses)*
Colleges and Universities	*Transit transfer facilities*

Adult day care	*Nonprofit theaters for production of live shows*
Human service establishments	*Urban Farm (Ground Level, Roof Level, and Open-Air)*
Sheltered care facilities	*Aquaponics, Aquaculture (less than 750 sf), Hydroponics*
Utility Facility	

PROPOSED AMENDMENTS: FAÇADE ZONE STANDARDS

Within the Façade Zone Standards, proposed amendments eliminate step-back requirements at third story, street-facing façades and allow the height of street-facing building façades to match the maximum of five stories allowed elsewhere at the Midtown Site. This amendment also includes language that encourages the use of façade step-backs at the street and expresses a preference for architectural design proposals that fulfill the intent of the Midtown Master Plan to create diverse building forms and façade articulation to enhance the aesthetic quality, interest, and pedestrian scale of the public realm. Rather than requiring step-backs, MRA and City staff will direct development proposals to refer to and be consistent with sample images of façade articulation, set-backs, fenestration, and other street frontage design intents provided in the Midtown Master Plan.

The proposed amendments to the Façade Zone Standards provide for more flexibility in applying urban design guidelines while also increasing the potential for additional residential units. MRA and Planning and Land Use Department oversight and design review of development proposals will be important to ensure alignment with the intent of the Midtown Master Plan urban design guidelines.

PROPOSED AMENDMENTS: DESIGN STANDARDS, GENERAL TO ALL

The proposed amendment to the Design Standards General to All provides for the following:

1) Signage design requirements, which had not been previously included;
2) Temporary art installation guidelines and requirements, including murals, which had not been previously included; and
3) Language that references the landscape design standards for the Midtown LINC Overlay District (SFCC §14-5.5(D)(9)), while specifying that the minimum caliper for new street trees at the Midtown Property shall be 4" at the time of planting and shall have a minimum mature height of 25' and that other new trees shall have a minimum caliper of 2" at the time of planting, which is consistent with the requirements for large scale projects elsewhere in the City.

These additions to the Midtown Master Plan will add specificity pertaining to signage, temporary art installations, and landscape design. The proposed amendments facilitate the

implementation of cultural intents and strategies provided in the Community Development Plan and will have the effect of clarifying the regulations and guidelines of the Midtown Master Plan.

Guidelines and requirements for signage and temporary art installations have been adapted from the Railyard Master Plan. Staff used these existing requirements from the City's first major redevelopment plan as a guide for appropriate regulations for the Midtown Site, with adjustments made for consistency with the Midtown Vision. Proposed language for signage and temporary art installations is as follows:

> *Generally, signage located in the Midtown Site is governed by SFCC §14-5.5(D)8 in addition to the requirements found in SFCC §14-8.10. Specific rules for building signage, directional and wayfinding signage, and murals and art installations at the Midtown Site is as follows:*
>
> ***Building Signage:*** *Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs are to be painted on the building skin or on thin panels mounted closely to the building. Pin and channel lettering and numbers are to be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs are permitted under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.*
>
> ***Site Directional and Wayfinding Signs:*** *Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 380 sqft.*
>
> ***Murals and Art Installations:*** *Publicly visible murals and art installations are permissible with approval from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be pursuant to the MRA Public Arts Murals Agreement.*

APPROVAL CRITERIA

The proposed amendments to the Midtown Master Plan comply with the approval criteria for master plan specified in SFCC §14-3.9(D)(1), as described below:

(a) The Master Plan is consistent with the General Plan.

Applicant Response: The 1999 City of Santa Fe General Plan identified the area surrounding the Midtown Property as the "St. Michael's Drive Redevelopment Corridor", signaling a long-term intention to support use intensification and mixed-use development. Since then, the area has been designated as "Transitional Mixed Use" on the City's Future Land Use Map, reinforcing the vision of creating a dynamic urban environment. This designation encourages redevelopment that balances higher intensity commercial corridors with adjacent lower-density neighborhoods by promoting a mix of residential, commercial, and community-serving uses.

To further support these goals, the Midtown Local Innovation Corridor (LINC) Overlay District was established in 2016. The overlay aims to catalyze revitalization through the introduction of additional housing options and compatible non-residential development—a step toward fostering a more vibrant and diverse urban core.

In 2017, the Governing Body passed Resolution 2017-78, formally recognizing the historical and strategic importance of the Midtown Property—formerly home to the College of Santa Fe and the Santa Fe University of Art and Design (SFUAD). As both the demographic and geographic center of the city, the Midtown Property was seen as central to implementing the objectives of the LINC Overlay District. The resolution also called for a renewed community vision for the site. City staff were tasked with initiating a "Concept Phase" of planning, including broad community engagement efforts. Known as the Midtown Campus Project, this initiative attracted approximately 3,000 participants and culminated in a set of community-informed planning guidelines.

Following the closure of SFUAD in 2018, the City passed Resolution 2018-54, which formally adopted the planning guidelines developed during the Concept Phase. The resolution also directed staff to begin the "Planning Phase," initiating a consultant-led process to develop a comprehensive land use strategy for the site, grounded in continued community engagement.

These efforts resulted in the creation of two foundational planning documents: the Midtown Master Plan and the Midtown Community Development Plan, approved by the Governing Body in 2022 and 2023, respectively. Together, these documents articulate a clear framework for a mixed-use, high-activity redevelopment district that reflects community priorities and long-standing city policy.

With its strategic location near major transportation corridors, business districts, and neighborhood-serving amenities, the Midtown Property is envisioned as a hub for residential living, arts and culture, and economic opportunity. The planned redevelopment reflects the city's commitment to equitable, sustainable growth, as envisioned in the 1999 General Plan and reaffirmed in successive planning initiatives. The proposed amendments to the Midtown Master Plan are intended to ensure efficient and effective implementation of this shared vision and are in alignment with the General Plan and subsequently adopted resolutions and policies.

In addition to the above, the proposed Amendment to the Midtown Master Plan aligns with following Guiding Policies, found in Chapters 3 (Land Use), 4 (Growth Management), 5 (City Character), and 6 (Transportation) of the 1999 General Plan:

- *Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*
- *Guiding Policy 3-G-3: There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area*
- *Guiding Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes*
- *Guiding Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.*
- *Guiding Policy 5-1-G-3: Increase the connectivity between neighborhoods and individual developments*
- *Guiding Policy 5-2-G-4: Provide for uses to meet everyday needs within neighborhoods in the form of pedestrian-oriented neighborhood centers*
- *Guiding Policy 6-1-G-3: Provide for a closely spaced network of narrower streets as opposed to fewer wider streets*
- *Guiding Policy 6-1-G-5: Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.*

(b) The Master Plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.

Applicant Response: The Midtown Site is located within the C2-PUD zoning district and the Midtown Local Innovation Corridor (LINC) Overlay District. In 2022, the City's Governing Body adopted Resolution 2022-68, finding that the Midtown Master Plan was consistent with the purpose, intent, and development standards of these underlying zoning designations. The proposed amendments to the Midtown Master Plan continue to align with all applicable zoning requirements. In many cases, the amendments provide greater specificity and clearer references to the regulations and design guidelines set forth in the C2 and Midtown LINC districts, further supporting implementation of the City's planning and development objectives for the site.

(c) Development of the Master Plan area will contribute to the coordinated and efficient development of the community.

Applicant Response: The proposed amendments to the Midtown Master Plan are intended to facilitate the effective implementation of the Plan's core intent: to establish a vibrant, inclusive, and economically sustainable mixed-use district at the heart of Santa Fe. The amendments contribute to this goal in several key ways.

First, the proposed amendments strengthen support for mixed-use development. The amendments refine and clarify the land use framework to more explicitly support a variety of compatible uses throughout the Midtown Site. This flexibility encourages integrated, human-scaled development that supports day-to-day activity and long-term community vibrancy.

Importantly, the proposed amendments ensuring multi-unit residential is permitted site-wide, consistent with the City's goals for increasing housing supply, promoting affordability, and supporting a mix of housing types. This provision ensures that residential development is not limited to certain areas, enabling a more cohesive and balanced community fabric.

Furthermore, by referencing and aligning more closely with the underlying C2 and Midtown LINC Overlay zoning regulations, the amendments reduce potential conflicts between the Master Plan and the City's regulatory framework. This alignment makes the Plan more actionable and provides clearer guidance for both public and private development partners.

By prioritizing mixed-use, multi-unit, and pedestrian-oriented development, the amendments help realize the long-term vision of the Midtown area as a dynamic, urban district that contributes to citywide goals for housing, economic development, and cultural enrichment.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Applicant Response: Along with the Midtown LINC Overlay District and other relevant regulations in SFCC Chapter 14, the proposed amendments to the Midtown Master Plan will accommodate future development and infrastructure needs while also updating existing infrastructure in alignment with the redevelopment vision established by the Midtown Master Plan. The design and engineering of infrastructure upgrades to the Midtown Site are currently underway, and the proposed amendments will not impede or affect the outcome of such design efforts. Furthermore, the application has been revised to align with the Development Review Team's recommendation that new street trees shall have a minimum caliper of 4 inches at the time of planting and shall have a mature height of 25 feet.

CONCLUSIONS

In conclusion, the Metropolitan Redevelopment Agency respectfully submits Amendment 1 to the Midtown Master Plan as a necessary and strategic refinement to facilitate the timely and effective implementation of the City's long-held vision for the Midtown Site. As stewards of the Midtown Redevelopment Plans, the MRA has carefully identified minor yet meaningful updates that align with the Plan's core intent, reflect site-specific conditions, and respond to current market dynamics. These amendments are consistent with the policy direction outlined in the Midtown Community Development Plan, the Midtown LINC Overlay District, and the City of Santa Fe General Plan.

Amendment 1 will enhance clarity, support mixed-use development, and ensure that multi-unit residential housing is achievable throughout the site, all while preserving the integrity of the original Master Plan. We appreciate your thoughtful consideration and continued support in advancing the redevelopment of the Midtown Property.

Sincerely,

Lisa Gavioli, AICP



Senior Project Manager
NV5, Inc.
Email: Lisa.Gavioli@NV5.com

cc: Daniel Hernandez, Metropolitan Redevelopment Area Director
Carly Venditti, Metropolitan Redevelopment Area Asset Manager

Attachments:

1. Master Plan Amendment Application Form
2. Legal Lot of Record Documentation
3. Midtown Property Vicinity Map/Existing Conditions Site Plan
4. Existing and Proposed Development Standards Regulating Plan
5. ENN Documentation
6. Delta Page of Proposed Amendments (with plan references)
7. Midtown Master Plan, with areas of proposed changes highlighted
8. Midtown Master Plan Administrative Amendments Memo (3/17/2025)
9. Midtown Master Plan Minor Modifications Memo (7/1/2025)
10. Midtown Master Plan, updated 3/17/2025

MASTER PLAN (SECTION 14-3.9(A) SFCC)

Purpose and Intent:

1. The intent of the master plan is to:
   a. provide a comprehensive plan that must be followed during the subsequent review and approval of development plans and subdivision plats for the master-planned area.
   b. enable the governing body , land use boards and land use director to ensure compliance with Chapter 14;
   c. document compliance with final actions to approve or conditionally approve development applications;
2. A master plan provides for:
   a. comprehensive and coordinated planning for the development of land, often involving multiple phases occurring over a period of several years or more and may also involve multiple developers;
   b. plans for the funding and phased construction of major public or private infrastructure improvements required to serve the planned development.

MASTER PLAN SUBMITTAL CHECKLIST 14-3.9(C)(1)

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- [x] Application letter, including valuation
- [x] Existing Conditions Site Plan
- [x] Legal lot of record, legal description
- [x] Proposed Modifications Site Plan
- [x] ENN meeting notes
- [ ] Infrastructure Plan
- [ ] Fire and emergency access plan per IFC
- [ ] Water Budget per 14-8.13 SFCC 1987
- [ ] Dimensioned color elevations
- [ ] Site Section (if applicable)
- [ ] Traffic impact analysis (if applicable)
- [ ] Phases of Development (if applicable)
- [ ] Archaeological clearance (if applicable)
- [ ] Affordable Housing Proposal (if applicable)
- [ ] Infrastructure Financing (if applicable)
- [ ] Fiscal Impact Analysis (if applicable)
- [x] Delta Sheet of proposed changes
- [x] Midtown Master Plan document with areas of proposed changes bubbled

SPECIAL DEVELOPMENT STANDARDS & DESIGN GUIDELINES

a. Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.

b. Special standards and guidelines must be approved as part of the master plan.

c. Special standards and guidelines are normally more restrictive than the general standards contained in Chapter 14. All aspects of land use and development within a master planned area that are not addressed by a special guideline or standard are subject to the general standards of Chapter 14.

PRC & PRRC MASTER PLANS

a. The master plan must include a designation of the maximum density allowed for each tract designated for use. Unless special standards are adopted, development standards for each tract shall be those specified in Section 14-7 Building Envelope and Open Space Standards and Measurements for the corresponding density .

b. The master plan must include a designation of the type of use and extent of development allowed for each tract designated for nonresidential or mixed uses . In addition to nonresidential uses allowed in residential districts, such as schools and religious assembly, the development may include: neighborhood shopping ceners, not more than thirty-five percent of mixed-used development, and neighborhood centers. Unless special standards are adopted, the provisions of Section 14-6 Permitted Uses and Use Regulations apply within the PRC and PRRC districts.

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

PARCEL INFORMATION

Project Name:	Midtown Master Plan Amendments
Address:	1600 Saint Michael's Drive
Property Size:	64.22 acres
Zoning:	C2-PUD / Midtown LINC Overlay
Current Use of Land:	Mostly vacant former higher ed campus
Proposed Use of Land:	Mixed-use
Does a rezoning application accompany this application?	☐ Yes ☑ No
Are any variances required?	☐ Yes ☑ No
Pre-application Conference Date:	February 10, 2025
Early Neighborhood Notice (ENN) Meeting Date:	June 3, 2025
Estimated Total Cost of Development:	N/A

PROPERTY OWNER INFORMATION

Name (First, Last):	City of Santa Fe / Metropolitan Redevelopment Agency
Address:	200 Lincoln Avenue (Street Address) — Suite/Unit #
	Santa Fe (City) — NM (State) — 87501 (ZIP Code)
Phone:	505-795-0675
E-mail Address:	cavenditti@santafenm.gov

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name:	NV5, Inc.
Name (First, Last):	Lisa Gavioli
Address:	1807 Second Street (Street Address) — Suite 40 (Suite/Unit #)
	Santa Fe (City) — NM (State) — 87505 (ZIP Code)
Phone:	505-362-8294
E-mail Address:	lisa.gavioli@nv5.com

Correspondence Directed To: ☐ Owner ☐ Applicant ☑ Both

AGENT AUTHORIZATION (IF APPLICABLE)

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

Midtown Site, 1600 Saint Michael's Drive

I/we authorize Lisa Gavioli / NV5, Inc. to act as my/our agent to execute this application.

Signed: _____ Date: 6/17/2025

Signed: _____ Date: _____

SIGNATURE

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

Signature: _____ Date: 6/17/2025

921-13



VICINITY MAP
N.T.S.

Lot Line Adjustment and Right-of-Way Dedication
for PLAT OF EXISTING
Midtown Site
within Projected Section 34, T.17N., R.9E., N.M.P.M.
City of Santa Fe
Santa Fe County, New Mexico
November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site" recorded in Book 920, Pages 1+2 as instrument #2050258.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. ALL CORNERS IDENTIFIED AS —●— WILL BE SET POINTS IN THE FIELD AS 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

REFERENCED DOCUMENTS:
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
3. REPLAT FOR COLLEGE OF SANTA FE, recorded JANUARY 2, 2006 in PLAT BOOK 672, PAGE 33.
4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 733, PAGE 043.
10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/ 2009.
12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.

REFERENCED DOCUMENTS: (CONTINUED)
THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
15. QUITCLAIM DEED from U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
16. DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
18. EASEMENT from COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.
25. This document Legal Lot of record, recorded in Book: 920, ~~Page: 2~~ Pages 1 +2

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO:
ADJUST EXISTING LOT LINES AND TO DEDICATE RIGHT-OF-WAY, AS SHOWN HEREON.

AFFIDAVIT:
NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE REPLATTED. THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS REPLAT CONTAINS 68.5327 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR DATE: 1/31/2025

CITY CLERK: Andrea Salazar DATE: 1/31/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF January, 20 25.

NOTARY PUBLIC 3/25/25 MY COMMISSION EXPIRES

XAVIER
Notary Public - State of New Mexico
Commission # 1112988
My Comm. Expires Mar 25, 2025

SANTA FE COUNTY:

COUNTY TREASURER 02/12/25 DATE:

City Signatures to acknowledge Plat amendment for missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for Plat of existing Midtown Site" recorded in Book 920, Pages 1+2, instrument #2050258.

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE 2/6/25 DATE:

CITY PLANNER Daniel M. Esquibel 2-6-25 DATE:

CASE NUMBER:

Tract	Case #
Midtown Site	2024-9265

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
#2052655
I hereby certify that this instrument was filed for record on the 12th day of February, 20 25 A.D. at 2:42 o'clock PM, and was duly recorded in book 921, page(s) 13-14 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk
Seal

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1/28/25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Lot Line Adjustment and Right-of-Way Dedication

for PLAT OF EXISTING

Midtown Site

within Projected Section 34, T.17N., R.9E., N.M.P.M.

City of Santa Fe

Santa Fe County, New Mexico

November 2024

Plat amendment to correct missing metes and bounds calls on plat recorded for "Lot Line Adjustment and Right-of-Way Dedication for plat of existing Midtown Site" recorded in Book 920, pages 1 + 2. as instrument #2056258.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND:

- NEW LOT LINE
- EASEMENT LINE (AS NOTED)
- LOT LINE TO BE ELIMINATED
- PUBLIC ACCESS EASEMENT TO BE GRANTED BY THE FILING OF THIS PLAT.
- RETENTION POND DRAINAGE EASEMENT, AS SHOWN.
- ALL CORNERS IDENTIFIED WILL BE SET POINTS IN THE FIELD AS 5/8" REBAR WITH CAP STAMPED "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- FOUND PROPERTY CORNER

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

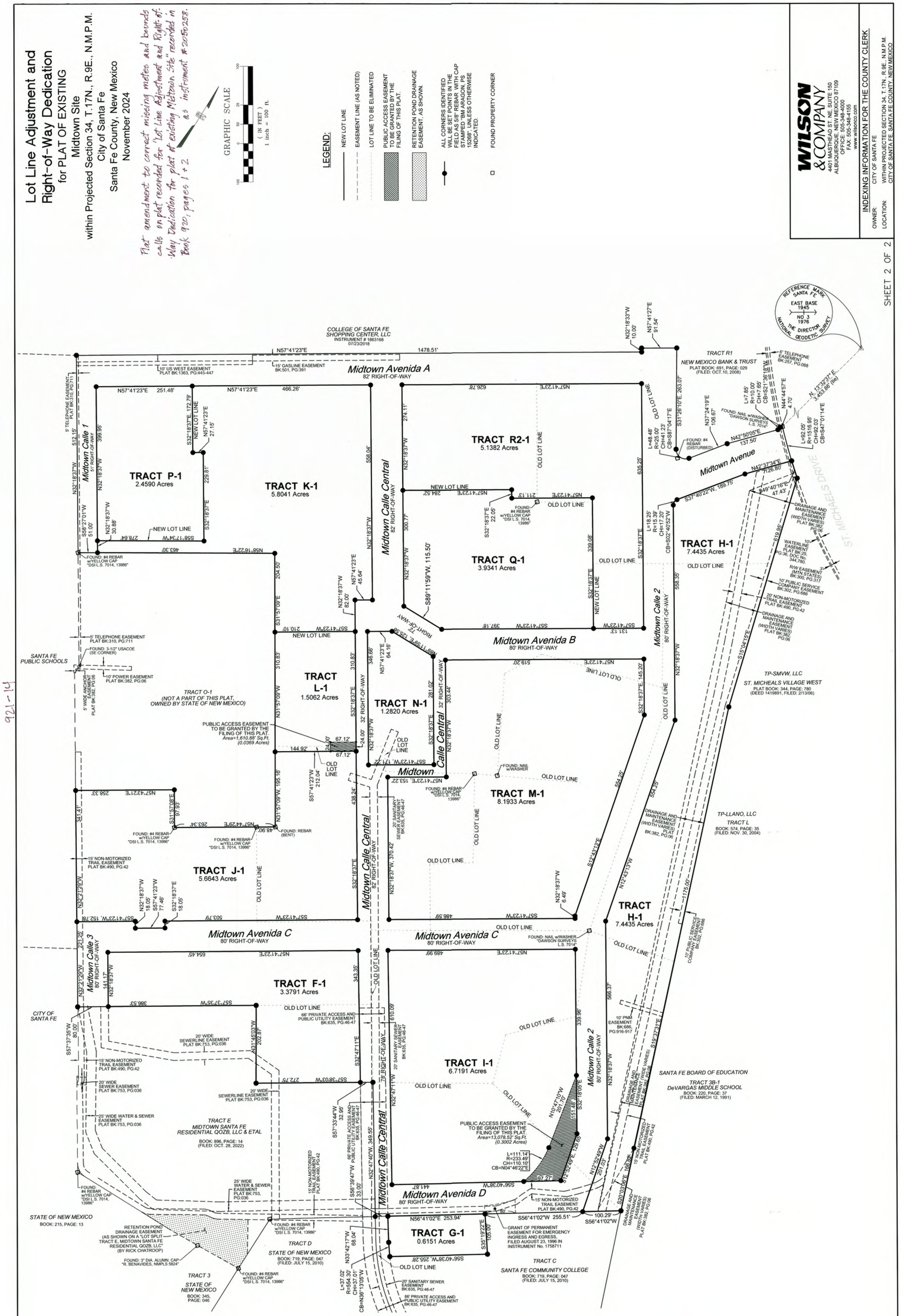
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

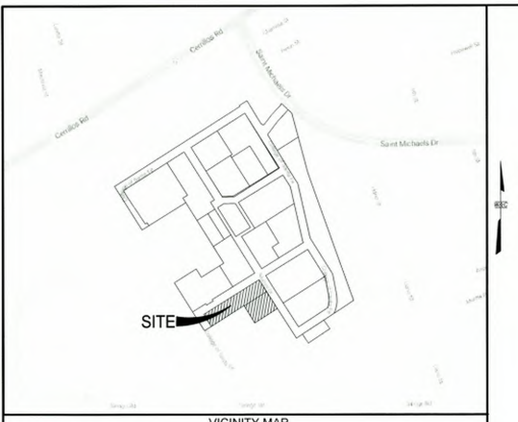
SHEET 2 OF 2

921-14



921-15

Legal Lot of Record



VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

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14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
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17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
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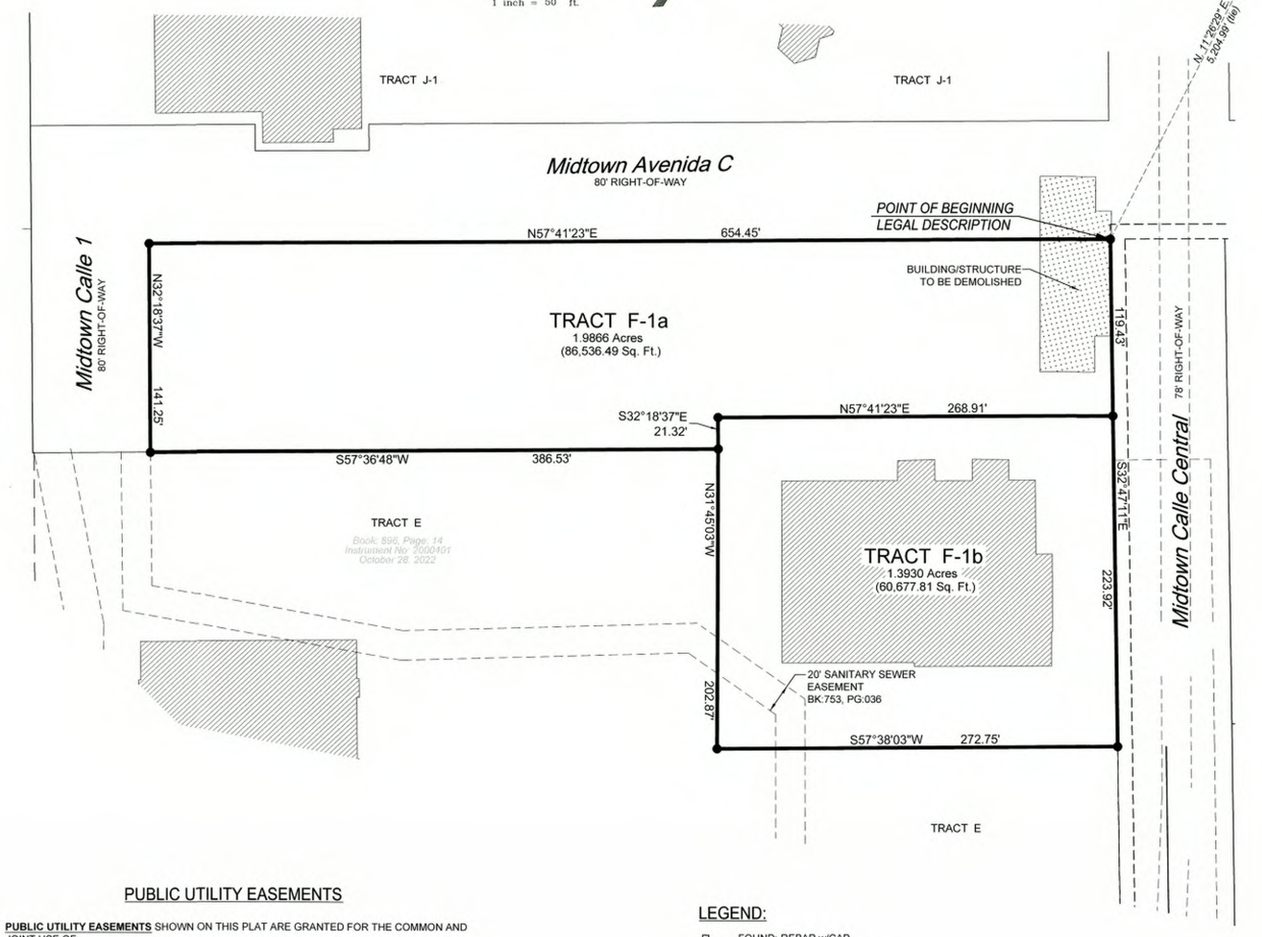
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

REFERENCE MARK SANTA FE EAST BASE 1945 NO 3 1976 THE DIRECTOR NATIONAL GEODETIC SURVEY



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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- BUILDING/STRUCTURE TO BE DEMOLISHED
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR

Lot Split Plat to create TRACTS F-1a and F-1b

PLAT OF EXISTING
TRACT F
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS F-1a & F-1b FROM EXISTING TRACT F-1.

AFFIDAVIT:

★Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 3.3796 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 3/25/25

XAVIER VIGIL
Notary Public - State of New Mexico
Commission # 1112968
My Comm. Expires Mar 25, 2025

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract F-1a & F-1b	2024-9387

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO #2053466
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 15 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk
Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

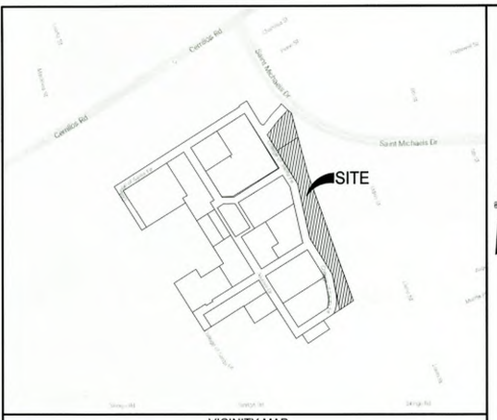
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 1

921-16



VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
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   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
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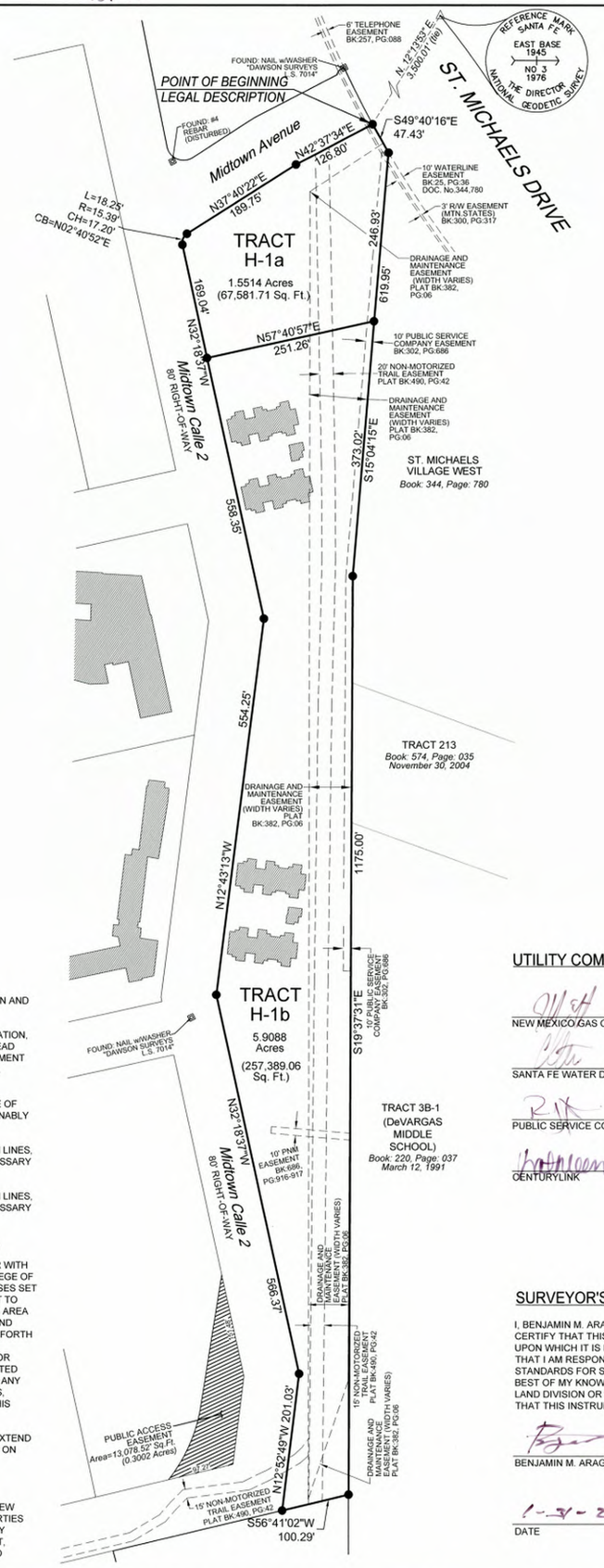
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- PUBLIC ACCESS EASEMENT



PUBLIC UTILITY EASEMENTS

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Lot Split Plat to create TRACTS H-1a and H-1b

PLAT OF EXISTING
TRACT H-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE H-1a AND H-1b FROM EXISTING H-1 TRACT.

AFFIDAVIT:

~~Lot Split~~

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 7.4602 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: _____ ALAN M. WEBBER, MAYOR DATE: 2/11/2025

CITY CLERK: _____ DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER _____ DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract H-1a & H-1b	2024-9388

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE _____ DATE: 2/11/25

CITY PLANNER _____ DATE: 2-11-25

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY _____ DATE: 2/6/2025

SANTA FE WATER DIVISION _____ DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE: 2/6/2025

CENTURYLINK _____ DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:57 o'clock PM, and was duly recorded in book 93 1, page(s) 16 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk
Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

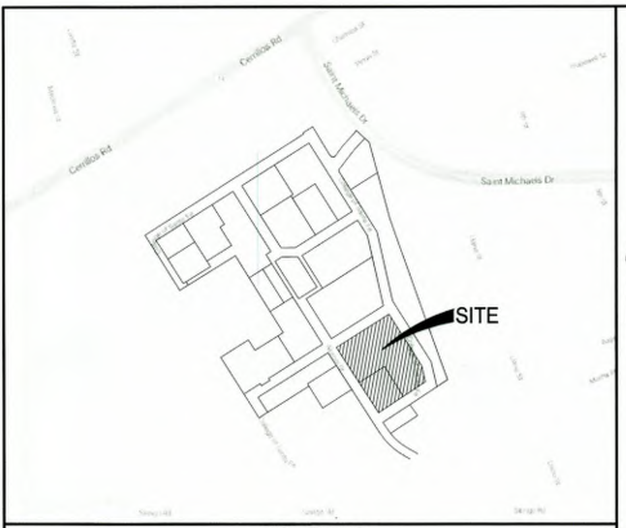
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

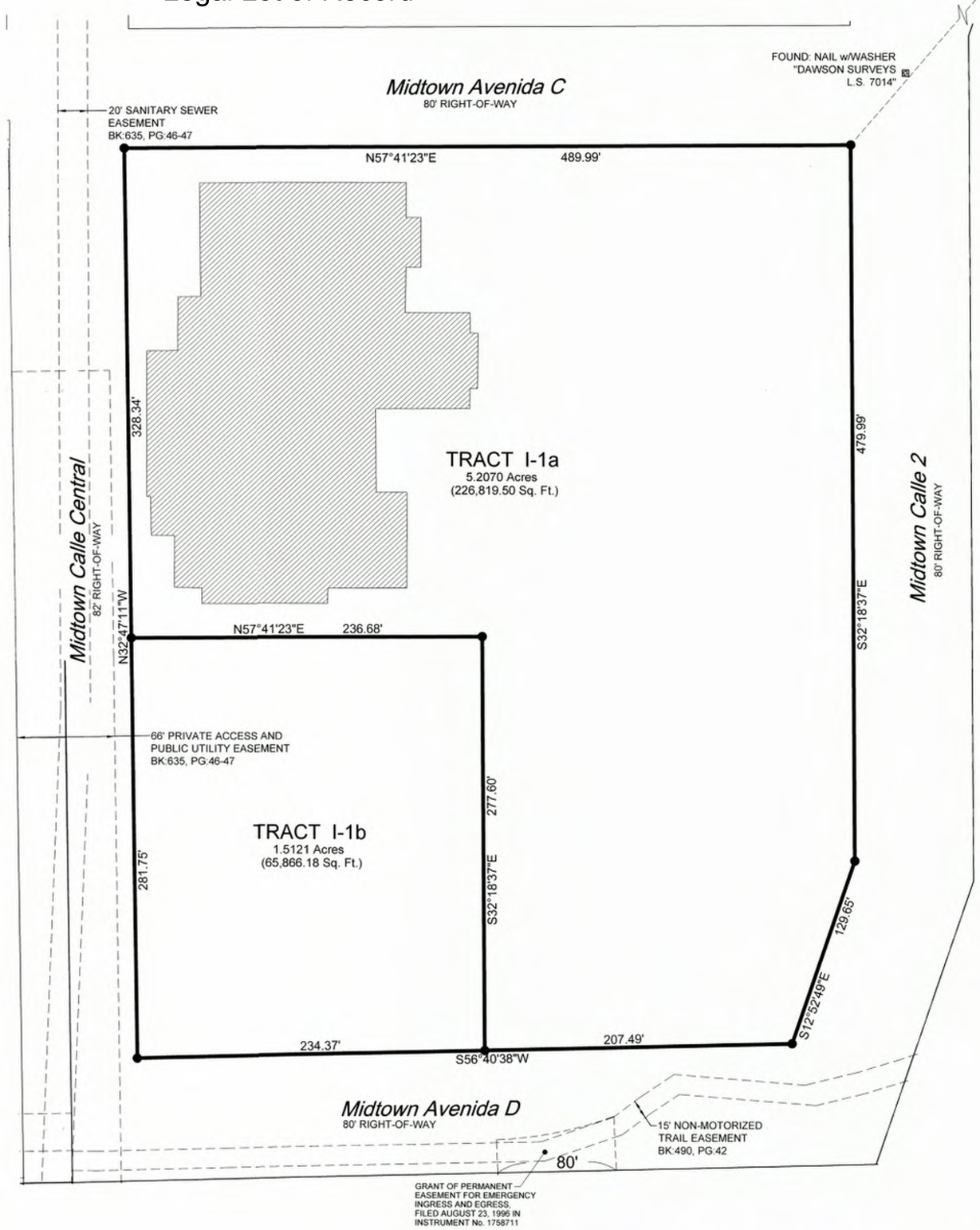
SHEET 1 OF 1

921-17

Legal Lot of Record



VICINITY MAP
N.T.S.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- BUILDING

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
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7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
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11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

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PUBLIC UTILITY EASEMENTS

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A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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(CONTINUED) PUBLIC UTILITY EASEMENTS

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SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, I CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON T UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SU THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE M STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND COR BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVE LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISIO THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRAC

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 1.31.25 REGISTERED PROFESSIONAL SURVEYOR

SHEE

921-18



VICINITY MAP
N.T.S.

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- BUILDING
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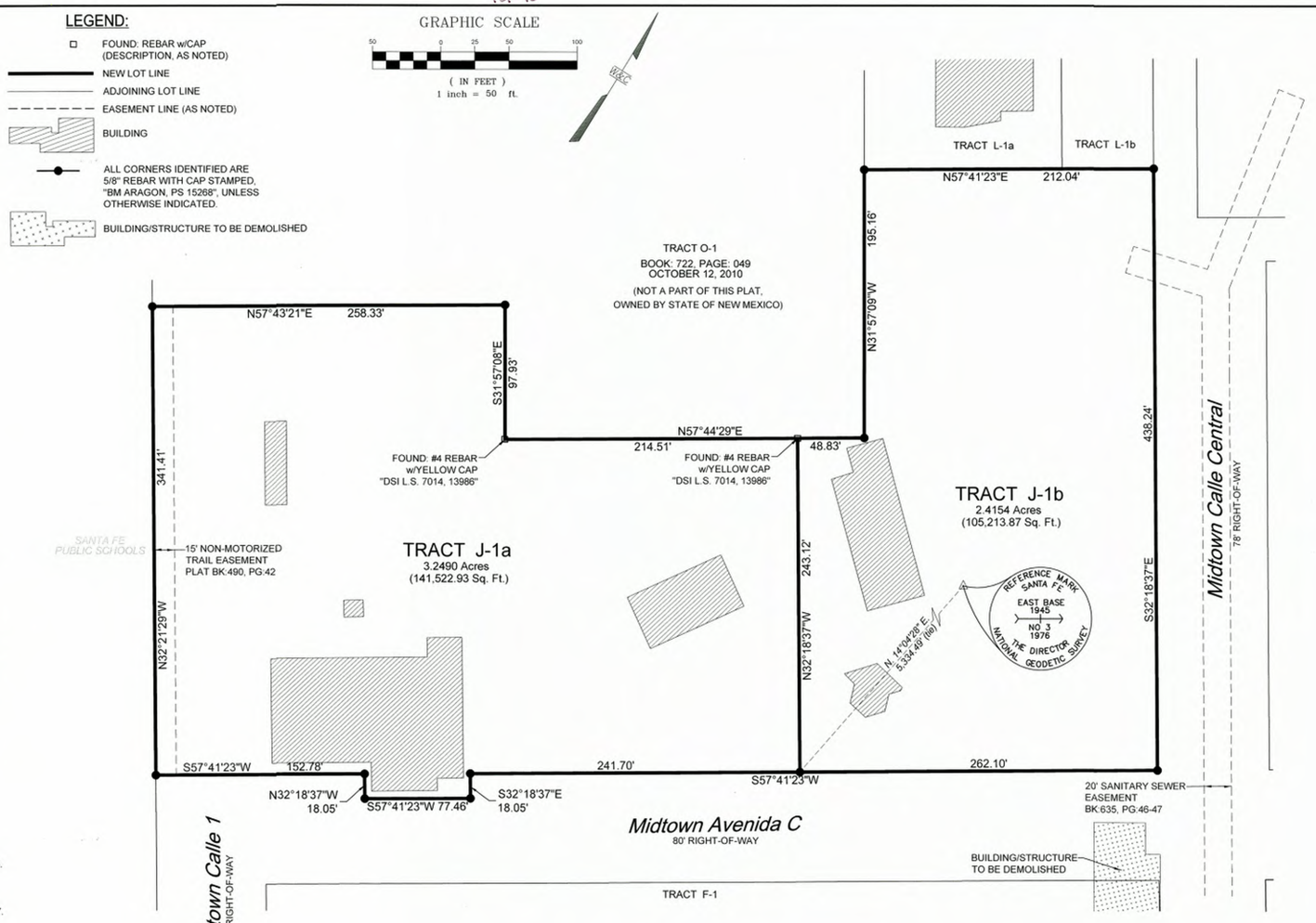
- BUILDING/STRUCTURE TO BE DEMOLISHED

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



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PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

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SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

NEW MEXICO 15268 BENJAMIN M. ARAGON REGISTERED PROFESSIONAL SURVEYOR 1-31-25

Lot Split to create TRACTS J-1a and J-1b from existing J-1

within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS J-1A AND J-1B FROM TRACT J-1.

AFFIDAVIT:

* Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 5.6644 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe.

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract J-1a & J-1b	2024-9390

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO #2057665
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 18 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

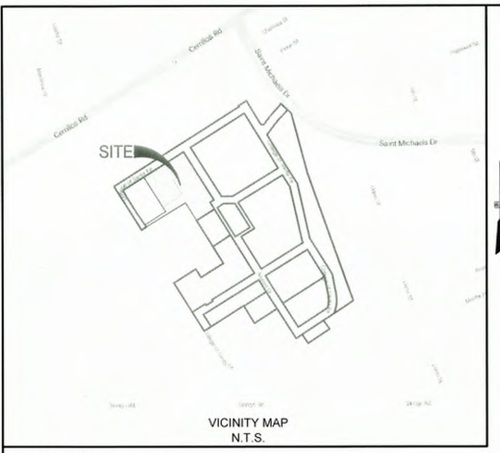
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 1

921-19



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4. REPLAT FOR COLLEGE OF SANTA FE, recorded SEPTEMBER 19, 2006 in PLAT BOOK 635, PAGE 46, 47.
5. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in PLAT BOOK 722, PAGE 049.
6. REPLAT FOR COLLEGE OF SANTA FE, recorded OCTOBER 12, 2010 in BOOK 719, PAGE 044.
7. BOUNDARY EASEMENT SURVEY PLAT FOR COLLEGE OF SANTA FE, recorded JULY 15, 2010 in BOOK 719, PAGE 047.
8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
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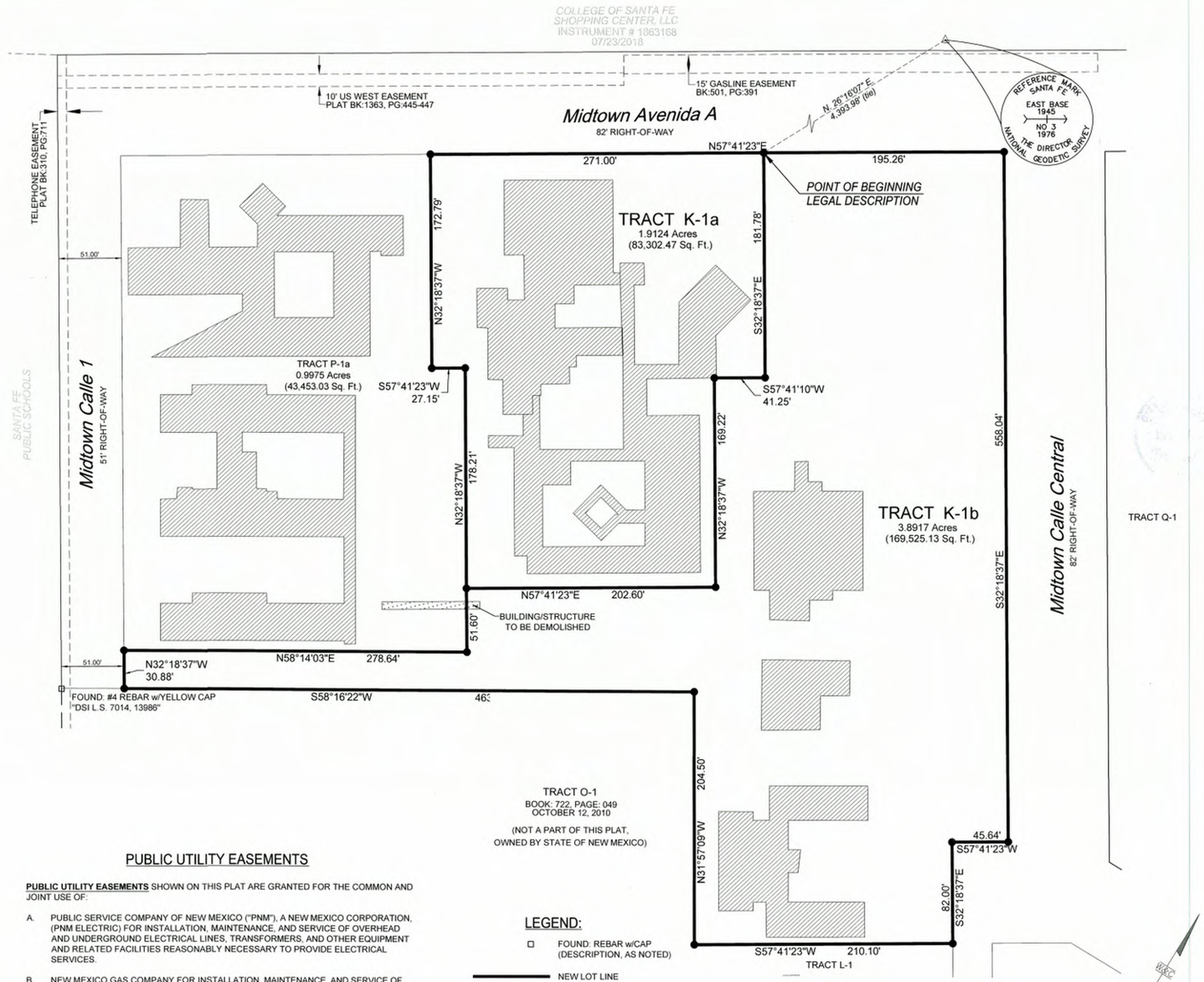
10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
11. PLAT OF EASEMENT SURVEY FOR COLLEGE OF THE CHRISTIAN BROTHERS OF NEW MEXICO, recorded 08/17/ 2009.
12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
15. QUITCLAIM DEED from U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
16. DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
18. EASEMENT from COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- BUILDING/STRUCTURE TO BE DEMOLISHED
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/4/2025

SANTA FE WATER DIVISION — DATE: 2/3/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR 1-31-25

Lot Split to create TRACTS K-1a and K-1b

PLAT OF EXISTING
TRACT K-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS K-1A AND K-1B FROM EXISTING TRACT K-1.

AFFIDAVIT: * Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 5.7850 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe.

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract K-1a & K-1b	2024-9391

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921 page(s) 19 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE. SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 1

921-20



VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
2. DIVISION PLAT FOR THE COLLEGE OF SANTA FE, recorded MAY 19, 2006 in PLAT BOOK 682, PAGE 06.
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17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
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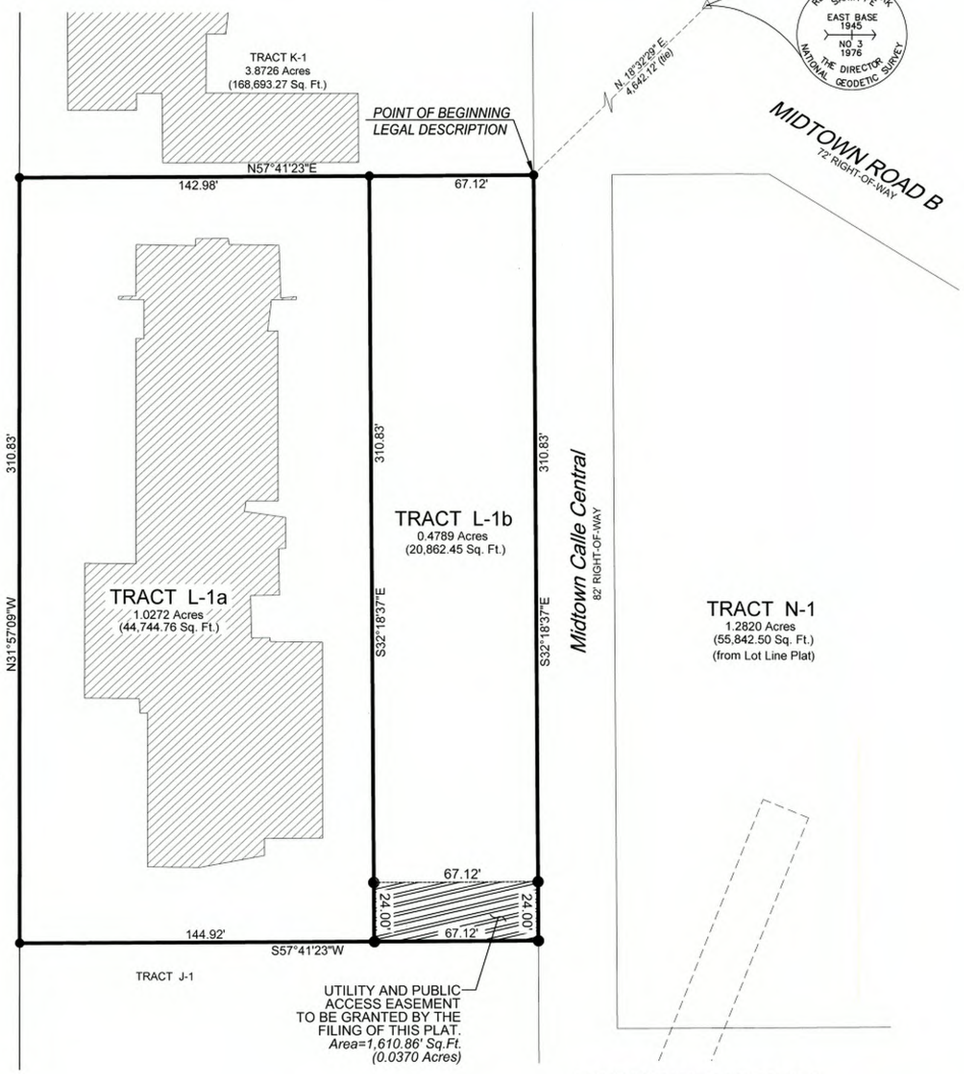
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.



LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOININGLOT LINE
- BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.
- PUBLIC ACCESS EASEMENT TO BE GRANTED BY THIS PLAT



TRACT O-1
BOOK: 722, PAGE: 049
OCTOBER 12, 2010
(NOT A PART OF THIS PLAT,
OWNED BY STATE OF NEW MEXICO)

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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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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 GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
MENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR 1-31-25

SHEET 1 OF 1

Lot Split to create TRACTS L-1a and L-1b from TRACT L-1

within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS L-1A AND L-1B FROM TRACT L-1.

AFFIDAVIT:

* Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 1.5061 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____, 20 ____.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

XAVIER I. VIGIL
Notary Public - State of New Mexico
Commission # 1132968
My Comm. Expires Mar 25, 2025

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract L-1a & L-1b	2024-9392

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 12th day of February, 20 25 A.D. at 2:39 o'clock PM and was duly recorded in book 921, page(s) 20 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

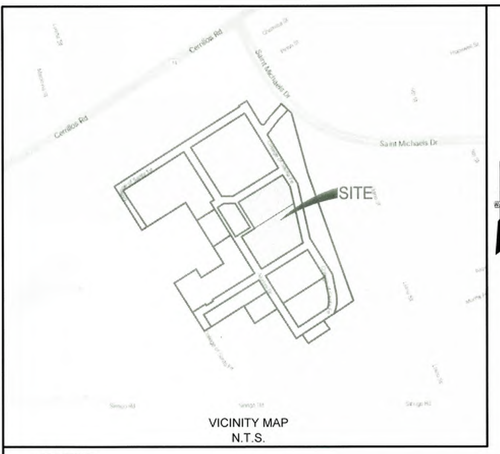
WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

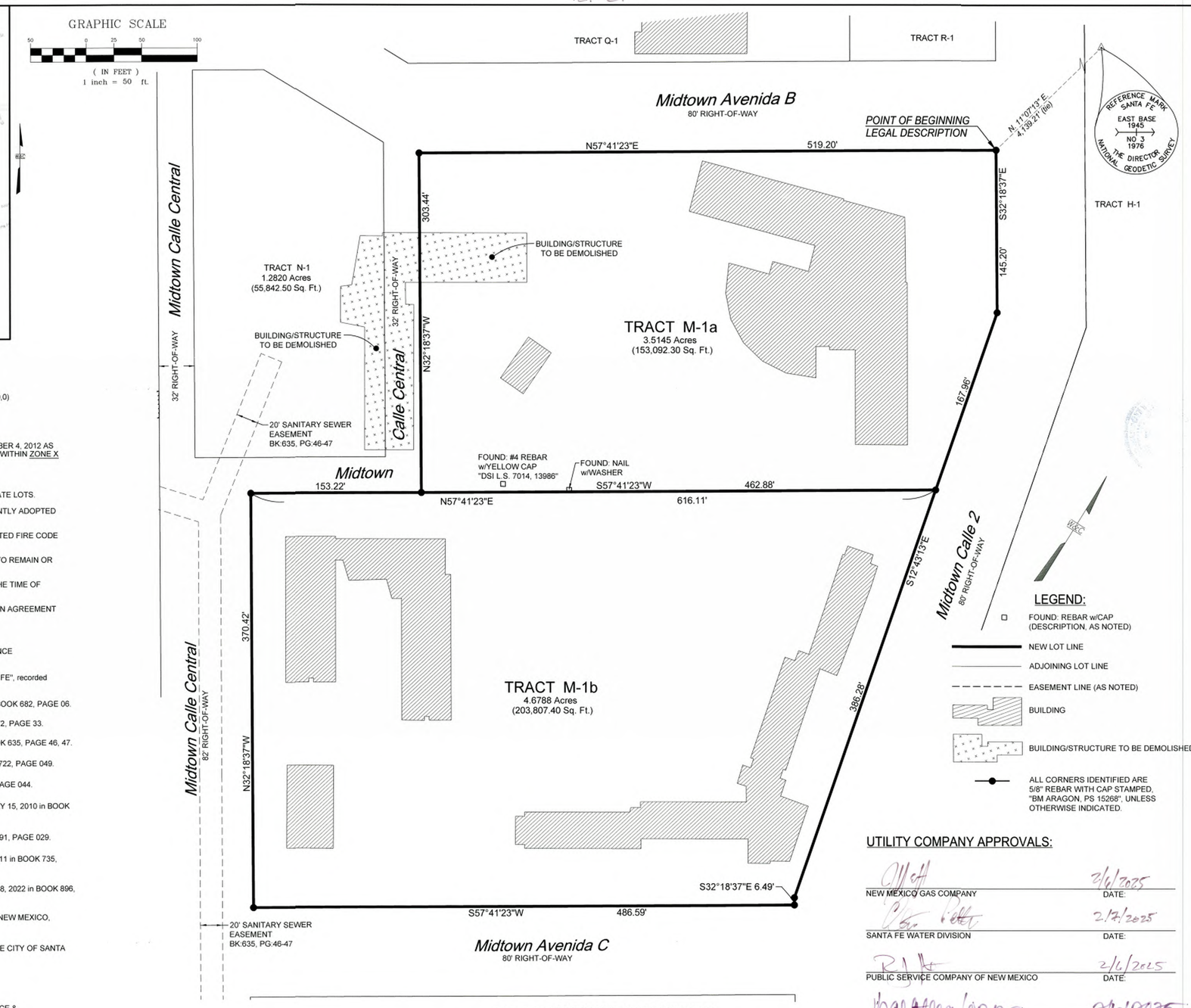
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-21



VICINITY MAP
N.T.S.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

1. PLAT OF SURVEY ENTITLED, "REPLAT PREPARED FOR THE COLLEGE OF SANTA FE", recorded SEPTEMBER 14, 2006 in PLAT BOOK 707, PAGE 050-051.
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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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

(CONTINUED) 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 GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- BUILDING/STRUCTURE TO BE DEMOLISHED
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR 1-31-25

Lot Split to create TRACTS M-1a and M-1b from Tract M-1

within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS M-1a AND M-1b, FROM EXISTING TRACT M-1.

AFFIDAVIT: * Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 8.1933 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract M-1a & M-1b	2024-9393

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/4/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO #2052663
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM and was duly recorded in book 921, page(s) 21 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

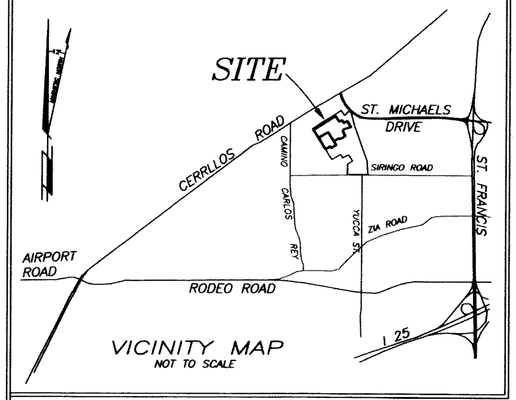
County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

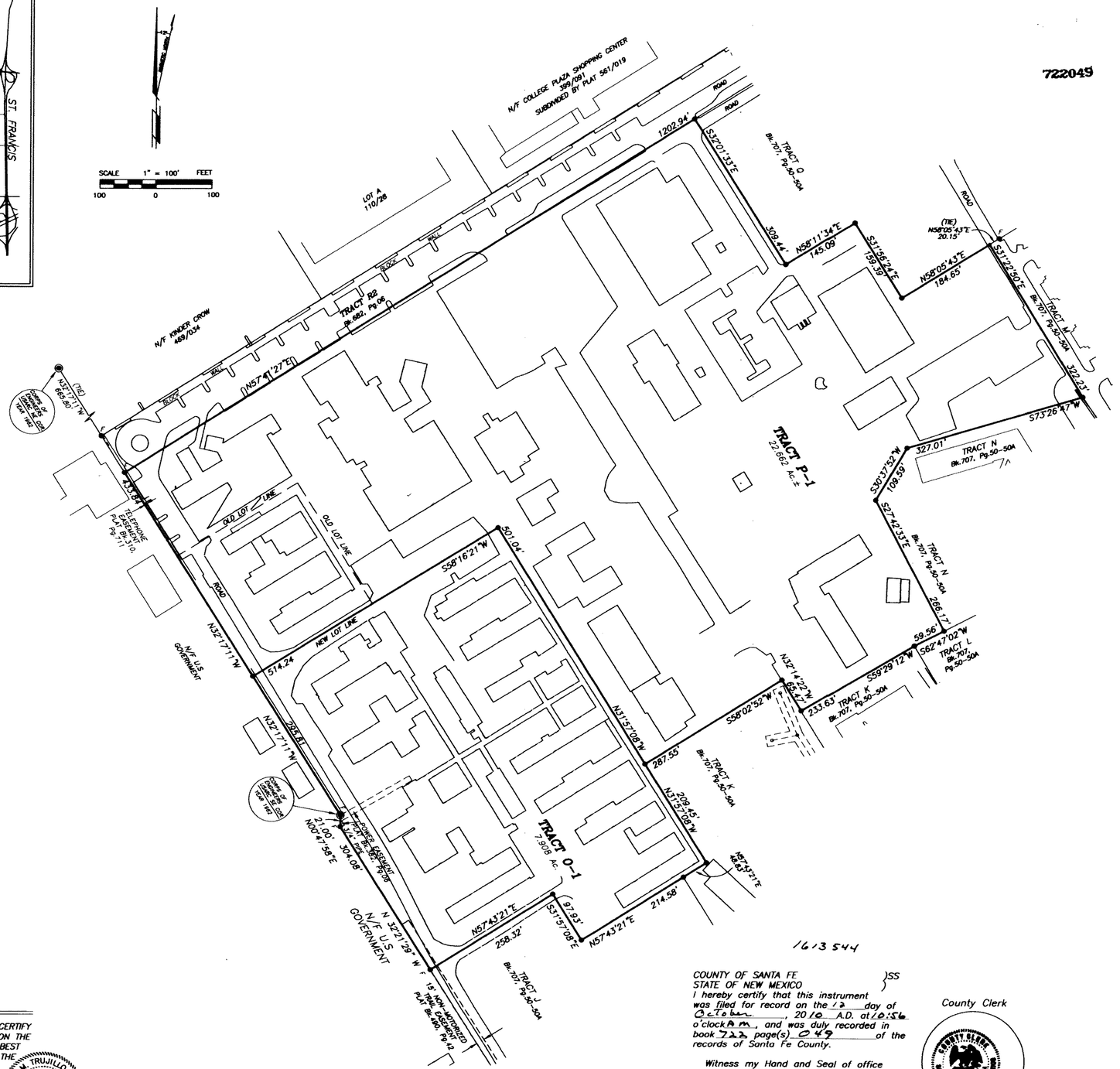
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

722049



FLOOD ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM PANEL 35049C0413D WITH AN EFFECTIVE DATE JUNE 17, 2008.

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE. DISTANCES ARE REFERRED TO GROUND AT 6800 FEET AMSL. GROUND TO GRID SCALE FACTOR = .9995839

- F● DENOTES FOUND REBAR SURVEY MONUMENT
- ● DENOTES REBAR 7014, 12352, 13986, OR 15517 AS SHOWN TO BE SET UPON RECORDING
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE:

THIS PLAT SUBJECT TO RECTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AS SHOWN ON PLATS REFERENCED HEREON.

REFERENCE DOCUMENTS:

1. BOUNDARY EASEMENT SURVEY PLAT OF TRACTS A,B,C, & D, PREPARED FOR COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED JULY. 15 2010 IN PLAT BOOK 719, PAGE 47.

2. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS C AND G, BY DAWSON SURVEYS INC., RECORDED JULY. 14 2010 IN PLAT BOOK 719, PAGE 44.

3. BOUNDARY SURVEY PLAT PREPARED FOR THE COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 14, 2009 IN PLAT BOOK 707, PAGE 50-50A.

4. DIVISION PLAT PREPARED FOR COLLEGE OF SANTA FE, TRACT R, BY DAWSON SURVEYS INC., RECORDED MAY 19, 2008 IN PLAT BOOK 682, PAGE 06.

5. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING TRACTS P, O AND R, BY DAWSON SURVEYS INC., RECORDED JAN. 2, 2008 IN PLAT BOOK 672, PAGE 33.

6. REPLAT PREPARED FOR COLLEGE OF SANTA FE, LOT LINE ADJUSTMENT OF EXISTING LOTS OF RECORD WITHIN COLLEGE OF SANTA FE, BY DAWSON SURVEYS INC., RECORDED SEPT. 19, 2006 IN PLAT BOOK 635, PAGE 46-47.

7. BOUNDARY SURVEY RIGHT OF WAY ACQUISITION AT THE INTERSECTION OF YUCCA STREET AND SIRINGO ROAD, BY RED MOUNTAIN ENGINEERS, INC. RECORDED AUG.23, 1996 IN PLAT BOOK 343, PAGE 17.

SURVEYORS CERTIFICATE:

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY COMPLETED ON THE 9th DAY OF AUGUST 2010. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYS IN NEW MEXICO.

EDWARD M. TRUJILLO, NMPS #12352 — DATE 10/4/10

EDWARD M. TRUJILLO NEW MEXICO 12352 REGISTERED PROFESSIONAL SURVEYOR

AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER. THIS REPLAT CONTAINS 30.570 ACRES, MORE OR LESS. ALL TRACTS SHOWN HEREON ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. THERE IS NO ROAD DEDICATION.
THIS REPLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: CITY OF SANTA FE

BY: David Coss — DAVID COSS, MAYOR — 10-8-10 DATE

CITY CLERK Yolanda Y. Vigil — YOLANDA VIGIL — 10-8-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 8th DAY OF OCTOBER, 2010
BY: David Coss and Yolanda Y. Vigil

Rosalie Cardenas — NOTARY PUBLIC — MY COMMISSION EXPIRES September 8, 2012

OFFICIAL SEAL Rosalie Cardenas NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 9-8-12

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE 10/8/10

CITY PLANNER — DATE 10.7.10

CITY NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

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

3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

5. THESE LOTS ARE SUBJECT TO APPLICABLE RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

6. FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS AND LOT COVERAGE SEE CITY OF SANTA FE ZONING REQUIREMENTS.

7. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

8. THERE ARE NO SLOPES GREATER THEN 30% WITHIN THESE TRACTS.

1613544

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 12 day of October, 2010 A.D. at 10:56 o'clock AM, and was duly recorded in book 722 page(s) 045 of the records of Santa Fe County.

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

Deputy

County Clerk — COUNTY CLERK — SANTA FE COUNTY NEW MEXICO — Seal

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

REPLAT
PREPARED FOR
CITY OF SANTA FE
LOT LINE ADJUSTMENT PLAT OF EXISTING TRACT O & P, RECORDED PLAT BOOK 707, PAGE 50-50A WITHIN COLLEGE OF SANTA FE PROPERTY PROJECTED SECTION 34, T17N, R9E, NMPM, CITY AND COUNTY OF SANTA FE, NEW MEXICO.

PURPOSE: "TO ADJUST A COMMON LOT LINE BETWEEN TRACTS P & O"
UPC #1-052-097-148-155

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 A CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE # 8737\TR-O-P DATE: 10\04\10

921-22



VICINITY MAP
N.T.S.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S 49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
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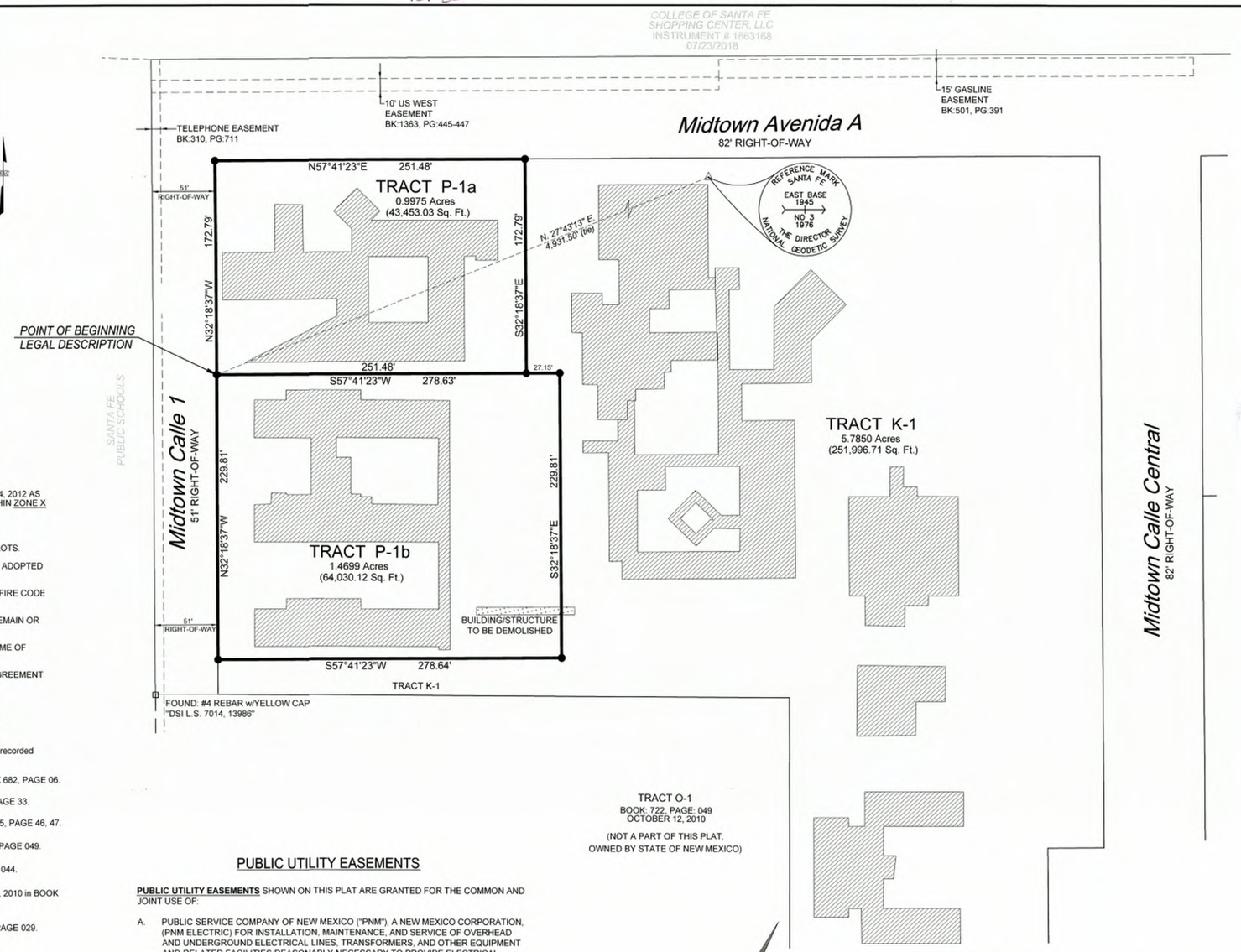


PUBLIC UTILITY EASEMENTS

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

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- BUILDING/STRUCTURE TO BE DEMOLISHED
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

2-3-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

Lot Split to create TRACTS P-1a and P-1b

OF EXISTING TRACT P-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS P-1a AND P-1b, FROM EXISTING TRACT P-1.

AFFIDAVIT:

* Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~* THE ~~REPLAT~~* IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~* CONTAINS 2.1914 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~* LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract P-1a & P-1b	2024-9396

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO #2052449
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:54 o'clock PM, and was duly recorded in book 921, page(s) 22 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

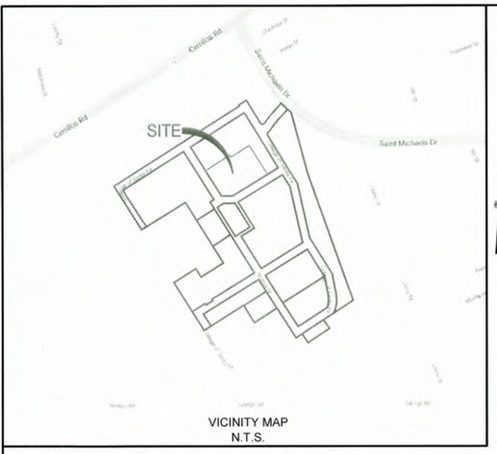
WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

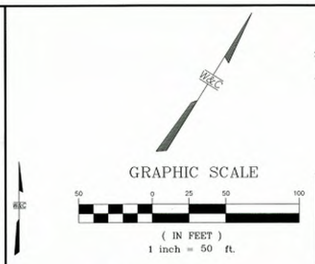
OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

921-23

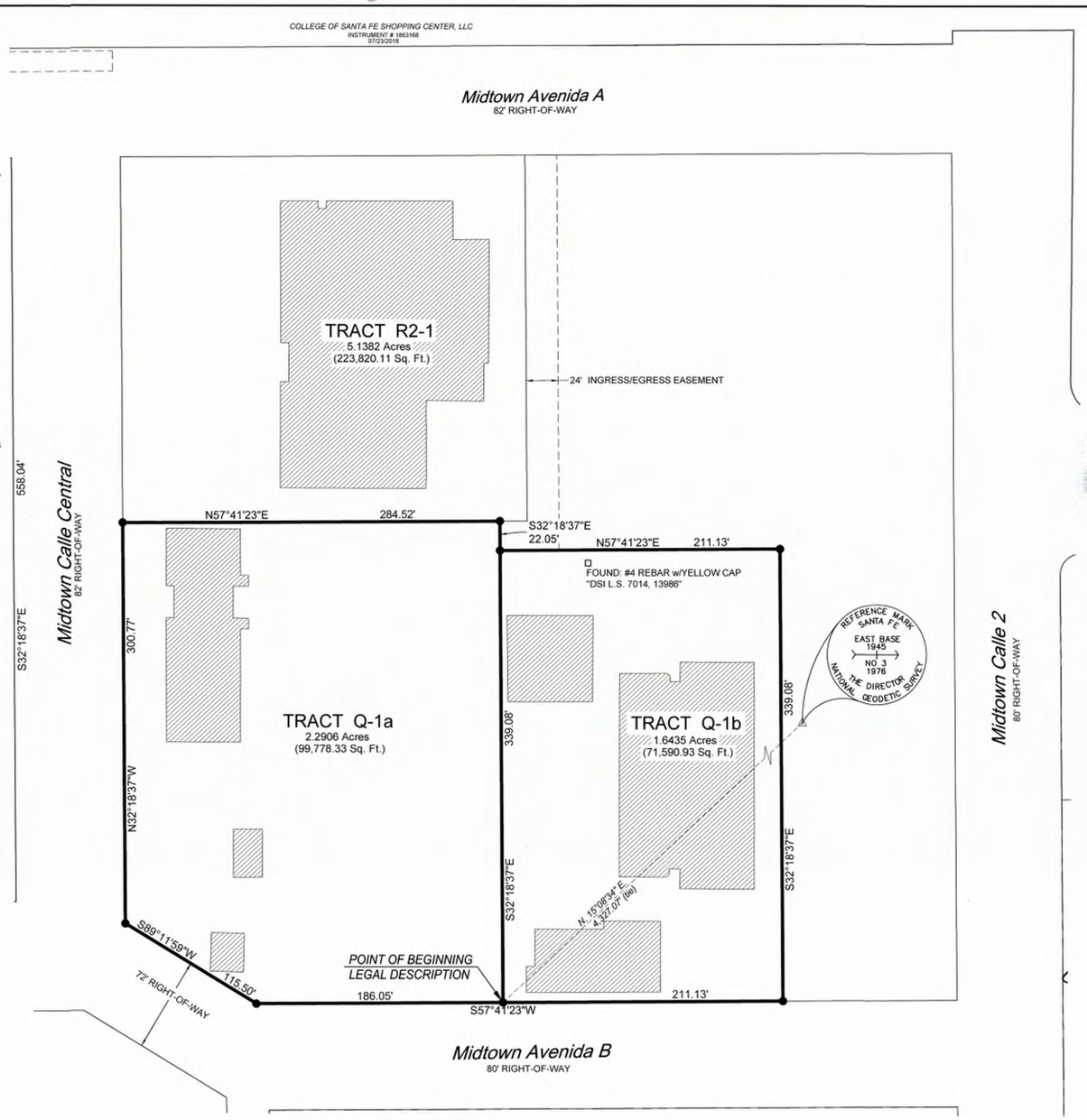


VICINITY MAP
N.T.S.



LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.



NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
8. ANY NEW CONSTRUCTION WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
9. ANY EXISTING FIRE APPARATUS ACCESS ROADS AND EASEMENTS WILL HAVE TO REMAIN OR CHANGES WILL HAVE TO HAVE THE CITY FIRE MARSHALS OFFICE APPROVAL.
10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

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8. PLAT OF ALTA/ACSM LAND TITLE SURVEY, recorded OCTOBER 10, 2008 in BOOK 691, PAGE 029.
9. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded JUNE 28, 2011 in BOOK 735, PAGE 045.
10. BOUNDARY SURVEY OF TRACT E "COLLEGE OF SANTA FE", recorded OCTOBER 28, 2022 in BOOK 896, PAGE 14.
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12. REPLAT OF TRACT 3A & 3B FOR COLLEGE OF THE BOARD OF EDUCATION OF THE CITY OF SANTA FE, recorded MARCH 12, 1991 in BOOK 220, PAGE 037.
13. BOUNDARY SURVEY PLAT FOR PRESBYTERIAN MEDICAL SERVICES, recorded NOVEMBER 30, 2004 in BOOK 574, PAGE 035.
14. LOT CONSOLIDATION FOR THE STATE OF NEW MEXICO DEPARTMENT OF FINANCE & ADMINISTRATION, recorded OCTOBER 4, 1990 in BOOK 215, PAGE 013.
15. QUITCLAIM DEED from U.S.A. to COLLEGE OF THE CHRISTIAN, filed MAY 23, 1949 in BOOK 40, PAGE 437.
16. DECLARATION from U.S.A. to COLLEGE OF THE CRISTIAN, filed DECEMBER 22, 1969 in BOOK 269, PAGE 855.
17. SPECIAL WARRANTY DEED from COLLEGE OF THE CRISTIAN BROTHERS to CITY OF SANTA FE, filed SEPTEMBER 16, 2009 as INSTRUMENT 1577356.
18. EASEMENT from COLLEGE OF SANTA FE to PNM, filed JULY 9, 1990 in BOOK 682, PAGE 916.
19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.

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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/7/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR 1-31-25

Lot Split to create TRACTS Q-1a and Q-1b

from Existing TRACT P-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

TO CREATE TRACTS Q-1a AND Q-1b, FROM EXISTING TRACT Q.

AFFIDAVIT:

* Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~. THE ~~REPLAT~~ IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~ CONTAINS 3.9341 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~ LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN. ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract Q-1a & Q-1b	2024-9394

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/4/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:39 o'clock PM and was duly recorded in book 971, page(s) 23 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

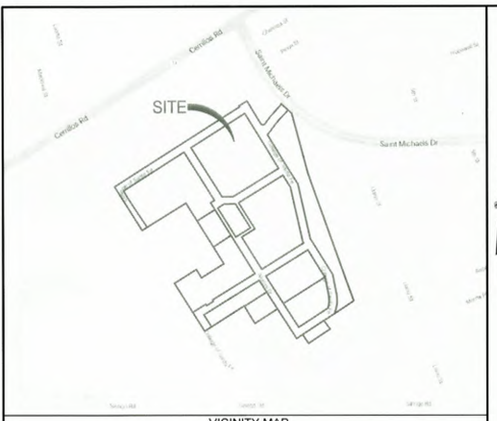
County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

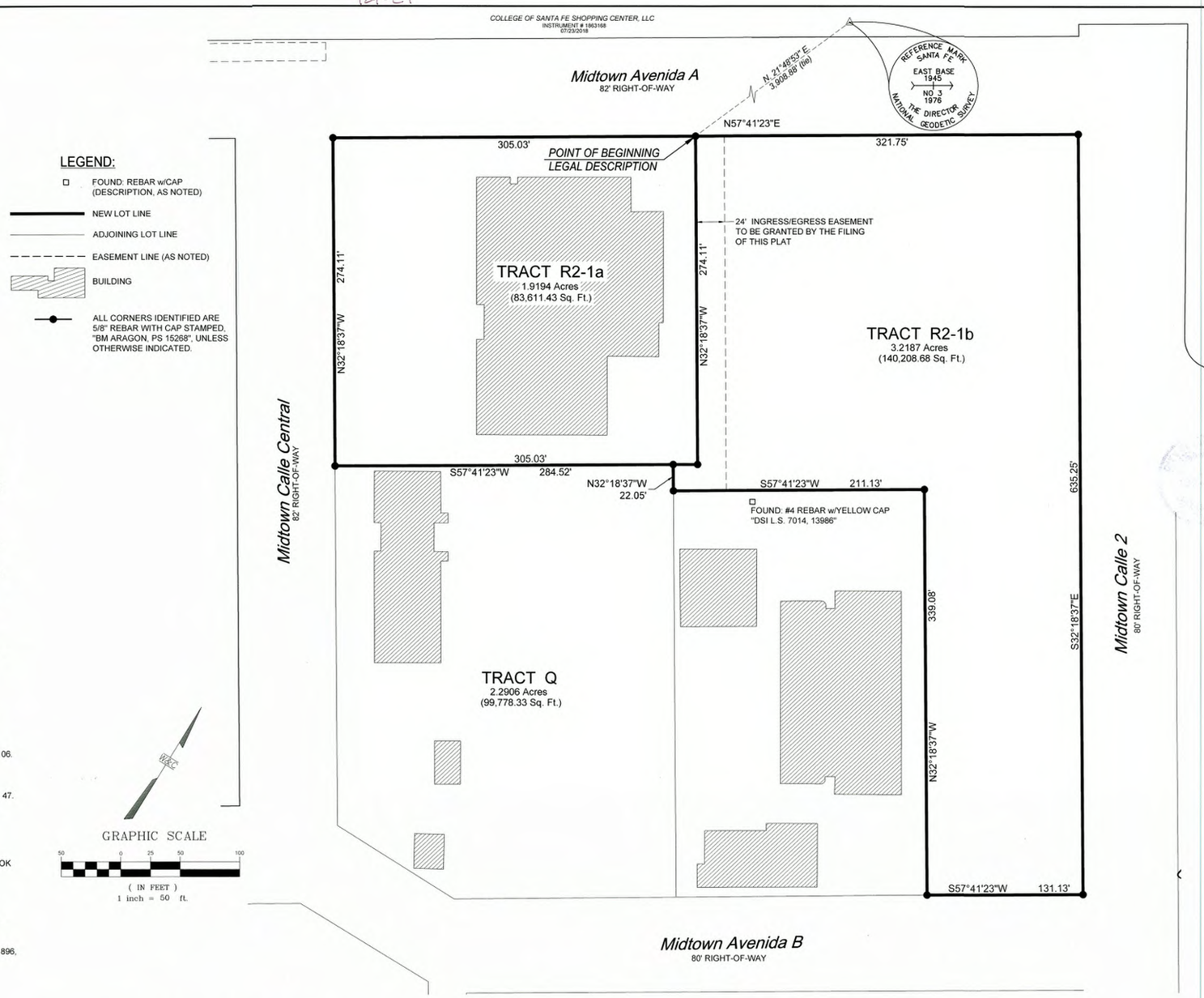
INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: CITY OF SANTA FE
LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 1 OF 1

921-24



VICINITY MAP
N.T.S.



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND:

- FOUND: REBAR w/CAP (DESCRIPTION, AS NOTED)
- NEW LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (AS NOTED)
- BUILDING
- ALL CORNERS IDENTIFIED ARE 5/8" REBAR WITH CAP STAMPED, "BM ARAGON, PS 15268", UNLESS OTHERWISE INDICATED.

NOTES:

1. FIELD SURVEY WAS PERFORMED NOVEMBER 2021.
2. BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE.
   DISTANCES ARE GROUND DISTANCES.
   COMBINED GRID TO GROUND SCALE FACTOR: 1.0004066253 (SCALED AROUND 0,0)
   BASED ON A LINE FROM "SANTA FE EAST BASE RM3" TO "BM B-439, 1984",
   BEARING = S.49°38'22"W.
3. BENCHMARK USED FOR THIS PROJECT IS "SANTA FE EAST BASE RM3".
4. FEDERAL FLOODPLAIN MAP 35049C0411E WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY AGENCY SHOW THIS SITE AS BEING WITHIN ZONE X (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. THIS PLAT SHOWS ALL AVAILABLE RECORD OF EASEMENTS.
6. EXISTING NON-CONFORMING STRUCTURES CAN REMAIN THE SAME ON SEPARATE LOTS.
7. ANY "CHANGE OF USE" STRUCTURES WILL HAVE TO CONFORM TO THE CURRENTLY ADOPTED FIRE CODE AND ORDINANCES BY THE CITY OF SANTA FE.
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10. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
11. SEPARATE WATER SERVICE IS REQUIRED FOR EACH LEGAL LOT OF RECORD. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICES.

REFERENCED DOCUMENTS:

THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS PLAT:

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19. EASEMENT from COLLEGE OF SANTA FE to BOARD OF EDUCATION, filed JUNE 10, 1991 in BOOK 730, PAGE 568.
20. EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed SEPTEMBER 21, 2007 as INSTRUMENT 1500540.
21. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed JULY 20, 2009 as INSTRUMENT 1571651.
22. EASEMENT from COLLEGE OF SANTA FE to PNM, filed AUGUST 13, 1996 in BOOK 1299, PAGE 74.
23. EASEMENT from COLLEGE OF SANTA FE to NEW MEXICO STATE BANK , filed JUNE 12, 2009 as INSTRUMENT 1566667.
24. VACATION OF EASEMENT from COLLEGE OF SANTA FE to FIRST COMMUNITY BANK, filed AUGUST 17, 2009 as INSTRUMENT 1574183.

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 ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

(CONTINUED) PUBLIC UTILITY EASEMENTS

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

UTILITY COMPANY APPROVALS:

NEW MEXICO GAS COMPANY — DATE: 2/6/2025

SANTA FE WATER DIVISION — DATE: 2/12/2025

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE: 2/6/2025

CENTURYLINK — DATE: 2/6/2025

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

1-31-25
DATE

BENJAMIN M. ARAGON NEW MEXICO 15268 REGISTERED PROFESSIONAL SURVEYOR 1-31-25

SHEET 1 OF 1

Lot Split to create TRACTS R2-1a and R2-1b

PLAT OF EXISTING
TRACT R2-1
within Projected Section 34, T.17N., R.9E., N.M.P.M.
Midtown Site
Santa Fe County, New Mexico
November 2024

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

CREATE TRACTS R2-1A AND R2-1B, FROM EXISTING TRACT R2-1.

AFFIDAVIT: * Lot Split

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED OWNER HAS CAUSED THE LANDS SHOW ON THIS DOCUMENT TO BE ~~REPLATTED~~* THE REPLAT IS MADE WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. THIS ~~REPLAT~~* CONTAINS 5.1381 ACRES MORE OR LESS. ALL TRACTS SHOWN HERE ARE SUBJECT TO RECIPROCAL PRIVATE ACCESS AND PARKING EASEMENTS ALONG AND OVER EXISTING DRIVEWAYS AND PARKING AREAS. EASEMENTS ARE GRANTED FOR EXISTING UTILITIES. ALL ROADS AND UTILITIES ARE DEDICATED TO THE CITY FOR PUBLIC USE.
THIS ~~REPLAT~~* LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER: City of Santa Fe

BY: ALAN M. WEBBER, MAYOR — DATE: 2/11/2025

CITY CLERK: Andrea Salazar — DATE: 2/11/2025

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME ON THIS 11th DAY OF February, 2025.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/25/25

REVIEWED BY SANTA FE COUNTY:

COUNTY TREASURER — DATE: 02/12/25

CASE NUMBER:

Tract	Case #
Tract R2-1a & R2-1b	2024-9397

REVIEWED BY CITY OF SANTA FE:

CITY ENGINEER FOR LAND USE — DATE: 2/11/25

CITY PLANNER — DATE: 2-11-25

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 12th day of February, 2025 A.D. at 2:59 o'clock PM, and was duly recorded in book 921, page(s) 24 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

County Clerk Seal

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
OFFICE: 505-348-4000
FAX: 505-348-4155
www.wilsonco.com

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: CITY OF SANTA FE

LOCATION: WITHIN PROJECTED SECTION 34, T.17N., R.9E., N.M.P.M. CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Vicinity Map

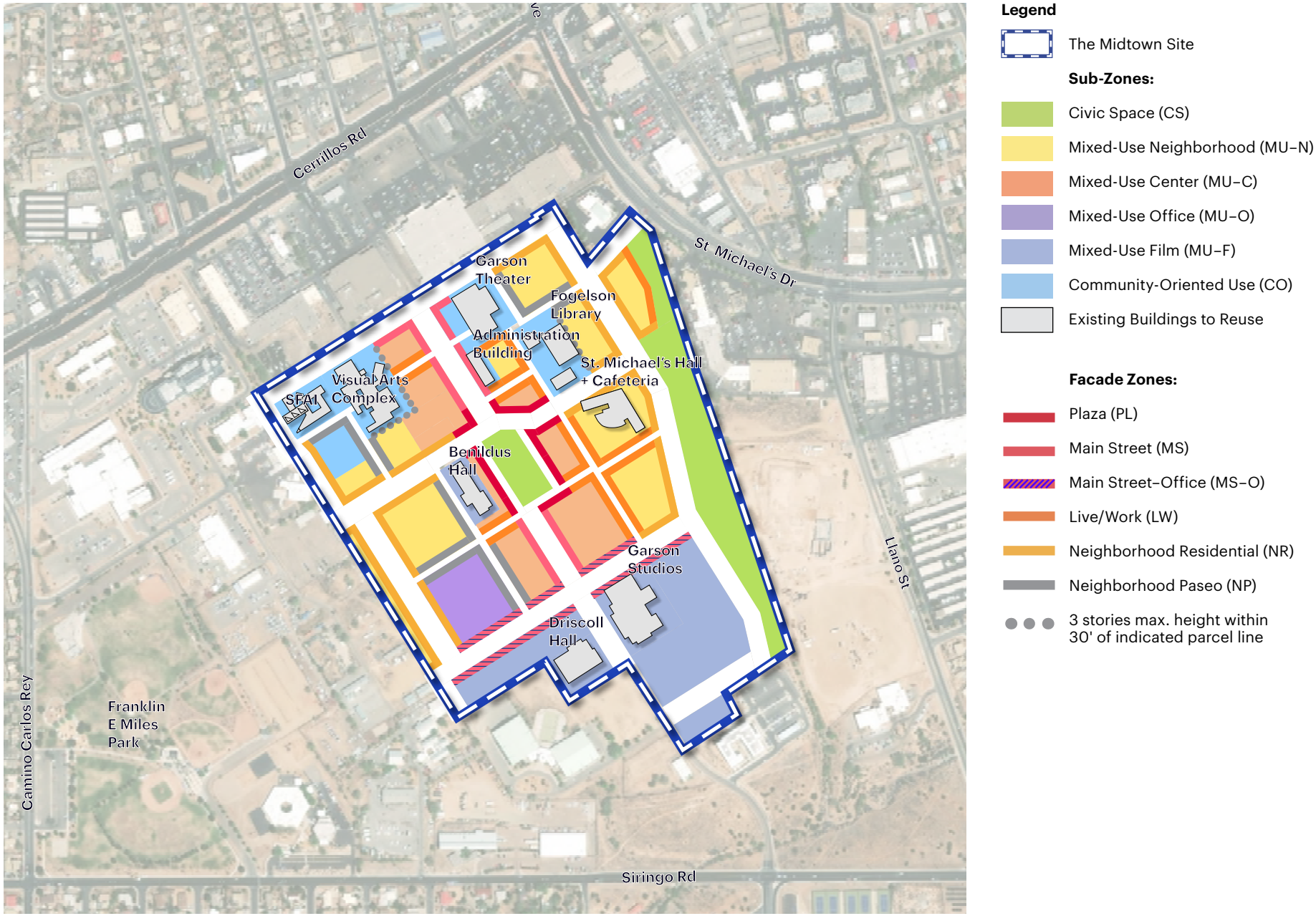


Legend

The Midtown Site

Existing Access Points

5.4.1 Development Standards Regulating Plan



Proposed 5.4.1 Development Standards

5.4.1 Development Standards Regulating Plan



Legend

- The Midtown Site

Sub-Zones:

- Civic Space (CS)
- Mixed-Use Neighborhood (MU–N)
- Mixed-Use Center (MU–C)
- Mixed-Use Office (MU–O)
- Mixed-Use Film (MU–F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse

Facade Zones:

- Plaza (PL)
- Main Street (MS)
- Main Street–Office (MS–O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line

Midtown Master Plan Amendments
Early Neighborhood Notification – Summary Notes

Date: June 3, 2025
Time: 5:30-7:00pm
Location: Zoom / Virtual
Attendees: Carly Venditti, Asset Development Manager, City of Santa Fe Metropolitan Redevelopment Agency (*applicant)*
Lisa Gavioli, Senior Project Manager, NV5 (*agent*)
Heather Lamboy, Director, Planning and Land Use (PLU) Department
Joel Cruz-Haber, Senior Planner, City of Santa Fe PLU Department
5 members of the public

Comment/Question	Response
Written Comment: "*I request that the changes being made to ease the process, reduce limitations and requirements, and allow additional permitted uses than are currently allowed by the LINC Overlay, particularly the standards for landscape, signage and temporary art installations (excluding the increase to the maximum building height), extend the least restrictive of the existing LINC Overlay District provisions or the proposed provisions and apply to all properties in the Overlay district, as it is unfair that the City allow for benefiting the property it owns, without providing the same benefits to other property owners in the LINC Overlay District*."	The changes proposed apply only to the Midtown Master Plan, which regulates development at the Midtown Site specifically. Although this site is located within the Midtown LINC Overlay District, standards defined within the Midtown Master Plan only apply to the Midtown Site. The City is not the only property owner within the Midtown Site.
Concern that the changes being proposed, especially the height increase at the façade zones, will substantially alter the character of the primary human interface as it was envisioned by the community engagement process.	The proposed amendments will remove the requirement for step-backs in the façade zones and will bring the maximum allowable height in the façade zones up to 5 stories, matching the allowable height throughout the Midtown Site. In response to the concerns over the character of the streetscape, the MRA is planning to include language that strongly encourages step-backs or other forms of façade relief.
Concern that the proposed amendments to the proposed use table will effectively change the zoning to C-2.	The underlying zoning of the site is C-2, so aligning the permitted uses with C-2 will not have the effect of rezoning the site. All of the prohibited and conditional uses as defined by the use table in the Master Plan will remain prohibited and conditional. Making reference to the permitted uses in C-2 will have the effect of ensuring that multi-unit residential development can be included throughout the site.

Comment/Question	Response
Concern that the proposed changes do not involve enough public process. The creation of the plan took place over many months and engaged over 2,000 people, while the proposed amendments will only have one ENN meeting and any required public hearings.	Whenever a master plan of this scale and type is adopted, it is always presumed that as implementation takes place, minor adjustments may be needed in order to correct unintended conflicts or development challenges that the master plan did not anticipate. The minor changes being proposed represent such an effort to tweak the plan so that it is easier to implement in alignment with the vision that was co-created with extensive community involvement.
Does the Midtown Master Plan supercede the Midtown LINC Overlay District?	The Midtown Master Plan does supercede the regulations in the Midtown LINC Overlay District where deviations from the LINC are specifically addressed. Where the Midtown Master Plan is silent on a topic, the regulations in the underlying zoning apply, including C-2 and the Midtown LINC Overlay District.
Will the ENN meeting be documented with a transcript or with summary notes?	The ENN meeting will be documented with summary notes.
Concern about reduction in street size and infrastructure changes, including sewer design. Will there be additional ENN meetings to address these issues?	The topic of this ENN is specifically the proposed amendments to the Midtown Master Plan. The ongoing infrastructure design for the Midtown Site will involve additional ENN meetings where these concerns can be directly addressed.
Preference expressed that the landscape language that will be introduced direct developers to plant low-level, low-water-use vegetation. Concern that 2” caliper trees will not survive, even with the required irrigation.	The landscape standards in the Land Development code already require low-water-use vegetation, and the proposed 2” tree caliper is in alignment with what is required throughout the City as a minimum size for deciduous trees.

Midtown Master Plan Amendments and Modifications				
Page	**Section**	**Proposed Standard**	**Current Standard**	**Date of Approval**
114	**5.4**	**Development Standards Regulating Plan**	**Development Standards Regulating Plan**	
115		Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone	Main Street-Office (MS-O) Façade Zone Standards are currently applied to the northern frontages of MU-F development tracts F1-a and I1-a.	
		Insert footnote stating that the northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District requirements for "Qualifying Projects".		
		Change Tract O (including Benildus) subzone to MU-C.	Tract O is currently designated subzone MU-N.	
	5.5	**Sub-Zone Standards**	**Sub-Zone Standards**	
117-121		Remove Permitted Use Table.	Permitted Use Table specifies permitted, prohibited, and conditional uses for each subzone in the Midtown Site.	
		Replace table with a list of prohibited uses and conditional uses.		
		Add C-2 Permitted Uses, Refer to SFCC 14-6.1, Table 14-6.1-1		
		Add Language "Subzones are the recommended and preferred use for the parcels"		
	5.6	**Façade Zone Standards**	**Façade Zone Standards**	
127 & 129		Remove step-back requirement for all buildings at façade zone.	Step-backs required above the third story, as defined in note 2 under "Height" and referenced as E in the illustration.	
131 - 135		Change "Building Height in Façade Zone" to "5 stories max" to match the height that is allowed elsewhere.	"Building Height in Façade Zone" specified as "3 stories max" and called out as A in illustration.	
125		Insert language that encourages the use of step-backs, fenestration, and other forms of façade articulation.		
	5.8	**Design Standards General to All**	**Design Standards General to All**	
154		Insert language that requires landscape design to follow SFCC 14-5.5(D)(9) for the Midtown Local Innovation Corridor (LINC), with a note that the caliper for new trees on the Midtown Site is 2" at time of planting.	No mention of landscape standards presently.	
		Add signage and temporary art language adapted form the Railyard Master Plan (see below).	No mention of signage or temporary art installation standards presently.	
		Insert general statement that signage located in the Midtown Site is governed by SFCC 14-5.5(D)8 in addition to the requirements found in Section 14-8.10.		
		Insert: ***Building Signage.*** *Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs are to be painted on the building skin or on thin panels mounted closely to the building. Pin and channel lettering and numbers are to be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs are permitted under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.*		
		Insert: ***Site Directional and Wayfinding Signs.*** *Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 250 sqft.*		
		Insert: ***Murals and Art Installations.*** *Publicly visible murals and art installations are permissible with approvals from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be pursuant to the MRA Public Arts Murals Agreement.*		



Midtown Master Plan (the Land Development Plan)

MIDTOWN SANTA FE

City of Santa Fe

Revised Draft

March 7, 2025

OPTICOS

Prepared For:

City of Santa Fe
Planning and Land Use Division
Santa Fe City Hall
200 Lincoln Avenue, 1st Floor
Santa Fe, New Mexico 87501

Prepared By:

Opticos Design, Inc.
2100 Milvia Street; Suite 125
Berkeley, California 94704
510.558.6957

With Consultants:

Proyecto, LLC
1665 Laurel Avenue
Solvang, California 93463
917.930.0106

Sherwood Design Engineers
2548 Mission Street,
San Francisco, California 94110
415.677.7300

Strategic Economics
2991 Shattuck Avenue, Suite 203,
Berkeley, California 94705
510.647.5291

Toole Design
319 SW Washington Street, Suite 420
Portland, Oregon 97204
503.205.4607

What's Inside?

Midtown Master Plan (the Midtown Land Development Plan)

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How to Use this Document

What you will find + where to find it:

Chapter 1 Purpose + Intent

What's included in this Plan...	**1.1** Midtown Master Plan Organization
Why this Plan?	**1.2** Purpose of the Midtown Master Plan
What this Plan will accomplish?	**1.3** Mission + Development Vision
How this Plan works with other existing plans + standards?	**1.4** Relation to Existing Plans, Policies + Regulations
Goals for sustainable development...	**1.5** Elements of Sustainable Development

Chapter 2 Background + Setting

The Midtown Site in context	**2.1** Regional Considerations + The Site History
Existing conditions at the Midtown Site	**2.2** Site Considerations
What inspired the urban design concepts in this Plan?	**2.3** Santa Fe Urban Form + Public Realm

Chapter 3 Urban Design Vision

The vision for the Midtown Site development	**3.1** The Midtown Site Development Vision
Strategies for improving connectivity	**3.2** Connectivity + Mobility
Strategies for managing stormwater	**3.3** Integrated Stormwater Management
Strategies for open spaces at the Midtown Site	**3.4** Civic + Open Spaces
Strategies for urban design	**3.5** Urban Form + Building Scale
What is place-based design	**3.6** Place-based Approach
Proposed development phasing	**3.7** Development Program + Phasing
Strategies for affordable housing	**3.8** Affordable Housing
Designing for community health	**3.9** Reinforcing Community Health Through Urban Design

Chapter 4 Connectivity + Mobility Vision

Approach to connectivity + mobility → **4.1** Conceptual Connectivity + Mobility Framework

When and where streets get built → **4.2** Connectivity + Mobility Phasing

Ideas for making great streets at the Midtown Site → **4.3** Multimobility Best Practices

Steps to improve mobility + connectivity → **4.4** Connectivity + Mobility Action Items

Chapter 5 Development Standards

Why new development standards for the Midtown Site?	**5.1** Purpose + Intent
Regulations for street and right-of-way design	**5.2** Thoroughfare Standards
Regulations for open space design	**5.3** Civic + Open Space Standards
Where different standards apply?	**5.4** Development Standards + Regulating Plan
Allowed uses at the Midtown Site	**5.5** Sub-zone Standards
Standards on setbacks, frontage types, height, + other design elements	**5.6** Facade Zone Standards
Allowed building frontage types	**5.7** Frontage Types
Design standards applicable to all development parcels	**5.8** Design Standards General to All
Guidance for review of development applications	**5.9** Plan Administration
Terminology specific to development standards	**5.10** Definitions

Chapter 6 Infrastructure + Stormwater

Improvements to the stormwater management system	**6.1** Stormwater + Water Quality Management
Integrated stormwater management approach	**6.2** Policy for The Midtown Site + Surrounding Area
What already exists on the Midtown Site	**6.3** Existing Utilities + Infrastructure
Improvements to support future use and development	**6.4** Improvements to Utilities + Infrastructure

Chapter 7 Appendix

Referenced Maps → **7.1** Map Series

Phasing Diagram, Zoning Framework - Facade Zones, Open Space Framework, Thoroughfare Network Framework, Transit + Access Framework

Adopted by Reference → **7.2** Midtown Infrastructure Report





1. Purpose + Intent

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1.1 Midtown Master Plan Organization



Chapter 1
Mission + Statement

Provides an overview of the Midtown Master Plan and its relationship to the existing regulatory framework.



Chapter 2
Background + Setting

Summarizes existing conditions and identifies key characteristics regarding regional relevance, demographics and local urban form.



Chapter 3
Urban Design Vision

Gives an overview of the development vision and phasing, articulates goals around sustainability, and desired connectivity, stormwater, open space and built form.



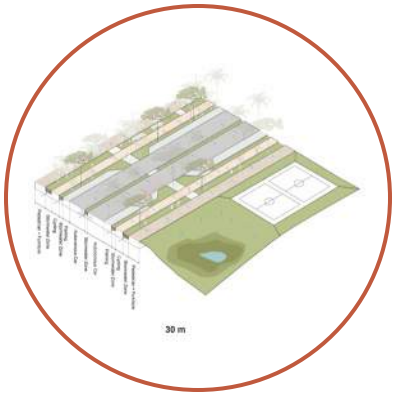
Chapter 4
Connectivity + Mobility Vision

Provides design for the future thoroughfare network within the Midtown Site, describes modal prioritization strategies, and parking policies. Also, it illustrates the connectivity phasing with upgrades to existing infrastructure and construction of streets.



Chapter 5 Development Standards

Establishes form-based zoning standards that regulate the future built character of the Midtown Site.



Chapter 6 Infrastructure + Stormwater

Describes green infrastructure for the Midtown Site and addresses water and sewer improvements to realize the Master Plan vision.



Chapter 7 Appendices

Includes a map series of key frameworks developed throughout the Master Plan document.

APPLICABILITY

Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision) present a comprehensive vision for development intensity and form, street network and connectivity, civic and open space, and stormwater and sustainability for the Midtown Site.

Chapter 5 (Development Standards) sets the legal requirements for physical development and provides standards for buildings, thoroughfares, and civic spaces within the Midtown Site boundary.

Improvements external to the Midtown Site in this Plan are conceptual and not regulatory. The City is interested in collaborating with adjacent property owners in the Midtown LINC Zoning Area to ensure a cohesive district and smooth development approval processes for new development. No external connection shall be constructed, dedicated, or made a condition of approval of any development application on an adjacent property, without the express consent of the affected adjacent property owner.

1.2 Purpose of the Midtown Master Plan

The Midtown Master Plan implements the community's vision for the Midtown Site by enabling reinvestment and future development that is feasible, predictable, and consistent with community aspirations and priorities.

Purpose

The Midtown Master Plan (Plan) is the culmination of a four-year planning effort (from 2018 to 2022) by City staff, an interdisciplinary consultant team, community members, organizations, and stakeholders. A vision for the Midtown Site (the Site) is articulated jointly in the Midtown Master Plan (this document) and the Midtown Community Development Plan. These complimentary plans provide a roadmap to achieve the community's objectives for development at the Site. The Midtown Master Plan focuses on increasing housing options and accessibility, improving walkability and transportation choices, creating jobs, and advancing climate change resiliency.

The Midtown Master Plan (Plan) presents policies and standards that help prioritize investment and regulate private development to deliver a future for the Site consistent with the community's aspirations.

Midtown Public Engagement Process

Following the closure of the Santa Fe University of Art and Design in 2018, the City of Santa Fe passed a resolution to initiate the Midtown Redevelopment Process. In this initial concept stage, the City developed a project plan and an online hub and established a vision for community outreach. The Midtown Redevelopment Process began with Collaborative Research Sessions, which took place in February 2018. The community engagement process informed programming, planning, and development approaches for the future reuse of the Site.

Around 2,800+ individuals participated in one of the phases (Concept Phase, Planning Phase, and Implementation Phase). They shared their ideas for the Site as part of the initial outreach process. The very high participation rate demonstrates the community's passion and commitment to shaping the future of the Midtown Property and Santa Fe. Four elements were identified based on the input received to guide sustainable development: Equity, Economy, Culture, and Environment. The four elements have been used as principles in this Plan.

The community engagement process led to the approval of the Planning Guidelines for the Midtown Property in the summer of 2018. The Guiding Principles and "Preferred Uses" helped to inform this Plan, along with updated feedback received as part of the engagement process during the Plan. "Other Possible Uses" are included in the Plan, and the Development Standards provide use regulations that address the "Non-Preferred Uses."



Images from the Public Engagement Process of 2018 and the Guiding Principles Document.

2018 PLANNING GUIDELINES*

- ***Sustainable Development.*** *Adopt a "triple bottom line" approach to development to balance and improve social, environmental, and economic impacts. Sustainable Development includes* ***Social, Environmental, and Economic*** *guidelines.*
- ***A City Center.*** *Develop the Site with a variety of uses that make it easy for residents of the city and region to live, work, play and learn. Integrate with neighboring communities by strengthening unique characteristics, minimizing displacement, promote social equity and economic vitality. A City Center includes guidelines on* ***Connections, Transportation, Density, Aesthetics, and Variety of Uses****.*
- ***Adaptable Infrastructure.*** *Develop the physical and digital infrastructure so that it increases accessibility and supports the initial steps of development. Design the infrastructure to be flexible and responsive to later stages of development. Adaptable Infrastructure includes guidelines about* ***Physical and Digital Infrastructure****.*
- ***Catalyze Midtown LINC Zoning Area.*** *Consider how owners of properties in the Midtown LINC Zoning Area can redevelop their properties in ways that will advance the Principles and Uses described.*

2018 USES*

Preferred Uses

- *Higher Education*
- *Housing*
- *Film + Emerging Media*
- *Arts + Creativity*
- *New Business + Innovation*

Other Possible Uses

- *Tech Hub*
- *21st Century Library*
- *Transit Center*
- *Joint Senior + Child Care Center*
- *Health Care*
- *Art Park*
- *Teen Center*
- *Premier Maker Space*
- *Recreation Network*
- *Mixed-Use Commercial + Residential Buildings*

Non-Preferred Uses

- *City Government*
- *Contemporary Cultural Center*
- *Offices + Large Amounts of Retail*
- *Large, Single-family Housing Development*
- *Avoid Homeless Shelters*
- *Dog Park*

**Source: Planning Guidelines for the City's Midtown Property Report, City of Santa Fe.*

The Midtown Site Planning Process

In 2019, the City of Santa Fe issued a formal request for proposals. Developers and operators submitted formal recommendations for the disposition and development of the Midtown Site (Midtown Property). The Midtown Property Planning Guidelines were used as criteria to evaluate the proposals. While a master developer was selected, they exited the project in 2020. The City decided to become the Strategic Planner for the redevelopment process at the Site moving forward.

Since 2020, the City has worked with community stakeholders and a consultant team to lead the two-part planning process subsequently:

- The Midtown Master Plan (Plan) guides land uses and provides an infrastructure framework to enable development and future investment. The Plan creates opportunities for types of development the community wants and provides guidance for mobility and connectivity, open space, and development at the Site.
- The Midtown Community Development Plan identifies community benefit expectations that can be delivered as development occurs. It is a policy-driven document to address housing choice and affordability, access to jobs and training, community arts, and cultural heritage recognition.

These plans provide a framework that private developers, nonprofits, and the City can use to deliver development at the Site.

A series of Listening Sessions held in June 2021, followed by a Visioning Workshop held in September 2021, helped to define the key issues and design priorities included in the Midtown Master Plan and presented in Chapter 2 (Background and Setting).

How the Plan Guides Development

This Plan is a visionary and regulatory document.

Within the Site, the Plan sets development standards to implement the vision for growth. The built character is guided by standards that articulate design expectations for the public realm, the sidewalk and frontage conditions, and the massing composition of new buildings. These standards establish design regulations specific to building form and land use that supplement standards in the base zoning and the Midtown LINC Zoning Area. Additional standards for civic and open spaces standards and thoroughfare design implement the vision for better access and mobility.

Within the greater Midtown LINC Zoning Area, the Plan establishes policies and priorities for future development.

Midtown Community Development Plan Timeline



Midtown Master Plan Timeline



1.3 Mission + Development Vision



The University of Arts and Design occupied the Midtown Site until 2018. Earlier, it was home to the College of Santa Fe.

The Midtown Master Plan provides a development framework to enable the implementation of the community's vision, priorities and aspirations for the Midtown Site.

Mission

This Plan documents the community and stakeholder-driven long-term vision for the Midtown Site (the Site) in central Santa Fe. Once home to the Santa Fe University of Art and Design (SFUAD), investment has not occurred at the Site since the SFUAD closure. The future development of the Site creates an opportunity to leverage much-needed economic investment and respond to the need for more housing options, greater access to employment opportunities, and the desire for a new civic and cultural center for Santa Feans in the heart of the city.

Development Vision

This Plan focuses on how the City of Santa Fe can direct and support planned development at the Site. It describes strategies to create a sustainable, walkable community over time and provide employment and housing opportunities, improved mobility options, and access to recreation, public spaces, and cultural venues.

The Plan articulates a clear vision for the Site as a pedestrian-friendly, mixed-use neighborhood. The Site can accommodate an expanded footprint for film production facilities, over 1,000 housing units, including opportunities for affordable housing, cultural and employment uses, and over 5 acres of public parks and open spaces.

Historic map of Santa Fe in 1952. The Midtown Site was once on the periphery of Santa Fe. As urban expansion occurred, the built environment around the Site transitioned from a rural context (in the map) to the suburban context that exists today.





Location + Overview

The Midtown Site is located in the center of Santa Fe. It sits at the intersection of Cerrillos Rd. and St. Michael's Dr., and it is adjacent to College Plaza Shopping Center.

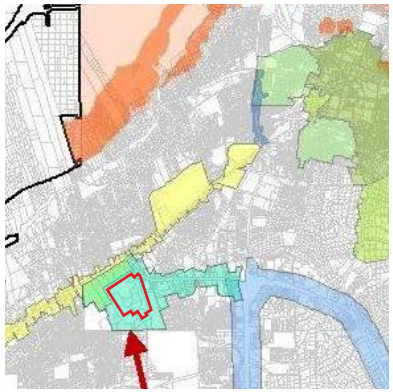
The Plan guides the revitalization of the former campus (Santa Fe University of Art and Design, SFUAD) to create a new center for Santa Feans that celebrates the City's rich history and culture. The Site's central location can provide a new center for Santa Fe, where civic services and amenities are accessible to all. Improved accessibility for surrounding neighborhoods such as Hopewell-Mann and Agua Fria can make reaching new amenities, employment opportunities, and cultural facilities at the Site easier.

Legend

The Midtown Site

Existing Access Points

1.4 Relation to Existing Plans, Policies + Regulations



The Site is covered by the Midtown LINC Zoning Area, and abuts the Cerrillos Rd. Highway Corridor overlay district.

The Midtown Master Plan establishes regulatory Design Standards in Chapter 5 (Development Standards), which are complementary and supplementary to regulations in the Santa Fe Land Development Code and the Midtown LINC Zoning Area.

Relation to Existing Plans

Development Standards in this Plan have been coordinated with existing planning and regulatory documents, including the General Plan, Land Development Code, and the Midtown LINC Overlay. Amendments to some documents following this Plan may be necessary to ensure alignment with the vision for the Site.

General Plan

The General Plan serves as the blueprint for the city's future growth and development, including actions and implementing policies. The General Plan addresses ten areas known as "themes:" Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-oriented Downtown, Community-oriented Development, and Mixed-use. In addition, the General Plan outlines the following Guiding Policies for future development:

- There shall be consistency between the General Plan and the city's land use development laws.
- There shall be a mix of uses and housing types in all parts of the city.
- There shall be infill development at densities that support the construction of affordable housing, and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area.

Currently the Site is designated as Public/Institutional land use in the General Plan. Upon adoption of this Plan, the Site will be designated as Transitional Mixed-Use.

Land Development Code Zoning

The Site is currently zoned as single-family residential (R5). R5 allows only for low density residential developments. To allow for a broader set of uses, this Plan proposes that zoning be changed to C-2 (General Commercial District) upon plan adoption.

Areas adjacent to the Site are currently zoned C-2. On their own, standards are designed to guide future additions or changes to existing strip commercial developments in the area. Together with new development standards included in the Plan, this update will ensure that the buildings, streets and public spaces that get built at the Site are consistent with the community's vision.



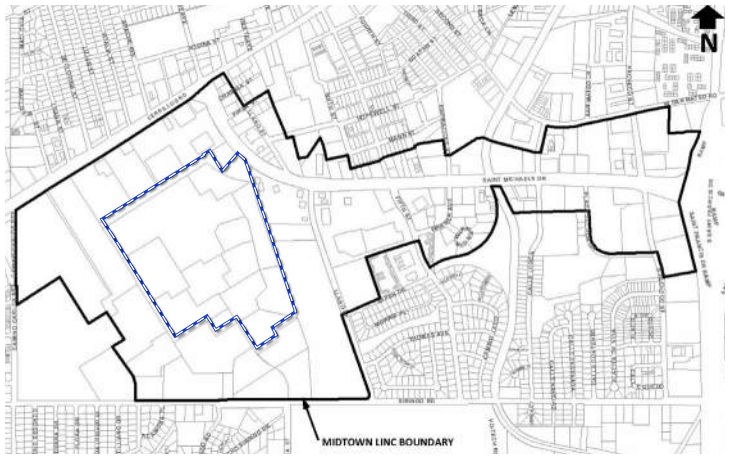
An illustrative vision of St. Michael's Dr. shows the type of walkable, higher-intensity development envisioned by the Midtown LINC Zoning Area.

Midtown LINC Zoning Area

The Midtown Local Innovation Corridor Overlay District (Midtown LINC Zoning Area) aims to create a vibrant, mixed-use neighborhood within the demographic and geographic center of the city.

Adopted in 2016, it incentivizes multi-family residential development, complementary nonresidential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings, while allowing existing uses to continue as redevelopment occurs.

The Plan provides guidance for how nearby properties in the Midtown LINC Zoning Area can evolve to be complementary with new development on the Site.



The Midtown Site is located within the Midtown LINC Zoning Area which extends along St. Michael's Dr. to St. Francis Dr.

Legend

The Midtown Site

Midtown LINC Zoning Area

1.5 Elements of Sustainable Development

Four elements of sustainable development were chosen through the community engagement process to guide visioning and planning for the Midtown Site.

Four Elements of Sustainable Development

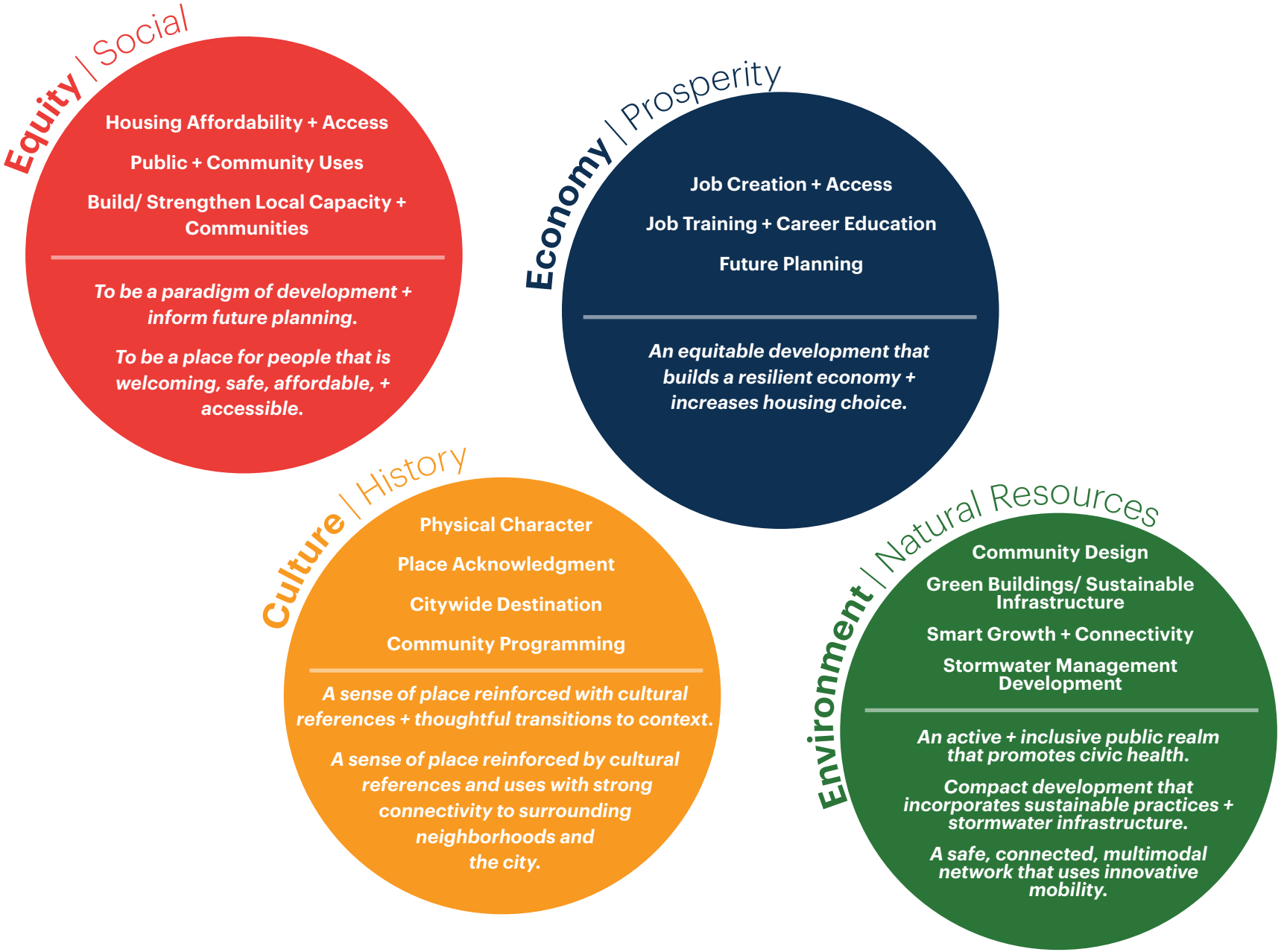
More than 2,800 people shared their ideas for the Site as part of the initial outreach process, which concluded in 2018. Based on the input received, four elements were identified to guide sustainable development:

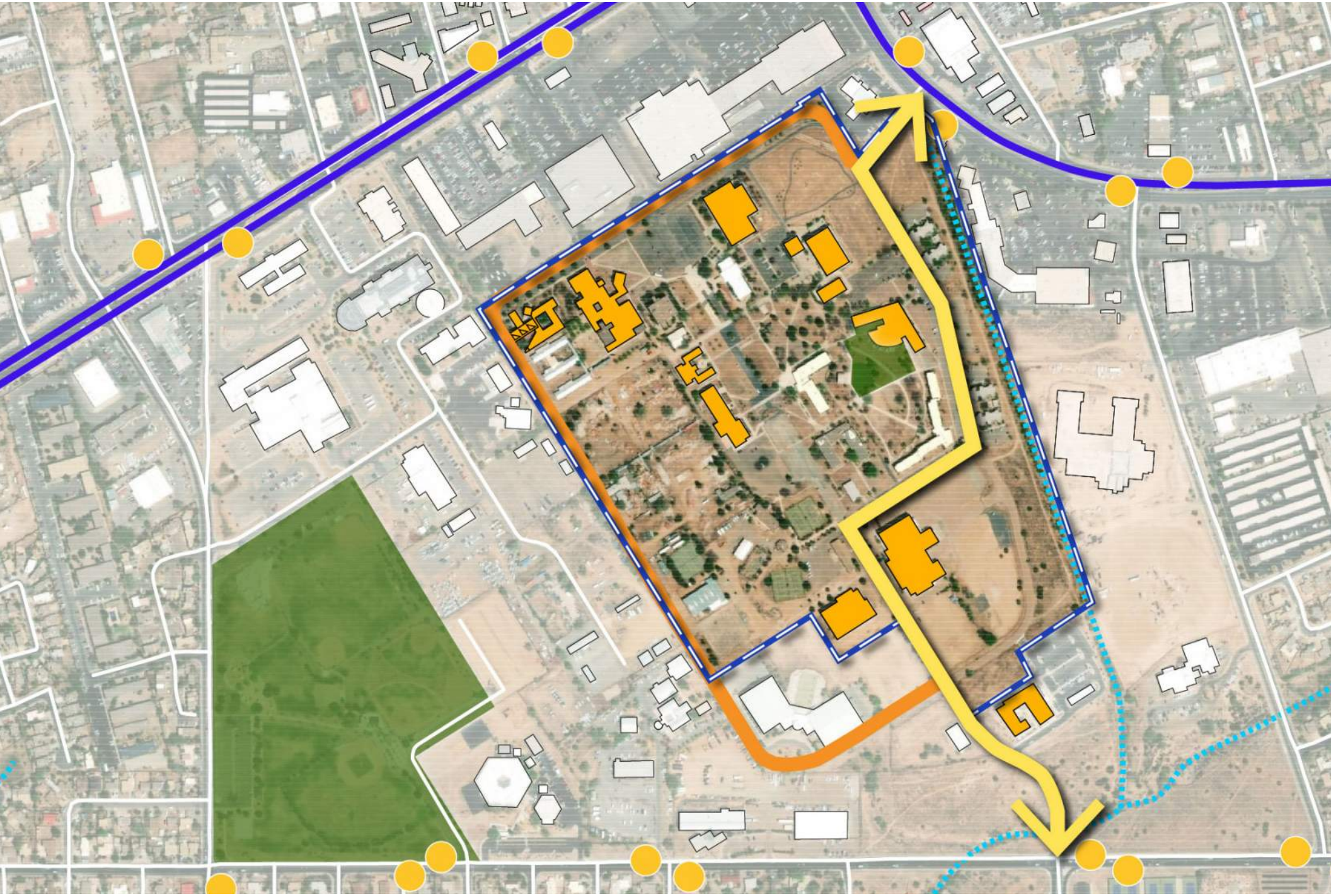
- Equity;
- Environment;
- Economy, and
- Culture.

These four elements have informed the vision and standards described in this Plan. Goals and objectives for each of the four sustainable development elements are described on the facing page.

Reinforcing Sustainable Development Approaches

In order to reinforce a sustainable development approach, the criteria established by the United States Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND) certification program were consulted to inform the development standards included in this Plan. LEED-ND encourages sustainable development, and that involves innovative design thinking. Additional details about how LEED-ND certification criteria complement this plan can be found in Chapter 3 (Urban Design Vision).


Equity | Social
Housing Affordability + Access
Public + Community Uses
Build/ Strengthen Local Capacity + Communities
To be a paradigm of development + inform future planning.
To be a place for people that is welcoming, safe, affordable, + accessible.
Economy | Prosperity
Job Creation + Access
Job Training + Career Education
Future Planning
An equitable development that builds a resilient economy + increases housing choice.
Culture | History
Physical Character
Place Acknowledgment
Citywide Destination
Community Programming
A sense of place reinforced with cultural references + thoughtful transitions to context.
A sense of place reinforced by cultural references and uses with strong connectivity to surrounding neighborhoods and the city.
Environment | Natural Resources
Community Design
Green Buildings/ Sustainable Infrastructure
Smart Growth + Connectivity
Stormwater Management Development
An active + inclusive public realm that promotes civic health.
Compact development that incorporates sustainable practices + stormwater infrastructure.
A safe, connected, multimodal network that uses innovative mobility.





2. Background + Setting

In this chapter

2.1 Regional Considerations + Site History 26

2.2 Site Considerations 30

2.3 Santa Fe Urban Form + Public Realm 34

2.1 Regional Considerations + Site History



Legend

- Albuquerque
- Santa Fe
- New Mexico Rail Runner
- Rail Runner Station
- Regional Airports

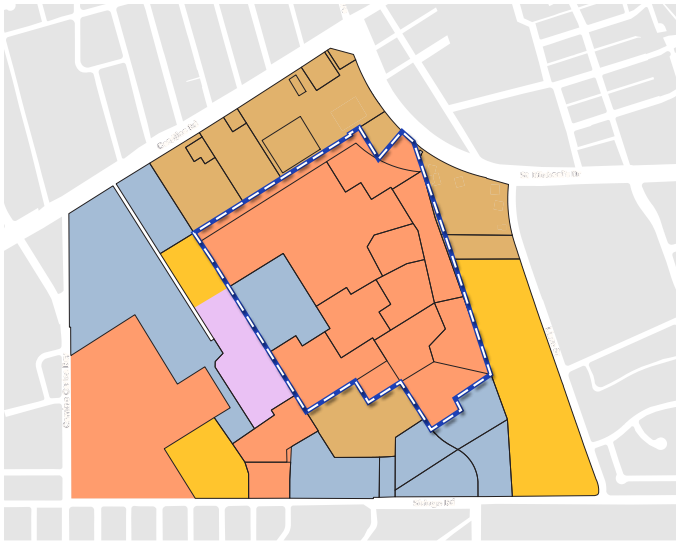
Geographic Setting

Santa Fe lies in the northern Rio Grande valley at 6,996 feet above sea level, at the foot of the Sangre de Cristo Mountains. It has an area of approximately 68 square miles (43,550 acres) within the Urban Area (defined by the 1999 General Plan). Santa Fe is a well-connected city to the region by Interstate 25 and the New Mexico Rail Runner Express to Albuquerque. Albuquerque and Los Alamos are nearby cities between which some people commute to or from Santa Fe. The Santa Fe Regional Airport is located about 8 miles southwest of the Midtown Site (the Site).

Adjacent Parcels

The Midtown Site contains parcels owned by the City of Santa Fe and the State of New Mexico. For successful development, the two agencies can coordinate to swap land so the Site can develop in a consistent manner.

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the Midtown LINC Zoning Overlay to create a cohesive, mixed-use Midtown. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.



Ownership

Legend

- The Midtown Site
- Private Land
- State of New Mexico
- Santa Fe Public Schools
- City of Santa Fe
- Federally-owned

The Midtown Site and the adjacency area contains parcels owned by the City of Santa Fe and the State of New Mexico. For successful development, the two agencies can coordinate and adopt tools to make development and infrastructure easier.

Site History

Land holds the memory of place, and the Midtown Site is no exception. The Site has been contextualized by the broader history and cultural heritage of Santa Fe, and it has historically served public purposes, including education, health, recovery, arts, and culture.

The colonial and present capital of New Mexico, Santa Fe, was originally settled by ancestral Pueblo Indians, Tewa-speaking Tanos. Hispanic colonists arrived in New Mexico in 1598 and by 1610 had begun the construction of a new capital city in the Spanish fashion, with the plaza at its center.

With the establishment of the Mexican Republic in 1821, the Santa Fe Trail was opened to traders and trappers from the eastern United States, bringing goods to market in Santa Fe.

In February 1880, the Atchison, Topeka, and Santa Fe Railroad reached Santa Fe, signaling the end of the Santa Fe Trail as a freighting route to the Southwest. In the late 1800s and early 1900s, Santa Fe became a mecca for Americans disenchanted with the industrialized east. Many writers, artists, and patrons of the arts flocked to Santa Fe, making it the cultural center of New Mexico.

Statehood was finally granted to New Mexico in 1912, and elected officials replaced the appointed territorial governor and other office holders.

The Midtown Site served as an institutional anchor for Santa Fe, starting in 1943 with the Bruns Army Hospital which employed more than 1,000 Santa Feans along with 500 military men and 100 military nurses. After Bruns Army Hospital was decommissioned, half of the property was turned over to the Brothers of the Christian Schools, which established St. Michael's College, later renamed to the College of Santa Fe. Other portions of the original Army campus were turned over to local, state, and federal agencies. When the Christian Brothers College ceased operation in 2009, the City, with a commitment to preserve the civic and educational uses, purchased Midtown and leased it to a private, for-profit university, the Santa Fe University of Art and Design (SFUAD) in 2010. Due to significant financial challenges, SFUAD officially closed its doors in May of 2018.

The Site's civic use purpose continues with the City's commitment to creating a new center in what has now become the geographic center of Santa Fe.

Adapted from "Santa Fe" by William H. Wroth
New Mexico State Records Center & Archives,
https://newmexicohistory.org/2014/03/07/santa-fe-d81/



The Christian Brothers operated the College of Santa Fe on the Midtown Site until 2009.

The Midtown Site in the City of Santa Fe

The Midtown Site lies within a network of mixed-use centers in Santa Fe. These include transit-oriented sites anchored by the New Mexico Rail Runner and other cultural, civic, and employment centers. Development at the Site will support economic activity elsewhere in the city. It can also catalyze development at other centers as they expand and connections between them improve.

As such, connections between centers are crucial, improved transit and connectivity can realize the potential of these mutually beneficial relationships.



Zia Road Rail Runner Station. Image courtesy: santafenewmexican.com



Santa Fe Railyards Site.

Transit Oriented + Cultural Centers

Historic Downtown
Historic Downtown is Santa Fe's central landmark with special significance for arts and culture in the city. It contains cultural anchors, such as the Historic Plaza and the Palace of the Governors.

South Capitol Station
This transit hub is a stop for the New Mexico Rail Runner and is a transfer point for bus lines, providing access for commuters.

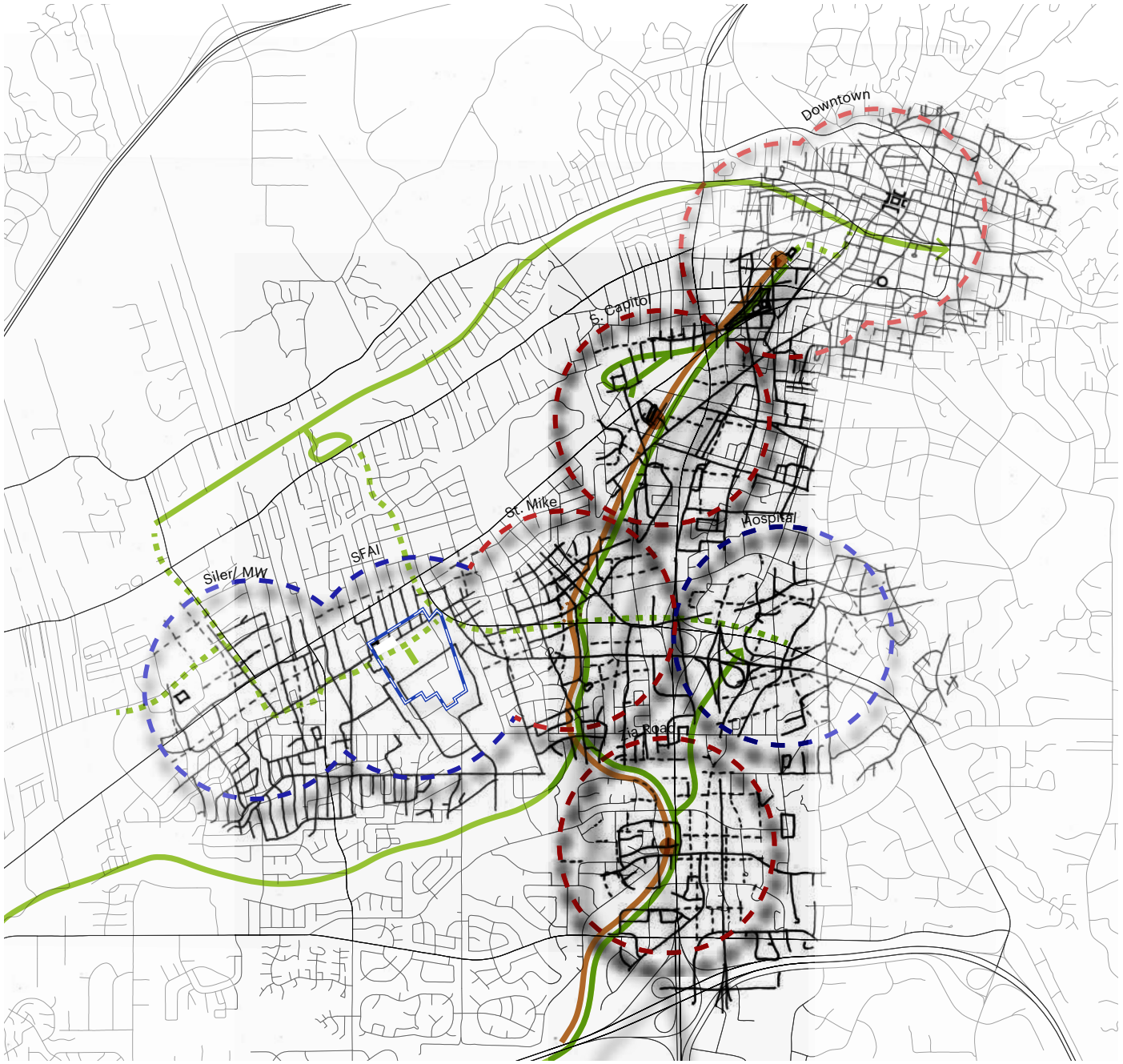
St. Michael's Dr. (St, Mike's)
St. Mike's is located at the center of Santa Fe and near the Midtown Site. It contains three significant corridors: St. Michael's Dr., 2nd St, and St. Francis Dr. Recently, this area has begun to experience redevelopment activity and has attracted new businesses and services.

Zia Road Station
The Zia Road Rail Runner station was opened in the spring of 2017, bringing South Santa Fe a major transportation opportunity. Since then, plans have been underway to construct new housing in currently vacant sites and introduce a mix of uses to the area.

Employment + Civic Centers

Hospital
The Christus St. Vincent Regional Medical Center at St. Michael's Dr. is a significant destination for healthcare and employment in Santa Fe and Northern New Mexico.

Siler District
The Siler District is a growing employment center in Santa Fe. Rufina St. — which runs through the district — is an important corridor connecting to other employment and residential areas in southwest Santa Fe. The Siler District has experienced infill activity in vacant land, bringing housing and jobs.



Relationship with other Activity Centers

Legend

- The Midtown Site
- Transit-oriented Centers
- Cultural + Civic Centers
- Improved Future Connectivity
- New Mexico Rail Runner
- Existing Bike Network
- Long-range Bike Connectivity
- Rail Runner Station

2.2 Site Considerations

Existing Conditions

The Midtown Site's desirable location, existing buildings, and existing infrastructure provide an opportunity for adaptive reuse. An appraisal of the Site[1] showed that some existing facilities can be repurposed. A similar study on current infrastructure conditions highlights opportunities and the extent to which existing facilities can get upgraded[2]. The upgrade and reuse of existing facilities can control costs and reduce overall carbon emissions, especially when associated with construction, and by prolonging existing facilities' life.

During the Site analysis and community engagement process, spatial issues were identified. These are described in this Section along with how to approach them as opportunities for improvement. All these issues will need to be addressed as part of redeveloping the Site.

Sources:
1. Appraisal Report/CBRE/2017
2. Wilson Report/2021

Issues

A **Poor External Connectivity**



B **Inconsistent Public Realm**

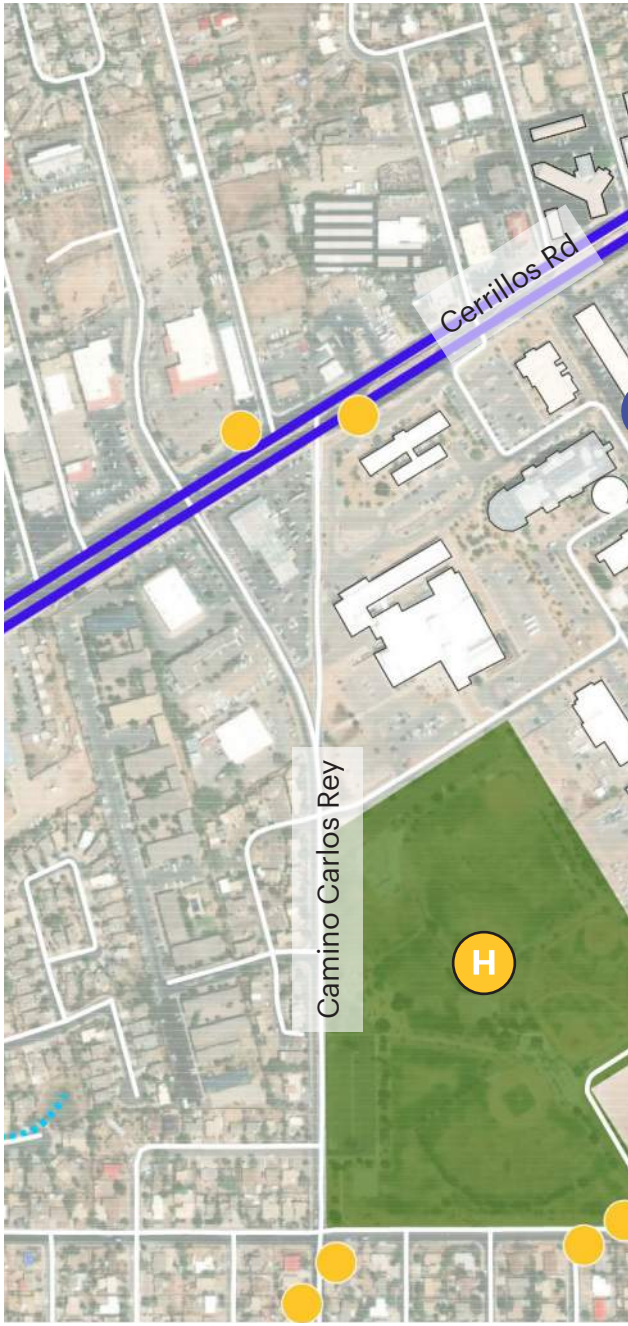


C **Some Infrastructure is Outdated**



D **Poor Stormwater Infrastructure**

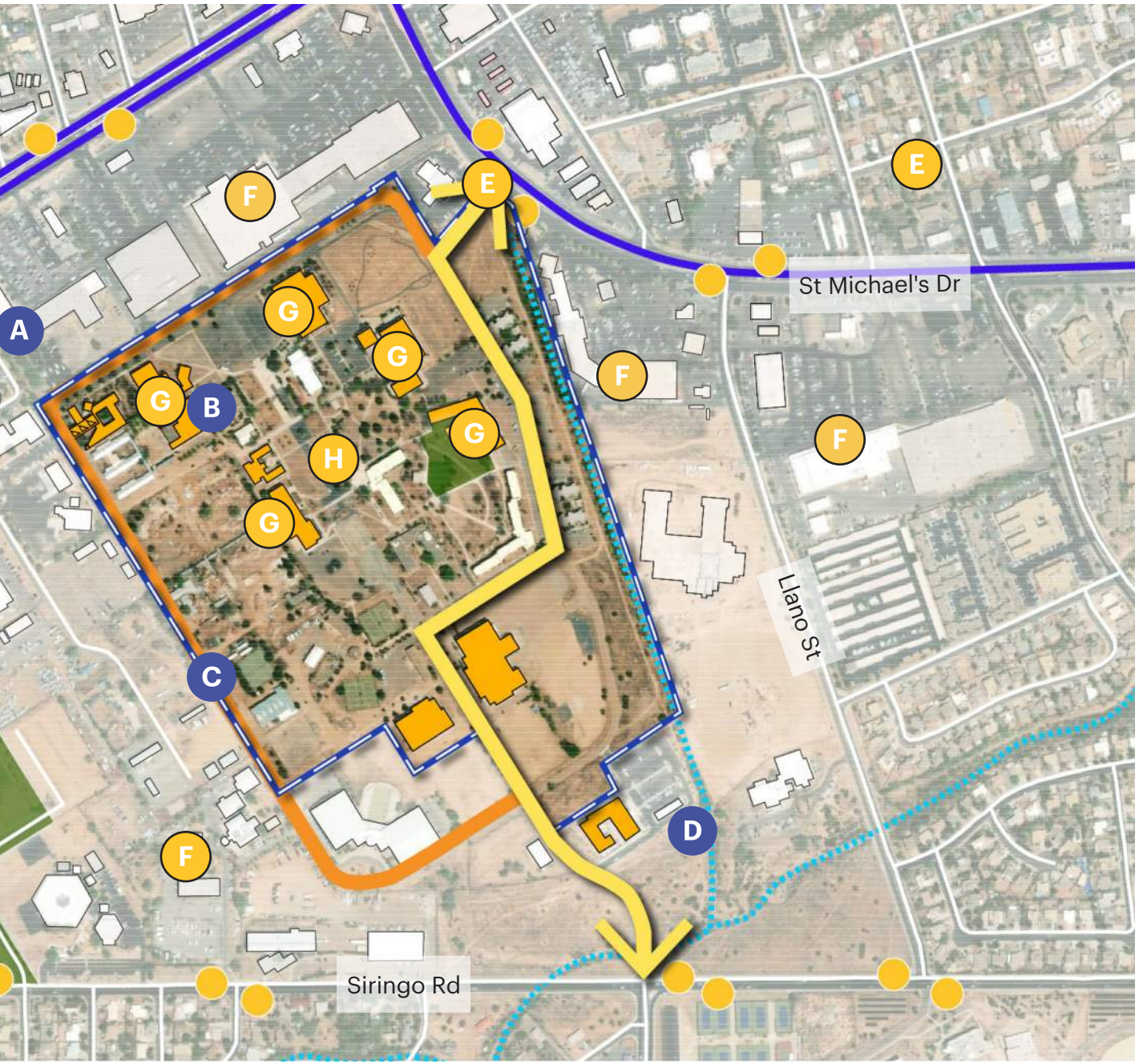




Existing Conditions

Legend

- The Midtown Site
- Major Streets
- Alumni Dr.
- Existing Bus Stop
- Existing Building
- Existing Arroyo
- Existing Open Space

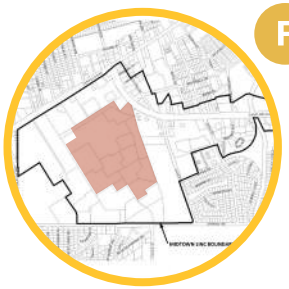


Opportunities



E

Connect Adjacent Neighborhoods to High School + Future Resources at the Site



F

Synergy with Midtown LINC Zoning Area



G

Some Buildings can be Adaptively Reused



H

New + Expanded Civic Amenities

Consideration

Isolated Site/ Poor Connectivity



Issue

Poor connectivity separates the Midtown Site from nearby neighborhoods and other hubs of culture and employment. Existing external connections are provided via single outlets to St. Michael's Dr. and Siringo Rd. via Alumni Dr.

Opportunity

The Midtown Site, owned by the City of Santa Fe, is located in the heart of Santa Fe. Increasing connectivity to surrounding areas through improved crosswalks, and pedestrian paths can increase access and visibility. Additionally, improved crosswalks and pedestrian paths could provide access to the Hopewell-Mann residents and people using Franklin E. Miles Park.

Consideration

Inconsistent Public Realm



Issue

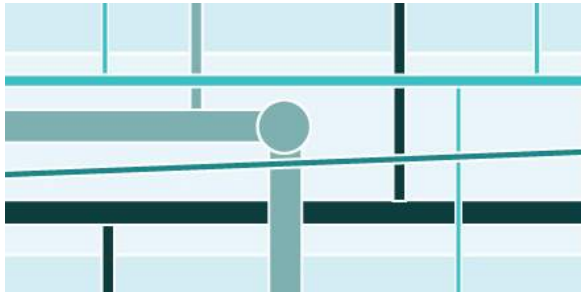
The quality of the Midtown Site public realm is inconsistent and does not provide a comfortable experience. Welcoming building frontages, wide sidewalks, street greenery, and lighting are lacking. The existing buildings and public realm do not relate in a coordinated manner, resulting in a disjointed experience across the Site.

Opportunity

The Midtown Site has the essential foundation for a well-connected street grid that can organize new buildings and create a pleasant public realm. New streets can incorporate high-quality public realm design, including trees, green infrastructure, and shade strategies to support walking, outdoor recreation and dining.

Consideration

Outdated Infrastructure



Issue

The lack of investment in existing utilities at the Midtown Site means that current systems are inadequate for future needs. Existing systems do not provide service across the entire Site and may not provide adequate capacity to serve the types of uses envisioned by the community for the Site. Additionally, existing infrastructure may not be suited to support current best practices for sustainable development.

Opportunity

Upgrades to existing and additional utilities provide the opportunity to build a modern, sustainable system of infrastructure that can support the electrification of climate control and vehicles, serve data-intense film studio activities and manage water efficiently and sustainably.

Consideration

Poor Stormwater Management



Issue

The Midtown Site lacks adequate stormwater management infrastructure to support the development envisioned in the Site. Existing facilities are inadequate for additional service development and do not take advantage of low-impact, green design strategies.

Opportunity

The availability of open land and existing topography can benefit the design and development of a sustainable stormwater management system. Integrating stormwater facilities with new streets, public spaces, and infrastructure can manage existing and anticipated stormwater runoff while contributing to a high-quality public realm for the Midtown Site.

Consideration

No Multi-modal Options



Issue

Internal pedestrian and bike connectivity at the Midtown Site are inconsistent, and there is limited access to nearby bus and rail connections. Existing pedestrian facilities are not readily accessible to and usable by people of varying abilities and people who require mobility assistance.

Opportunity

The Midtown Site can become a model for development that accommodates diverse users with different transportation needs, preferences, and abilities and prioritizes modes of transportation other than the private automobile. Promoting alternate transportation can reduce environmental pollution, encourage physical activity, and contribute to a healthier community.

Consideration

"One-size Fits All" Zoning



Issue

Existing residential zoning is inadequate to deliver a vibrant mixed-use district despite the presence of the Midtown LINC Zoning Area. Allowed uses, required public realm, and building form standards are inconsistent with the community's vision for the Site.

Opportunity

The redevelopment of the Midtown Site is an opportunity to introduce design standards that provide a model for the practice of zoning in Santa Fe and promote sustainable development. New development standards that are more prescriptive than what exists in the Midtown LINC Zoning Area can provide a roadmap for the incremental growth of the Site and adjacent areas over time.

2.3 Santa Fe Urban Form + Public Realm



Santa Fe Historic Plaza



Historic Downtown's and Historic Plaza urban configuration.

Santa Fe's unique sense of place is defined by its buildings and public spaces. Learning from the urban form elements that make up Santa Fe can help inform the Midtown Site's design and reinforce the Santa Fe sense of place.

Historic Urban Form + Landscapes

Santa Fe's memorable historic center is a result of unique urban elements. The block hierarchy, the mix of building scales, and the architectural "Pueblo Style" contribute to its distinctive sense of place and identity. The Historic Plaza is an excellent example of the New Mexico plaza traditions because of its orientation (north-south), the ratio of length-to-width (1.15), degree of "enclosure" by adjacent buildings (2 to 3-story buildings), and size (325' x 275').

Existing Urban Form, Pueblo + Abobe

Santa Fe's urban form is unique in scale, frontage articulation, construction technique, and materials. Overall, the importance of frontage dominates the urban character, particularly how building frontages address the sidewalk and the public realm. Elaborate architectural elements found in Santa Fe are references to the sophisticated Pueblo vernacular style and the adobe-like construction. Nowadays, although the adobe style dominates the city, Santa Fe has a diversity of architectural styles, including examples of Victorian, Italianate, and California Mission Revival styles.

Public Realm

Santa Fe's narrow streets, small alley-ways, and Historic Plaza have contributed to its strong public realm related to religious, civic, and commercial participation.

Frequent and offset T-intersections create a sense of enclosure and make the streets feel like outdoor rooms. Looking down a street towards a T-intersection – or "terminated vista" – provides an opportunity for signature buildings to take pride of place at the end of the street. Architectural elements, such as covered passageways and arcades (portales) provide shelter from rain or sunlight. These elements reinforce Santa Fe's unique sense of place driven by the local climate and culture. As a result, the public realm is categorized into formal open spaces, like the Historic Plaza, and informal open spaces, like the Alameda. Both complete the public realm of the Historic Downtown.



Historic Plaza
The Historic Plaza is a place full of history and memories and is a central part of Santa Fe's civic life. Its symbolic and functional presence serves everyday public activities and annual art and music events.



Cultural Anchors
Landmarks can be found all around Santa Fe. The Cathedral Basilica of Saint Francis of Assisi is placed at high ground anchoring the Downtown. More cultural places, like museums and galleries and the Palace of the Governors, add to its rich and diverse public realm.



Community Gathering Spaces
Open spaces and parks are essential to Santa Fe residents for community gatherings, fiestas, civic events, and religious processions. Big open spaces like Franklin E. Miles Park have been restored after community involvement and attract many youth and adult users.



Distinct Urban Form
Santa Fe is known for the "Santa Fe Style" - a homogeneous Spanish/Pueblo architectural style. It contains pueblo-style adobe exteriors, thick hand-plastered walls, carved wooden doors, exposed natural wood vigas, and earthy hues.

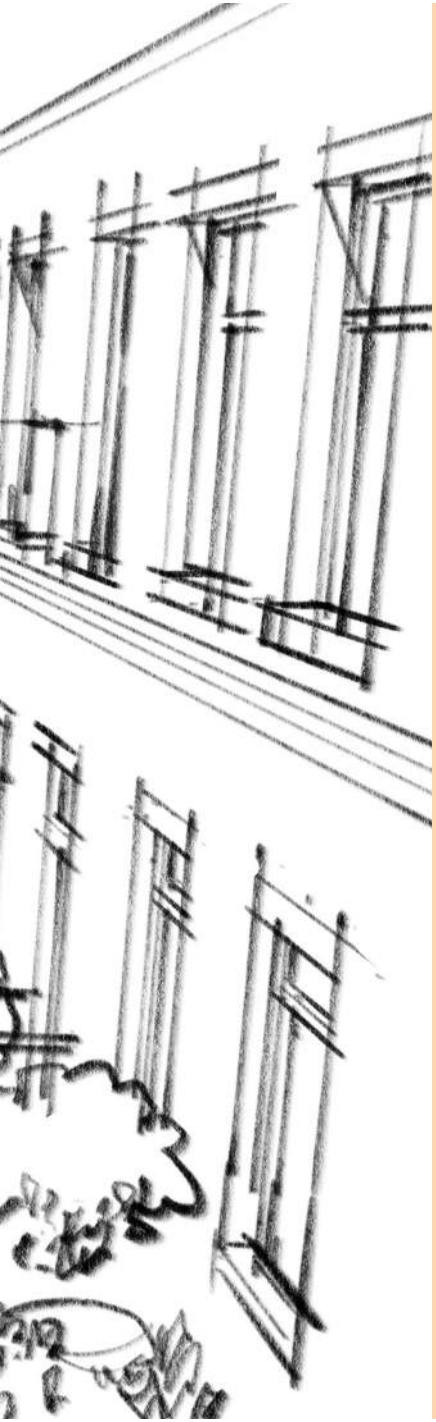


Climate-responsive Architecture
Santa Fe's architecture has adapted over time to include elements that contribute to temperature control through shading, cooling, and ventilating. The courtyard and the continuous arcade frontages help mitigate heat effects, protect from bad weather conditions, and provide shelter.



Water as a Form-Giver
Water has always been a precious resource for New Mexicans. Settlements had to be constructed near water sources, which affected the location of historical patterns of development.





3. Urban Design Vision

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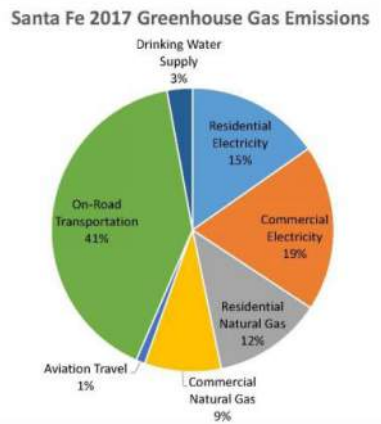
3.1 The Midtown Site Development Vision



In 2020, the U.S. Green Building Council (USGBC) awarded the City of Santa Fe with LEED Gold Certification for its exceptional performance in fostering a sustainable, resilient city.

Development at the Midtown Site will provide a model for equitable development and sustainable urbanism and will become a new center of culture and community for Santa Feans.

A Sustainable Development Model

Sustainable development at the Midtown Site (the Site) encompasses environmental protection, social equity, and economic prosperity. The Midtown Master Plan (Plan) promotes sustainable development in an integrated manner by coordinating the design of streets, open spaces, stormwater management, and new and reused buildings to deliver a sustainable, complete neighborhood. By integrating design and policy considerations, development at the Site can model a holistic approach to sustainability, delivering on the Santa Fe community's economic, social, and environmental goals.

The Plan provides design standards at the scale of a building and at the scale of a neighborhood to achieve a comprehensive and holistic design vision for the Site. At the scale of the building, sustainability strategies can be implemented through the design and retrofit of new and existing streets, construction of new buildings and public spaces, and the reuse of existing facilities. At the scale of the neighborhood, sustainability strategies related to the layout of new streets and the location and massing (size and footprint) of buildings can provide a holistic approach for future sustainable development at the Site.

Additionally, the Plan provides opportunities to realize community priorities regarding housing affordability and economic opportunity at the Site. By coordinating the layout of blocks and lots with the development standards, the Plan enables new affordable housing and employment-generating uses.

Vision for Sustainable Development with LEED-ND

To promote sustainable design at all levels, the Plan lays the groundwork for achieving certification through the sustainable design certification program of Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND), administered by the United States Green Building Council. LEED-ND recognizes new developments that achieve sustainability and energy efficiency by building in a compact, walkable, and accessible way.

The LEED-ND system rates neighborhood development according to four categories:

- Smart location + linkage;
- Neighborhood pattern + design;
- Green infrastructure + buildings, and
- Innovation + design process.

The Plan has been guided by LEED-ND principles. The development standards included in the plan have been coordinated with LEED-ND criteria to promote environmentally sustainable design at the Site and satisfy LEED-ND certification requirements.

Add Signage

The Midtown Site as a Walkable, Mixed-use Environment

The Midtown Site is envisioned as a vibrant, walkable, and mixed-use center for Santa Feans. A mix of uses in new and existing buildings will promote sustained economic growth and deliver a high-quality environment for people living, working, learning and visiting at the Site. New housing choices will make the Site into a complete neighborhood, along with a variety of open spaces and other community-oriented uses.

Historical + Cultural Inspiration

Development in the Site will refer to Santa Fe's culture and history and respond to the local climate and culture by retaining existing buildings important to the community and integrating civic spaces for cultural and artistic uses and gatherings. The development vision is also inspired by urban elements distinct to Santa Fe, such as the composition of continuous arcades and the use of the Historic Plaza as a community space.

WALKABLE NEIGHBORHOODS

*For the purpose of this Plan, **walkable** describes places where a person can walk, roll or bike to fulfill daily needs. These environments allow for use of automobiles but do not require one for every trip.*

Walkable does not mean only recreational walking such as on paths and trails, but rather walking to a destination like work, a café, park, community center, and other amenities.

3.2 Connectivity + Mobility

Development will enhance accessibility at the Midtown Site by providing new connections to and within the Site and supporting mobility options for Santa Feans of all abilities.

The Midtown Site Connectivity Goals

- Improve access to outdoor recreational facilities such as parks and green spaces.
- Build or enhance infrastructures such as sidewalks, paths, and trails to support walking, rolling, and bicycling for active transportation and recreation.
- Improve access to public transportation.
- Improve access to community-serving uses at the Site, such as the new Library, by providing safe and convenient routes for walking, rolling, and bicycling from nearby neighborhoods.
- Enhance personal and traffic safety in areas where people are or could be physically active.

East - West Connectivity Goals

- Connect to adjacent neighborhoods, such as Hopewell-Mann neighborhood, and Franklin E. Miles Park.
- Prioritize pedestrians and cyclists over vehicles.
- Provide access to transit along St. Michael's Dr.
- Deliver good internal connectivity.

North - South Connectivity Goals

- Connect to regional trail systems such as the Arroyo de Los Chamisos Trail.
- Provide access to transit on Cerrillos Rd. and Siringo Rd.
- Minimize cut-through traffic.

Equitable, Sustainable, Multimodal Connectivity + Mobility

The Midtown Master Plan acknowledges different user needs by introducing various mobility and connectivity options. Multimodal street design accommodates diverse users with varying transportation needs, preferences, and abilities. The proposed multimodal street design includes a forward- thinking, flexible design that can integrate stormwater and green infrastructure technologies and allows for environmental sustainability.

Complete Streets

The vision for the Midtown Site is one in which users choose to meet their daily needs by walking, rolling, bicycling, taking transit, and ridesharing. The Complete Street concept prioritizes space-efficient modes of transportation — pedestrians, bicycles, and transit — when allocating space on streets and maximizing the capacity to move people and goods. An essential aspect of the Complete Street concept is universal access and the design of features that make streets safe and comfortable for people of all ages and abilities. Policy and design guidance in this Chapter ensures that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users, and that connections between destinations provide for safe and convenient access within Midtown and to destinations around Santa Fe.

Connectivity + Mobility Vision

For more information on the vision for connectivity and mobility at the Midtown Site, see Chapter 4 (Connectivity and Mobility Vision). For more information about standards for street design, see Chapter 5 (Development Standards).

No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner,



Access + Connectivity Vision

Legend

- The Midtown Site
- Existing Major Streets
- Existing Bus Stops
- New Paseos/ Pedestrian Paths
- Major Roads + Access Points
- Long-range Streets
- Existing Buildings to be Adaptively Reused
- New Plazas + Parks
- New Open Space/ Linear Park
- Existing Open Space

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.



Dedicated Bike Lanes *Protected bike lanes make bicycling safe for all ages. Image courtesy: www.metaefficient.com.*



Slender, Low-Speed Streets *Slender, low-speed streets help to create family-friendly public places. The image above shows a slender, low-speed street, Octavia Boulevard, in San Francisco.*

Complete Streets Principles + Vision for Streets at The Midtown Site

Multimodal. Each street serves all users by balancing the needs of automobiles, buses, and trucks with those of pedestrians and cyclists. Multimodal is achieved in different ways and by using different strategies depending upon the use of the street and prioritization.

Context Sensitive. Each street is designed to work within the area's existing or intended physical context.

Physical Appeal. Each street is designed integrally with the public realm — the spaces between buildings such as sidewalks and parks — keeping in mind the needs of different user groups. For additional information on Complete Streets, visit www.smartgrowthamerica.org/complete-streets.

Streets for All Users. The transportation system serves a variety of users, including people traveling on foot, bike, wheelchair, bus, and automobile. Travel to and from the Midtown Site marks the beginning and end of a person's experience, establishing vital first and last impressions of the Site. Moreover, convenient access to the Site through a well-connected and effective multimodal transportation network is an essential component of the overall experience for existing neighborhood residents and future residents, employees, and visitors.

Streets as Public Spaces. Beyond their role as conduits for the movement of people and goods, streets host social interactions, provide space for community gatherings, and influence public life. Designing streets as public spaces where people want to spend time maximize their contributions to the public realm.

Streets in Support of the Economic Development. Businesses benefit from streets that efficiently move and transfer goods while attracting and serving customers.

Streets to be Adaptable. A multitude of design options is possible within a given street width. Street designs can change as the needs of their users evolve. Interim design treatments using paint and movable planters can demonstrate the effectiveness of design concepts while gradually adjusting user travel behaviors.

Streets Designed for Safety. Conflicts between people walking, driving, and bicycling are inherent on multimodal streets. Good street design considers sources of multimodal conflicts to minimize the potential for collisions.

Streets are Ecosystems. Streets are designed as ecosystems where man-made systems interface with natural systems.

Add Signage and Temporary Art Language adapted from the Railyard Master Plan
Building Signage

COMPLETE STREETS

Example of a Complete Street
Showing features that create a context-sensitive, pedestrian-oriented public realm.



A Pedestrian Prioritization at Intersections
Design intersections to reduce wait times for pedestrians needing to cross the street.

B Intelligent Traffic Signals
Use intelligent traffic signals to control traffic flow, transit, and pedestrian crossing safely and efficiently.

C Comfortable Bicycle Facilities
Design bicycle facilities to create space for bicycles and protect them from moving cars.

D Minimum Vehicular Travel Lanes
Reduce the number and width of travel lanes to provide traffic calming and enable wider sidewalks.

E Enhanced Crosswalks
Design crosswalks to make the pedestrian experience safer and easier.

F Wide Sidewalks
Design sidewalks for a comfortable pedestrian experience for all ages and sidewalk dining with the widest sidewalks on shopping streets.

G Street Trees
Select species that thrive in urban environments provide shade and beauty and reduce air pollution.

H Green Infrastructure
Design Infrastructure that adds visual interest while directing stormwater directly to the soil to allow groundwater recharge.

I Ease of Maintenance
Reduce the cost of maintenance for streets through a selection of durable materials.

J Universal Design + Visitability
Include universal design features where possible to enable people of all abilities to use streets and sidewalks safely and comfortably.

3.3 Integrated Stormwater Management

The Plan advances applications of conventional stormwater management practices and implements improved code compliance strategies to provide water quality benefits, flood resilience, and peak flow improvements.

Vision for The Midtown Site

The Midtown Site integrates low-impact development (LID) and green infrastructure (GI) in its open spaces and public plazas, parks, paseos, and streets, to treat and address stormwater runoff at its source. The proposed strategies restore natural hydrologic processes to improve water quality and groundwater recharge, cultivate a robust urban ecology, protect the Site and adjacent communities from flooding impacts, and reduce erosion in Arroyo de Los Pinos. Integrated GI strategies support complete streets and improved pedestrian safety and promote recreational and educational opportunities for sustained social engagement and environmental stewardship.

The open space and stormwater management vision for the Site has been developed through a collaborative process, with input from community members, City of Santa Fe agencies and departments, and design and engineering teams.

Stormwater Strategies

The vision is to use a suite of best management practices (BMPs) which have the ability to work in concert with each other to meet the Site's water quality, retention, and flood protection goals:

- **Water quality and retention** through treatment, evapotranspiration, and infiltration. The development will implement water quality treatment facilities within private development parcels and the public right of way (PROW) throughout the Site. Water quality facilities are required within individual private parcels to treat the first flush (see Section 6.2 Policy for the Midtown Site + Surrounding Area) to the maximum extent practicable. Strategies include bioretention areas, flow-through planters, bioswales, tree box filters, permeable sidewalks, parking lanes, and runnels.
- **Conveyance features** within the PROW to safely move stormwater through the district while maximizing ecological benefit and protecting infrastructure from flooding. The Site integrates open channel and closed pipe conveyance across. Strategies include drainage channels, infiltration galleries/trench drains, and

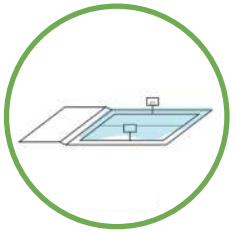
roadside bioswales, coupled with an underground storm drain system at the periphery of the Site.

- **Peak flow and volume mitigation** provided by the decentralized BMPs (bioretention, permeable surfaces, drainage channels) proposed across the Site contribute to reducing peak flow and runoff volumes for frequent storms and for large, infrequent storm events (e.g., storm events with up to 50 or 100-year return period) where feasible. A centralized stormwater basin will manage the remaining runoff by retrofiting the existing pond, which will detain and retain additional stormwater as needed so that the peak discharge to Arroyo de Los Pinos is not exceeded.
- **Flood resilience** in the design of infrastructure and open spaces. Open space features, such as fields and courts, will be depressed to allow for additional flooding capacity within the system during extreme events beyond the 100-year design storm.

Integrated Open Space + Stormwater Management

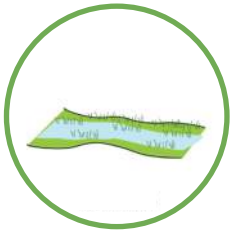
Integral to the success of the Midtown Site's stormwater and open space vision is the seamless integration of proposed stormwater strategies into the urban fabric, open spaces, and thoroughfare typologies described throughout this document. Successful integration will promote cross-cutting benefits within the public realm, including:

- **Complete street enhancement.** The Midtown Site prioritizes bicycle and pedestrian-focused environments with safe, comfortable, inviting, and visually legible wayfinding systems. Complete streets optimize space within the PROW for walking, sitting, and gathering — activities further enhanced by integrating green infrastructure elements such as bioretention and drainage channels. Green infrastructure is incorporated to promote traffic calming (i.e. bioretention bulb-outs).
- **Urban ecology and heat-island impact.** Vegetated and naturalized stormwater conveyance systems, and tree corridors, provide shade and reduce the urban heat island effect. Stormwater BMPs enhance infiltration and evaporation, hydrating soils and promoting a healthy urban canopy. Bioretention areas and vegetated BMPs provide pockets of urban habitat.
- **Dual purpose, resilient spaces.** Elements within open spaces such as plazas, parks, and courtyards can be designed for emergency detention during extreme; climate-change influenced storm events (e.g. floodable playgrounds, depressed landscape areas).
- **Educational infrastructure.** Visible green infrastructure draws attention to stormwater and climate issues, providing an educational opportunity for the Site and the surrounding community. Signage can be incorporated to enhance specific strategies and features.



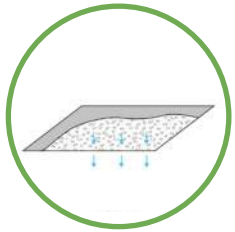
FLOODABLE SPACES

Non-critical open spaces used as a buffer for extreme storm events. The floodable space can be set at slightly lower elevations than surrounding roads and buildings, protecting against flooding of critical infrastructure.



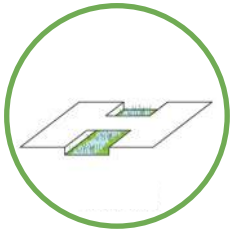
BIOSWALE

Vegetated swale designed to treat, convey and infiltrate runoff from adjacent roadways.



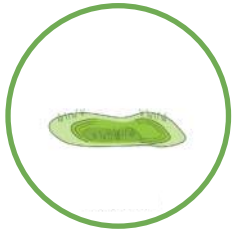
PERMEABLE PAVING

Permeable pavements are appropriate as a retention strategy where infiltration rates are adequate. Consider pervious materials to reduce runoff from site hardscapes and promote infiltration.



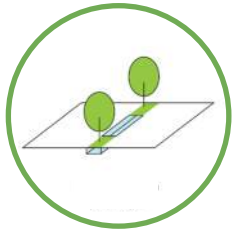
DRAINAGE CHANNELS

Open channels used to convey and detain runoff in street with a wider right-of-way.



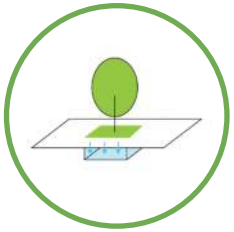
BIORETENTION AREAS

Larger bioretention facilities where space is available to contour the basin into the surrounding site and landscape naturally.



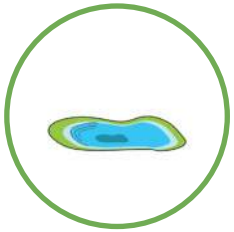
FLOW-THRU PLANTERS

Flow-thru planters (FTPs) are structured biotreatment facilities typically designed with concrete curb-walls and used in more space-constrained locations.



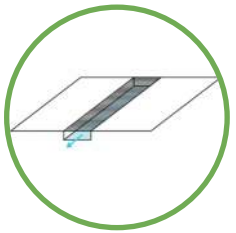
TREE BOX FILTER

Bioretention treatment integrated into treewells, appropriate for use in narrow PROWs adjacent to proposed stormwater inlets.



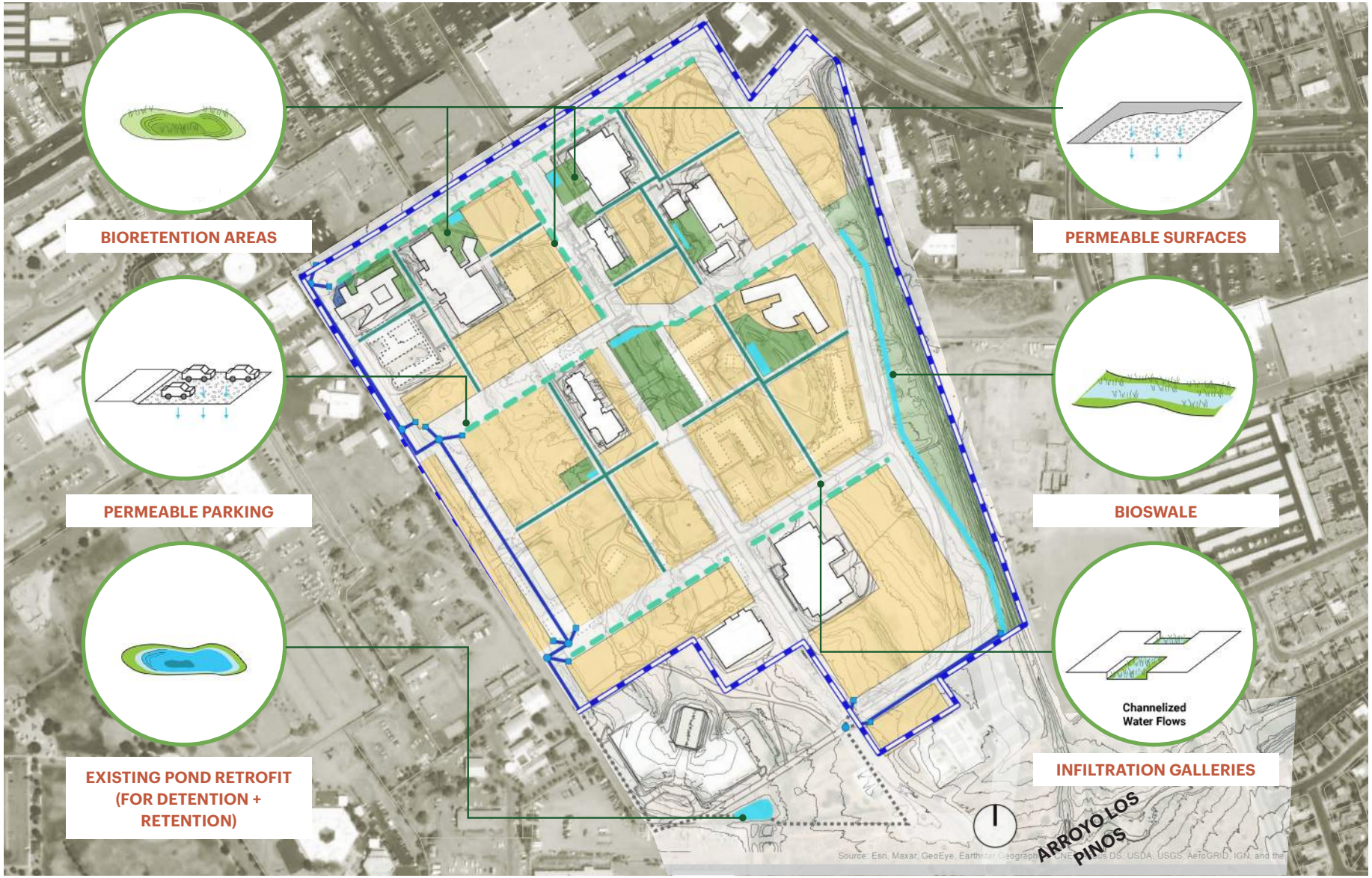
STORMWATER BASIN (EXISTING POND RETROFIT)

Used at the end of the stormwater management train, to detain and retain stormwater runoff.



INFILTRATION GALLERIES / TRENCH DRAINS

Infiltration galleries and trench drains integrated into urban, pedestrian-oriented areas to convey water at the surface while maintaining circulation.



Integrated Stormwater Management Vision

Legend

- The Midtown Site
- Open Channel/ Drainage Channel
- Stormwater Pipe
- Infiltration Galleries
- Bioswale
- Storm Catch Basins
- Storm Manholes
- Bioretention Areas

3.4 Civic + Open Spaces

Variety of Civic + Open Spaces

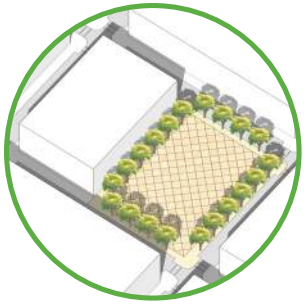
The Midtown Site includes a variety of civic and open spaces such as a grand plaza, pocket parks and plazas, a linear open space with trails, and intimate pedestrian paseos. The open space network is designed to be convenient to access, comfortable to use, and provide facilities and spaces for various activities and community needs. Places for gathering, such as the central plaza, encourage a sense of belonging and provide a venue for cultural activities and community celebrations.

Franklin E. Miles Park will continue to play an essential role as a space for recreation and other outdoor activities, and it is part of the new connections between the park and the Site. The ballfields and skate park at Franklin E. Miles Park will be more accessible to residents of the Site and surrounding neighborhoods. A network of pedestrian paseos provides a high degree of pedestrian connectivity within the Site and links all civic and open spaces across the Site. New pocket parks and pocket plazas in private developments provide additional open spaces for people living and working at the Site.

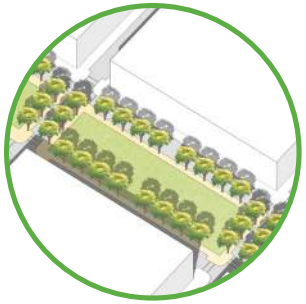
The civic spaces presented in this Section are regulated by standards included in Chapter 5 (Development Standards).

Objectives for Open Space Design

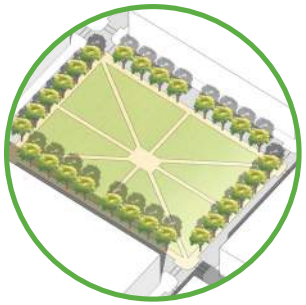
- Provide a variety of spaces to accommodate diverse uses and activities.
- Include facilities access safe and easy to access for pedestrians and people riding bikes.
- Provide shade and select tree species that thrive in Santa Fe.
- Design spaces for simple and cost-effective maintenance.
- Use principles of universal design and visitability to create accessible spaces.



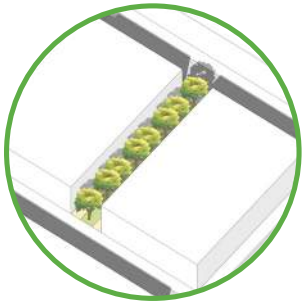
A Plaza *Community-wide focal space designed to accommodate both passive daily use and special community activities such as markets, community celebrations, and festivals.*



B Arroyo Park *Open space arranged in a linear composition along the existing arroyo to provide a natural environment for passive recreation.*



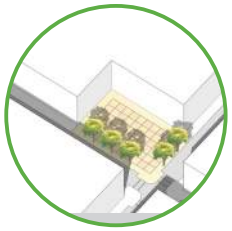
C Quad Park *An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.*



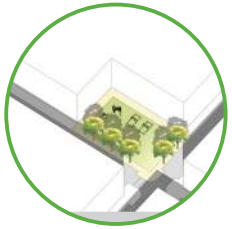
D Paseo *A pedestrian pathway that connects a street with another street or block interior is lined by ground floor entries to residential or live/work units and shopfront.*

Open Space at The Midtown Site	
Open Space Types	**Min. Area**
Civic Spaces	5.2 ac
+ Paseos	3.3 ac
+ Open Spaces on Community-Oriented Use parcels	0.4 ac
+ Open Spaces on Development parcels	20.5 ac
Total Minimum Open Space at the Midtown Site	**29.4 ac**

The following civic space types can be integrated with other types and/or used to satisfy open space requirements detailed in Chapter 5 (Development Standards).



Pocket Plaza or Pocket Park *Small-scale open space for informal activities, with seating and shade, sometimes at the intersection of two paseos.*



Playground *Space designed and equipped for children's recreation, with shade and visibility from a street or paseo.*



Community Garden *A grouping of garden plots available to nearby residents for small-scale cultivation.*





Above, the Historic Santa Fe Plaza is shown at the same scale as the Open Space Plan for the Midtown Site. While the Plaza at the Site could be a different shape, it is intended to be similar in size to the Historic Plaza.

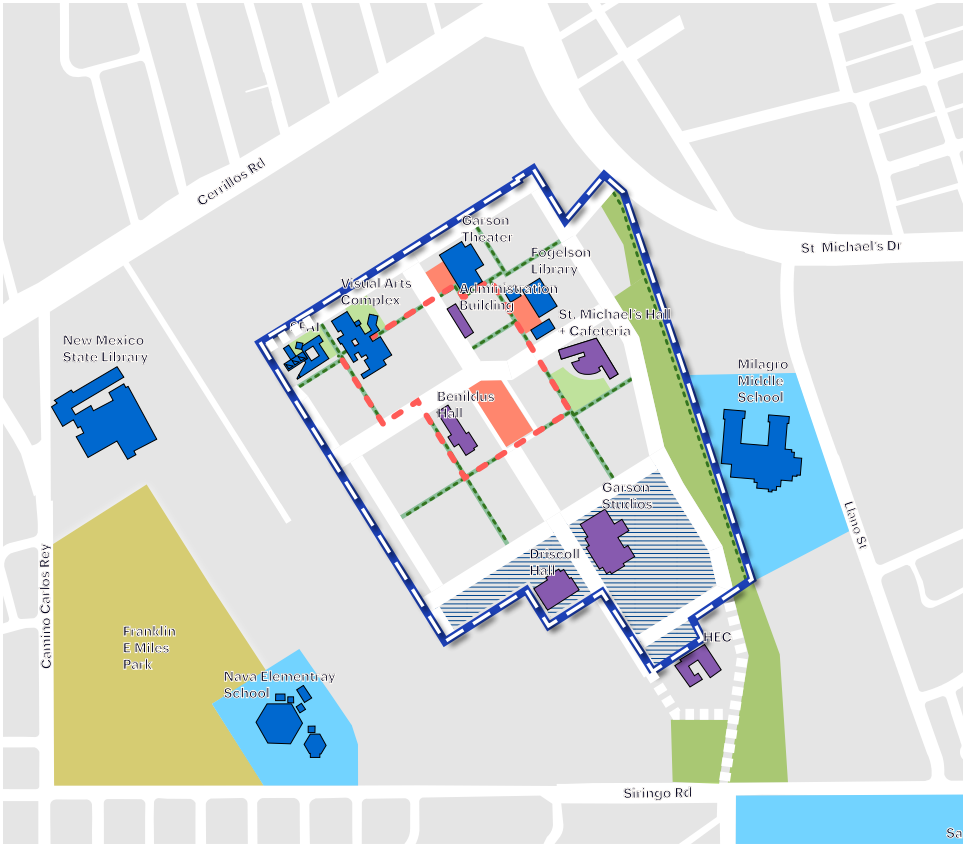
Civic, Cultural + Community Spaces

The Plan integrates a variety of civic spaces designed to support community activities. Additionally, the Plan proposes rehabilitating and reusing several significant existing buildings to stabilize, enhance and promote community arts and culture. These include the Visual Arts Complex, which will be repurposed as a Community Arts and Culture Hub, the Fogelson Library complex, which will get new life as a public library and community learning and innovation center, and the Greer Garson Theatre. Pocket plazas are placed adjacent to several buildings to complement their community-oriented uses. A network of paseos links all these spaces together, forming a "necklace" of community-serving cultural spaces and civic spaces at the Midtown Site.

Civic, Cultural + Community Spaces

Legend

- The Midtown Site
- Existing Buildings for Cultural Community-oriented Uses
- Other Existing Buildings to be Adaptive Reused
- Existing School Site
- New Plaza/ Pocket Plaza
- "Necklace" of Community + Cultural Spaces
- Film Studio Area
- New Open Space/ Linear Park
- Existing Open Space
- New Paseos/ Pedestrian Paths
- Long-range Streets



The civic space network includes a variety of spaces that can accommodate multiple cultural activities and respond to specific community needs. A network of pedestrian paseos ties these spaces together in a "necklace" of community and cultural spaces.

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

Civic Spaces + Community-oriented Buildings



Habitat Creation + Native Plants
The Arroyo Park can serve as an important open space and green connector between destinations in the Midtown Site. It also provides an opportunity to preserve and create habitats for native flora and fauna.



Midtown Plaza
The Historic Plaza in Santa Fe is an iconic place that attracts visitors from all over the country. It is considered a National Landmark, an exemplary case of a traditional Spanish-American plaza. The Plan proposes a central plaza for Santa Feans at the Midtown Site inspired by the Historic Plaza to be a place for community gathering and social interaction.



Fogelson Library
The Fogelson Library will operate as the City's Public Library branch. It is envisioned as a community anchor for the Midtown Site, attracting Santa Feans from across and allowing them to take advantage of services offered there. The Pocket Plaza in front of the library building can host community events related to library activities.

Community Activities



Community Food + Artisan Market
The Midtown Plaza is a central space suitable for pop-up markets where area artisans, small businesses, and food startups can make their goods available for sale to the Santa Fe community.



Community Arts + Culture Events
Plazas are spaces for community events and civic gatherings. The new Plaza in the Midtown Site will accommodate events at various scales since the streets around the Plaza are designed to extend the plaza space to the opposite sidewalks.



Literary Festivals with Fogelson Library + Nearby Schools
Civic spaces at the Midtown Site will host annual literary events to encourage engagement with writing and reading, such as book festivals to celebrate local authors, cooperative events with area schools to spotlight youth authors and publications, and Library Book Sales.

A New Center in Santa Fe

The Midtown Site is envisioned as a new Center for life in Santa Fe. The new Plaza will serve as a civic hub and a thriving cultural and community space that celebrates what makes Santa Fe unique. It will be an active space for special events and everyday activities and reflect Santa Fe's diversity and creativity.

Buildings around the Plaza will frame the open space, and active ground floor uses will engage pedestrians. These active frontages and covered sidewalks will allow indoor activity to spill into the outdoors. Ample shade will be provided for pedestrians and passersby through arcades — covered sidewalks. This way, the Plaza will be a large "outdoor room" at the heart of the Site.





Vision

A The Midtown Plaza will be similar in size to the Historic Santa Fe Plaza.

B Covered sidewalks frame the Plaza and provide shade for pedestrians.

C Opportunities for a mix of uses will activate the Plaza space.

D Low-speed, curbless streets around the Plaza can be closed to vehicular traffic to create a larger Plaza space during special events.

3.5 Urban Form + Building Scale

Development Blocks + Parcels

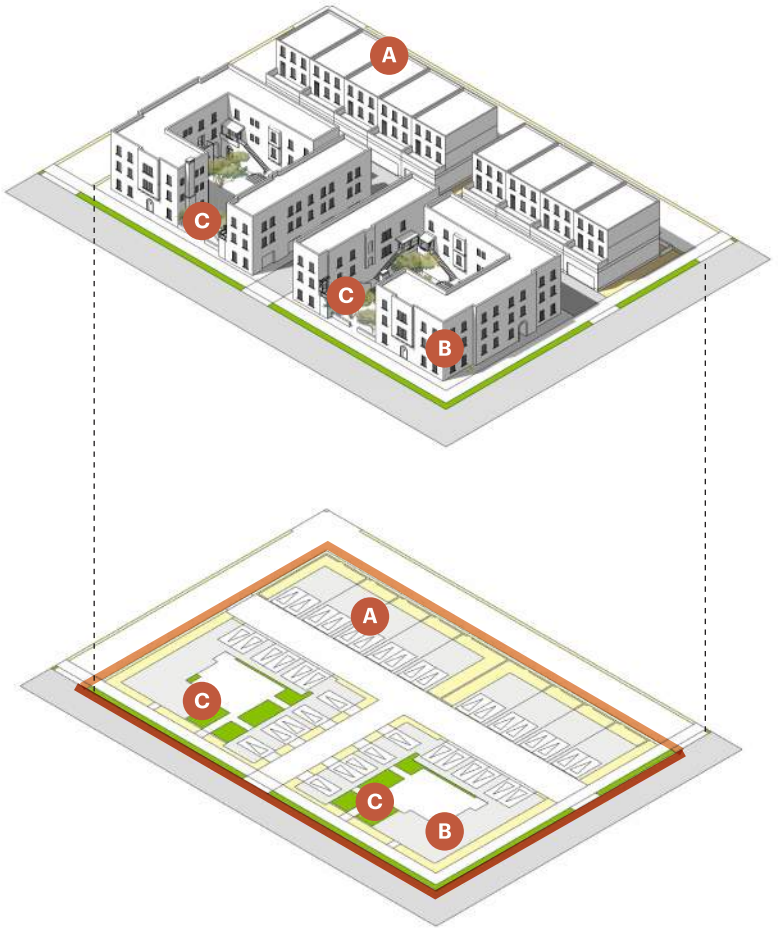
New development in the Midtown Site will happen incrementally over time. The Plan utilizes a street grid of larger development blocks broken into smaller development parcels by pedestrian paseos and living alleys. This concept is intended to provide development flexibility in response to changes in market conditions while prioritizing an urban environment with buildings oriented to streets and public spaces.

Blocks at the Site are scaled to promote walkability by limiting block face and perimeter dimensions according to the Development Standards Regulating Plan and the Thoroughfare Regulating Plan (see Chapter 5 Development Standards). A high degree of connectivity and intersection density diffuses traffic throughout the Site and provides multiple route options for people walking, rolling, and riding bikes.

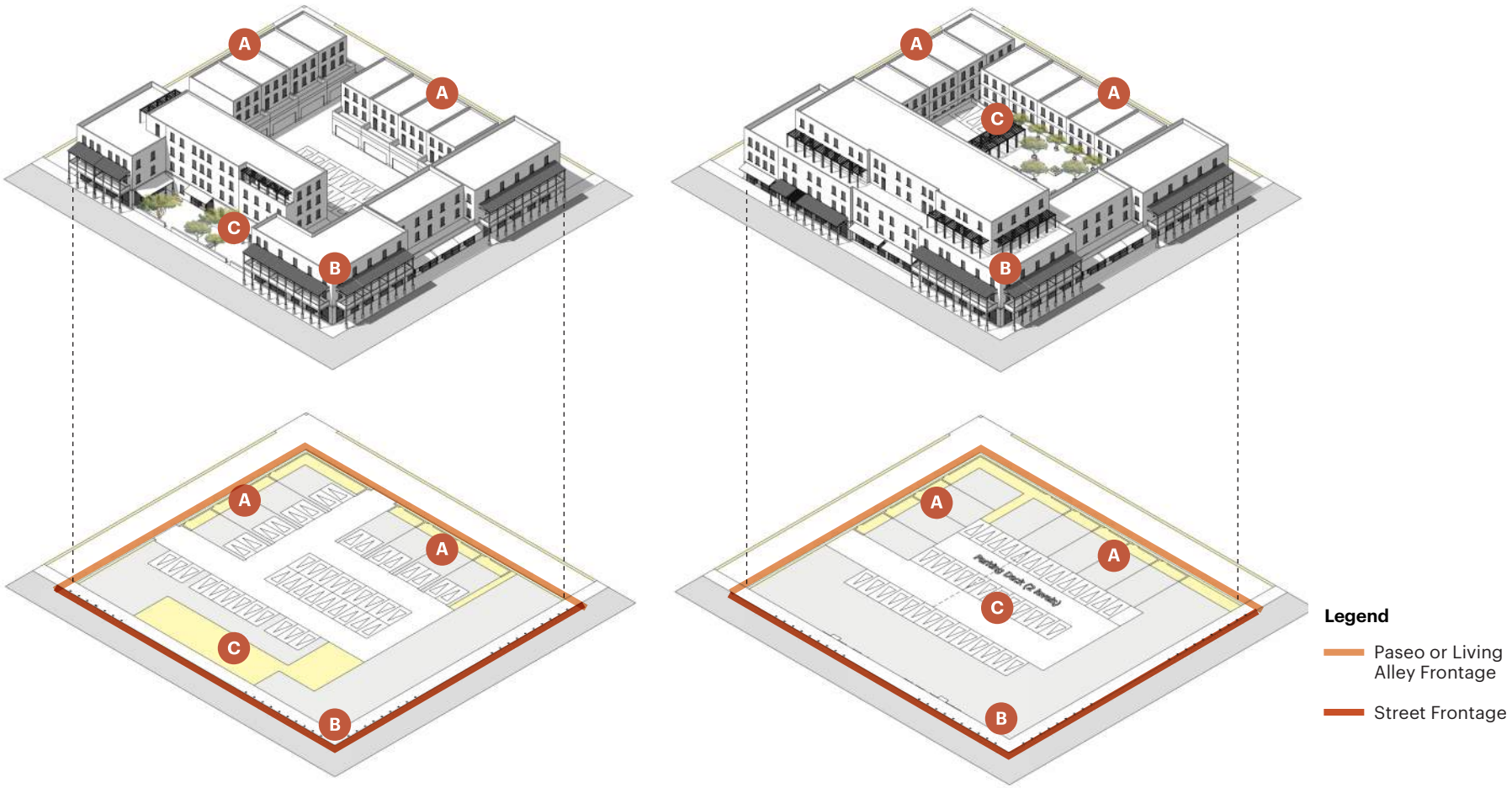
The diagrams to the right illustrate how a variety of building types and scales (size of building footprint and building height) can be arranged on a block. Larger, more intense buildings are located along the street frontages, while smaller buildings are located along the paseo frontages at the rear.

Parking and service areas are in the center of the block to not negatively impact street and paseo frontages. Open spaces in courtyards are connected to sidewalks, while frontage conditions such as shopfronts with awnings and galleries provide shade to promote a high-quality public realm by protecting pedestrians from sun and rain and support walking, rolling, riding bikes, and taking transit.

The variety of building types enabled by the Plan lays the groundwork for more housing choices for Santa Feans. It provides the opportunity for both affordable and market-rate housing in the Site. The Plan allows for both fee simple (for sale) and rental housing, along with other typologies such as co-living and community land trusts.



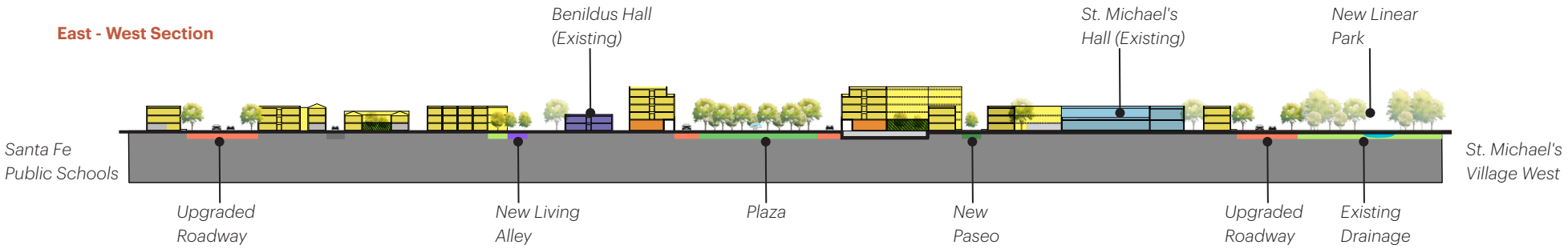
Lower Intensity Block Example
Courtyard Apartment/ Condo Buildings along streets A
Townhouses along paseos B
Multiple courtyards C
3 stories
1-2 parking spaces per unit; tuck-under parking



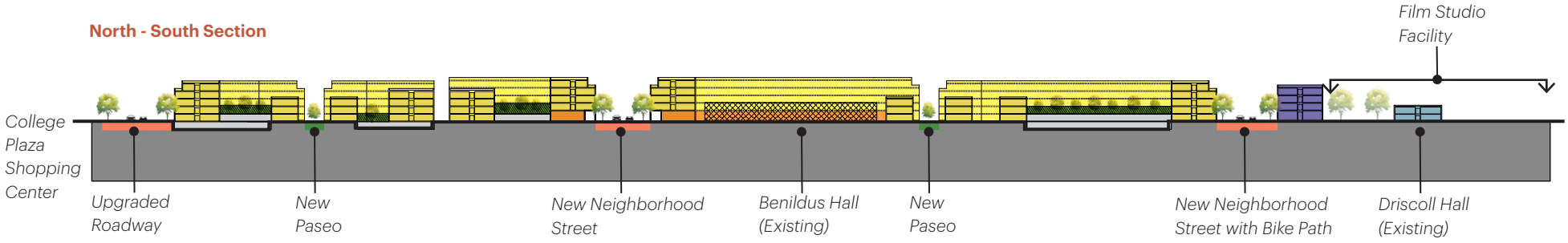
Medium Intensity Block Example
Mixed-Use Apartment/ Condo/ Office Buildings along streets A
Townhouses along paseos B
Courtyards at ground level C
Primarily 3 stories, some 4 story buildings
1-2 parking spaces per unit; parking lot + tuck-under parking

Higher Intensity Block Example
Mixed-Use Apartment/ Condo/ Office Buildings along streets A
Townhouses along paseos B
Courtyards located on top of parking deck C
3-5 stories
1 parking space per unit; parking deck + underground parking

East - West Section



North - South Section



Variety of Building Scales

Building scale refers to the size of a building based on its footprint (length and width) and height. Each block should include various building scales to promote a diversity of housing options and provide flexibility for the different uses envisioned at the Midtown Site. Taller, more intense buildings are appropriate along streets, while shorter, smaller-scale buildings are more appropriate along paseos and living alleys. Even in instances where a single building type is used across the entire face of a block, different frontage conditions and changes in building height should respond to the adjacent street and paseo contexts.

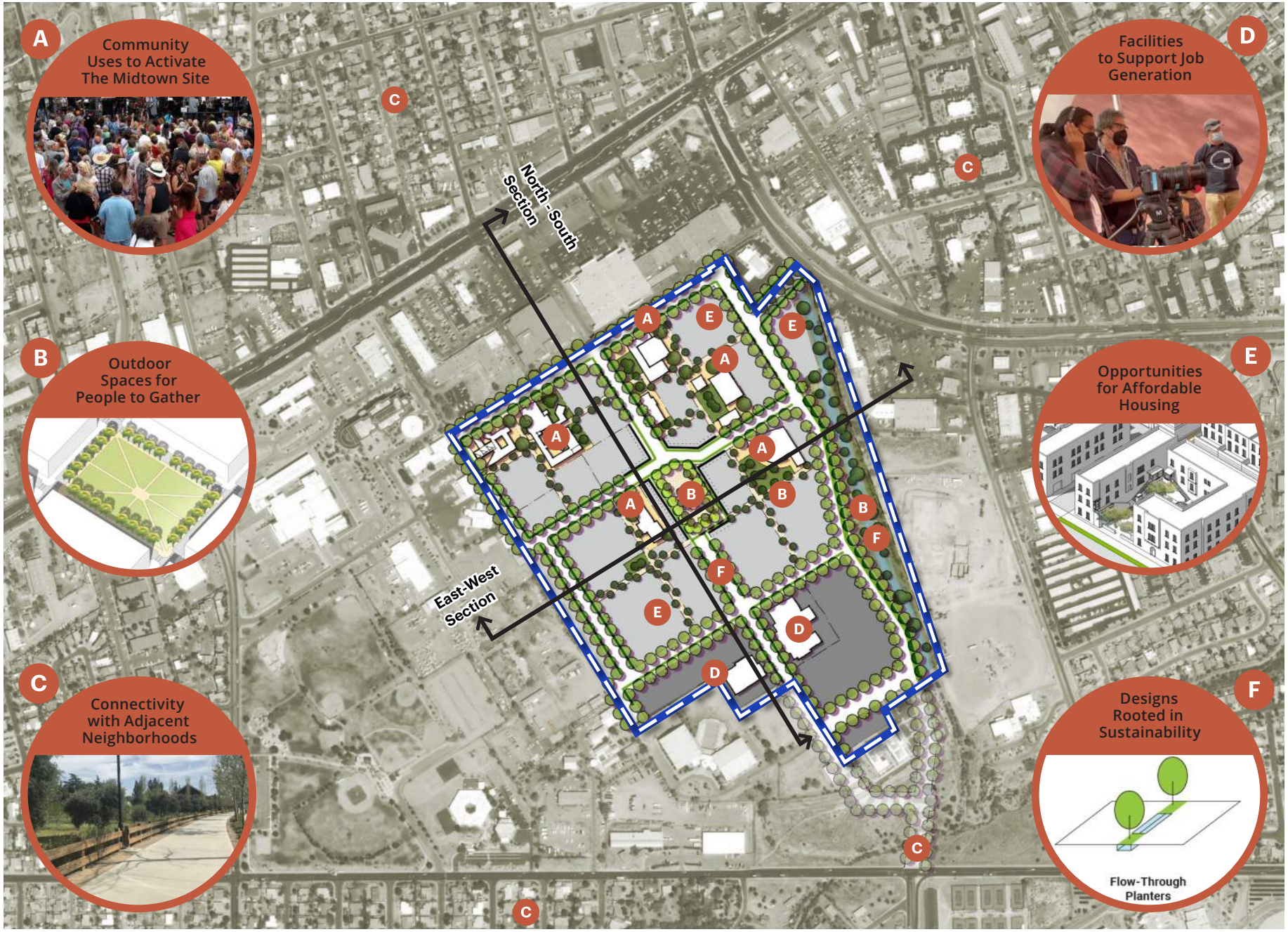
Legend

Uses

- Residential
- Active Ground Floor
- Office
- Community-Serving
- Parking
- Podium/ Green Patio

Street Types + Civic Spaces

- Street
- Paseo
- Living Alley
- Plaza
- Arroyo Park
- Driveway


A
Community Uses to Activate The Midtown Site
B
Outdoor Spaces for People to Gather
C
Connectivity with Adjacent Neighborhoods
D
Facilities to Support Job Generation
E
Opportunities for Affordable Housing
F
Designs Rooted in Sustainability
Flow-Through Planters
North - South Section
East-West Section

3.6 Place-based Approach

Place-based Design Principles

Place-based design — which considers local climate and culture — shapes the Midtown Site's vision. Taking inspiration from local building traditions, architectural heritage, local weather, and historic and cultural resources, buildings and public spaces in the Site will look and feel distinct to Santa Fe. Chapter 5 (Development Standards) implements this place-based design as a strategy by providing standards that are tailored to reflect the building traditions and climate context of Santa Fe.

The place-based approach for the Site balances the need for a variety of building types, the importance of economic feasibility, and the integration of sustainability goals. Place-based design at the Site should consider:

- Creation of comfortable outdoor spaces that take advantage of Santa Fe's climate.
- Incorporation of architectural elements typical of Santa Fe including courtyards, roof terraces, and shaded walkways.
- Public art.
- Use of native plants and cultivars suited to Santa Fe climate.
- Attention to solar orientation when positioning building openings and when locating outdoor spaces.



Facade Zones *These images illustrate the vision for the Main Street (top) and Live/Work Flex (bottom) Facade Zones. Coordinated Facade Zones encourage a variety of environments at the Midtown Site to reinforce Santa Fe's urban form patterns and discourage monotonous development.*

Proposed Zones

The Plan establishes Sub-Zones and Facade Zones to regulate development at the Midtown Site. These are listed below and mapped on the Development Standards Regulating Plan in Chapter 5 (Development Standards). The Zones allow for types of uses desirable to the community and promote walkable development while reflecting Santa Fe's unique culture and climate.

Sub-Zones

- Civic Space
- Mixed-Use Neighborhood
- Mixed-Use Center
- Mixed-Use Office
- Mixed-Use Film
- Community-Oriented Use

Facade Zones

- Plaza
- Main Street
- Main Street-Office
- Live/Work
- Neighborhood Residential
- Neighborhood Paseo

Building Types

The Plan anticipates a range of building types able to provide a variety of residential and retail unit sizes and price points, making housing more affordable.

The development standards in Chapter 5 (Development Standards) allow for the following building types but do not limit development exclusively to these types:

- Townhouse
- Live/Work Townhouse
- Courtyard Residential Building
- Mid-Rise: Residential or Mixed-Use Building

In addition to these building types, the Plan envisions the reuse of existing buildings, such as the Fogelson Library and Greer Garson Theatre, and the Visual Arts Complex.





Frontage Types *These images illustrate frontages part of the Plaza Facade Zone, articulating a recessed ground floor facade.*

3.7 Development Program + Phasing

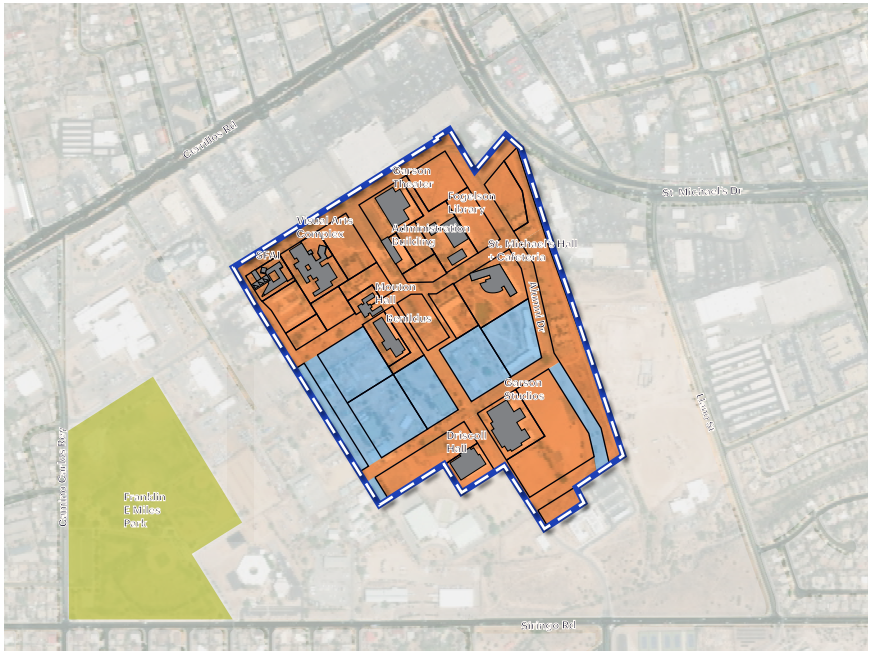
Uses + Distribution of Uses

The Midtown Site will be a mixed-use and mixed-income district enabling a variety of uses — from residential buildings to offices, retail and commercial spaces, flex spaces designed to fulfill artists' needs, theater and film production areas, and community-oriented uses. The Midtown Site will invite all Santa Feans to live, work, learn and visit.

Shops, artists' studios, and places to eat are proposed centrally along the north-south street leading from the Plaza, forming an arts-and-culture corridor through the center of the Site. Community-oriented uses are clustered in existing buildings at the northern end of the Site, while employment uses anchored by the Greer Garson Studio Complex are located at the southern end of the Site to accommodate future expansion of film production spaces. Residential blocks are situated in the north end and at the center of the Site to provide proximity to amenities.

Development Phasing

Development will happen incrementally, combining public and private development efforts to realize the City's and community's goals for the Midtown Site. The first development phase uses existing buildings and infrastructure to animate community facilities while opening up opportunities for infill development on the adjacent parcels. The central Plaza anchors new development and adaptively repurposed amenities. New and upgraded streets establish good internal connectivity for Phase 1. In Phase 2, more developable parcels at the Site become available, in line with infrastructure and connectivity investments. Small and significant open spaces support the new development and the added street infrastructure.



Phasing + Development Blocks

Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- Development Blocks
- Phase 1: Build on and revitalize existing facilities
- Phase 2: Build out the rest of the Site

Phase 1



Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- New Parcels for Development in Phase Noted on Illustration
- Film Use Area
- Parcels Developed in Previous Phase
- New Plazas/ Open Spaces/ Linear Park
- New Road Infrastructure within the Site
- Paseos/ Pedestrian Paths
- Existing Open Space

Phase 2



It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

CONNECTIONS TO MIDTOWN DISTRICT AMENITIES

Internal connectivity within the Midtown Site improves access to amenities:

- **A** *Reorientation of connections around HEC and tennis center;*
- **B** *To Cerillos Rd and nearby shopping;*
- **C** *To St. Michael's Dr., and*
- **D** *To Franklin E. Miles Park and repurposing of nearby public lands for complementary housing and mixed-use development.*

Connectivity Concepts for the Midtown Site:

- **E** *Improving connections to Hopewell-Mann;*
- **F** *Achieve regional connections to pathways, and*
- **G** *Good connections to New Mexico Rail Runner and local transit.*
- **H** *Safe routes to nearby schools.*

Building Reuse Strategy

A thorough appraisal of existing buildings was undertaken in 2017[1] to determine suitability for reuse. Based on this and ongoing assessments, buildings have been identified for the following:

- **Permanent Adaptive Reuse**. These buildings are among those in the best condition on the Site, provide significant architectural and cultural value, and are best suited for adaptive reuse.
- **Temporary Reuse + Further Assessment**. The condition of these buildings could accommodate temporary reuse; however, further assessment is needed to determine the feasibility of upgrading these facilities to support longer-term uses.
- **Demolition**. These buildings pose significant challenges for reuse and need substantial improvements and/ or structural and mechanical systems, which make reuse difficult and expensive.

Sources:
1. Appraisal Report/CBRE/2017

Building Reuse Strategy		
Permanent Adaptive Reuse	**Temporary Reuse**	**Demolition**
Administration Building	St. Michael Hall Complex	Alexis Hall
Benildus Hall	Driscoll Fitness Center	Entry Station
Fogelson Library Complex	Mouton Hall	Health Center
Greer Garson Studio Complex	Barracks	Kennedy Hall
Greer Garson Theatre Center		King Hall
Visual Arts Center		La Salle Hall
		Modular Trailers + Security Building
		Luke Hall
		Student Apartments
		Onate Hall



Building Reuse Strategy

Legend

- The Midtown Site
- Existing Buildings for Permanent Adaptive Reuse
- Existing Buildings for Temporary Reuse + Further Assessment
- Existing Buildings for Demolition



Administration Building*
Single story building currently used by City of Santa Fe Office of Emergency Management.



Benildus Hall
Two story classroom building with modern facilities to be utilized by future Greer Garson Studio Complex tenant.



Fogelson Library Complex*
Multi-building complex to be reused by the Santa Fe Public Library.



Greer Garson Studio Complex*
Building and studio lot with soundstages and screening facilities.



Greer Garson Theatre*
513 seat theater to be reused as a performing arts venue.



Visual Arts Center
Ricardo Legorreta-designed complex including classrooms, library and performance space.

Adaptive Reuse Buildings

Buildings identified for Permanent Adaptive Reuse will be made available through a Request for Proposal process that will identify a suitable user and program for these buildings.

These buildings have been integrated into the urban design vision for the Midtown Site and serve as important cultural and community anchors while physically linking the future of the Site with its history.

** Denotes building designed by local architect Philippe Register, a practitioner of "southwest regional modernism" that is unique to Santa Fe.*

3.8 Affordable Housing

Affordable Housing

The Midtown Master Plan directly addresses land uses for affordable housing development so that a minimum of 30% of the homes developed within the Midtown Master Plan area will be priced affordably to low- and moderate-income households. The City has control of the land and will purposefully leverage land value in its disposition process to ensure that community objectives are realized.

Excerpts for the Midtown Community Development Plan:

- The City's Housing Inclusionary Zoning requirement (SFCC 26-1, 26-2) shall be applied to the Midtown Site, in addition to leveraging subsidy and incentives to ensure affordability goals are reached or exceeded.
- Furthermore, if inclusionary programs are to create and preserve mixed-income communities, long-term restrictions are vital for the program to have a lasting impact. The City's goal is to increase the stock of long term affordable housing in Santa Fe. To achieve that goal the City, at its sole discretion, will issue Solicitations (Request for Proposals, RFPs) tailored for Midtown that require mixed-use and residential development. The objectives for housing development are the following:
  - Inclusionary homeownership units will have affordability controls or deed restrictions placed on them that impose resale restrictions and never expire. RFPs may state that projects that propose shared equity models, land trust structures, or other forms of long-term community control will be more competitive;
  - Developers may not opt out of the regulation by (i) developing in other areas outside of Midtown Master Plan area; (ii) or making cash contributions according to formulas included in the Santa Fe Homes Program Ordinance and Regulations outside of Midtown Master Plan area;
  - For rental units, the City will protect affordability through deed restrictions or covenants for a fixed affordability period, to be not less than 30 years.
- RFPs for mixed-use and residential development will facilitate the development of various housing types and sizes to meet the housing needs of Santa Feans based on market studies and community data, required to be demonstrated in the proposals submitted.
- RFPs for the development of affordable housing on certain parcels will encourage various tenures, including ownership, rental, land trust, and co-housing.
  - The City, at its sole discretion, will maintain a preemptive option for the property to remain price-restricted after any applicable affordability period has expired, as deemed necessary to best serve the public interest.

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Designing for ADA, children and seniors.

3.9 Reinforcing Community Health Through Urban Design

The new center for Santa Fe, civic spaces, streets and buildings in the Midtown Site will be inclusive and accessible for all.

Universal Design + Visitability

The Center for Universal Design at North Carolina State University – a national leader in the advancement and development of Universal Design practice – promotes seven basic principles of Universal Design. These inform design and policy considerations at the Midtown Site to create a place accessible to all Santa Feans. Below are some ways these principles could be applied at the Site:

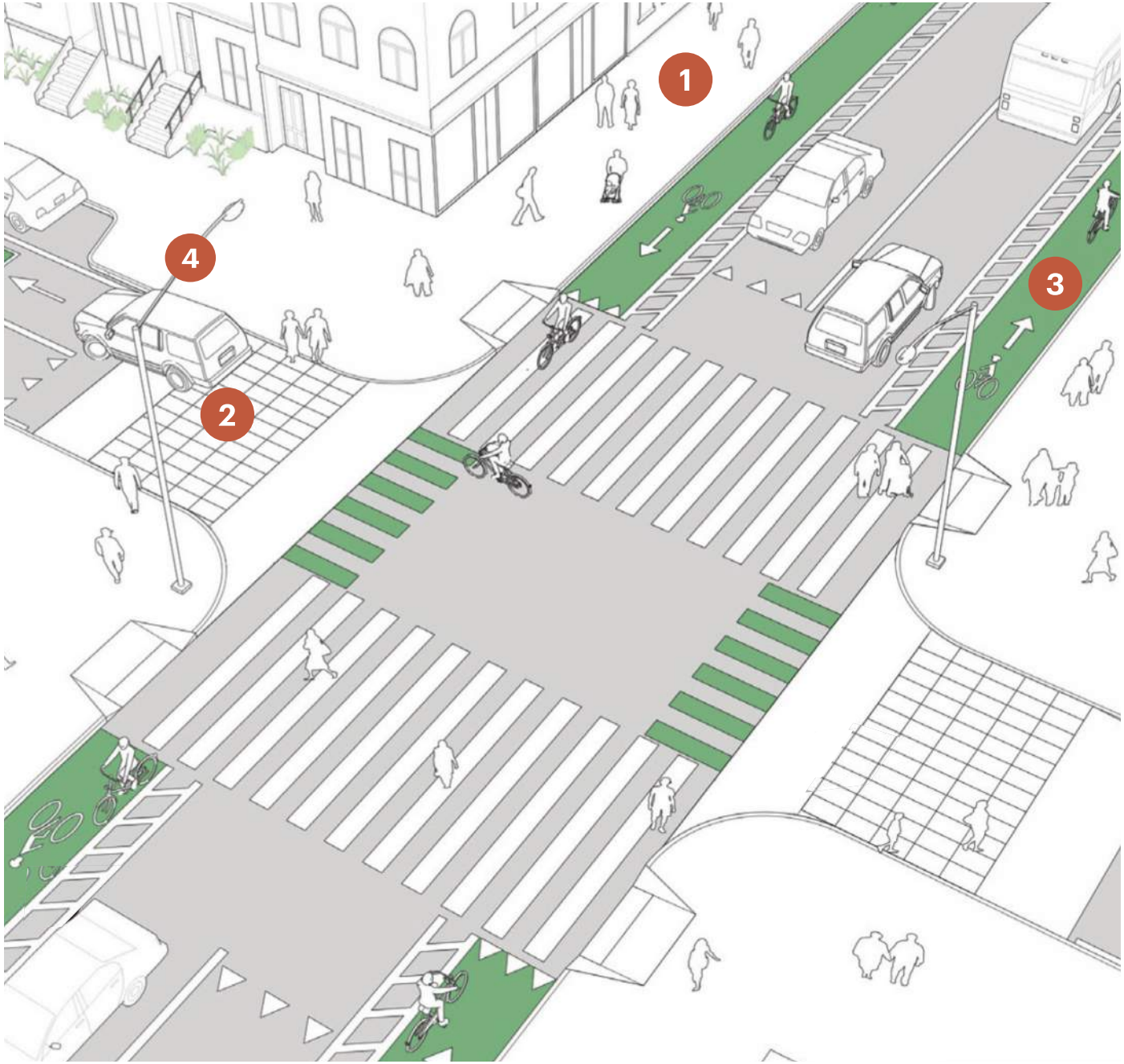
- **Equitable use.** The Site to be accessed and enjoyed by people of diverse abilities.
- **Flexibility in use.** The Site to be experienced in a variety of ways, and people to be able to move around using a variety of transportation types/modes.
- **Simple + intuitive use.** Routes of travel at the Site to be clearly marked, and building entrances to be obvious.
- **Perceptible information.** Wayfinding signage to be clear and easy to use by people of diverse abilities.
- **Tolerance for error.** Multiple routes for pedestrians means that making a wrong turn does not require substantial backtracking.
- **Low physical effort.** Direct pedestrian routes, so people do not need to go out of their way to access a building or civic space.
- **Size + space for approach + use.** Sidewalks and pathways to be wide enough to accommodate multiple users traveling in opposite directions at the same time.

Active Design

Active Design is an approach to developing buildings, streets, and neighborhoods that uses architecture and urban planning features to make daily physical activity and healthy foods more accessible and inviting[1].

Improved bicycle and pedestrian network implemented via the Plan includes multi-use paths that promote active transportation options and various physical activities. The network assumes the integration of civic spaces and green infrastructure to encourage active recreation and promote daily physical activity and an active lifestyle. Safe and convenient access to nearby grocery stores, community gardens in civic spaces, and a central plaza accommodate a food and art market to make healthy food accessible to the Site residents and residents of nearby neighborhoods.

Source:
1. Active Design Guidelines, Promoting Physical Activity and Health in Design, NYC, 2010



Universal Design Tools

1. Wide Sidewalks
2. Tactile Cues
3. Color
4. Lighting
5. Audible Cues
6. Directional Cues
7. Tactile Display







Image courtesy for image to the left and two from the top: Nacto.org
Image at the bottom: Bonnie Mintun.

HEALTH + WALKABILITY

The societal benefits of a walkable environment are an active lifestyle, better public health, safety, and a sense of community. Equally beneficial is providing open space and nature access, particularly in dense urban conditions. The quality of a place's public realm, described as its streets and civic spaces, plays a prominent role in determining how ***walkable*** *that place will be. Open spaces can include public parks, plazas, and publicly accessible open spaces on privately-owned parcels. Open spaces can take various forms to respond to different environments, and design criteria vary accordingly.*

Designing for Health at The Midtown Site

A well-designed and inclusive public realm is one that all residents and visitors can visit and enjoy freely and comfortably, feels safe at all times, and encourages day-to-day, spontaneous interaction. It promotes an active lifestyle, improves public health, and creates safer, more close-knit communities.

The Midtown Site has the opportunity to create a development that promotes health equity by encouraging active lifestyles and providing access to resources that promote health. The Site can make active transportation options the preferred way of getting around and offer better connections to healthy food places and other resources that promote community health.

Health Equity Framework

A fundamental element of the vision for the Site is a well-designed, cohesive public realm that functions as connective tissue, integrating adjacent neighborhoods and creating a strong sense of place. The Plan includes a variety of pedestrian network enhancements to maintain a high-quality pedestrian environment and encourage active transportation. Through a defined network of streets and public spaces, the Plan creates a district that promotes better health through physical activity:

- Parks and plazas are located throughout the Site, to provide spaces for recreation and physical exercise, and
- Streets and paseos enhance pedestrian and bicycle connectivity and link key destinations to encourage active transportation.

Promoting Physical Activity + Health Equity in Design

Thoughtful environmental and urban design are vital to building and maintaining a healthy society. Active design may have particular consequences for children's health, especially those in low-income neighborhoods. Increasing the number of facilities encouraging physical activity has been associated with lower obesity and more significant physical activity in youth. Access to parks, open spaces, recreational facilities, and children's play areas can promote better health through physical activity.

Parks, Open Spaces + Recreational Facilities

- The design of parks, open spaces, and recreational facilities can complement the cultural preferences of the local population, and accommodate a range of age groups, including both children and their parents and guardians. Co-locating physical activity spaces for children and parents or guardians can simultaneously promote physical activity in different age groups.

Children's Play Areas

- Locations for play should be visible from the public right-of-way to allow for community surveillance and easy access.
- Lights on sidewalks and active play areas to extend opportunities for physical activity into the evening.
- A variety of climate environments can facilitate activity in different seasons and weather conditions. For example, include sunny, wind-protected areas for use in the winter and shaded zones for use in the summer.

Source: Active Design Guidelines: Promoting Physical Activity and Health in Design (2010), City of New York.



Image source: Alameda Sun Newspaper https://alamedasun.com/news/citywide-bike-festival-rodeo-scheduled-sunday-may-19





4. Connectivity + Mobility Vision

In this chapter

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4.1 Conceptual Connectivity + Mobility Framework

Multimodal Connectivity + Enhanced Mobility

The Midtown Master Plan (Plan) acknowledges different user needs by introducing various mobility and connectivity options. Multimodal street design will accommodate diverse users with varying transportation needs, preferences, and abilities. A cohesive network of streets, paseos, and bike lanes will bring cyclists, pedestrians, and cars from Cerrillos Rd. and St. Michael's Dr. to the Midtown Site (the Site).

The Plan presents a hierarchy of streets in the Site to balance vehicular traffic with the needs of pedestrians and cyclists, and balance short and long-term needs. Initially, 'soft connections' will build upon the existing potential for pedestrian and bike connectivity and connect the Site to important cultural anchors around. The soft connections vary from improved sidewalks, bike lanes, multi-use paths, and connections to existing trails and nearby schools.

East - West Connectivity Goals

- Connect to adjacent neighborhoods, such as Hopewell-Mann neighborhood, and Franklin E. Miles Park.
- Prioritize pedestrians and cyclists over vehicles.
- Provide access to transit along St. Michael's Dr.
- Deliver good internal connectivity.

North - South Connectivity Goals

- Connect to acequia and arroyo trail system.
- Minimize cut-through traffic.
- Provide access to transit on Siringo Rd.



Streets for a New Center
Enjoyable and highly walkable streets lined with shops, restaurants, and community uses.



Neighborhood Streets
Typical streets that balance vehicular, bike, pedestrian, and green space.



Multimodal Corridors
North - south and east - west streets that include separated bike paths and sidewalks.



Shared-use "Slow Streets"
Living alleys designed for very slow vehicle speeds.



Enhanced Bike/ Pedestrian Paths
Bike and pedestrian-only pathways that connect within the Midtown Site and to surrounding neighborhoods.



Pedestrian Paseos
Urban pedestrian pathways between buildings and within open/civic space.


Legend
The Midtown Site
Streets with Bike Lanes
Shared-use Streets
Streets with Separated Two-way Bike Lane
Plazas + Paseos
Parks + Open Spaces

The Midtown Site Connectivity + Mobility Guiding Principles



Balanced. Ensure people can easily move within the Midtown Site and get there by bike, walking, taking transit, driving, rideshare, or by e-mobility. Dedicating specific routes within the Site promotes safe active transportation options and still allows auto connectivity.



Connected. Allow for the Midtown Site to be well-connected both internally and also easily accessible by surrounding neighborhoods, regional parks, trails, open space, schools, civic areas, commercial centers, and transit stops, including the New Mexico Rail Runner.



Enjoyable. Streets are designed to maximize the comfort of the walking and biking experience. Landscaping and street trees help soften the streetscape, help create a buffer between vehicular movement, and cool the street during hot daytime conditions. Streets easily blend into small pedestrian-friendly plazas and plaza spaces within the Midtown Site.



Sustainable. The Midtown Site streets and connections go beyond moving people and serve as ecological corridors using landscaped-based stormwater management, trees for passive solar energy and ambient air cooling, and a diversity of plant species, including pollinator-friendly low-water use plants.



Flexible. Design streets, especially in the heart of the Midtown Site, to be used as flexible public spaces. Streets can be closed for special events but still allow traffic to move effectively through the Site. Flexible streets can also be designed as "flush" or "curbless" to the surrounding sidewalks allowing for the easy physical transformation of space.



Authentic. The flavor and feel of the Midtown Site streets should be a reflection of the local area. Paving materials, landscaping, street furniture, lighting, wayfinding/ signage, and public art should be unique to Santa Fe and not overpower the aesthetic of the surrounding neighborhoods.

Add Signage and Temporary Art Language adapted from the Railyard Master Plan

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site.

Vehicular Parking Strategy

The Plan brings a variety of parking strategies to the Site to reduce the need for large parking lots, which can negatively impact walkability and increase the heat island effect. While the Site will be accessible by various transportation options, including walking/ rolling, bicycling, and transit, people who drive to the Site, will be encouraged to "park once" and walk to different destinations within the Site rather than driving between each destination. Some parking strategies to include:

- On-street parallel parking to be shaded by street trees.
- Above or below ground public parking structure with capacity for solar panels on roof located near the edge of the Site to reduce the number of cars traveling through the Site to reach parking.
- Small surface lots and/or "tuck-under" parking on the ground floor of 2-3 story buildings.
- Parking to be located in "podiums" and underground structures for larger 4-5 story buildings.
- Parking to be located behind buildings with access via driveways and/or Living Alleys whenever possible.

In the Midtown Site, parking will be designed and managed to accommodate different users:

- Public parking on streets and in public parking structure(s).
- Private parking for use by future residents, businesses, and customers.

Public parking is detailed on the map to the right. A Parking Demand Management Strategy may be needed to leverage the Site's proximity to schools, shopping, and other destinations, including transit, and analyze the complete pedestrian and bike network proposed for the Site. The Parking Management Strategy could support the implementation of affordable housing and smaller-scale incremental development by showing the effects on development when reducing parking requirements.



Parking Vision

Legend

- The Midtown Site
- Proposed Parking Structure Site for Public Parking
- On-street Parking
- New Paseos/ Pedestrian Paths
- Long-range Streets
- Existing Buildings to be Adaptively Reused
- New Plazas + Parks
- New Open Space/ Linear Park
- Existing Open Space

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

4.2 Connectivity + Mobility Phasing

Connectivity + Mobility Phase 1

- Upgrades to some existing streets.
- Construction of new streets and paseos.
- Enhancements to existing external connections.
- New potential connection to Cerrillos Rd.



Phase 1. *Within the Site partial public street and pathways build-out.*

Phasing

Streets, pedestrian paseos, living alleys, and bike paths will be developed incrementally to facilitate an orderly and efficient build-out of the Midtown Site and encourage complimentary redevelopment on adjacent parcels. New facilities will prioritize convenient and safe access to and within the Site for people walking and rolling, riding bikes, taking transit, and using other forms of active transportation, in addition to accommodating service and construction vehicles and those traveling by car.

Connectivity + Mobility Phase 2

- Upgrades to remaining existing streets.
- Construction of remaining new streets and paseos.
- Potential new connections to St. Michael's Dr. and Siringo Rd.



Phase 2. *Within the Site public street and pathways build-out.*

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

Connectivity + Mobility Phase 3

- Potential new connection to Franklin E. Miles Park.
- Potential new connections to St. Michael's Dr. and Siringo Rd.



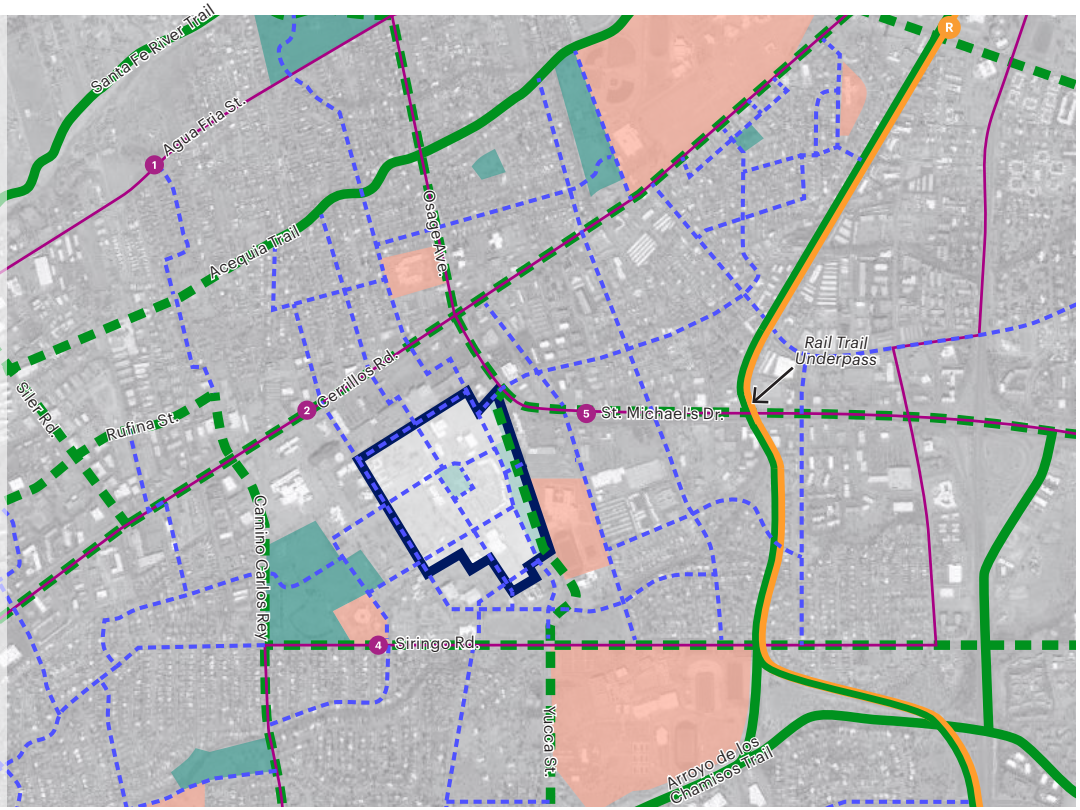
Phase 3. *Connection to park.*

Legend

- The Midtown Site
- Streets with Existing or In-design Phase Bike Facilities, MPO
- Future Bike Connections + Trails, MPO
- New Paseos/ Pedestrian Paths
- New Bike Streets within the Site
- Existing Buildings to be Adaptively Reused
- Existing Bus Stops
- New Parks + Plazas
- New Open Space/ Linear Park
- Existing Open Space

Regional Connectivity

As the Master Plan circulation network is implemented, the City will facilitate and encourage the completion of two important, non-road shared-use paths prioritized in the 2019 Bicycle Master Plan (BMP). The first is the Midtown Campus Trail, an important connection between Siringo to the existing Midtown entrance at St. Michaels Drive, identified in the BMP as a critical north-south, road-independent bicycle and pedestrian link with potential connections to Yucca Street, Milagro Middle School, and shopping opportunities. The second is the Midtown Campus Wall Trail, envisioned as linking the Midtown Campus Trail to Lujan Street at Cerrillos Road, as a link north to The Acequia Trail and west to Franklin Miles Park.



Regional Connectivity Vision

Enhancing existing streets to make them more comfortable and safer for people walking, rolling, and riding bikes can help connect the Midtown Site to existing and planned regional trails and transit facilities.

Legend

- The Midtown Site
- Regional Trails
- Regional Bike/ Pedestrian Routes
- Neighborhood Bike/ Pedestrian Routes
- Santa Fe Trails Bus Routes*
- New Mexico Rail Runner Express + Rail Trail
- Civic Facilities
- Parks

**As the residential and workforce population at the Site grows, alignment of transit routes and location of transit facilities could change to better serve the Site based on evolving demand for transit.*

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

Connections to Hopewell Mann + Adjacent Neighborhoods

The Plan prioritizes safe and convenient connections between the Midtown Site and nearby neighborhoods, such as Hopewell-Mann, providing current residents access to the amenities and community uses proposed at the Site. Improvements to existing external connections along St. Michael's Dr. will create safer and more convenient pedestrian crossings. Improvements to existing external connections along St. Michael's Dr. will create safer and more convenient pedestrian crossings to St. Michael's Dr. and to Midtown from Hopewell-Mann.

Add Signage and Temporary Art Language adapted from the Railyard Master Plan

Add

Regional Connections

Improved connections between the Site and existing regional trails — such as the River Trail, Arroyo de Los Chamisos Trail, and Rail Trail — will provide connectivity options for people traveling between the Site and Downtown, the Railyard, Santa Fe Place Mall, and other regional destinations. Upgrading existing bike and pedestrian facilities and providing new facilities, as illustrated in the map above, can support connections to these trails and Siler Rd. employment area.

Short Term



Long Term



Bike, Pedestrian + Transit Vision

Streets, pedestrian facilities, and bike facilities will be designed to achieve the following:

- Sidewalks on every street and crosswalks at every intersection.
- Bike facilities on every street.
- Crosswalks at all external connections to existing streets.
- Direct pedestrian connections to bus stops.
- All civic/open spaces and community use buildings to be accessible via walk/roll sidewalks and/or paths and bicycle facilities.

Legend

- The Midtown Site
- Streets with Existing or In-design Phase Bike Facilities, MPO
- Future Bike Connections + Trails, MPO
- New Paseos/ Pedestrian Paths
- New Bike Streets within the Site
- Existing Buildings to be Adaptively Reused
- Existing Bus Stops
- New Parks + Plazas
- New Open Space/ Linear Park
- Existing Open Space

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

Improvements to St. Michael's Dr. + Cerrillos Rd.

Projects undertaken by the City and the State will provide improvements to Cerrillos Rd. and St. Michael's Dr. specific to the safety, comfort, and convenience of people walking, rolling, riding bikes, and taking transit. The projects will improve accessibility to the Midtown Site. Future upgrades to sidewalks, intersections, transit facilities, and bike facilities should provide accessibility to the Site for all Santa Feans.

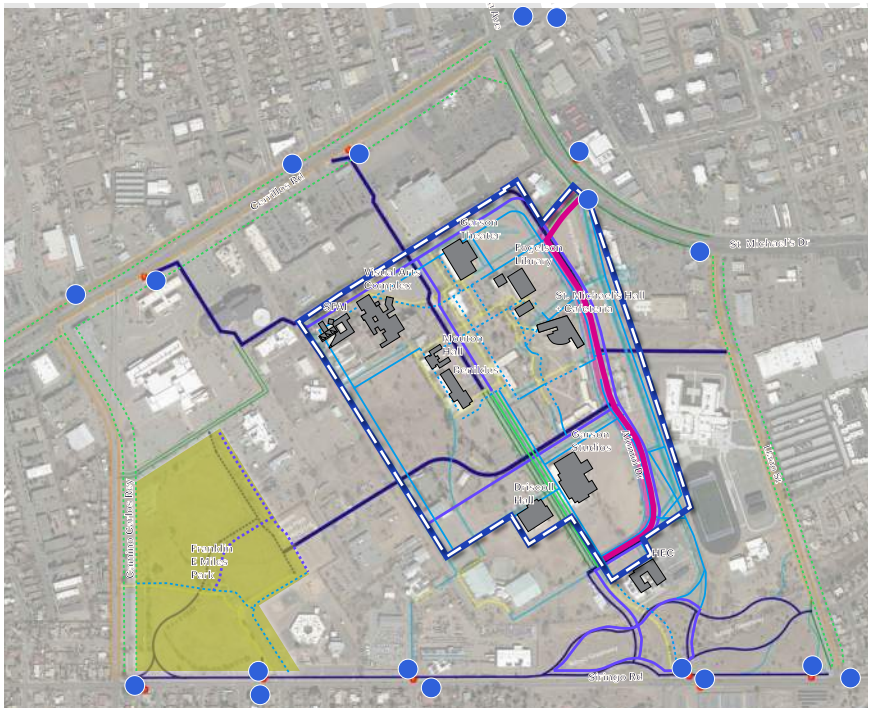
Early Phase "Soft Connections"

The Plan envisions a variety of street types that balance vehicular traffic with the needs of people walking, rolling, riding bikes and taking transit. Short and long-term needs are recognized by a phasing plan that includes 'soft connections' preceding Phase 1 that will build upon the existing roadway and sidewalk network to provide improved connectivity to nearby destinations and neighborhoods. The soft connections vary from improved or new sidewalks, bikelanes, multi-use paths, and connections to existing trails and amenities.



This example shows how minor modifications to an existing parking lot allow for a pathway that connects people walking, rolling, and riding bikes. P St & Stockton Blvd, Sacramento, CA. Source: Google Maps

Coordination with adjacent property owners will be necessary to create these "soft connections" over time as they look to redevelop or improve their properties. Connections between the Midtown Site and existing commercial areas could provide new opportunities for economic development and incentivize the implementation of the existing Midtown LINC overlay. In addition, the redevelopment of Midtown creates an opportunity for collaboration between the city and the school district to create Safe Routes to School programs that make it safer and more accessible for students to walk and bike to school and encourage more walking and biking where safety is not a barrier.



Soft Connections

Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- Existing Open Space
- Alumni Dr
- Existing Pedestrian Connections
- New Sidewalks
- Existing Bus Stops
- Existing On-street Bike
- New On-street Bike
- Existing Multi-use
- New Off-street Multi-use

Pre-phase one improvements will provide direct connections between the Midtown Site, adjacent roads and parks, and the Hopewell-Mann neighborhood. These connections can be upgraded during future phases of development. It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

4.3 Multimobility Best Practices

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.



Overview

Proposed multimodal concepts are drawn from best practice mobility design components and strategies, including interventions that can be applied to the Midtown Site, and those meant for implementation in specific circumstances as determined by traffic operations and site context.

Continuity and consistency are key to the success of bike and pedestrian facilities; the Site offers an opportunity for consistent and continuous multimodal facilities, including on- and off-street bikeways, to support a wide range of biking abilities and interests. Consistent intersection treatments provide legibility and rhythm for people traveling the corridor on foot, wheelchair, bike, or other mode.

The separation of modes is a critical component of high-comfort multimodal streets. Many proposed streets within the development project separate pedestrian and bike paths and add protected on-street bike lanes and intersection protection to keep people biking separated from vehicular travel.

Streets designed for pedestrian and bicycle travel offer a multitude of health, environmental, safety, and livability benefits. Streets with multimodal mobility options promote active transportation and slow vehicle speeds and inspire conviviality and public life. The following pages describe several key mobility best practices, but they are not limited to what is shown.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





Shared-use Pathways

Shared-use paths are physically separated from motor vehicle traffic by an open space or barrier. The separation creates a facility that is comfortable for people of all ages and abilities.

1. The desirable width of the separated path for bikes and micromobility devices is 12 feet, excluding the shoulders. Surface materials can be asphalt or concrete with special paving at mixing zones and approaches to intersections. See Pedestrian + Bike Mixing Zones.
2. Provide a shoulder or horizontal clearance between the path and vertical elements such as fences, walls, or signs.
3. When space allows, provide separation between people walking and rolling and people on bikes or other micromobility devices to reduce conflicts between modes. When the pedestrian path is separated from the bike or wheeled path, the materials should be dissimilar to make the separation clear to users. The desirable width for the separated path for people walking and rolling is 8 feet, but it should be no narrower than 6 feet.
4. A buffer between the pedestrian path and the bike/wheel path encourages people to stay in their path. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





Class IV Separated Bike Lanes

Class IV or separated bike lanes include a physical barrier from the roadway. The conceptual design includes a physical barrier in some areas of the corridor. In those locations, the following guidelines should be considered.

1. Physical separation in the buffer between the bike lane and motor vehicle lane can include cast-in-place concrete, pre-cast curbs, plantings, flexible posts, inflexible posts, etc. At-grade planters in the buffer should be 3 feet or wider to provide space for low plants. 5-feet minimum width is required to support street trees. Keep vertical elements in the buffer, including plantings, below 30 inches to maintain sightlines.
2. The bike lane can be at the roadway, sidewalk grade, or midway between. The bike lane width should be 5 feet or wider, not including the gutter.
3. If applicable, a buffer between the separated bike lane and sidewalk encourages people biking to stay in the bike lane. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





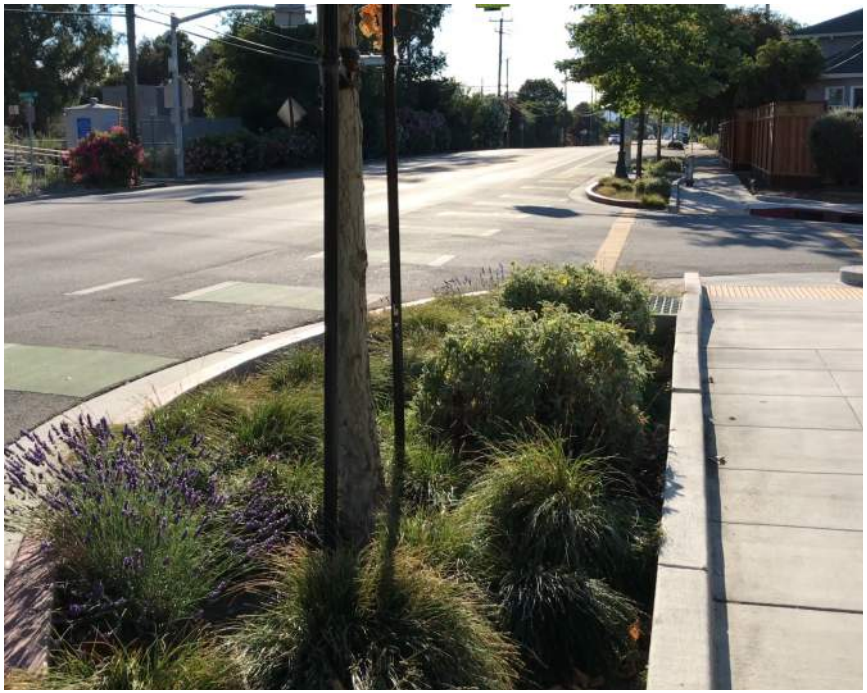
Class II Buffered Bike Lanes

On-street bicycle lanes provide an exclusive space for bicyclists in the roadway and provide accommodation for more confident bicyclists who desire to travel at greater speeds.

1. Class II or buffered bike lanes include pavement markings in the buffer space between the bike lane and motor vehicle lane. The buffer width should be 2 feet or wider. When space is constrained, and the minimum bike lane dimensions cannot be provided as mentioned above, low-profile rectangular reflective pavement delineators can be used to provide an additional visual and physical marker between the motorist travel lane and the bike lane.
2. The bike lane width should be 5 feet or wider.
3. If applicable, a buffer between the bike lane and sidewalk encourages people biking to stay in the bike lane. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





Curb Extensions

Curb extensions, also known as neckdowns, bulb-outs, or bump-outs, are created by extending the sidewalk and planting buffers at corners or mid-block. Curb extensions are intended to increase safety, calm traffic, and provide extra space along sidewalks for users, amenities, planting, and green infrastructure.

1. Curb extensions visually and physically narrow the roadway to create safer and shorter crossing distances for pedestrians while increasing the available space for street furniture, benches, plantings, trees, and green stormwater infrastructure.
2. Curb extensions prevent cars from parking where parking is not allowed and improve sightlines near the crosswalks, midblock crossings, and stop signs. The curb extension should be the 20-feet minimum length at signalized intersections and 30-feet minimum length at stop-controlled intersections.
3. Curb extensions can also change the geometry of intersections, resulting in smaller corner radii and slowing turning motor vehicles. It is important to design the curb extensions so that street sweeping equipment can still adequately maneuver and clean the street gutter.
4. The curb extension should not reduce the bike lane width below the minimums.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.



Pedestrian + Bike Mixing Zones

Where people walking and rolling cross paths with people biking, mixing zones are provided as a signal to all users that they must yield. Mixing zones are indicated by a paving material that differs from the pedestrian and bike paths.

1. Special paving at mixing zones indicates people on wheels yielding to people walking and rolling. The special paving should be comfortable for people on wheels, with minimal pavement joints.

4.4 Connectivity + Mobility Action Items

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

Short Term

1. Construct new connections and upgrade existing connections between existing bus stops and the Midtown Site.
2. Develop a parking enforcement strategy for all on-street and public parking facilities at the Midtown Site.
3. Create and implement a Parking Demand Management Strategy to provide options and tools that reduce the amount of parking needed for development.
4. Improve connectivity between neighborhoods to the north, east, and south of the Midtown Site by improving pedestrian and bicycle connections at intersections on Cerrillos Rd., St. Michael's Dr., and Siringo Rd.
5. Work with nearby property owners to determine the desirability and feasibility of "Soft Connections" that improve convenience, safety, and comfort of people accessing the Midtown Site by walking, rolling and riding bikes, including improvements to crosswalks, intersections, and sidewalks along Cerrillos Rd, St. Michael's Dr. and Siringo Rd.

Medium Term

1. Work with Santa Fe Trails to improve service between the Midtown Site and key destinations and neighborhoods in Santa Fe.
2. Upgrade existing bus stops near the Midtown Site to promote the use of transit.
3. Include charging facilities for electric vehicles and bicycles for on-street parking and parking located in structures that serve community use buildings.
4. Provide incentives and consider requirements for electric vehicle and bicycle charging facilities for private developments.
5. Work with State, County, and Local entities to promote improvements and upgrades on area streets that make it safer and more convenient to access the Midtown Site using active transportation and transit.
6. Collaborate with adjacent property owners to plan and develop additional multimodal connections between the Midtown Site and existing streets within the Midtown/LINC Zoning Area.

Long Term

1. Include the Midtown Site in planning for micro-mobility services such as bike-share and scooter-share programs.
2. Investigate opportunities to strengthen connection to RailRunner via existing bus routes or a new shuttle route.
3. Upgrade bike and pedestrian facilities that connect the Midtown Site to regional networks such as the Rail Trail and the Acequia Trail.
4. Collaborate with adjacent property owners to plan and develop additional multimodal connections and Safe Routes to Schools between the Midtown Site and existing streets within the Midtown/LINC Zoning Area, as well as building frontages and circulation networks that enhance a strong Midtown/LINC Zoning Area, the Midtown District. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.


Cerrillos Rd
St Michael's Dr
Garson Theater
Fogelson Library
Administration Building
St. Michael's Hall + Cafeteria
Visual Arts Complex
SFAI
Benildus Hall
Garson Studios
Driscoll Hall
Llano St
Camino Carlos Rey
Franklin E Miles Park



5. Development Standards

In this chapter

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5.1 Purpose + Intent

The Development Standards in this Chapter provide supplemental standards to the Midtown LINC Zoning Area. They shape the physical form and built character of development and refine the palette of allowed uses at the Midtown Site. The development standards will not apply to adjacent properties.

Organization

The Development Standards are organized as follows:

- Section 5.2 (Thoroughfare Standards) provides standards for thoroughfare design and location.
- Section 5.3 (Civic + Open Space Standards) provides standards and guidelines for the development and location of civic and open spaces.
- Section 5.4 (Development Standards Regulating Plan) demonstrates where specific standards apply.
- Section 5.5 (Sub-Zone Standards) allowed uses.
- Section 5.6 (Facade Zone Standards) identifies required building setbacks, height and frontage standards relative to specific public way adjacencies.
- Section 5.7 (Frontage Types) provides required supplemental frontage standards for each frontage type.
- Section 5.8 (Design Standards General to All) provides supplemental standards for required courtyards, roof terraces, parking, and open space requirements.
- Section 5.9 (Plan Administration) provides special procedures and requirements for the preparation, filing, and processing of development applications applicable to Plan Area
- Section 5.10 (Definitions) provides terminology relevant to standards in this Section.

Development in Compliance with Regulating Plan

Steps	Instructions	Section/ Title
1	**Identify Sub-zone(s)**	Consult Section 5.4 (Development Standards Regulating Plan) Comply with Section 5.5 (Sub-zone Standards)
2	**Identify Facade Zone(s)**	Consult Section 5.4 (Development Standards Regulating Plan) Apply standards in Section 5.6 (Facade Zones) Apply standards in Section 5.7 (Frontage Types)
3	**Apply Supplemental Standards**	Apply standards Section 5.8 (Design Standards General to All)

Development Requiring Modifications to Regulating Plan

Modifications to Regulating Plan may include subdividing a development block into individual Lots, adjusting the location of paseos or civic spaces, or establishing public easements for alleys and paseos not included on the regulating plan.

Steps	Instructions	Section/ Title
1	**Identify Sub-zone(s)**	Consult Section 5.4 (Zoning Regulating Plan) Comply with Section 5.5 (Sub-zone Standards)
2	**Place Thoroughfares, Civic Spaces + Lots** **1.** Determine location and boundaries of thoroughfares, including alley and paseo easements. **2.** Determine location and boundaries of civic spaces. **Optional:** Subdivide remaining development block area into individual Lots, providing each with required frontage.	Comply with Section 5.2 (Thoroughfare Standards) Comply with Section 5.3 (Civic + Open Space Standards)
3	**Apply Facade Zone(s)** **1.** Identify applicable facade zone(s). **2.** Apply the appropriate facade zone(s) to new or modified thoroughfares. **3.** Apply the appropriate facade zone(s) to new or modified civic spaces. **4.** Apply standards.	Consult Section 5.4 (Zoning Regulating Plan) Comply with Section 5.2 (Thoroughfare Standards) Apply standards in Section 5.6 (Facade Zones) Apply standards in Section 5.7 (Frontage Types)
4	**Apply Supplemental Standards**	Apply standards Section 5.8 (Design Standards General to All)

Applying Standards at Various Scales of Development

The Development Standards are applied at three different scales as follows:

- Block – applying Sub-Zone, Thoroughfare, and Civic + Open Space Standards;
- Development Parcel – resulting from Blocks after placement of Streets, Paseos and Civic Spaces; and
- Lot/Design Site – determining form of buildings.

Key

Levels of Applicability

- A Block
- B Development Parcel
- C Lot/Design Site

Facade Zones Applied

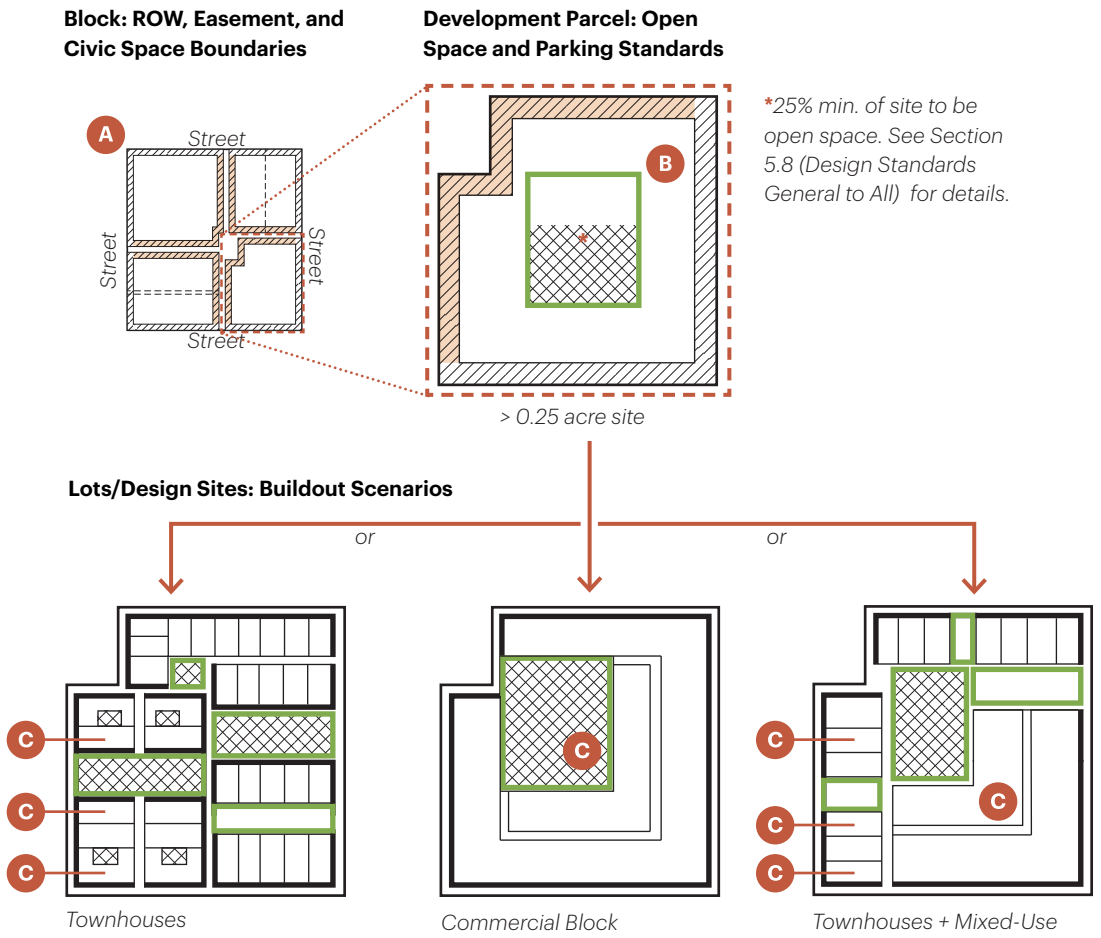
- Street/Primary Frontage
- Paseo/Civic Space
- Side/Rear Lot Line

Open Space

- Common Open Space
- Courtyard Space

Building Facades

- Front/Side
- Rear/Internal



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5.2 Thoroughfare Standards

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

This Section establishes the standards applicable to thoroughfares throughout the Midtown Site. These standards apply to public right-of-ways as well as to publicly-accessible easements within the development blocks and to generate a comprehensive and connected network.

Thoroughfare Placement + Standards

Thoroughfares shall be located in accordance with Figure 5.2.1 (Thoroughfare Regulating Plan) within the Midtown Site. The location of thoroughfares identified by the Regulating Plan may be adjusted with approval of the Director in either direction, measured perpendicular to the thoroughfare as mapped. Regardless of location, such thoroughfares must meet the standards for the applicable Thoroughfare Type, as provided in this Section.

Easements in Addition to Mapped Thoroughfares. In addition to the thoroughfares shown in the Regulating Plan easements may be established within individual development blocks to increase connectivity and access. Such easements, within the Midtown Site, shall connect to public right-of-ways and shall meet the standards for either the Paseo (if intended as a pedestrian space) or Living Alley (for vehicular and utility access).

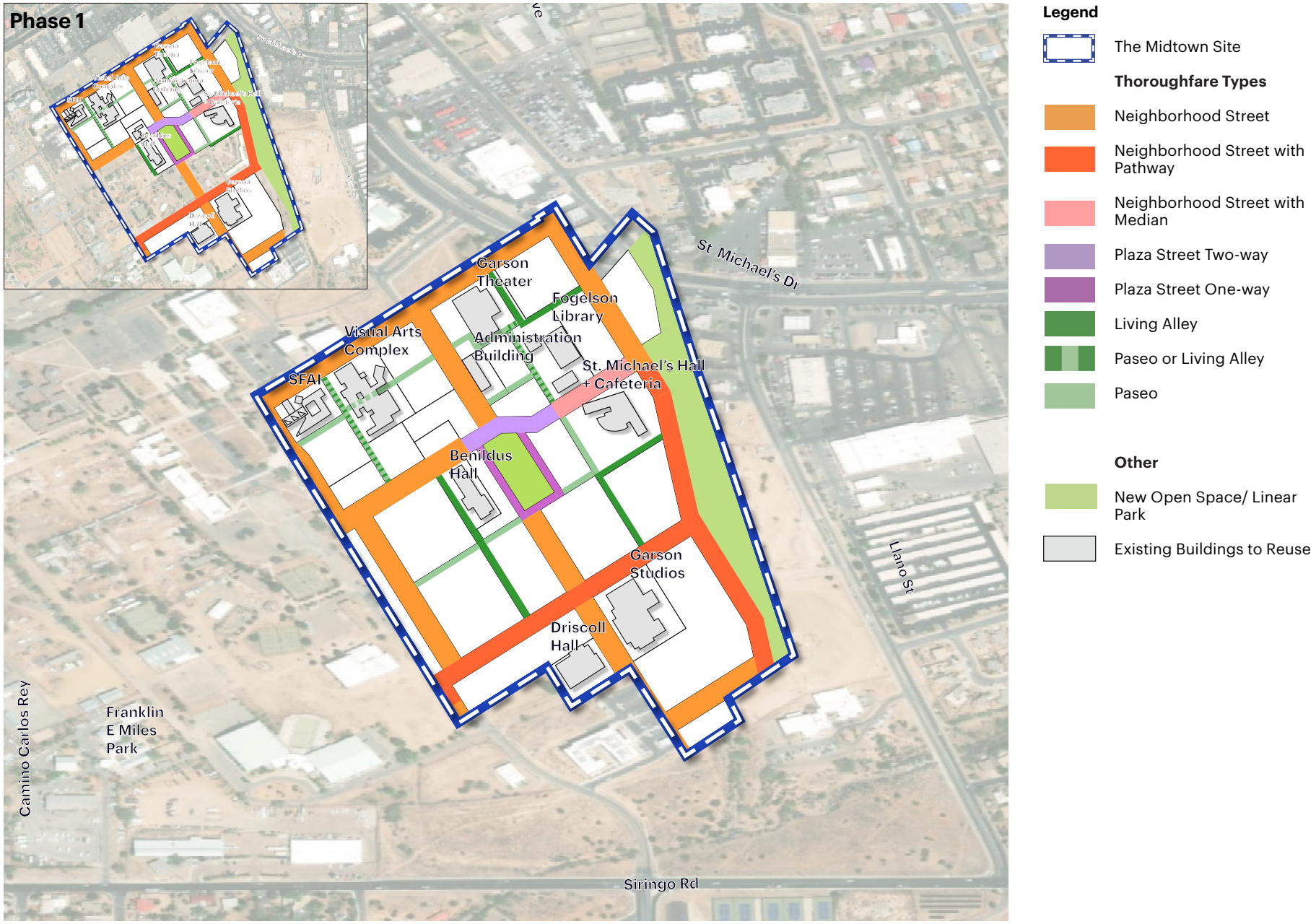
Facade Zones on Unmapped Thoroughfares. For Paseos, where no facade zone is indicated in the Regulating Plan, the Neighborhood Paseo Facade Zone shall apply to any buildable area abutting the easement. No facade zone is required for buildable area abutting an alley not mapped in the Regulating Plan.

Relationship of Thoroughfares to Development Blocks + Lots

The arrangement of thoroughfares and the nature of the blocks they define are intimately connected. Each of the thoroughfares shown in the Regulating Plan defines the front of adjacent buildings, where they engage with the pedestrian realm and where main entrances may be identified.

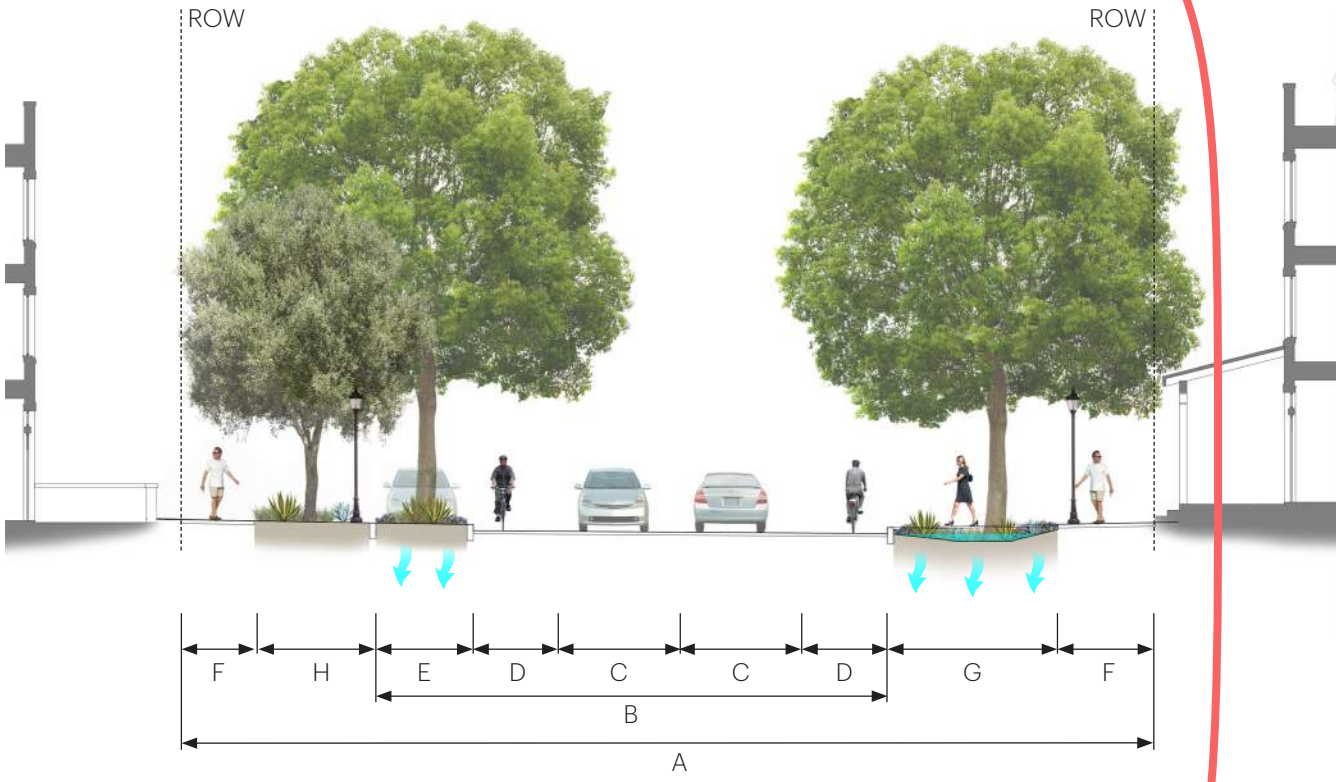
Frontage Requirements for Subdivided Lots. If development blocks are further subdivided, each resulting lot shall have at least one frontage line extending for no less than 18 feet along a thoroughfare, civic space, or easement connected to a thoroughfare, where the standards in Section 5.6 (Facade Zones) and Section 5.7 (Frontage Types) shall apply.

5.2.1 Thoroughfare Regulating Plan



Added via Administrative Approval 3.17.25

5.2A Neighborhood Street





The Midtown Site

Neighborhood Street

Description

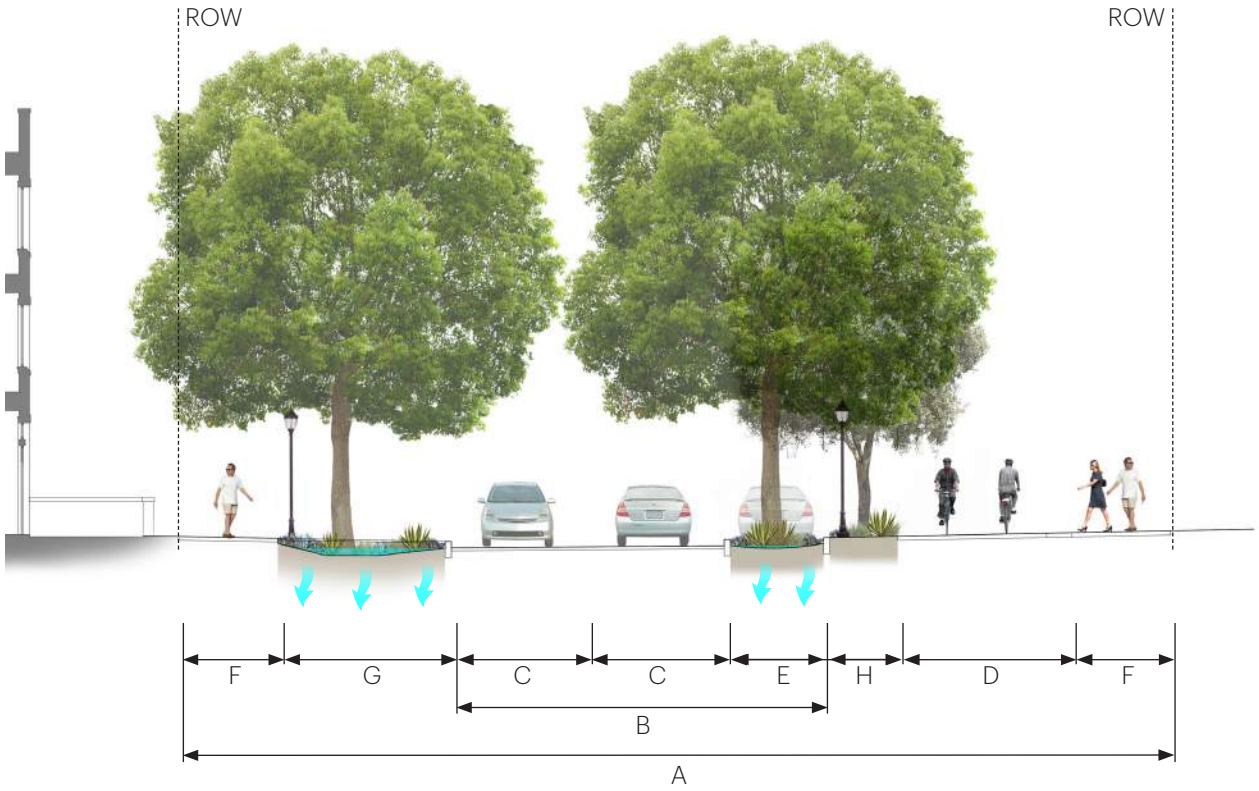
This street provides generous sidewalks, travel lanes and buffered bike lanes in both directions, with on-street parking on one side of the street and a rain garden or surface stormwater conveyance facility on the other.

Overall Widths		
Right-of-Way	72' to 82'	A
Curb to Curb Pavement	42'	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10'	C
Bicycle Lanes	2@5' Lane + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8'	E
Sidewalks	2@10'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@6'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30' o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2B Neighborhood Street with Pathway





The Midtown Site

Neighborhood Street with Pathway

Description

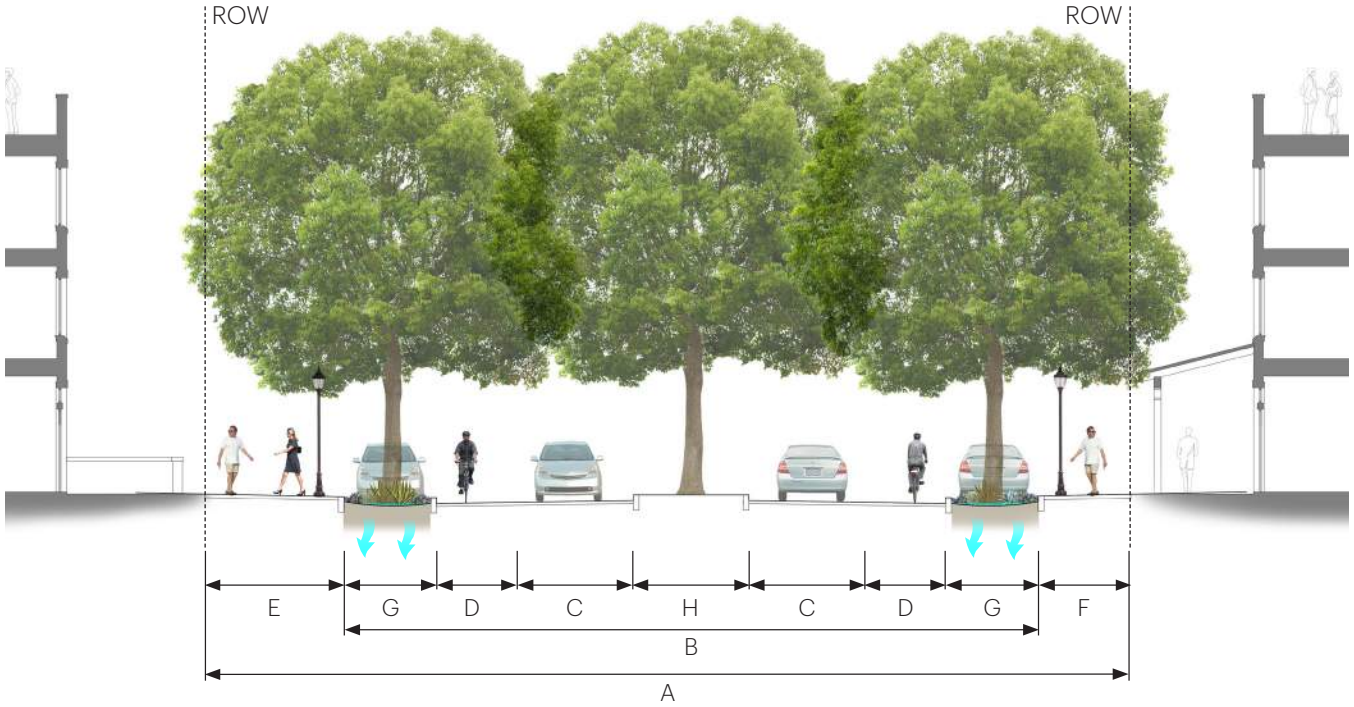
Main perimeter road with a separated major pedestrian and bike route and on-street parking on one side of the street. Stormwater is managed with both pervious pavement and stormwater curb extensions within the parking zone of the street as well as a prominent linear "stormwater spine." The majority of the street is graded towards the stormwater spine to maximize the capture of runoff.

Overall Widths		
Right-of-Way	80′	A
Curb to Curb Pavement	30′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@11′	C
Two-Way Bicycle Trail	1@12′ + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8′	E
Sidewalks	2@8'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@6'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2C Neighborhood Street with Median





The Midtown Site

Neighborhood Street with Median

Description

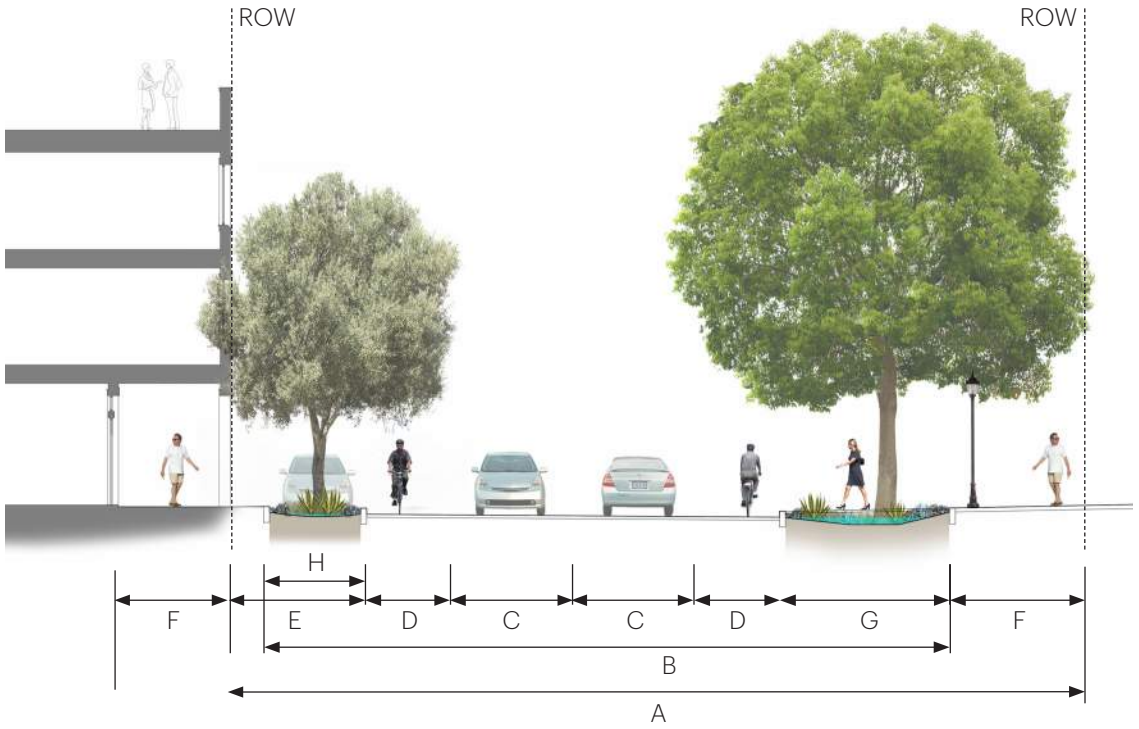
This street provides generous sidewalks, on-street parking, travel lanes and buffered bike lanes in both directions, and a center median to provide additional planting area for street trees and a pedestrian refuge for people crossing the street.

Overall Widths		
Right-of-Way	80′	A
Curb to Curb Pavement	60′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10′	C
Bicycle Lanes	2@5′ Lane + 2' Buffer	D
Sidewalks	1@12'/1@8'	E/F
Parking Lanes/ Curb Extensions	2@8'	G
Landscape Median	1@10'	H

Green Infrastructure Assembly	
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.

5.2D Plaza Street Two-Way





The Midtown Site

Plaza Street Two-Way

Description

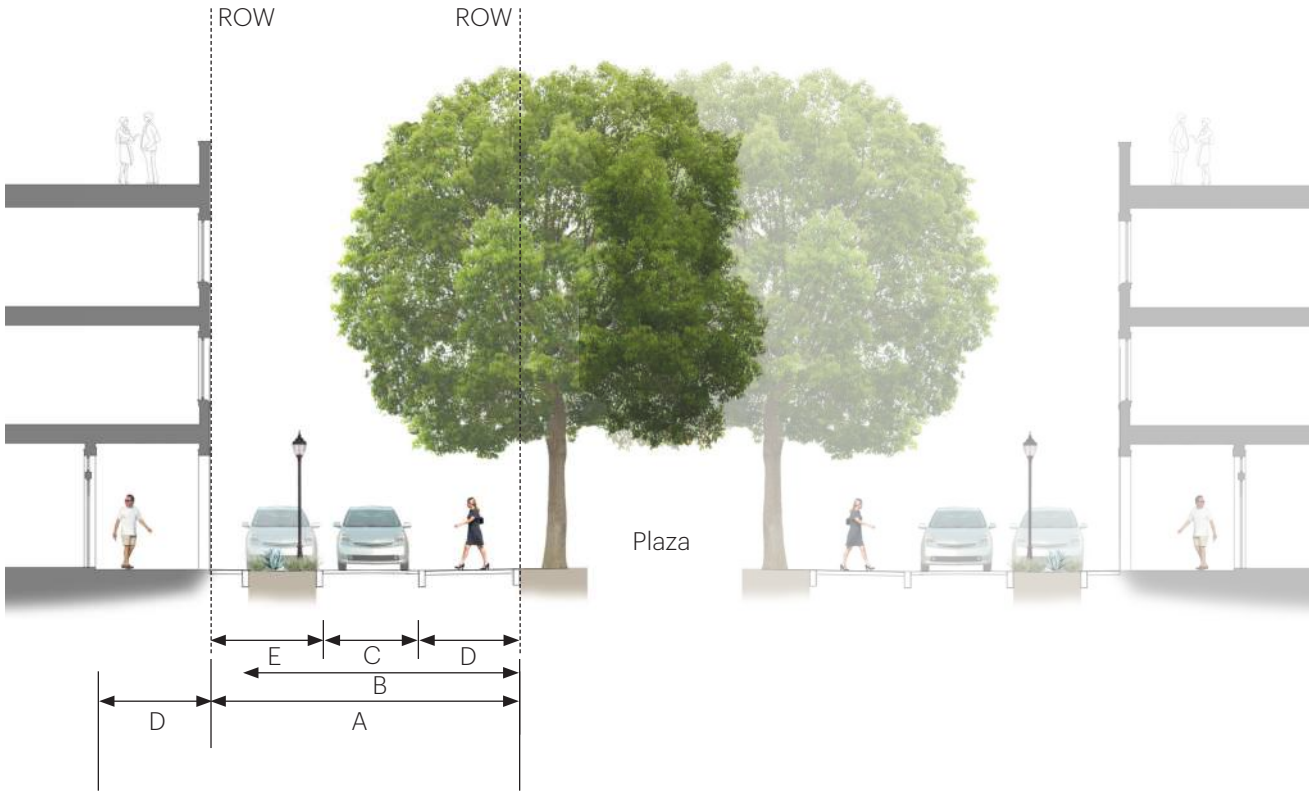
This street combines elements of the Neighborhood Street with the wide pedestrian path and arcades that surround the Plaza. The bicycle lanes and stormwater spine ensure continuity for these elements across the Midtown Site.

Overall Widths		
Right-of-Way	72′	A
Curb to Curb Pavement	60′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10′	C
Bicycle Lanes	2@5′ Lane + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8′ + 4' Buffer	E
Sidewalks	2@12'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@8'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2E Plaza Street One-way





The Midtown Site

Plaza Street One-Way

Description

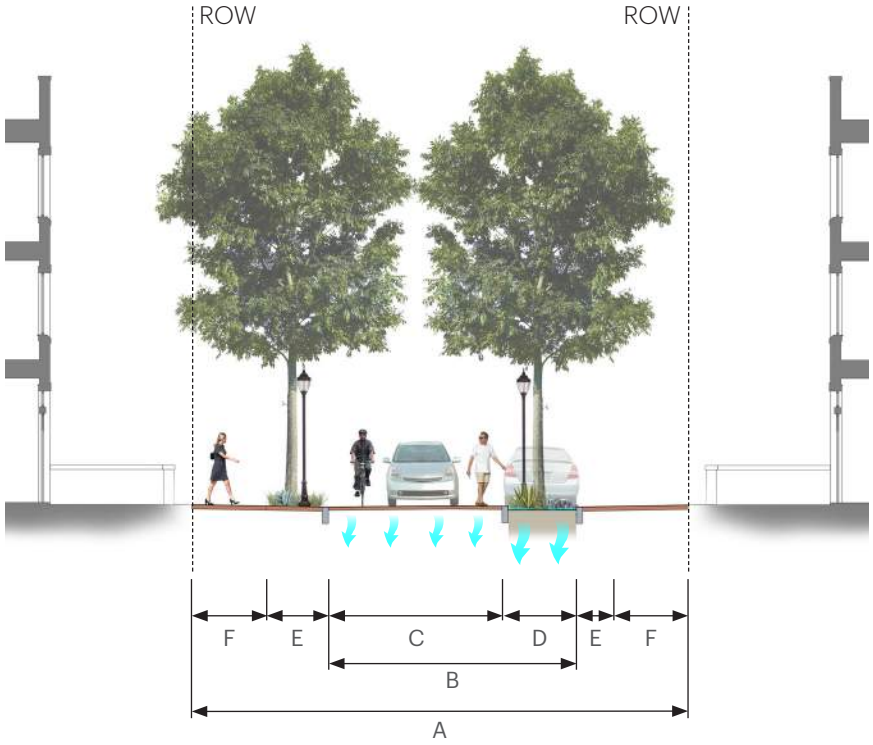
This curbless street facilitates pedestrian movement across the Plaza as well as counterclockwise traffic around it. It features parallel parking adjacent to the arcade frontage and a wide pedestrian zone on the plaza side that can also expand emergency vehicle access when needed.

Overall Widths		
Right-of-Way	32'	A
Curb to Curb Pavement	28'	B

Street Mode Assembly		
Vehicle Traffic Lanes	1@10′	C
Arcade/ Sidewalk	2@10'-14'	D
Parking Lanes/ Rain Garden	1@8′ + 4' Buffer	E

Green Infrastructure Assembly	
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine Zone	Rain Gardens/Boardwalk

5.2F Living Alley



Design Considerations

Living Alleys should be designed to provide a comfortable environment for people walking and rolling through the Midtown Site while also providing service access to parking, loading/ unloading areas, and service entries. Living Alleys should use the following design strategies:

- Use pavers to slow traffic and allow for stormwater infiltration
- Travel lane should meander to slow traffic
- Parking/rain gardens should alternate sides to slow traffic
- Maintain vehicular traffic speed at 10 miles per hour or less



The Midtown Site
Living Alley

Description

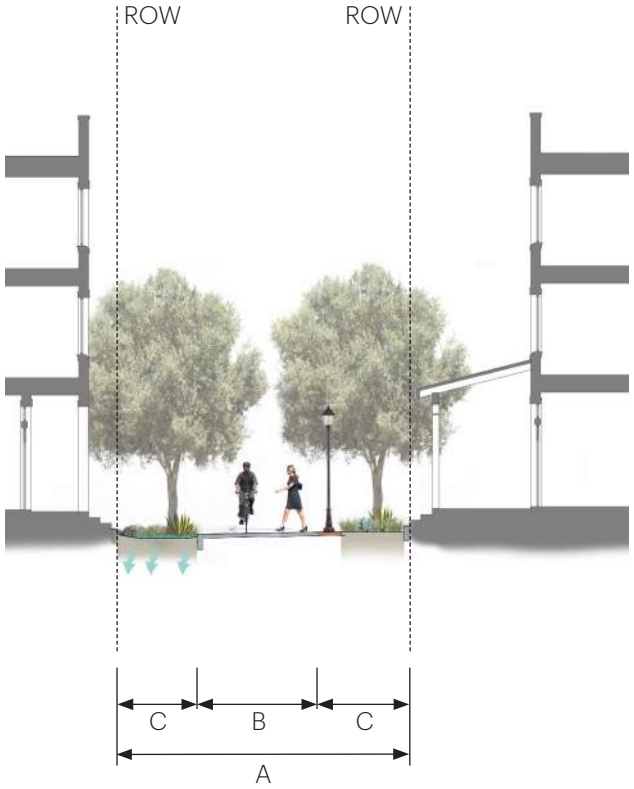
This service street provides a two-way queuing lane (yield condition) that is meant as a slow-speed travel lane that accommodates people walking or riding bicycles, as well as the occasional vehicle. On-street parking is provided on alternating sides of the street and incorporates rain gardens in curb extensions.

Overall Widths		
Right-of-Way	26′	A
Curb to Curb Pavement	13'-26′ (Variable)	B

Street Mode Assembly		
Shared Travel Lanes	1@13′ Queuing Lane	C
Parking Lanes/Curb Extensions	1@7', Alternating Sides	D
Planting Strip/Furnishing Zone	1@6', Alternating Sides	E

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Tree Zone	Trees @ 50′ o.c. avg.
Shared Travel Lane	Permeable Pavers
Parking Zone	Pervious Pavement/Rain Gardens

5.2G Paseo





Design Considerations

Paseos should be designed to provide a comfortable environment for people walking and rolling through the Midtown Site. Shade, seating, adequate pedestrian-scale lighting and public art can help to make the Paseo a pleasant outdoor space that serves to improve connections across the Site.

Description

Intended as a non-vehicular connection, the paseo provides a generous shared use path and green spaces for stormwater conveyance and infiltration.

Overall Widths		
Right-of-Way	26′	A

Street Mode Assembly		
Shared Use Path	1@10'	B
Stormwater Spine Zone	2@8' avg. (Variable)	C

Green Infrastructure Assembly	
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine Zone	Rain Gardens/Boardwalk

5.2H Additional Design Standards Applicable to All Thoroughfares

All Thoroughfares should be designed to demonstrate consistency with the following design standards. Reference the NACTO Urban Street Design Guide for additional design guidance.

Low-Speed Movements

- Thoroughfare design should reinforce motor vehicle travel speeds that are appropriate for the neighborhood environment envisioned for the Midtown Site:
- Living Alleys should be designed to a Target Speed of 5-10 mph.
- All other thoroughfare types in the Site should be designed to a Target Speed of no more than 20 mph.

Lighting

- Utilize light poles that are capable of accommodating at least one pole banner, where appropriate, but not on residential streets. Required on thoroughfares adjacent to Plaza and Main Street Facade Zones.
- 14-8.9 Outdoor Lighting in the Santa Fe Code of Ordinances establishes cutoff requirements for luminaires and average illumination levels for sidewalks, pedestrian areas, and public spaces consistent with Dark Sky policies.
- Lighting fixtures within the right-of-way should be pedestrian-scale in order to improve walkway illumination for pedestrian traffic and enhance community safety.

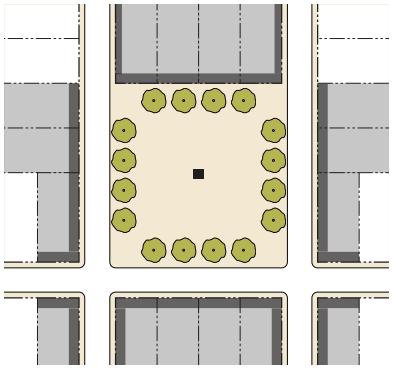
Stormwater Management Facilities

- Curb extensions at intersections and at mid-block locations as appropriate should be used for rain gardens and street trees.
- Low Impact Design (LID) stormwater management facilities should be integrated into the design of every thoroughfare in the Site.

Intersections

- Intersections and mid-block crossings should be designed so as to prioritize the safety and convenience of people walking, rolling, and riding bikes through the use of curb extensions, raised crosswalks, pedestrian refuges, and other design elements as appropriate.
- Intersections and mid-block crossings should include clearly marked pedestrian crosswalks, including instances where pedestrian paseos and/or living alleys intersect with multi-modal streets.
- Curb extensions and changes in paving material and/or color should be utilized where pedestrian paseos and/or living alleys intersect with multi-modal streets and at all mid-block crossings. Raised crosswalks may also be appropriate in these conditions.
- Curb ramps should be directional as feasible.

5.3 Civic + Open Space Standards



Building Frontage Adjacent to a Civic Space

Key

- Building Frontage
- Building Adjacent to Civic Space

This Section establishes the standards applicable to existing and new civic spaces and civic buildings. These standards supplement the standards for each zone. Civic spaces are land in the public realm—whether publicly or privately owned—available for civic gathering purposes.

Civic Space Types

Standards and Characteristics. The intent and purpose of each civic space type is described along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise.

Amount of Open Space Required. As required by Section 5.8 (Design Standards General to All), development sites are required to include a minimum area of the site as open space. One or more civic spaces may be used to meet the open space requirements. Civic spaces identified on Figure 5.3.1 (Civic Space Regulating Plan) as having a flexible location shall be located within the same block as indicated by the Regulating Plan and shall be connected to the public right-of-way by adjacent paseos.

Civic Spaces, Public and Private. All civic spaces, whether privately or publicly owned, are required to be in compliance with the standards in this Section.

Stormwater Management Through Civic Spaces. Civic spaces in zones serve the additional purpose of managing stormwater. There is no minimum standard for the amount of stormwater to be detained in each civic space.

Civic spaces, and required open space in general, are intended to contribute to each development's stormwater management plan. This is to be accomplished as follows:

1. Stormwater is to be directed to civic space(s), open space on individual lots (such as courtyards, dooryards, and forecourts), planted medians, and tree planting areas along travel lanes.
2. Except for Plazas, Pocket Plazas, Playgrounds, and Community Gardens, each civic space shall accommodate stormwater while primarily being designed as a gathering space for people.
3. Civic spaces shall make use of permeable paving to reduce stormwater runoff—see Chapter 6 (Infrastructure and Stormwater).
4. Civic spaces are required to be designed in compliance with the standards of this Section and the Civic Space Regulating Plan.

Facade Zones Along or Adjacent to Civic Spaces. Each civic space shall be bounded on all sides by facade zones and/or rights-of-way. The applicable facade zone standards in Section 5.6 (Facade Zone Standards) shall govern the design of building facades facing the civic space.

5.3.1 Civic Space Regulating Plan



Legend

The Midtown Site

Civic Space Types:

Arroyo Park

Plaza

Quad Park

Pocket Park/Plaza

Other

Paseos

Existing Buildings to Reuse

Development Blocks

Civic Spaces shall be located in accordance with Figure 5.3.1 (Civic Space Regulating Plan) within the Midtown Site. The location of civic spaces identified by the Regulating Plan may be adjusted with approval of the Director within the blocks where they are mapped. Regardless of location, such civic spaces must meet the standards for the applicable Civic Space Type, as provided in this Section.

Overview of Civic + Open Space Types

This Sub-section identifies the civic and open space types envisioned for the Midtown Site. Additional details, including minimum dimensional standards, are detailed on the following pages.

Table 5.3.A Civic and Open Space Types Overview

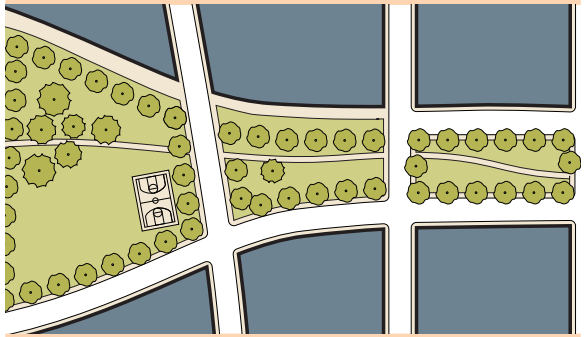
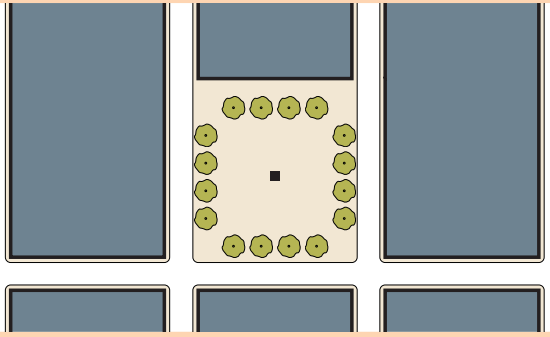
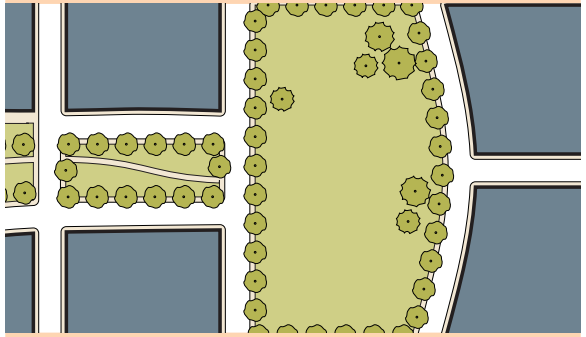
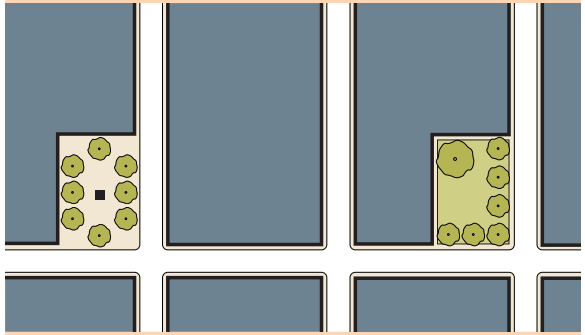
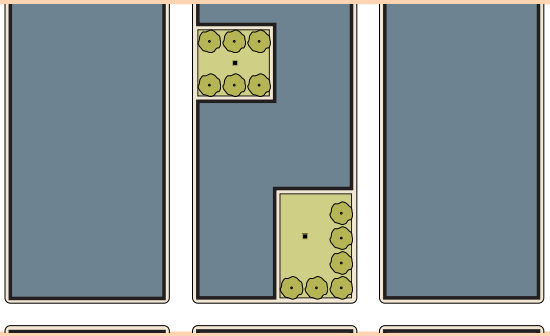
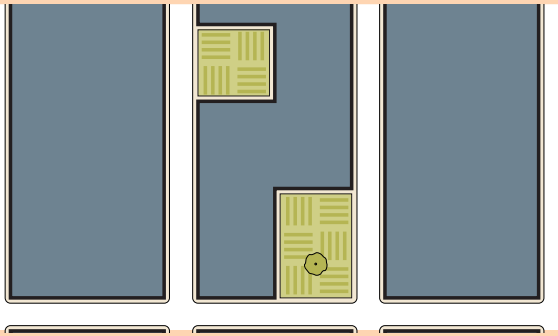
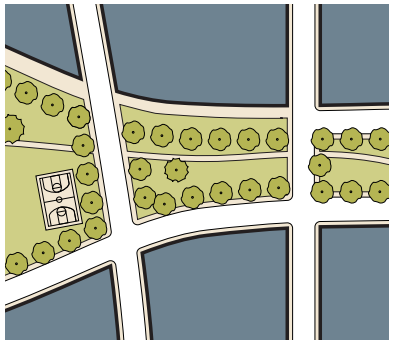
Arroyo Park	Plaza	Quad Park
		
Description	**Description**	**Description**
A linear space two or more blocks in length for community gathering, bicycling, running, or strolling, defined by a pathway that runs the length of the arroyo park. The park is bordered on the east side by the existing arroyo and on the west side by a new street to provide public access. Programmed open spaces such as playgrounds or gardens may be located along the linear space. The arroyo park will serve an important role as a green connector between destinations.	Community-wide focal point designed to accommodate both passive daily use and special community activities such as markets, community celebrations and festivals.	An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.

Table 5.3.A Civic and Open Space Types Overview

Pocket Plaza/Pocket Park	Playground	Community Garden
		
Description	**Description**	**Description**
An intimate, small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes.	A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.	A small-scale space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community Gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Plaza.

5.3A Civic Space Type: Arroyo Park



Description

Inspired by Footbridges Park, this linear space provides a space for community gathering, bicycling, running, or strolling, defined by a pathway that runs the length of the arroyo park. The park is bordered on the east side by the existing arroyo and on the west side by a new street to provide public access. Programmed open spaces such as playgrounds or gardens may be located along the linear space. The arroyo park will serve an important role as a green connector between destinations.



Image courtesy Rails to Trails Conservancy



Image courtesy GoodHomeGroup



Image courtesy OJB

Arroyo Park Standards
General Character
Formal or informal, dominated by landscaping and trees with integral stormwater management capacity
Multi-use path along length of linear park
Continuous or periodic access from adjacent right-of-way
Shade and seating provided

Arroyo Park Standards (Continued)	
Size	
Area	5.8 acres min.
Width	60' min.
Length	As mapped

Note: Images are illustrative

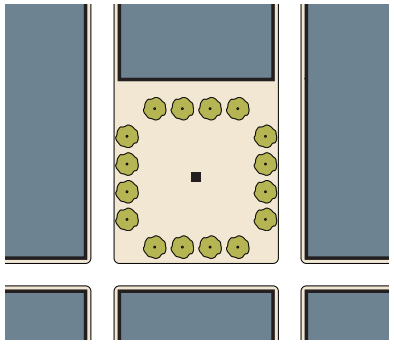
5.3B Civic Space Type: Plaza







Image courtesy Gensler Architects.



Description

Community-wide focal point designed to accommodate both passive daily use and special community activities such as markets, community celebrations and festivals. Primarily hardscaped, with some planted areas. Adjacent streets with bollarded curbless edges could allow for temporary enlargement of the plaza area and could accommodate food trucks or mobile vendors.

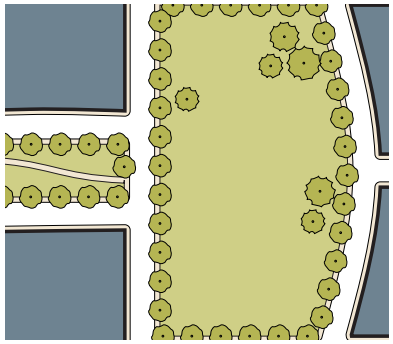
Plaza Standards
General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
Adjacent buildings front onto plaza

Plaza Standards (Continued)	
Size	
Area	1.2 acres min.
Width	165' min.*
Length	165' min.*

* shortest dimension of historic Santa Fe Plaza

Note: Images are illustrative

5.3C Civic Space Type: Quad Park



Description

An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.







Quad Park Standards
General Character
Separated from major streets by building volumes
Hardscape paths connecting main access points
Programmed areas provided

Quad Park Standards (Continued)	
Size	
Area	7,260 sf min.
Width	50' min.; 350' max.
Length	75' min.; 500' max.

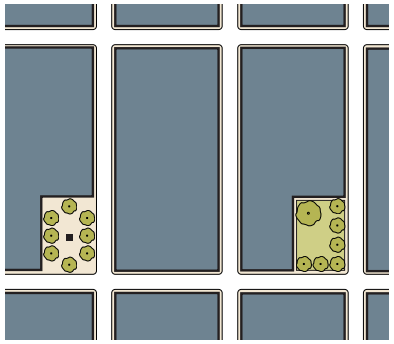
Note: Images are illustrative

5.3D Civic Space Type: Pocket Plaza/Park









Description

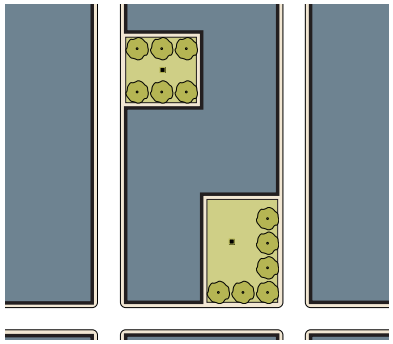
An intimate, small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes.

Pocket Park/Plaza Standards
General Character
Informal or formal, combination of planted areas and hardscape
Spatially defined by building frontages and trees
Adjacent buildings front onto plaza
Walkways along edges or across space

Pocket Park/Plaza Standards (Continued)	
Size	
Area	3,750 sf min.
Width	50' min.; 80' max.
Length	75' min.

Note: Images are illustrative

5.3E Civic Space Type: Playground



Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.



Image courtesy Foursquare





Playground Standards
General Character
Focused toward children
Play structure, interactive art, and/ or fountains
Shade and seating provided
May be fenced

Playground Standards (Continued)	
Size	
Area	2,400 sf min.
Width	40' min.
Length	60' min.

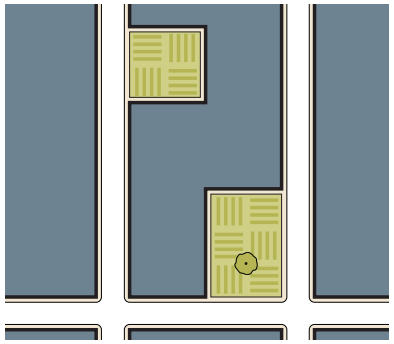
Note: Images are illustrative

5.3F Civic Space Type: Community Garden









Description

A small-scale space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community Gardens are fenced and typically include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Plaza.

Community Garden Standards
General Character
Dedicated to food production
Siting ensures year-round solar access
May include greenhouse(s)
Owned or managed by an entity whose decision making includes neighborhood residents
Primary circulation network provides pedestrian access to garden and all required features

Community Garden Standards (Continued)	
Size	
Area	3,750 sf min.
Width	40' min.
Length	75' min.
Required Features	
Continuous fencing along all sides	
Watering systems (e.g. drip irrigation)	
Garden bed enhancements (e.g. raised beds)	
Secure storage space for tools and supplies	

Note: Images are illustrative

5.4 Development Standards + Regulating Plan

This Section demonstrates where form-based development standards and allowed uses apply within the Midtown Site.

Development Standards Approach

To deliver the vision described in the Plan, each development parcel on the Midtown Site shall be controlled by a combination of Sub-zone Standards that control use and Facade Zone Standards that control building massing, and design. Both sets of standards have been coordinated and must be satisfied for each development parcel on the Midtown Site.

Sub-zone Standards. These standards apply to the entirety of each site onto which they are mapped, and control allowed uses.

Facade Zone Standards. These standards apply to the edges of each site that abut public rights-of-way, civic spaces, or public access easements such as paseos. They control elements such as setbacks, height stepbacks and required frontage types.

Regulating Plan

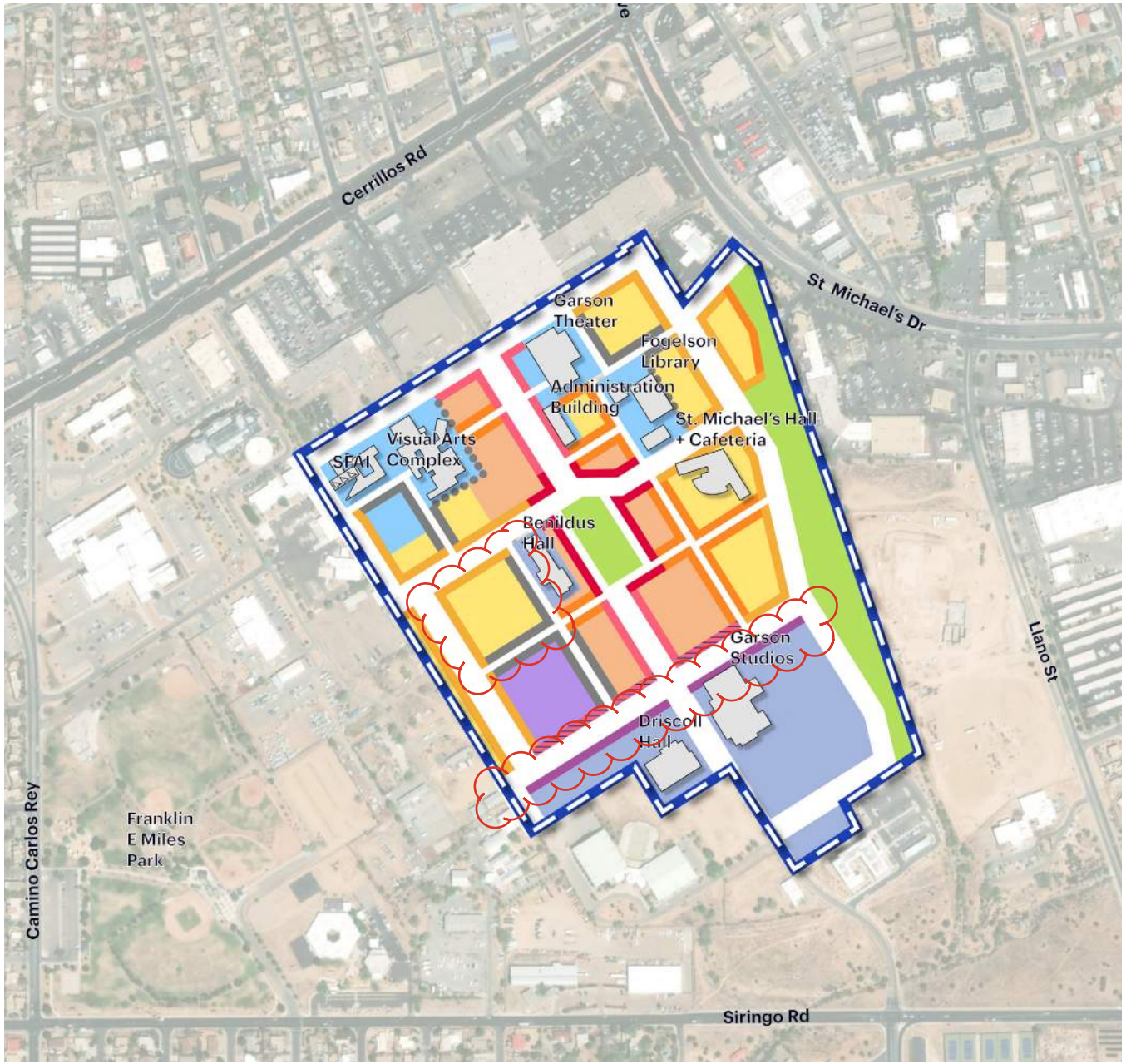
Figure 5.4.1 (Development Standards Regulating Plan) identifies the applicable Sub-zone Standards and Facade Zone Standards for each development site in the Midtown Site.

Where development sites are combined, the applicable standards identified in the Regulating Plan must be met.

Where the location of flexible rights-of-way and easements—such as paseos and living alleys—as identified by Figure 5.2.1 (Thoroughfare Regulating Plan), is adjusted, the applicable Facade Zone Standards indicated in Figure 5.4.1 (Development Standards Regulating Plan) shall apply to the right-of-way or easement in its new location, unless the new location represents a substantial change in context which merits a change in Facade Zone type, to be determined by the Land Use Director.

Where Civic Spaces are established, such as those identified by Figure 5.3.1 (Civic Space Regulating Plan), the Facade Zone(s) mapped at the location of the Civic Space in Figure 5.4.1 (Development Standards Regulating Plan) shall govern development along all edges of the Civic Space that are not bounded by thoroughfares.

5.4.1 Development Standards Regulating Plan



Legend

The Midtown Site

Sub-Zones:

- Civic Space (CS)
- Mixed-Use Neighborhood (MU–N)
- Mixed-Use Center (MU–C)
- Mixed-Use Office (MU–O)
- Mixed-Use Film (MU–F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse

Facade Zones:

- Plaza (PL)
- Main Street (MS)
- Main Street–Office (MS–O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line
- Pursuant to the Midtown Overlay Zoning District requirements for "Qualifing Projects"

5.5 Sub-zone Standards

This Section refines the palette of uses allowed in base zoning and the Midtown LINC Zoning Area by establishing an allowed palette of uses for the Midtown Site.

Use Standards

Table 5.5.A (Allowed Uses) sets forth the uses allowed and prohibited according to the Sub-zones established by Section 5.4 (Development Standards and Regulating Plan) and are not impacted by adjacent Facade Zones (see 5.6 Facade Zone Standards). These regulations are based on the patterns of development and physical activities that comprise the principal and accessory uses of land, rather than on whether the activity is conducted for profit, not for profit or other purposes. Any specific use type not listed or included in the Table 5.5.A (Allowed Uses) is prohibited unless the Land Use Director determines that it is to be included in an existing use category.

The Midtown Site Sub-zones

The following Sub-zones apply in the Midtown Site:

- Mixed-Use Neighborhood (MU–N) provides for a variety of housing options.
- Mixed-Use Center (MU–C) provides opportunities for limited commercial uses such as retail, dining and entertainment while providing a variety of housing options on upper floors and along pedestrian paseos.
- Mixed-Use Office (MU–O) provides opportunities for service commercial uses as a transition between film production uses and residential uses.
- Mixed-Use Film (MU–F) provides for film production activities focused on the Garson Studios.
- Community-Oriented (CO) provides for civic uses such as libraries, education, performing arts, and other uses that serve the community.
- Open Space (OS) provides for publicly-accessible civic and open space.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Residential						
Group Living						
Continuing care community	S	S*	P	—	—	—
Group Residential Care Facility	S	S*	—	—	—	—
Group Residential Care Facility, Limited	P	P*	—	—	—	—
Group Residential Care Facility, Correctional	—	—	—	—	—	—
Boarding, dormitory, monastery	S	S*	—	—	—	—
Household Living						
Dwelling, multiple- family	P	P*	P	—	—	—
Dwelling, single-family	P	—	—	—	—	—
Manufactured homes	S	—	—	—	—	—
Mobile home, permanent installation	—	—	—	—	—	—
Mobile home park	—	—	—	—	—	—
Short-Term Rental Unit	—	—	—	—	—	—
Public, Institutional + Civic (Ord. No. 2014-31 § 11)						
Emergency Services						
Police and fire stations	S	S*	S	—	—	—
Police substations (6 or fewer staff)	S	P*	P	—	S	—
Preschool, Daycare for Infants or Children						
Small (6 or fewer)	P	P	P	P	P	—
Large (More than 6)	P	P	P	P	P	—
Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)						
Distribution facilities	P	P*	P	P	P	P
Substation	—	—	—	—	—	—
Switching station	—	—	—	—	—	—
Transmission lines	—	—	—	—	—	—

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Educational						
Elementary and secondary schools, public and private	—	S*	S	S	S	—
Colleges and universities, residential	—	—	—	—	S	—
Colleges and universities, nonresidential	—	S	P	P	P	—
Museums	—	P*	P	P	P	—
Vocational or trade schools, nonindustrial	—	P*	P	P	P	—
Vocational or trade schools, light industrial	—	—	—	—	—	—
Community Centers and Institutions						
Neighborhood and community centers, including youth and senior centers	S	P	P	—	P	—
Religious, educational and charitable institutions (does not include schools or assembly uses)	S	P*	P	—	P	—
Hospitals and Extended Care Facilities						
Extended care, convalescent, nursing, recovery care facilities	—	—	—	—	—	—
Hospitals	—	—	—	—	—	—
Hospital heliport	—	—	—	—	—	—
Human Services						
Adult day care	—	S*	S	—	S	—
Foster homes licensed by the appropriate state agencies	—	—	—	—	—	—
Human service establishments	—	S*	S	—	S	—
Sheltered care facilities	S	—	—	—	—	—
Parks and Open Space						

Key
P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Human Services (continued)						
Cemeteries, mausoleums and columbariums	—	—	—	—	—	—
Public parks, playgrounds, playfields	P	P	P	P	P	P
Religious Assembly						
All	S	—	S	—	—	—
Utilities						
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S*	S*	S*	S	—	—
Commerical (Ord. No. 2014-31 § 11)						
Animal Sales and Service						
Veterinary establishments, pet grooming	—	—	—	—	—	—
Kennel	—	—	—	—	—	—
Arts Activities						
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts	P**	P	P	—	P	—
Arts and crafts schools	S**	P	P	—	P	—
Dance studios	P**	P	P	—	P	—
Photographers' studios	P**	P	S	—	P	—
Assembly						
Private clubs and lodges	—	P*	P	—	—	—

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Commercial Cannabis Establishments						
Cannabis consumption area	—	—	—	—	—	—
Cannabis manufacturing, heavy	—	—	—	—	—	—
Cannabis manufacturing, light	—	—	—	—	—	—
Cannabis producer microbusiness (200 mature plants max.), indoor growing only	—	—	P	—	—	—
Cannabis producer microbusiness (200 mature plants max.), outdoor growing	—	—	—	—	—	—
Cannabis producer, indoor growing only	—	—	—	—	—	—
Cannabis producer, outdoor growing	—	—	—	—	—	—
Cannabis research laboratory	—	—	—	—	—	—
Cannabis testing laboratory	—	—	S	—	—	—
Commercial cannabis retailer	—	P	P	—	—	—
Financial Services						
Banks, credit unions (without drive-through)	—	P	P	—	—	—
Banks, credit unions (with drive-through)	—	—	—	—	—	—
Food and Beverages						
Bar, cocktail lounge, nightclub, no outdoor entertainment	—	P*	—	—	—	—
Bar, cocktail lounge, nightclub, with outdoor entertainment	—	P*	—	—	—	—
Restaurant - full service, with or without incidental alcohol service	—	P	—	—	P	—

Key

P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Food and Beverages (continued)						
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.	—	P*	—	—	—	—
Restaurant - Fast service/take-out, no drive-through/drive-up	—	P	—	—	P	—
Restaurant - with drive-through/ drive-up	—	—	—	—	—	—
Commissary kitchen	—	S*	S	—	S*	—
Medical						
Apothecary shops or pharmacies	—	P	P	—	—	—
Medical and dental offices or clinics	—	P*	P	—	—	—
Offices, Business and Professional						
Business and professional offices excluding medical and dental and financial services	—	P**	P	—	—	—
Public Accommodation						
Bed and breakfast houses and inns	—	P*	P	—	—	—
Conference and extended stay lodging facilities	—	P*	P	—	—	—
Hotels, motels, residential suite hotels	—	P*	P	—	—	—
Vacation time share projects	—	—	—	—	—	—
Public Transportation						
Transit transfer facilities	S	S*	S	S	S	S

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Recreation and Entertainment						
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.	—	P	P	—	—	—
Exercise, spas or gym facilities	—	P	P	—	—	—
Nonprofit theaters for production of live shows	—	S	S	—	P	P
Retail Sales and Services						
Antique stores	P**	P	—	—	—	—
Art supply stores	P**	P	—	—	P	—
Bookshops	P**	P	—	—	P	—
Cabinet shops, custom	—	—	—	—	—	—
Department and discount stores	—	S	—	—	—	—
Flea markets	—	—	—	—	—	—
Florist shops	P**	P	—	—	—	—
Funeral homes or mortuaries	—	—	—	—	—	—
Furniture stores	—	P	—	—	—	—
Neighborhood grocery stores and laundromats	—	P	—	—	—	—
Office equipment sales and service; retail sale of office supplies	—	P	—	—	—	—
Retail establishments not listed elsewhere	—	P	—	—	—	—
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet	—	—	—	—	P	—

Key

P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CS	OS
Retail Sales and Services (continued)						
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use	—	—	—	—	—	—
Sign shops	—	—	—	—	—	—
Service Establishments						
Barber shops and beauty salons	—	P	P	—	—	—
Personal care facilities for the elderly	—	P	P	—	—	—
Personal service establishments including cleaning and laundry, appliance repair and similar services	—	S	P	—	—	—
Tailoring and dressmaking shops	—	P	P	—	—	—
Sexually Oriented Businesses						
All	—	—	—	—	—	—
Storage						
Individual storage areas within a completely enclosed building	—	—	—	—	—	—
Mini-storage units	—	—	—	—	—	—
Telecommunication						
Telecommunications Facilities	Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)					

	MU-N	MU-C	MU-O	MU-F	CO	OS
Vehicles and equipment						
Commercial parking lots and garages	—	S*	S*	S*	S*	—
Service and repair establishments including filling stations and repair garages	—	—	—	—	—	—
Tire recapping and retreading	—	—	—	—	—	—
Industrial						
Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts	—	—	—	—	—	—
Research, experimental and testing laboratories	—	—	P	—	—	—
Manufacturing and Production						
Light assembly and manufacturing	—	—	—	—	—	—
Outdoor Storage						
Outdoor storage lots and yards, except wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts	—	—	—	—	—	—

Key				
	P = Permitted Use S = Special Use Permit	A = Accessory Use — = Not Allowed	* = Use must be located on upper floors, or on ground floor behind another permitted use.	** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CS	OS
Warehouse and Freight Movement						
Wholesaling and distribution operations - 3,000 square feet or less of storage	—	—	—	—	—	—
Wholesaling and distribution operations - over 3,000 square feet of storage	—	—	—	—	—	—
Agricultural Uses (Ord. No. 2016-41 § 3)						
Animal production	—	—	—	—	—	—
Commercial stable	—	—	—	—	—	—
Urban Farm Ground Level, less than 10,000 sq ft.	S	S	S	S	S	S
Urban Farm Ground Level, 10,000 sq ft. - 1 acre	—	—	—	—	S	S
Urban Farm Ground Level, greater than 1 acre	—	—	—	—	S	S
Urban Farm Roof Level, Open Air, 1000 sq ft. or less	S	S	S	S	S	S
Urban Farm Roof Level, Open Air, greater than 1000 sq ft., less than 5000 sq ft.	S	S	S	S	S	S
Aquaculture, less than 750 sq ft.	—	S	S	S	S	S
Aquaponics, less than 750 sq ft.	—	S	S	—	—	S
Aquaponics, greater than 750 sq. ft	—	S	S	—	—	S
Hydroponics, any size	—	S	S	—	—	S
Composting	—	—	—	—	—	—

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Accessory Uses						
Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools + tennis courts + such other accessory structures which exceed 30 inches in height from the average ground elevation.	A	A*	A	A	A	—
Children's play areas + play equipment	A	A*	A	A	A	P
Accessory dwelling units	A	A*	A	A	A	—
Greenhouses, noncommercial	A	A*	A	A	A	A
Home occupations	A	A	A	A	A	—
Hospital heliport	—	—	—	—	—	—
Other uses + structures customarily accessory + clearly incidental and subordinate to permitted permissible uses + structures	A	A*	A	A	A	A
Private barbecue pits, private swimming pools	A	A*	A	A	A	—
Private daycare for infants + children	A	A*	A	A	A	—
Private garages	A	A*	A	A	A	—
Residential use ancillary to an approved use	A	A*	A	A	A	—
Utility sheds, located within the rear yard only	A	A*	A	A	A	—
Apothecaries, pharmacies, or laboratories accessory to a clinic	—	A	A	—	—	—

Key

P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

5.6 Facade Zone Standards

This Section establishes Facade Zone Standards that regulate setbacks, frontage types, height, and other elements that impact the quality of the pedestrian realm. These standards are meant to complement Section 5.8 Design Standards General to All.

Walkable, Pedestrian-Oriented Design

Standards for specific Facade Zones are intended to create a high-quality public realm that provides an appealing experience for people moving around the Midtown Site on foot. This goal is achieved through intentionally regulating design elements such as ground floor frontages, facade definition, the shape of buildings along the streetscape, and composition of openings.

Context-Sensitive Standards

To deliver the high quality public realm envisioned by this plan, specific standards for particular Facade Zones are applied according to Section 5.4 (Development Standards and Regulating Plan). These standards correspond to different thoroughfare environments, and are scaled accordingly. Facade Zones that allow for taller heights and facade conditions appropriate for commercial uses are prescribed for major thoroughfares, while lower-intensity Facade Zones with reduced building heights are prescribed for more intimate paseos and residential streets. The Frontage Types allowed under each Facade Zone are calibrated to the physical character and types of activity envisioned for each environment.

Application of Facade Zone Standards

Facade Zones are applied along the edges of rights-of-way, easements, and civic spaces, as shown in Section 5.4 (Development Standards and Regulating Plan). The standards in this Section govern the above-grade portion of a development block within a certain distance of these public spaces, defined as the Facade Zone (see the table below). All standards contained in Section 5.5 (Sub-zone Standards) and Section 5.8 (Design Standards General to All) remain applicable within the Facade Zone.

Applicability of Standards	
Facade Zone Extents	
Depth (From Frontage Line[1])	Up to 30'
Height (Above Grade)	To maximum height in sub-zone

[1]The frontage line shall be defined as the boundary of the adjacent public way or easement.

Openings

Standards in this Section shall apply to all walls contained within a single lot and facing a public way or open space.

Table 5.6.A Facade Zones Overview

Plaza (PL)



Intent

An active, arcaded streetscape characterized by high pedestrian density and commercial activity. This Facade Zone reinforces the Central Plaza as a gathering point for the neighborhood.

Main Street/Main Street-Office (MS/MS-O)



Intent

A walkable main street environment designed for a mix of housing and workplaces, which can evolve to accommodate increasing commercial activity as the neighborhood matures.

Live/Work (LW)



Intent

Inspired by traditional city streets, this Facade Zone features a pedestrian-oriented passage lined by buildings that combine residences with ground-floor shops and studios.

Neighborhood Residential (NR)



Intent

An environment in which residences face onto a landscaped public realm accommodating pedestrians, bikes, and low-speed auto traffic—gracefully transitioning to the private realm through appropriate frontage types.

Neighborhood Paseo (NP)



Intent

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.

Note: Images are illustrative

Facade Definition

Note: Images are illustrative

Intent

A continuously varied streetscape contributes to a more pleasant pedestrian experience, providing interest for people navigating the neighborhood on foot and helping them to orient themselves. Even in environments where the street wall is more or less continuous, differentiating building facades through changes in various architectural parameters can help to realize these benefits.

Photo Gallery







Add text:
Encourage facade articulation including step backs, fenestration, and best practices to break up sheer walls.

Facade Variety in Development Standards

The standards for each Facade Zone include a maximum width for defined Facades. Where individual buildings are no wider than the maximum facade width for the Facade Zone, defined Facades shall correspond to individual buildings. Buildings wider than the maximum Facade width shall incorporate multiple Facades no wider than the maximum for the Facade Zone.

Facade Definition	
Max. Width of Defined Facade	Per Facade Zone Standards
Boundary between defined Facades shall extend vertically for the full height of the building(s).	A
Facades shall be designed to be or appear to be structurally independent. Vertical support elements (columns, etc.) may not be shared between adjacent Facades.	B
A defined Facade shall be differentiated from adjacent Facades through two or more of the following techniques[1]:	
Change in frontage type, or its material composition	
Change in wall color or material	
Change in eave or parapet height	
Change in story where stepback/roof terrace occurs	
Recess or projection ≥ 18" deep	
Change in typical windows, doors, and surrounds	



(Facing page) Collections of unique townhouses in Tucson, Arizona illustrate how varying facade characteristics along a block face can reinforce a human scale of development.

(Above) Diagram showing how differentiation between adjacent facades may be achieved through variation of architectural features. Image is illustrative, not regulatory.

Plaza (PL)

Overview

An active, arcaded streetscape characterized by high pedestrian density and commercial activity. This Facade Zone reinforces the Central Plaza as a gathering point for the neighborhood.

Note: Images are illustrative



Allowed Frontage Types in the Plaza Facade Zone



Arcade



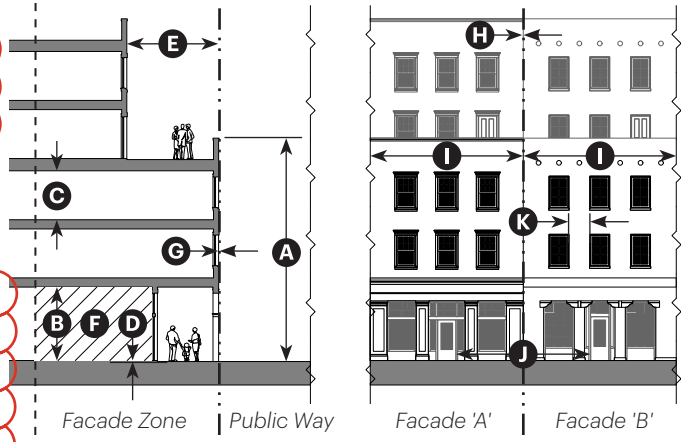
Shopfront[1]



Gateway/ Zaguan[1]

[1] In the Plaza Facade Zone, Shopfront and Gateway/ Zaguan frontage types must be used within the Arcade frontage type, articulating the recessed ground floor facade.

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.[2]	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
[2] At 15' from frontage line and beyond, height may increase to 5 stories. Any resultant space between frontage line and fourth story floor area shall meet standards for Roof Terrace in Section 5.8 (Design Standards General to All).		E
Flex Space		
% of Ground Floor Area Required	75% min.	F
Parking is not permitted in the Facade Zone		
Building Placement		
Building/Frontage Type Setbacks		
From Public Way	0' min. 2' max.	G
From Shared Lot Line	0' min. 0' max.	H
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	100% of Facade Zone width min.	
Encroachments		
Encroachments into ROW		
≥ 14' Vertical Clearance from SW	6' max.	
< 14' Vertical Clearance from SW	1' max.	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	75' max.	I
Wall Length Between Entrances	50' max.	J
Openings		
Wall Length Between Openings[3]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min. 75% max.	
[3] Openings located between 42" and 73" above floor level.		
Driveways		
Driveway Width		
One-way Traffic	12' max.	
Two-way Traffic	20' max.	
Separation Between Driveways	150' min.	

Main Street/Main Street-Office (MS/MS-O)

Note: Images are illustrative

Overview

A walkable main street environment designed for a mix of housing and workplaces, which can evolve to accommodate increasing commercial activity as the neighborhood matures.

Office Sub-zone

The Main Street-Office sub-condition allows for greater frontage flexibility to accommodate a wider variety of uses at the ground floor.



Allowed Frontage Types in the Main Street/Main Street-Office Facade Zone



Shopfront



Gallery



Gateway/Zaguan

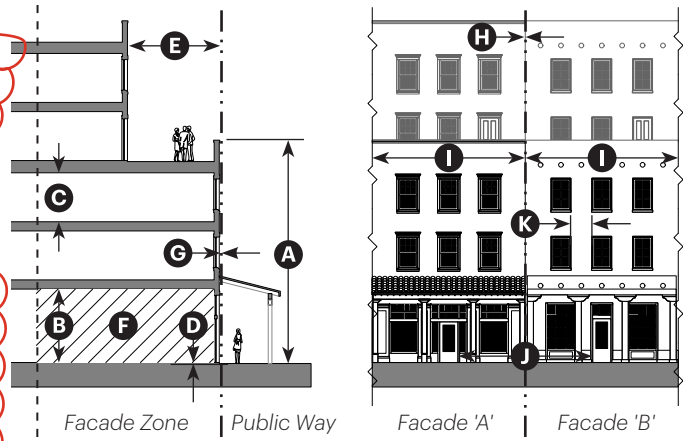


Dooryard



Forecourt

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.[1]	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
[1] At 15' from frontage line and beyond, height may increase to 5 stories. Any resultant space between frontage line and fourth story floor area shall meet standards for Roof Terrace in Section 5.8 (Design Standards General to All).		E
Flex Space		
% of Ground Floor Area Required	60% min.	F
Flex Space shall meet the requirements of the applicable building code for eating and drinking and mercantile occupancies		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted in the Facade Zone		
Building Placement		
Building/Frontage Type Setbacks[2]		
From Public Way	0' min. 5' max.	G
From Shared Lot Line	0' min.	H
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.	
[2] For Gallery frontage type, see "Encroachments".		
Encroachments		
Encroachments into ROW		
≥ 8' Vertical Clearance from SW	6' max.	
< 8' Vertical Clearance from SW	Not Allowed	
Gallery Frontage Type	10' max.[3]	
[3] Or to to within 18" of the curb face, whichever is less		



Note: Images are illustrative

Facade Definition	MS	MS-O	
Width of Defined Facade	75' max.	150' max.	I
Wall Length Between Entrances	60' max.	110' max.	J
Openings			
Wall Length Between Openings[4]	10' max.		K
Openings as Percent of Wall Area			
Open to Sky	10% min.	35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min.	75% max.	
[4] Openings located between 42" and 73" above floor level.			
Driveways			
Driveway Width			
One-way Traffic	12' max.		
Two-way Traffic	20' max.		
Separation Between Driveways	100' min.		

Live/Work (LW)

Note: Images are illustrative

Overview

Inspired by traditional city streets, this Facade Zone features a pedestrian-dominated passage lined by buildings that combine residences with ground-floor shops and studios.



Allowed Frontage Types in the Live/Work Facade Zone



Shopfront



Gateway/Zaguan



Dooryard

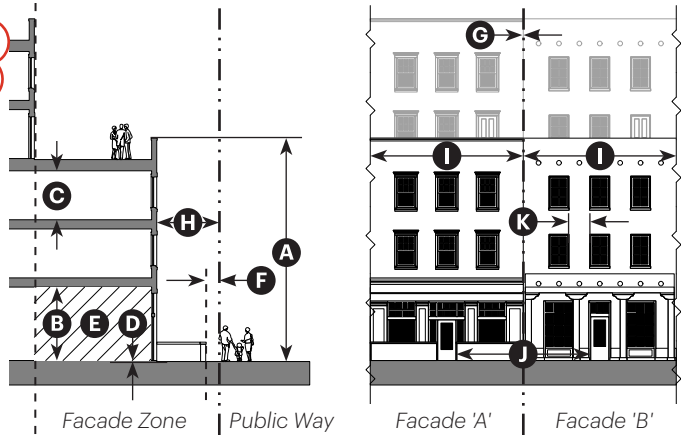


Forecourt



Portal

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
Flex Space		
% of Ground Floor Area Required	60% min.	E
Nonresidential ground floor area within live/work unit(s) may satisfy Flex Space requirement		
Flex Space not contained within live/work unit(s) shall meet the requirements of the applicable building code for eating and drinking and mercantile occupancies		
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		
[1] Garage parking is permitted where accessed via an alley		
Building Placement		
Building/Frontage Type Setbacks		
From Public Way	2' min. 5' max.	F
From Shared Lot Line	0' min.	G
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.	
Building Facade Setbacks		
Single Story	6' max.	
2+ Stories	12' max.	H
Encroachments		
Encroachments into Front Setback		
Stairs/Ramps	2' max.	
≥ 8' Vertical Clearance from SW	2' max.	
< 8' Vertical Clearance from SW	Not Allowed	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	60' max.	I
Wall Length Between Entrances	70' max.	J
Openings		
Wall Length Between Openings[2]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min. 75% max.	
[2] Openings located between 42" and 73" above floor level.		
Driveways		
Driveways are not permitted in this Facade Zone		
Vehicular access shall be via alley or shared access easement		

Neighborhood Residential (NR)

Note: Images are illustrative

Overview

An environment in which residences face onto a landscaped public realm accommodating pedestrians, bikes, and low-speed auto traffic—gracefully transitioning to the private realm through appropriate frontage types.



Allowed Frontage Types in the Neighborhood Residential Facade Zone



Gateway/Zaguan



Dooryard



Forecourt



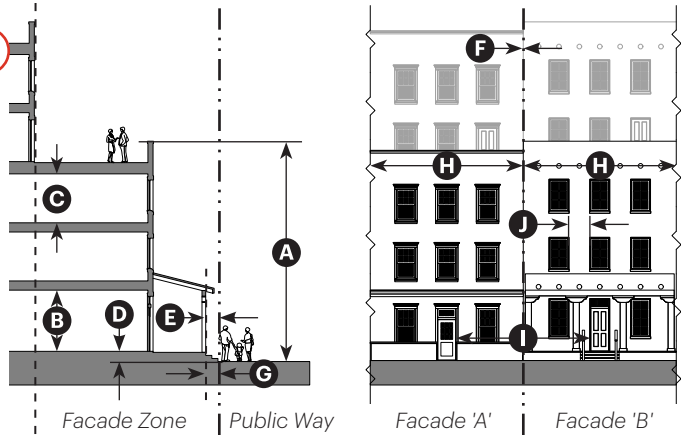
Portal

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	10' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	18" max.	D
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		

[1] Flex space, which may accommodate garage parking, is permitted where accessed via an alley

Building Placement			
Building/Frontage Type Setbacks			
From Public Way	2' min.	5' max.	E
From Shared Lot Line	0' min.		F
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	75% of Facade Zone width min.		

Encroachments		
Encroachments into Front Setback		
Stairs/Ramps	2' max.	G
≥ 8' Vertical Clearance from SW	2' max.	
< 8' Vertical Clearance from SW	Not Allowed	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	60' max.	H
Wall Length Between Entrances	80' max.	I
Openings		
Wall Length Between Openings[2]	10' max.	J
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	10% min. 50% max.	

[2] Openings located between 42" and 73" above floor level.

Driveways	
Driveway Width	
One-way Traffic	12' max.
Two-way Traffic	20' max.
Separation Between Driveways	35' min.

Neighborhood Paseo (NP)

Note: Images are illustrative

Overview

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.



Allowed Frontage Types in the Neighborhood Paseo Facade Zone



Gateway/Zaguan



Dooryard



Forecourt



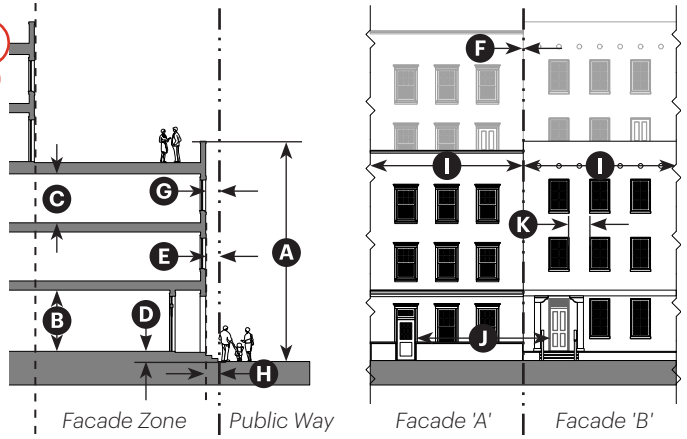
Portal



Stoop/Recessed Entry

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	10' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	18" max.	D
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		

[1] Flex space, which may accommodate garage parking, is permitted where accessed via an alley



Note: Images are illustrative

Building Placement			
Building/Frontage Type Setbacks			
From Public Way	2' min.	5' max.	E
From Shared Lot Line	0' min.	0' max.	F
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.		
Building Facade Setbacks			
Single Story	8' max.		
2+ Stories	12' max.		G
Encroachments			
Encroachments into Front Setback			
Stairs/Ramps	2' max.		H
≥ 8' Vertical Clearance from SW	2' max.		
< 8' Vertical Clearance from SW	Not Allowed		

Facade Definition		
Width of Defined Facade	60' max.	I
Wall Length Between Entrances	70' max.	J
Openings		
Wall Length Between Openings[2]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	10% min. 50% max.	

[2] Openings located between 42" and 73" above floor level.

Driveways
Driveways are not permitted in this Facade Zone
Vehicular access shall be via alley or shared access easement

5.7 Frontage Types

This Section establishes standards for all frontage types. Frontages are the components of a building that provide the transition and interface between the public realm (street, sidewalk, or civic space) and the private realm (yard or building).

Application of Frontage Types

- Each building shall be connected to the adjacent street, paseo, or civic space by at least one frontage type. A single building may have multiple frontage types in compliance with the types listed for the applicable Facade Zone(s).
- The frontage line shall be defined as the boundary of the adjacent street, paseo, or civic space from which the entrance is accessed.
- Frontage types shall be located in compliance with the Facade Zone per Item 2 (Building Placement) and Item 3 (Encroachments).
- Frontage types not listed in the standards for the Facade Zone under "Allowed Frontage Types" are not allowed in that Facade Zone.
- The names of the frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Shopfront may serve residential uses, and a portal may serve non-residential uses as allowed by the Sub-zone.

Frontage Types + Entrances

- Each frontage type shall accommodate at least one entrance.
- The primary building entrance shall be on the front of the building unless a side street or paseo are present—in which case the building entrance may be in any of these locations.
- Access to entrance doors of individual dwelling units located above the ground floor level may be provided by an enclosed lobby or corridor and stairway. Unenclosed or partially enclosed exterior stairways, open-air corridors, and/or egress balconies are also permitted as the primary means of access to dwelling units located on the second floor.
- Dwelling units on the ground floor and their entrances must be connected to adjacent public way(s), as well as to parking areas and other on site facilities.

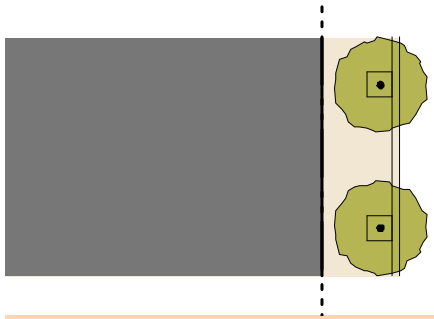
Arcade



Description

The ground floor facade is set back to form a covered passageway, with the surrounding structure supporting habitable space up to the frontage line on the upper floors. Frequently incorporates the Shopfront or Gateway/Zaguan frontage types.

Shopfront



Description

The main facade is at or near the frontage line with at-grade entrance along the sidewalk. Includes substantial glazing between the Shopfront base and the ground floor ceiling, frequently shaded by a canopy or awning over the sidewalk.

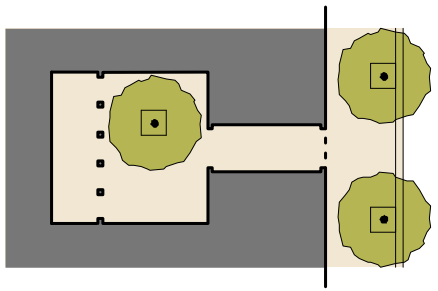
Gallery



Description

The main facade is at or near the frontage line and an at-grade covered structure, typically articulated with a colonnade that extends into the right-of-way. May be one or two stories and typically incorporates the Shopfront type.

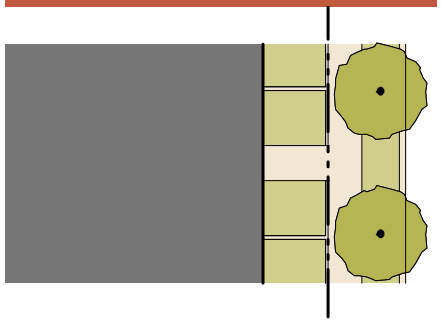
Gateway/Zaguan



Description

The main facade is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior court via a covered, open-air passage or Zaguan. This type often accommodates a vertical change in grade from the sidewalk to the court.

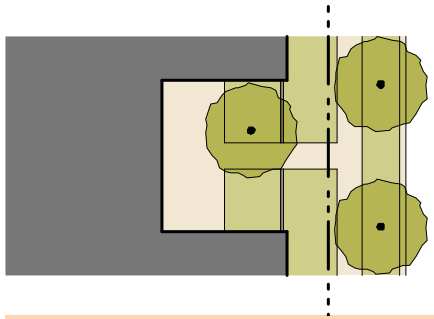
Dooryard



Description

The main facade is set back from the frontage line, which is defined by a low wall, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

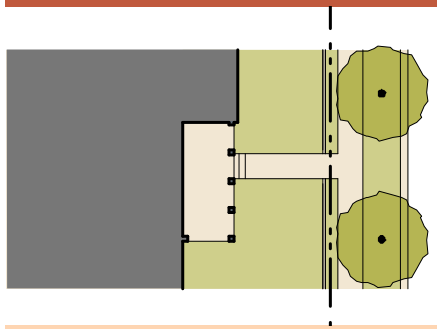
Forecourt



Description

The main facade is at or near the frontage line and a portion is set back, extending the public realm into the lot for an entry court or shared garden space, or as an additional shopping or restaurant seating area within retail and service contexts.

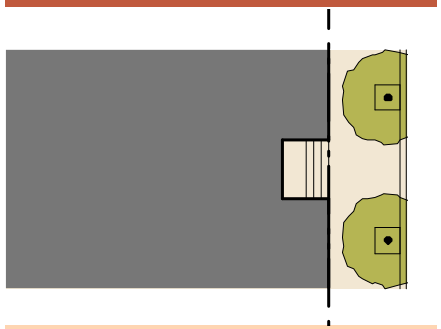
Portal



Description

A portion of the main facade is set back from the frontage line, creating space for a projecting covered structure. May be up to two stories and may have up to three adjacent sides that are engaged to the building, with at least one side open.

Stoop/ Recessed Entry



Description

The main facade is near the frontage line, with steps to an elevated and/ or covered entry recessed into the main facade, providing a defined transition between the sidewalk and the interior. Stairs or ramps may lead directly to the sidewalk or may be parallel to the sidewalk.

Frontage Type: Arcade

Note: Images are illustrative

Description

The ground floor facade of the building is set back to form a covered passageway, with the surrounding structure supporting habitable space up to the frontage line on the upper floors. The recessed ground floor facade frequently incorporates the Shopfront or Gateway/ Zaguan frontage types.

Intent

To provide shelter for pedestrians and to create an indoor-outdoor environment that accommodates activities that activate the public realm—such as outdoor dining and vending.



Photo Gallery

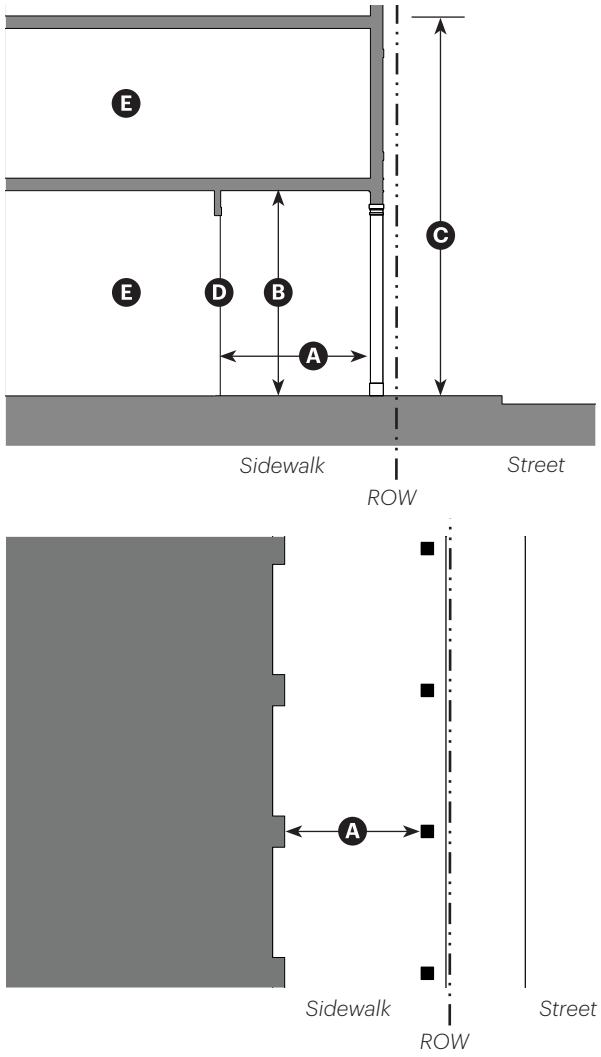








Arcade Standards		
Size		
Depth, Clear	10' min.	A
Ceiling Height	12' min.	B
Building Height at Arcade	3 stories max.	C
Miscellaneous		
Building facade within arcade shall follow the standards for the Shopfront and/or Gateway/Zaguan Frontage Type(s)		D
Habitable Interior Space		E
Arcades shall have a consistent depth		
Arcades are not allowed to project over the sidewalk in the public right of way.		
Sliding doors are not allowed as the entry door(s)		



Note: Images are illustrative

Frontage Type: Shopfront

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line with at-grade entrance along the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling, frequently shaded by a canopy or awning that overlaps the sidewalk.

Intent

To activate the streetscape by providing a visual connection between activities taking place inside and pedestrian activity on the sidewalk.

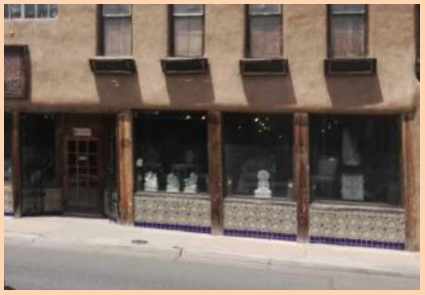


Photo Gallery

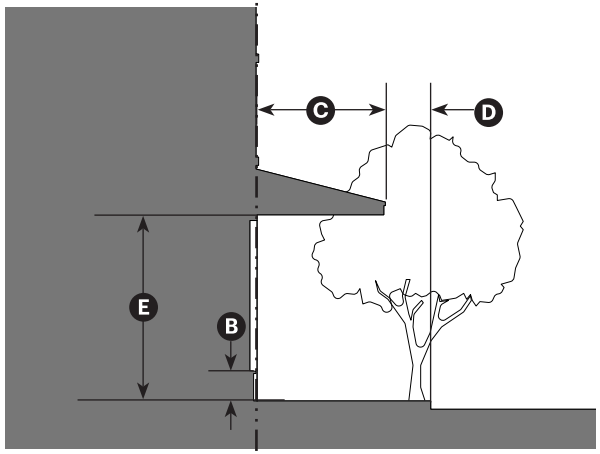


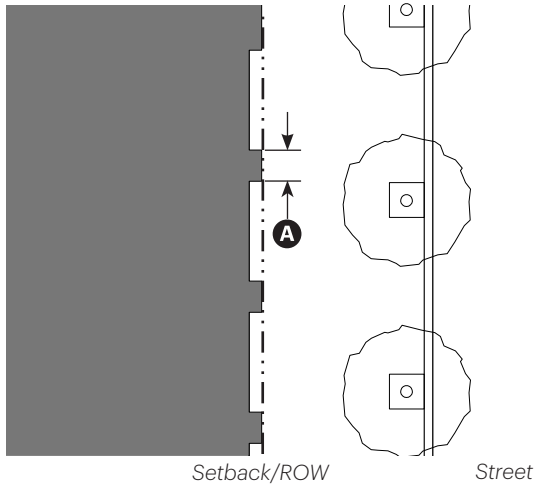






Shopfront Standards		
Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	65% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 30" max.	B
Awning (When Present)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E
Miscellaneous		
Residential types of windows are not allowed		
Rounded and hooped awning are not allowed		
When decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are included, Site Plan Review is required		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Gallery

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line and an at-grade covered structure, typically articulated with a colonnade or arches, covers a pedestrian area extending into the right-of-way. This type may be one or two stories and typically incorporates the Shopfront frontage type.

Intent

To provide shelter for pedestrians and to create an indoor-outdoor environment along the sidewalk that accommodates activities that activate the public realm—such as outdoor dining and vending.



Photo Gallery

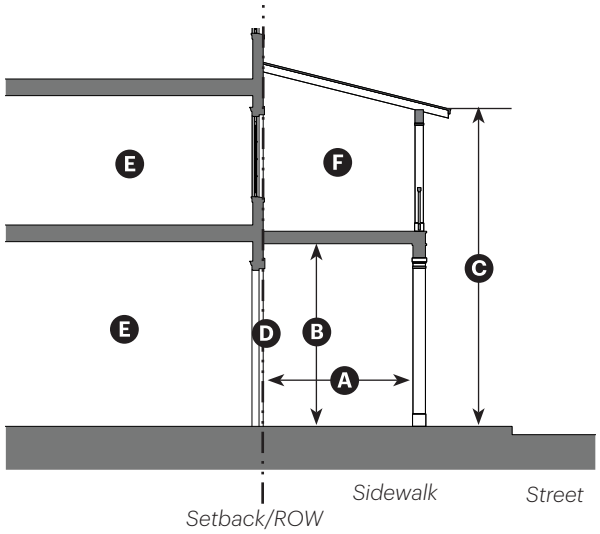




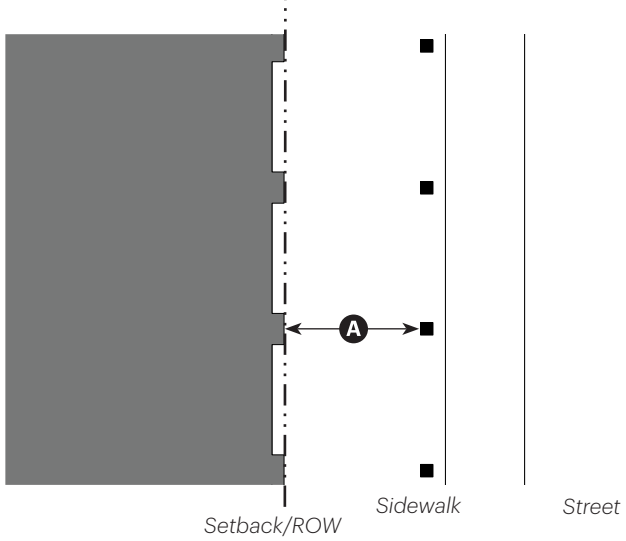




Gallery Standards		
Size		
Depth, Clear	8' min.	A
Ground Floor Ceiling Height	10' min.	B
Gallery Height	2 stories max.	C
Miscellaneous		
Building facade within gallery shall follow the standards for the Shopfront and/or Gateway/Zaguan Frontage Type(s)		D
Habitable Interior Space		E
Second story of Gallery may be used as a Balcony and may be covered by a roof		F



Note: Images are illustrative



Frontage Type: Gateway/Zaguan

Description

The main facade of the building is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior courtyard by way of a covered, open-air passage or Zaguan. This type often accommodates a vertical change in grade from the sidewalk to the courtyard.

Intent

To reinforce an architectural element that is common in Santa Fe and to provide access control, natural light and ventilation, and a transition between the public and private realms.



Photo Gallery









Gateway/ Zaguan Standards

Courtyard Access

This frontage type provides direct access from the sidewalk to a Courtyard[1] via a sequence consisting of the following elements:

Gateway	A
Zaguan (unless Courtyard is adjacent to ROW[2])	B
Courtyard[1]	C

[1] See Section 5.8 (Design Standards General to All) for Courtyard standards

[2] If Courtyard is adjacent to ROW, Gateway may open directly onto Courtyard

Gateway

Clear Width of Entrance	3' min., 11' max.	A
Threshold Elevation Above Sidewalk at Gateway	0" max.	D

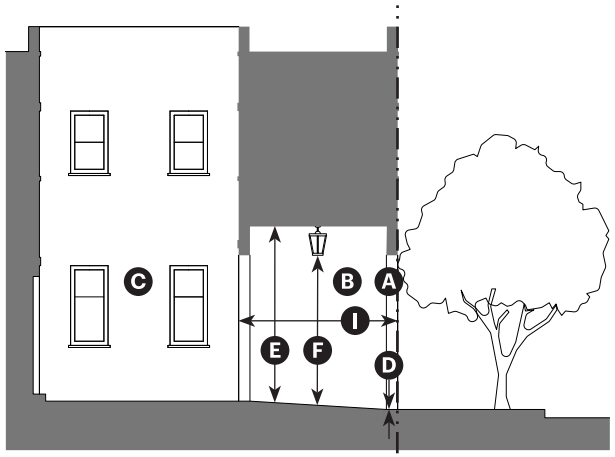
Gateway shall be constructed to enable cross-ventilation, daylighting, and visibility—either through gaps between vertical members equal to or wider than the vertical members, or through unglazed transoms/eye-level openings in an otherwise solid door

Zaguan

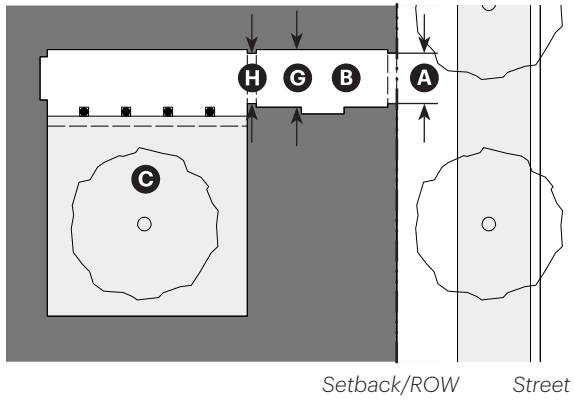
Height		
Ceiling Height	10' min., 24' max.	E
Clear Height	7' min.	F
Width		
Wall to Wall	4' min., 12' max.	G
Clear Width	44" min.	H
Length	10' min., 40' max.	I

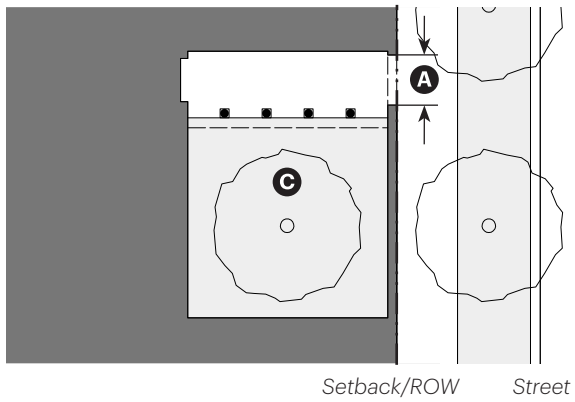
Zaguan may serve as part of an exit discharge system, subject to requirements of the applicable building code

Zaguan may slope toward Courtyard



Note: Images are illustrative





Frontage Type: Dooryard

Note: Images are illustrative

Description

The main facade of the building is set back from the frontage line, which is defined by a low wall, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

Intent

To provide a transition between the public and private realms and to provide an outdoor area that can accommodate activities that activate the public realm—such as socializing and outdoor dining and vending.



Photo Gallery

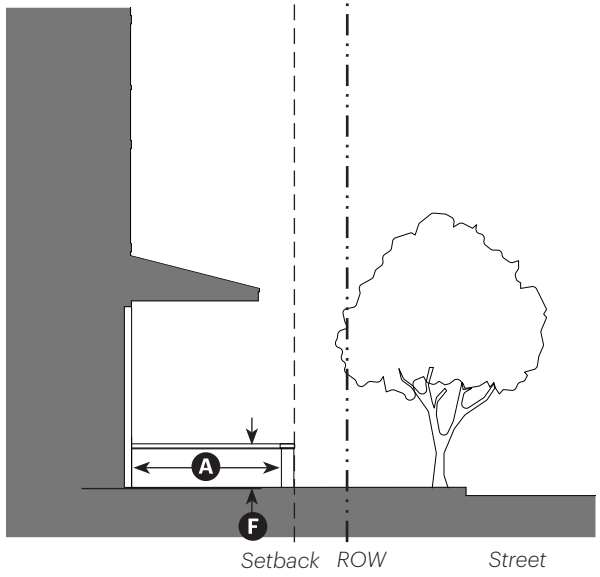


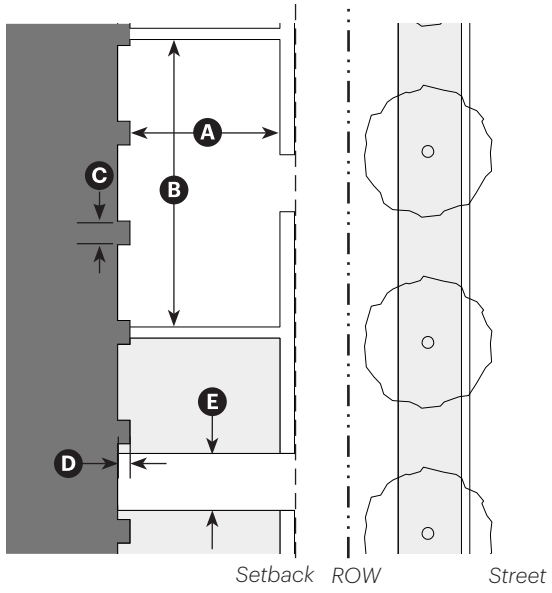






Dooryard Standards		
Size		
Depth, Clear	7' min.	A
Length, Clear	12' min.	B
Distance Between Glazing	4' max.	C
Depth of Recessed Entries	12" max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall Above Finish Level	36" max.	F
Miscellaneous		
In the Main Street and Live/Work Facade Zones, building facade(s) within dooryard(s) shall follow the standards for the Shopfront Frontage Type		
Each Dooryard shall contain only one ground floor entry		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Forecourt

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line and a portion is set back, extending the public realm into the lot for an entry court or shared garden space for housing, or as an additional shopping or restaurant seating area within retail and service contexts.

Intent

To extend the public realm and to create the sense of an outdoor room that can accommodate activities that activate the public realm—such as outdoor dining and vending.

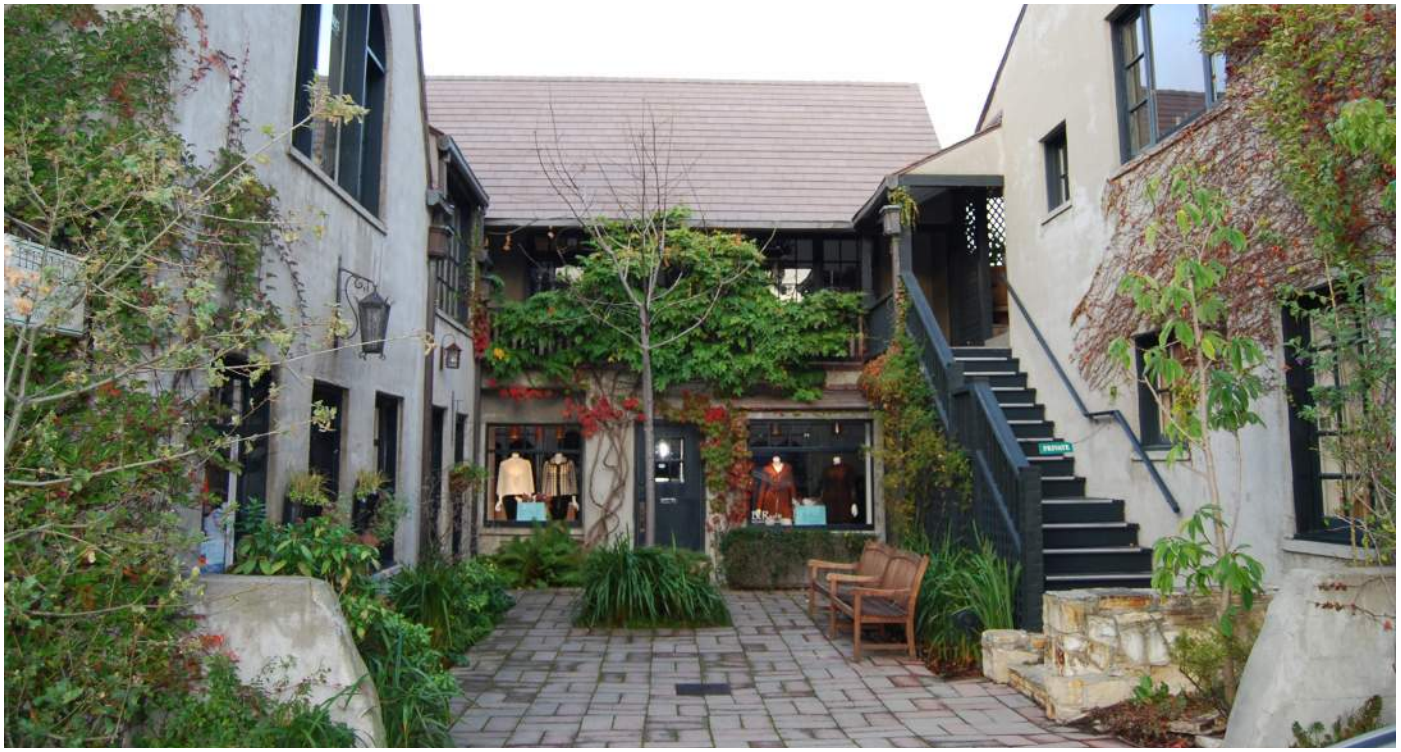


Photo Gallery

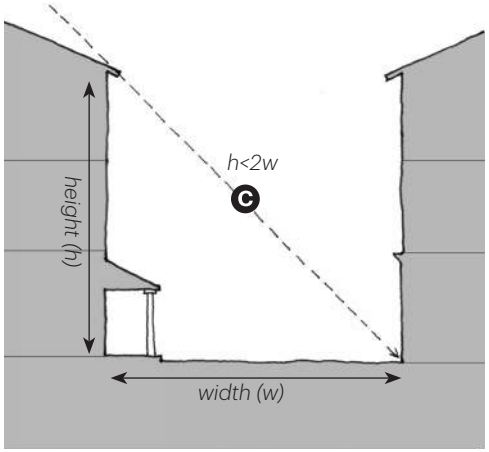


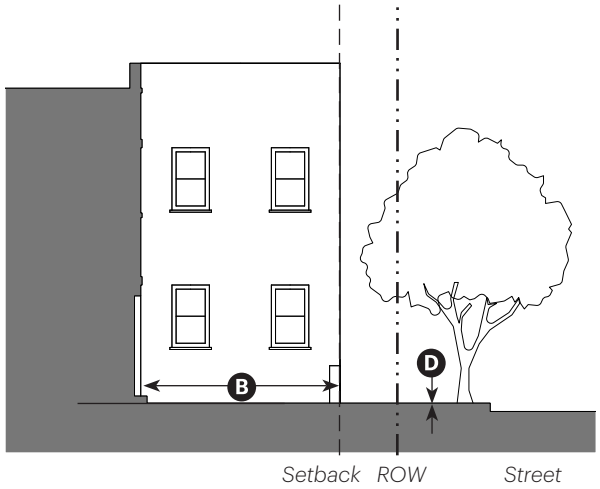


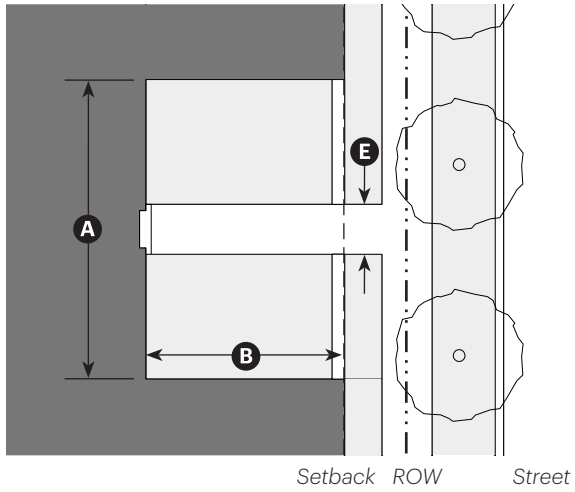




Forecourt Standards		
Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Height from Sidewalk	12" max.	D
Pedestrian Access Width	3' min.	E
Miscellaneous		
May be utilized to group several entries at a common elevation in compliance with the zone ground floor finish level standards		
The proportions and orientation of these spaces shall comply with the diagram below for solar orientation and user comfort		
Sliding doors are not allowed as the entry door(s)		
Other frontage types as allowed in the facade zone may be applied to the front of the building and/or within the Forecourt		







Note: Images are illustrative

Frontage Type: Portal

Note: Images are illustrative

Description

A portion of the main facade of the building is set back from the frontage line, creating an area for a covered structure that projects from the facade. The Portal may be one or two stories and may have one, two, or three adjacent sides that are engaged to the building, with at least one side open.



Intent

To provide a transition between the public and private realm, to provide protection from the weather for a building entry, and to provide a shady outdoor area for socialization and relaxation.

Photo Gallery

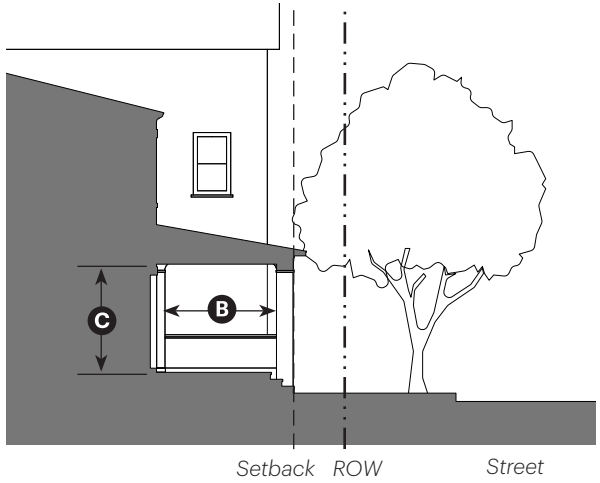


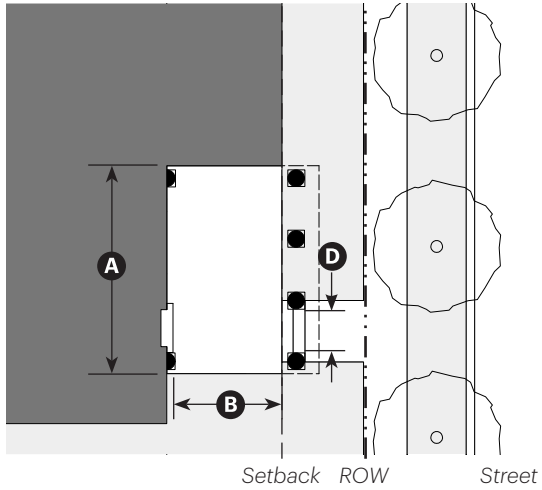






Portal Standards		
Size		
Width, Clear	12' min.	A
Depth, Overall		B
Elevated < 12" from average finish grade	8' min.	
Elevated ≥ 12" from average finish grade	6' min.	
Height, Clear	8' min	C
Stories	2 stories max.	
Pedestrian Access Width	3' min.	D
Miscellaneous		
Portal shall be open at least on one side and shall be covered by a roof		
Clear glass may be installed between the columns if the minimum size of individual panes is 12"		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Stoop/Recessed Entry

Note: Images are illustrative

Description

The main facade of the building is near the frontage line, with steps to an elevated entry and/ or a covered entryway recessed into the main facade, providing a defined transition between the sidewalk and the interior. Stairs or ramps from the Stoop/ Recessed Entry may lead directly to the sidewalk or may be parallel to the sidewalk.

Intent

To provide a transition between the public and private realms and to provide protection from the weather for a building entry.



Photo Gallery

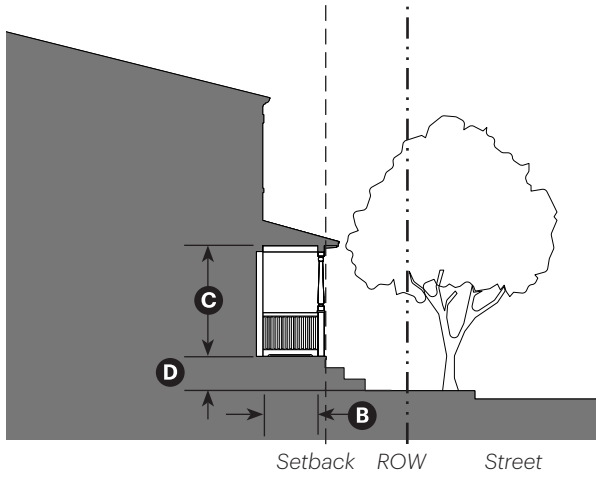


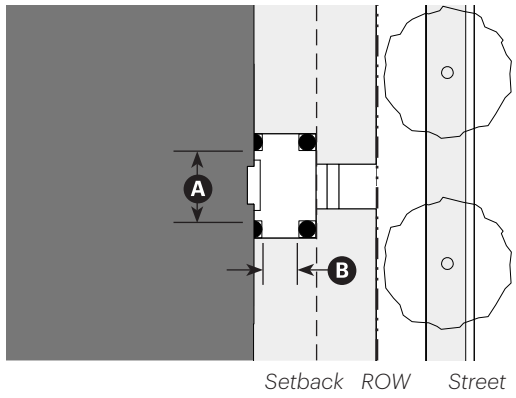


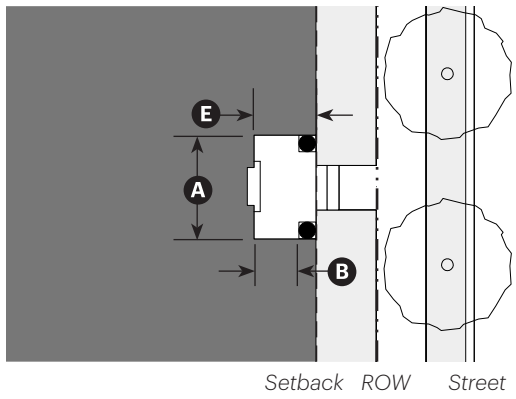




Stoop/Recessed Entry Standards		
Size		
Landing Width, Clear	5' min.	A
Landing Depth, Clear	3' min.	B
Height at Landing, Clear	8' min	C
Stories	1 story max.	
Finish Level Above Sidewalk		D
Entry Recessed ≥ 60" from facade	0" min.	
Entry Recessed < 60" from facade	12" min.	
Depth of Recessed Entries	6' max.	E
Miscellaneous		
Stairs may be perpendicular or parallel to the building facade		
Ramps shall be parallel to facade or along the side of the building		
Entry doors are covered or recessed to provide shelter from the elements		
Gates are not allowed		
At least one entry door shall face the street		
Sliding doors are not allowed as the entry door(s)		







Note: Images are illustrative

5.8 Design Standards General to All

This Section establishes design standards that are applicable to all development parcels at the Midtown Site.

General to All

Design standards described in this Section apply to all development parcels in the Midtown Site, regardless of underlying Sub-zone and Facade Zone. Design standards applicable to all parcels include certain building setbacks, minimum open space standards, parking standards, and courtyard and roof terrace design standards as described in this Section.

Add Text:

Add signage and temporary art lanague adapted from the Railyard Master Plan.
- Building Signage
- Site Directional and Wayfinding Signage
- Murals and Art Installations

Landscape design shall follow SFCC 14-5.5(D)9 for the Midtown Local Innovation Corridor. Note: caliper for new trees on the Midtown Site is 2" at time of planting.

Building Setbacks		
From Public Way with Facade Zone indicated	A	Per Facade Zone standards
From Easement with no Facade Zone indicated	B	0' min.
From Shared Lot Line	C	0' min.

Exceptions to Height Limits

Mechanical rooms, stair enclosures, elevator towers, renewable energy generating equipment, and shade structures/pergolas may exceed height limits set by this Chapter.

Open Space

Required Open Space

% of Parcel Area	25% min.[1]

On parcels > 1/4 acre in area, min. open space requirement shall be satisfied through common open space.

Area of Courtyards and Roof Terraces meeting the applicable standards in this Section, and of Forecourts meeting the standards in Section 5.7 (Frontage Standards), may apply toward required common open space.

[1] Minimum open space requirement may be reduced by 5-10% of the total parcel area if the development incorporates rainwater harvesting; see Sub-section 14-7.5(D)(6) for standards.

Courtyards + Roof Terraces

Courtyard Requirement (per standards in this Section)	D	15% of Parcel area min. on Parcels over 2,500 sf

Area of Roof Terraces meeting the standards in this Section may apply toward required open space in excess of required Courtyard area.

Parking

Vehicle Parking Location + Access

Vehicle parking spaces are restricted within the Facade Zone. See Section 5.6 (Facade Zone Standards).

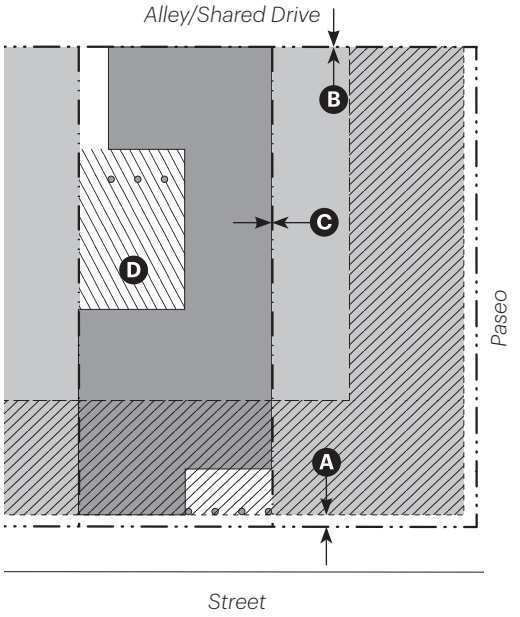
Vehicular access shall be via alley or shared access easement where feasible.

Required Vehicle Parking Spaces

Residential Uses	2/du max.	
Non-residential Uses	2/1,000 sf max.	
Minimum Required Bicycle Storage Spaces[2]	**Short Term**	**Long Term**
Residential Uses (greater of:)	1/40 visitors or 4/bldg	3/10 occupants or 1/du
Non-residential Uses[3] (greater of:)	1/40 visitors or 4/bldg	1/20 occupants or 4/bldg

[2] Required bicycle storage shall be within 100 ft walking distance of an entrance serving the relevant use.

[3] Non-residential uses shall have free access to ≥ 1 on site shower with changing facilities per 100 occupants.



Courtyards, Roof Terraces, + Balconies

Description

Courtyards, Roof Terraces, and Balconies feature prominently in the region's native and Spanish architectural heritage, offering opportunities for residents to enjoy the outdoors while making efficient use of available land. These features also provide buildings with the associated benefits of natural light, ventilation, and passive cooling.

Note: Images are illustrative

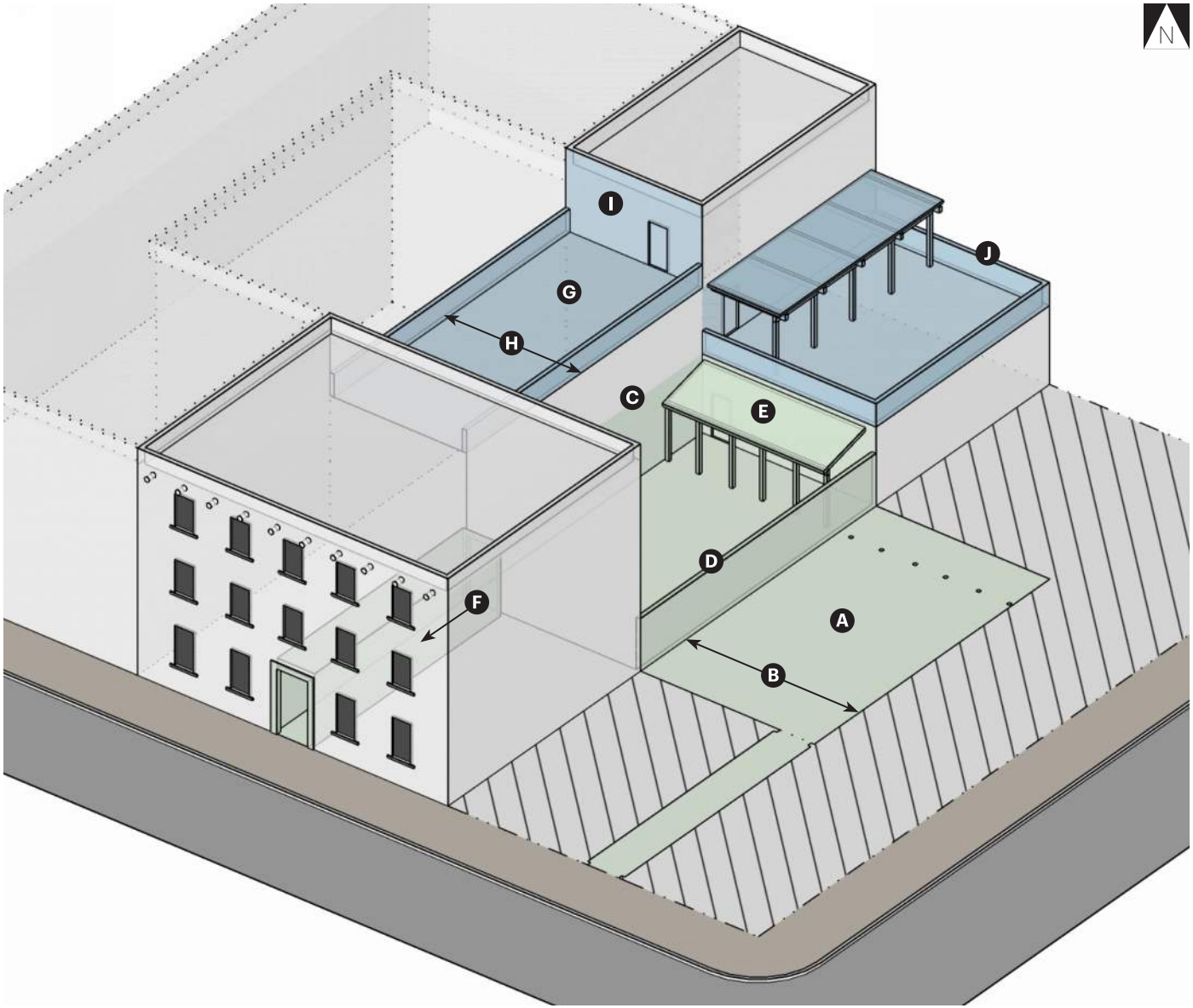


Photo Gallery





Courtyards		
Area		
Total Area Required	15% of parcel area min. for parcels > 2,500 sq ft[1, 2]	A
Impervious Cover	25% of courtyard area max.[3]	
[1] Required Area may be divided among multiple Courtyards		
[2] Courtyard area includes adjacent open-air circulation, but does not include vehicular use area or parking		
[3] Impervious cover excludes Courtyard area covered by landscaping or permeable pavement.		
Dimensions	**Width/Depth**	**Area**
Private Courtyard	12' min.	250 sq ft min. B
Common Courtyard	15' min.	500 sq ft min. B
Courtyards may be used to satisfy open space requirements of § 14-7.5.		
Enclosure + Access		
Enclosure Required		All sides
Perimeter Enclosed by Exterior Building Wall		50% min.
Enclosure Height by Type		
Exterior Building Wall		10' min. C
Perimeter Wall		30" min. D
Portal Required along Exterior Building Wall; see standards in Section 5.7 (Frontage Types): Portal.		1 North Edge min. E
Open-air connection to public way required[4]		F
Courtyard shall be located either at grade or on an accessible route from a public way at grade		
A courtyard abutting a frontage line and meeting the requirements of this Section may function as a Forecourt; see standards in Section 5.7 (Frontage Types): Forecourt.		
[4] Access to Public Way from Courtyard shall meet egress requirements of the applicable building code		

Roof Terraces		
Area		
Area of Roof Terrace(s) may contribute to any required open space in excess of required Courtyard area.		G
Area may be divided among multiple Roof Terraces.		
Roof Terrace(s) may be located at any story above the first.		
Dimensions	**Width/Depth**	**Area**
Private Terrace	6' min.	75 sq ft min. H
Common Terrace	9' min.	200 sq ft min. H
Enclosure		
Enclosure Required		All sides
Enclosure Height by Type		
Exterior Building Wall		10' min. I
Parapet Wall and/or Railing		42" min. J

Balconies (as applicable)		
Total Area		
Area of Balconies shall not count toward required open space		
Balcony area shall include upper-story area of two-story Portals and/or Galleries; see Section 5.7 (Frontage Types): Portal; Gallery.		
Width	**Depth**	**Area**
8' clear min.[6]	6' clear min.[6]	48 sq ft min.[6]
[6] Minimum dimensions shall not apply if at least 80% of innermost Balcony edge is occupied by doorway(s) to adjacent habitable space.		
Enclosure + Access		
Railing Height		42" min.
Access required from habitable space on same floor		

5.9 Plan Administration

Overview

This Section provides guidance for review of development applications within the Midtown Site. This information supplements existing City review procedures applicable to the Midtown LINC Overlay District (Section 14-5.5(D)) to more effectively implement the vision for the Midtown Site.

Plan Interpretation

Change in the Midtown Site will be dynamic and incremental, with buildout likely occurring over many years. The Plan provides clear and reasonable expectations and standards designed to minimize the need for interpretation and eliminate uncertainties. When projects are proposed, the applicant should first look to evaluate them against the policy direction and guidance established in Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision). Development Standards in this Chapter are designed to accommodate a range of potential, compliant outcomes that will further the vision of the Plan.

In some situations, new information may be provided as part of a proposal that is consistent with the vision described in the Midtown Plan but requires one or more minor adjustments to the Development Standards in this Chapter. In these situations, the guidance for Minor Modifications in this Chapter should be utilized.

In other situations, new information may be provided that will require both the policy direction in Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision) and this Chapter to be revisited. In these cases, the Midtown Master Plan will require legislative Amendments.

Minor Modifications + Administrative Deviations

The Zoning Ordinance provides authority to the Land Use Director to grant Minor Modifications to approved Master and Development Plans (14-2.11(C)(2)) as well as Administrative Deviations in (14.2.11(C)(3) to provide review flexibility.

In some situations, development applications may be consistent with the policy direction in Chapters 3 (Urban Design Vision) and 4 (Mobility + Connectivity Vision) but require one or more minor adjustments to this Chapter. Minor Modifications in this Section provide a degree of flexibility and specificity in implementing the Plan.

Guidance for Minor Modifications in this Section aims to ensure that applicants seeking measured relief from development standards can still uphold the intent and vision described in the Plan.

Applicability. Minor Modifications are considered for only those items specified in Table 5.9.A Types of Minor Modifications Allowed, and only after first making the findings listed below.

Findings. The Land Use Director shall make the following findings when considering Minor Modifications and Administrative Deviations:

1. There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not generally apply to other properties in the vicinity under an identical Facade Zone classification;
2. Strict compliance with Development Standards requirements would deprive the subject property of privileges enjoyed by other properties in the vicinity and under an identical Facade Zone classification;
3. Approving the Minor Modification would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and Facade Zone in which the subject property is situated; and
4. The requested Minor Modification would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

Precedents. Each application shall be reviewed on a case-by-case basis, and the approval of a prior Minor Modification is not admissible evidence for approving a new Minor Modification.

Conditions of Approval. In approving a Modification application, the Review Authority may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the findings listed above.

Amendments

Amendments to the Midtown Master Plan may be required when new information is provided that requires both the policy direction in Chapters Three and Four and the standards in Chapter Five Development Standards to be revisited. Amendments to the Plan are legislative and require the Planning Commission's recommendation and the Governing Body's authorization in accordance with Section 14-3.9(C).

Table 5.9.A Types of Minor Modifications

Type of Minor Modification	Definition of Modification	Allowed Max. Modification
Building Height	A deviation in the height calculation for main buildings, ground floor finish level, upper-floor stepbacks, and ceiling height (feet and inches).	10 percent
Footprint	A decrease in the minimum required depth of ground floor space for residential and retail/service, or the minimum required ground floor flex space where applicable (feet and inches).	20 percent
Building Placement	A deviation from the required build-to-lines and setbacks (e.g., front, side, street-side, and rear) for structures (feet and inches).	20 percent
Civic Space	Deviations from the minimum, maximum, typical dimensions, and location (as applicable) (feet and inches).	20 percent
Facade Composition	A deviation from the maximum width of defined facades, wall length between entrances or other openings, or openings as a percentage of wall area.	20 percent
Driveways	A deviation in maximum driveway width and/or separation (feet and inches).	20 percent
Frontage Type	A deviation in any minimum or maximum dimension regulated by a frontage type (feet and inches)	10 percent
Open Space	A decrease in the minimum required open space or courtyard area, or minimum dimensions for courtyards, roof terraces, or balconies (feet and inches)	20 percent

5.10 Definitions

Definitions

This Section provides definitions for specialized terms and phrases used in this Chapter.

C Definitions

Civic Space. A piece of land made available for public gathering purposes. A civic space may be publicly or privately owned. For Civic Space Types, see Section 5.3 (Civic + Open Space Standards).

Common (Courtyard/Terrace/Open Space). An outdoor space for use by inhabitants of the building through which the space is accessed or to which it is attached.

E Definitions

Edge, North. A boundary of a space, defined such that for most points along the boundary, a portion of the space lies directly to the south. Because the infrastructure network in the Midtown Site is oriented obliquely relative to the compass points, most rectangular spaces will have two North Edges.

Edge, South. A boundary of a space, defined such that for most points along the boundary, a portion of the space lies directly to the north. Because the infrastructure network in the Midtown Site is oriented obliquely relative to the compass points, most rectangular spaces will have two South Edges.

F Definitions

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

H Definitions

Habitable Space. Space designed to accommodate living, sleeping, food preparation, eating, or non-residential activities such as assembly or commerce. Includes outdoor space appropriate for these activities but excludes mechanical/utility rooms and storage.

L Definitions

Lot Line, Shared. A defined line that forms a boundary between adjacent lots. Does not include the boundary between a single lot and an adjacent right-of-way or easement.

N Definitions

North Edge. See Edge, North.

P Definitions

Perimeter Wall. A linear masonry structure that defines an edge. Typically 18" in height to allow for functionality as a seat when at ground level.

Portal. A space outside the main walls of a structure, with a roof supported by vertical posts. For the Portal Frontage Type, see Section 5.7 (Frontage Types): Portal.

Private (Courtyard/Terrace/Open Space). An outdoor space for use by inhabitants of the unit through which the space is accessed or to which it is attached.

Public Way. A street, alley, or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated, or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (2021 IBC). Includes civic spaces.

S Definitions

Shared Lot Line. See Lot Line, Shared.

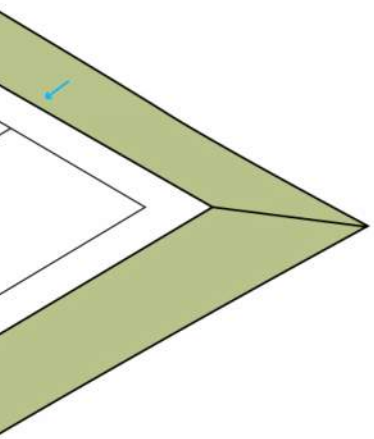
South Edge. See Edge, South.

Z Definitions

Zaguan. A covered passageway leading from the outer entrance of a building to an internal patio or courtyard. For the Gateway/Zaguan Frontage Type, see Section 5.7 (Frontage Types): Gateway/Zaguan.

Pedestrian + F
Stormwater Zone
Cycling
Stormwater Zone
Parking
Autonomous Car
Stormwater Zone
Autonomous Car
Parking
Stormwater Zone
Cycling
Stormwater Zone
Pedestrian + Furniture

6. Stormwater + Infrastructure



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6.2 Policy for The Midtown Site + Surrounding Area	173
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6.4 Infrastructure Implementation Strategy	182

6.1 Stormwater + Water Quality Management

Existing Stormwater + Drainage

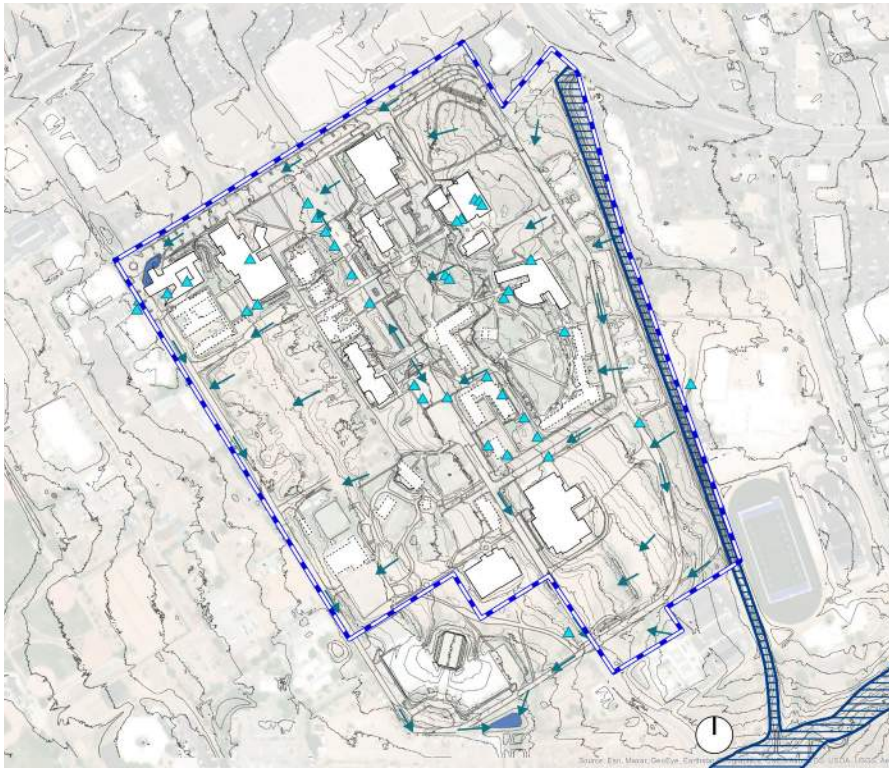
The Midtown Site (the Site) features drywell inlets that capture stormwater runoff across the Site, natural swales with no outflows that appear to quickly infiltrate stormwater runoff, a bioretention area adjacent to SFAI, and an existing pond right outside on the south end of the Site that outfalls to Arroyo de lo Pinos. The storm drain system within the Site is owned and managed by the City of Santa Fe.

In general, stormwater runoff flows from east to west following the natural site topography, and once the runoff hits the road on the western edge of the Site, the flow pattern changes from north to south. For the most part, the Site grades across the project area do not properly direct stormwater runoff to existing drainage structures. This has resulted in erosion across the Site, localized flooding, and road damage. Soil erosion contributes to high levels of total suspended solids (TSS) which are currently in need of improved management. The area draining to the existing bioretention, by SFAI, needs re-grading to maximize the treatment capabilities, and the existing pond needs maintenance and further evaluation to determine its existing capacity and performance.

The existing pond is intended to provide detention and manage peak flow discharge into Arroyo de los Pinos, however, it is unknown if the pond was designed to provide water quality treatment. In general, the pond's landscaping and outlet structure are in need of maintenance and repairs. Further evaluation is highly recommended and required to determine existing detention capacity and whether the pond provides any water quality benefits.

FEMA Floodplain

The Site features a FEMA regulated floodplain (1% Annual Chance Flood Hazard) located on the east side of the project boundary, classified as a Zone A floodplain. The existing floodplain is confined within the existing channel that runs along the Site's east boundary conveying off-site runoff only. This project has no plans to change the geometry of the channel or propose new outfall into the channel. No impacts to the floodplain are anticipated.



Existing Stormwater Facilities

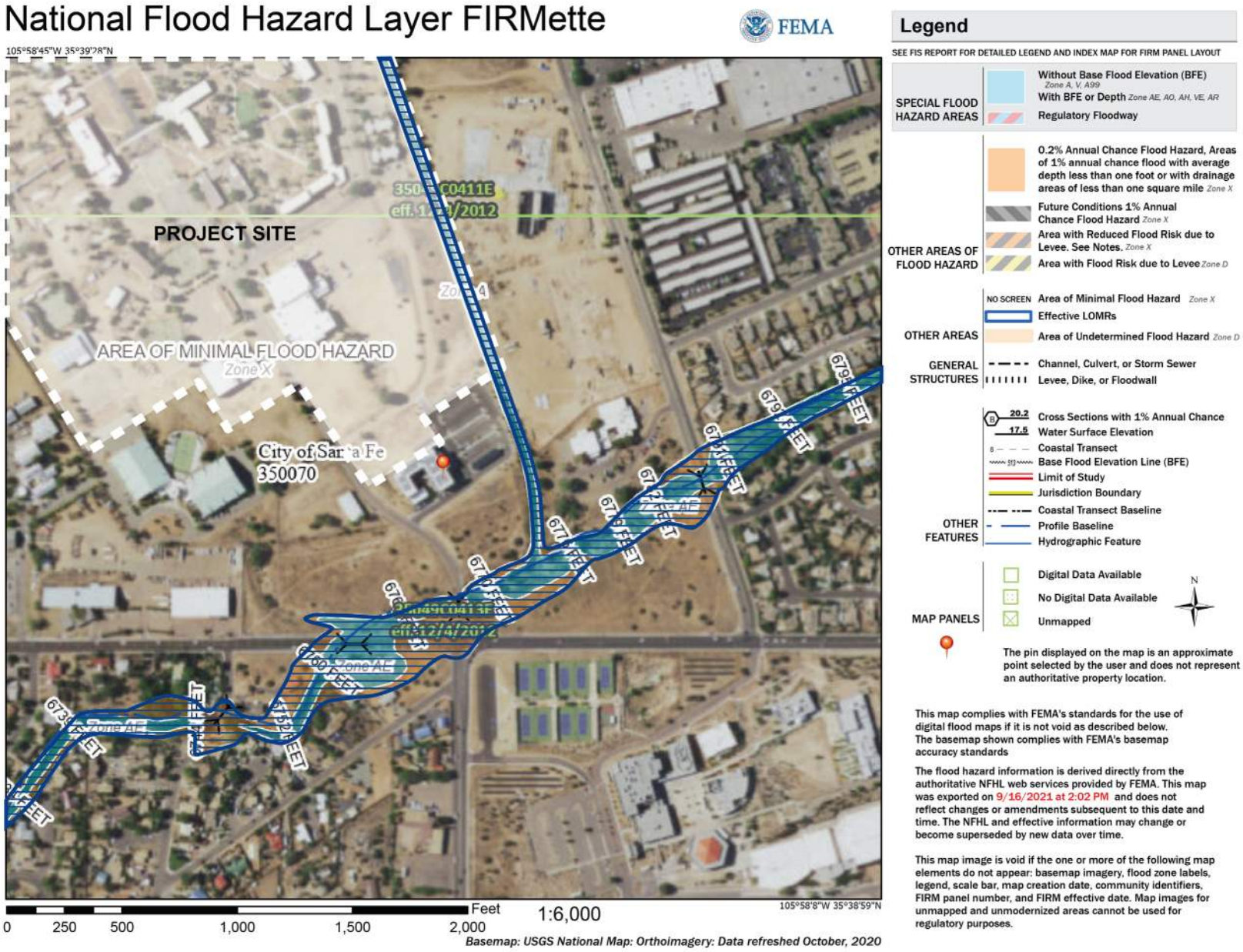
Legend

- The Midtown Site
- Existing Stormwater Inlets
- Drainage Flow Direction
- Contours
- Existing Pond[1]
- Base Flood Elevation

Disclaimer:

[1]The existing pond is outside the project boundary but it currently drains the Site and is located within City easements.

Existing Floodplain



Proposed Stormwater + Drainage Approach

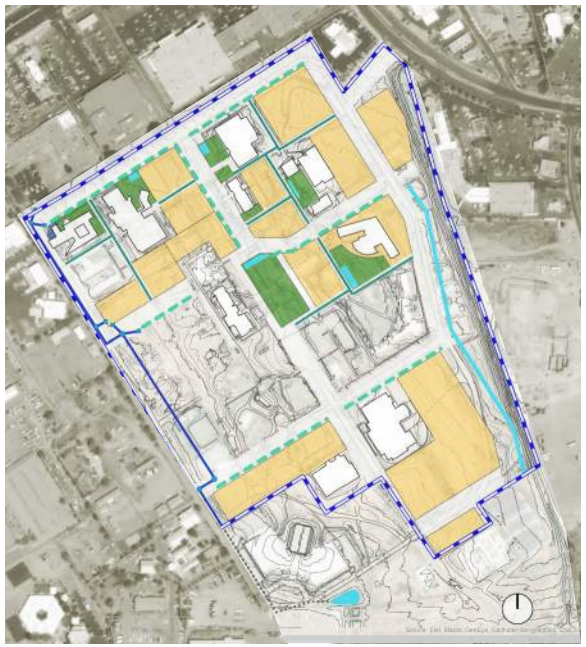
The proposed stormwater management system will manage water quality and quantity to ensure the protection of the receiving bodies of water and public safety. A suite of green infrastructure strategies, described in Section 3.3 (Integrated Stormwater Management) will be employed throughout the Midtown Site, rolled out over three Phases. Similarly as in existing conditions, stormwater conveyance will follow natural topography from east to west. Additionally, a proposed gravity pipe system, along the western boundary of the Site, will intercept and route stormwater from north to south into the retrofitted existing pond, which ultimately outfalls to Arroyo de Los Pinos.

All components of the storm drain system will be designed and constructed in accordance with applicable City, State, and Federal codes. Proposed stormwater policy specific to the Site is described in Section 6.2 (Policy for The Midtown Site + Surrounding Area).

The proposed stormwater system works in an interconnected manner to treat, infiltrate, detain and convey water from both private development and public spaces, and rights-of-ways:

- Private development parcels will route stormwater runoff to stormwater conveyance (open channels such as drainage channels, infiltration galleries, and flow-through planters) located in the adjacent Public Right of Way(s) (PROWs). Private parcels will be encouraged to minimize imperviousness and required to manage stormwater quality onsite, however, retention and peak flow management (conveyance and detention) will be provided in the PROWs, as well as public parks and open spaces.
- Runoff reduction and water quality treatment will be achieved in streets, alleys, paseos and plazas by integrating permeable pavements and bioretention (bioswales, flow through planters, tree box filters).
- The proposed network of drainage channels primarily serve as the backbone conveyance system for the district. Drainage channels will receive runoff from the PROW and adjacent private parcels. Because of the relatively flat topography and permeable native soils, significant retention and water quality (through infiltration) will occur throughout the drainage channel system, serving to reduce the volume and peak runoff to be managed downstream.
- Within secondary streets and constrained PROWs (alleys, paseos), alternative surface conveyance strategies such as infiltration galleries, gutters and trench drains can be used to route water to the drainage channels.
- Where shown, larger water quality features (bioretention areas) will be integrated within public open spaces. Stormwater will be diverted from the upstream drainage channels into the facility to further treat and attenuate peak flows, then overflow back into the downstream drainage channels to be conveyed to the centralized system.
- Drainage channels outfall into the underground storm drain pipe system running along the west side of the Site that conveys runoff into the existing pond. The existing pond will be retrofitted to meet stormwater management requirements to detain the 100-yr storm event.

Proposed Stormwater Management



Phase 1

All drywells within the Phase 1 area will be demolished. The main trunkline of the piped storm drain system will be constructed, as well as supporting Phase 1 drainage infrastructure. Stormwater management BMPs (bioretention, permeable surfaces at sidewalks and parking lanes, drainage channels, infiltration galleries, flow through planters) will be integrated into the associated PROWs constructed with this Phase.

Phase 2

All drywells within the Phase 2 area will be demolished. Phase 2 expands the stormwater system put in place in during Phase 1. Major improvements associated with this phase include retrofitting the existing pond and extension of the piped storm drain system on the south east end of the Site. During this phase a park adjacent to the existing channel is created and it incorporates a bioswale that treat and conveys runoff from the Public Right of Way Area(s) (PROWAs) in Phase 1, proposed stormwater management features will be constructed with the PROWs and open spaces.



Legend

- The Midtown Site
- Open Channel/ Drainage Channel
- Stormwater Pipe
- Infiltration Galleries + Flow through Planters
- Bioretention / Bioswale
- Stormwater Pipes[2] outside Project Area
- Storm Catch Basins
- Storm Manholes
- Bioretention Areas
- Existing Pond[1]

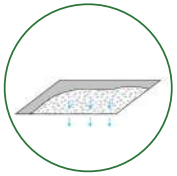
Disclaimer:

[1]The existing pond (to be retrofitted) is outside the project boundary within City easements.

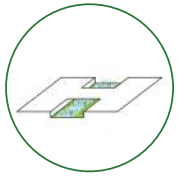
[2] All anticipated work to take place within City's ROW or easements

Stormwater Integration: Neighborhood Street





PERMEABLE PAVING



DRAINAGE CHANNEL



BIORETENTION CURB EXTENSION

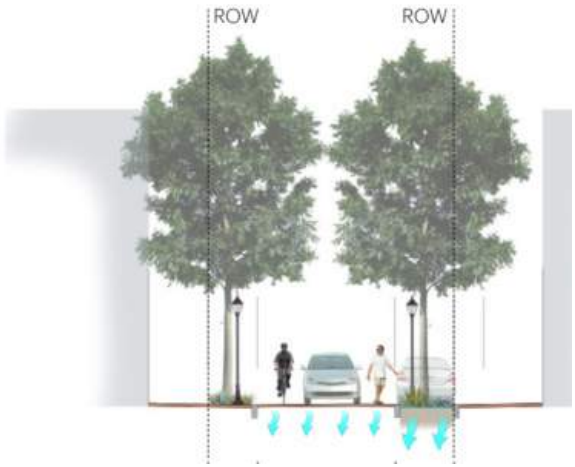


Drainage channels are proposed adjacent to pedestrian pathways to provide a more naturalized experience, such as this rustic example.



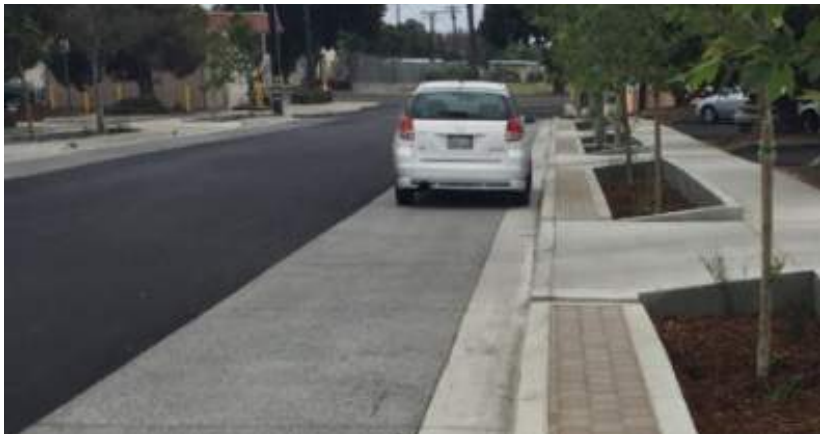
Bioretention curb extension or bulb-outs enlarge the sidewalk to incorporate the parking lane, which increases the pedestrian zone at strategic locations. This can be implemented at corners and mid block. Curb extensions enhance the safety by increasing pedestrian visibility while providing additional space for stormwater management.

Stormwater Integration: Living Alleys



[1] FTP: Flow-through Planter

[2] TD: Trench Drain

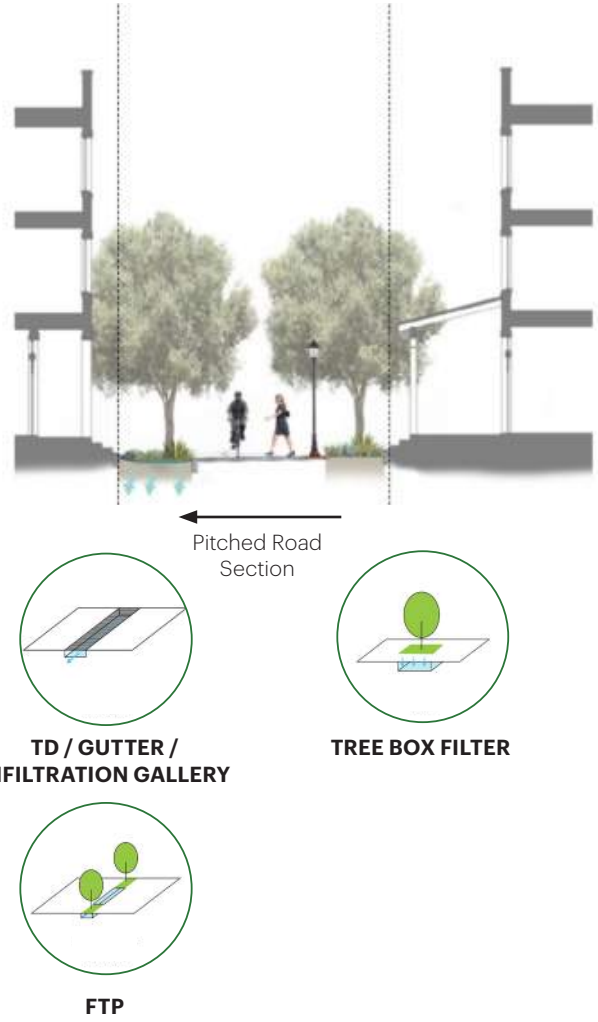


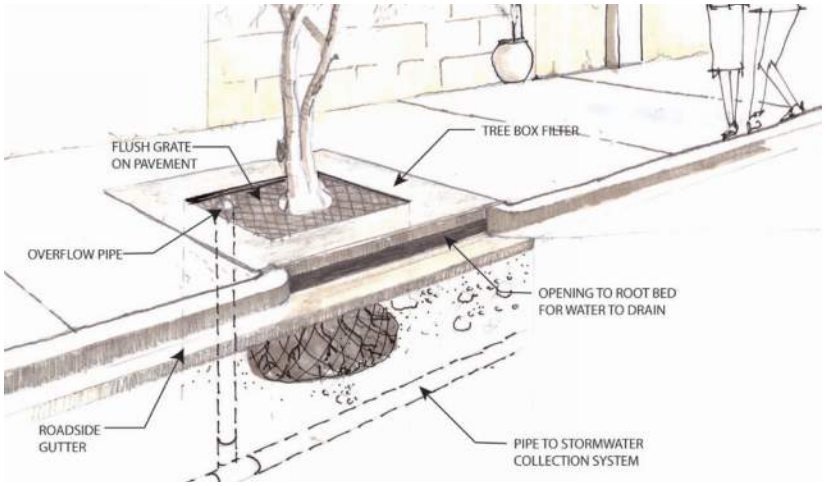
Permeable parking aisles reduce runoff, enhance infiltration



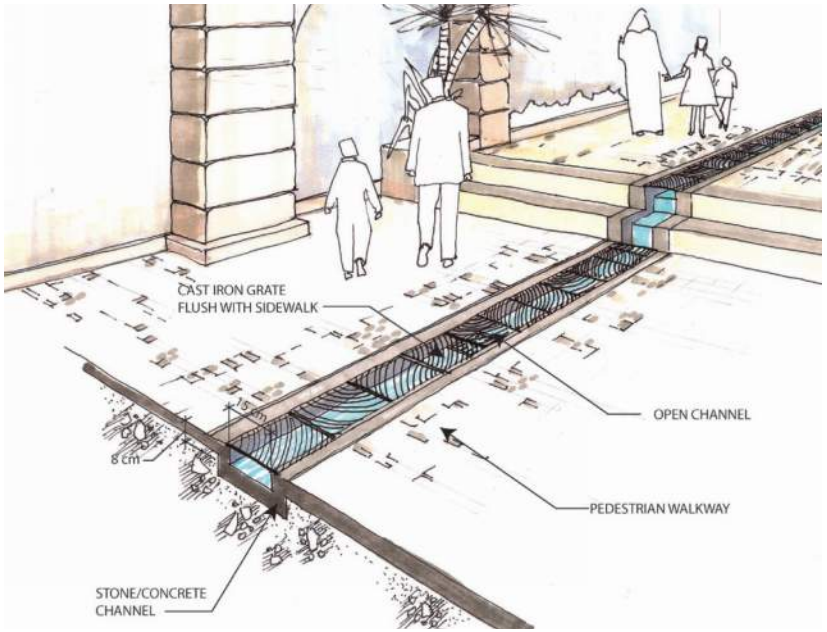
Flow through planters create opportunities for habitat and ecology to be created and provide the public with shade

Stormwater Integration: Paseos





Tree box filters are highly adaptable to constrained PROW providing shade and habitat.



Trench drains control excess surface water and keep travelers safe and seamlessly adapt to different configurations.

6.2 Policy for The Midtown Site + Surrounding Area

Added via Administrative Approval 3.17.25

Existing Stormwater Policy

The City's current stormwater criteria requires all new development to manage stormwater runoff such that the post-development peak discharge rate does not exceed the pre-development rate for the 100-year, 24-hour design storm. The City has a Land Use Code and Stormwater Codes that speak to water quality and illicit discharges (city of Santa Fe Ordinance 2005-3), however, the purpose is focused on "prohibiting non-storm water discharges to the city's storm drain system"[1]. Policies or requirements that enforce water quality management through onsite stormwater infiltration or stormwater retention are not enforced. As such, current City policy doesn't address onsite hydrologic improvements that directly or indirectly impact downstream conveyance systems. The policies proposed for the Site aim to manage stormwater to enhance water quality, stream stability, sediment transport, and stormwater volume management.

All new development is required to pay a City "Stormwater Utility Service Charge Fee" based on the size of the proposed development parcel(s). Because the service charge is based only on total parcel size, the service charge has been described as "inflexibly structured with no basis for extending incentives or credits to customers for taking measures to reduce the rate or volume of storm runoff or to improve runoff water quality."[2]

Stormwater Policy for The Midtown Site

The Midtown Site development implements strategies that address water quality and retention, in addition to peak mitigation. The proposed policies, summarized in the Table 6.2.A (Current City Policy), incorporate a stormwater quality standard to manage the 90th percentile or 80th percentile storm event on the Site. Estimation of the 90th or 80th percentile storm event discharge volume is included in EPA's Technical Report entitled "Estimating Pre-development Hydrology in the Urbanized Areas in New Mexico".

The proposed stormwater management policies for Midtown are put into practice as follows:

A. Stormwater Management Requirements. All new development will be designed and required to implement stormwater management systems that capture and manage the 90th percentile storm event, defined as a rainfall depth of 0.80 inches, onsite.

- Development proposals shall include a technical memorandum with all supporting documentation, modeling results, and drainage calculations related to the feasibility analysis for complying with the stormwater management requirements, which shall be addressed and submitted to the City as part of the development review process.
- All stormwater management documentation and supporting analysis shall be prepared and signed by a registered engineer licensed in the State of New Mexico.

1. City of Santa Fe code of Ordinances, Chapter XIII Stormwater Utility, Section 13-2.3 Purpose.

2. Final Stormwater Strategic Compendium Section 11.

B. Non-Compliance with 90th Percentile Storm Management

- In the event that the proposed development is unable to manage the 90th percentile storm onsite, a technical memorandum must be submitted to the City for consideration. The technical memorandum shall include a comprehensive analysis detailing the infeasibility of meeting the discharge requirements for the 90th percentile storm event onsite.

C. Stormwater Variance Requests and Associated Fees

- Development proposals seeking a variance from the 90th percentile storm management requirement may be subject to additional stormwater management fees. The specific fee assessment shall be determined by the City at the time of the variance request.

D. Minimum Stormwater Management Requirements

- Development proposals unable to comply with the 90th percentile storm management requirement shall, at a minimum, manage the 80th percentile storm event, defined as a rainfall depth of 0.50 inches, onsite.

Private Development Parcels

The Site is proposing and implementing a district-wide approach to stormwater management. Hence, developers will be required to meet stormwater quality requirements onsite to the MEP. Furthermore, onsite management of the 2-year 24-hr event will be incentivized through the stormwater fee structure described below, however, developers may "opt out" and utilize BMPs within the PROW to meet stormwater runoff volume requirements. Private development parcels will be required to document the stormwater management volume as described above.

Stormwater Fees

For the Midtown Site, the stormwater rate shall be in accordance with the parcel's impervious area footprint (encompassing rooflines, pavement, and any other impervious surface) combined with the already in place flat rate. This fee will account for runoff volume that will be managed in the PROW.

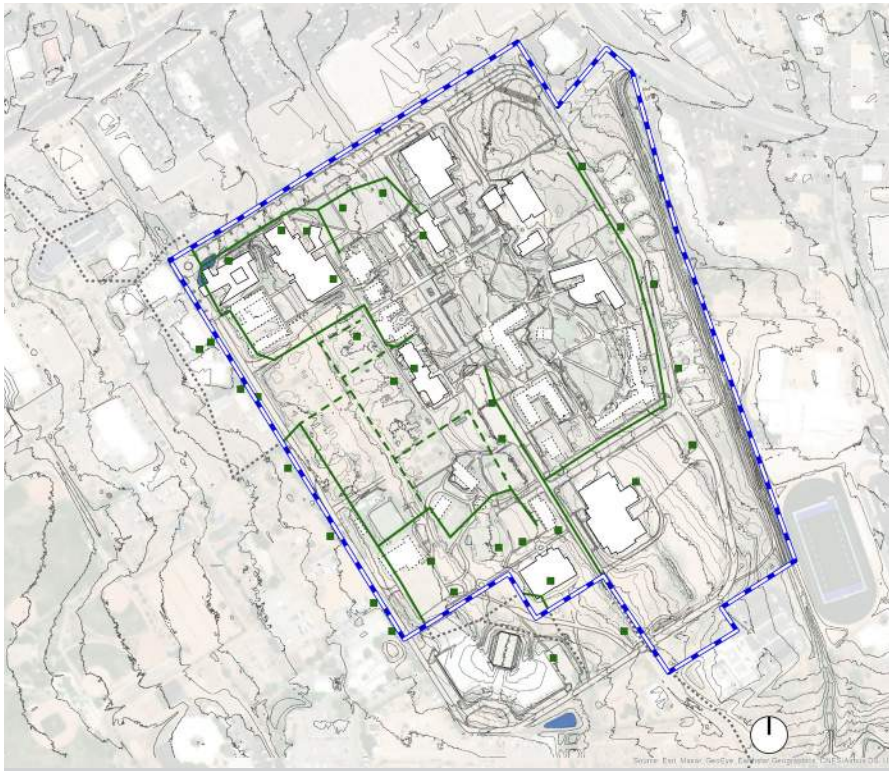
Table 6.2.A Current City Policy		Proposed The Midtown Site Policy	Additional Notes
Peak Mitigation + Detention / Flood Control			
Design Storm: 100-year, 24-hr storm for post development should not exceed pre development conditions at the Midtown Site outfall.	Post-project peak flows cannot exceed existing peak flows at the parcel level for the 100-yr 24 hr event.	• Maintains the current city requirement, but considers the full the Midtown Site collectively. • Individual parcels/developments are not required to meet this standard. • Individual parcels are encouraged to retain the 2-yr 24-hr storm event	• Significant reduction will achieved through the decentralized stormwater management train employed throughout the Midtown Site. • The existing stormwater pond will be retrofitted as needed to maintain peak discharge to the receiving Arroyo de Los Pinos at or below existing conditions.
Volume Control + Conveyance			
Design Storm: Open channels in paseos to be be designed to convey the 10-yr storm. Open channels in main streets to also include 0.5 ft of freeboard. Storm drain closed pipe system to be design to convey the 100-yr 24-hr storm event.	All conveyance system to be designed to convey the 100-yr 24-hr storm event	**Private Development:** Encouraged to retain the 2-yr 24-hr onsite. **Within Public ROW:** Infiltration galleries and trenches to be designed to convey the 10-yr 24 hr Drainage channels to be designed to convey the 10-yr and provide a 0.25 ft of clearance, and to convey the 50-yr 24-hr event. Closed pipe system to be designed to convey the 100-yr 24-hr event.	Drainage design criteria in Section 200 of New Mexico Department of Transportation (NMDOT) Drainage Manual requires the 50-yr design flood and 100-yr check flood for open channels and trunk lines.
Water Quality + Retention			
Water Quality + Retention **Design Storm:** 80th percentile (minimum); 90th percentile (aspirational)	• No runoff water quality requirements. • There is an stormwater illicit discharge ordinance that aims to protect and enhance the water quality of watercourses and groundwater by prohibiting non-stormwater discharges to the city's storm drain system (Ord. #2005-3, § 4)	**Private Development** Will be required to provide water quality treatment to the maximum extent practicable. **Public ROW** GI and LIDs to be implemented across the Midtown Site.	

6.3 Other Utilities + Infrastructure

Sanitary Sewer - Existing Conditions

The Midtown Site is currently served by an existing sanitary sewer system that divides the flow into two sewer sheds- a northern connection point along Cerrillos Rd., and a southern connection at Siringo Rd. During a site visit it was observed that the sewer system connected to the south at Siringo Rd. exceeded the design capacity, surcharging existing manholes. However, the northern connection features an underutilized sanitary sewer with available capacity between the Tony Anaya Building and Cerrillos Rd. South of the Tony Anaya building, the existing sewer system is in poor condition, undersized and in need of replacement.

This utility is managed by the City of Santa Fe.



Existing Sanitary Sewer

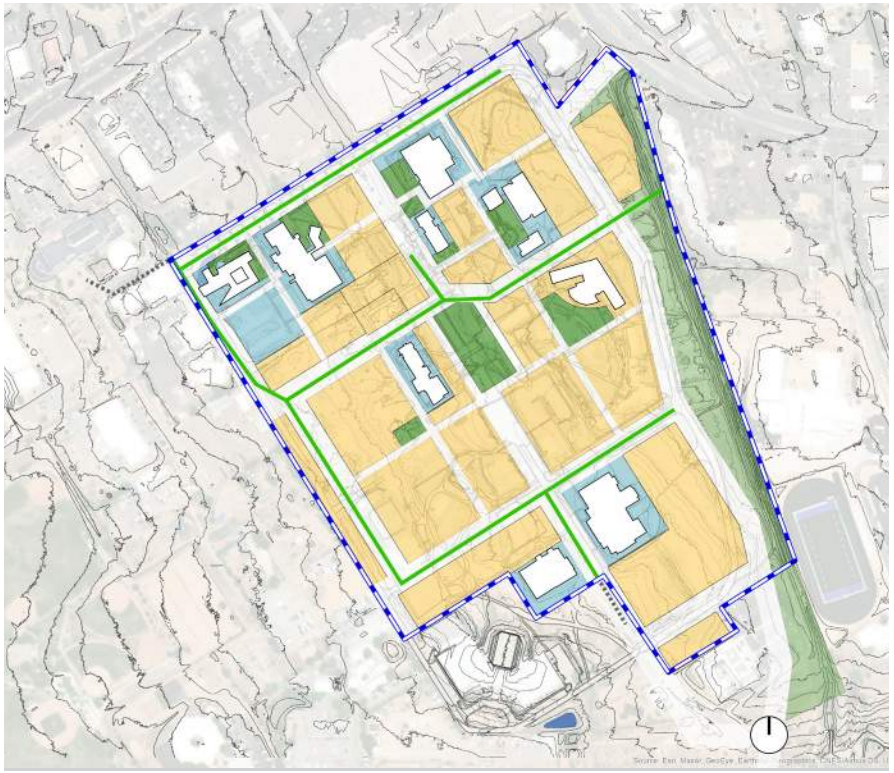
Legend

- The Midtown Site
- Existing Sewer Mains
- Abandoned Sewer Mains
- Existing Sewer Mains outside Project Area
- Existing Sewer Manholes

Proposed Sanitary Sewer

The Midtown Site's development will feature a new sanitary sewer system that will direct all flows towards the north, connecting to the main line on Cerrillos Rd. This diversion of flow will help alleviate the surcharging issues on the Siringo Rd. sewer system. The proposed design shall provide gravity services to all of the proposed development, and will be designed with adequate slopes, depths, and capacity to accommodate the full build-out flow condition. Sewer design flow shall be at 50% full and velocity in sewer lines shall be less than 10 ft/sec and greater than 2.2 ft/s.

Due to the change of direction of the sewer, the existing sewer lines and structures cannot be reused and shall be abandoned and or demolished. As part of proposed conditions the 30' Silar Rd. interceptor shall be repaired and re-lined (Via CIPP).



Proposed Sanitary Sewer

Legend

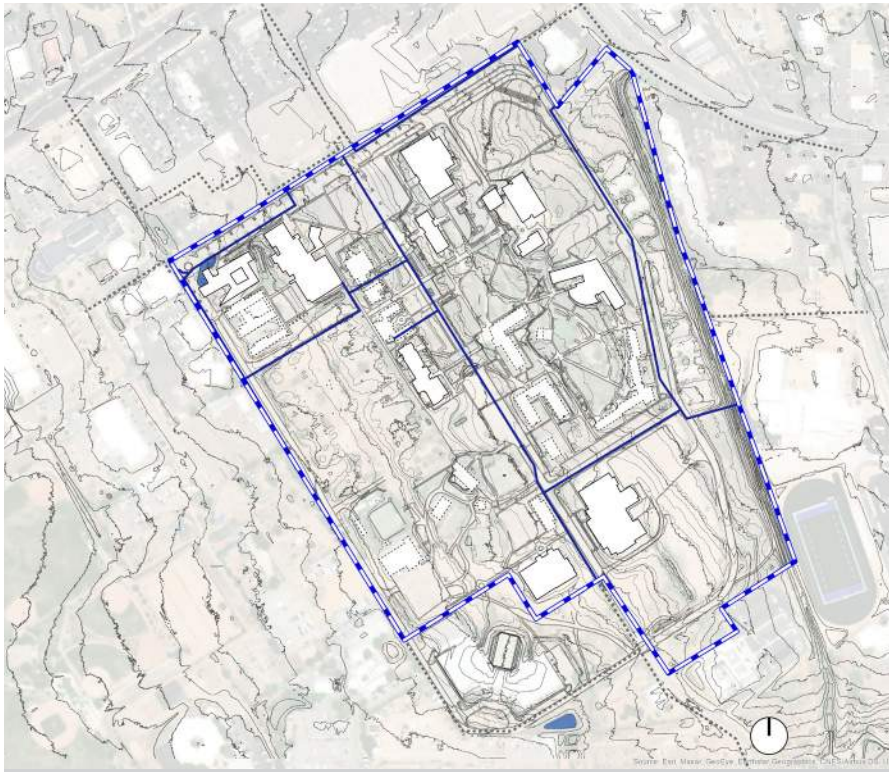
- The Midtown Site
- Proposed Sewer Lines
- Proposed Sewer Lines outside Project Area

Disclaimer:

The proposed sanitary sewer system will require a connection outside the project boundary. All anticipated impacted areas are within the City's right of way or easements.

Potable Water - Existing Conditions

The Midtown Site is served by existing underground system and supporting infrastructure mostly located within the existing public right of way with segments going through private parcels. Modeling results show that the existing system has enough capacity in current conditions and proposed conditions for both peak flows and fire flows. This utility is managed by the City of Santa Fe.



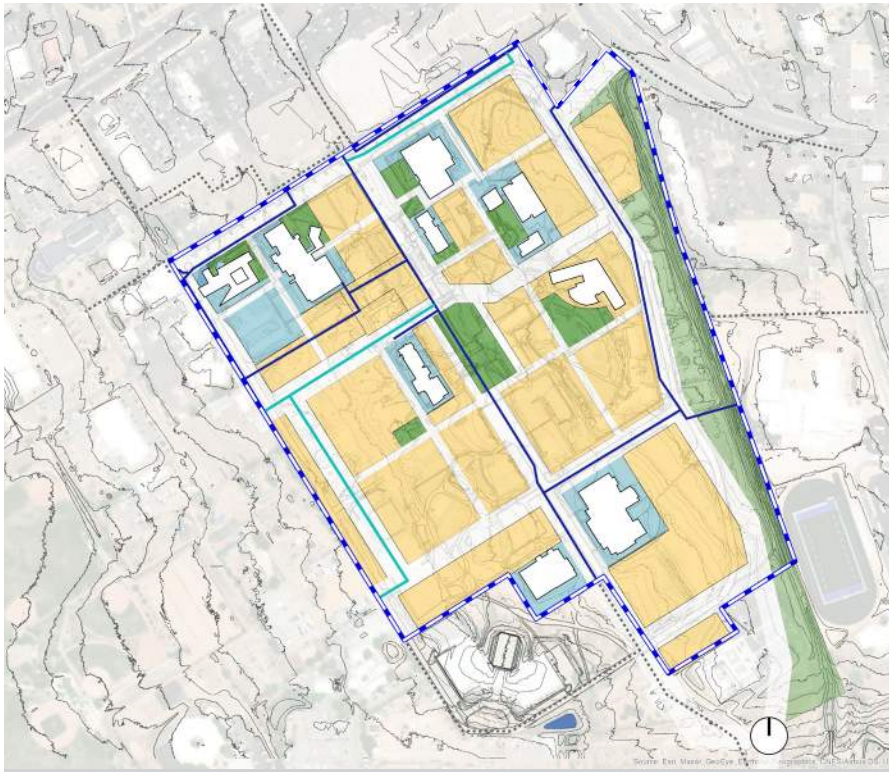
Existing Potable Water

Legend

- The Midtown Site
- Existing Water Mains
- Existing Water Mains outside Project Area

Proposed Potable Water

The majority of the existing water system will be preserved, however, the proposed development plan will necessitate relocation of specific sections of water main to follow new right-of-way alignments. Where relocation is required, water mains will be replaced with the same pipe size and will be constructed to City of Santa Fe requirements.



Proposed Potable Water

Legend

- The Midtown Site
- Existing Water Mains
- Existing Water Mains outside Project Area
- Proposed Water Mains

Disclaimer:

The proposed water system may require work outside the project boundary. All anticipated impacted areas are within the City's right of way or easements.

Electrical - Existing Conditions

The Midtown Site is currently served by underground and above ground electricity lines and infrastructure that run on the existing right of way across the Site. This utility is managed by PNM.

Gas - Existing Conditions

The Site is currently served by underground natural gas pipes and infrastructure that run mostly on the existing right away and connect to existing buildings. This utility is managed by New Mexico Gas Company.

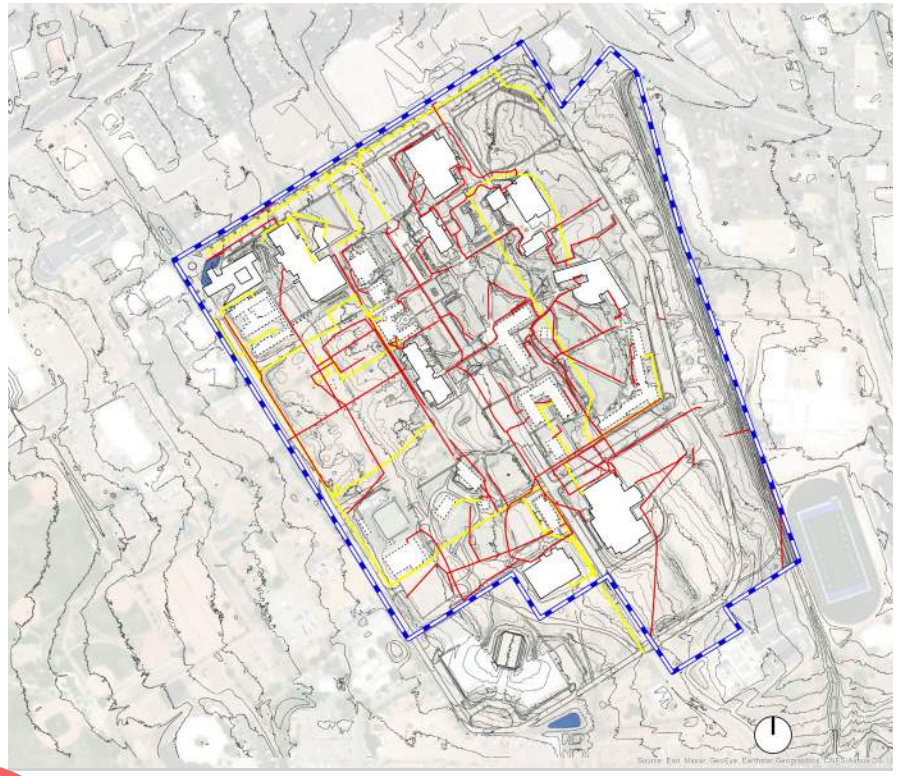
Energy Vision

To support sustainable development, energy infrastructure at the Midtown Site will be upgraded to support a fully electric future. Existing gas lines will be abandoned and electrical trunk lines within the right of way will be upgraded to support 100% electrification of existing and future buildings' energy needs, including climate control, and to provide adequate supply to support electric vehicle charging. Specific electric infrastructure will be development-dependent and costs may be borne by developers of specific parcels according to the specific need of the development program associated with that parcel.

Alternative Energy Sources

Solar Photovoltaic System. New construction standards on Midtown development sites require the installation of a solar photovoltaic (PV) system on the roof area of the building, or on the development site, to provide electricity to newly constructed buildings. A roof is considered all outside coverings of a building or structure, including the structural supports, decking, and top layer exposed to the outside, at all levels of building, excluding roof area designated for skylights. For each new building, this energy standard shall be met by implementing one of the following approaches, whichever provides a greater supply of electricity.

- At least fifty percent (50%) of the roof area shall be dedicated to a PV a photovoltaic system; or
- At least fifty percent (50%) of the building's energy needs shall be estimated to be provided by the on-site PV system, as provided in energy calculations submitted by a certified engineer.



Existing Electrical + Gas Lines

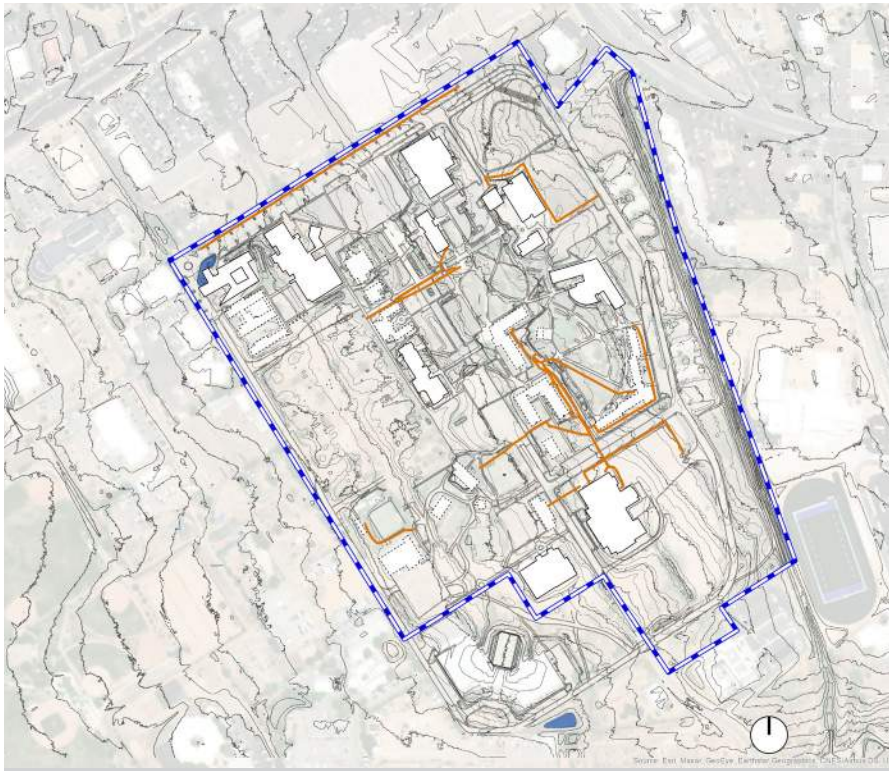
Legend

- The Midtown Site
- Existing Electrical Transmission Lines
- Existing Natural Gas Lines

Added via Administrative Approval 3.17.25

Fiber Optics + Telecommunications - Existing Conditions

The project area is served by telephone communications, fiber optic lines, and supportive infrastructure that run on existing streets and serve existing buildings.



Existing Telecommunications Lines

Legend

The Midtown Site

Existing Communications Lines

6.4 Infrastructure Implementation Strategy

Infrastructure Phasing

The Midtown Site will be built out with both public and private infrastructure. Table 6.4.A (Preliminary Midtown Infrastructure Costs by Phase) shows very preliminary estimated construction cost by phase for all infrastructure that will be owned and maintained by the city, including the Public Utility. Table 6.4.B (Midtown Infrastructure Funding and Financing Sources) shows the potential funding sources for each infrastructure asset class. These costs are subject to change as more specific design information becomes available and as more detailed engineering studies are completed.

Water and sanitary sewer system upgrades will be managed by the Public Utility with funding coming from the future developers who acquire development sites through the Midtown disposition process. In addition, new development will have to pay for new system demand in the form of water rights or by paying a fee in lieu of water for Midtown LINC qualified projects. These cost estimates reflect the cost to upgrade the sanitary sewer system and move certain trunk lines for the water system to align with road rights-of-way. Developers will pay for their lateral connections to the trunk infrastructure.

Road construction will comprise the single largest infrastructure cost. The cost estimates provided in Table 6.4.A (Preliminary Midtown Infrastructure Costs by Phase) are only for road construction within the Midtown Site. There could also be additional road construction costs involving new entrances and access roads to the campus. However, to build such roads will require cooperation with adjacent property owners and will evolve as the Midtown development process proceeds. Therefore, estimated costs for these streets were not included in this analysis. Maintenance costs were also not included.

The Midtown Master Plan Thoroughfare Regulating Plan (Section 5.2.1) identifies nine street types. Five of these types (neighborhhood streets, neighborhood streets with pathways, neighborhood streets with median, plaza two-way street, and plaza one-way street) will all be built within the Midtown Site in the locations specified in the Plan, with the exception that those types that may potentially connect through the lands of adjacent property owners will notbe built without the express consent of the affected adjacent property owner. The Regulating Plan governs thoroughfare typologies and locations only for those thoroughfares built within the Midtown Site. For these street types, the Public Works Department will oversee construction. Costs include the road construction including associated sidewalks, medians, pathways, and storm water improvements. Funding will come primarily from developer contributions as well as from public sources such as federal grants, state legislative funding, and local sources such gross receipts taxes (GRT) or property taxes that can be leveraged through GRT bonds and general obligation bonds. It is possible that the City may initially pay for road construction using bond

debt, but over time, most of the cost will be recaptured through developer contributions.

Roads that will be built within development parcels including living alleys, paseos, and pedestrian access connections will be built by developers as part of their project costs. in these cases, construction will be overseen by the Division of Roads and Trails with plan review from the Public Works Department.

Phase 1 road construction projects include streets necessary to enhance circulation primarily for existing buildings on the Site. However, future road construction phases will vary with the pace and intensity of future development.

The **electric distribution system** will also require considerable upgrading. However, no system assessment has been completed yet. This work will be initiated within the next month and will provide a general approach to designing the new system. It is expected that as property is purchased or leased, that individual property owners will work directly with PNM. PNM will be responsible for building the system.

Table 6.4.A Preliminary Midtown Infrastructure Costs by Phase				
Asset	**Phase**			**Total**
	Phase 1	**Phase 2**	**Phase 3**	
Water	$ 584,911	$ 235,269	N/A	**$ 820,180**
Sanitary Sewer	$ 762,660	$ 342,574	N/A	**$ 1,105,234**
Roads	$ 17,718,309	$ 3,518,941		**$ 21,237,250**
Civic Parks and Open Space	$	$ 2,600,000		
Parking Garage			TBD	
Electrical	N/A	N/A	N/A	**N/A**
Total	**$ 19,065,880**	**$ 6,696,784**	**-**	**$ 23,162,664**
Sources: Wilson Engineering, City of Santa Fe, Opticos Design Inc, Strategic Economics, October 2022				

Table 6.4.B Midtown Infrastructure Funding and Financing Sources							
Asset	**Funding/ Financing Source**						
	General Fund	**Federal Grants/ State Legislative Funding**	**Bonds**	**Developer Reimbursement**	**Impact Fees**	**Land Sales**	**Utility Rates**
Water		X	X	X		X	
Sanitary Sewer		X	X	X		X	
Roads	X	X	X			X	
Civic Parks and Open Space	X	X	X		X	X	
Parking Garage	X		X			X	
Electrical							X
Sources: City of Santa Fe, Strategic Economics, October 2022							

Other Infrastructure

Civic parks and open space will primarily be built in the second development phase to coincide with new development opportunities in the Midtown Site's southern portion. However, this timing is flexible and some civic spaces, including the Plaza, could be built sooner depending on funding availability and community priorities. Funding sources for parks and open space will be the same as for roads. The Parks and Open Space Division will be responsible for overseeing construction of these facilities.

Funding and timing for constructing a **parking garage** are to be determined based on funding availability and community priorities. In the past, Santa Fe has used bond funds to pay for parking garages. Garages are also often financed by charging parking fees.

Fiscal Impact

The ongoing costs to provide municipal utilities to Midtown will be recovered through utility rates paid by users. This includes water, sanitary sewer, and garbage collection. Ongoing costs for road and park and open space maintenance will be covered through both the general fund and potentially through a Property Improvement District (PID) which would be formed to assess future Midtown occupants for common space maintenance costs similar to the way a homeowners' association works. These maintenance costs will be significant. However, it is also important to note that the development will generate new ongoing revenue for the City.

The police and fire departments were both consulted in the process of preparing the Midtown Master Plan. Both departments confirm that they will have the capacity to serve future development at Midtown without having to increase any staff or capital resources. However, if additional services are required, the Midtown Site is expected to generate considerable increases in GRT, property, and other tax revenues for the city's general fund that should be adequate to absorb these costs.

Financial Incentives for Midtown Developers

The Midtown locations offers a series of financial incentives for developers. First, the Site is in a federal Opportunity Zone, which offers considerable tax benefits for qualified development projects. Second, the Site is within the Midtown LINC Zoning Area. This enables qualified projects to be exempt from all impact fees, as from wastewater and water utility expansion charges. Third, if a Metropolitan Redevelopment Area is formed for Midtown, developers and future businesses will have access automatic access to all LEDA benefits offered by the State of New Mexico.


Cerrillos Rd
St Michael's Dr
Garson Theater
Fogelson Library
Visual Arts Complex
Administration Building
SFAI
St. Michael's Hall + Cafeteria
Benildus Hall
Garson Studios
Driscoll Hall
Llano St
Camino Carlos Rey
Franklin E Miles Park



7. Appendices

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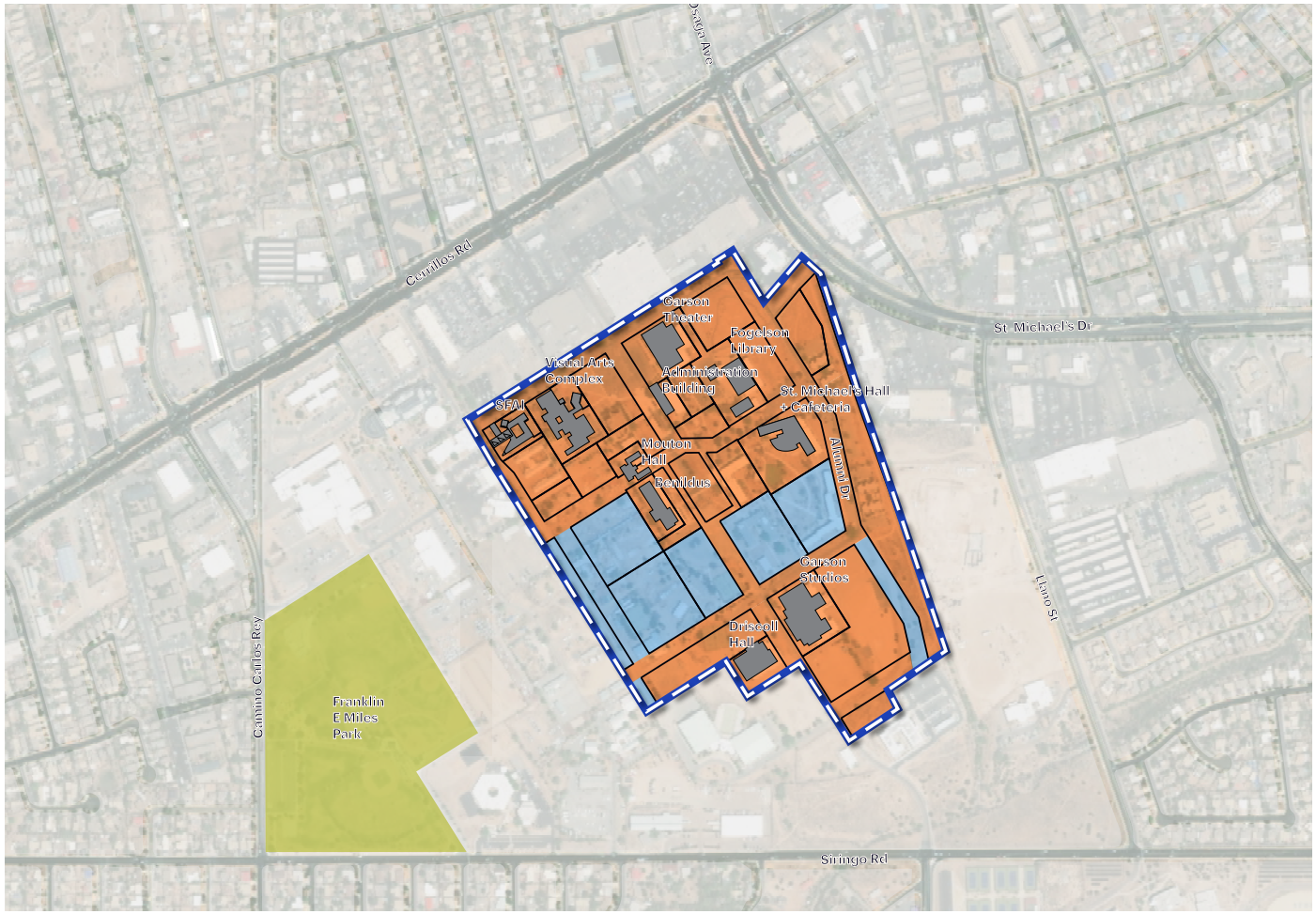
7.1 Map Series

Purpose of the Map Series

The following pages include reproduction of maps that appear earlier in the Midtown Master Plan (Plan) document. They are repeated here to provide a quick reference to developers, staff, and the public as they use the Plan.

Phasing Diagram

See Chapter 3 (Urban Design Vision), Section 3.7 (Development Program + Phasing).



Legend

- The Midtown Site
- Buildings to Reuse
- Development Blocks
- Phase 1: Build on and revitalize existing facilities.
- Phase 2: Build out the rest of the Midtown Site.

Zoning Framework - Facade Zones

See Chapter 5 (Development Standards), Section 5.4 (Development Standards + Regulating Plan).

Legend

The Midtown Site

Sub-Zones:

- Civic Space (CS)
- Mixed-Use Neighborhood (MU–N)
- Mixed-Use Center (MU–C)
- Mixed-Use Office (MU–O)
- Mixed-Use Film (MU–F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse

Facade Zones:

- Plaza (PL)
- Main Street (MS)
- Main Street–Office (MS–O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line
- Pursuant to the Midtown Overlay Zoning District requirements for "Qualifing Projects"



Open Space Framework

See Chapter 5 (Development Standards), Section 5.3 (Civic + Open Space Standards).



Legend

- The Midtown Site

Civic Space Types:

- Arroyo Park
- Plaza
- Quad Park
- Pocket Park/Plaza

Other

- Paseos
- Existing Buildings to Reuse
- Development Blocks

Thoroughfare Network Framework

See Chapter 5 (Development Standards), Section 5.2 (Thoroughfare Standards).

Legend

The Midtown Site

Thoroughfare Types

Neighborhood Street

Neighborhood Street with Pathway

Neighborhood Street with Median

Plaza Street Two-way

Plaza Street One-way

Living Alley

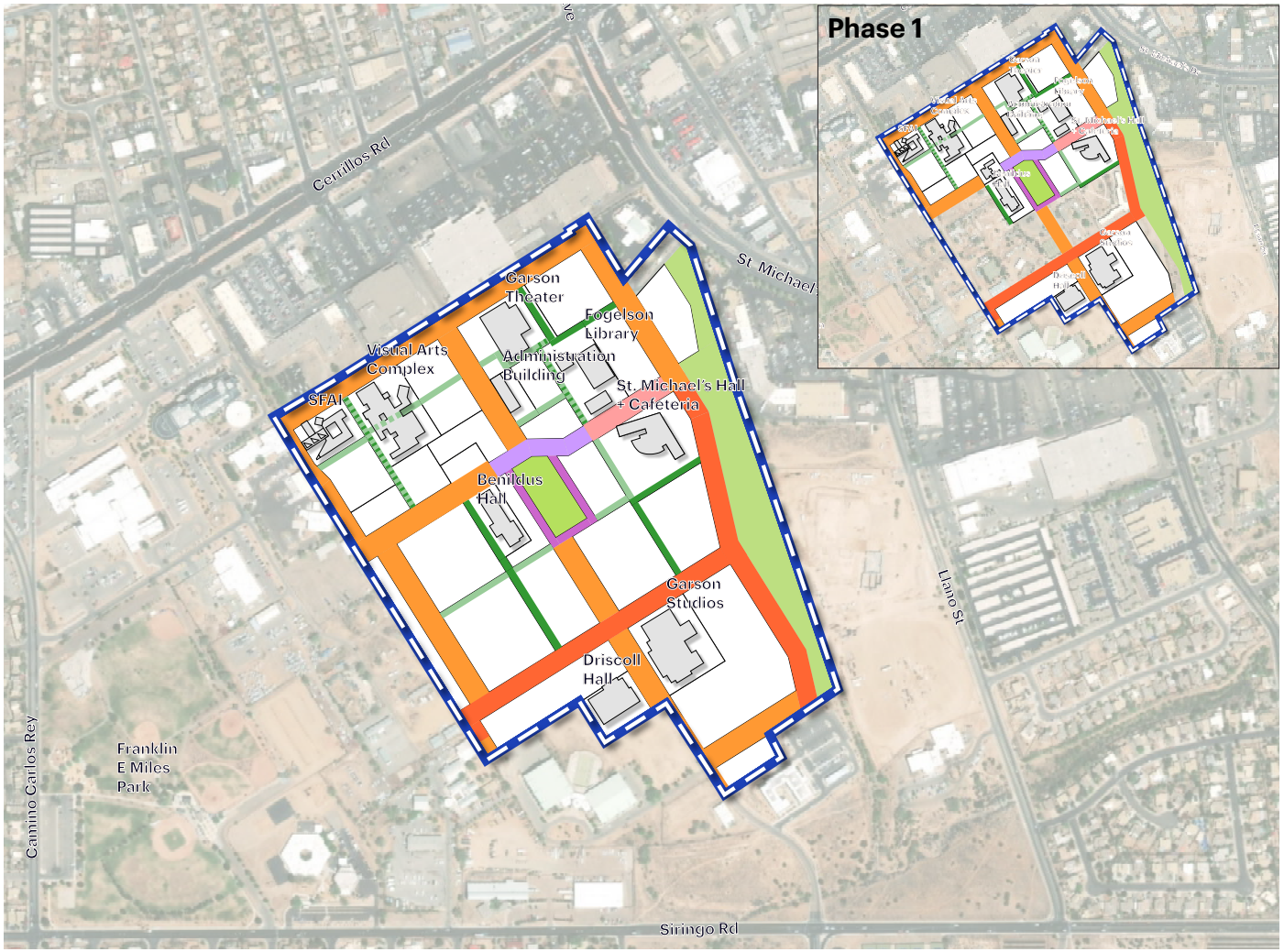
Paseo or Living Alley

Paseo

Other

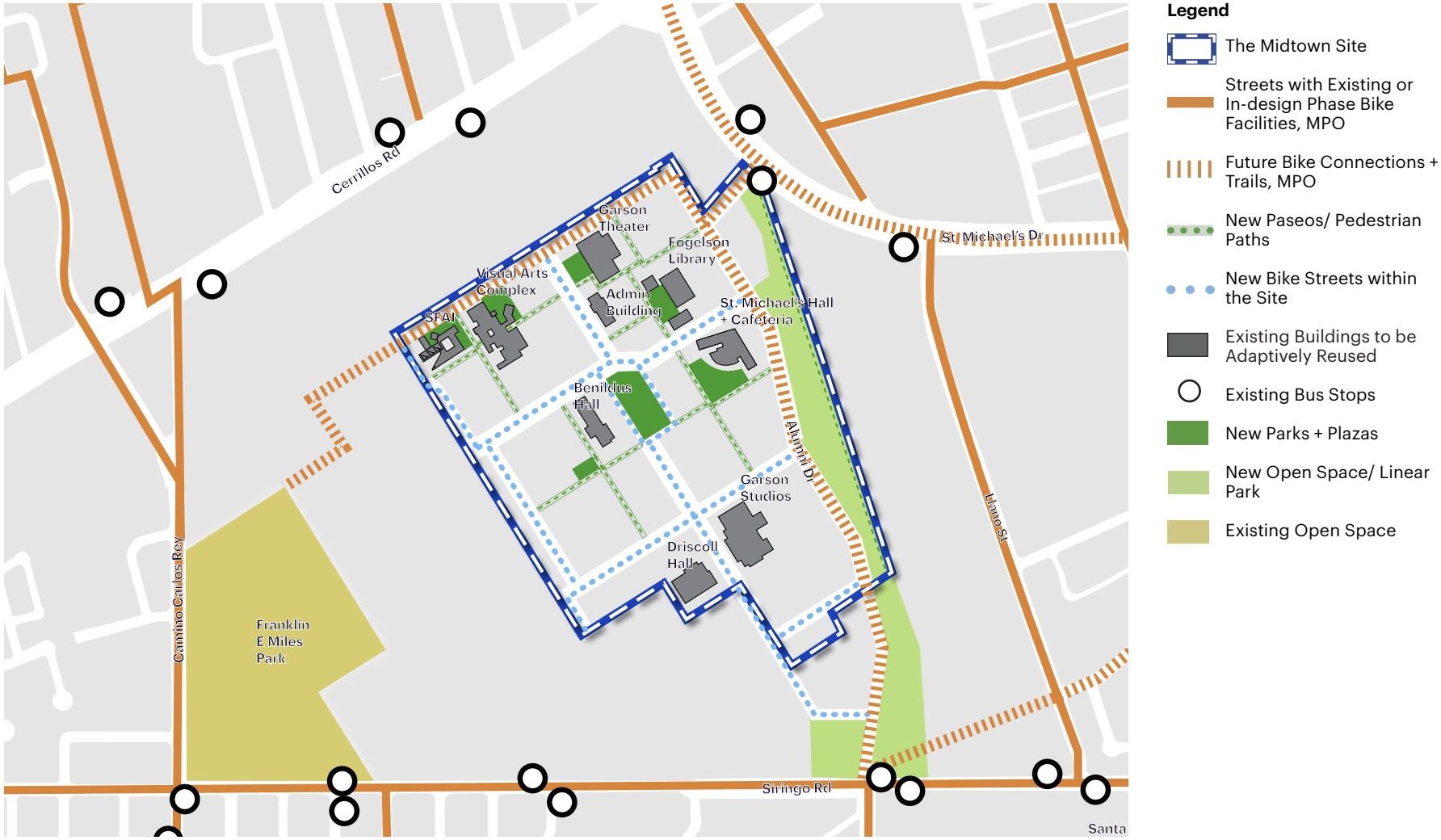
New Open Space/ Linear Park

Existing Buildings to Reuse



Transit + Access Framework

See Chapter 4 Connectivity + Mobility Vision), Section 4.2 (Midtown Connectivity + Mobility Phasing).



7.2 Midtown Infrastructure Report

Technical Memorandum - Existing Sewer and Water Infrastructure prepared by Wilson & Company (8/11/22 rev. 8/25/22) is incorporated by reference.

Midtown Master Plan – Administrative Approval

The Midtown Redevelopment Authority requested administrative minor modifications to the Midtown Master Plan approved November 30, 2022 (Resolution 2022-68) as of February 10th, 2025. The following provisions in the Midtown Master Plan and SFCC granted the Land Use Director power to administratively approve these as of March 17, 2025.

Midtown Master Plan Modifications

Section 5.2A	**Neighborhood Street**	p. 96
	Add text "Street widths and on-street parking layout will be subject to field testing and adaptable to site conditions"	
	Change maximum Right-of-Way width from 94' to 82'	
	Change maximum Sidewalk width from 16' to 10'	
Section 6.2	**Policy for the Midtown Site + Surrounding Area**	p. 173
	Change title "Proposed Policies for the Midtown Site" to "Stormwater Policy for the Midtown Site"	
	Delete text under "Proposed Policies for the Midtown Site" and insert new text requiring that all new development will be required to implement stormwater management systems that capture and manage the 90th percentile storm event.	
Section 6.3	**Alternative Energy - Photovoltaics**	p.180
	Insert new sub-section title: "Alternative Energy Sources"	
	Under "Alternative Energy Sources" insert new text requiring that all new construction standards on Midtown development sites require the installation of a solar photovoltaic (PV) system on the roof area of the building, or on the development site, to provide electricity to newly constructed buildings	

Chapter 14 Land Use Director Approval Authority

Administrative changes within the Midtown Master plan shall be facilitated through minor modifications and or administrative deviations as determined by SFCC 14-2.11(C).

Minor Modification *SFCC 14.2-11(C)2*

The land use director may approve minor quantitative and qualitative modifications on an approved master plan, development plan, subdivision plat , special use permit or other development approval, subject to the following:

Midtown Master Plan – Administrative Approval

a. written request by the applicant explaining the need for the modification;
b. written finding by the land use director that the modifications do not substantially change the function or appearance of the development , and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property ;
c. the minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat ; and
d. the minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section.

The Planning Commission is empowered by SFCC 14-3.9 to recommend the amendment of Master Plans to the Governing Body. Additional amendment requests will be pursued through a Master Plan amendment application with the City of Santa Fe Metropolitan Redevelopment Agency as the applicant.

To: Heather Lamboy, Land Use Director

From: Lisa Gavioli, Senior Project Manager, NV5 *(agent for Metropolitan Redevelopment Agency)*

Via: Daniel Hernandez, Metropolitan Redevelopment Agency Director; Carly Venditti, Asset Development Manager

Date: July 1, 2025

Re: Midtown Master Plan Administrative Minor Modifications

Good afternoon, Heather,

The Metropolitan Redevelopment Authority (MRA) is requesting administrative minor modifications to the Midtown Master Plan approved November 30, 2022 (Resolution 2022-12). Per SFCC §14-2.11(C)(2), the Land Use Director may approve "minor quantitative and qualitative modifications on an approved master plan, development plan, subdivision plan, *special use permit* or other development approval, subject to the following:

a) Written request by the applicant explaining the need for the modification.
b) Written finding by the land use director that the modifications do not substantially change the function or appearance of the development, and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property;
c) The minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat; and
d) The minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section."

Accordingly, the MRA requests such minor modifications to the Midtown Master Plan in order to facilitate smooth implementation of the plan in alignment with the vision for the Midtown Property, as described below.

PROPOSED MINOR MODIFICATIONS

Section 5.2: Thoroughfare Standards: 5.2A Neighborhood Street (Page 96)

The dedication of right-of-way and utility planning throughout the Midtown Site required the revision of the throughway type 5.2A Neighborhood Street. This right-of-way was previously designated with a total width of 94', comprised of vehicle traffic lanes, bicycle lanes, parking lanes with curb extensions, sidewalks, stormwater infrastructure, and a landscaped zone. However, after further analysis by the roadway and infrastructure team, including the City's Public Works Department, it was determined that a modification was needed to the sidewalk widths in the Neighborhood Street throughway type. The proposed Minor Modification provides for a reduced right-of-way at 82', resulting from the reduction of sidewalk widths to 10' on each side of the street rather than the originally approved 16'.

Section 5.2 Roadway Width Reduction at Certain Location. The Minor Modification is a required reduction of the roadway width adjacent to the west of Tract P1.a and Tract P1.b. This will allow for the continuous development of the exterior thoroughfare along Tracts P1.a and P1.b adjacent to Santa Fe Art Institute's proposed Makers Space within the Visual Arts Center campus. A roadway width reduction will allow for increased green space in front of the makers space and allow for infrastructural continuity.

Section 6.2: Policy for the Midtown Site + Surrounding Area 6.2 (Page 173)

Stormwater Management Requirements

The proposed Stormwater Policy originally required private developments to design flood control management set at a minimum 80th percentile and an aspirational 90th percentile. The proposed Minor Modification requires that all new developments manage 90th percentile storm events—defined as 0.80 inches of rainfall onsite. The new text was prepared by a member of the Development Review Team (DRT) from River and Watershed Management in consultation with the infrastructure team.

This modification will eliminate existing text under "Proposed Policies for the Midtown Site," and insert a new title "Stormwater Policy for the Midtown Site" and text requiring all new development will be required to implement stormwater management systems that capture and manage the 90th percentile storm event. The proposed stormwater management policies for Midtown are put into practice, as follows:

A. *Stormwater Management Requirements. All new development will be designed and required to implement stormwater management systems that capture and manage the 90th percentile storm event, defined as a rainfall depth of 0.80 inches, onsite.*

    1. *Development proposals shall include a technical memorandum with all supporting documentation, modeling results, and drainage calculations related to the feasibility analysis for complying with the stormwater management requirements, which shall be addressed and submitted to the City as part of the development review process.*

    2. *All stormwater management documentation and supporting analysis shall be prepared and signed by a registered engineer licensed in the State of New Mexico.*

B. *Non-Compliance with 90th Percentile Storm Management*

    1. *In the event that the proposed development is unable to manage the 90th percentile storm onsite, a technical memorandum must be submitted to the City for consideration. The technical memorandum shall include a comprehensive analysis detailing the infeasibility of meeting the discharge requirements for the 90th percentile storm event onsite.*

C. Stormwater Variance Requests and Associated Fees

1. *Development proposals seeking a variance from the 90th percentile storm management requirement may be subject to additional stormwater management fees. The specific fee assessment shall be determined by the City at the time of the variance request.*

D. Minimum Stormwater Management Requirements

1. *Development proposals unable to comply with the 90th percentile storm management requirement shall, at a minimum, manage the 80th percentile storm event, defined as a rainfall depth of 0.50 inches, onsite.*

Section 6.3: Other Utilities + Infrastructure 6.3 (Page 180)

Alternative Energy - Photovoltaics

The Master Plan provides for eliminating gas as an energy source and the development of electric infrastructure and building requirements. The City's Public Works Department has proposed a policy that allows flexibility in alternative energy sources with a focus on photovoltaics (PV) under a new sub-section title "Alternative Energy Sources." Under the proposed Minor Modification, solar photovoltaic (PV) systems for new buildings must meet one of the following approaches that provides the greatest supply of electricity:

- At least fifty percent (50%) of the roof area shall be dedicated to a PV; or
- At least fifty percent (50%) of the building's energy needs shall be estimated to be provided by the on-site PV system, as provided in energy calculations submitted by a certified engineer.

Minor Modification Approval Criteria Responses

The Metropolitan Redevelopment Agency (MRA) is requesting approval for a minor modification to the existing Midtown Master Plan to allow for implementation that aligns with site conditions and sustainability best practices and maintains alignment with the development vision for the Midtown Property. Below are the MRA's responses to each of the approval criteria for minor modifications, as specified in SFCC §14-2.11(C)(2).

a) Need for modifications: The Master Plan was approved in 2022 with the intention that the implementation of the plan would be dynamic and incremental, adapting to conditions according to site and market conditions. Section 3 of the Master Plan describes the Plan as a model for equitable development and sustainable urbanism—one that creates a mixed-use center. In the process of establishing the parcels for development on the blighted site, the proposed modifications are necessary to adapt roadway, stormwater, and photovoltaic standards to current site-specific conditions.
b) Modifications do not substantially change the function or appearance of the development and will not result in negative health or safety impacts on the community or neighboring properties: The proposed

changes will not substantially alter the function or appearance of the development pursuant to the Master Plan, nor will they result in health or safety impacts to the community or neighboring properties.

1. Reducing the right-of-way width west of Tracts P1.a and P1.b. maintains pedestrian, bicycle, and vehicle access as outlined in Section 5.2 of the Master Plan, while allowing for expanded green space in front of the Makers Space and improved infrastructure continuity.
2. Enhanced stormwater retention—meeting the 90th percentile threshold—will also reduce runoff onto adjacent properties during rain events.
3. Proposed photovoltaic standards allow for smooth implementation of alternative energy at Midtown without negative impacts to the performance or appearance of resulting buildings.

c) Minor modification will not allow increased density or allow uses not otherwise show on the approved plan: The proposed Minor Modifications do not increase density or introduce any uses not already permitted under the approved Master Plan (Resolution 2022-12), which maintains the mixed-use development.

d) Minor modifications will comply with all standards and requirements of Chapter 14: The regulatory design standards established in the Master Plan are complimentary and supplemental to existing SFCC Chapter 14 regulations, including the Midtown Local Innovation Corridor (LINC). All Minor Modifications will comply with standards and requirements in SFCC Chapter 14.

Conclusion

Thank you in advance for your review and attention to this request. Please let us know if you need any additional information or clarifications. I can be reached at 505-362-8294 or lisa.gavioli@nv5.com, and Carly Venditti can be reached at 505-795-0675 or cavenditti@santafenm.gov.

Attachment: Midtown Master Plan, revised 3.17.2025



Midtown Master Plan (the Land Development Plan)

MIDTOWN SANTA FE

City of Santa Fe

Revised Draft

March 7, 2025

OPTICOS

Prepared For:

City of Santa Fe
Planning and Land Use Division
Santa Fe City Hall
200 Lincoln Avenue, 1st Floor
Santa Fe, New Mexico 87501

Prepared By:

Opticos Design, Inc.
2100 Milvia Street; Suite 125
Berkeley, California 94704
510.558.6957

With Consultants:

Proyecto, LLC
1665 Laurel Avenue
Solvang, California 93463
917.930.0106

Sherwood Design Engineers
2548 Mission Street,
San Francisco, California 94110
415.677.7300

Strategic Economics
2991 Shattuck Avenue, Suite 203,
Berkeley, California 94705
510.647.5291

Toole Design
319 SW Washington Street, Suite 420
Portland, Oregon 97204
503.205.4607

What's Inside?

Midtown Master Plan (the Midtown Land Development Plan)

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3. Urban Design Vision	37
4. Connectivity + Mobility Vision	71
5. Development Standards	89
6. Stormwater + Infrastructure	165
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How to Use this Document

What you will find + where to find it:

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What's included in this Plan...	**1.1** Midtown Master Plan Organization
Why this Plan?	**1.2** Purpose of the Midtown Master Plan
What this Plan will accomplish?	**1.3** Mission + Development Vision
How this Plan works with other existing plans + standards?	**1.4** Relation to Existing Plans, Policies + Regulations
Goals for sustainable development...	**1.5** Elements of Sustainable Development

Chapter 2 Background + Setting

The Midtown Site in context	**2.1** Regional Considerations + The Site History
Existing conditions at the Midtown Site	**2.2** Site Considerations
What inspired the urban design concepts in this Plan?	**2.3** Santa Fe Urban Form + Public Realm

Chapter 3 Urban Design Vision

The vision for the Midtown Site development	**3.1** The Midtown Site Development Vision
Strategies for improving connectivity	**3.2** Connectivity + Mobility
Strategies for managing stormwater	**3.3** Integrated Stormwater Management
Strategies for open spaces at the Midtown Site	**3.4** Civic + Open Spaces
Strategies for urban design	**3.5** Urban Form + Building Scale
What is place-based design	**3.6** Place-based Approach
Proposed development phasing	**3.7** Development Program + Phasing
Strategies for affordable housing	**3.8** Affordable Housing
Designing for community health	**3.9** Reinforcing Community Health Through Urban Design

Chapter 4 Connectivity + Mobility Vision

Approach to connectivity + mobility → **4.1** Conceptual Connectivity + Mobility Framework

When and where streets get built → **4.2** Connectivity + Mobility Phasing

Ideas for making great streets at the Midtown Site → **4.3** Multimobility Best Practices

Steps to improve mobility + connectivity → **4.4** Connectivity + Mobility Action Items

Chapter 5 Development Standards

Why new development standards for the Midtown Site?	**5.1** Purpose + Intent
Regulations for street and right-of-way design	**5.2** Thoroughfare Standards
Regulations for open space design	**5.3** Civic + Open Space Standards
Where different standards apply?	**5.4** Development Standards + Regulating Plan
Allowed uses at the Midtown Site	**5.5** Sub-zone Standards
Standards on setbacks, frontage types, height, + other design elements	**5.6** Facade Zone Standards
Allowed building frontage types	**5.7** Frontage Types
Design standards applicable to all development parcels	**5.8** Design Standards General to All
Guidance for review of development applications	**5.9** Plan Administration
Terminology specific to development standards	**5.10** Definitions

Chapter 6 Infrastructure + Stormwater

Improvements to the stormwater management system	**6.1** Stormwater + Water Quality Management
Integrated stormwater management approach	**6.2** Policy for The Midtown Site + Surrounding Area
What already exists on the Midtown Site	**6.3** Existing Utilities + Infrastructure
Improvements to support future use and development	**6.4** Improvements to Utilities + Infrastructure

Chapter 7 Appendix

Referenced Maps → **7.1** Map Series

Phasing Diagram, Zoning Framework - Facade Zones, Open Space Framework, Thoroughfare Network Framework, Transit + Access Framework

Adopted by Reference → **7.2** Midtown Infrastructure Report





1. Purpose + Intent

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1.5 Elements of Sustainable Development	22

1.1 Midtown Master Plan Organization



Chapter 1
Mission + Statement

Provides an overview of the Midtown Master Plan and its relationship to the existing regulatory framework.



Chapter 2
Background + Setting

Summarizes existing conditions and identifies key characteristics regarding regional relevance, demographics and local urban form.



Chapter 3
Urban Design Vision

Gives an overview of the development vision and phasing, articulates goals around sustainability, and desired connectivity, stormwater, open space and built form.



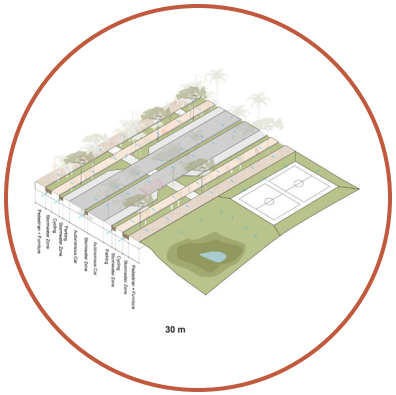
Chapter 4
Connectivity + Mobility Vision

Provides design for the future thoroughfare network within the Midtown Site, describes modal prioritization strategies, and parking policies. Also, it illustrates the connectivity phasing with upgrades to existing infrastructure and construction of streets.



Chapter 5 Development Standards

Establishes form-based zoning standards that regulate the future built character of the Midtown Site.



Chapter 6 Infrastructure + Stormwater

Describes green infrastructure for the Midtown Site and addresses water and sewer improvements to realize the Master Plan vision.



Chapter 7 Appendices

Includes a map series of key frameworks developed throughout the Master Plan document.

APPLICABILITY

Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision) present a comprehensive vision for development intensity and form, street network and connectivity, civic and open space, and stormwater and sustainability for the Midtown Site.

Chapter 5 (Development Standards) sets the legal requirements for physical development and provides standards for buildings, thoroughfares, and civic spaces within the Midtown Site boundary.

Improvements external to the Midtown Site in this Plan are conceptual and not regulatory. The City is interested in collaborating with adjacent property owners in the Midtown LINC Zoning Area to ensure a cohesive district and smooth development approval processes for new development. No external connection shall be constructed, dedicated, or made a condition of approval of any development application on an adjacent property, without the express consent of the affected adjacent property owner.

1.2 Purpose of the Midtown Master Plan

The Midtown Master Plan implements the community's vision for the Midtown Site by enabling reinvestment and future development that is feasible, predictable, and consistent with community aspirations and priorities.

Purpose

The Midtown Master Plan (Plan) is the culmination of a four-year planning effort (from 2018 to 2022) by City staff, an interdisciplinary consultant team, community members, organizations, and stakeholders. A vision for the Midtown Site (the Site) is articulated jointly in the Midtown Master Plan (this document) and the Midtown Community Development Plan. These complimentary plans provide a roadmap to achieve the community's objectives for development at the Site. The Midtown Master Plan focuses on increasing housing options and accessibility, improving walkability and transportation choices, creating jobs, and advancing climate change resiliency.

The Midtown Master Plan (Plan) presents policies and standards that help prioritize investment and regulate private development to deliver a future for the Site consistent with the community's aspirations.

Midtown Public Engagement Process

Following the closure of the Santa Fe University of Art and Design in 2018, the City of Santa Fe passed a resolution to initiate the Midtown Redevelopment Process. In this initial concept stage, the City developed a project plan and an online hub and established a vision for community outreach. The Midtown Redevelopment Process began with Collaborative Research Sessions, which took place in February 2018. The community engagement process informed programming, planning, and development approaches for the future reuse of the Site.

Around 2,800+ individuals participated in one of the phases (Concept Phase, Planning Phase, and Implementation Phase). They shared their ideas for the Site as part of the initial outreach process. The very high participation rate demonstrates the community's passion and commitment to shaping the future of the Midtown Property and Santa Fe. Four elements were identified based on the input received to guide sustainable development: Equity, Economy, Culture, and Environment. The four elements have been used as principles in this Plan.

The community engagement process led to the approval of the Planning Guidelines for the Midtown Property in the summer of 2018. The Guiding Principles and "Preferred Uses" helped to inform this Plan, along with updated feedback received as part of the engagement process during the Plan. "Other Possible Uses" are included in the Plan, and the Development Standards provide use regulations that address the "Non-Preferred Uses."



Images from the Public Engagement Process of 2018 and the Guiding Principles Document.

2018 PLANNING GUIDELINES*

- ***Sustainable Development.*** *Adopt a "triple bottom line" approach to development to balance and improve social, environmental, and economic impacts. Sustainable Development includes* ***Social, Environmental, and Economic*** *guidelines.*
- ***A City Center.*** *Develop the Site with a variety of uses that make it easy for residents of the city and region to live, work, play and learn. Integrate with neighboring communities by strengthening unique characteristics, minimizing displacement, promote social equity and economic vitality. A City Center includes guidelines on* ***Connections, Transportation, Density, Aesthetics, and Variety of Uses****.*
- ***Adaptable Infrastructure.*** *Develop the physical and digital infrastructure so that it increases accessibility and supports the initial steps of development. Design the infrastructure to be flexible and responsive to later stages of development. Adaptable Infrastructure includes guidelines about* ***Physical and Digital Infrastructure****.*
- ***Catalyze Midtown LINC Zoning Area.*** *Consider how owners of properties in the Midtown LINC Zoning Area can redevelop their properties in ways that will advance the Principles and Uses described.*

2018 USES*

Preferred Uses

- *Higher Education*
- *Housing*
- *Film + Emerging Media*
- *Arts + Creativity*
- *New Business + Innovation*

Other Possible Uses

- *Tech Hub*
- *21st Century Library*
- *Transit Center*
- *Joint Senior + Child Care Center*
- *Health Care*
- *Art Park*
- *Teen Center*
- *Premier Maker Space*
- *Recreation Network*
- *Mixed-Use Commercial + Residential Buildings*

Non-Preferred Uses

- *City Government*
- *Contemporary Cultural Center*
- *Offices + Large Amounts of Retail*
- *Large, Single-family Housing Development*
- *Avoid Homeless Shelters*
- *Dog Park*

**Source: Planning Guidelines for the City's Midtown Property Report, City of Santa Fe.*

The Midtown Site Planning Process

In 2019, the City of Santa Fe issued a formal request for proposals. Developers and operators submitted formal recommendations for the disposition and development of the Midtown Site (Midtown Property). The Midtown Property Planning Guidelines were used as criteria to evaluate the proposals. While a master developer was selected, they exited the project in 2020. The City decided to become the Strategic Planner for the redevelopment process at the Site moving forward.

Since 2020, the City has worked with community stakeholders and a consultant team to lead the two-part planning process subsequently:

- The Midtown Master Plan (Plan) guides land uses and provides an infrastructure framework to enable development and future investment. The Plan creates opportunities for types of development the community wants and provides guidance for mobility and connectivity, open space, and development at the Site.
- The Midtown Community Development Plan identifies community benefit expectations that can be delivered as development occurs. It is a policy-driven document to address housing choice and affordability, access to jobs and training, community arts, and cultural heritage recognition.

These plans provide a framework that private developers, nonprofits, and the City can use to deliver development at the Site.

A series of Listening Sessions held in June 2021, followed by a Visioning Workshop held in September 2021, helped to define the key issues and design priorities included in the Midtown Master Plan and presented in Chapter 2 (Background and Setting).

How the Plan Guides Development

This Plan is a visionary and regulatory document.

Within the Site, the Plan sets development standards to implement the vision for growth. The built character is guided by standards that articulate design expectations for the public realm, the sidewalk and frontage conditions, and the massing composition of new buildings. These standards establish design regulations specific to building form and land use that supplement standards in the base zoning and the Midtown LINC Zoning Area. Additional standards for civic and open spaces standards and thoroughfare design implement the vision for better access and mobility.

Within the greater Midtown LINC Zoning Area, the Plan establishes policies and priorities for future development.

Midtown Community Development Plan Timeline



Midtown Master Plan Timeline



1.3 Mission + Development Vision



The University of Arts and Design occupied the Midtown Site until 2018. Earlier, it was home to the College of Santa Fe.

The Midtown Master Plan provides a development framework to enable the implementation of the community's vision, priorities and aspirations for the Midtown Site.

Mission

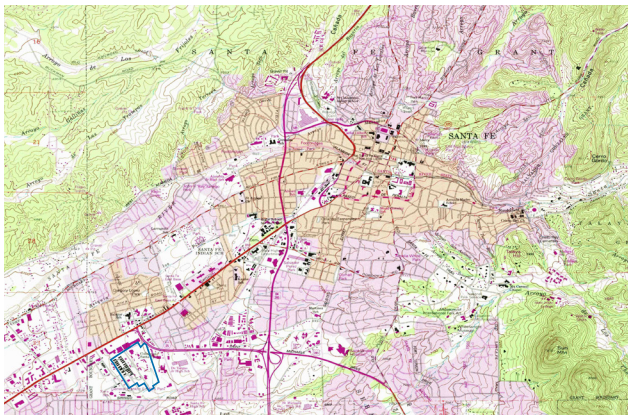
This Plan documents the community and stakeholder-driven long-term vision for the Midtown Site (the Site) in central Santa Fe. Once home to the Santa Fe University of Art and Design (SFUAD), investment has not occurred at the Site since the SFUAD closure. The future development of the Site creates an opportunity to leverage much-needed economic investment and respond to the need for more housing options, greater access to employment opportunities, and the desire for a new civic and cultural center for Santa Feans in the heart of the city.

Development Vision

This Plan focuses on how the City of Santa Fe can direct and support planned development at the Site. It describes strategies to create a sustainable, walkable community over time and provide employment and housing opportunities, improved mobility options, and access to recreation, public spaces, and cultural venues.

The Plan articulates a clear vision for the Site as a pedestrian-friendly, mixed-use neighborhood. The Site can accommodate an expanded footprint for film production facilities, over 1,000 housing units, including opportunities for affordable housing, cultural and employment uses, and over 5 acres of public parks and open spaces.

Historic map of Santa Fe in 1952. The Midtown Site was once on the periphery of Santa Fe. As urban expansion occurred, the built environment around the Site transitioned from a rural context (in the map) to the suburban context that exists today.





Location + Overview

The Midtown Site is located in the center of Santa Fe. It sits at the intersection of Cerrillos Rd. and St. Michael's Dr., and it is adjacent to College Plaza Shopping Center.

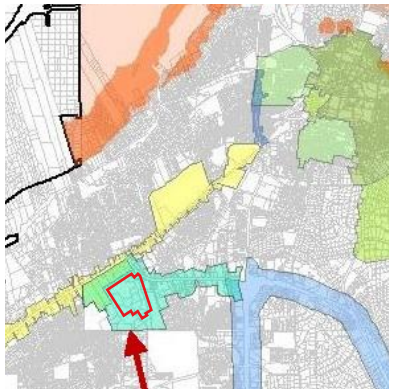
The Plan guides the revitalization of the former campus (Santa Fe University of Art and Design, SFUAD) to create a new center for Santa Feans that celebrates the City's rich history and culture. The Site's central location can provide a new center for Santa Fe, where civic services and amenities are accessible to all. Improved accessibility for surrounding neighborhoods such as Hopewell-Mann and Agua Fria can make reaching new amenities, employment opportunities, and cultural facilities at the Site easier.

Legend

The Midtown Site

Existing Access Points

1.4 Relation to Existing Plans, Policies + Regulations



The Site is covered by the Midtown LINC Zoning Area, and abuts the Cerrillos Rd. Highway Corridor overlay district.

The Midtown Master Plan establishes regulatory Design Standards in Chapter 5 (Development Standards), which are complementary and supplementary to regulations in the Santa Fe Land Development Code and the Midtown LINC Zoning Area.

Relation to Existing Plans

Development Standards in this Plan have been coordinated with existing planning and regulatory documents, including the General Plan, Land Development Code, and the Midtown LINC Overlay. Amendments to some documents following this Plan may be necessary to ensure alignment with the vision for the Site.

General Plan

The General Plan serves as the blueprint for the city's future growth and development, including actions and implementing policies. The General Plan addresses ten areas known as "themes:" Affordable Housing, Quality of Life, Transportation Alternatives, Economic Diversity, Sustainable Growth, Character, Urban Form, Community-oriented Downtown, Community-oriented Development, and Mixed-use. In addition, the General Plan outlines the following Guiding Policies for future development:

- There shall be consistency between the General Plan and the city's land use development laws.
- There shall be a mix of uses and housing types in all parts of the city.
- There shall be infill development at densities that support the construction of affordable housing, and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area.

Currently the Site is designated as Public/Institutional land use in the General Plan. Upon adoption of this Plan, the Site will be designated as Transitional Mixed-Use.

Land Development Code Zoning

The Site is currently zoned as single-family residential (R5). R5 allows only for low density residential developments. To allow for a broader set of uses, this Plan proposes that zoning be changed to C-2 (General Commercial District) upon plan adoption.

Areas adjacent to the Site are currently zoned C-2. On their own, standards are designed to guide future additions or changes to existing strip commercial developments in the area. Together with new development standards included in the Plan, this update will ensure that the buildings, streets and public spaces that get built at the Site are consistent with the community's vision.



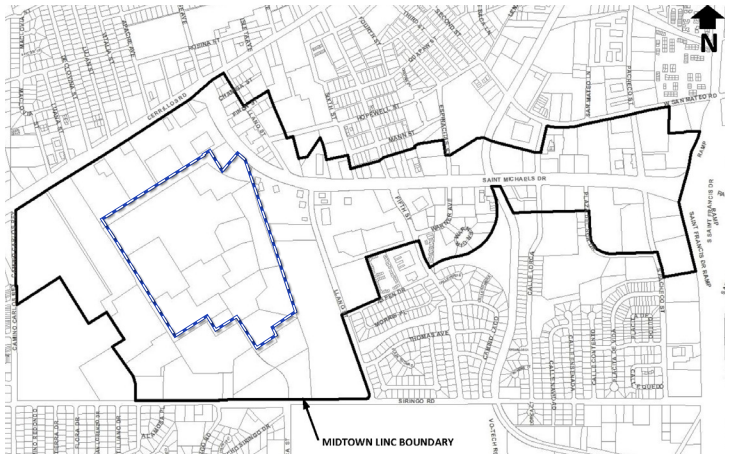
An illustrative vision of St. Michael's Dr. shows the type of walkable, higher-intensity development envisioned by the Midtown LINC Zoning Area.

Midtown LINC Zoning Area

The Midtown Local Innovation Corridor Overlay District (Midtown LINC Zoning Area) aims to create a vibrant, mixed-use neighborhood within the demographic and geographic center of the city.

Adopted in 2016, it incentivizes multi-family residential development, complementary nonresidential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings, while allowing existing uses to continue as redevelopment occurs.

The Plan provides guidance for how nearby properties in the Midtown LINC Zoning Area can evolve to be complementary with new development on the Site.



The Midtown Site is located within the Midtown LINC Zoning Area which extends along St. Michael's Dr. to St. Francis Dr.

Legend

The Midtown Site

Midtown LINC Zoning Area

1.5 Elements of Sustainable Development

Four elements of sustainable development were chosen through the community engagement process to guide visioning and planning for the Midtown Site.

Four Elements of Sustainable Development

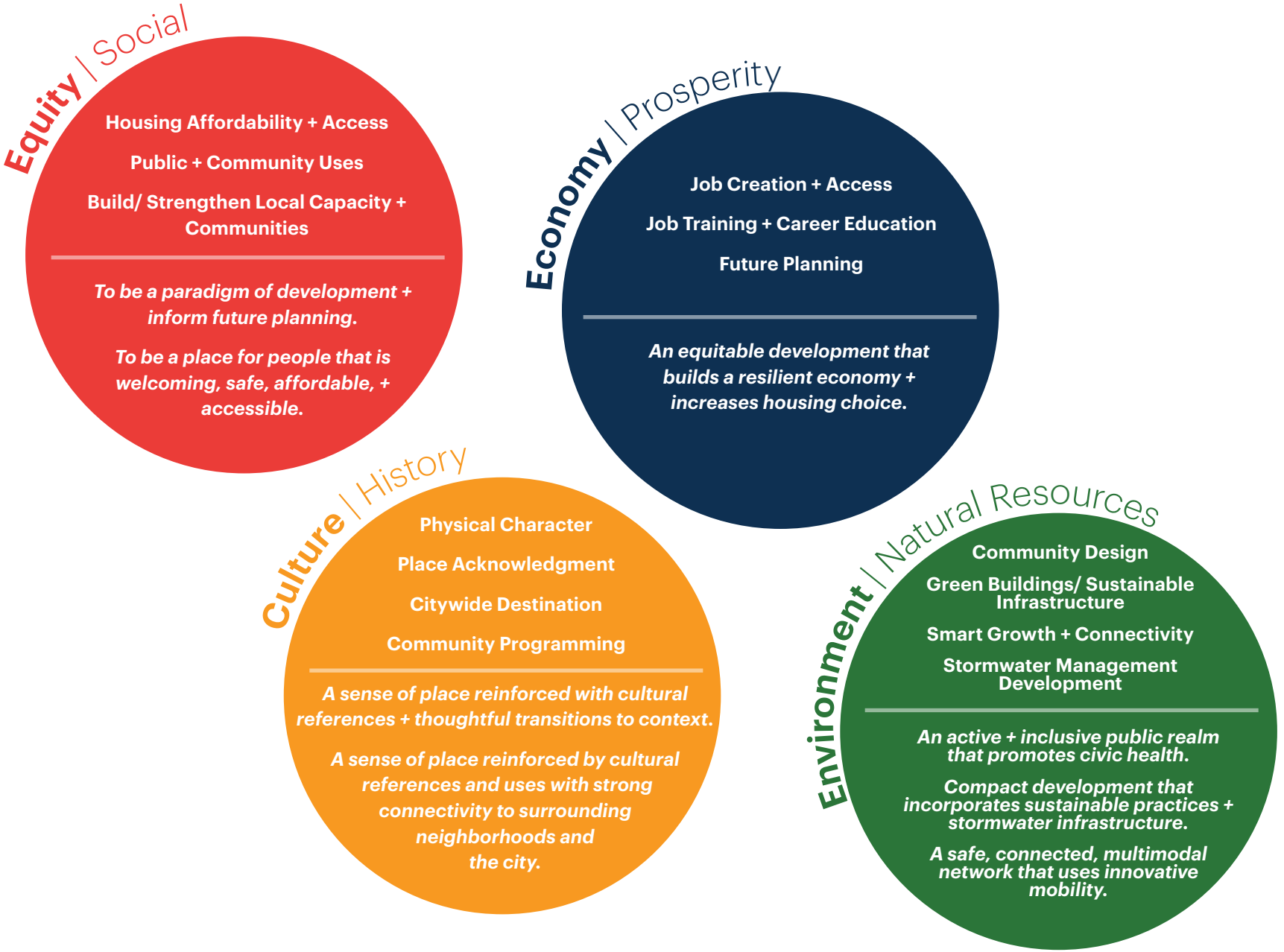
More than 2,800 people shared their ideas for the Site as part of the initial outreach process, which concluded in 2018. Based on the input received, four elements were identified to guide sustainable development:

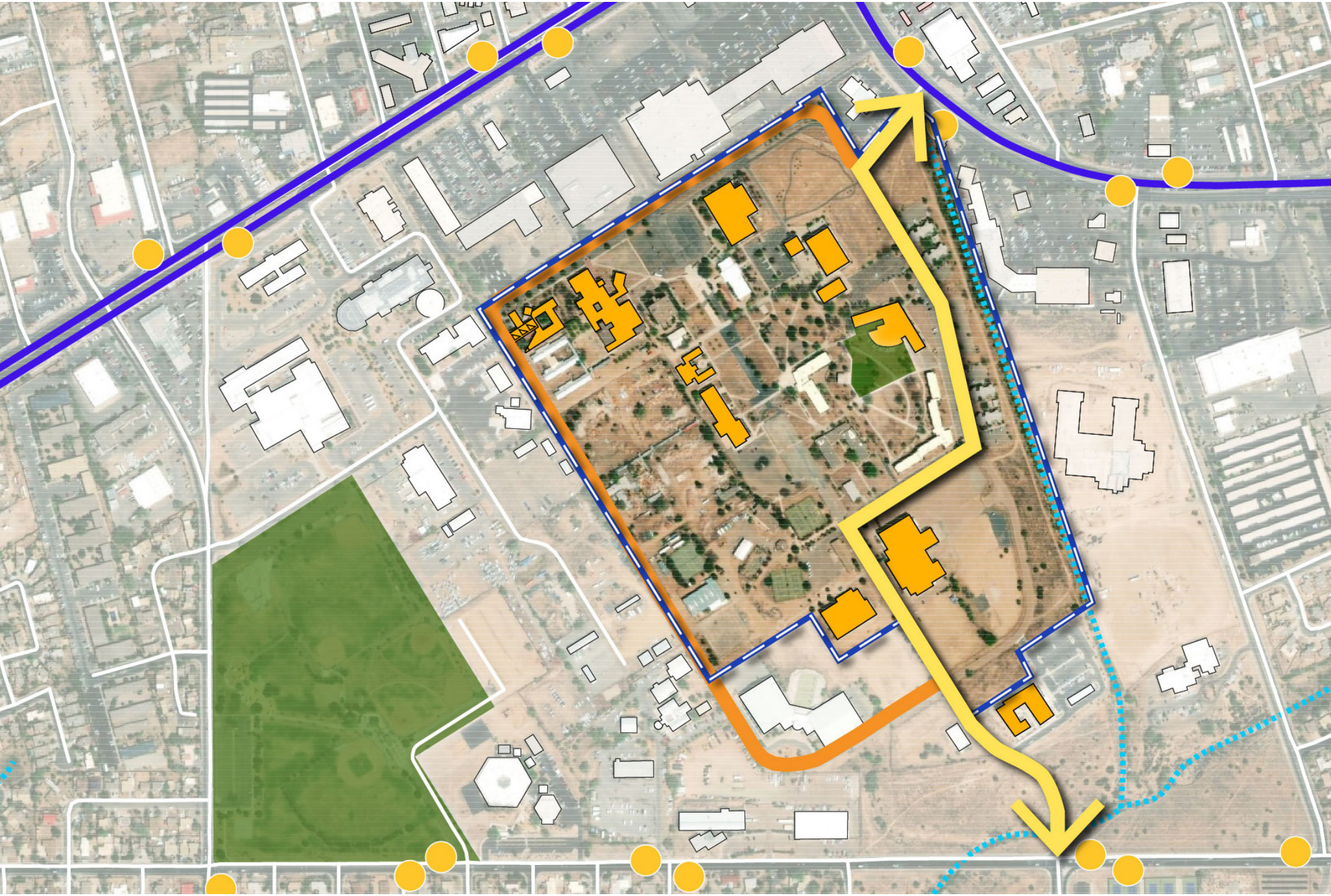
- Equity;
- Environment;
- Economy, and
- Culture.

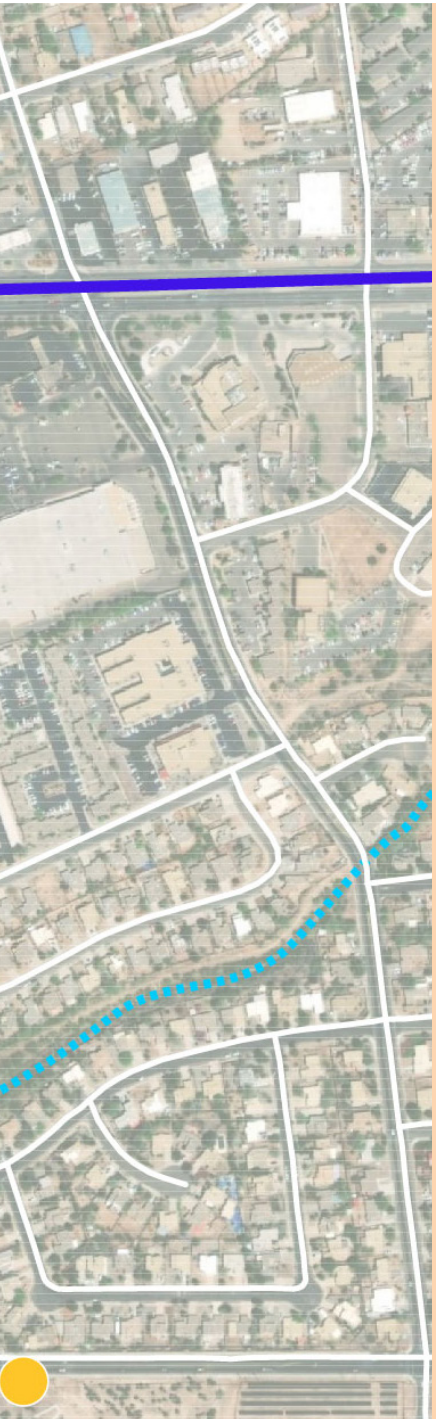
These four elements have informed the vision and standards described in this Plan. Goals and objectives for each of the four sustainable development elements are described on the facing page.

Reinforcing Sustainable Development Approaches

In order to reinforce a sustainable development approach, the criteria established by the United States Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND) certification program were consulted to inform the development standards included in this Plan. LEED-ND encourages sustainable development, and that involves innovative design thinking. Additional details about how LEED-ND certification criteria complement this plan can be found in Chapter 3 (Urban Design Vision).


Equity | Social
Housing Affordability + Access
Public + Community Uses
Build/ Strengthen Local Capacity + Communities
To be a paradigm of development + inform future planning.
To be a place for people that is welcoming, safe, affordable, + accessible.
Economy | Prosperity
Job Creation + Access
Job Training + Career Education
Future Planning
An equitable development that builds a resilient economy + increases housing choice.
Culture | History
Physical Character
Place Acknowledgment
Citywide Destination
Community Programming
A sense of place reinforced with cultural references + thoughtful transitions to context.
A sense of place reinforced by cultural references and uses with strong connectivity to surrounding neighborhoods and the city.
Environment | Natural Resources
Community Design
Green Buildings/ Sustainable Infrastructure
Smart Growth + Connectivity
Stormwater Management Development
An active + inclusive public realm that promotes civic health.
Compact development that incorporates sustainable practices + stormwater infrastructure.
A safe, connected, multimodal network that uses innovative mobility.





2. Background + Setting

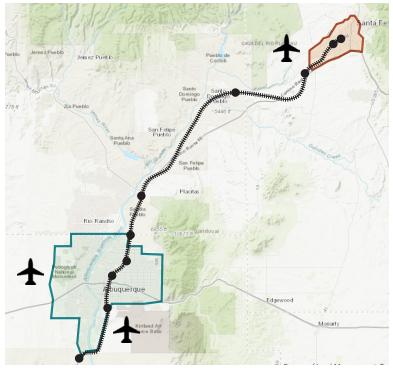
In this chapter

2.1 Regional Considerations + Site History 26

2.2 Site Considerations 30

2.3 Santa Fe Urban Form + Public Realm 34

2.1 Regional Considerations + Site History



Legend

- Albuquerque
- Santa Fe
- New Mexico Rail Runner
- Rail Runner Station
- Regional Airports

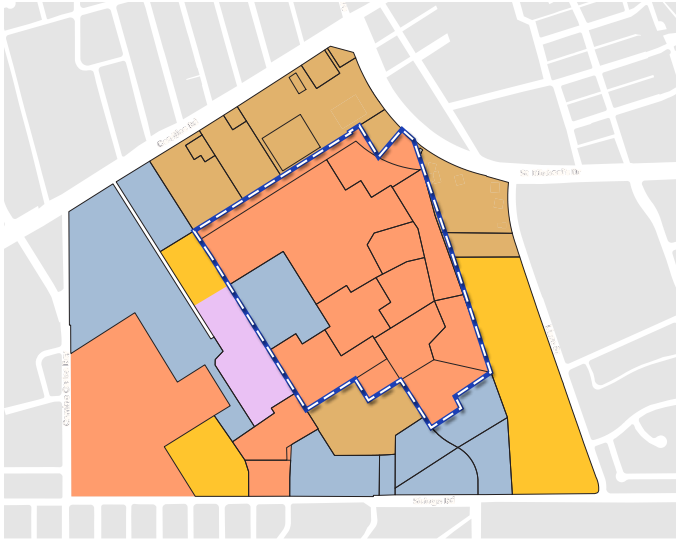
Geographic Setting

Santa Fe lies in the northern Rio Grande valley at 6,996 feet above sea level, at the foot of the Sangre de Cristo Mountains. It has an area of approximately 68 square miles (43,550 acres) within the Urban Area (defined by the 1999 General Plan). Santa Fe is a well-connected city to the region by Interstate 25 and the New Mexico Rail Runner Express to Albuquerque. Albuquerque and Los Alamos are nearby cities between which some people commute to or from Santa Fe. The Santa Fe Regional Airport is located about 8 miles southwest of the Midtown Site (the Site).

Adjacent Parcels

The Midtown Site contains parcels owned by the City of Santa Fe and the State of New Mexico. For successful development, the two agencies can coordinate to swap land so the Site can develop in a consistent manner.

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the Midtown LINC Zoning Overlay to create a cohesive, mixed-use Midtown. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.



Ownership

Legend

- The Midtown Site
- Private Land
- State of New Mexico
- Santa Fe Public Schools
- City of Santa Fe
- Federally-owned

The Midtown Site and the adjacency area contains parcels owned by the City of Santa Fe and the State of New Mexico. For successful development, the two agencies can coordinate and adopt tools to make development and infrastructure easier.

Site History

Land holds the memory of place, and the Midtown Site is no exception. The Site has been contextualized by the broader history and cultural heritage of Santa Fe, and it has historically served public purposes, including education, health, recovery, arts, and culture.

The colonial and present capital of New Mexico, Santa Fe, was originally settled by ancestral Pueblo Indians, Tewa-speaking Tanos. Hispanic colonists arrived in New Mexico in 1598 and by 1610 had begun the construction of a new capital city in the Spanish fashion, with the plaza at its center.

With the establishment of the Mexican Republic in 1821, the Santa Fe Trail was opened to traders and trappers from the eastern United States, bringing goods to market in Santa Fe.

In February 1880, the Atchison, Topeka, and Santa Fe Railroad reached Santa Fe, signaling the end of the Santa Fe Trail as a freighting route to the Southwest. In the late 1800s and early 1900s, Santa Fe became a mecca for Americans disenchanted with the industrialized east. Many writers, artists, and patrons of the arts flocked to Santa Fe, making it the cultural center of New Mexico.

Statehood was finally granted to New Mexico in 1912, and elected officials replaced the appointed territorial governor and other office holders.

The Midtown Site served as an institutional anchor for Santa Fe, starting in 1943 with the Bruns Army Hospital which employed more than 1,000 Santa Feans along with 500 military men and 100 military nurses. After Bruns Army Hospital was decommissioned, half of the property was turned over to the Brothers of the Christian Schools, which established St. Michael's College, later renamed to the College of Santa Fe. Other portions of the original Army campus were turned over to local, state, and federal agencies. When the Christian Brothers College ceased operation in 2009, the City, with a commitment to preserve the civic and educational uses, purchased Midtown and leased it to a private, for-profit university, the Santa Fe University of Art and Design (SFUAD) in 2010. Due to significant financial challenges, SFUAD officially closed its doors in May of 2018.

The Site's civic use purpose continues with the City's commitment to creating a new center in what has now become the geographic center of Santa Fe.

Adapted from "Santa Fe" by William H. Wroth
New Mexico State Records Center & Archives,
https://newmexicohistory.org/2014/03/07/santa-fe-d81/

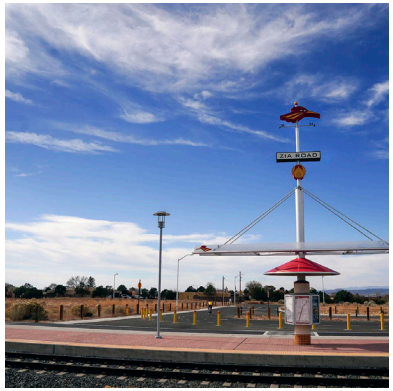


The Christian Brothers operated the College of Santa Fe on the Midtown Site until 2009.

The Midtown Site in the City of Santa Fe

The Midtown Site lies within a network of mixed-use centers in Santa Fe. These include transit-oriented sites anchored by the New Mexico Rail Runner and other cultural, civic, and employment centers. Development at the Site will support economic activity elsewhere in the city. It can also catalyze development at other centers as they expand and connections between them improve.

As such, connections between centers are crucial, improved transit and connectivity can realize the potential of these mutually beneficial relationships.



Zia Road Rail Runner Station. Image courtesy: santafenewmexican.com



Santa Fe Railyards Site.

Transit Oriented + Cultural Centers

Historic Downtown
Historic Downtown is Santa Fe's central landmark with special significance for arts and culture in the city. It contains cultural anchors, such as the Historic Plaza and the Palace of the Governors.

South Capitol Station
This transit hub is a stop for the New Mexico Rail Runner and is a transfer point for bus lines, providing access for commuters.

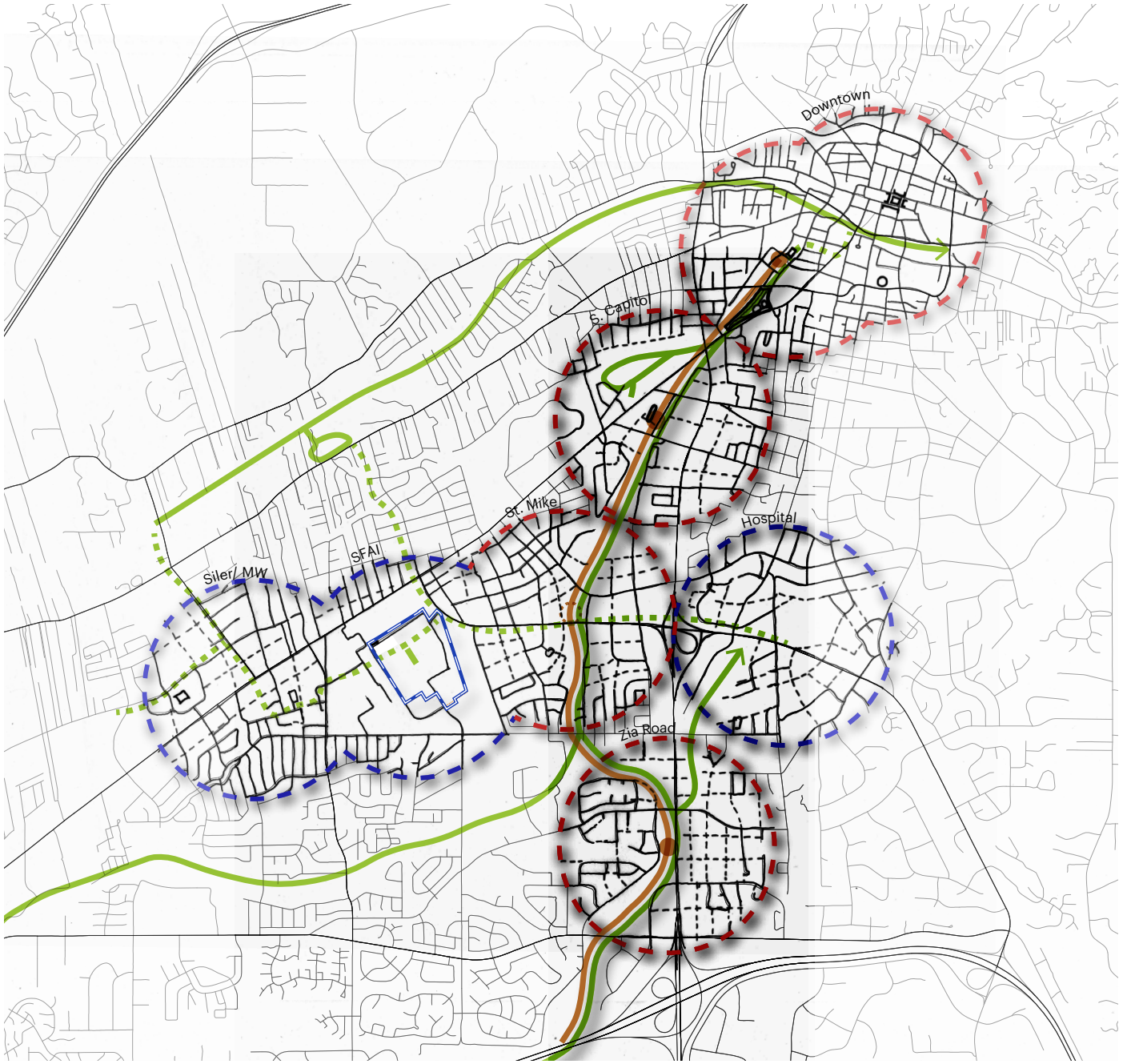
St. Michael's Dr. (St, Mike's)
St. Mike's is located at the center of Santa Fe and near the Midtown Site. It contains three significant corridors: St. Michael's Dr., 2nd St, and St. Francis Dr. Recently, this area has begun to experience redevelopment activity and has attracted new businesses and services.

Zia Road Station
The Zia Road Rail Runner station was opened in the spring of 2017, bringing South Santa Fe a major transportation opportunity. Since then, plans have been underway to construct new housing in currently vacant sites and introduce a mix of uses to the area.

Employment + Civic Centers

Hospital
The Christus St. Vincent Regional Medical Center at St. Michael's Dr. is a significant destination for healthcare and employment in Santa Fe and Northern New Mexico.

Siler District
The Siler District is a growing employment center in Santa Fe. Rufina St. — which runs through the district — is an important corridor connecting to other employment and residential areas in southwest Santa Fe. The Siler District has experienced infill activity in vacant land, bringing housing and jobs.



Relationship with other Activity Centers

Legend

- The Midtown Site
- Transit-oriented Centers
- Cultural + Civic Centers
- Improved Future Connectivity
- New Mexico Rail Runner
- Existing Bike Network
- Long-range Bike Connectivity
- Rail Runner Station

2.2 Site Considerations

Existing Conditions

The Midtown Site's desirable location, existing buildings, and existing infrastructure provide an opportunity for adaptive reuse. An appraisal of the Site[1] showed that some existing facilities can be repurposed. A similar study on current infrastructure conditions highlights opportunities and the extent to which existing facilities can get upgraded[2]. The upgrade and reuse of existing facilities can control costs and reduce overall carbon emissions, especially when associated with construction, and by prolonging existing facilities' life.

During the Site analysis and community engagement process, spatial issues were identified. These are described in this Section along with how to approach them as opportunities for improvement. All these issues will need to be addressed as part of redeveloping the Site.

Sources:
1. Appraisal Report/CBRE/2017
2. Wilson Report/2021

Issues

A **Poor External Connectivity**



B **Inconsistent Public Realm**

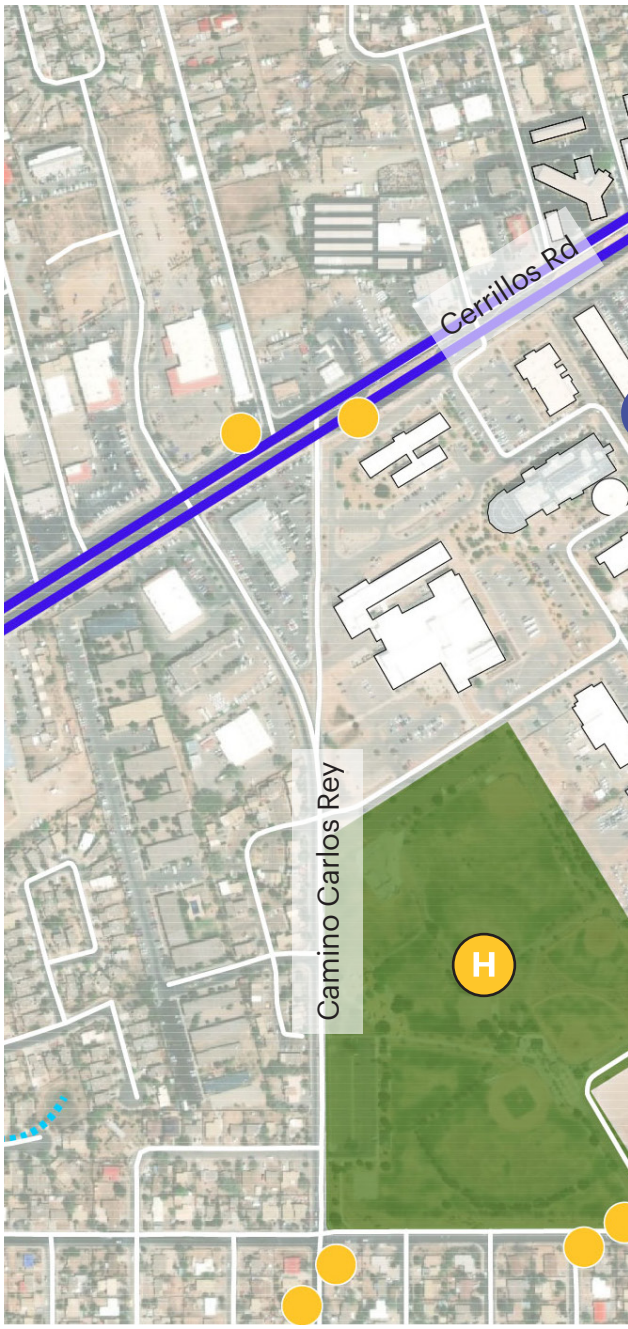


C **Some Infrastructure is Outdated**



D **Poor Stormwater Infrastructure**

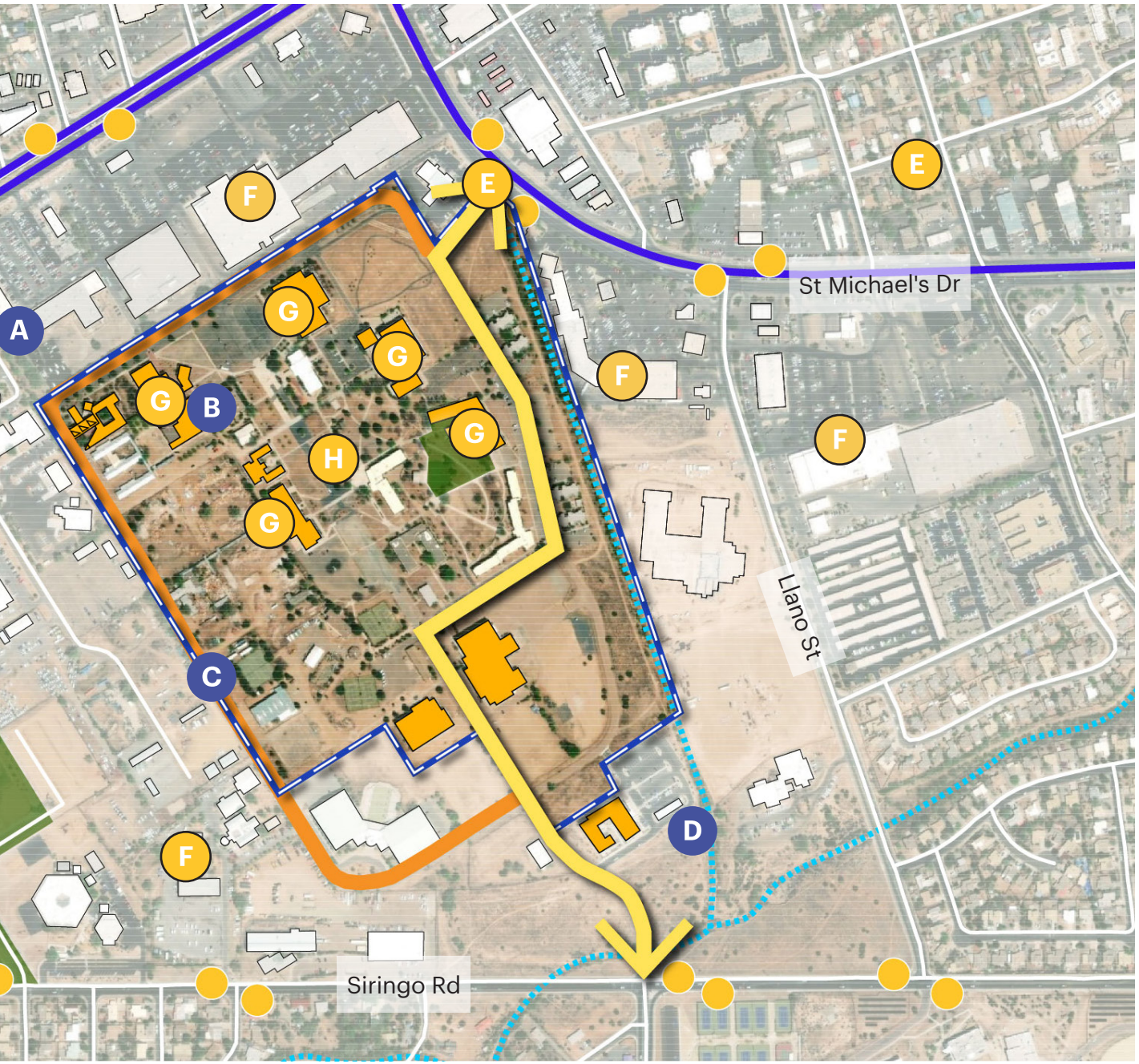




Existing Conditions

Legend

- The Midtown Site
- Major Streets
- Alumni Dr.
- Existing Bus Stop
- Existing Building
- Existing Arroyo
- Existing Open Space

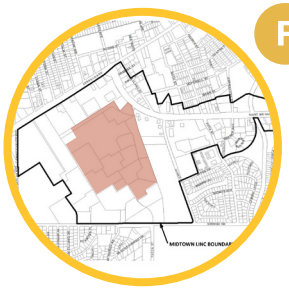


Opportunities



E

Connect Adjacent Neighborhoods to High School + Future Resources at the Site



F

Synergy with Midtown LINC Zoning Area



G

Some Buildings can be Adaptively Reused

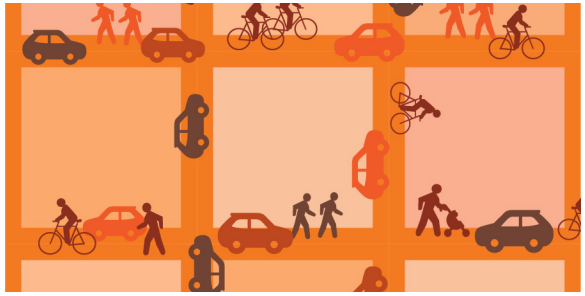


H

New + Expanded Civic Amenities

Consideration

Isolated Site/ Poor Connectivity



Issue

Poor connectivity separates the Midtown Site from nearby neighborhoods and other hubs of culture and employment. Existing external connections are provided via single outlets to St. Michael's Dr. and Siringo Rd. via Alumni Dr.

Opportunity

The Midtown Site, owned by the City of Santa Fe, is located in the heart of Santa Fe. Increasing connectivity to surrounding areas through improved crosswalks, and pedestrian paths can increase access and visibility. Additionally, improved crosswalks and pedestrian paths could provide access to the Hopewell-Mann residents and people using Franklin E. Miles Park.

Consideration

Inconsistent Public Realm



Issue

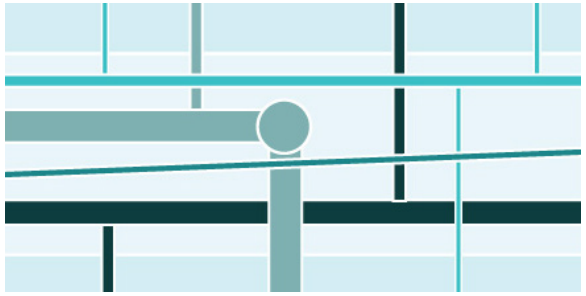
The quality of the Midtown Site public realm is inconsistent and does not provide a comfortable experience. Welcoming building frontages, wide sidewalks, street greenery, and lighting are lacking. The existing buildings and public realm do not relate in a coordinated manner, resulting in a disjointed experience across the Site.

Opportunity

The Midtown Site has the essential foundation for a well-connected street grid that can organize new buildings and create a pleasant public realm. New streets can incorporate high-quality public realm design, including trees, green infrastructure, and shade strategies to support walking, outdoor recreation and dining.

Consideration

Outdated Infrastructure



Issue

The lack of investment in existing utilities at the Midtown Site means that current systems are inadequate for future needs. Existing systems do not provide service across the entire Site and may not provide adequate capacity to serve the types of uses envisioned by the community for the Site. Additionally, existing infrastructure may not be suited to support current best practices for sustainable development.

Opportunity

Upgrades to existing and additional utilities provide the opportunity to build a modern, sustainable system of infrastructure that can support the electrification of climate control and vehicles, serve data-intense film studio activities and manage water efficiently and sustainably.

Consideration

Poor Stormwater Management



Issue

The Midtown Site lacks adequate stormwater management infrastructure to support the development envisioned in the Site. Existing facilities are inadequate for additional service development and do not take advantage of low-impact, green design strategies.

Opportunity

The availability of open land and existing topography can benefit the design and development of a sustainable stormwater management system. Integrating stormwater facilities with new streets, public spaces, and infrastructure can manage existing and anticipated stormwater runoff while contributing to a high-quality public realm for the Midtown Site.

Consideration

No Multi-modal Options



Issue

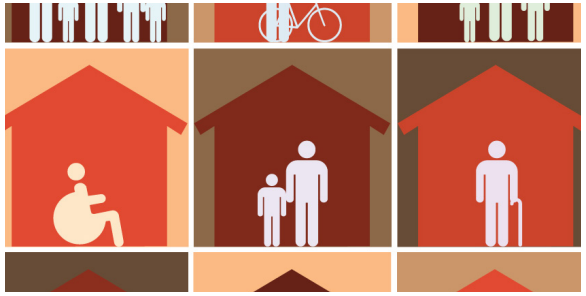
Internal pedestrian and bike connectivity at the Midtown Site are inconsistent, and there is limited access to nearby bus and rail connections. Existing pedestrian facilities are not readily accessible to and usable by people of varying abilities and people who require mobility assistance.

Opportunity

The Midtown Site can become a model for development that accommodates diverse users with different transportation needs, preferences, and abilities and prioritizes modes of transportation other than the private automobile. Promoting alternate transportation can reduce environmental pollution, encourage physical activity, and contribute to a healthier community.

Consideration

"One-size Fits All" Zoning



Issue

Existing residential zoning is inadequate to deliver a vibrant mixed-use district despite the presence of the Midtown LINC Zoning Area. Allowed uses, required public realm, and building form standards are inconsistent with the community's vision for the Site.

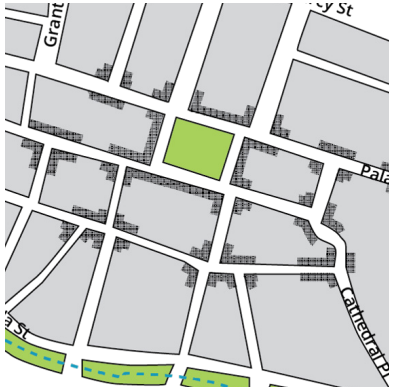
Opportunity

The redevelopment of the Midtown Site is an opportunity to introduce design standards that provide a model for the practice of zoning in Santa Fe and promote sustainable development. New development standards that are more prescriptive than what exists in the Midtown LINC Zoning Area can provide a roadmap for the incremental growth of the Site and adjacent areas over time.

2.3 Santa Fe Urban Form + Public Realm



Santa Fe Historic Plaza



Historic Downtown's and Historic Plaza urban configuration.

Santa Fe's unique sense of place is defined by its buildings and public spaces. Learning from the urban form elements that make up Santa Fe can help inform the Midtown Site's design and reinforce the Santa Fe sense of place.

Historic Urban Form + Landscapes

Santa Fe's memorable historic center is a result of unique urban elements. The block hierarchy, the mix of building scales, and the architectural "Pueblo Style" contribute to its distinctive sense of place and identity. The Historic Plaza is an excellent example of the New Mexico plaza traditions because of its orientation (north-south), the ratio of length-to-width (1.15), degree of "enclosure" by adjacent buildings (2 to 3-story buildings), and size (325' x 275').

Existing Urban Form, Pueblo + Abobe

Santa Fe's urban form is unique in scale, frontage articulation, construction technique, and materials. Overall, the importance of frontage dominates the urban character, particularly how building frontages address the sidewalk and the public realm. Elaborate architectural elements found in Santa Fe are references to the sophisticated Pueblo vernacular style and the adobe-like construction. Nowadays, although the adobe style dominates the city, Santa Fe has a diversity of architectural styles, including examples of Victorian, Italianate, and California Mission Revival styles.

Public Realm

Santa Fe's narrow streets, small alley-ways, and Historic Plaza have contributed to its strong public realm related to religious, civic, and commercial participation.

Frequent and offset T-intersections create a sense of enclosure and make the streets feel like outdoor rooms. Looking down a street towards a T-intersection – or "terminated vista" – provides an opportunity for signature buildings to take pride of place at the end of the street. Architectural elements, such as covered passageways and arcades (portales) provide shelter from rain or sunlight. These elements reinforce Santa Fe's unique sense of place driven by the local climate and culture. As a result, the public realm is categorized into formal open spaces, like the Historic Plaza, and informal open spaces, like the Alameda. Both complete the public realm of the Historic Downtown.



Historic Plaza
The Historic Plaza is a place full of history and memories and is a central part of Santa Fe's civic life. Its symbolic and functional presence serves everyday public activities and annual art and music events.



Cultural Anchors
Landmarks can be found all around Santa Fe. The Cathedral Basilica of Saint Francis of Assisi is placed at high ground anchoring the Downtown. More cultural places, like museums and galleries and the Palace of the Governors, add to its rich and diverse public realm.



Community Gathering Spaces
Open spaces and parks are essential to Santa Fe residents for community gatherings, fiestas, civic events, and religious processions. Big open spaces like Franklin E. Miles Park have been restored after community involvement and attract many youth and adult users.



Distinct Urban Form
Santa Fe is known for the "Santa Fe Style" - a homogeneous Spanish/Pueblo architectural style. It contains pueblo-style adobe exteriors, thick hand-plastered walls, carved wooden doors, exposed natural wood vigas, and earthy hues.

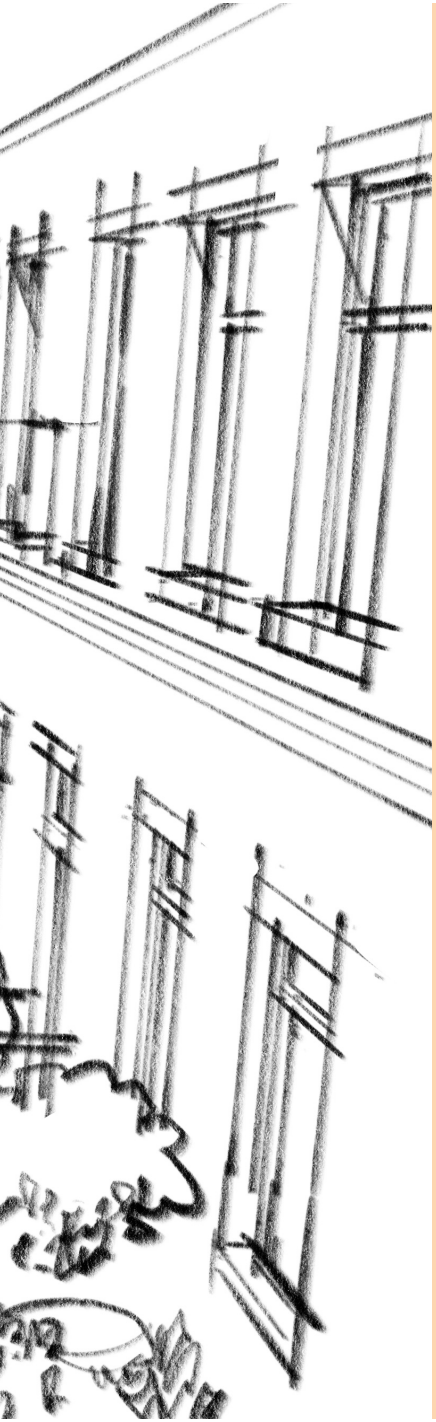


Climate-responsive Architecture
Santa Fe's architecture has adapted over time to include elements that contribute to temperature control through shading, cooling, and ventilating. The courtyard and the continuous arcade frontages help mitigate heat effects, protect from bad weather conditions, and provide shelter.



Water as a Form-Giver
Water has always been a precious resource for New Mexicans. Settlements had to be constructed near water sources, which affected the location of historical patterns of development.





3. Urban Design Vision

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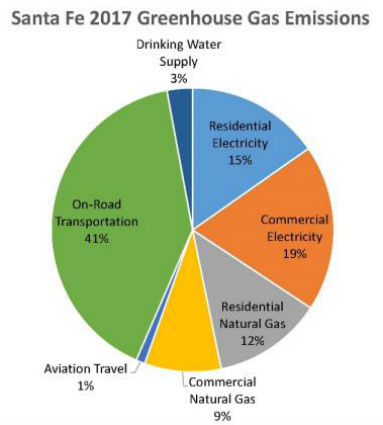
3.1 The Midtown Site Development Vision



In 2020, the U.S. Green Building Council (USGBC) awarded the City of Santa Fe with LEED Gold Certification for its exceptional performance in fostering a sustainable, resilient city.

Development at the Midtown Site will provide a model for equitable development and sustainable urbanism and will become a new center of culture and community for Santa Feans.

A Sustainable Development Model

Sustainable development at the Midtown Site (the Site) encompasses environmental protection, social equity, and economic prosperity. The Midtown Master Plan (Plan) promotes sustainable development in an integrated manner by coordinating the design of streets, open spaces, stormwater management, and new and reused buildings to deliver a sustainable, complete neighborhood. By integrating design and policy considerations, development at the Site can model a holistic approach to sustainability, delivering on the Santa Fe community's economic, social, and environmental goals.

The Plan provides design standards at the scale of a building and at the scale of a neighborhood to achieve a comprehensive and holistic design vision for the Site. At the scale of the building, sustainability strategies can be implemented through the design and retrofit of new and existing streets, construction of new buildings and public spaces, and the reuse of existing facilities. At the scale of the neighborhood, sustainability strategies related to the layout of new streets and the location and massing (size and footprint) of buildings can provide a holistic approach for future sustainable development at the Site.

Additionally, the Plan provides opportunities to realize community priorities regarding housing affordability and economic opportunity at the Site. By coordinating the layout of blocks and lots with the development standards, the Plan enables new affordable housing and employment-generating uses.

Vision for Sustainable Development with LEED-ND

To promote sustainable design at all levels, the Plan lays the groundwork for achieving certification through the sustainable design certification program of Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND), administered by the United States Green Building Council. LEED-ND recognizes new developments that achieve sustainability and energy efficiency by building in a compact, walkable, and accessible way.

The LEED-ND system rates neighborhood development according to four categories:

- Smart location + linkage;
- Neighborhood pattern + design;
- Green infrastructure + buildings, and
- Innovation + design process.

The Plan has been guided by LEED-ND principles. The development standards included in the plan have been coordinated with LEED-ND criteria to promote environmentally sustainable design at the Site and satisfy LEED-ND certification requirements.

The Midtown Site as a Walkable, Mixed-use Environment

The Midtown Site is envisioned as a vibrant, walkable, and mixed-use center for Santa Feans. A mix of uses in new and existing buildings will promote sustained economic growth and deliver a high-quality environment for people living, working, learning and visiting at the Site. New housing choices will make the Site into a complete neighborhood, along with a variety of open spaces and other community-oriented uses.

Historical + Cultural Inspiration

Development in the Site will refer to Santa Fe's culture and history and respond to the local climate and culture by retaining existing buildings important to the community and integrating civic spaces for cultural and artistic uses and gatherings. The development vision is also inspired by urban elements distinct to Santa Fe, such as the composition of continuous arcades and the use of the Historic Plaza as a community space.

WALKABLE NEIGHBORHOODS

*For the purpose of this Plan, **walkable** describes places where a person can walk, roll or bike to fulfill daily needs. These environments allow for use of automobiles but do not require one for every trip.*

Walkable does not mean only recreational walking such as on paths and trails, but rather walking to a destination like work, a café, park, community center, and other amenities.

3.2 Connectivity + Mobility

Development will enhance accessibility at the Midtown Site by providing new connections to and within the Site and supporting mobility options for Santa Feans of all abilities.

The Midtown Site Connectivity Goals

- Improve access to outdoor recreational facilities such as parks and green spaces.
- Build or enhance infrastructures such as sidewalks, paths, and trails to support walking, rolling, and bicycling for active transportation and recreation.
- Improve access to public transportation.
- Improve access to community-serving uses at the Site, such as the new Library, by providing safe and convenient routes for walking, rolling, and bicycling from nearby neighborhoods.
- Enhance personal and traffic safety in areas where people are or could be physically active.

East - West Connectivity Goals

- Connect to adjacent neighborhoods, such as Hopewell-Mann neighborhood, and Franklin E. Miles Park.
- Prioritize pedestrians and cyclists over vehicles.
- Provide access to transit along St. Michael's Dr.
- Deliver good internal connectivity.

North - South Connectivity Goals

- Connect to regional trail systems such as the Arroyo de Los Chamisos Trail.
- Provide access to transit on Cerrillos Rd. and Siringo Rd.
- Minimize cut-through traffic.

Equitable, Sustainable, Multimodal Connectivity + Mobility

The Midtown Master Plan acknowledges different user needs by introducing various mobility and connectivity options. Multimodal street design accommodates diverse users with varying transportation needs, preferences, and abilities. The proposed multimodal street design includes a forward- thinking, flexible design that can integrate stormwater and green infrastructure technologies and allows for environmental sustainability.

Complete Streets

The vision for the Midtown Site is one in which users choose to meet their daily needs by walking, rolling, bicycling, taking transit, and ridesharing. The Complete Street concept prioritizes space-efficient modes of transportation — pedestrians, bicycles, and transit — when allocating space on streets and maximizing the capacity to move people and goods. An essential aspect of the Complete Street concept is universal access and the design of features that make streets safe and comfortable for people of all ages and abilities. Policy and design guidance in this Chapter ensures that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users, and that connections between destinations provide for safe and convenient access within Midtown and to destinations around Santa Fe.

Connectivity + Mobility Vision

For more information on the vision for connectivity and mobility at the Midtown Site, see Chapter 4 (Connectivity and Mobility Vision). For more information about standards for street design, see Chapter 5 (Development Standards).

No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner,



Access + Connectivity Vision

Legend

- The Midtown Site
- Existing Major Streets
- Existing Bus Stops
- New Paseos/ Pedestrian Paths
- Major Roads + Access Points
- Long-range Streets
- Existing Buildings to be Adaptively Reused
- New Plazas + Parks
- New Open Space/ Linear Park
- Existing Open Space

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.



Dedicated Bike Lanes *Protected bike lanes make bicycling safe for all ages. Image courtesy: www.metaefficient.com.*



Slender, Low-Speed Streets *Slender, low-speed streets help to create family-friendly public places. The image above shows a slender. low-speed street, Octavia Boulevard, in San Francisco.*

Complete Streets Principles + Vision for Streets at The Midtown Site

Multimodal. Each street serves all users by balancing the needs of automobiles, buses, and trucks with those of pedestrians and cyclists. Multimodal is achieved in different ways and by using different strategies depending upon the use of the street and prioritization.

Context Sensitive. Each street is designed to work within the area's existing or intended physical context.

Physical Appeal. Each street is designed integrally with the public realm — the spaces between buildings such as sidewalks and parks — keeping in mind the needs of different user groups. For additional information on Complete Streets, visit www.smartgrowthamerica.org/complete-streets.

Streets for All Users. The transportation system serves a variety of users, including people traveling on foot, bike, wheelchair, bus, and automobile. Travel to and from the Midtown Site marks the beginning and end of a person's experience, establishing vital first and last impressions of the Site. Moreover, convenient access to the Site through a well-connected and effective multimodal transportation network is an essential component of the overall experience for existing neighborhood residents and future residents, employees, and visitors.

Streets as Public Spaces. Beyond their role as conduits for the movement of people and goods, streets host social interactions, provide space for community gatherings, and influence public life. Designing streets as public spaces where people want to spend time maximize their contributions to the public realm.

Streets in Support of the Economic Development. Businesses benefit from streets that efficiently move and transfer goods while attracting and serving customers.

Streets to be Adaptable. A multitude of design options is possible within a given street width. Street designs can change as the needs of their users evolve. Interim design treatments using paint and movable planters can demonstrate the effectiveness of design concepts while gradually adjusting user travel behaviors.

Streets Designed for Safety. Conflicts between people walking, driving, and bicycling are inherent on multimodal streets. Good street design considers sources of multimodal conflicts to minimize the potential for collisions.

Streets are Ecosystems. Streets are designed as ecosystems where man-made systems interface with natural systems.

COMPLETE STREETS

Example of a Complete Street
Showing features that create a context-sensitive, pedestrian-oriented public realm.



A Pedestrian Prioritization at Intersections
Design intersections to reduce wait times for pedestrians needing to cross the street.

B Intelligent Traffic Signals
Use intelligent traffic signals to control traffic flow, transit, and pedestrian crossing safely and efficiently.

C Comfortable Bicycle Facilities
Design bicycle facilities to create space for bicycles and protect them from moving cars.

D Minimum Vehicular Travel Lanes
Reduce the number and width of travel lanes to provide traffic calming and enable wider sidewalks.

E Enhanced Crosswalks
Design crosswalks to make the pedestrian experience safer and easier.

F Wide Sidewalks
Design sidewalks for a comfortable pedestrian experience for all ages and sidewalk dining with the widest sidewalks on shopping streets.

G Street Trees
Select species that thrive in urban environments provide shade and beauty and reduce air pollution.

H Green Infrastructure
Design Infrastructure that adds visual interest while directing stormwater directly to the soil to allow groundwater recharge.

I Ease of Maintenance
Reduce the cost of maintenance for streets through a selection of durable materials.

J Universal Design + Visitability
Include universal design features where possible to enable people of all abilities to use streets and sidewalks safely and comfortably.

3.3 Integrated Stormwater Management

The Plan advances applications of conventional stormwater management practices and implements improved code compliance strategies to provide water quality benefits, flood resilience, and peak flow improvements.

Vision for The Midtown Site

The Midtown Site integrates low-impact development (LID) and green infrastructure (GI) in its open spaces and public plazas, parks, paseos, and streets, to treat and address stormwater runoff at its source. The proposed strategies restore natural hydrologic processes to improve water quality and groundwater recharge, cultivate a robust urban ecology, protect the Site and adjacent communities from flooding impacts, and reduce erosion in Arroyo de Los Pinos. Integrated GI strategies support complete streets and improved pedestrian safety and promote recreational and educational opportunities for sustained social engagement and environmental stewardship.

The open space and stormwater management vision for the Site has been developed through a collaborative process, with input from community members, City of Santa Fe agencies and departments, and design and engineering teams.

Stormwater Strategies

The vision is to use a suite of best management practices (BMPs) which have the ability to work in concert with each other to meet the Site's water quality, retention, and flood protection goals:

- **Water quality and retention** through treatment, evapotranspiration, and infiltration. The development will implement water quality treatment facilities within private development parcels and the public right of way (PROW) throughout the Site. Water quality facilities are required within individual private parcels to treat the first flush (see Section 6.2 Policy for the Midtown Site + Surrounding Area) to the maximum extent practicable. Strategies include bioretention areas, flow-through planters, bioswales, tree box filters, permeable sidewalks, parking lanes, and runnels.
- **Conveyance features** within the PROW to safely move stormwater through the district while maximizing ecological benefit and protecting infrastructure from flooding. The Site integrates open channel and closed pipe conveyance across. Strategies include drainage channels, infiltration galleries/trench drains, and

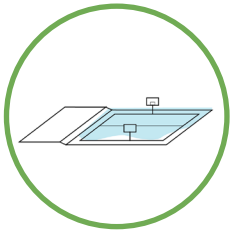
roadside bioswales, coupled with an underground storm drain system at the periphery of the Site.

- **Peak flow and volume mitigation** provided by the decentralized BMPs (bioretention, permeable surfaces, drainage channels) proposed across the Site contribute to reducing peak flow and runoff volumes for frequent storms and for large, infrequent storm events (e.g., storm events with up to 50 or 100-year return period) where feasible. A centralized stormwater basin will manage the remaining runoff by retrofiting the existing pond, which will detain and retain additional stormwater as needed so that the peak discharge to Arroyo de Los Pinos is not exceeded.
- **Flood resilience** in the design of infrastructure and open spaces. Open space features, such as fields and courts, will be depressed to allow for additional flooding capacity within the system during extreme events beyond the 100-year design storm.

Integrated Open Space + Stormwater Management

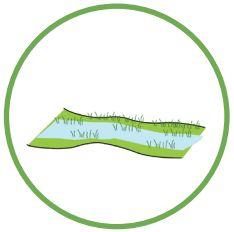
Integral to the success of the Midtown Site's stormwater and open space vision is the seamless integration of proposed stormwater strategies into the urban fabric, open spaces, and thoroughfare typologies described throughout this document. Successful integration will promote cross-cutting benefits within the public realm, including:

- **Complete street enhancement.** The Midtown Site prioritizes bicycle and pedestrian-focused environments with safe, comfortable, inviting, and visually legible wayfinding systems. Complete streets optimize space within the PROW for walking, sitting, and gathering — activities further enhanced by integrating green infrastructure elements such as bioretention and drainage channels. Green infrastructure is incorporated to promote traffic calming (i.e. bioretention bulb-outs).
- **Urban ecology and heat-island impact.** Vegetated and naturalized stormwater conveyance systems, and tree corridors, provide shade and reduce the urban heat island effect. Stormwater BMPs enhance infiltration and evaporation, hydrating soils and promoting a healthy urban canopy. Bioretention areas and vegetated BMPs provide pockets of urban habitat.
- **Dual purpose, resilient spaces.** Elements within open spaces such as plazas, parks, and courtyards can be designed for emergency detention during extreme; climate-change influenced storm events (e.g. floodable playgrounds, depressed landscape areas).
- **Educational infrastructure.** Visible green infrastructure draws attention to stormwater and climate issues, providing an educational opportunity for the Site and the surrounding community. Signage can be incorporated to enhance specific strategies and features.



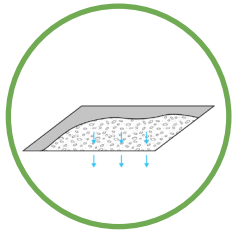
FLOODABLE SPACES

Non-critical open spaces used as a buffer for extreme storm events. The floodable space can be set at slightly lower elevations than surrounding roads and buildings, protecting against flooding of critical infrastructure.



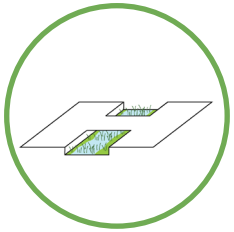
BIOSWALE

Vegetated swale designed to treat, convey and infiltrate runoff from adjacent roadways.



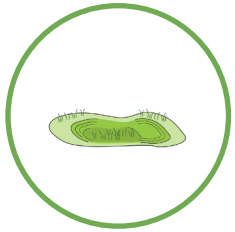
PERMEABLE PAVING

Permeable pavements are appropriate as a retention strategy where infiltration rates are adequate. Consider pervious materials to reduce runoff from site hardscapes and promote infiltration.



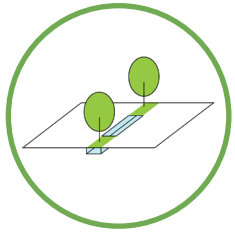
DRAINAGE CHANNELS

Open channels used to convey and detain runoff in street with a wider right-of-way.



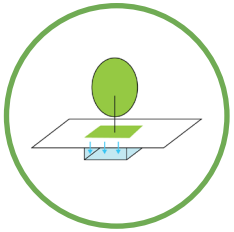
BIORETENTION AREAS

Larger bioretention facilities where space is available to contour the basin into the surrounding site and landscape naturally.



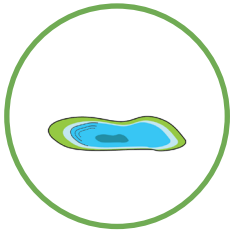
FLOW-THRU PLANTERS

Flow-thru planters (FTPs) are structured biotreatment facilities typically designed with concrete curb-walls and used in more space-constrained locations.



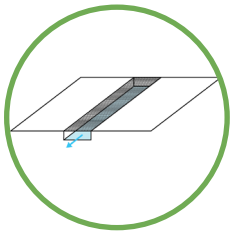
TREE BOX FILTER

Bioretention treatment integrated into treewells, appropriate for use in narrow PROWs adjacent to proposed stormwater inlets.



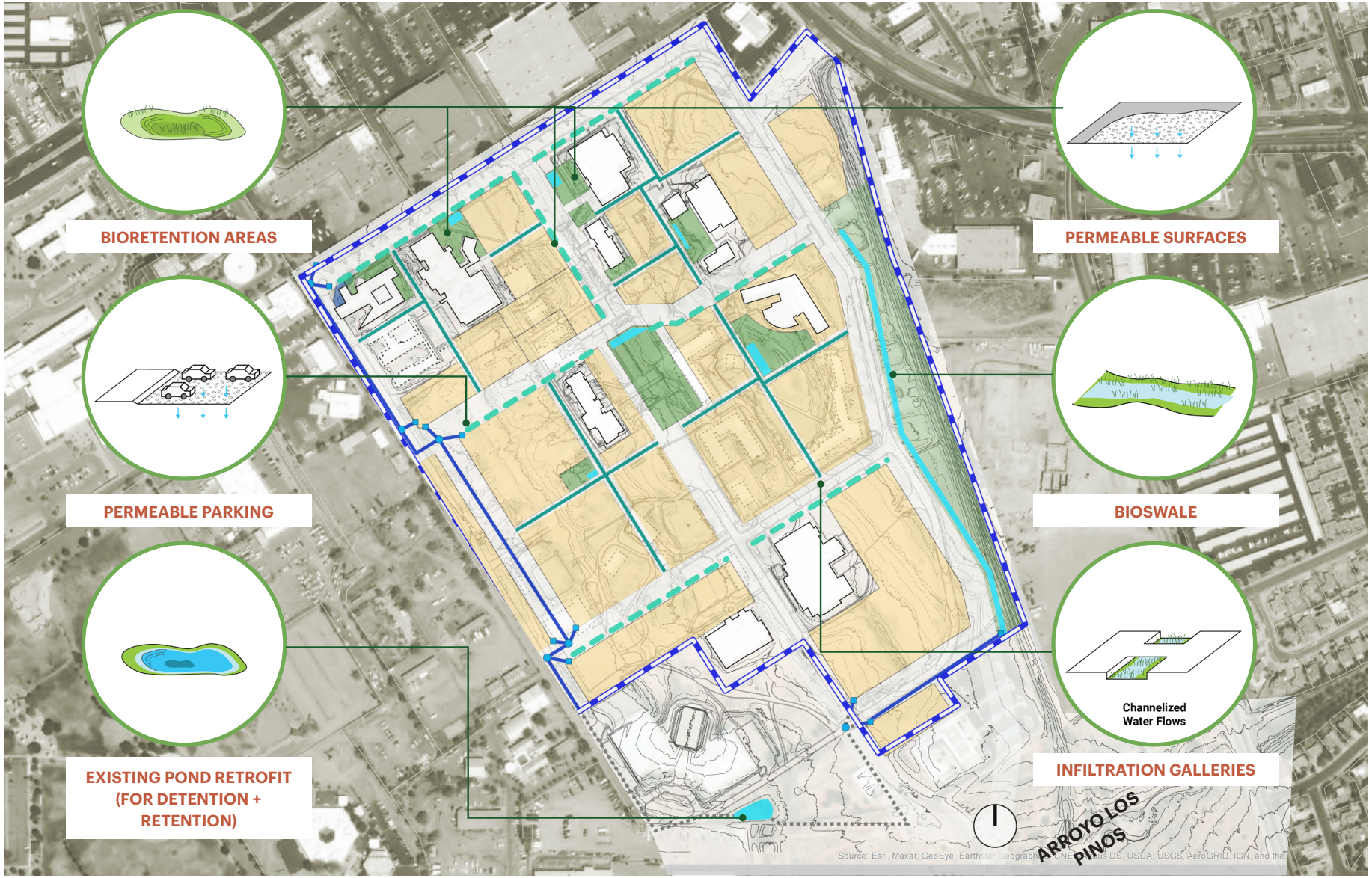
STORMWATER BASIN (EXISTING POND RETROFIT)

Used at the end of the stormwater management train, to detain and retain stormwater runoff.



INFILTRATION GALLERIES / TRENCH DRAINS

Infiltration galleries and trench drains integrated into urban, pedestrian-oriented areas to convey water at the surface while maintaining circulation.



Integrated Stormwater Management Vision

Legend

- The Midtown Site
- Open Channel/ Drainage Channel
- Stormwater Pipe
- Infiltration Galleries
- Bioswale
- Storm Catch Basins
- Storm Manholes
- Bioretention Areas

3.4 Civic + Open Spaces

Variety of Civic + Open Spaces

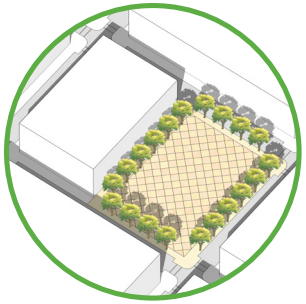
The Midtown Site includes a variety of civic and open spaces such as a grand plaza, pocket parks and plazas, a linear open space with trails, and intimate pedestrian paseos. The open space network is designed to be convenient to access, comfortable to use, and provide facilities and spaces for various activities and community needs. Places for gathering, such as the central plaza, encourage a sense of belonging and provide a venue for cultural activities and community celebrations.

Franklin E. Miles Park will continue to play an essential role as a space for recreation and other outdoor activities, and it is part of the new connections between the park and the Site. The ballfields and skate park at Franklin E. Miles Park will be more accessible to residents of the Site and surrounding neighborhoods. A network of pedestrian paseos provides a high degree of pedestrian connectivity within the Site and links all civic and open spaces across the Site. New pocket parks and pocket plazas in private developments provide additional open spaces for people living and working at the Site.

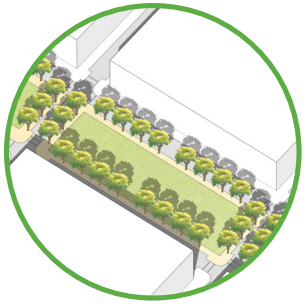
The civic spaces presented in this Section are regulated by standards included in Chapter 5 (Development Standards).

Objectives for Open Space Design

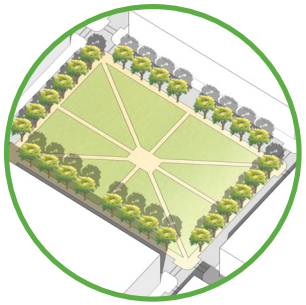
- Provide a variety of spaces to accommodate diverse uses and activities.
- Include facilities access safe and easy to access for pedestrians and people riding bikes.
- Provide shade and select tree species that thrive in Santa Fe.
- Design spaces for simple and cost-effective maintenance.
- Use principles of universal design and visitability to create accessible spaces.



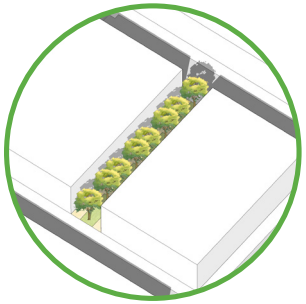
A Plaza *Community-wide focal space designed to accommodate both passive daily use and special community activities such as markets, community celebrations, and festivals.*



B Arroyo Park *Open space arranged in a linear composition along the existing arroyo to provide a natural environment for passive recreation.*



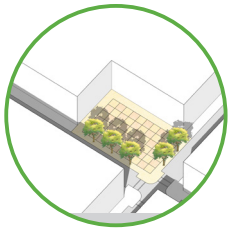
C Quad Park *An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.*



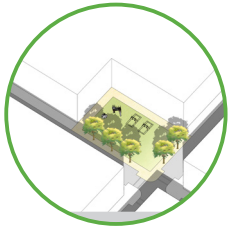
D Paseo *A pedestrian pathway that connects a street with another street or block interior is lined by ground floor entries to residential or live/work units and shopfront.*

Open Space at The Midtown Site	
Open Space Types	**Min. Area**
Civic Spaces	5.2 ac
+ Paseos	3.3 ac
+ Open Spaces on Community-Oriented Use parcels	0.4 ac
+ Open Spaces on Development parcels	20.5 ac
Total Minimum Open Space at the Midtown Site	**29.4 ac**

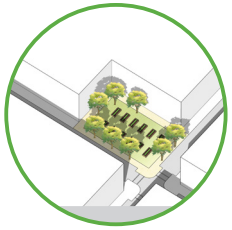
The following civic space types can be integrated with other types and/or used to satisfy open space requirements detailed in Chapter 5 (Development Standards).



Pocket Plaza or Pocket Park *Small-scale open space for informal activities, with seating and shade, sometimes at the intersection of two paseos.*



Playground *Space designed and equipped for children's recreation, with shade and visibility from a street or paseo.*



Community Garden *A grouping of garden plots available to nearby residents for small-scale cultivation.*



Above, the Historic Santa Fe Plaza is shown at the same scale as the Open Space Plan for the Midtown Site. While the Plaza at the Site could be a different shape, it is intended to be similar in size to the Historic Plaza.

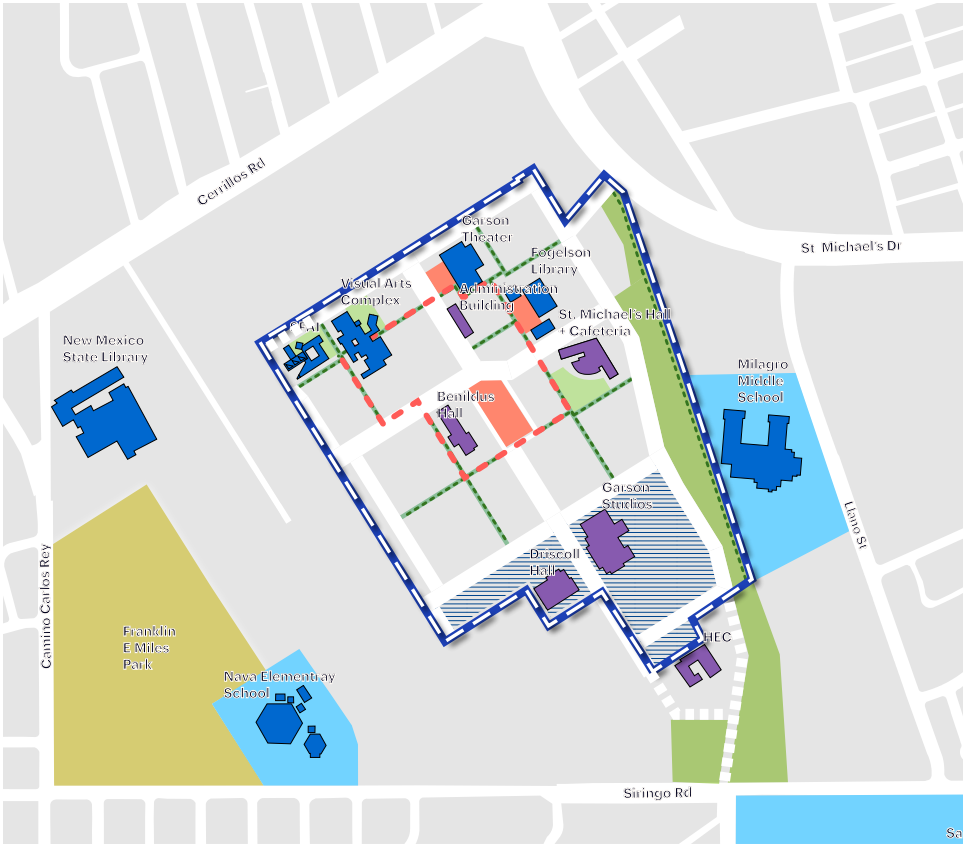
Civic, Cultural + Community Spaces

The Plan integrates a variety of civic spaces designed to support community activities. Additionally, the Plan proposes rehabilitating and reusing several significant existing buildings to stabilize, enhance and promote community arts and culture. These include the Visual Arts Complex, which will be repurposed as a Community Arts and Culture Hub, the Fogelson Library complex, which will get new life as a public library and community learning and innovation center, and the Greer Garson Theatre. Pocket plazas are placed adjacent to several buildings to complement their community-oriented uses. A network of paseos links all these spaces together, forming a "necklace" of community-serving cultural spaces and civic spaces at the Midtown Site.

Civic, Cultural + Community Spaces

Legend

- The Midtown Site
- Existing Buildings for Cultural Community-oriented Uses
- Other Existing Buildings to be Adaptive Reused
- Existing School Site
- New Plaza/ Pocket Plaza
- "Necklace" of Community + Cultural Spaces
- Film Studio Area
- New Open Space/ Linear Park
- Existing Open Space
- New Paseos/ Pedestrian Paths
- Long-range Streets



The civic space network includes a variety of spaces that can accommodate multiple cultural activities and respond to specific community needs. A network of pedestrian paseos ties these spaces together in a "necklace" of community and cultural spaces.

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

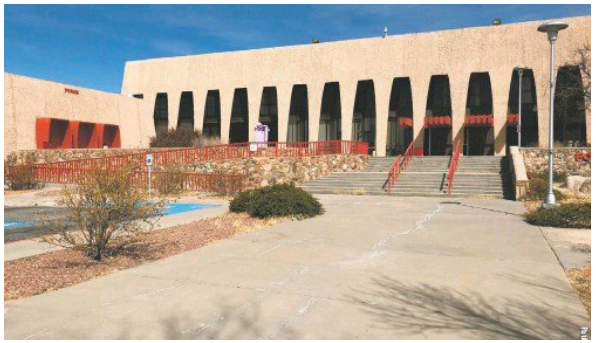
Civic Spaces + Community-oriented Buildings



Habitat Creation + Native Plants
The Arroyo Park can serve as an important open space and green connector between destinations in the Midtown Site. It also provides an opportunity to preserve and create habitats for native flora and fauna.



Midtown Plaza
The Historic Plaza in Santa Fe is an iconic place that attracts visitors from all over the country. It is considered a National Landmark, an exemplary case of a traditional Spanish-American plaza. The Plan proposes a central plaza for Santa Feans at the Midtown Site inspired by the Historic Plaza to be a place for community gathering and social interaction.



Fogelson Library
The Fogelson Library will operate as the City's Public Library branch. It is envisioned as a community anchor for the Midtown Site, attracting Santa Feans from across and allowing them to take advantage of services offered there. The Pocket Plaza in front of the library building can host community events related to library activities.

Community Activities



Community Food + Artisan Market
The Midtown Plaza is a central space suitable for pop-up markets where area artisans, small businesses, and food startups can make their goods available for sale to the Santa Fe community.



Community Arts + Culture Events
Plazas are spaces for community events and civic gatherings. The new Plaza in the Midtown Site will accommodate events at various scales since the streets around the Plaza are designed to extend the plaza space to the opposite sidewalks.



Literary Festivals with Fogelson Library + Nearby Schools
Civic spaces at the Midtown Site will host annual literary events to encourage engagement with writing and reading, such as book festivals to celebrate local authors, cooperative events with area schools to spotlight youth authors and publications, and Library Book Sales.

A New Center in Santa Fe

The Midtown Site is envisioned as a new Center for life in Santa Fe. The new Plaza will serve as a civic hub and a thriving cultural and community space that celebrates what makes Santa Fe unique. It will be an active space for special events and everyday activities and reflect Santa Fe's diversity and creativity.

Buildings around the Plaza will frame the open space, and active ground floor uses will engage pedestrians. These active frontages and covered sidewalks will allow indoor activity to spill into the outdoors. Ample shade will be provided for pedestrians and passersby through arcades — covered sidewalks. This way, the Plaza will be a large "outdoor room" at the heart of the Site.





Vision

- **A** The Midtown Plaza will be similar in size to the Historic Santa Fe Plaza.
- **B** Covered sidewalks frame the Plaza and provide shade for pedestrians.
- **C** Opportunities for a mix of uses will activate the Plaza space.
- **D** Low-speed, curbless streets around the Plaza can be closed to vehicular traffic to create a larger Plaza space during special events.

3.5 Urban Form + Building Scale

Development Blocks + Parcels

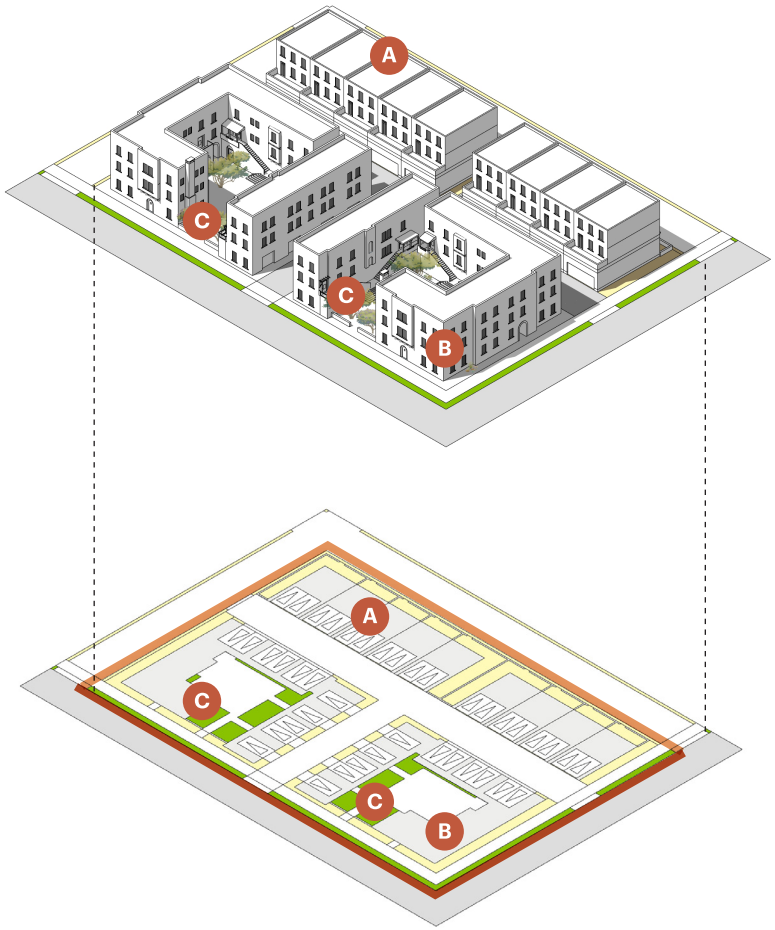
New development in the Midtown Site will happen incrementally over time. The Plan utilizes a street grid of larger development blocks broken into smaller development parcels by pedestrian paseos and living alleys. This concept is intended to provide development flexibility in response to changes in market conditions while prioritizing an urban environment with buildings oriented to streets and public spaces.

Blocks at the Site are scaled to promote walkability by limiting block face and perimeter dimensions according to the Development Standards Regulating Plan and the Thoroughfare Regulating Plan (see Chapter 5 Development Standards). A high degree of connectivity and intersection density diffuses traffic throughout the Site and provides multiple route options for people walking, rolling, and riding bikes.

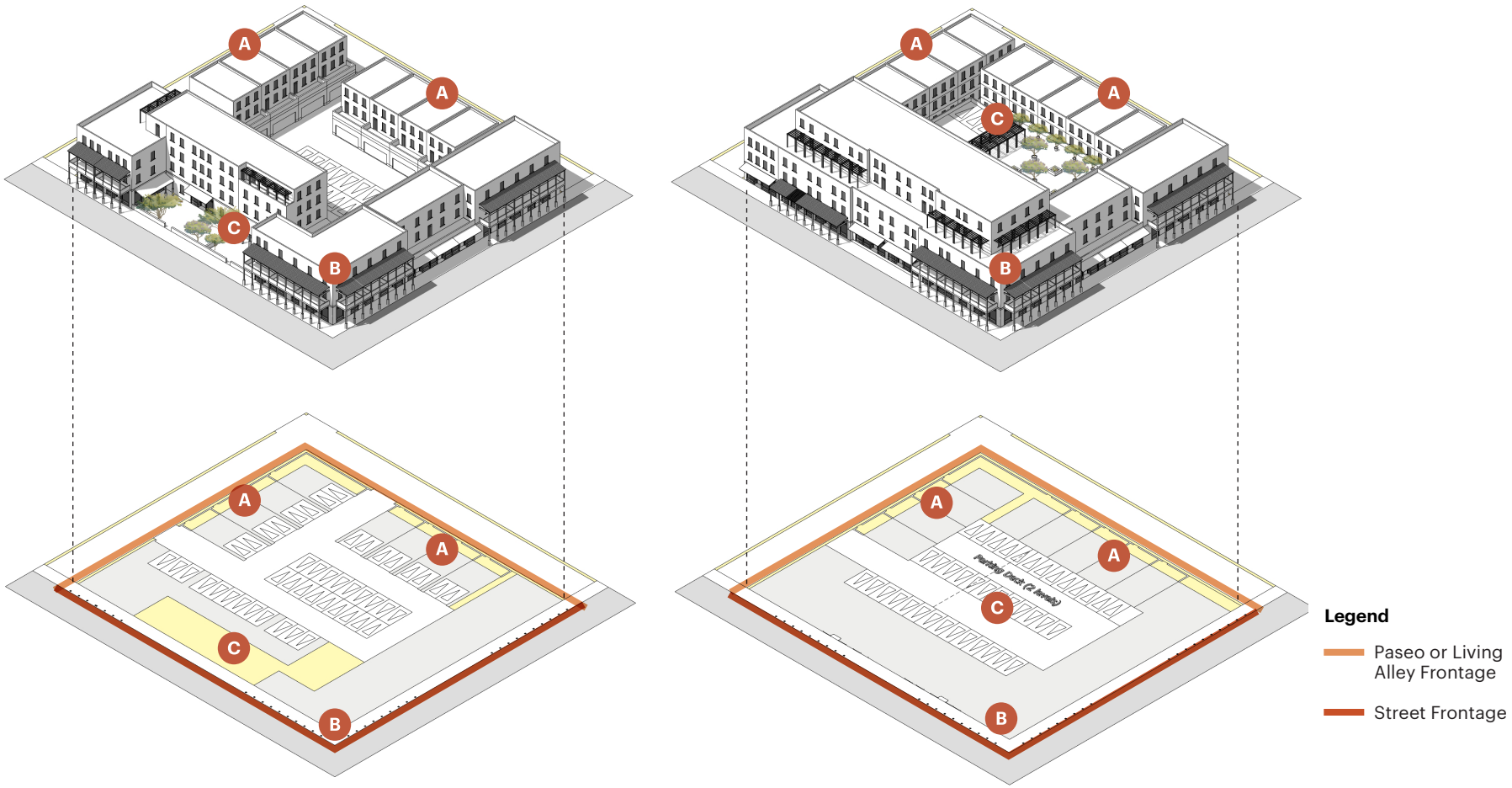
The diagrams to the right illustrate how a variety of building types and scales (size of building footprint and building height) can be arranged on a block. Larger, more intense buildings are located along the street frontages, while smaller buildings are located along the paseo frontages at the rear.

Parking and service areas are in the center of the block to not negatively impact street and paseo frontages. Open spaces in courtyards are connected to sidewalks, while frontage conditions such as shopfronts with awnings and galleries provide shade to promote a high-quality public realm by protecting pedestrians from sun and rain and support walking, rolling, riding bikes, and taking transit.

The variety of building types enabled by the Plan lays the groundwork for more housing choices for Santa Feans. It provides the opportunity for both affordable and market-rate housing in the Site. The Plan allows for both fee simple (for sale) and rental housing, along with other typologies such as co-living and community land trusts.



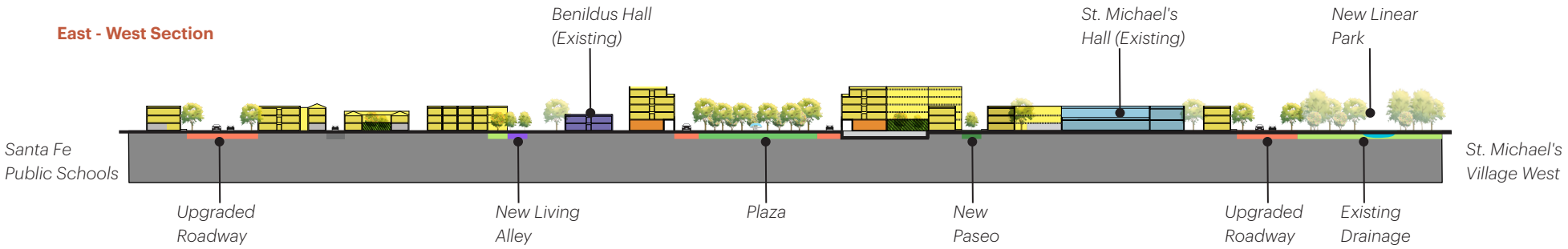
Lower Intensity Block Example
Courtyard Apartment/ Condo Buildings along streets A
Townhouses along paseos B
Multiple courtyards C
3 stories
1-2 parking spaces per unit; tuck-under parking



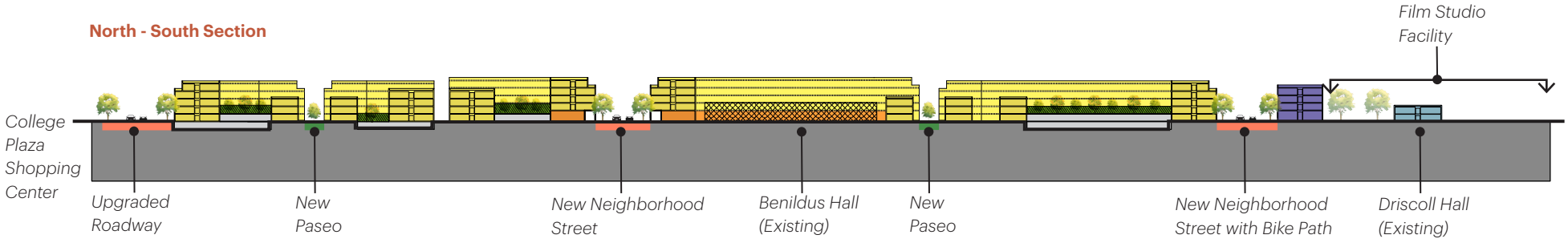
Medium Intensity Block Example
Mixed-Use Apartment/ Condo/ Office Buildings along streets A
Townhouses along paseos B
Courtyards at ground level C
Primarily 3 stories, some 4 story buildings
1-2 parking spaces per unit; parking lot + tuck-under parking

Higher Intensity Block Example
Mixed-Use Apartment/ Condo/ Office Buildings along streets A
Townhouses along paseos B
Courtyards located on top of parking deck C
3-5 stories
1 parking space per unit; parking deck + underground parking

East - West Section



North - South Section



Variety of Building Scales

Building scale refers to the size of a building based on its footprint (length and width) and height. Each block should include various building scales to promote a diversity of housing options and provide flexibility for the different uses envisioned at the Midtown Site. Taller, more intense buildings are appropriate along streets, while shorter, smaller-scale buildings are more appropriate along paseos and living alleys. Even in instances where a single building type is used across the entire face of a block, different frontage conditions and changes in building height should respond to the adjacent street and paseo contexts.

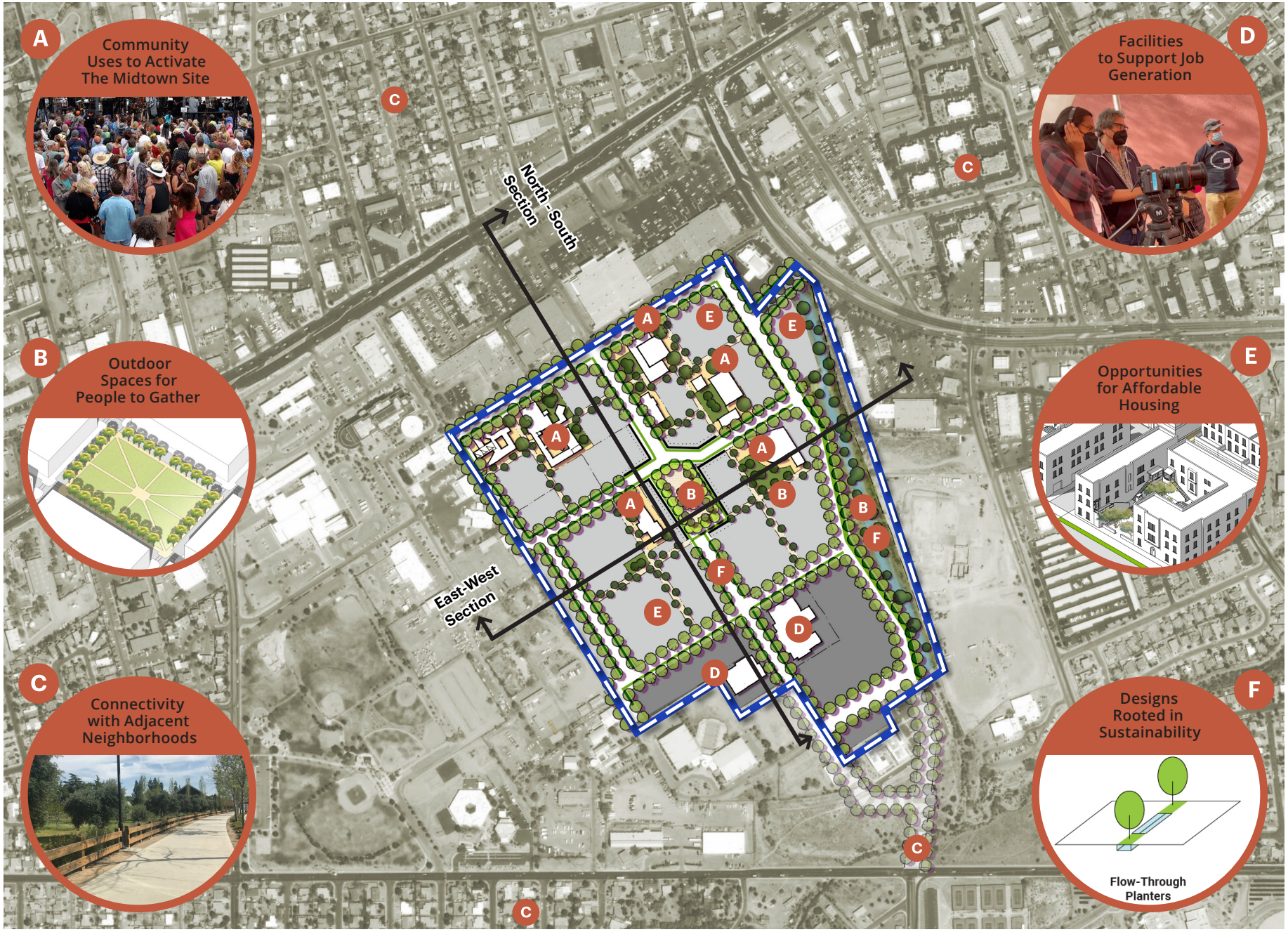
Legend

Uses

- Residential
- Active Ground Floor
- Office
- Community-Serving
- Parking
- Podium/ Green Patio

Street Types + Civic Spaces

- Street
- Paseo
- Living Alley
- Plaza
- Arroyo Park
- Driveway


A
Community Uses to Activate The Midtown Site
B
Outdoor Spaces for People to Gather
C
Connectivity with Adjacent Neighborhoods
D
Facilities to Support Job Generation
E
Opportunities for Affordable Housing
F
Designs Rooted in Sustainability
Flow-Through Planters
North - South Section
East-West Section

3.6 Place-based Approach

Place-based Design Principles

Place-based design — which considers local climate and culture — shapes the Midtown Site's vision. Taking inspiration from local building traditions, architectural heritage, local weather, and historic and cultural resources, buildings and public spaces in the Site will look and feel distinct to Santa Fe. Chapter 5 (Development Standards) implements this place-based design as a strategy by providing standards that are tailored to reflect the building traditions and climate context of Santa Fe.

The place-based approach for the Site balances the need for a variety of building types, the importance of economic feasibility, and the integration of sustainability goals. Place-based design at the Site should consider:

- Creation of comfortable outdoor spaces that take advantage of Santa Fe's climate.
- Incorporation of architectural elements typical of Santa Fe including courtyards, roof terraces, and shaded walkways.
- Public art.
- Use of native plants and cultivars suited to Santa Fe climate.
- Attention to solar orientation when positioning building openings and when locating outdoor spaces.



Facade Zones *These images illustrate the vision for the Main Street (top) and Live/Work Flex (bottom) Facade Zones. Coordinated Facade Zones encourage a variety of environments at the Midtown Site to reinforce Santa Fe's urban form patterns and discourage monotonous development.*

Proposed Zones

The Plan establishes Sub-Zones and Facade Zones to regulate development at the Midtown Site. These are listed below and mapped on the Development Standards Regulating Plan in Chapter 5 (Development Standards). The Zones allow for types of uses desirable to the community and promote walkable development while reflecting Santa Fe's unique culture and climate.

Sub-Zones

- Civic Space
- Mixed-Use Neighborhood
- Mixed-Use Center
- Mixed-Use Office
- Mixed-Use Film
- Community-Oriented Use

Facade Zones

- Plaza
- Main Street
- Main Street-Office
- Live/Work
- Neighborhood Residential
- Neighborhood Paseo

Building Types

The Plan anticipates a range of building types able to provide a variety of residential and retail unit sizes and price points, making housing more affordable.

The development standards in Chapter 5 (Development Standards) allow for the following building types but do not limit development exclusively to these types:

- Townhouse
- Live/Work Townhouse
- Courtyard Residential Building
- Mid-Rise: Residential or Mixed-Use Building

In addition to these building types, the Plan envisions the reuse of existing buildings, such as the Fogelson Library and Greer Garson Theatre, and the Visual Arts Complex.





Frontage Types *These images illustrate frontages part of the Plaza Facade Zone, articulating a recessed ground floor facade.*

3.7 Development Program + Phasing

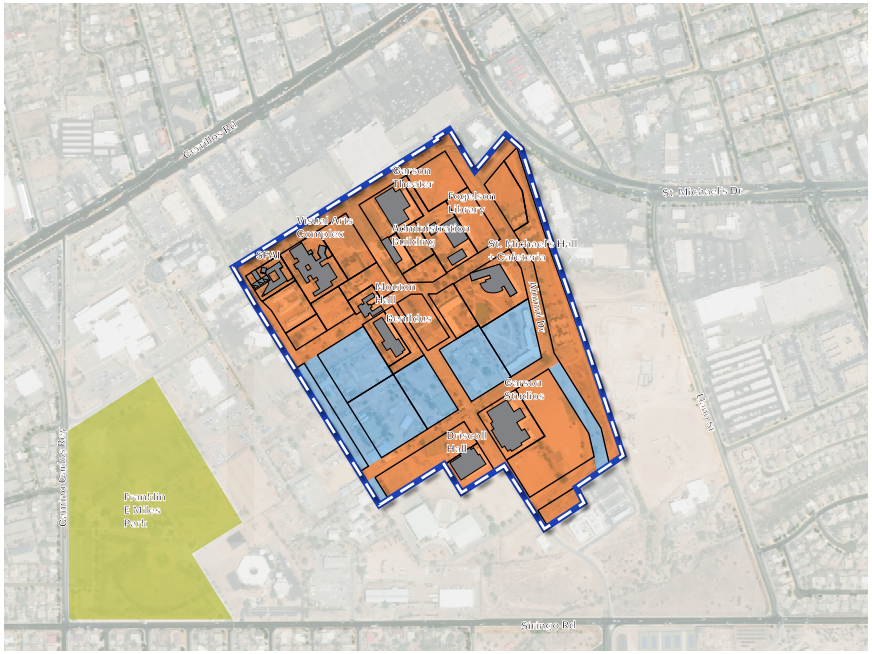
Uses + Distribution of Uses

The Midtown Site will be a mixed-use and mixed-income district enabling a variety of uses — from residential buildings to offices, retail and commercial spaces, flex spaces designed to fulfill artists' needs, theater and film production areas, and community-oriented uses. The Midtown Site will invite all Santa Feans to live, work, learn and visit.

Shops, artists' studios, and places to eat are proposed centrally along the north-south street leading from the Plaza, forming an arts-and-culture corridor through the center of the Site. Community-oriented uses are clustered in existing buildings at the northern end of the Site, while employment uses anchored by the Greer Garson Studio Complex are located at the southern end of the Site to accommodate future expansion of film production spaces. Residential blocks are situated in the north end and at the center of the Site to provide proximity to amenities.

Development Phasing

Development will happen incrementally, combining public and private development efforts to realize the City's and community's goals for the Midtown Site. The first development phase uses existing buildings and infrastructure to animate community facilities while opening up opportunities for infill development on the adjacent parcels. The central Plaza anchors new development and adaptively repurposed amenities. New and upgraded streets establish good internal connectivity for Phase 1. In Phase 2, more developable parcels at the Site become available, in line with infrastructure and connectivity investments. Small and significant open spaces support the new development and the added street infrastructure.



Phasing + Development Blocks

Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- Development Blocks
- Phase 1: Build on and revitalize existing facilities
- Phase 2: Build out the rest of the Site

Phase 1



Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- New Parcels for Development in Phase Noted on Illustration
- Film Use Area
- Parcels Developed in Previous Phase
- New Plazas/ Open Spaces/ Linear Park
- New Road Infrastructure within the Site
- Paseos/ Pedestrian Paths
- Existing Open Space

Phase 2



It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

CONNECTIONS TO MIDTOWN DISTRICT AMENITIES

Internal connectivity within the Midtown Site improves access to amenities:

- **A** *Reorientation of connections around HEC and tennis center;*
- **B** *To Cerillos Rd and nearby shopping;*
- **C** *To St. Michael's Dr., and*
- **D** *To Franklin E. Miles Park and repurposing of nearby public lands for complementary housing and mixed-use development.*

Connectivity Concepts for the Midtown Site:

- **E** *Improving connections to Hopewell-Mann;*
- **F** *Achieve regional connections to pathways, and*
- **G** *Good connections to New Mexico Rail Runner and local transit.*
- **H** *Safe routes to nearby schools.*

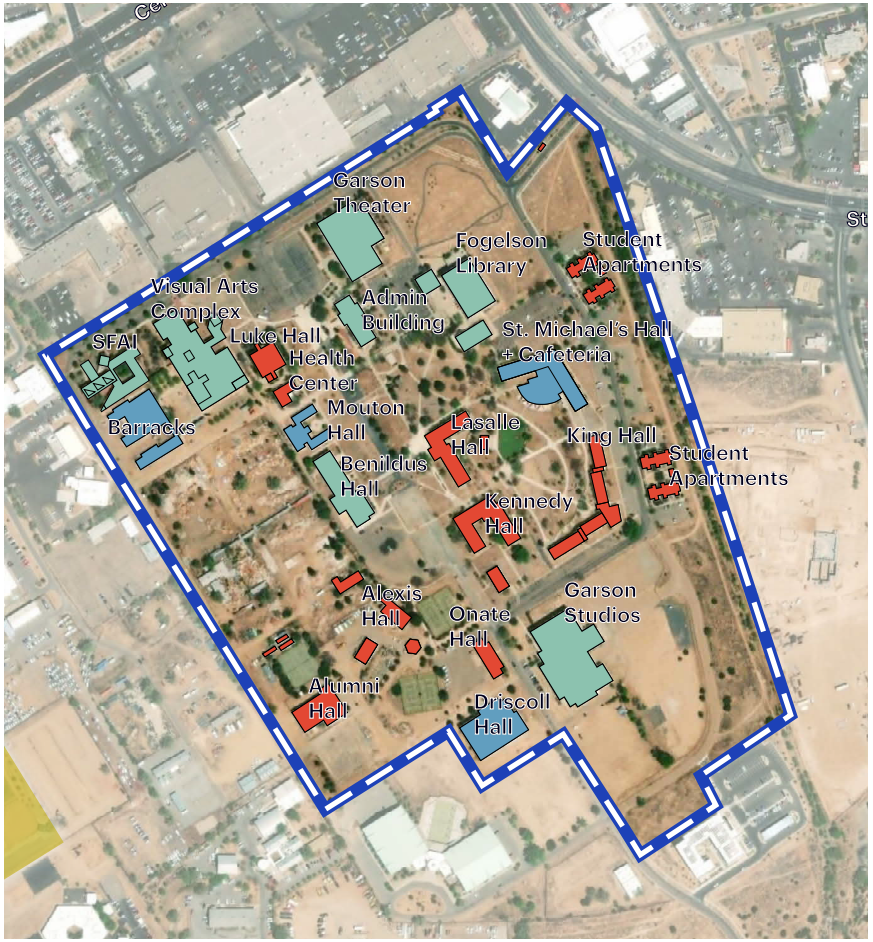
Building Reuse Strategy

A thorough appraisal of existing buildings was undertaken in 2017[1] to determine suitability for reuse. Based on this and ongoing assessments, buildings have been identified for the following:

- **Permanent Adaptive Reuse**. These buildings are among those in the best condition on the Site, provide significant architectural and cultural value, and are best suited for adaptive reuse.
- **Temporary Reuse + Further Assessment**. The condition of these buildings could accommodate temporary reuse; however, further assessment is needed to determine the feasibility of upgrading these facilities to support longer-term uses.
- **Demolition**. These buildings pose significant challenges for reuse and need substantial improvements and/ or structural and mechanical systems, which make reuse difficult and expensive.

Sources:
1. Appraisal Report/CBRE/2017

Building Reuse Strategy		
Permanent Adaptive Reuse	**Temporary Reuse**	**Demolition**
Administration Building	St. Michael Hall Complex	Alexis Hall
Benildus Hall	Driscoll Fitness Center	Entry Station
Fogelson Library Complex	Mouton Hall	Health Center
Greer Garson Studio Complex	Barracks	Kennedy Hall
Greer Garson Theatre Center		King Hall
Visual Arts Center		La Salle Hall
		Modular Trailers + Security Building
		Luke Hall
		Student Apartments
		Onate Hall



Building Reuse Strategy

Legend

- The Midtown Site
- Existing Buildings for Permanent Adaptive Reuse
- Existing Buildings for Temporary Reuse + Further Assessment
- Existing Buildings for Demolition



Administration Building*
Single story building currently used by City of Santa Fe Office of Emergency Management.



Benildus Hall
Two story classroom building with modern facilities to be utilized by future Greer Garson Studio Complex tenant.



Fogelson Library Complex*
Multi-building complex to be reused by the Santa Fe Public Library.



Greer Garson Studio Complex*
Building and studio lot with soundstages and screening facilities.



Greer Garson Theatre*
513 seat theater to be reused as a performing arts venue.



Visual Arts Center
Ricardo Legorreta-designed complex including classrooms, library and performance space.

Adaptive Reuse Buildings

Buildings identified for Permanent Adaptive Reuse will be made available through a Request for Proposal process that will identify a suitable user and program for these buildings.

These buildings have been integrated into the urban design vision for the Midtown Site and serve as important cultural and community anchors while physically linking the future of the Site with its history.

** Denotes building designed by local architect Philippe Register, a practitioner of "southwest regional modernism" that is unique to Santa Fe.*

3.8 Affordable Housing

Affordable Housing

The Midtown Master Plan directly addresses land uses for affordable housing development so that a minimum of 30% of the homes developed within the Midtown Master Plan area will be priced affordably to low- and moderate-income households. The City has control of the land and will purposefully leverage land value in its disposition process to ensure that community objectives are realized.

Excerpts for the Midtown Community Development Plan:

- The City's Housing Inclusionary Zoning requirement (SFCC 26-1, 26-2) shall be applied to the Midtown Site, in addition to leveraging subsidy and incentives to ensure affordability goals are reached or exceeded.
- Furthermore, if inclusionary programs are to create and preserve mixed-income communities, long-term restrictions are vital for the program to have a lasting impact. The City's goal is to increase the stock of long term affordable housing in Santa Fe. To achieve that goal the City, at its sole discretion, will issue Solicitations (Request for Proposals, RFPs) tailored for Midtown that require mixed-use and residential development. The objectives for housing development are the following:
  - Inclusionary homeownership units will have affordability controls or deed restrictions placed on them that impose resale restrictions and never expire. RFPs may state that projects that propose shared equity models, land trust structures, or other forms of long-term community control will be more competitive;
  - Developers may not opt out of the regulation by (i) developing in other areas outside of Midtown Master Plan area; (ii) or making cash contributions according to formulas included in the Santa Fe Homes Program Ordinance and Regulations outside of Midtown Master Plan area;
  - For rental units, the City will protect affordability through deed restrictions or covenants for a fixed affordability period, to be not less than 30 years.
- RFPs for mixed-use and residential development will facilitate the development of various housing types and sizes to meet the housing needs of Santa Feans based on market studies and community data, required to be demonstrated in the proposals submitted.
- RFPs for the development of affordable housing on certain parcels will encourage various tenures, including ownership, rental, land trust, and co-housing.
  - The City, at its sole discretion, will maintain a preemptive option for the property to remain price-restricted after any applicable affordability period has expired, as deemed necessary to best serve the public interest.

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Designing for ADA, children and seniors.

3.9 Reinforcing Community Health Through Urban Design

The new center for Santa Fe, civic spaces, streets and buildings in the Midtown Site will be inclusive and accessible for all.

Universal Design + Visitability

The Center for Universal Design at North Carolina State University – a national leader in the advancement and development of Universal Design practice – promotes seven basic principles of Universal Design. These inform design and policy considerations at the Midtown Site to create a place accessible to all Santa Feans. Below are some ways these principles could be applied at the Site:

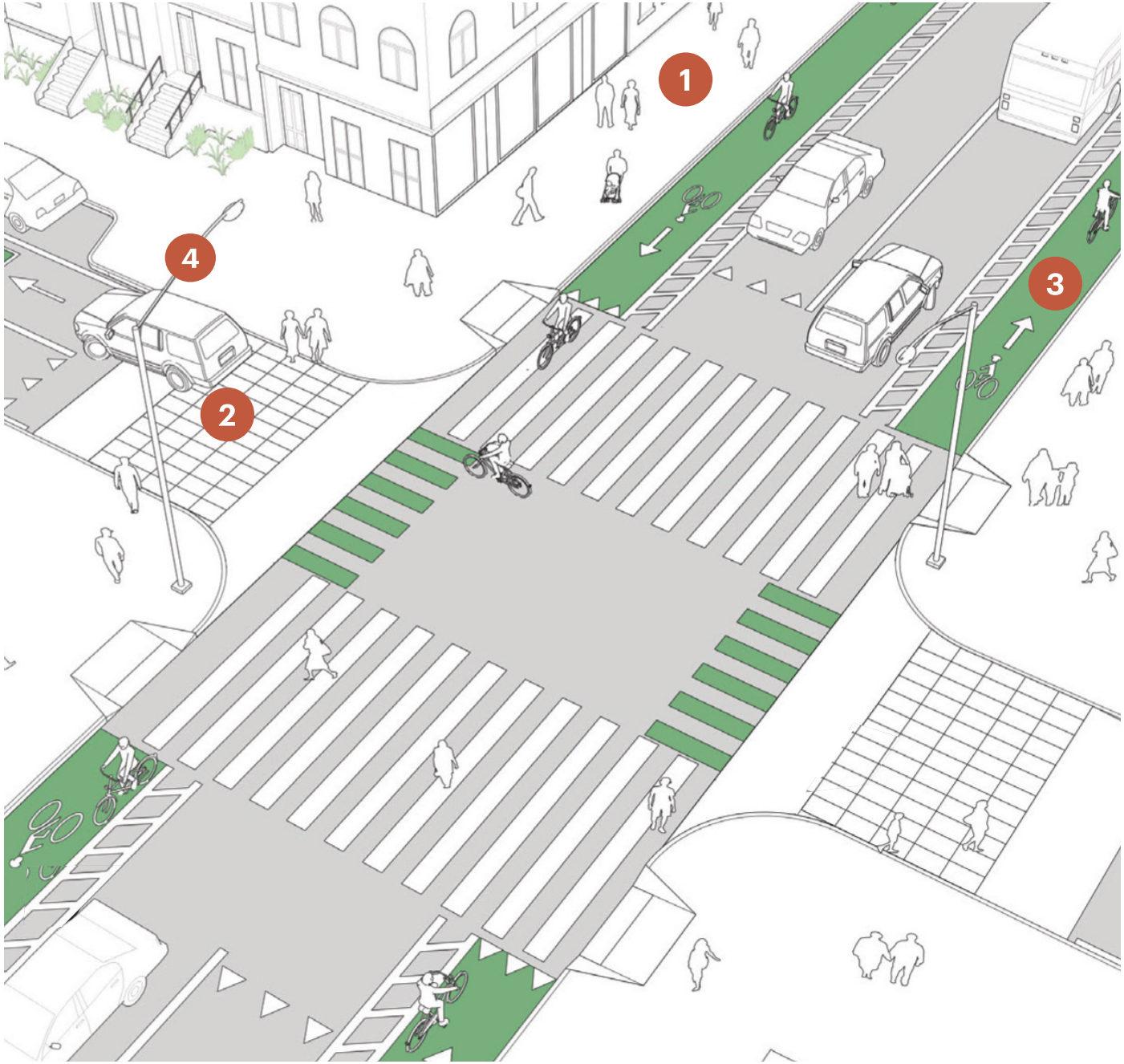
- **Equitable use.** The Site to be accessed and enjoyed by people of diverse abilities.
- **Flexibility in use.** The Site to be experienced in a variety of ways, and people to be able to move around using a variety of transportation types/modes.
- **Simple + intuitive use.** Routes of travel at the Site to be clearly marked, and building entrances to be obvious.
- **Perceptible information.** Wayfinding signage to be clear and easy to use by people of diverse abilities.
- **Tolerance for error.** Multiple routes for pedestrians means that making a wrong turn does not require substantial backtracking.
- **Low physical effort.** Direct pedestrian routes, so people do not need to go out of their way to access a building or civic space.
- **Size + space for approach + use.** Sidewalks and pathways to be wide enough to accommodate multiple users traveling in opposite directions at the same time.

Active Design

Active Design is an approach to developing buildings, streets, and neighborhoods that uses architecture and urban planning features to make daily physical activity and healthy foods more accessible and inviting[1].

Improved bicycle and pedestrian network implemented via the Plan includes multi-use paths that promote active transportation options and various physical activities. The network assumes the integration of civic spaces and green infrastructure to encourage active recreation and promote daily physical activity and an active lifestyle. Safe and convenient access to nearby grocery stores, community gardens in civic spaces, and a central plaza accommodate a food and art market to make healthy food accessible to the Site residents and residents of nearby neighborhoods.

Source:
1. Active Design Guidelines, Promoting Physical Activity and Health in Design, NYC, 2010



Universal Design Tools

1. Wide Sidewalks
2. Tactile Cues
3. Color
4. Lighting
5. Audible Cues
6. Directional Cues
7. Tactile Display







Image courtesy for image to the left and two from the top: Nacto.org
Image at the bottom: Bonnie Mintun.

HEALTH + WALKABILITY

The societal benefits of a walkable environment are an active lifestyle, better public health, safety, and a sense of community. Equally beneficial is providing open space and nature access, particularly in dense urban conditions. The quality of a place's public realm, described as its streets and civic spaces, plays a prominent role in determining how ***walkable*** *that place will be. Open spaces can include public parks, plazas, and publicly accessible open spaces on privately-owned parcels. Open spaces can take various forms to respond to different environments, and design criteria vary accordingly.*

Designing for Health at The Midtown Site

A well-designed and inclusive public realm is one that all residents and visitors can visit and enjoy freely and comfortably, feels safe at all times, and encourages day-to-day, spontaneous interaction. It promotes an active lifestyle, improves public health, and creates safer, more close-knit communities.

The Midtown Site has the opportunity to create a development that promotes health equity by encouraging active lifestyles and providing access to resources that promote health. The Site can make active transportation options the preferred way of getting around and offer better connections to healthy food places and other resources that promote community health.

Health Equity Framework

A fundamental element of the vision for the Site is a well-designed, cohesive public realm that functions as connective tissue, integrating adjacent neighborhoods and creating a strong sense of place. The Plan includes a variety of pedestrian network enhancements to maintain a high-quality pedestrian environment and encourage active transportation. Through a defined network of streets and public spaces, the Plan creates a district that promotes better health through physical activity:

- Parks and plazas are located throughout the Site, to provide spaces for recreation and physical exercise, and
- Streets and paseos enhance pedestrian and bicycle connectivity and link key destinations to encourage active transportation.

Promoting Physical Activity + Health Equity in Design

Thoughtful environmental and urban design are vital to building and maintaining a healthy society. Active design may have particular consequences for children's health, especially those in low-income neighborhoods. Increasing the number of facilities encouraging physical activity has been associated with lower obesity and more significant physical activity in youth. Access to parks, open spaces, recreational facilities, and children's play areas can promote better health through physical activity.

Parks, Open Spaces + Recreational Facilities

- The design of parks, open spaces, and recreational facilities can complement the cultural preferences of the local population, and accommodate a range of age groups, including both children and their parents and guardians. Co-locating physical activity spaces for children and parents or guardians can simultaneously promote physical activity in different age groups.

Children's Play Areas

- Locations for play should be visible from the public right-of-way to allow for community surveillance and easy access.
- Lights on sidewalks and active play areas to extend opportunities for physical activity into the evening.
- A variety of climate environments can facilitate activity in different seasons and weather conditions. For example, include sunny, wind-protected areas for use in the winter and shaded zones for use in the summer.

Source: Active Design Guidelines: Promoting Physical Activity and Health in Design (2010), City of New York.



Image source: Alameda Sun Newspaper https://alamedasun.com/news/citywide-bike-festival-rodeo-scheduled-sunday-may-19





4. Connectivity + Mobility Vision

In this chapter

4.1 Conceptual Connectivity + Mobility Framework 72

4.2 Connectivity + Mobility Phasing 76

4.3 Multimobility Best Practices 80

4.4 Connectivity + Mobility Action Items 86

4.1 Conceptual Connectivity + Mobility Framework

Multimodal Connectivity + Enhanced Mobility

The Midtown Master Plan (Plan) acknowledges different user needs by introducing various mobility and connectivity options. Multimodal street design will accommodate diverse users with varying transportation needs, preferences, and abilities. A cohesive network of streets, paseos, and bike lanes will bring cyclists, pedestrians, and cars from Cerrillos Rd. and St. Michael's Dr. to the Midtown Site (the Site).

The Plan presents a hierarchy of streets in the Site to balance vehicular traffic with the needs of pedestrians and cyclists, and balance short and long-term needs. Initially, 'soft connections' will build upon the existing potential for pedestrian and bike connectivity and connect the Site to important cultural anchors around. The soft connections vary from improved sidewalks, bike lanes, multi-use paths, and connections to existing trails and nearby schools.

East - West Connectivity Goals

- Connect to adjacent neighborhoods, such as Hopewell-Mann neighborhood, and Franklin E. Miles Park.
- Prioritize pedestrians and cyclists over vehicles.
- Provide access to transit along St. Michael's Dr.
- Deliver good internal connectivity.

North - South Connectivity Goals

- Connect to acequia and arroyo trail system.
- Minimize cut-through traffic.
- Provide access to transit on Siringo Rd.



Streets for a New Center
Enjoyable and highly walkable streets lined with shops, restaurants, and community uses.



Neighborhood Streets
Typical streets that balance vehicular, bike, pedestrian, and green space.



Multimodal Corridors
North - south and east - west streets that include separated bike paths and sidewalks.



Shared-use "Slow Streets"
Living alleys designed for very slow vehicle speeds.



Enhanced Bike/ Pedestrian Paths
Bike and pedestrian-only pathways that connect within the Midtown Site and to surrounding neighborhoods.



Pedestrian Paseos
Urban pedestrian pathways between buildings and within open/civic space.


Legend
The Midtown Site
Streets with Bike Lanes
Shared-use Streets
Streets with Separated Two-way Bike Lane
Plazas + Paseos
Parks + Open Spaces

The Midtown Site Connectivity + Mobility Guiding Principles



Balanced. Ensure people can easily move within the Midtown Site and get there by bike, walking, taking transit, driving, rideshare, or by e-mobility. Dedicating specific routes within the Site promotes safe active transportation options and still allows auto connectivity.



Connected. Allow for the Midtown Site to be well-connected both internally and also easily accessible by surrounding neighborhoods, regional parks, trails, open space, schools, civic areas, commercial centers, and transit stops, including the New Mexico Rail Runner.



Enjoyable. Streets are designed to maximize the comfort of the walking and biking experience. Landscaping and street trees help soften the streetscape, help create a buffer between vehicular movement, and cool the street during hot daytime conditions. Streets easily blend into small pedestrian-friendly plazas and plaza spaces within the Midtown Site.



Sustainable. The Midtown Site streets and connections go beyond moving people and serve as ecological corridors using landscaped-based stormwater management, trees for passive solar energy and ambient air cooling, and a diversity of plant species, including pollinator-friendly low-water use plants.



Flexible. Design streets, especially in the heart of the Midtown Site, to be used as flexible public spaces. Streets can be closed for special events but still allow traffic to move effectively through the Site. Flexible streets can also be designed as "flush" or "curbless" to the surrounding sidewalks allowing for the easy physical transformation of space.



Authentic. The flavor and feel of the Midtown Site streets should be a reflection of the local area. Paving materials, landscaping, street furniture, lighting, wayfinding/ signage, and public art should be unique to Santa Fe and not overpower the aesthetic of the surrounding neighborhoods.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site.

Vehicular Parking Strategy

The Plan brings a variety of parking strategies to the Site to reduce the need for large parking lots, which can negatively impact walkability and increase the heat island effect. While the Site will be accessible by various transportation options, including walking/ rolling, bicycling, and transit, people who drive to the Site, will be encouraged to "park once" and walk to different destinations within the Site rather than driving between each destination. Some parking strategies to include:

- On-street parallel parking to be shaded by street trees.
- Above or below ground public parking structure with capacity for solar panels on roof located near the edge of the Site to reduce the number of cars traveling through the Site to reach parking.
- Small surface lots and/or "tuck-under" parking on the ground floor of 2-3 story buildings.
- Parking to be located in "podiums" and underground structures for larger 4-5 story buildings.
- Parking to be located behind buildings with access via driveways and/or Living Alleys whenever possible.

In the Midtown Site, parking will be designed and managed to accommodate different users:

- Public parking on streets and in public parking structure(s).
- Private parking for use by future residents, businesses, and customers.

Public parking is detailed on the map to the right. A Parking Demand Management Strategy may be needed to leverage the Site's proximity to schools, shopping, and other destinations, including transit, and analyze the complete pedestrian and bike network proposed for the Site. The Parking Management Strategy could support the implementation of affordable housing and smaller-scale incremental development by showing the effects on development when reducing parking requirements.



Parking Vision

Legend

- The Midtown Site
- Proposed Parking Structure Site for Public Parking
- On-street Parking
- New Paseos/ Pedestrian Paths
- Long-range Streets
- Existing Buildings to be Adaptively Reused
- New Plazas + Parks
- New Open Space/ Linear Park
- Existing Open Space

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

4.2 Connectivity + Mobility Phasing

Connectivity + Mobility Phase 1

- Upgrades to some existing streets.
- Construction of new streets and paseos.
- Enhancements to existing external connections.
- New potential connection to Cerrillos Rd.



Phase 1. *Within the Site partial public street and pathways build-out.*

Phasing

Streets, pedestrian paseos, living alleys, and bike paths will be developed incrementally to facilitate an orderly and efficient build-out of the Midtown Site and encourage complimentary redevelopment on adjacent parcels. New facilities will prioritize convenient and safe access to and within the Site for people walking and rolling, riding bikes, taking transit, and using other forms of active transportation, in addition to accommodating service and construction vehicles and those traveling by car.

Connectivity + Mobility Phase 2

- Upgrades to remaining existing streets.
- Construction of remaining new streets and paseos.
- Potential new connections to St. Michael's Dr. and Siringo Rd.



Phase 2. *Within the Site public street and pathways build-out.*

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Connectivity + Mobility Phase 3

- Potential new connection to Franklin E. Miles Park.
- Potential new connections to St. Michael's Dr. and Siringo Rd.



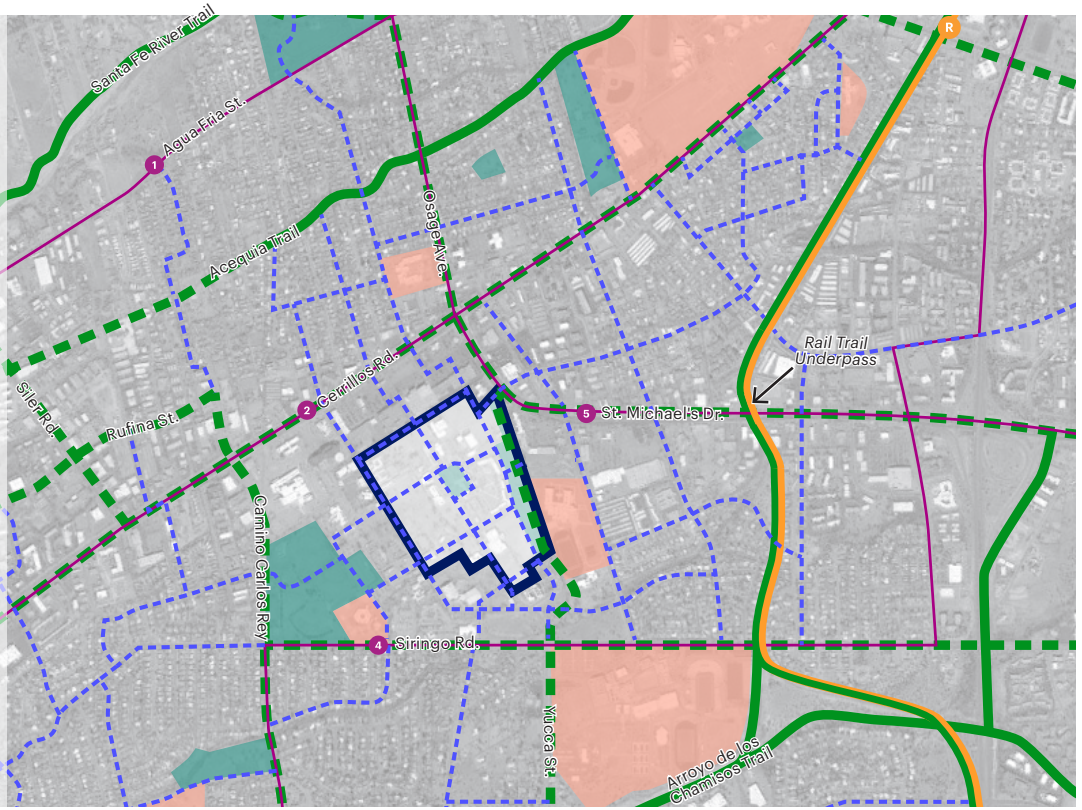
Phase 3. *Connection to park.*

Legend

- The Midtown Site
- Streets with Existing or In-design Phase Bike Facilities, MPO
- Future Bike Connections + Trails, MPO
- New Paseos/ Pedestrian Paths
- New Bike Streets within the Site
- Existing Buildings to be Adaptively Reused
- Existing Bus Stops
- New Parks + Plazas
- New Open Space/ Linear Park
- Existing Open Space

Regional Connectivity

As the Master Plan circulation network is implemented, the City will facilitate and encourage the completion of two important, non-road shared-use paths prioritized in the 2019 Bicycle Master Plan (BMP). The first is the Midtown Campus Trail, an important connection between Siringo to the existing Midtown entrance at St. Michaels Drive, identified in the BMP as a critical north-south, road-independent bicycle and pedestrian link with potential connections to Yucca Street, Milagro Middle School, and shopping opportunities. The second is the Midtown Campus Wall Trail, envisioned as linking the Midtown Campus Trail to Lujan Street at Cerrillos Road, as a link north to The Acequia Trail and west to Franklin Miles Park.



Regional Connectivity Vision

Enhancing existing streets to make them more comfortable and safer for people walking, rolling, and riding bikes can help connect the Midtown Site to existing and planned regional trails and transit facilities.

Legend

- The Midtown Site
- Regional Trails
- Regional Bike/ Pedestrian Routes
- Neighborhood Bike/ Pedestrian Routes
- Santa Fe Trails Bus Routes*
- New Mexico Rail Runner Express + Rail Trail
- Civic Facilities
- Parks

**As the residential and workforce population at the Site grows, alignment of transit routes and location of transit facilities could change to better serve the Site based on evolving demand for transit.*

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

Connections to Hopewell Mann + Adjacent Neighborhoods

The Plan prioritizes safe and convenient connections between the Midtown Site and nearby neighborhoods, such as Hopewell-Mann, providing current residents access to the amenities and community uses proposed at the Site. Improvements to existing external connections along St. Michael's Dr. will create safer and more convenient pedestrian crossings. Improvements to existing external connections along St. Michael's Dr. will create safer and more convenient pedestrian crossings to St. Michael's Dr. and to Midtown from Hopewell-Mann.

Regional Connections

Improved connections between the Site and existing regional trails — such as the River Trail, Arroyo de Los Chamisos Trail, and Rail Trail — will provide connectivity options for people traveling between the Site and Downtown, the Railyard, Santa Fe Place Mall, and other regional destinations. Upgrading existing bike and pedestrian facilities and providing new facilities, as illustrated in the map above, can support connections to these trails and Siler Rd. employment area.

Short Term



Long Term



Bike, Pedestrian + Transit Vision

Streets, pedestrian facilities, and bike facilities will be designed to achieve the following:

- Sidewalks on every street and crosswalks at every intersection.
- Bike facilities on every street.
- Crosswalks at all external connections to existing streets.
- Direct pedestrian connections to bus stops.
- All civic/open spaces and community use buildings to be accessible via walk/roll sidewalks and/or paths and bicycle facilities.

Legend

- The Midtown Site
- Streets with Existing or In-design Phase Bike Facilities, MPO
- Future Bike Connections + Trails, MPO
- New Paseos/ Pedestrian Paths
- New Bike Streets within the Site
- Existing Buildings to be Adaptively Reused
- Existing Bus Stops
- New Parks + Plazas
- New Open Space/ Linear Park
- Existing Open Space

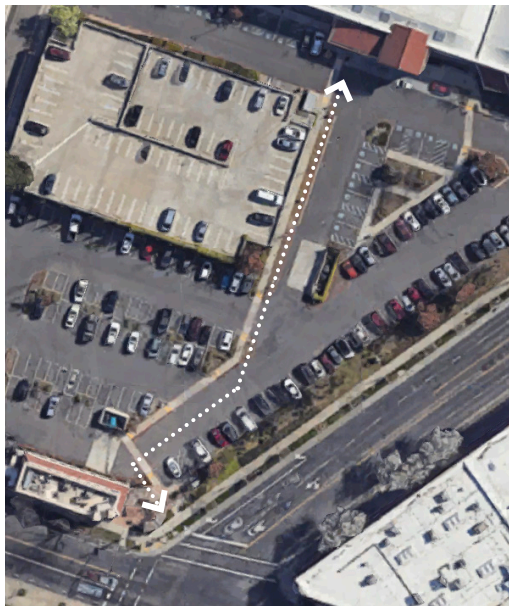
It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

Improvements to St. Michael's Dr. + Cerrillos Rd.

Projects undertaken by the City and the State will provide improvements to Cerrillos Rd. and St. Michael's Dr. specific to the safety, comfort, and convenience of people walking, rolling, riding bikes, and taking transit. The projects will improve accessibility to the Midtown Site. Future upgrades to sidewalks, intersections, transit facilities, and bike facilities should provide accessibility to the Site for all Santa Feans.

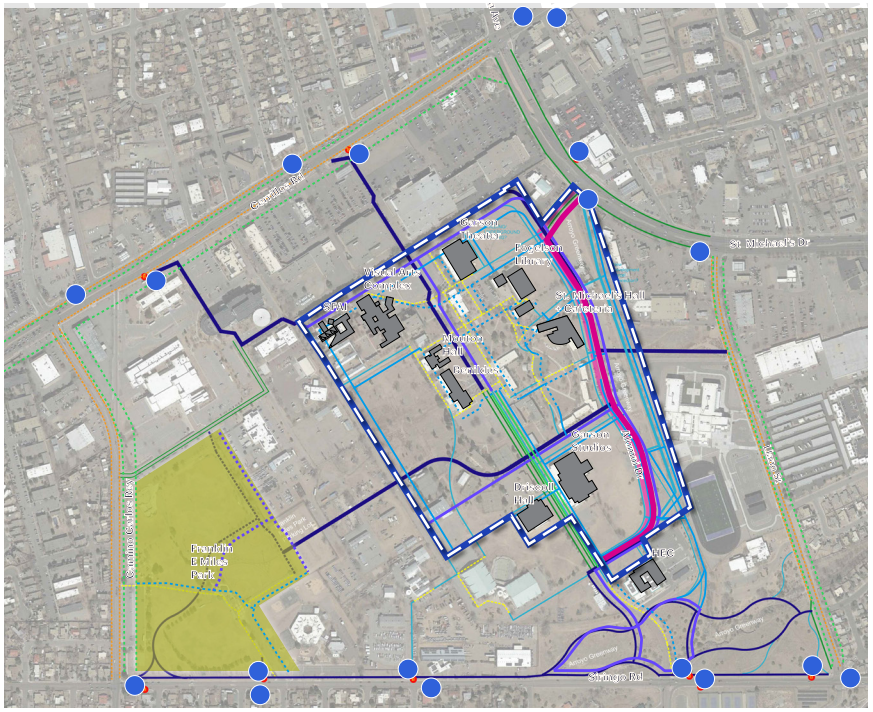
Early Phase "Soft Connections"

The Plan envisions a variety of street types that balance vehicular traffic with the needs of people walking, rolling, riding bikes and taking transit. Short and long-term needs are recognized by a phasing plan that includes 'soft connections' preceding Phase 1 that will build upon the existing roadway and sidewalk network to provide improved connectivity to nearby destinations and neighborhoods. The soft connections vary from improved or new sidewalks, bikelanes, multi-use paths, and connections to existing trails and amenities.



This example shows how minor modifications to an existing parking lot allow for a pathway that connects people walking, rolling, and riding bikes. P St & Stockton Blvd, Sacramento, CA. Source: Google Maps

Coordination with adjacent property owners will be necessary to create these "soft connections" over time as they look to redevelop or improve their properties. Connections between the Midtown Site and existing commercial areas could provide new opportunities for economic development and incentivize the implementation of the existing Midtown LINC overlay. In addition, the redevelopment of Midtown creates an opportunity for collaboration between the city and the school district to create Safe Routes to School programs that make it safer and more accessible for students to walk and bike to school and encourage more walking and biking where safety is not a barrier.



Soft Connections

Legend

- The Midtown Site
- Existing Buildings to be Adaptively Reused
- Existing Open Space
- Alumni Dr.
- Existing Pedestrian Connections
- New Sidewalks
- Existing Bus Stops
- Existing On-street Bike
- New On-street Bike
- Existing Multi-use
- New Off-street Multi-use

Pre-phase one improvements will provide direct connections between the Midtown Site, adjacent roads and parks, and the Hopewell-Mann neighborhood. These connections can be upgraded during future phases of development. It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

4.3 Multimobility Best Practices

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.



Overview

Proposed multimodal concepts are drawn from best practice mobility design components and strategies, including interventions that can be applied to the Midtown Site, and those meant for implementation in specific circumstances as determined by traffic operations and site context.

Continuity and consistency are key to the success of bike and pedestrian facilities; the Site offers an opportunity for consistent and continuous multimodal facilities, including on- and off-street bikeways, to support a wide range of biking abilities and interests. Consistent intersection treatments provide legibility and rhythm for people traveling the corridor on foot, wheelchair, bike, or other mode.

The separation of modes is a critical component of high-comfort multimodal streets. Many proposed streets within the development project separate pedestrian and bike paths and add protected on-street bike lanes and intersection protection to keep people biking separated from vehicular travel.

Streets designed for pedestrian and bicycle travel offer a multitude of health, environmental, safety, and livability benefits. Streets with multimodal mobility options promote active transportation and slow vehicle speeds and inspire conviviality and public life. The following pages describe several key mobility best practices, but they are not limited to what is shown.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





Shared-use Pathways

Shared-use paths are physically separated from motor vehicle traffic by an open space or barrier. The separation creates a facility that is comfortable for people of all ages and abilities.

1. The desirable width of the separated path for bikes and micromobility devices is 12 feet, excluding the shoulders. Surface materials can be asphalt or concrete with special paving at mixing zones and approaches to intersections. See Pedestrian + Bike Mixing Zones.
2. Provide a shoulder or horizontal clearance between the path and vertical elements such as fences, walls, or signs.
3. When space allows, provide separation between people walking and rolling and people on bikes or other micromobility devices to reduce conflicts between modes. When the pedestrian path is separated from the bike or wheeled path, the materials should be dissimilar to make the separation clear to users. The desirable width for the separated path for people walking and rolling is 8 feet, but it should be no narrower than 6 feet.
4. A buffer between the pedestrian path and the bike/wheel path encourages people to stay in their path. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.





Class IV Separated Bike Lanes

Class IV or separated bike lanes include a physical barrier from the roadway. The conceptual design includes a physical barrier in some areas of the corridor. In those locations, the following guidelines should be considered.

1. Physical separation in the buffer between the bike lane and motor vehicle lane can include cast-in-place concrete, pre-cast curbs, plantings, flexible posts, inflexible posts, etc. At-grade planters in the buffer should be 3 feet or wider to provide space for low plants. 5-feet minimum width is required to support street trees. Keep vertical elements in the buffer, including plantings, below 30 inches to maintain sightlines.
2. The bike lane can be at the roadway, sidewalk grade, or midway between. The bike lane width should be 5 feet or wider, not including the gutter.
3. If applicable, a buffer between the separated bike lane and sidewalk encourages people biking to stay in the bike lane. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

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Class II Buffered Bike Lanes

On-street bicycle lanes provide an exclusive space for bicyclists in the roadway and provide accommodation for more confident bicyclists who desire to travel at greater speeds.

1. Class II or buffered bike lanes include pavement markings in the buffer space between the bike lane and motor vehicle lane. The buffer width should be 2 feet or wider. When space is constrained, and the minimum bike lane dimensions cannot be provided as mentioned above, low-profile rectangular reflective pavement delineators can be used to provide an additional visual and physical marker between the motorist travel lane and the bike lane.
2. The bike lane width should be 5 feet or wider.
3. If applicable, a buffer between the bike lane and sidewalk encourages people biking to stay in the bike lane. The buffer can be special paving, vegetation, or other feature denoting separation. At-grade planters that will allow for street trees should be 5 feet or wider.

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Curb Extensions

Curb extensions, also known as neckdowns, bulb-outs, or bump-outs, are created by extending the sidewalk and planting buffers at corners or mid-block. Curb extensions are intended to increase safety, calm traffic, and provide extra space along sidewalks for users, amenities, planting, and green infrastructure.

1. Curb extensions visually and physically narrow the roadway to create safer and shorter crossing distances for pedestrians while increasing the available space for street furniture, benches, plantings, trees, and green stormwater infrastructure.
2. Curb extensions prevent cars from parking where parking is not allowed and improve sightlines near the crosswalks, midblock crossings, and stop signs. The curb extension should be the 20-feet minimum length at signalized intersections and 30-feet minimum length at stop-controlled intersections.
3. Curb extensions can also change the geometry of intersections, resulting in smaller corner radii and slowing turning motor vehicles. It is important to design the curb extensions so that street sweeping equipment can still adequately maneuver and clean the street gutter.
4. The curb extension should not reduce the bike lane width below the minimums.

Images on this page illustrate general concepts applicable to the Midtown Site, but do not represent proposals for specific facilities at the Site. Dimensions are not regulatory.



Pedestrian + Bike Mixing Zones

Where people walking and rolling cross paths with people biking, mixing zones are provided as a signal to all users that they must yield. Mixing zones are indicated by a paving material that differs from the pedestrian and bike paths.

1. Special paving at mixing zones indicates people on wheels yielding to people walking and rolling. The special paving should be comfortable for people on wheels, with minimal pavement joints.

4.4 Connectivity + Mobility Action Items

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

Short Term

1. Construct new connections and upgrade existing connections between existing bus stops and the Midtown Site.
2. Develop a parking enforcement strategy for all on-street and public parking facilities at the Midtown Site.
3. Create and implement a Parking Demand Management Strategy to provide options and tools that reduce the amount of parking needed for development.
4. Improve connectivity between neighborhoods to the north, east, and south of the Midtown Site by improving pedestrian and bicycle connections at intersections on Cerrillos Rd., St. Michael's Dr., and Siringo Rd.
5. Work with nearby property owners to determine the desirability and feasibility of "Soft Connections" that improve convenience, safety, and comfort of people accessing the Midtown Site by walking, rolling and riding bikes, including improvements to crosswalks, intersections, and sidewalks along Cerrillos Rd, St. Michael's Dr. and Siringo Rd.

Medium Term

1. Work with Santa Fe Trails to improve service between the Midtown Site and key destinations and neighborhoods in Santa Fe.
2. Upgrade existing bus stops near the Midtown Site to promote the use of transit.
3. Include charging facilities for electric vehicles and bicycles for on-street parking and parking located in structures that serve community use buildings.
4. Provide incentives and consider requirements for electric vehicle and bicycle charging facilities for private developments.
5. Work with State, County, and Local entities to promote improvements and upgrades on area streets that make it safer and more convenient to access the Midtown Site using active transportation and transit.
6. Collaborate with adjacent property owners to plan and develop additional multimodal connections between the Midtown Site and existing streets within the Midtown/LINC Zoning Area.

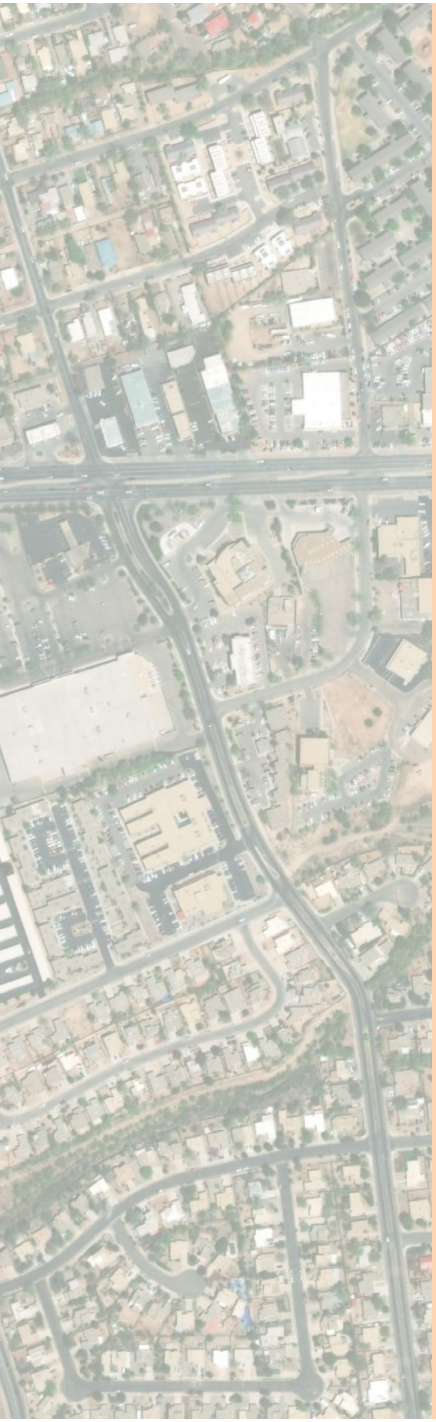
Long Term

1. Include the Midtown Site in planning for micro-mobility services such as bike-share and scooter-share programs.
2. Investigate opportunities to strengthen connection to RailRunner via existing bus routes or a new shuttle route.
3. Upgrade bike and pedestrian facilities that connect the Midtown Site to regional networks such as the Rail Trail and the Acequia Trail.
4. Collaborate with adjacent property owners to plan and develop additional multimodal connections and Safe Routes to Schools between the Midtown Site and existing streets within the Midtown/LINC Zoning Area, as well as building frontages and circulation networks that enhance a strong Midtown/LINC Zoning Area, the Midtown District. No external connections shall be constructed or dedicated without the express consent of the affected adjacent property owner.

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.


Cerrillos Rd
St Michael's Dr
Garson Theater
Fogelson Library
Administration Building
St. Michael's Hall + Cafeteria
Visual Arts Complex
SFAI
Benildus Hall
Garson Studios
Driscoll Hall
Llano St
Camino Carlos Rey
Franklin E Miles Park



5. Development Standards

In this chapter

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5.1 Purpose + Intent

The Development Standards in this Chapter provide supplemental standards to the Midtown LINC Zoning Area. They shape the physical form and built character of development and refine the palette of allowed uses at the Midtown Site. The development standards will not apply to adjacent properties.

Organization

The Development Standards are organized as follows:

- Section 5.2 (Thoroughfare Standards) provides standards for thoroughfare design and location.
- Section 5.3 (Civic + Open Space Standards) provides standards and guidelines for the development and location of civic and open spaces.
- Section 5.4 (Development Standards Regulating Plan) demonstrates where specific standards apply.
- Section 5.5 (Sub-Zone Standards) allowed uses.
- Section 5.6 (Facade Zone Standards) identifies required building setbacks, height and frontage standards relative to specific public way adjacencies.
- Section 5.7 (Frontage Types) provides required supplemental frontage standards for each frontage type.
- Section 5.8 (Design Standards General to All) provides supplemental standards for required courtyards, roof terraces, parking, and open space requirements.
- Section 5.9 (Plan Administration) provides special procedures and requirements for the preparation, filing, and processing of development applications applicable to Plan Area
- Section 5.10 (Definitions) provides terminology relevant to standards in this Section.

Development in Compliance with Regulating Plan

Steps	Instructions	Section/ Title
1	**Identify Sub-zone(s)**	Consult Section 5.4 (Development Standards Regulating Plan) Comply with Section 5.5 (Sub-zone Standards)
2	**Identify Facade Zone(s)**	Consult Section 5.4 (Development Standards Regulating Plan) Apply standards in Section 5.6 (Facade Zones) Apply standards in Section 5.7 (Frontage Types)
3	**Apply Supplemental Standards**	Apply standards Section 5.8 (Design Standards General to All)

Development Requiring Modifications to Regulating Plan

Modifications to Regulating Plan may include subdividing a development block into individual Lots, adjusting the location of paseos or civic spaces, or establishing public easements for alleys and paseos not included on the regulating plan.

Steps	Instructions	Section/ Title
1	**Identify Sub-zone(s)**	Consult Section 5.4 (Zoning Regulating Plan) Comply with Section 5.5 (Sub-zone Standards)
2	**Place Thoroughfares, Civic Spaces + Lots** **1.** Determine location and boundaries of thoroughfares, including alley and paseo easements. **2.** Determine location and boundaries of civic spaces. **Optional:** Subdivide remaining development block area into individual Lots, providing each with required frontage.	Comply with Section 5.2 (Thoroughfare Standards) Comply with Section 5.3 (Civic + Open Space Standards)
3	**Apply Facade Zone(s)** **1.** Identify applicable facade zone(s). **2.** Apply the appropriate facade zone(s) to new or modified thoroughfares. **3.** Apply the appropriate facade zone(s) to new or modified civic spaces. **4.** Apply standards.	Consult Section 5.4 (Zoning Regulating Plan) Comply with Section 5.2 (Thoroughfare Standards) Apply standards in Section 5.6 (Facade Zones) Apply standards in Section 5.7 (Frontage Types)
4	**Apply Supplemental Standards**	Apply standards Section 5.8 (Design Standards General to All)

Applying Standards at Various Scales of Development

The Development Standards are applied at three different scales as follows:

- Block – applying Sub-Zone, Thoroughfare, and Civic + Open Space Standards;
- Development Parcel – resulting from Blocks after placement of Streets, Paseos and Civic Spaces; and
- Lot/Design Site – determining form of buildings.

Key

Levels of Applicability

- A Block
- B Development Parcel
- C Lot/Design Site

Facade Zones Applied

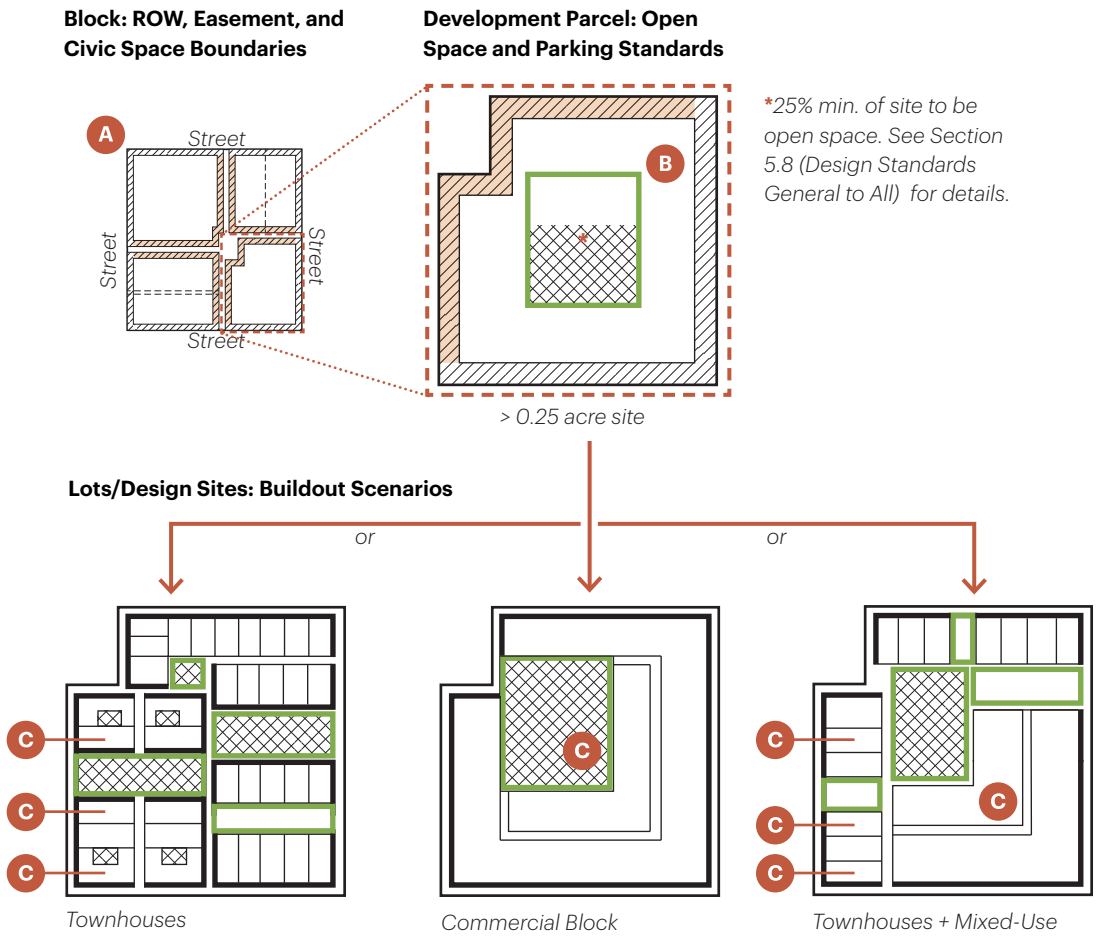
- Street/Primary Frontage
- Paseo/Civic Space
- Side/Rear Lot Line

Open Space

- Common Open Space
- Courtyard Space

Building Facades

- Front/Side
- Rear/Internal



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5.2 Thoroughfare Standards

NOTE

It is the City's intent to work with adjacent property owners to achieve a public objective of creating stronger and accessible multimodal connecting networks, as well as land uses and building frontages, that further the intent of the Midtown Master Plan and the LINC Zoning Overlay to create a cohesive, mixed-use Midtown District. Any plans in this Midtown Master Plan that illustrate public circulation and connecting networks, or other planning concepts on adjacent properties, are conceptual only.

This Section establishes the standards applicable to thoroughfares throughout the Midtown Site. These standards apply to public right-of-ways as well as to publicly-accessible easements within the development blocks and to generate a comprehensive and connected network.

Thoroughfare Placement + Standards

Thoroughfares shall be located in accordance with Figure 5.2.1 (Thoroughfare Regulating Plan) within the Midtown Site. The location of thoroughfares identified by the Regulating Plan may be adjusted with approval of the Director in either direction, measured perpendicular to the thoroughfare as mapped. Regardless of location, such thoroughfares must meet the standards for the applicable Thoroughfare Type, as provided in this Section.

Easements in Addition to Mapped Thoroughfares. In addition to the thoroughfares shown in the Regulating Plan easements may be established within individual development blocks to increase connectivity and access. Such easements, within the Midtown Site, shall connect to public right-of-ways and shall meet the standards for either the Paseo (if intended as a pedestrian space) or Living Alley (for vehicular and utility access).

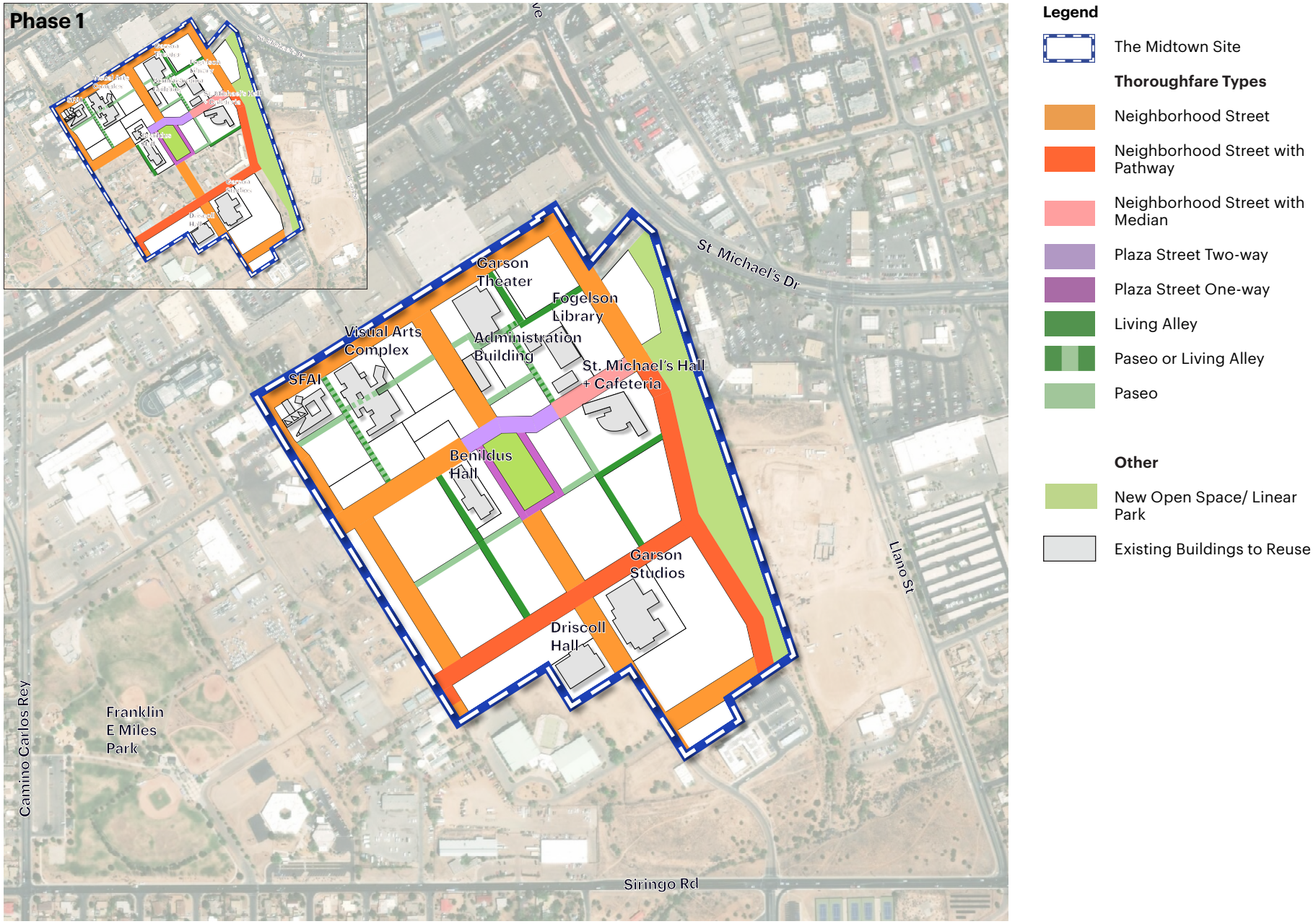
Facade Zones on Unmapped Thoroughfares. For Paseos, where no facade zone is indicated in the Regulating Plan, the Neighborhood Paseo Facade Zone shall apply to any buildable area abutting the easement. No facade zone is required for buildable area abutting an alley not mapped in the Regulating Plan.

Relationship of Thoroughfares to Development Blocks + Lots

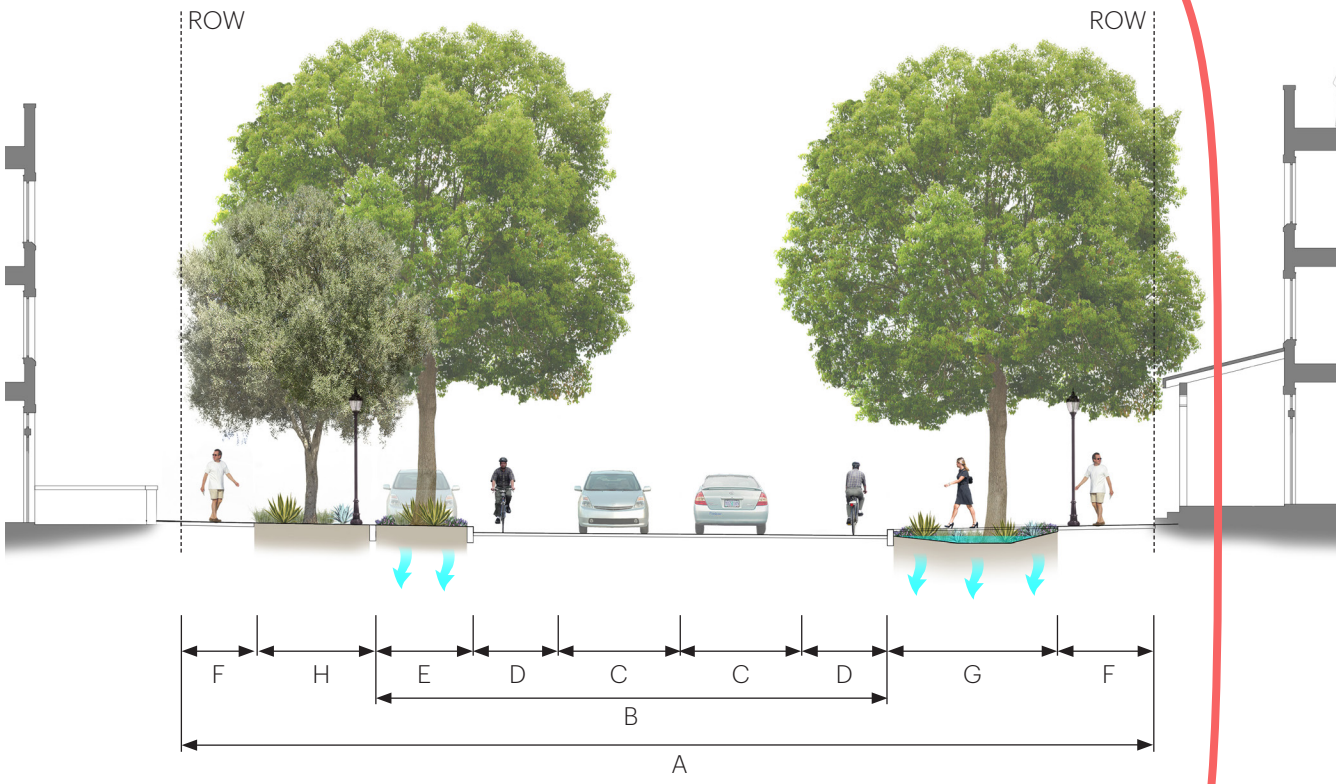
The arrangement of thoroughfares and the nature of the blocks they define are intimately connected. Each of the thoroughfares shown in the Regulating Plan defines the front of adjacent buildings, where they engage with the pedestrian realm and where main entrances may be identified.

Frontage Requirements for Subdivided Lots. If development blocks are further subdivided, each resulting lot shall have at least one frontage line extending for no less than 18 feet along a thoroughfare, civic space, or easement connected to a thoroughfare, where the standards in Section 5.6 (Facade Zones) and Section 5.7 (Frontage Types) shall apply.

5.2.1 Thoroughfare Regulating Plan



5.2A Neighborhood Street





The Midtown Site

Neighborhood Street

Description

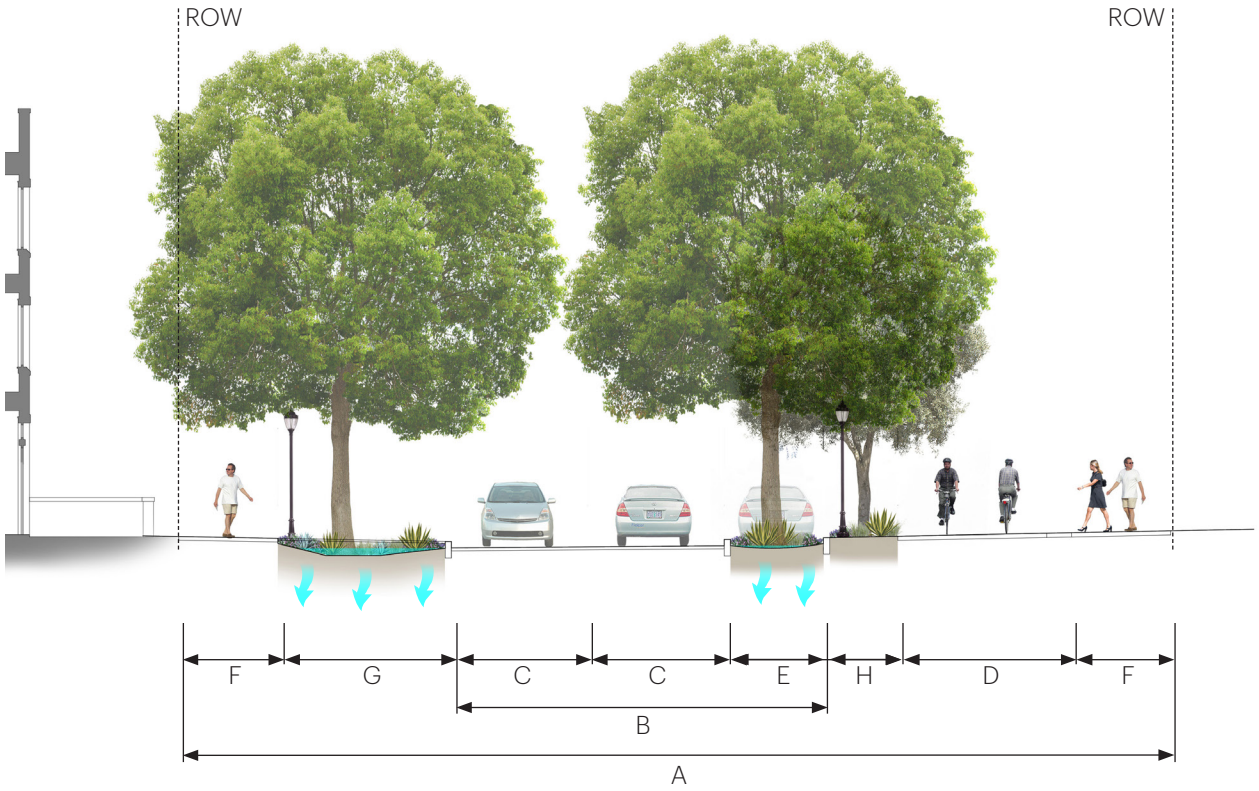
This street provides generous sidewalks, travel lanes and buffered bike lanes in both directions, with on-street parking on one side of the street and a rain garden or surface stormwater conveyance facility on the other.

Overall Widths		
Right-of-Way	72' to 82'	A
Curb to Curb Pavement	42'	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10'	C
Bicycle Lanes	2@5' Lane + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8'	E
Sidewalks	2@10'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@6'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30' o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2B Neighborhood Street with Pathway





The Midtown Site

Neighborhood Street with Pathway

Description

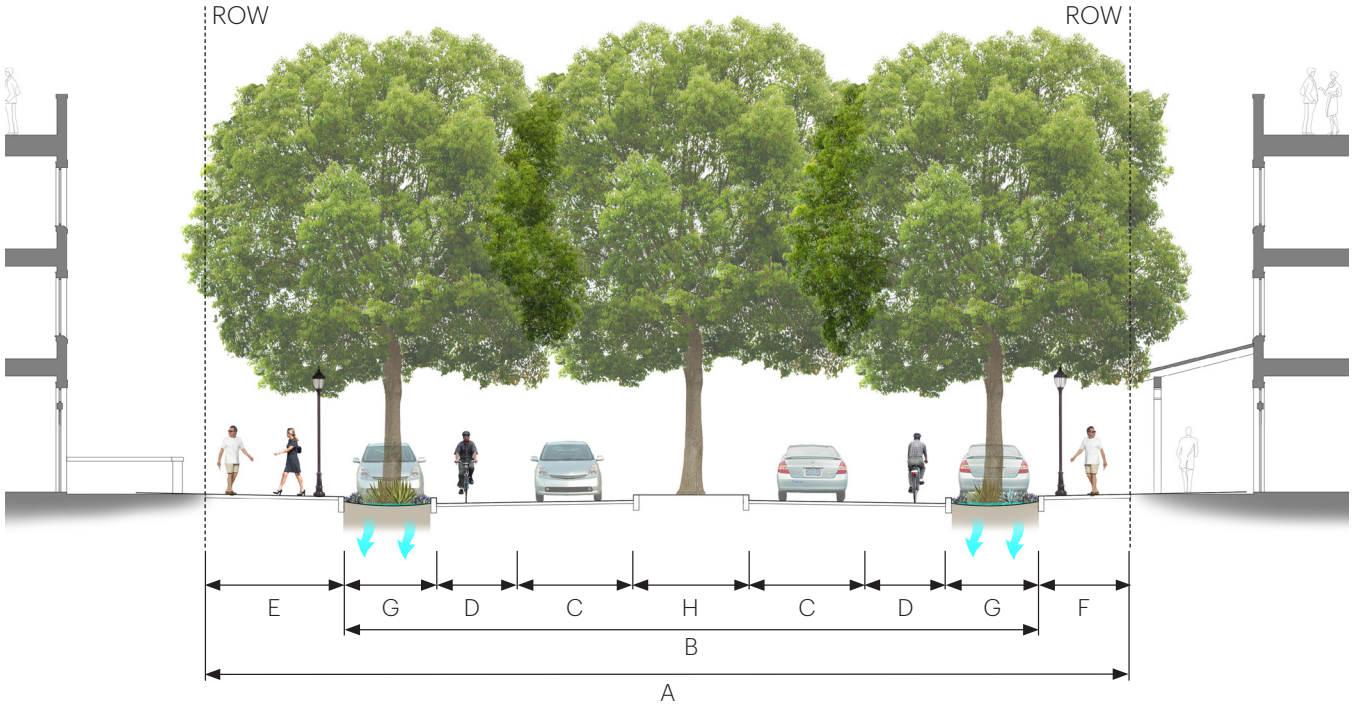
Main perimeter road with a separated major pedestrian and bike route and on-street parking on one side of the street. Stormwater is managed with both pervious pavement and stormwater curb extensions within the parking zone of the street as well as a prominent linear "stormwater spine." The majority of the street is graded towards the stormwater spine to maximize the capture of runoff.

Overall Widths		
Right-of-Way	80′	A
Curb to Curb Pavement	30′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@11′	C
Two-Way Bicycle Trail	1@12′ + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8′	E
Sidewalks	2@8'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@6'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2C Neighborhood Street with Median





The Midtown Site

Neighborhood Street with Median

Description

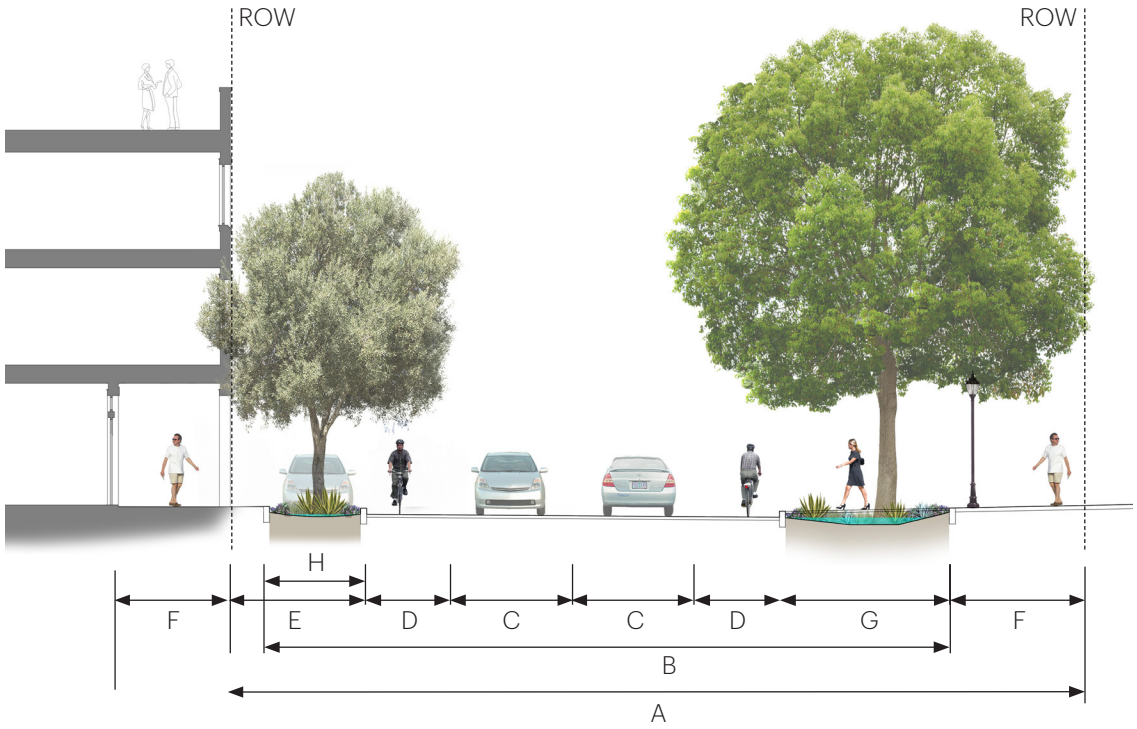
This street provides generous sidewalks, on-street parking, travel lanes and buffered bike lanes in both directions, and a center median to provide additional planting area for street trees and a pedestrian refuge for people crossing the street.

Overall Widths		
Right-of-Way	80′	A
Curb to Curb Pavement	60′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10′	C
Bicycle Lanes	2@5′ Lane + 2' Buffer	D
Sidewalks	1@12'/1@8'	E/F
Parking Lanes/ Curb Extensions	2@8'	G
Landscape Median	1@10'	H

Green Infrastructure Assembly	
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.

5.2D Plaza Street Two-Way





The Midtown Site

Plaza Street Two-Way

Description

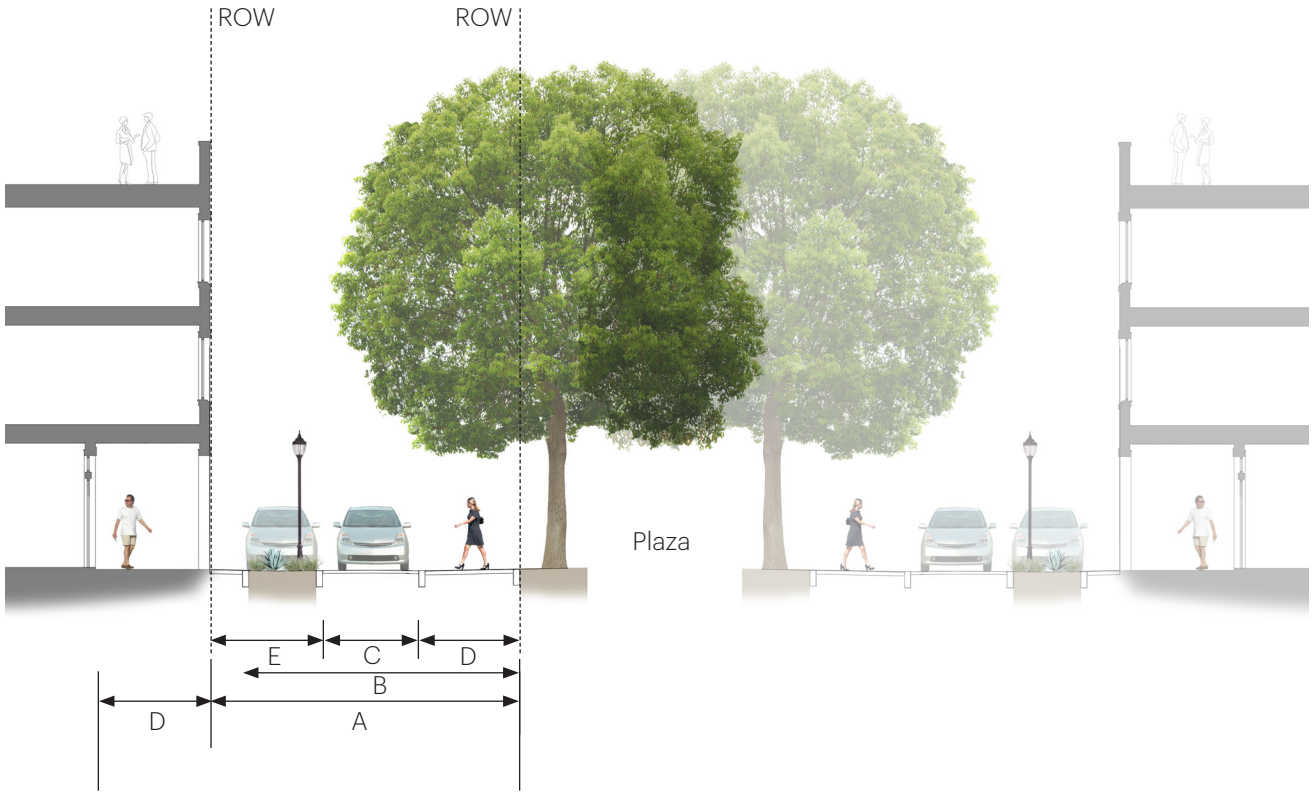
This street combines elements of the Neighborhood Street with the wide pedestrian path and arcades that surround the Plaza. The bicycle lanes and stormwater spine ensure continuity for these elements across the Midtown Site.

Overall Widths		
Right-of-Way	72′	A
Curb to Curb Pavement	60′	B

Street Mode Assembly		
Vehicle Traffic Lanes	2@10′	C
Bicycle Lanes	2@5′ Lane + 2' Buffer	D
Parking Lanes/Curb Extensions	1@8′ + 4' Buffer	E
Sidewalks	2@12'	F
Stormwater Conveyance Spine	1@14'	G
Planting Strip/Furnishing Zone	1@8'	H

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Parking Zone	Pervious Pavement/ Rain Gardens
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine	Rain Garden/Boardwalk

5.2E Plaza Street One-way





The Midtown Site

Plaza Street One-Way

Description

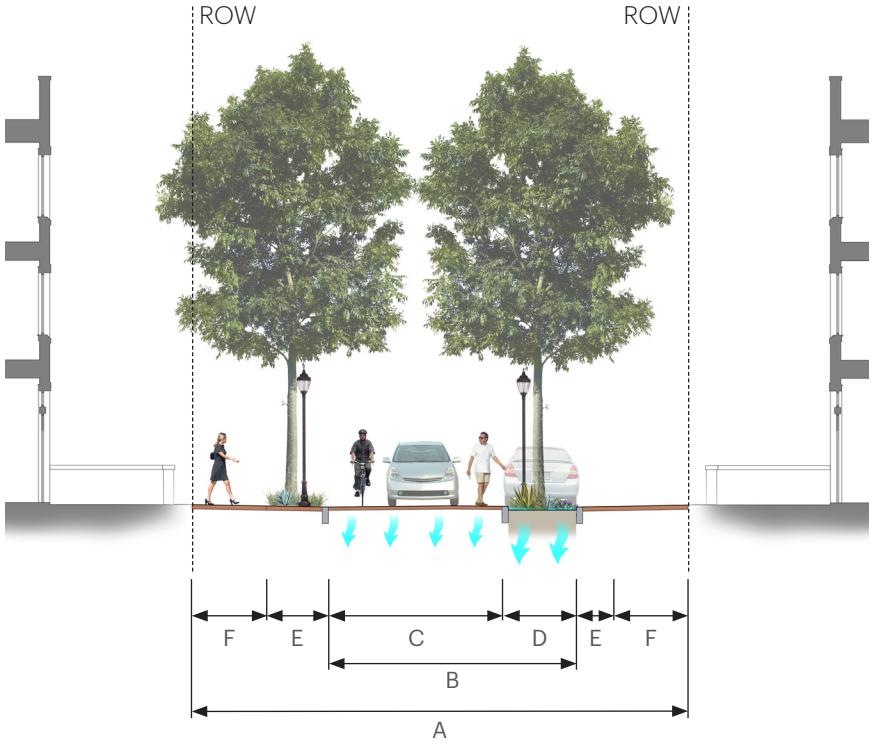
This curbless street facilitates pedestrian movement across the Plaza as well as counterclockwise traffic around it. It features parallel parking adjacent to the arcade frontage and a wide pedestrian zone on the plaza side that can also expand emergency vehicle access when needed.

Overall Widths		
Right-of-Way	32'	A
Curb to Curb Pavement	28'	B

Street Mode Assembly		
Vehicle Traffic Lanes	1@10′	C
Arcade/ Sidewalk	2@10'-14'	D
Parking Lanes/ Rain Garden	1@8′ + 4' Buffer	E

Green Infrastructure Assembly	
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine Zone	Rain Gardens/Boardwalk

5.2F Living Alley



Design Considerations

Living Alleys should be designed to provide a comfortable environment for people walking and rolling through the Midtown Site while also providing service access to parking, loading/ unloading areas, and service entries. Living Alleys should use the following design strategies:

- Use pavers to slow traffic and allow for stormwater infiltration
- Travel lane should meander to slow traffic
- Parking/rain gardens should alternate sides to slow traffic
- Maintain vehicular traffic speed at 10 miles per hour or less



Description

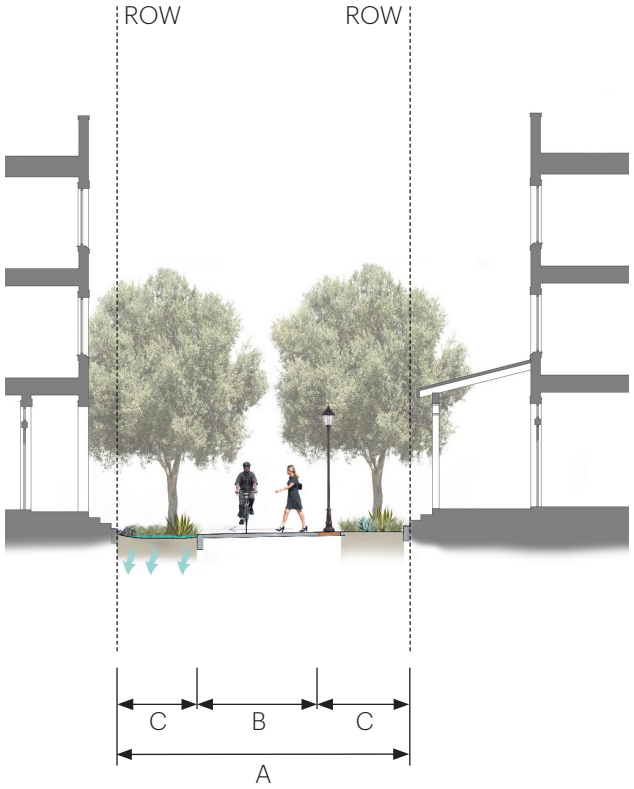
This service street provides a two-way queuing lane (yield condition) that is meant as a slow-speed travel lane that accommodates people walking or riding bicycles, as well as the occasional vehicle. On-street parking is provided on alternating sides of the street and incorporates rain gardens in curb extensions.

Overall Widths		
Right-of-Way	26′	A
Curb to Curb Pavement	13'-26′ (Variable)	B

Street Mode Assembly		
Shared Travel Lanes	1@13′ Queuing Lane	C
Parking Lanes/Curb Extensions	1@7', Alternating Sides	D
Planting Strip/Furnishing Zone	1@6', Alternating Sides	E

Green Infrastructure Assembly	
Furnishing Zone	Pervious Pavement/ Landscape
Tree Zone	Trees @ 50′ o.c. avg.
Shared Travel Lane	Permeable Pavers
Parking Zone	Pervious Pavement/Rain Gardens

5.2G Paseo





Design Considerations

Paseos should be designed to provide a comfortable environment for people walking and rolling through the Midtown Site. Shade, seating, adequate pedestrian-scale lighting and public art can help to make the Paseo a pleasant outdoor space that serves to improve connections across the Site.

Description

Intended as a non-vehicular connection, the paseo provides a generous shared use path and green spaces for stormwater conveyance and infiltration.

Overall Widths		
Right-of-Way	26′	A

Street Mode Assembly		
Shared Use Path	1@10'	B
Stormwater Spine Zone	2@8' avg. (Variable)	C

Green Infrastructure Assembly	
Tree Zone	Trees @ 30′ o.c. avg.
Stormwater Spine Zone	Rain Gardens/Boardwalk

5.2H Additional Design Standards Applicable to All Thoroughfares

All Thoroughfares should be designed to demonstrate consistency with the following design standards. Reference the NACTO Urban Street Design Guide for additional design guidance.

Low-Speed Movements

- Thoroughfare design should reinforce motor vehicle travel speeds that are appropriate for the neighborhood environment envisioned for the Midtown Site:
  - Living Alleys should be designed to a Target Speed of 5-10 mph.
  - All other thoroughfare types in the Site should be designed to a Target Speed of no more than 20 mph.

Lighting

- Utilize light poles that are capable of accommodating at least one pole banner, where appropriate, but not on residential streets. Required on thoroughfares adjacent to Plaza and Main Street Facade Zones.
- 14-8.9 Outdoor Lighting in the Santa Fe Code of Ordinances establishes cutoff requirements for luminaires and average illumination levels for sidewalks, pedestrian areas, and public spaces consistent with Dark Sky policies.
- Lighting fixtures within the right-of-way should be pedestrian-scale in order to improve walkway illumination for pedestrian traffic and enhance community safety.

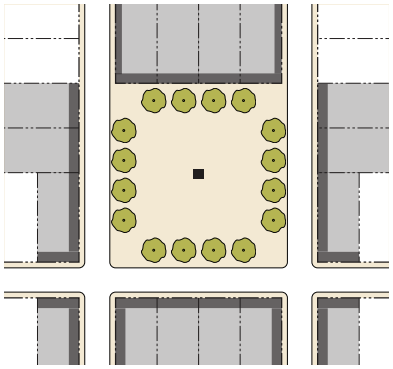
Stormwater Management Facilities

- Curb extensions at intersections and at mid-block locations as appropriate should be used for rain gardens and street trees.
- Low Impact Design (LID) stormwater management facilities should be integrated into the design of every thoroughfare in the Site.

Intersections

- Intersections and mid-block crossings should be designed so as to prioritize the safety and convenience of people walking, rolling, and riding bikes through the use of curb extensions, raised crosswalks, pedestrian refuges, and other design elements as appropriate.
- Intersections and mid-block crossings should include clearly marked pedestrian crosswalks, including instances where pedestrian paseos and/or living alleys intersect with multi-modal streets.
- Curb extensions and changes in paving material and/or color should be utilized where pedestrian paseos and/or living alleys intersect with multi-modal streets and at all mid-block crossings. Raised crosswalks may also be appropriate in these conditions.
- Curb ramps should be directional as feasible.

5.3 Civic + Open Space Standards



Building Frontage Adjacent to a Civic Space

Key

- Building Frontage
- Building Adjacent to Civic Space

This Section establishes the standards applicable to existing and new civic spaces and civic buildings. These standards supplement the standards for each zone. Civic spaces are land in the public realm—whether publicly or privately owned—available for civic gathering purposes.

Civic Space Types

Standards and Characteristics. The intent and purpose of each civic space type is described along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise.

Amount of Open Space Required. As required by Section 5.8 (Design Standards General to All), development sites are required to include a minimum area of the site as open space. One or more civic spaces may be used to meet the open space requirements. Civic spaces identified on Figure 5.3.1 (Civic Space Regulating Plan) as having a flexible location shall be located within the same block as indicated by the Regulating Plan and shall be connected to the public right-of-way by adjacent paseos.

Civic Spaces, Public and Private. All civic spaces, whether privately or publicly owned, are required to be in compliance with the standards in this Section.

Stormwater Management Through Civic Spaces. Civic spaces in zones serve the additional purpose of managing stormwater. There is no minimum standard for the amount of stormwater to be detained in each civic space.

Civic spaces, and required open space in general, are intended to contribute to each development's stormwater management plan. This is to be accomplished as follows:

1. Stormwater is to be directed to civic space(s), open space on individual lots (such as courtyards, dooryards, and forecourts), planted medians, and tree planting areas along travel lanes.
2. Except for Plazas, Pocket Plazas, Playgrounds, and Community Gardens, each civic space shall accommodate stormwater while primarily being designed as a gathering space for people.
3. Civic spaces shall make use of permeable paving to reduce stormwater runoff—see Chapter 6 (Infrastructure and Stormwater).
4. Civic spaces are required to be designed in compliance with the standards of this Section and the Civic Space Regulating Plan.

Facade Zones Along or Adjacent to Civic Spaces. Each civic space shall be bounded on all sides by facade zones and/or rights-of-way. The applicable facade zone standards in Section 5.6 (Facade Zone Standards) shall govern the design of building facades facing the civic space.

5.3.1 Civic Space Regulating Plan



Legend

- The Midtown Site

Civic Space Types:

- Arroyo Park
- Plaza
- Quad Park
- Pocket Park/Plaza

Other

- Paseos
- Existing Buildings to Reuse
- Development Blocks

Civic Spaces shall be located in accordance with Figure 5.3.1 (Civic Space Regulating Plan) within the Midtown Site. The location of civic spaces identified by the Regulating Plan may be adjusted with approval of the Director within the blocks where they are mapped. Regardless of location, such civic spaces must meet the standards for the applicable Civic Space Type, as provided in this Section.

Overview of Civic + Open Space Types

This Sub-section identifies the civic and open space types envisioned for the Midtown Site. Additional details, including minimum dimensional standards, are detailed on the following pages.

Table 5.3.A Civic and Open Space Types Overview

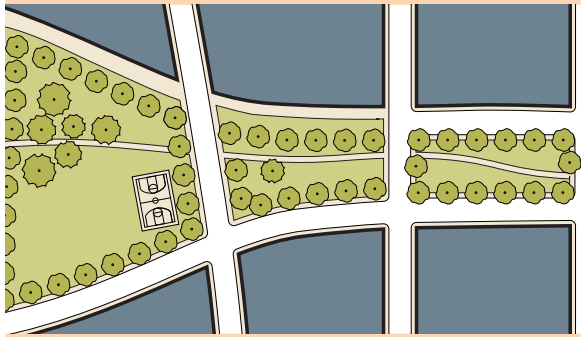
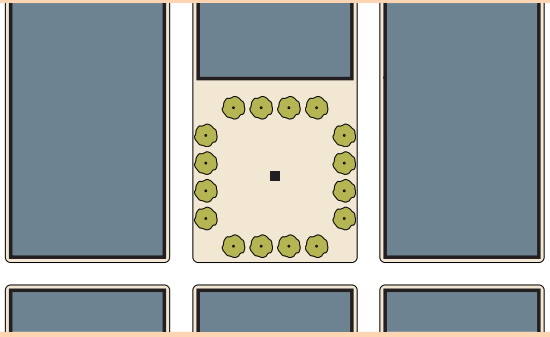
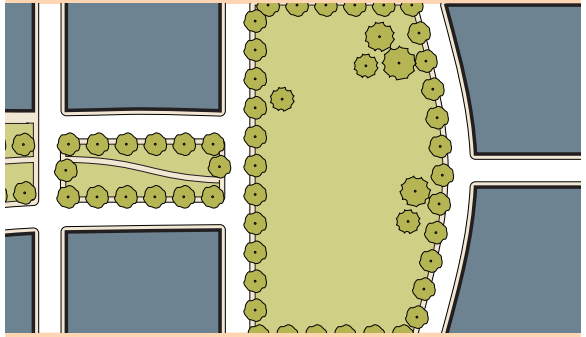
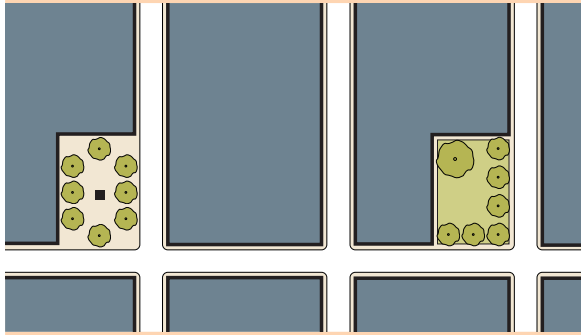
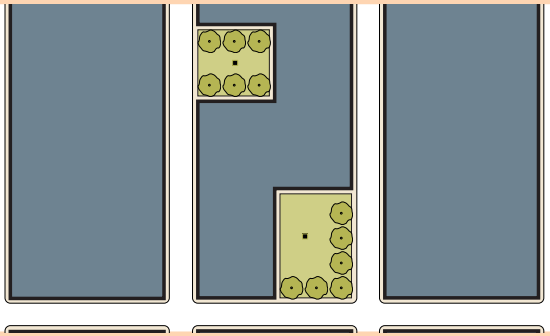
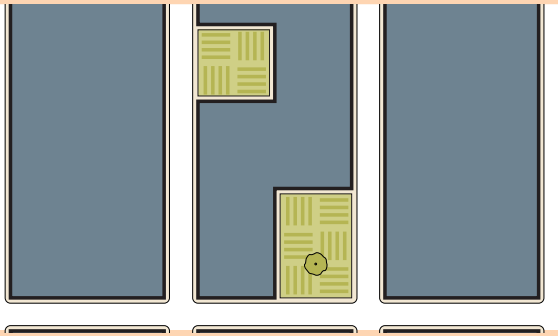
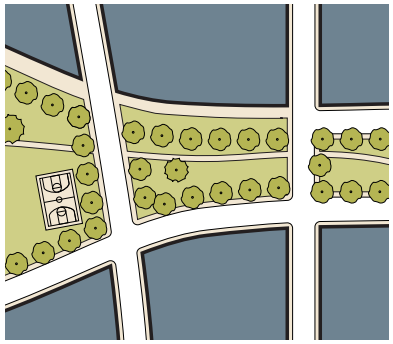
Arroyo Park	Plaza	Quad Park
		
Description	**Description**	**Description**
A linear space two or more blocks in length for community gathering, bicycling, running, or strolling, defined by a pathway that runs the length of the arroyo park. The park is bordered on the east side by the existing arroyo and on the west side by a new street to provide public access. Programmed open spaces such as playgrounds or gardens may be located along the linear space. The arroyo park will serve an important role as a green connector between destinations.	Community-wide focal point designed to accommodate both passive daily use and special community activities such as markets, community celebrations and festivals.	An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.

Table 5.3.A Civic and Open Space Types Overview

Pocket Plaza/Pocket Park	Playground	Community Garden
		
Description	**Description**	**Description**
An intimate, small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes.	A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.	A small-scale space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community Gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Plaza.

5.3A Civic Space Type: Arroyo Park



Description

Inspired by Footbridges Park, this linear space provides a space for community gathering, bicycling, running, or strolling, defined by a pathway that runs the length of the arroyo park. The park is bordered on the east side by the existing arroyo and on the west side by a new street to provide public access. Programmed open spaces such as playgrounds or gardens may be located along the linear space. The arroyo park will serve an important role as a green connector between destinations.



Image courtesy Rails to Trails Conservancy



Image courtesy GoodHomeGroup



Image courtesy OJB

Arroyo Park Standards
General Character
Formal or informal, dominated by landscaping and trees with integral stormwater management capacity
Multi-use path along length of linear park
Continuous or periodic access from adjacent right-of-way
Shade and seating provided

Arroyo Park Standards (Continued)	
Size	
Area	5.8 acres min.
Width	60' min.
Length	As mapped

Note: Images are illustrative

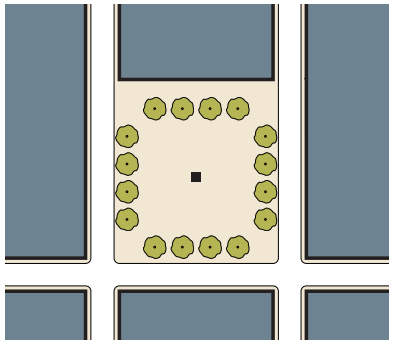
5.3B Civic Space Type: Plaza







Image courtesy Gensler Architects.



Description

Community-wide focal point designed to accommodate both passive daily use and special community activities such as markets, community celebrations and festivals. Primarily hardscaped, with some planted areas. Adjacent streets with bollarded curbless edges could allow for temporary enlargement of the plaza area and could accommodate food trucks or mobile vendors.

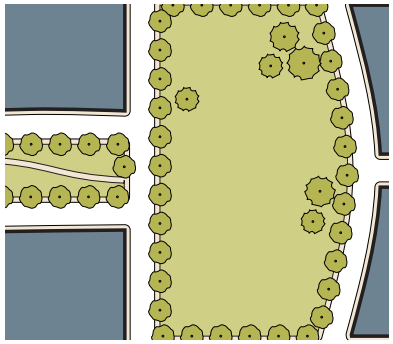
Plaza Standards
General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
Adjacent buildings front onto plaza

Plaza Standards (Continued)	
Size	
Area	1.2 acres min.
Width	165' min.*
Length	165' min.*

* shortest dimension of historic Santa Fe Plaza

Note: Images are illustrative

5.3C Civic Space Type: Quad Park



Description

An informal space where adjacent buildings provide a sense of enclosure. Pathways running through or around the space provide access through the park. Programmed areas are located among informal plantings or lawn/open areas.







Quad Park Standards
General Character
Separated from major streets by building volumes
Hardscape paths connecting main access points
Programmed areas provided

Quad Park Standards (Continued)	
Size	
Area	7,260 sf min.
Width	50' min.; 350' max.
Length	75' min.; 500' max.

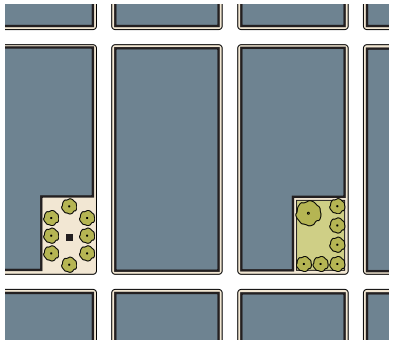
Note: Images are illustrative

5.3D Civic Space Type: Pocket Plaza/Park









Description

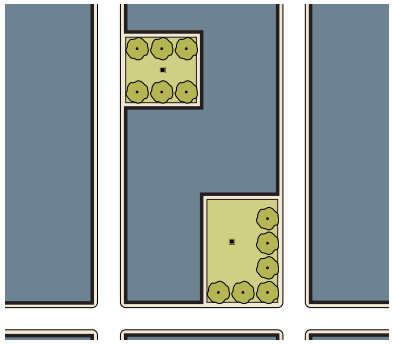
An intimate, small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes.

Pocket Park/Plaza Standards
General Character
Informal or formal, combination of planted areas and hardscape
Spatially defined by building frontages and trees
Adjacent buildings front onto plaza
Walkways along edges or across space

Pocket Park/Plaza Standards (Continued)	
Size	
Area	3,750 sf min.
Width	50' min.; 80' max.
Length	75' min.

Note: Images are illustrative

5.3E Civic Space Type: Playground



Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.



Image courtesy Foursquare





Playground Standards
General Character
Focused toward children
Play structure, interactive art, and/ or fountains
Shade and seating provided
May be fenced

Playground Standards (Continued)	
Size	
Area	2,400 sf min.
Width	40' min.
Length	60' min.

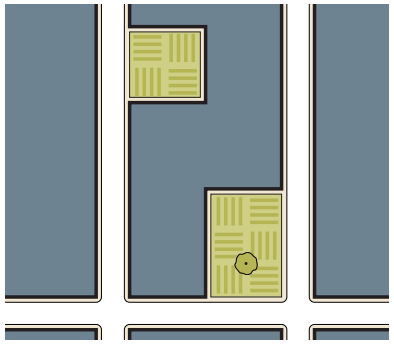
Note: Images are illustrative

5.3F Civic Space Type: Community Garden









Description

A small-scale space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community Gardens are fenced and typically include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Plaza.

Community Garden Standards
General Character
Dedicated to food production
Siting ensures year-round solar access
May include greenhouse(s)
Owned or managed by an entity whose decision making includes neighborhood residents
Primary circulation network provides pedestrian access to garden and all required features

Community Garden Standards (Continued)	
Size	
Area	3,750 sf min.
Width	40' min.
Length	75' min.
Required Features	
Continuous fencing along all sides	
Watering systems (e.g. drip irrigation)	
Garden bed enhancements (e.g. raised beds)	
Secure storage space for tools and supplies	

Note: Images are illustrative

5.4 Development Standards + Regulating Plan

This Section demonstrates where form-based development standards and allowed uses apply within the Midtown Site.

Development Standards Approach

To deliver the vision described in the Plan, each development parcel on the Midtown Site shall be controlled by a combination of Sub-zone Standards that control use and Facade Zone Standards that control building massing, and design. Both sets of standards have been coordinated and must be satisfied for each development parcel on the Midtown Site.

Sub-zone Standards. These standards apply to the entirety of each site onto which they are mapped, and control allowed uses.

Facade Zone Standards. These standards apply to the edges of each site that abut public rights-of-way, civic spaces, or public access easements such as paseos. They control elements such as setbacks, height stepbacks and required frontage types.

Regulating Plan

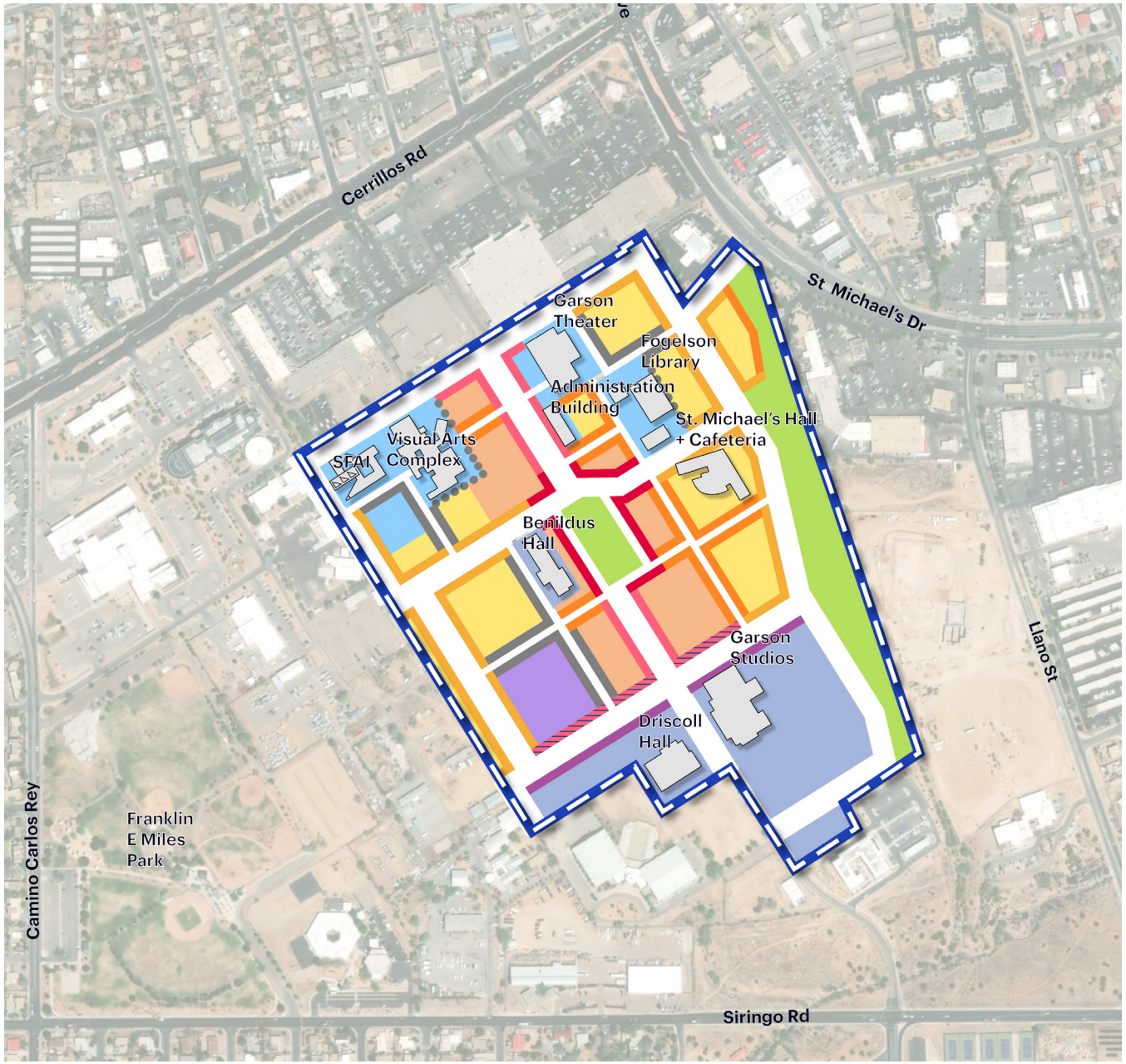
Figure 5.4.1 (Development Standards Regulating Plan) identifies the applicable Sub-zone Standards and Facade Zone Standards for each development site in the Midtown Site.

Where development sites are combined, the applicable standards identified in the Regulating Plan must be met.

Where the location of flexible rights-of-way and easements—such as paseos and living alleys—as identified by Figure 5.2.1 (Thoroughfare Regulating Plan), is adjusted, the applicable Facade Zone Standards indicated in Figure 5.4.1 (Development Standards Regulating Plan) shall apply to the right-of-way or easement in its new location, unless the new location represents a substantial change in context which merits a change in Facade Zone type, to be determined by the Land Use Director.

Where Civic Spaces are established, such as those identified by Figure 5.3.1 (Civic Space Regulating Plan), the Facade Zone(s) mapped at the location of the Civic Space in Figure 5.4.1 (Development Standards Regulating Plan) shall govern development along all edges of the Civic Space that are not bounded by thoroughfares.

5.4.1 Development Standards Regulating Plan



Legend

The Midtown Site

Sub-Zones:

- Civic Space (CS)
- Mixed-Use Neighborhood (MU–N)
- Mixed-Use Center (MU–C)
- Mixed-Use Office (MU–O)
- Mixed-Use Film (MU–F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse

Facade Zones:

- Plaza (PL)
- Main Street (MS)
- Main Street–Office (MS–O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line
- Pursuant to the Midtown Overlay Zoning District requirements for "Qualifing Projects"

5.5 Sub-zone Standards

This Section refines the palette of uses allowed in base zoning and the Midtown LINC Zoning Area by establishing an allowed palette of uses for the Midtown Site.

Use Standards

Table 5.5.A (Allowed Uses) sets forth the uses allowed and prohibited according to the Sub-zones established by Section 5.4 (Development Standards and Regulating Plan) and are not impacted by adjacent Facade Zones (see 5.6 Facade Zone Standards). These regulations are based on the patterns of development and physical activities that comprise the principal and accessory uses of land, rather than on whether the activity is conducted for profit, not for profit or other purposes. Any specific use type not listed or included in the Table 5.5.A (Allowed Uses) is prohibited unless the Land Use Director determines that it is to be included in an existing use category.

The Midtown Site Sub-zones

The following Sub-zones apply in the Midtown Site:

- Mixed-Use Neighborhood (MU–N) provides for a variety of housing options.
- Mixed-Use Center (MU–C) provides opportunities for limited commercial uses such as retail, dining and entertainment while providing a variety of housing options on upper floors and along pedestrian paseos.
- Mixed-Use Office (MU–O) provides opportunities for service commercial uses as a transition between film production uses and residential uses.
- Mixed-Use Film (MU–F) provides for film production activities focused on the Garson Studios.
- Community-Oriented (CO) provides for civic uses such as libraries, education, performing arts, and other uses that serve the community.
- Open Space (OS) provides for publicly-accessible civic and open space.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Residential						
Group Living						
Continuing care community	S	S*	P	—	—	—
Group Residential Care Facility	S	S*	—	—	—	—
Group Residential Care Facility, Limited	P	P*	—	—	—	—
Group Residential Care Facility, Correctional	—	—	—	—	—	—
Boarding, dormitory, monastery	S	S*	—	—	—	—
Household Living						
Dwelling, multiple- family	P	P*	P	—	—	—
Dwelling, single-family	P	—	—	—	—	—
Manufactured homes	S	—	—	—	—	—
Mobile home, permanent installation	—	—	—	—	—	—
Mobile home park	—	—	—	—	—	—
Short-Term Rental Unit	—	—	—	—	—	—
Public, Institutional + Civic (Ord. No. 2014-31 § 11)						
Emergency Services						
Police and fire stations	S	S*	S	—	—	—
Police substations (6 or fewer staff)	S	P*	P	—	S	—
Preschool, Daycare for Infants or Children						
Small (6 or fewer)	P	P	P	P	P	—
Large (More than 6)	P	P	P	P	P	—
Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)						
Distribution facilities	P	P*	P	P	P	P
Substation	—	—	—	—	—	—
Switching station	—	—	—	—	—	—
Transmission lines	—	—	—	—	—	—

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Educational						
Elementary and secondary schools, public and private	—	S*	S	S	S	—
Colleges and universities, residential	—	—	—	—	S	—
Colleges and universities, nonresidential	—	S	P	P	P	—
Museums	—	P*	P	P	P	—
Vocational or trade schools, nonindustrial	—	P*	P	P	P	—
Vocational or trade schools, light industrial	—	—	—	—	—	—
Community Centers and Institutions						
Neighborhood and community centers, including youth and senior centers	S	P	P	—	P	—
Religious, educational and charitable institutions (does not include schools or assembly uses)	S	P*	P	—	P	—
Hospitals and Extended Care Facilities						
Extended care, convalescent, nursing, recovery care facilities	—	—	—	—	—	—
Hospitals	—	—	—	—	—	—
Hospital heliport	—	—	—	—	—	—
Human Services						
Adult day care	—	S*	S	—	S	—
Foster homes licensed by the appropriate state agencies	—	—	—	—	—	—
Human service establishments	—	S*	S	—	S	—
Sheltered care facilities	S	—	—	—	—	—
Parks and Open Space						

Key
P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Human Services (continued)						
Cemeteries, mausoleums and columbariums	—	—	—	—	—	—
Public parks, playgrounds, playfields	P	P	P	P	P	P
Religious Assembly						
All	S	—	S	—	—	—
Utilities						
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S*	S*	S*	S	—	—
Commerical (Ord. No. 2014-31 § 11)						
Animal Sales and Service						
Veterinary establishments, pet grooming	—	—	—	—	—	—
Kennel	—	—	—	—	—	—
Arts Activities						
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts	P**	P	P	—	P	—
Arts and crafts schools	S**	P	P	—	P	—
Dance studios	P**	P	P	—	P	—
Photographers' studios	P**	P	S	—	P	—
Assembly						
Private clubs and lodges	—	P*	P	—	—	—

	MU-N	MU-C	MU-O	MU-F	CO	OS
Commercial Cannabis Establishments						
Cannabis consumption area	—	—	—	—	—	—
Cannabis manufacturing, heavy	—	—	—	—	—	—
Cannabis manufacturing, light	—	—	—	—	—	—
Cannabis producer microbusiness (200 mature plants max.), indoor growing only	—	—	P	—	—	—
Cannabis producer microbusiness (200 mature plants max.), outdoor growing	—	—	—	—	—	—
Cannabis producer, indoor growing only	—	—	—	—	—	—
Cannabis producer, outdoor growing	—	—	—	—	—	—
Cannabis research laboratory	—	—	—	—	—	—
Cannabis testing laboratory	—	—	S	—	—	—
Commercial cannabis retailer	—	P	P	—	—	—
Financial Services						
Banks, credit unions (without drive-through)	—	P	P	—	—	—
Banks, credit unions (with drive-through)	—	—	—	—	—	—
Food and Beverages						
Bar, cocktail lounge, nightclub, no outdoor entertainment	—	P*	—	—	—	—
Bar, cocktail lounge, nightclub, with outdoor entertainment	—	P*	—	—	—	—
Restaurant - full service, with or without incidental alcohol service	—	P	—	—	P	—

Key				
	P = Permitted Use S = Special Use Permit	A = Accessory Use — = Not Allowed	* = Use must be located on upper floors, or on ground floor behind another permitted use.	** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CO	OS
Food and Beverages (continued)						
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.	—	P*	—	—	—	—
Restaurant - Fast service/take-out, no drive-through/drive-up	—	P	—	—	P	—
Restaurant - with drive-through/ drive-up	—	—	—	—	—	—
Commissary kitchen	—	S*	S	—	S*	—
Medical						
Apothecary shops or pharmacies	—	P	P	—	—	—
Medical and dental offices or clinics	—	P*	P	—	—	—
Offices, Business and Professional						
Business and professional offices excluding medical and dental and financial services	—	P**	P	—	—	—
Public Accommodation						
Bed and breakfast houses and inns	—	P*	P	—	—	—
Conference and extended stay lodging facilities	—	P*	P	—	—	—
Hotels, motels, residential suite hotels	—	P*	P	—	—	—
Vacation time share projects	—	—	—	—	—	—
Public Transportation						
Transit transfer facilities	S	S*	S	S	S	S
Recreation and Entertainment						
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.	—	P	P	—	—	—
Exercise, spas or gym facilities	—	P	P	—	—	—
Nonprofit theaters for production of live shows	—	S	S	—	P	P
Retail Sales and Services						
Antique stores	P**	P	—	—	—	—
Art supply stores	P**	P	—	—	P	—
Bookshops	P**	P	—	—	P	—
Cabinet shops, custom	—	—	—	—	—	—
Department and discount stores	—	S	—	—	—	—
Flea markets	—	—	—	—	—	—
Florist shops	P**	P	—	—	—	—
Funeral homes or mortuaries	—	—	—	—	—	—
Furniture stores	—	P	—	—	—	—
Neighborhood grocery stores and laundromats	—	P	—	—	—	—
Office equipment sales and service; retail sale of office supplies	—	P	—	—	—	—
Retail establishments not listed elsewhere	—	P	—	—	—	—
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet	—	—	—	—	P	—

Key				
	P = Permitted Use S = Special Use Permit	A = Accessory Use — = Not Allowed	* = Use must be located on upper floors, or on ground floor behind another permitted use.	** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CS	OS
Retail Sales and Services (continued)						
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use	—	—	—	—	—	—
Sign shops	—	—	—	—	—	—
Service Establishments						
Barber shops and beauty salons	—	P	P	—	—	—
Personal care facilities for the elderly	—	P	P	—	—	—
Personal service establishments including cleaning and laundry, appliance repair and similar services	—	S	P	—	—	—
Tailoring and dressmaking shops	—	P	P	—	—	—
Sexually Oriented Businesses						
All	—	—	—	—	—	—
Storage						
Individual storage areas within a completely enclosed building	—	—	—	—	—	—
Mini-storage units	—	—	—	—	—	—
Telecommunication						
Telecommunications Facilities	Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)					

	MU-N	MU-C	MU-O	MU-F	CO	OS
Vehicles and equipment						
Commercial parking lots and garages	—	S*	S*	S*	S*	—
Service and repair establishments including filling stations and repair garages	—	—	—	—	—	—
Tire recapping and retreading	—	—	—	—	—	—
Industrial						
Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts	—	—	—	—	—	—
Research, experimental and testing laboratories	—	—	P	—	—	—
Manufacturing and Production						
Light assembly and manufacturing	—	—	—	—	—	—
Outdoor Storage						
Outdoor storage lots and yards, except wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts	—	—	—	—	—	—

Key				
	P = Permitted Use S = Special Use Permit	A = Accessory Use — = Not Allowed	* = Use must be located on upper floors, or on ground floor behind another permitted use.	** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

Table 5.5.A Allowed Uses	MU-N	MU-C	MU-O	MU-F	CS	OS
Warehouse and Freight Movement						
Wholesaling and distribution operations - 3,000 square feet or less of storage	—	—	—	—	—	—
Wholesaling and distribution operations - over 3,000 square feet of storage	—	—	—	—	—	—
Agricultural Uses (Ord. No. 2016-41 § 3)						
Animal production	—	—	—	—	—	—
Commercial stable	—	—	—	—	—	—
Urban Farm Ground Level, less than 10,000 sq ft.	S	S	S	S	S	S
Urban Farm Ground Level, 10,000 sq ft. - 1 acre	—	—	—	—	S	S
Urban Farm Ground Level, greater than 1 acre	—	—	—	—	S	S
Urban Farm Roof Level, Open Air, 1000 sq ft. or less	S	S	S	S	S	S
Urban Farm Roof Level, Open Air, greater than 1000 sq ft., less than 5000 sq ft.	S	S	S	S	S	S
Aquaculture, less than 750 sq ft.	—	S	S	S	S	S
Aquaponics, less than 750 sq ft.	—	S	S	—	—	S
Aquaponics, greater than 750 sq. ft	—	S	S	—	—	S
Hydroponics, any size	—	S	S	—	—	S
Composting	—	—	—	—	—	—

	MU-N	MU-C	MU-O	MU-F	CO	OS
Accessory Uses						
Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools + tennis courts + such other accessory structures which exceed 30 inches in height from the average ground elevation.	A	A*	A	A	A	—
Children's play areas + play equipment	A	A*	A	A	A	P
Accessory dwelling units	A	A*	A	A	A	—
Greenhouses, noncommercial	A	A*	A	A	A	A
Home occupations	A	A	A	A	A	—
Hospital heliport	—	—	—	—	—	—
Other uses + structures customarily accessory + clearly incidental and subordinate to permitted permissible uses + structures	A	A*	A	A	A	A
Private barbecue pits, private swimming pools	A	A*	A	A	A	—
Private daycare for infants + children	A	A*	A	A	A	—
Private garages	A	A*	A	A	A	—
Residential use ancillary to an approved use	A	A*	A	A	A	—
Utility sheds, located within the rear yard only	A	A*	A	A	A	—
Apothecaries, pharmacies, or laboratories accessory to a clinic	—	A	A	—	—	—

Key

P = Permitted Use
S = Special Use Permit
A = Accessory Use
— = Not Allowed
* = Use must be located on upper floors, or on ground floor behind another permitted use.
** = Allowed on ground floor where access to use is via Live/Work Facade Zone.

5.6 Facade Zone Standards

This Section establishes Facade Zone Standards that regulate setbacks, frontage types, height, and other elements that impact the quality of the pedestrian realm. These standards are meant to complement Section 5.8 Design Standards General to All.

Walkable, Pedestrian-Oriented Design

Standards for specific Facade Zones are intended to create a high-quality public realm that provides an appealing experience for people moving around the Midtown Site on foot. This goal is achieved through intentionally regulating design elements such as ground floor frontages, facade definition, the shape of buildings along the streetscape, and composition of openings.

Context-Sensitive Standards

To deliver the high quality public realm envisioned by this plan, specific standards for particular Facade Zones are applied according to Section 5.4 (Development Standards and Regulating Plan). These standards correspond to different thoroughfare environments, and are scaled accordingly. Facade Zones that allow for taller heights and facade conditions appropriate for commercial uses are prescribed for major thoroughfares, while lower-intensity Facade Zones with reduced building heights are prescribed for more intimate paseos and residential streets. The Frontage Types allowed under each Facade Zone are calibrated to the physical character and types of activity envisioned for each environment.

Application of Facade Zone Standards

Facade Zones are applied along the edges of rights-of-way, easements, and civic spaces, as shown in Section 5.4 (Development Standards and Regulating Plan). The standards in this Section govern the above-grade portion of a development block within a certain distance of these public spaces, defined as the Facade Zone (see the table below). All standards contained in Section 5.5 (Sub-zone Standards) and Section 5.8 (Design Standards General to All) remain applicable within the Facade Zone.

Applicability of Standards	
Facade Zone Extents	
Depth (From Frontage Line[1])	Up to 30'
Height (Above Grade)	To maximum height in sub-zone

[1]The frontage line shall be defined as the boundary of the adjacent public way or easement.

Openings

Standards in this Section shall apply to all walls contained within a single lot and facing a public way or open space.

Table 5.6.A Facade Zones Overview

Plaza (PL)



Intent

An active, arcaded streetscape characterized by high pedestrian density and commercial activity. This Facade Zone reinforces the Central Plaza as a gathering point for the neighborhood.

Main Street/Main Street-Office (MS/MS-O)



Intent

A walkable main street environment designed for a mix of housing and workplaces, which can evolve to accommodate increasing commercial activity as the neighborhood matures.

Live/Work (LW)



Intent

Inspired by traditional city streets, this Facade Zone features a pedestrian-oriented passage lined by buildings that combine residences with ground-floor shops and studios.

Neighborhood Residential (NR)



Intent

An environment in which residences face onto a landscaped public realm accommodating pedestrians, bikes, and low-speed auto traffic—gracefully transitioning to the private realm through appropriate frontage types.

Neighborhood Paseo (NP)



Intent

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.

Note: Images are illustrative

Facade Definition

Note: Images are illustrative

Intent

A continuously varied streetscape contributes to a more pleasant pedestrian experience, providing interest for people navigating the neighborhood on foot and helping them to orient themselves. Even in environments where the street wall is more or less continuous, differentiating building facades through changes in various architectural parameters can help to realize these benefits.

Photo Gallery







Facade Variety in Development Standards

The standards for each Facade Zone include a maximum width for defined Facades. Where individual buildings are no wider than the maximum facade width for the Facade Zone, defined Facades shall correspond to individual buildings. Buildings wider than the maximum Facade width shall incorporate multiple Facades no wider than the maximum for the Facade Zone.

Facade Definition	
Max. Width of Defined Facade	Per Facade Zone Standards
Boundary between defined Facades shall extend vertically for the full height of the building(s).	A
Facades shall be designed to be or appear to be structurally independent. Vertical support elements (columns, etc.) may not be shared between adjacent Facades.	B
A defined Facade shall be differentiated from adjacent Facades through two or more of the following techniques[1]:	
Change in frontage type, or its material composition	
Change in wall color or material	
Change in eave or parapet height	
Change in story where stepback/roof terrace occurs	
Recess or projection ≥ 18" deep	
Change in typical windows, doors, and surrounds	



(Facing page) Collections of unique townhouses in Tucson, Arizona illustrate how varying facade characteristics along a block face can reinforce a human scale of development.

(Above) Diagram showing how differentiation between adjacent facades may be achieved through variation of architectural features. Image is illustrative, not regulatory.

Plaza (PL)

Overview

An active, arcaded streetscape characterized by high pedestrian density and commercial activity. This Facade Zone reinforces the Central Plaza as a gathering point for the neighborhood.

Note: Images are illustrative



Allowed Frontage Types in the Plaza Facade Zone



Arcade



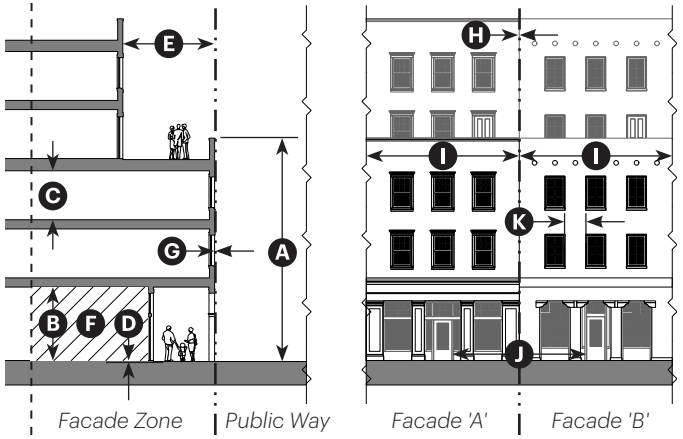
Shopfront[1]



Gateway/ Zaguan[1]

[1] In the Plaza Facade Zone, Shopfront and Gateway/ Zaguan frontage types must be used within the Arcade frontage type, articulating the recessed ground floor facade.

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.[2]	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
[2] At 15' from frontage line and beyond, height may increase to 5 stories. Any resultant space between frontage line and fourth story floor area shall meet standards for Roof Terrace in Section 5.8 (Design Standards General to All).		E
Flex Space		
% of Ground Floor Area Required	75% min.	F
Parking is not permitted in the Facade Zone		
Building Placement		
Building/Frontage Type Setbacks		
From Public Way	0' min. 2' max.	G
From Shared Lot Line	0' min. 0' max.	H
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	100% of Facade Zone width min.	
Encroachments		
Encroachments into ROW		
≥ 14' Vertical Clearance from SW	6' max.	
< 14' Vertical Clearance from SW	1' max.	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	75' max.	I
Wall Length Between Entrances	50' max.	J
Openings		
Wall Length Between Openings[3]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min. 75% max.	
[3] Openings located between 42" and 73" above floor level.		
Driveways		
Driveway Width		
One-way Traffic	12' max.	
Two-way Traffic	20' max.	
Separation Between Driveways	150' min.	

Main Street/Main Street-Office (MS/MS-O)

Note: Images are illustrative

Overview

A walkable main street environment designed for a mix of housing and workplaces, which can evolve to accommodate increasing commercial activity as the neighborhood matures.

Office Sub-zone

The Main Street-Office sub-condition allows for greater frontage flexibility to accommodate a wider variety of uses at the ground floor.



Allowed Frontage Types in the Main Street/Main Street-Office Facade Zone



Shopfront



Gallery



Gateway/Zaguan

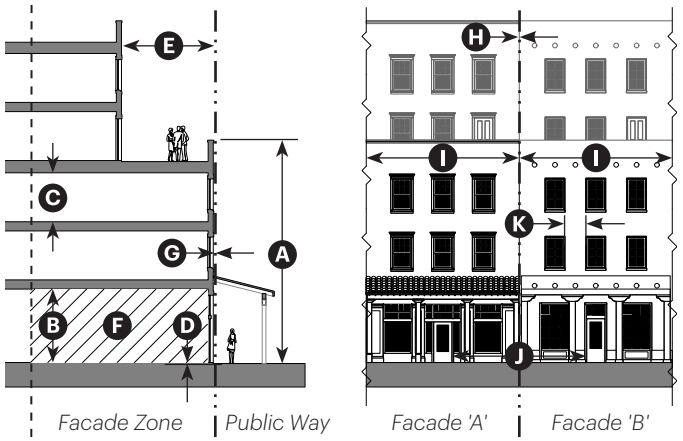


Dooryard



Forecourt

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.[1]	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
[1] At 15' from frontage line and beyond, height may increase to 5 stories. Any resultant space between frontage line and fourth story floor area shall meet standards for Roof Terrace in Section 5.8 (Design Standards General to All).		E
Flex Space		
% of Ground Floor Area Required	60% min.	F
Flex Space shall meet the requirements of the applicable building code for eating and drinking and mercantile occupancies		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted in the Facade Zone		
Building Placement		
Building/Frontage Type Setbacks[2]		
From Public Way	0' min. 5' max.	G
From Shared Lot Line	0' min.	H
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.	
[2] For Gallery frontage type, see "Encroachments".		
Encroachments		
Encroachments into ROW		
≥ 8' Vertical Clearance from SW	6' max.	
< 8' Vertical Clearance from SW	Not Allowed	
Gallery Frontage Type	10' max.[3]	
[3] Or to to within 18" of the curb face, whichever is less		



Note: Images are illustrative

Facade Definition	MS	MS-O	
Width of Defined Facade	75' max.	150' max.	I
Wall Length Between Entrances	60' max.	110' max.	J
Openings			
Wall Length Between Openings[4]	10' max.		K
Openings as Percent of Wall Area			
Open to Sky	10% min.	35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min.	75% max.	
[4] Openings located between 42" and 73" above floor level.			
Driveways			
Driveway Width			
One-way Traffic	12' max.		
Two-way Traffic	20' max.		
Separation Between Driveways	100' min.		

Live/Work (LW)

Note: Images are illustrative

Overview

Inspired by traditional city streets, this Facade Zone features a pedestrian-dominated passage lined by buildings that combine residences with ground-floor shops and studios.



Allowed Frontage Types in the Live/Work Facade Zone



Shopfront



Gateway/Zaguan



Dooryard

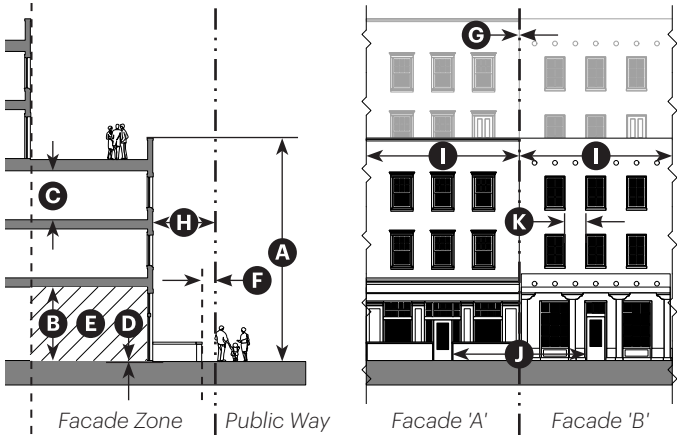


Forecourt



Portal

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	12' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	2" max.	D
Flex Space		
% of Ground Floor Area Required	60% min.	E
Nonresidential ground floor area within live/work unit(s) may satisfy Flex Space requirement		
Flex Space not contained within live/work unit(s) shall meet the requirements of the applicable building code for eating and drinking and mercantile occupancies		
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		
[1] Garage parking is permitted where accessed via an alley		
Building Placement		
Building/Frontage Type Setbacks		
From Public Way	2' min. 5' max.	F
From Shared Lot Line	0' min.	G
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.	
Building Facade Setbacks		
Single Story	6' max.	
2+ Stories	12' max.	H
Encroachments		
Encroachments into Front Setback		
Stairs/Ramps	2' max.	
≥ 8' Vertical Clearance from SW	2' max.	
< 8' Vertical Clearance from SW	Not Allowed	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	60' max.	I
Wall Length Between Entrances	70' max.	J
Openings		
Wall Length Between Openings[2]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	15% min. 75% max.	
[2] Openings located between 42" and 73" above floor level.		
Driveways		
Driveways are not permitted in this Facade Zone		
Vehicular access shall be via alley or shared access easement		

Neighborhood Residential (NR)

Note: Images are illustrative

Overview

An environment in which residences face onto a landscaped public realm accommodating pedestrians, bikes, and low-speed auto traffic—gracefully transitioning to the private realm through appropriate frontage types.



Allowed Frontage Types in the Neighborhood Residential Facade Zone



Gateway/Zaguan



Dooryard



Forecourt



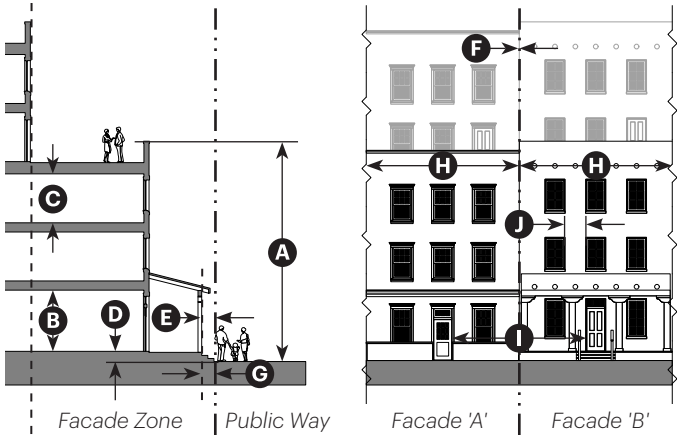
Portal

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	10' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	18" max.	D
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		

[1] Flex space, which may accommodate garage parking, is permitted where accessed via an alley

Building Placement			
Building/Frontage Type Setbacks			
From Public Way	2' min.	5' max.	E
From Shared Lot Line	0' min.		F
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	75% of Facade Zone width min.		

Encroachments		
Encroachments into Front Setback		
Stairs/Ramps	2' max.	G
≥ 8' Vertical Clearance from SW	2' max.	
< 8' Vertical Clearance from SW	Not Allowed	



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	60' max.	H
Wall Length Between Entrances	80' max.	I
Openings		
Wall Length Between Openings[2]	10' max.	J
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	10% min. 50% max.	

[2] Openings located between 42" and 73" above floor level.

Driveways	
Driveway Width	
One-way Traffic	12' max.
Two-way Traffic	20' max.
Separation Between Driveways	35' min.

Neighborhood Paseo (NP)

Note: Images are illustrative

Overview

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.



Allowed Frontage Types in the Neighborhood Paseo Facade Zone



Gateway/Zaguan



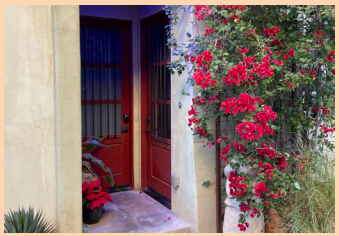
Dooryard



Forecourt



Portal

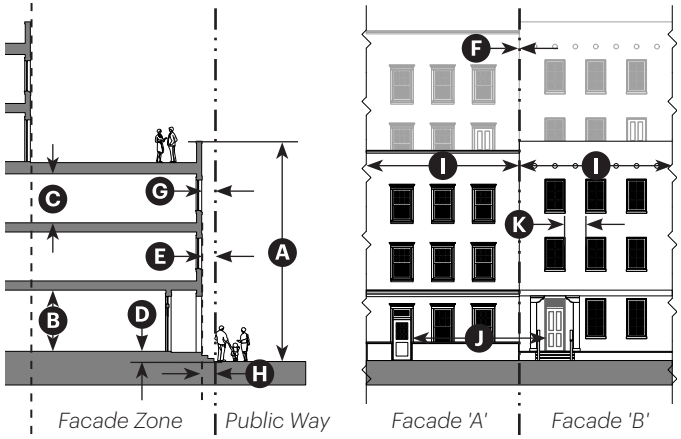


Stoop/Recessed Entry

Building Form Within Facade Zone		
Height		
Building Height in Facade Zone	3 stories max.	A
Ground Floor Ceiling Height	10' clear min.	B
Upper Floor Ceiling Height	8' clear min.	C
Ground Floor Finish Level Above Sidewalk	18" max.	D
Habitable Space		
All interior and exterior space within the Facade Zone shall be habitable		
Parking is not permitted within the Facade Zone[1]		

[1] Flex space, which may accommodate garage parking, is permitted where accessed via an alley

Building Placement			
Building/Frontage Type Setbacks			
From Public Way	2' min.	5' max.	E
From Shared Lot Line	0' min.	0' max.	F
Facade Zone Occupied by Building, Frontage Type, or Perimeter Wall	80% of Facade Zone width min.		
Building Facade Setbacks			
Single Story	8' max.		
2+ Stories	12' max.		G
Encroachments			
Encroachments into Front Setback			
Stairs/Ramps	2' max.		H
≥ 8' Vertical Clearance from SW	2' max.		
< 8' Vertical Clearance from SW	Not Allowed		



Note: Images are illustrative

Facade Definition		
Width of Defined Facade	60' max.	I
Wall Length Between Entrances	70' max.	J
Openings		
Wall Length Between Openings[2]	10' max.	K
Openings as Percent of Wall Area		
Open to Sky	10% min. 35% max.	
Shaded by Gallery, Portal, Canopy, or Awning	10% min. 50% max.	

[2] Openings located between 42" and 73" above floor level.

Driveways
Driveways are not permitted in this Facade Zone
Vehicular access shall be via alley or shared access easement

5.7 Frontage Types

This Section establishes standards for all frontage types. Frontages are the components of a building that provide the transition and interface between the public realm (street, sidewalk, or civic space) and the private realm (yard or building).

Application of Frontage Types

- Each building shall be connected to the adjacent street, paseo, or civic space by at least one frontage type. A single building may have multiple frontage types in compliance with the types listed for the applicable Facade Zone(s).
- The frontage line shall be defined as the boundary of the adjacent street, paseo, or civic space from which the entrance is accessed.
- Frontage types shall be located in compliance with the Facade Zone per Item 2 (Building Placement) and Item 3 (Encroachments).
- Frontage types not listed in the standards for the Facade Zone under "Allowed Frontage Types" are not allowed in that Facade Zone.
- The names of the frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Shopfront may serve residential uses, and a portal may serve non-residential uses as allowed by the Sub-zone.

Frontage Types + Entrances

- Each frontage type shall accommodate at least one entrance.
- The primary building entrance shall be on the front of the building unless a side street or paseo are present—in which case the building entrance may be in any of these locations.
- Access to entrance doors of individual dwelling units located above the ground floor level may be provided by an enclosed lobby or corridor and stairway. Unenclosed or partially enclosed exterior stairways, open-air corridors, and/or egress balconies are also permitted as the primary means of access to dwelling units located on the second floor.
- Dwelling units on the ground floor and their entrances must be connected to adjacent public way(s), as well as to parking areas and other on site facilities.

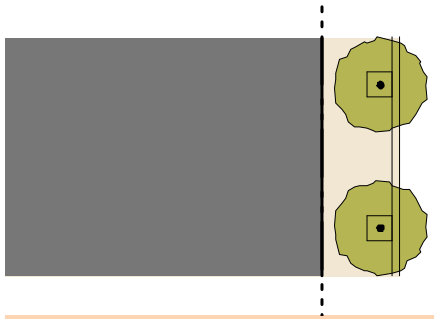
Arcade



Description

The ground floor facade is set back to form a covered passageway, with the surrounding structure supporting habitable space up to the frontage line on the upper floors. Frequently incorporates the Shopfront or Gateway/Zaguan frontage types.

Shopfront



Description

The main facade is at or near the frontage line with at-grade entrance along the sidewalk. Includes substantial glazing between the Shopfront base and the ground floor ceiling, frequently shaded by a canopy or awning over the sidewalk.

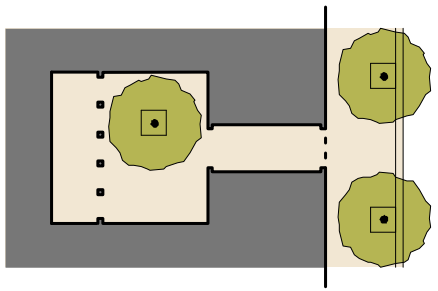
Gallery



Description

The main facade is at or near the frontage line and an at-grade covered structure, typically articulated with a colonnade that extends into the right-of-way. May be one or two stories and typically incorporates the Shopfront type.

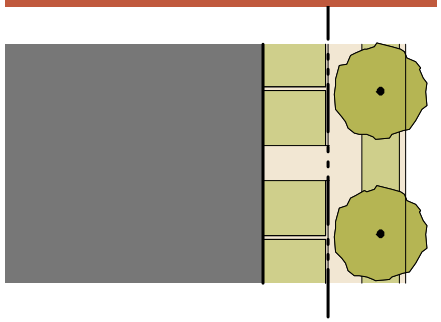
Gateway/Zaguan



Description

The main facade is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior court via a covered, open-air passage or Zaguan. This type often accommodates a vertical change in grade from the sidewalk to the court.

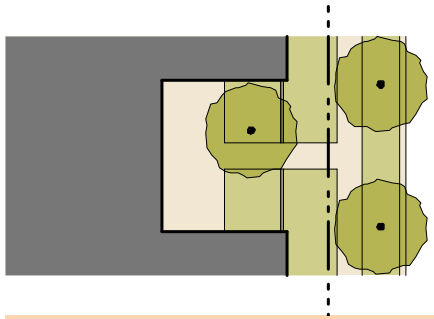
Dooryard



Description

The main facade is set back from the frontage line, which is defined by a low wall, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

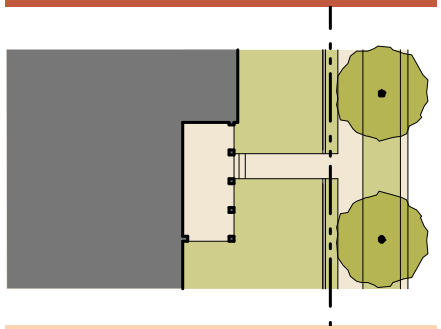
Forecourt



Description

The main facade is at or near the frontage line and a portion is set back, extending the public realm into the lot for an entry court or shared garden space, or as an additional shopping or restaurant seating area within retail and service contexts.

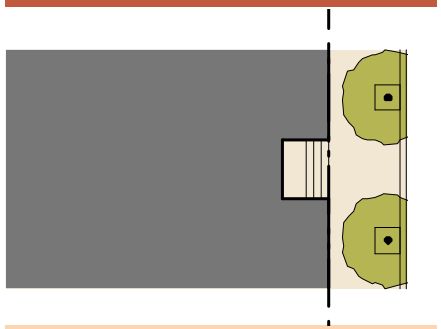
Portal



Description

A portion of the main facade is set back from the frontage line, creating space for a projecting covered structure. May be up to two stories and may have up to three adjacent sides that are engaged to the building, with at least one side open.

Stoop/ Recessed Entry



Description

The main facade is near the frontage line, with steps to an elevated and/ or covered entry recessed into the main facade, providing a defined transition between the sidewalk and the interior. Stairs or ramps may lead directly to the sidewalk or may be parallel to the sidewalk.

Frontage Type: Arcade

Note: Images are illustrative

Description

The ground floor facade of the building is set back to form a covered passageway, with the surrounding structure supporting habitable space up to the frontage line on the upper floors. The recessed ground floor facade frequently incorporates the Shopfront or Gateway/ Zaguan frontage types.

Intent

To provide shelter for pedestrians and to create an indoor-outdoor environment that accommodates activities that activate the public realm—such as outdoor dining and vending.



Photo Gallery

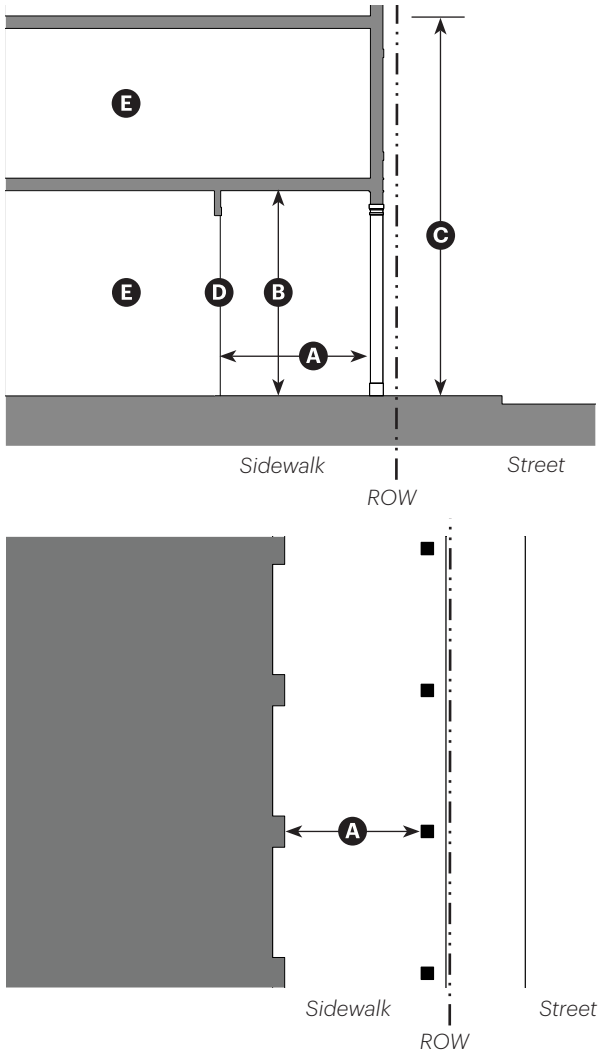








Arcade Standards		
Size		
Depth, Clear	10' min.	A
Ceiling Height	12' min.	B
Building Height at Arcade	3 stories max.	C
Miscellaneous		
Building facade within arcade shall follow the standards for the Shopfront and/or Gateway/Zaguan Frontage Type(s)		D
Habitable Interior Space		E
Arcades shall have a consistent depth		
Arcades are not allowed to project over the sidewalk in the public right of way.		
Sliding doors are not allowed as the entry door(s)		



Note: Images are illustrative

Frontage Type: Shopfront

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line with at-grade entrance along the sidewalk. This type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling, frequently shaded by a canopy or awning that overlaps the sidewalk.

Intent

To activate the streetscape by providing a visual connection between activities taking place inside and pedestrian activity on the sidewalk.



Photo Gallery

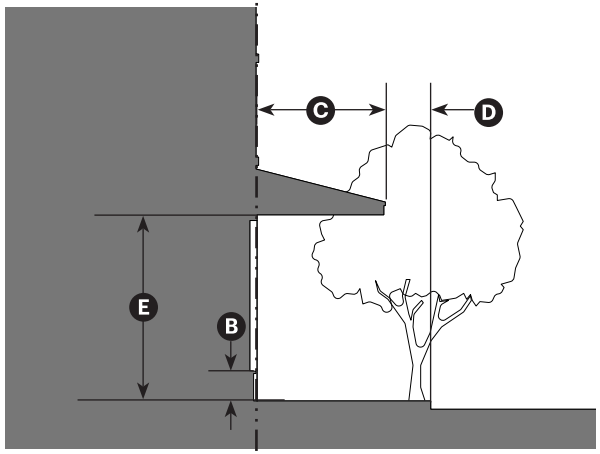


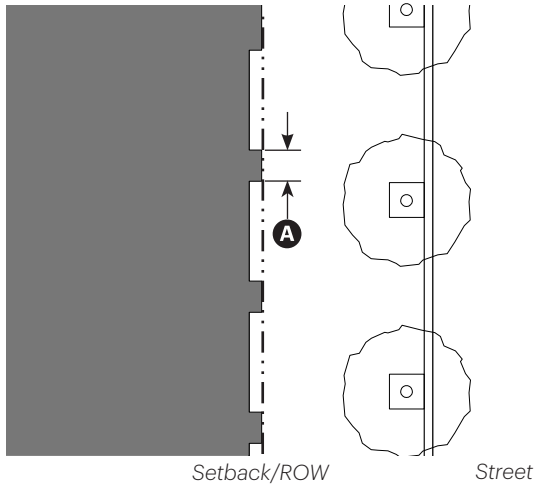






Shopfront Standards		
Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	65% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 30" max.	B
Awning (When Present)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E
Miscellaneous		
Residential types of windows are not allowed		
Rounded and hooped awning are not allowed		
When decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are included, Site Plan Review is required		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Gallery

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line and an at-grade covered structure, typically articulated with a colonnade or arches, covers a pedestrian area extending into the right-of-way. This type may be one or two stories and typically incorporates the Shopfront frontage type.

Intent

To provide shelter for pedestrians and to create an indoor-outdoor environment along the sidewalk that accommodates activities that activate the public realm—such as outdoor dining and vending.



Photo Gallery

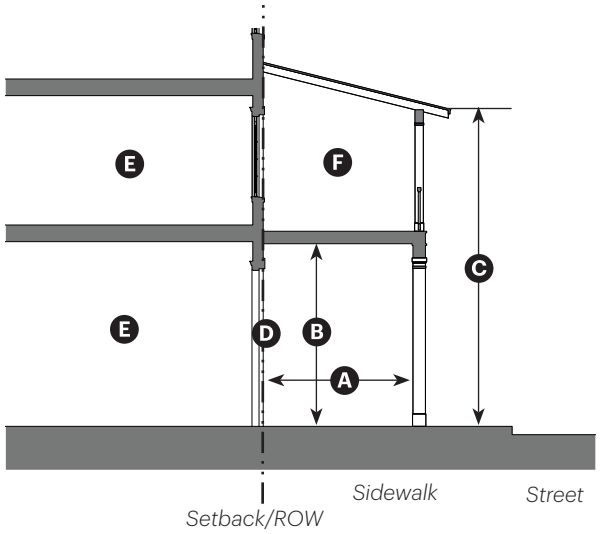




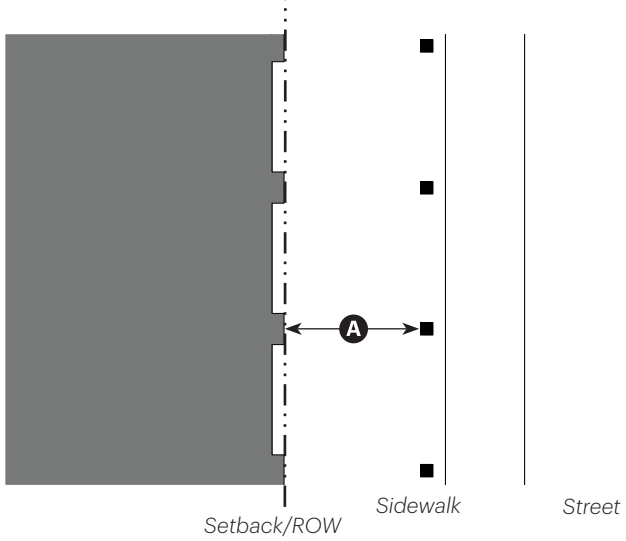




Gallery Standards		
Size		
Depth, Clear	8' min.	A
Ground Floor Ceiling Height	10' min.	B
Gallery Height	2 stories max.	C
Miscellaneous		
Building facade within gallery shall follow the standards for the Shopfront and/or Gateway/Zaguan Frontage Type(s)		D
Habitable Interior Space		E
Second story of Gallery may be used as a Balcony and may be covered by a roof		F



Note: Images are illustrative



Frontage Type: Gateway/Zaguan

Description

The main facade of the building is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior courtyard by way of a covered, open-air passage or Zaguan. This type often accommodates a vertical change in grade from the sidewalk to the courtyard.

Intent

To reinforce an architectural element that is common in Santa Fe and to provide access control, natural light and ventilation, and a transition between the public and private realms.



Photo Gallery









Gateway/ Zaguan Standards

Courtyard Access

This frontage type provides direct access from the sidewalk to a Courtyard[1] via a sequence consisting of the following elements:

Gateway	A
Zaguan (unless Courtyard is adjacent to ROW[2])	B
Courtyard[1]	C

[1] See Section 5.8 (Design Standards General to All) for Courtyard standards

[2] If Courtyard is adjacent to ROW, Gateway may open directly onto Courtyard

Gateway

Clear Width of Entrance	3' min., 11' max.	A
Threshold Elevation Above Sidewalk at Gateway	0" max.	D

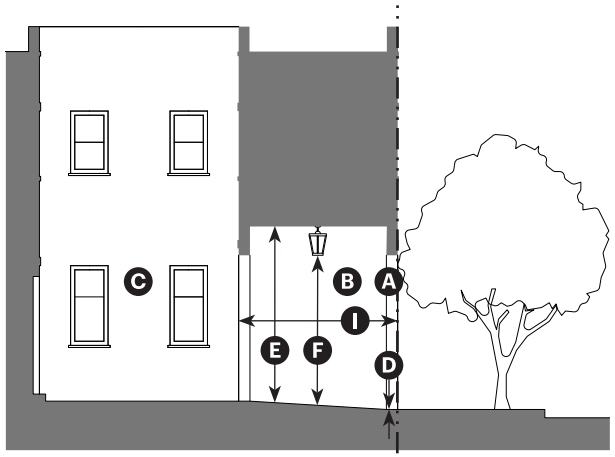
Gateway shall be constructed to enable cross-ventilation, daylighting, and visibility—either through gaps between vertical members equal to or wider than the vertical members, or through unglazed transoms/eye-level openings in an otherwise solid door

Zaguan

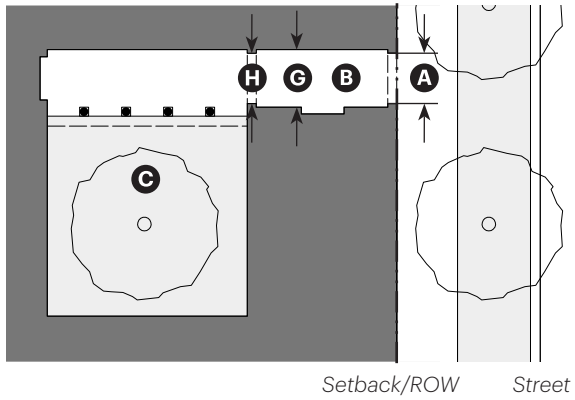
Height		
Ceiling Height	10' min., 24' max.	E
Clear Height	7' min.	F
Width		
Wall to Wall	4' min., 12' max.	G
Clear Width	44" min.	H
Length	10' min., 40' max.	I

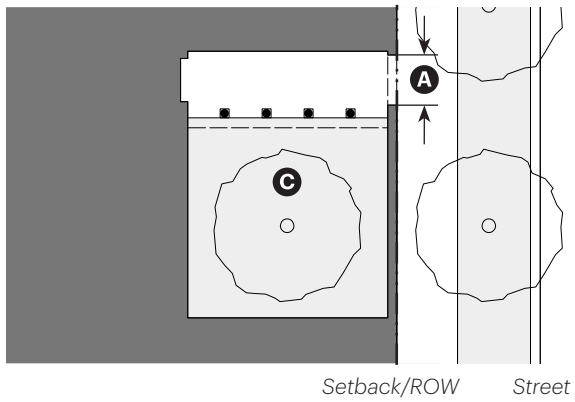
Zaguan may serve as part of an exit discharge system, subject to requirements of the applicable building code

Zaguan may slope toward Courtyard



Note: Images are illustrative





Frontage Type: Dooryard

Note: Images are illustrative

Description

The main facade of the building is set back from the frontage line, which is defined by a low wall, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

Intent

To provide a transition between the public and private realms and to provide an outdoor area that can accommodate activities that activate the public realm—such as socializing and outdoor dining and vending.



Photo Gallery

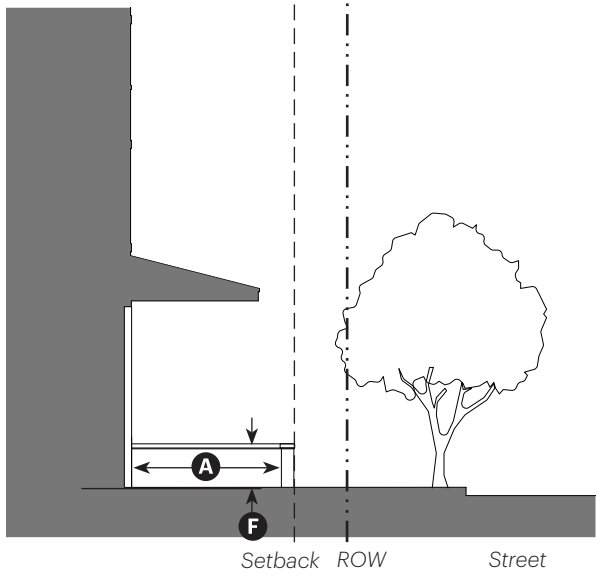


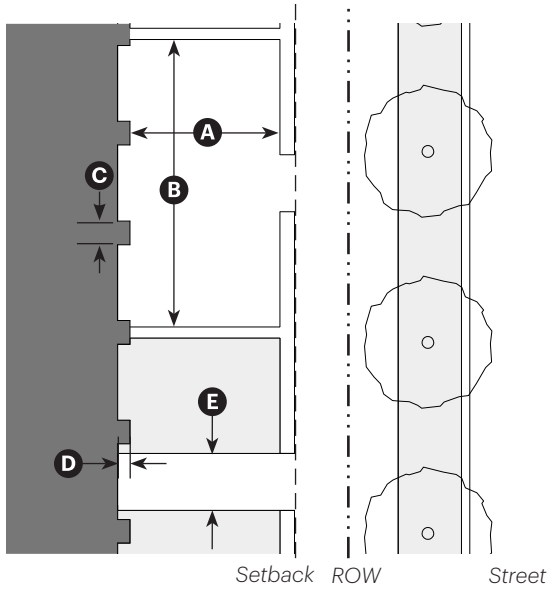






Dooryard Standards		
Size		
Depth, Clear	7' min.	A
Length, Clear	12' min.	B
Distance Between Glazing	4' max.	C
Depth of Recessed Entries	12" max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall Above Finish Level	36" max.	F
Miscellaneous		
In the Main Street and Live/Work Facade Zones, building facade(s) within dooryard(s) shall follow the standards for the Shopfront Frontage Type		
Each Dooryard shall contain only one ground floor entry		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Forecourt

Note: Images are illustrative

Description

The main facade of the building is at or near the frontage line and a portion is set back, extending the public realm into the lot for an entry court or shared garden space for housing, or as an additional shopping or restaurant seating area within retail and service contexts.

Intent

To extend the public realm and to create the sense of an outdoor room that can accommodate activities that activate the public realm—such as outdoor dining and vending.



Photo Gallery

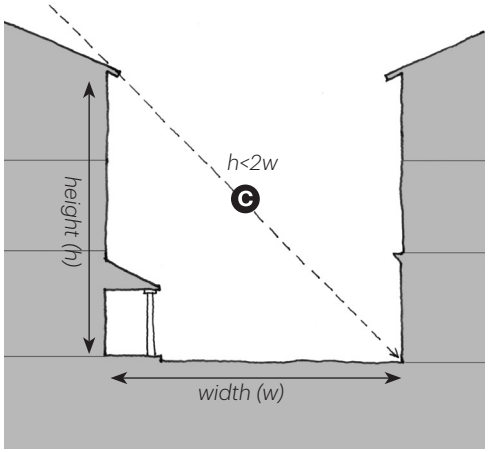


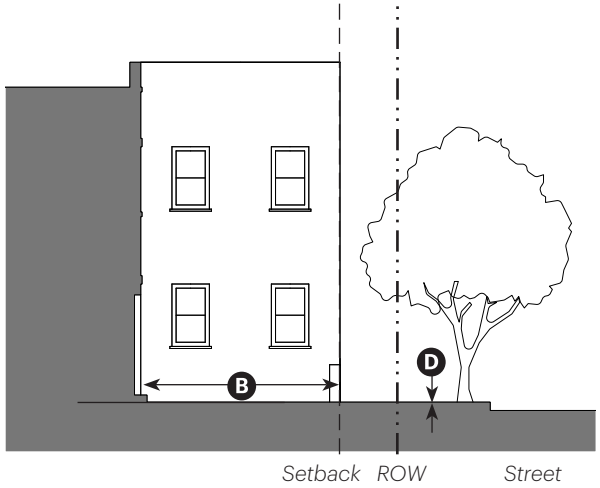


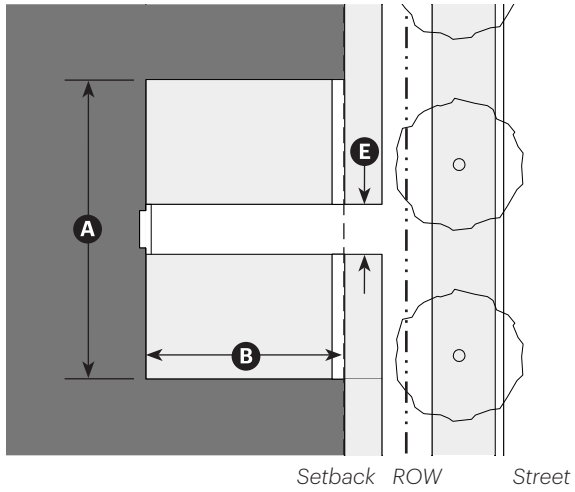




Forecourt Standards		
Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Height from Sidewalk	12" max.	D
Pedestrian Access Width	3' min.	E
Miscellaneous		
May be utilized to group several entries at a common elevation in compliance with the zone ground floor finish level standards		
The proportions and orientation of these spaces shall comply with the diagram below for solar orientation and user comfort		
Sliding doors are not allowed as the entry door(s)		
Other frontage types as allowed in the facade zone may be applied to the front of the building and/or within the Forecourt		







Note: Images are illustrative

Frontage Type: Portal

Note: Images are illustrative

Description

A portion of the main facade of the building is set back from the frontage line, creating an area for a covered structure that projects from the facade. The Portal may be one or two stories and may have one, two, or three adjacent sides that are engaged to the building, with at least one side open.



Intent

To provide a transition between the public and private realm, to provide protection from the weather for a building entry, and to provide a shady outdoor area for socialization and relaxation.

Photo Gallery

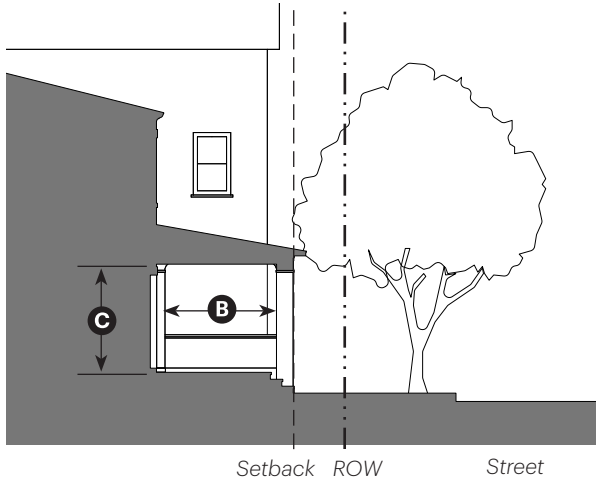


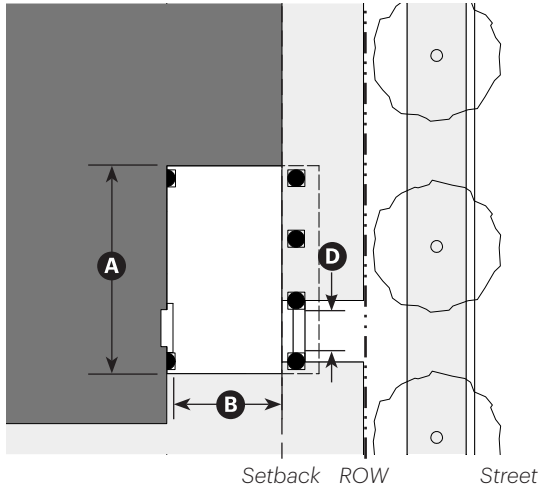






Portal Standards		
Size		
Width, Clear	12' min.	A
Depth, Overall		B
Elevated < 12" from average finish grade	8' min.	
Elevated ≥ 12" from average finish grade	6' min.	
Height, Clear	8' min	C
Stories	2 stories max.	
Pedestrian Access Width	3' min.	D
Miscellaneous		
Portal shall be open at least on one side and shall be covered by a roof		
Clear glass may be installed between the columns if the minimum size of individual panes is 12"		
Sliding doors are not allowed as the entry door(s)		





Note: Images are illustrative

Frontage Type: Stoop/Recessed Entry

Note: Images are illustrative

Description

The main facade of the building is near the frontage line, with steps to an elevated entry and/ or a covered entryway recessed into the main facade, providing a defined transition between the sidewalk and the interior. Stairs or ramps from the Stoop/ Recessed Entry may lead directly to the sidewalk or may be parallel to the sidewalk.

Intent

To provide a transition between the public and private realms and to provide protection from the weather for a building entry.

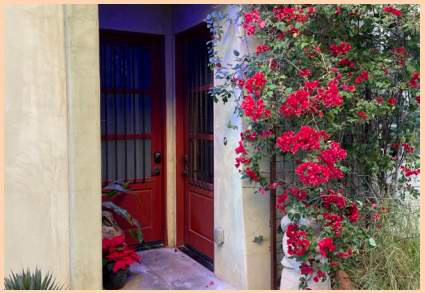


Photo Gallery

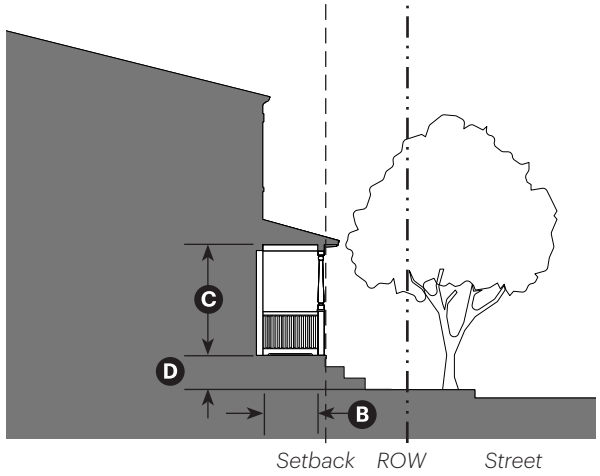


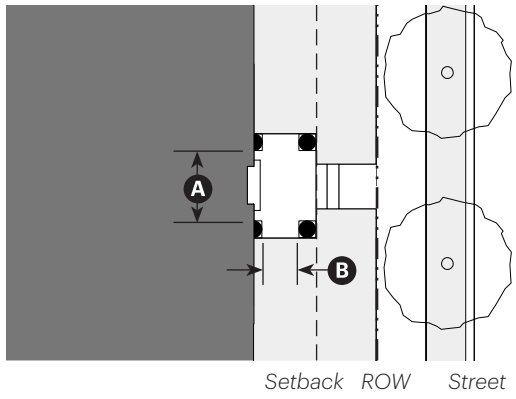


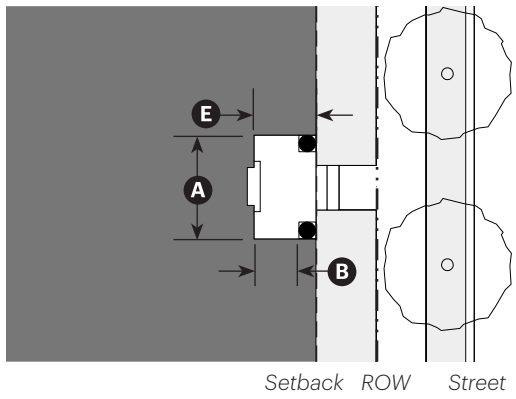




Stoop/Recessed Entry Standards		
Size		
Landing Width, Clear	5' min.	A
Landing Depth, Clear	3' min.	B
Height at Landing, Clear	8' min	C
Stories	1 story max.	
Finish Level Above Sidewalk		D
Entry Recessed ≥ 60" from facade	0" min.	
Entry Recessed < 60" from facade	12" min.	
Depth of Recessed Entries	6' max.	E
Miscellaneous		
Stairs may be perpendicular or parallel to the building facade		
Ramps shall be parallel to facade or along the side of the building		
Entry doors are covered or recessed to provide shelter from the elements		
Gates are not allowed		
At least one entry door shall face the street		
Sliding doors are not allowed as the entry door(s)		







Note: Images are illustrative

5.8 Design Standards General to All

This Section establishes design standards that are applicable to all development parcels at the Midtown Site.

General to All

Design standards described in this Section apply to all development parcels in the Midtown Site, regardless of underlying Sub-zone and Facade Zone. Design standards applicable to all parcels include certain building setbacks, minimum open space standards, parking standards, and courtyard and roof terrace design standards as described in this Section.

Building Setbacks		
From Public Way with Facade Zone indicated	A	Per Facade Zone standards
From Easement with no Facade Zone indicated	B	0' min.
From Shared Lot Line	C	0' min.

Exceptions to Height Limits

Mechanical rooms, stair enclosures, elevator towers, renewable energy generating equipment, and shade structures/pergolas may exceed height limits set by this Chapter.

Open Space

Required Open Space

% of Parcel Area	25% min.[1]

On parcels > 1/4 acre in area, min. open space requirement shall be satisfied through common open space.

Area of Courtyards and Roof Terraces meeting the applicable standards in this Section, and of Forecourts meeting the standards in Section 5.7 (Frontage Standards), may apply toward required common open space.

[1] Minimum open space requirement may be reduced by 5-10% of the total parcel area if the development incorporates rainwater harvesting; see Sub-section 14-7.5(D)(6) for standards.

Courtyards + Roof Terraces

Courtyard Requirement (per standards in this Section)	D	15% of Parcel area min. on Parcels over 2,500 sf

Area of Roof Terraces meeting the standards in this Section may apply toward required open space in excess of required Courtyard area.

Parking

Vehicle Parking Location + Access

Vehicle parking spaces are restricted within the Facade Zone. See Section 5.6 (Facade Zone Standards).

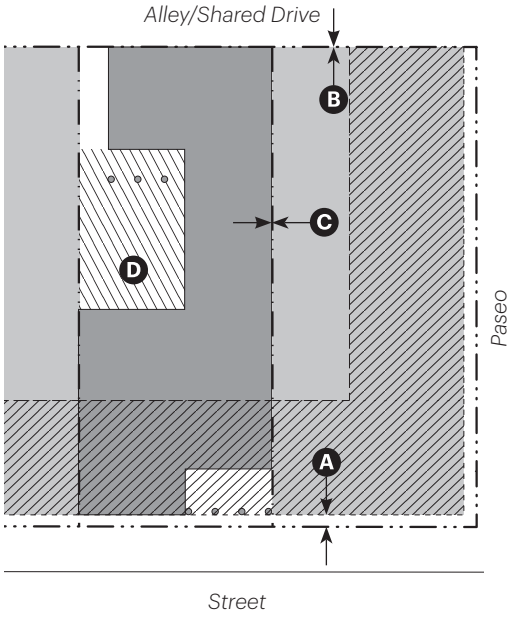
Vehicular access shall be via alley or shared access easement where feasible.

Required Vehicle Parking Spaces

Residential Uses	2/du max.	
Non-residential Uses	2/1,000 sf max.	
Minimum Required Bicycle Storage Spaces[2]	**Short Term**	**Long Term**
Residential Uses (greater of:)	1/40 visitors or 4/bldg	3/10 occupants or 1/du
Non-residential Uses[3] (greater of:)	1/40 visitors or 4/bldg	1/20 occupants or 4/bldg

[2] Required bicycle storage shall be within 100 ft walking distance of an entrance serving the relevant use.

[3] Non-residential uses shall have free access to ≥ 1 on site shower with changing facilities per 100 occupants.



Courtyards, Roof Terraces, + Balconies

Description

Courtyards, Roof Terraces, and Balconies feature prominently in the region's native and Spanish architectural heritage, offering opportunities for residents to enjoy the outdoors while making efficient use of available land. These features also provide buildings with the associated benefits of natural light, ventilation, and passive cooling.

Note: Images are illustrative

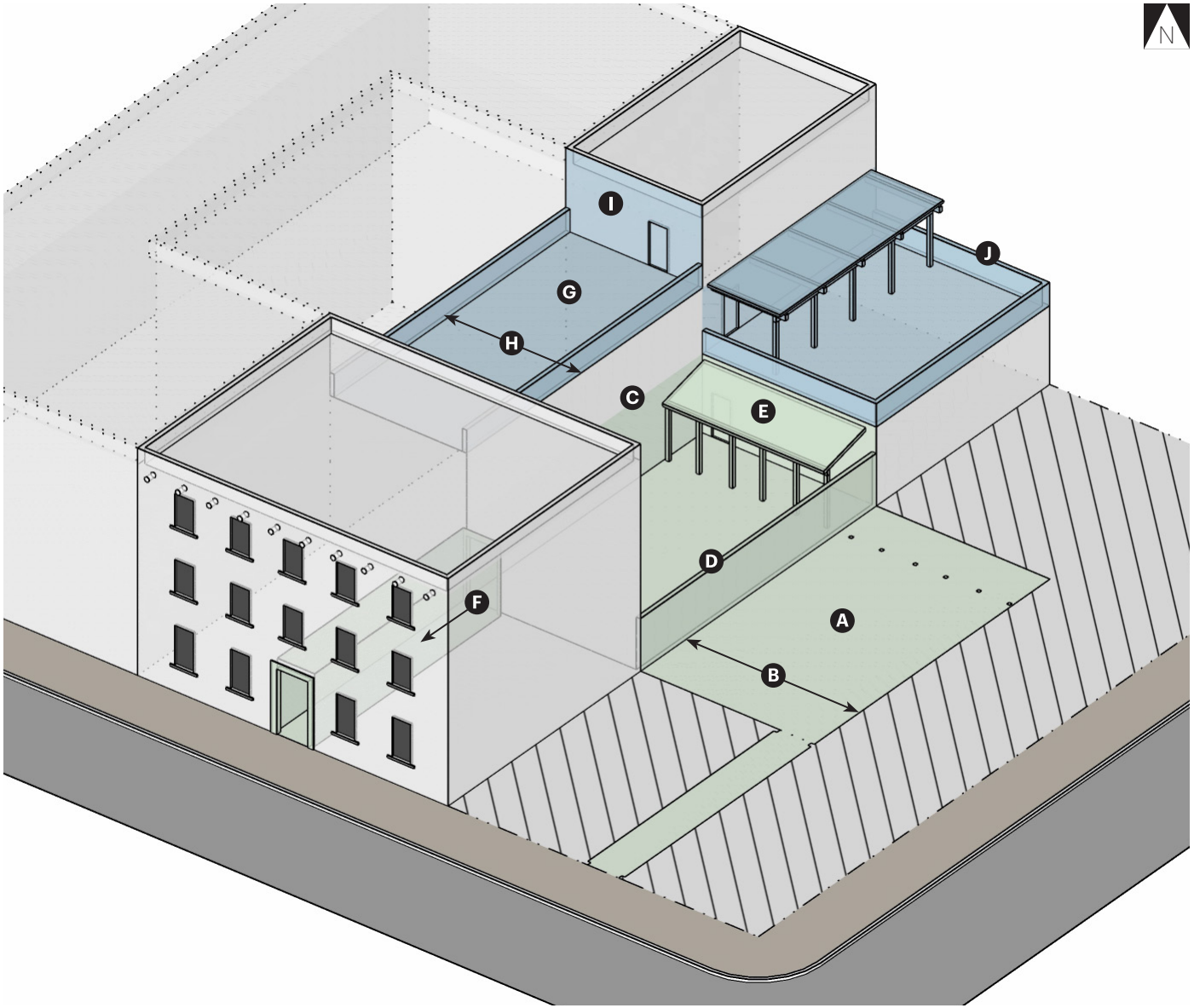


Photo Gallery





Courtyards		
Area		
Total Area Required	15% of parcel area min. for parcels > 2,500 sq ft[1, 2]	A
Impervious Cover	25% of courtyard area max.[3]	
[1] Required Area may be divided among multiple Courtyards		
[2] Courtyard area includes adjacent open-air circulation, but does not include vehicular use area or parking		
[3] Impervious cover excludes Courtyard area covered by landscaping or permeable pavement.		
Dimensions	**Width/Depth**	**Area**
Private Courtyard	12' min.	250 sq ft min. B
Common Courtyard	15' min.	500 sq ft min. B
Courtyards may be used to satisfy open space requirements of § 14-7.5.		
Enclosure + Access		
Enclosure Required		All sides
Perimeter Enclosed by Exterior Building Wall		50% min.
Enclosure Height by Type		
Exterior Building Wall		10' min. C
Perimeter Wall		30" min. D
Portal Required along Exterior Building Wall; see standards in Section 5.7 (Frontage Types): Portal.		1 North Edge min. E
Open-air connection to public way required[4]		F
Courtyard shall be located either at grade or on an accessible route from a public way at grade		
A courtyard abutting a frontage line and meeting the requirements of this Section may function as a Forecourt; see standards in Section 5.7 (Frontage Types): Forecourt.		
[4] Access to Public Way from Courtyard shall meet egress requirements of the applicable building code		

Roof Terraces		
Area		
Area of Roof Terrace(s) may contribute to any required open space in excess of required Courtyard area.		G
Area may be divided among multiple Roof Terraces.		
Roof Terrace(s) may be located at any story above the first.		
Dimensions	**Width/Depth**	**Area**
Private Terrace	6' min.	75 sq ft min. H
Common Terrace	9' min.	200 sq ft min. H
Enclosure		
Enclosure Required		All sides
Enclosure Height by Type		
Exterior Building Wall		10' min. I
Parapet Wall and/or Railing		42" min. J

Balconies (as applicable)		
Total Area		
Area of Balconies shall not count toward required open space		
Balcony area shall include upper-story area of two-story Portals and/or Galleries; see Section 5.7 (Frontage Types): Portal; Gallery.		
Width	**Depth**	**Area**
8' clear min.[6]	6' clear min.[6]	48 sq ft min.[6]
[6] Minimum dimensions shall not apply if at least 80% of innermost Balcony edge is occupied by doorway(s) to adjacent habitable space.		
Enclosure + Access		
Railing Height		42" min.
Access required from habitable space on same floor		

5.9 Plan Administration

Overview

This Section provides guidance for review of development applications within the Midtown Site. This information supplements existing City review procedures applicable to the Midtown LINC Overlay District (Section 14-5.5(D)) to more effectively implement the vision for the Midtown Site.

Plan Interpretation

Change in the Midtown Site will be dynamic and incremental, with buildout likely occurring over many years. The Plan provides clear and reasonable expectations and standards designed to minimize the need for interpretation and eliminate uncertainties. When projects are proposed, the applicant should first look to evaluate them against the policy direction and guidance established in Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision). Development Standards in this Chapter are designed to accommodate a range of potential, compliant outcomes that will further the vision of the Plan.

In some situations, new information may be provided as part of a proposal that is consistent with the vision described in the Midtown Plan but requires one or more minor adjustments to the Development Standards in this Chapter. In these situations, the guidance for Minor Modifications in this Chapter should be utilized.

In other situations, new information may be provided that will require both the policy direction in Chapters 3 (Urban Design Vision) and 4 (Connectivity + Mobility Vision) and this Chapter to be revisited. In these cases, the Midtown Master Plan will require legislative Amendments.

Minor Modifications + Administrative Deviations

The Zoning Ordinance provides authority to the Land Use Director to grant Minor Modifications to approved Master and Development Plans (14-2.11(C)(2)) as well as Administrative Deviations in (14.2.11(C)(3) to provide review flexibility.

In some situations, development applications may be consistent with the policy direction in Chapters 3 (Urban Design Vision) and 4 (Mobility + Connectivity Vision) but require one or more minor adjustments to this Chapter. Minor Modifications in this Section provide a degree of flexibility and specificity in implementing the Plan.

Guidance for Minor Modifications in this Section aims to ensure that applicants seeking measured relief from development standards can still uphold the intent and vision described in the Plan.

Applicability. Minor Modifications are considered for only those items specified in Table 5.9.A Types of Minor Modifications Allowed, and only after first making the findings listed below.

Findings. The Land Use Director shall make the following findings when considering Minor Modifications and Administrative Deviations:

1. There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not generally apply to other properties in the vicinity under an identical Facade Zone classification;
2. Strict compliance with Development Standards requirements would deprive the subject property of privileges enjoyed by other properties in the vicinity and under an identical Facade Zone classification;
3. Approving the Minor Modification would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and Facade Zone in which the subject property is situated; and
4. The requested Minor Modification would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

Precedents. Each application shall be reviewed on a case-by-case basis, and the approval of a prior Minor Modification is not admissible evidence for approving a new Minor Modification.

Conditions of Approval. In approving a Modification application, the Review Authority may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the findings listed above.

Amendments

Amendments to the Midtown Master Plan may be required when new information is provided that requires both the policy direction in Chapters Three and Four and the standards in Chapter Five Development Standards to be revisited. Amendments to the Plan are legislative and require the Planning Commission's recommendation and the Governing Body's authorization in accordance with Section 14-3.9(C).

Table 5.9.A Types of Minor Modifications

Type of Minor Modification	Definition of Modification	Allowed Max. Modification
Building Height	A deviation in the height calculation for main buildings, ground floor finish level, upper-floor stepbacks, and ceiling height (feet and inches).	10 percent
Footprint	A decrease in the minimum required depth of ground floor space for residential and retail/service, or the minimum required ground floor flex space where applicable (feet and inches).	20 percent
Building Placement	A deviation from the required build-to-lines and setbacks (e.g., front, side, street-side, and rear) for structures (feet and inches).	20 percent
Civic Space	Deviations from the minimum, maximum, typical dimensions, and location (as applicable) (feet and inches).	20 percent
Facade Composition	A deviation from the maximum width of defined facades, wall length between entrances or other openings, or openings as a percentage of wall area.	20 percent
Driveways	A deviation in maximum driveway width and/or separation (feet and inches).	20 percent
Frontage Type	A deviation in any minimum or maximum dimension regulated by a frontage type (feet and inches)	10 percent
Open Space	A decrease in the minimum required open space or courtyard area, or minimum dimensions for courtyards, roof terraces, or balconies (feet and inches)	20 percent

5.10 Definitions

Definitions

This Section provides definitions for specialized terms and phrases used in this Chapter.

C Definitions

Civic Space. A piece of land made available for public gathering purposes. A civic space may be publicly or privately owned. For Civic Space Types, see Section 5.3 (Civic + Open Space Standards).

Common (Courtyard/Terrace/Open Space). An outdoor space for use by inhabitants of the building through which the space is accessed or to which it is attached.

E Definitions

Edge, North. A boundary of a space, defined such that for most points along the boundary, a portion of the space lies directly to the south. Because the infrastructure network in the Midtown Site is oriented obliquely relative to the compass points, most rectangular spaces will have two North Edges.

Edge, South. A boundary of a space, defined such that for most points along the boundary, a portion of the space lies directly to the north. Because the infrastructure network in the Midtown Site is oriented obliquely relative to the compass points, most rectangular spaces will have two South Edges.

F Definitions

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

H Definitions

Habitable Space. Space designed to accommodate living, sleeping, food preparation, eating, or non-residential activities such as assembly or commerce. Includes outdoor space appropriate for these activities but excludes mechanical/utility rooms and storage.

L Definitions

Lot Line, Shared. A defined line that forms a boundary between adjacent lots. Does not include the boundary between a single lot and an adjacent right-of-way or easement.

N Definitions

North Edge. See Edge, North.

P Definitions

Perimeter Wall. A linear masonry structure that defines an edge. Typically 18" in height to allow for functionality as a seat when at ground level.

Portal. A space outside the main walls of a structure, with a roof supported by vertical posts. For the Portal Frontage Type, see Section 5.7 (Frontage Types): Portal.

Private (Courtyard/Terrace/Open Space). An outdoor space for use by inhabitants of the unit through which the space is accessed or to which it is attached.

Public Way. A street, alley, or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated, or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (2021 IBC). Includes civic spaces.

S Definitions

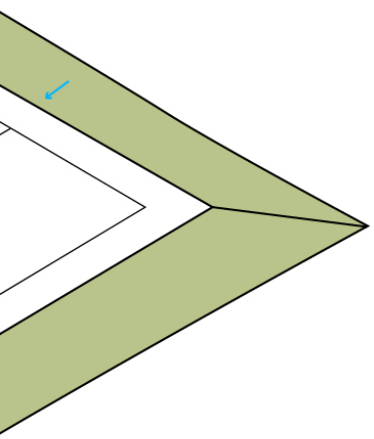
Shared Lot Line. See Lot Line, Shared.

South Edge. See Edge, South.

Z Definitions

Zaguan. A covered passageway leading from the outer entrance of a building to an internal patio or courtyard. For the Gateway/Zaguan Frontage Type, see Section 5.7 (Frontage Types): Gateway/Zaguan.

Pedestrian + F
Stormwater Zone
Cycling
Stormwater Zone
Parking
Autonomous Car
Stormwater Zone
Autonomous Car
Parking
Stormwater Zone
Cycling
Stormwater Zone
Pedestrian + Furniture



6. Stormwater + Infrastructure

In this chapter

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6.2 Policy for The Midtown Site + Surrounding Area	173
6.3 Other Utilities + Infrastructure	176
6.4 Infrastructure Implementation Strategy	182

6.1 Stormwater + Water Quality Management

Existing Stormwater + Drainage

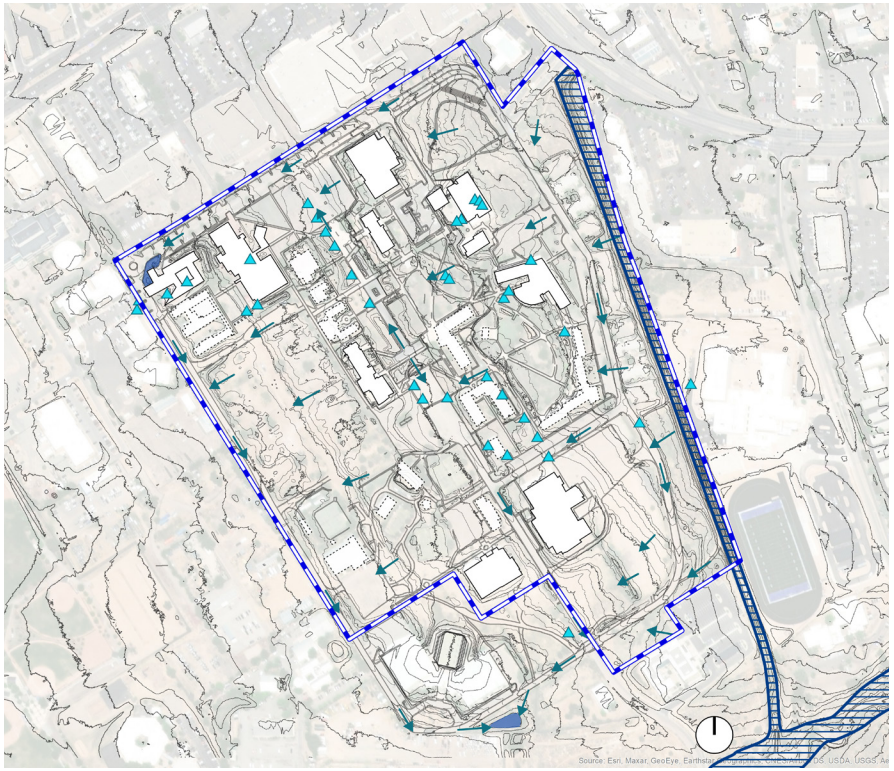
The Midtown Site (the Site) features drywell inlets that capture stormwater runoff across the Site, natural swales with no outflows that appear to quickly infiltrate stormwater runoff, a bioretention area adjacent to SFAI, and an existing pond right outside on the south end of the Site that outfalls to Arroyo de lo Pinos. The storm drain system within the Site is owned and managed by the City of Santa Fe.

In general, stormwater runoff flows from east to west following the natural site topography, and once the runoff hits the road on the western edge of the Site, the flow pattern changes from north to south. For the most part, the Site grades across the project area do not properly direct stormwater runoff to existing drainage structures. This has resulted in erosion across the Site, localized flooding, and road damage. Soil erosion contributes to high levels of total suspended solids (TSS) which are currently in need of improved management. The area draining to the existing bioretention, by SFAI, needs re-grading to maximize the treatment capabilities, and the existing pond needs maintenance and further evaluation to determine its existing capacity and performance.

The existing pond is intended to provide detention and manage peak flow discharge into Arroyo de los Pinos, however, it is unknown if the pond was designed to provide water quality treatment. In general, the pond's landscaping and outlet structure are in need of maintenance and repairs. Further evaluation is highly recommended and required to determine existing detention capacity and whether the pond provides any water quality benefits.

FEMA Floodplain

The Site features a FEMA regulated floodplain (1% Annual Chance Flood Hazard) located on the east side of the project boundary, classified as a Zone A floodplain. The existing floodplain is confined within the existing channel that runs along the Site's east boundary conveying off-site runoff only. This project has no plans to change the geometry of the channel or propose new outfall into the channel. No impacts to the floodplain are anticipated.



Existing Stormwater Facilities

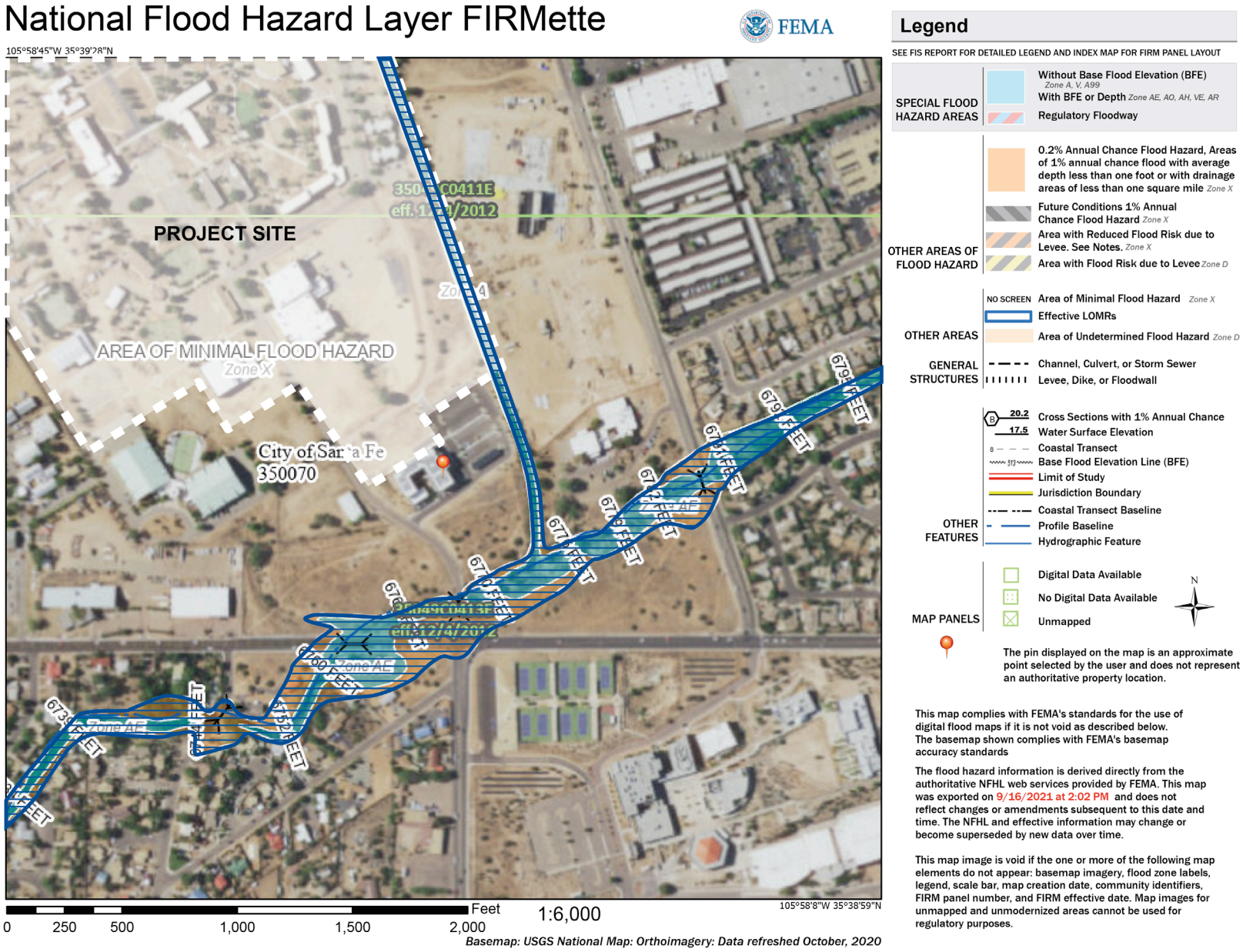
Legend

- The Midtown Site
- Existing Stormwater Inlets
- Drainage Flow Direction
- Contours
- Existing Pond[1]
- Base Flood Elevation

Disclaimer:

[1]The existing pond is outside the project boundary but it currently drains the Site and is located within City easements.

Existing Floodplain



Proposed Stormwater + Drainage Approach

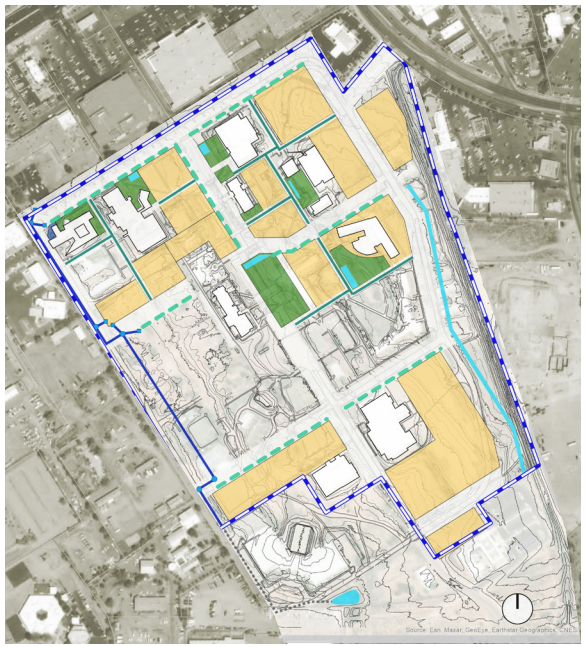
The proposed stormwater management system will manage water quality and quantity to ensure the protection of the receiving bodies of water and public safety. A suite of green infrastructure strategies, described in Section 3.3 (Integrated Stormwater Management) will be employed throughout the Midtown Site, rolled out over three Phases. Similarly as in existing conditions, stormwater conveyance will follow natural topography from east to west. Additionally, a proposed gravity pipe system, along the western boundary of the Site, will intercept and route stormwater from north to south into the retrofitted existing pond, which ultimately outfalls to Arroyo de Los Pinos.

All components of the storm drain system will be designed and constructed in accordance with applicable City, State, and Federal codes. Proposed stormwater policy specific to the Site is described in Section 6.2 (Policy for The Midtown Site + Surrounding Area).

The proposed stormwater system works in an interconnected manner to treat, infiltrate, detain and convey water from both private development and public spaces, and rights-of-ways:

- Private development parcels will route stormwater runoff to stormwater conveyance (open channels such as drainage channels, infiltration galleries, and flow-through planters) located in the adjacent Public Right of Way(s) (PROWs). Private parcels will be encouraged to minimize imperviousness and required to manage stormwater quality onsite, however, retention and peak flow management (conveyance and detention) will be provided in the PROWs, as well as public parks and open spaces.
- Runoff reduction and water quality treatment will be achieved in streets, alleys, paseos and plazas by integrating permeable pavements and bioretention (bioswales, flow through planters, tree box filters).
- The proposed network of drainage channels primarily serve as the backbone conveyance system for the district. Drainage channels will receive runoff from the PROW and adjacent private parcels. Because of the relatively flat topography and permeable native soils, significant retention and water quality (through infiltration) will occur throughout the drainage channel system, serving to reduce the volume and peak runoff to be managed downstream.
- Within secondary streets and constrained PROWs (alleys, paseos), alternative surface conveyance strategies such as infiltration galleries, gutters and trench drains can be used to route water to the drainage channels.
- Where shown, larger water quality features (bioretention areas) will be integrated within public open spaces. Stormwater will be diverted from the upstream drainage channels into the facility to further treat and attenuate peak flows, then overflow back into the downstream drainage channels to be conveyed to the centralized system.
- Drainage channels outfall into the underground storm drain pipe system running along the west side of the Site that conveys runoff into the existing pond. The existing pond will be retrofitted to meet stormwater management requirements to detain the 100-yr storm event.

Proposed Stormwater Management

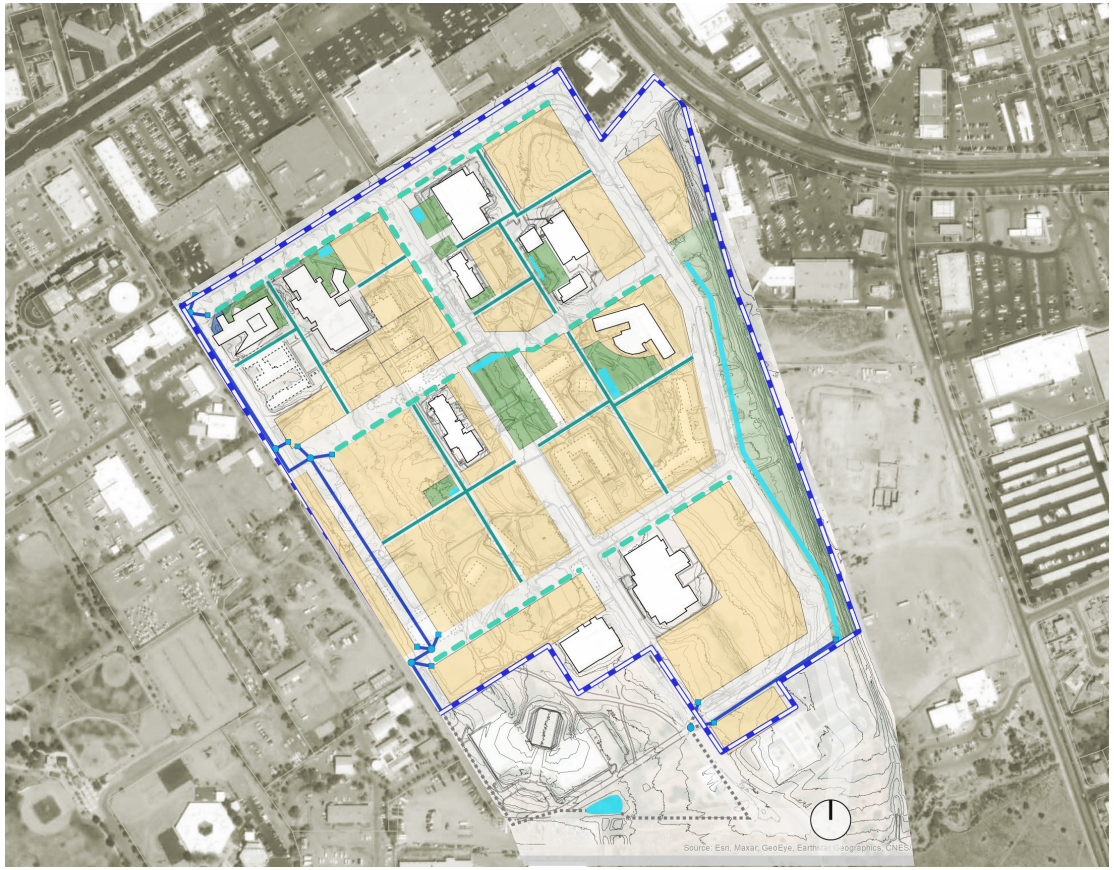


Phase 1

All drywells within the Phase 1 area will be demolished. The main trunkline of the piped storm drain system will be constructed, as well as supporting Phase 1 drainage infrastructure. Stormwater management BMPs (bioretention, permeable surfaces at sidewalks and parking lanes, drainage channels, infiltration galleries, flow through planters) will be integrated into the associated PROWs constructed with this Phase.

Phase 2

All drywells within the Phase 2 area will be demolished. Phase 2 expands the stormwater system put in place in during Phase 1. Major improvements associated with this phase include retrofitting the existing pond and extension of the piped storm drain system on the south east end of the Site. During this phase a park adjacent to the existing channel is created and it incorporates a bioswale that treat and conveys runoff from the Public Right of Way Area(s) (PROWAs) in Phase 1, proposed stormwater management features will be constructed with the PROWs and open spaces.



Legend

- The Midtown Site
- Open Channel/ Drainage Channel
- Stormwater Pipe
- Infiltration Galleries + Flow through Planters
- Bioretention / Bioswale
- Stormwater Pipes[2] outside Project Area
- Storm Catch Basins
- Storm Manholes
- Bioretention Areas
- Existing Pond[1]

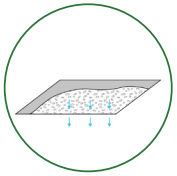
Disclaimer:

[1]The existing pond (to be retrofitted) is outside the project boundary within City easements.

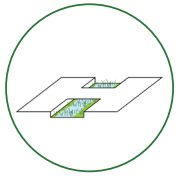
[2] All anticipated work to take place within City's ROW or easements

Stormwater Integration: Neighborhood Street

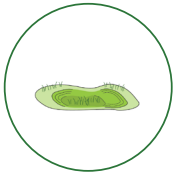




PERMEABLE PAVING



DRAINAGE CHANNEL



BIORETENTION CURB EXTENSION

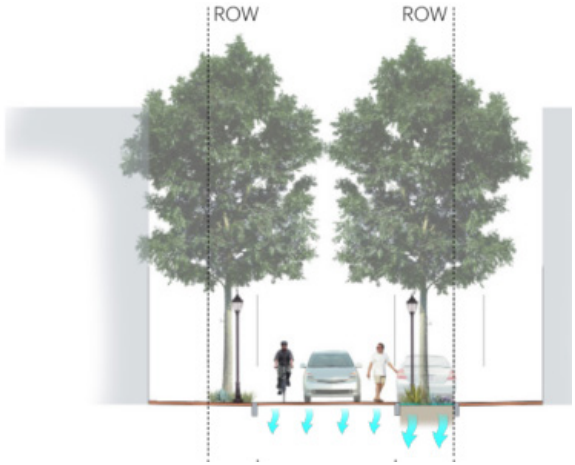


Drainage channels are proposed adjacent to pedestrian pathways to provide a more naturalized experience, such as this rustic example.



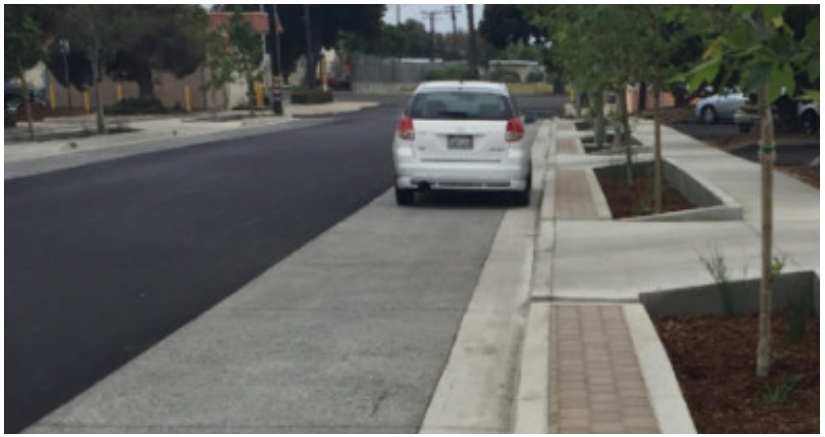
Bioretention curb extension or bulb-outs enlarge the sidewalk to incorporate the parking lane, which increases the pedestrian zone at strategic locations. This can be implemented at corners and mid block. Curb extensions enhance the safety by increasing pedestrian visibility while providing additional space for stormwater management.

Stormwater Integration: Living Alleys



[1] FTP: Flow-through Planter

[2] TD: Trench Drain

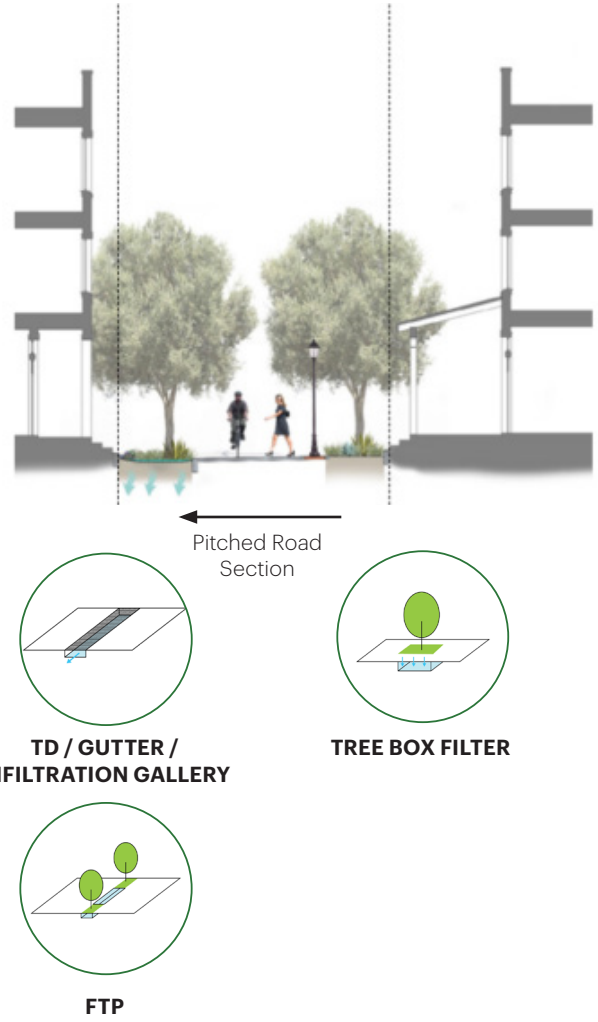


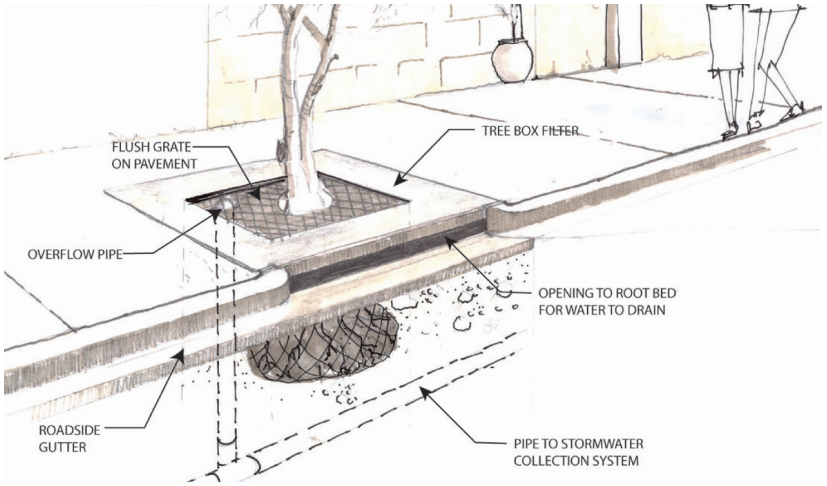
Permeable parking aisles reduce runoff, enhance infiltration



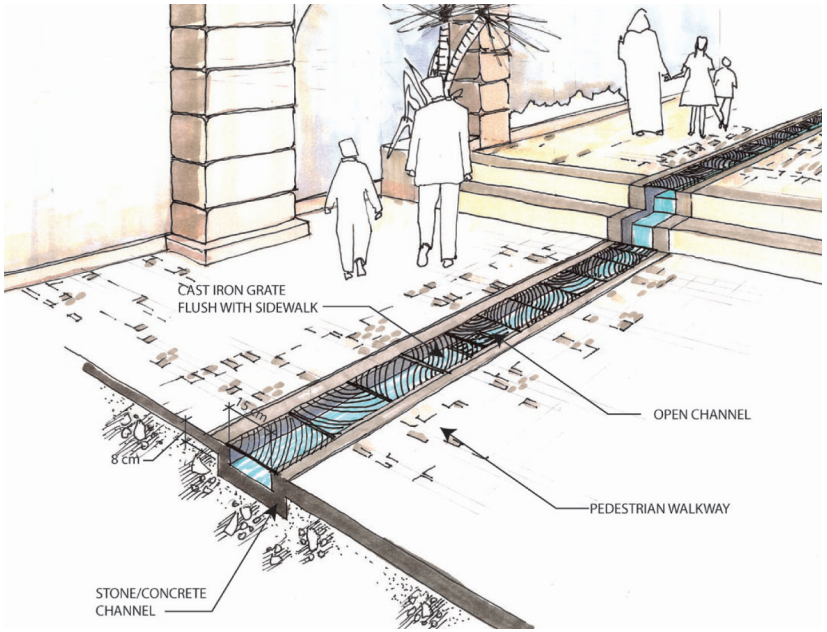
Flow through planters create opportunities for habitat and ecology to be created and provide the public with shade

Stormwater Integration: Paseos





Tree box filters are highly adaptable to constrained PROW providing shade and habitat.



Trench drains control excess surface water and keep travelers safe and seamlessly adapt to different configurations.

6.2 Policy for The Midtown Site + Surrounding Area

Existing Stormwater Policy

The City's current stormwater criteria requires all new development to manage stormwater runoff such that the post-development peak discharge rate does not exceed the pre-development rate for the 100-year, 24-hour design storm. The City has a Land Use Code and Stormwater Codes that speak to water quality and illicit discharges (city of Santa Fe Ordinance 2005-3), however, the purpose is focused on "prohibiting non-storm water discharges to the city's storm drain system"[1]. Policies or requirements that enforce water quality management through onsite stormwater infiltration or stormwater retention are not enforced. As such, current City policy doesn't address onsite hydrologic improvements that directly or indirectly impact downstream conveyance systems. The policies proposed for the Site aim to manage stormwater to enhance water quality, stream stability, sediment transport, and stormwater volume management.

All new development is required to pay a City "Stormwater Utility Service Charge Fee" based on the size of the proposed development parcel(s). Because the service charge is based only on total parcel size, the service charge has been described as "inflexibly structured with no basis for extending incentives or credits to customers for taking measures to reduce the rate or volume of storm runoff or to improve runoff water quality."[2]

Stormwater Policy for The Midtown Site

The Midtown Site development implements strategies that address water quality and retention, in addition to peak mitigation. The proposed policies, summarized in the Table 6.2.A (Current City Policy), incorporate a stormwater quality standard to manage the 90th percentile or 80th percentile storm event on the Site. Estimation of the 90th or 80th percentile storm event discharge volume is included in EPA's Technical Report entitled "Estimating Pre-development Hydrology in the Urbanized Areas in New Mexico".

The proposed stormwater management policies for Midtown are put into practice as follows:

A. Stormwater Management Requirements. All new development will be designed and required to implement stormwater management systems that capture and manage the 90th percentile storm event, defined as a rainfall depth of 0.80 inches, onsite.

- Development proposals shall include a technical memorandum with all supporting documentation, modeling results, and drainage calculations related to the feasibility analysis for complying with the stormwater management requirements, which shall be addressed and submitted to the City as part of the development review process.
- All stormwater management documentation and supporting analysis shall be prepared and signed by a registered engineer licensed in the State of New Mexico.

1. City of Santa Fe code of Ordinances, Chapter XIII Stormwater Utility, Section 13-2.3 Purpose.

2. Final Stormwater Strategic Compendium Section 11.

B. Non-Compliance with 90th Percentile Storm Management

- In the event that the proposed development is unable to manage the 90th percentile storm onsite, a technical memorandum must be submitted to the City for consideration. The technical memorandum shall include a comprehensive analysis detailing the infeasibility of meeting the discharge requirements for the 90th percentile storm event onsite.

C. Stormwater Variance Requests and Associated Fees

- Development proposals seeking a variance from the 90th percentile storm management requirement may be subject to additional stormwater management fees. The specific fee assessment shall be determined by the City at the time of the variance request.

D. Minimum Stormwater Management Requirements

- Development proposals unable to comply with the 90th percentile storm management requirement shall, at a minimum, manage the 80th percentile storm event, defined as a rainfall depth of 0.50 inches, onsite.

Private Development Parcels

The Site is proposing and implementing a district-wide approach to stormwater management. Hence, developers will be required to meet stormwater quality requirements onsite to the MEP. Furthermore, onsite management of the 2-year 24-hr event will be incentivized through the stormwater fee structure described below, however, developers may "opt out" and utilize BMPs within the PROW to meet stormwater runoff volume requirements. Private development parcels will be required to document the stormwater management volume as described above.

Stormwater Fees

For the Midtown Site, the stormwater rate shall be in accordance with the parcel's impervious area footprint (encompassing rooflines, pavement, and any other impervious surface) combined with the already in place flat rate. This fee will account for runoff volume that will be managed in the PROW.

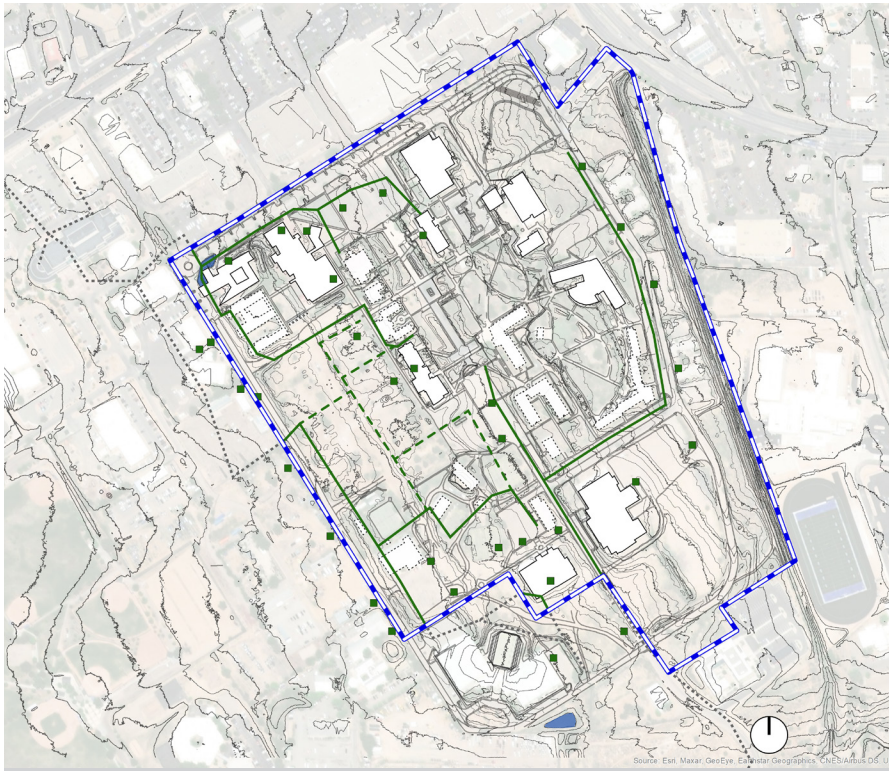
Table 6.2.A Current City Policy		Proposed The Midtown Site Policy	Additional Notes
Peak Mitigation + Detention / Flood Control			
Design Storm: 100-year, 24-hr storm for post development should not exceed pre development conditions at the Midtown Site outfall.	Post-project peak flows cannot exceed existing peak flows at the parcel level for the 100-yr 24 hr event.	• Maintains the current city requirement, but considers the full the Midtown Site collectively. • Individual parcels/developments are not required to meet this standard. • Individual parcels are encouraged to retain the 2-yr 24-hr storm event	• Significant reduction will achieved through the decentralized stormwater management train employed throughout the Midtown Site. • The existing stormwater pond will be retrofitted as needed to maintain peak discharge to the receiving Arroyo de Los Pinos at or below existing conditions.
Volume Control + Conveyance			
Design Storm: Open channels in paseos to be be designed to convey the 10-yr storm. Open channels in main streets to also include 0.5 ft of freeboard. Storm drain closed pipe system to be design to convey the 100-yr 24-hr storm event.	All conveyance system to be designed to convey the 100-yr 24-hr storm event	**Private Development:** Encouraged to retain the 2-yr 24-hr onsite. **Within Public ROW:** Infiltration galleries and trenches to be designed to convey the 10-yr 24 hr Drainage channels to be designed to convey the 10-yr and provide a 0.25 ft of clearance, and to convey the 50-yr 24-hr event. Closed pipe system to be designed to convey the 100-yr 24-hr event.	Drainage design criteria in Section 200 of New Mexico Department of Transportation (NMDOT) Drainage Manual requires the 50-yr design flood and 100-yr check flood for open channels and trunk lines.
Water Quality + Retention			
Water Quality + Retention **Design Storm:** 80th percentile (minimum); 90th percentile (aspirational)	• No runoff water quality requirements. • There is an stormwater illicit discharge ordinance that aims to protect and enhance the water quality of watercourses and groundwater by prohibiting non-stormwater discharges to the city's storm drain system (Ord. #2005-3, § 4)	**Private Development** Will be required to provide water quality treatment to the maximum extent practicable. **Public ROW** GI and LIDs to be implemented across the Midtown Site.	

6.3 Other Utilities + Infrastructure

Sanitary Sewer - Existing Conditions

The Midtown Site is currently served by an existing sanitary sewer system that divides the flow into two sewer sheds- a northern connection point along Cerrillos Rd., and a southern connection at Siringo Rd. During a site visit it was observed that the sewer system connected to the south at Siringo Rd. exceeded the design capacity, surcharging existing manholes. However, the northern connection features an underutilized sanitary sewer with available capacity between the Tony Anaya Building and Cerrillos Rd. South of the Tony Anaya building, the existing sewer system is in poor condition, undersized and in need of replacement.

This utility is managed by the City of Santa Fe.



Existing Sanitary Sewer

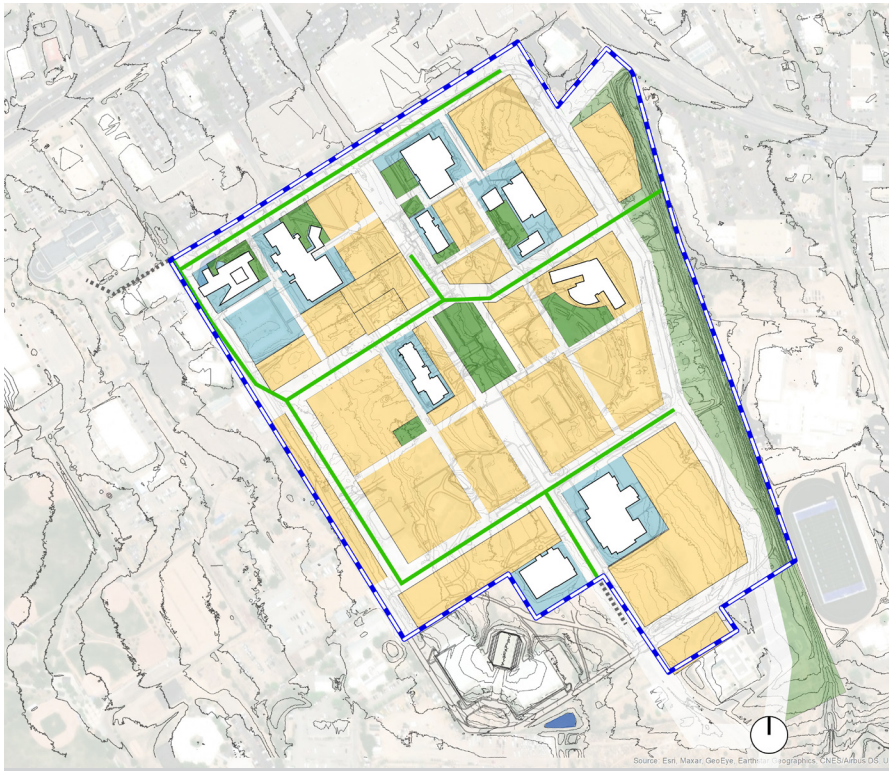
Legend

- The Midtown Site
- Existing Sewer Mains
- Abandoned Sewer Mains
- Existing Sewer Mains outside Project Area
- Existing Sewer Manholes

Proposed Sanitary Sewer

The Midtown Site's development will feature a new sanitary sewer system that will direct all flows towards the north, connecting to the main line on Cerrillos Rd. This diversion of flow will help alleviate the surcharging issues on the Siringo Rd. sewer system. The proposed design shall provide gravity services to all of the proposed development, and will be designed with adequate slopes, depths, and capacity to accommodate the full build-out flow condition. Sewer design flow shall be at 50% full and velocity in sewer lines shall be less than 10 ft/sec and greater than 2.2 ft/s.

Due to the change of direction of the sewer, the existing sewer lines and structures cannot be reused and shall be abandoned and or demolished. As part of proposed conditions the 30' Silar Rd. interceptor shall be repaired and re-lined (Via CIPP).



Proposed Sanitary Sewer

Legend

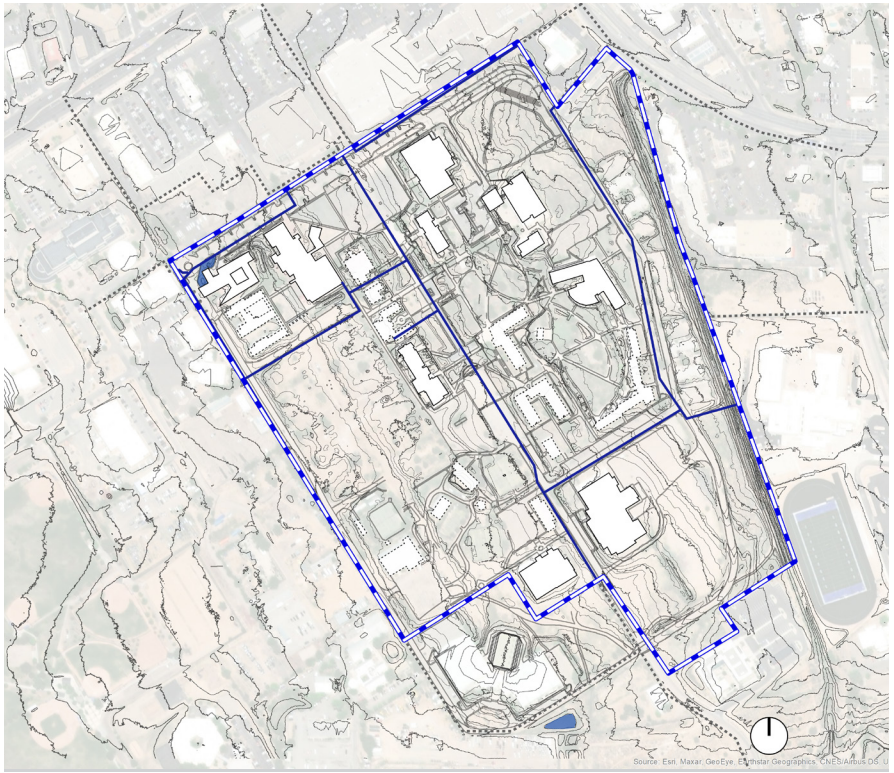
- The Midtown Site
- Proposed Sewer Lines
- Proposed Sewer Lines outside Project Area

Disclaimer:

The proposed sanitary sewer system will require a connection outside the project boundary. All anticipated impacted areas are within the City's right of way or easements.

Potable Water - Existing Conditions

The Midtown Site is served by existing underground system and supporting infrastructure mostly located within the existing public right of way with segments going through private parcels. Modeling results show that the existing system has enough capacity in current conditions and proposed conditions for both peak flows and fire flows. This utility is managed by the City of Santa Fe.



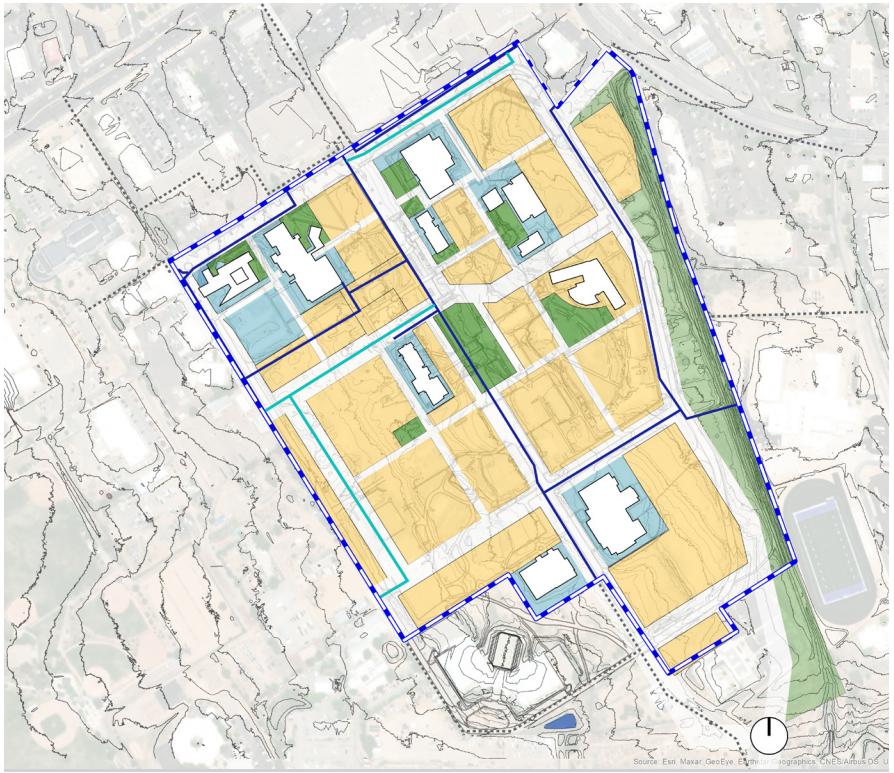
Existing Potable Water

Legend

- The Midtown Site
- Existing Water Mains
- Existing Water Mains outside Project Area

Proposed Potable Water

The majority of the existing water system will be preserved, however, the proposed development plan will necessitate relocation of specific sections of water main to follow new right-of-way alignments. Where relocation is required, water mains will be replaced with the same pipe size and will be constructed to City of Santa Fe requirements.



Proposed Potable Water

Legend

- The Midtown Site
- Existing Water Mains
- Existing Water Mains outside Project Area
- Proposed Water Mains

Disclaimer:

The proposed water system may require work outside the project boundary. All anticipated impacted areas are within the City's right of way or easements.

Electrical - Existing Conditions

The Midtown Site is currently served by underground and above ground electricity lines and infrastructure that run on the existing right of way across the Site. This utility is managed by PNM.

Gas - Existing Conditions

The Site is currently served by underground natural gas pipes and infrastructure that run mostly on the existing right away and connect to existing buildings. This utility is managed by New Mexico Gas Company.

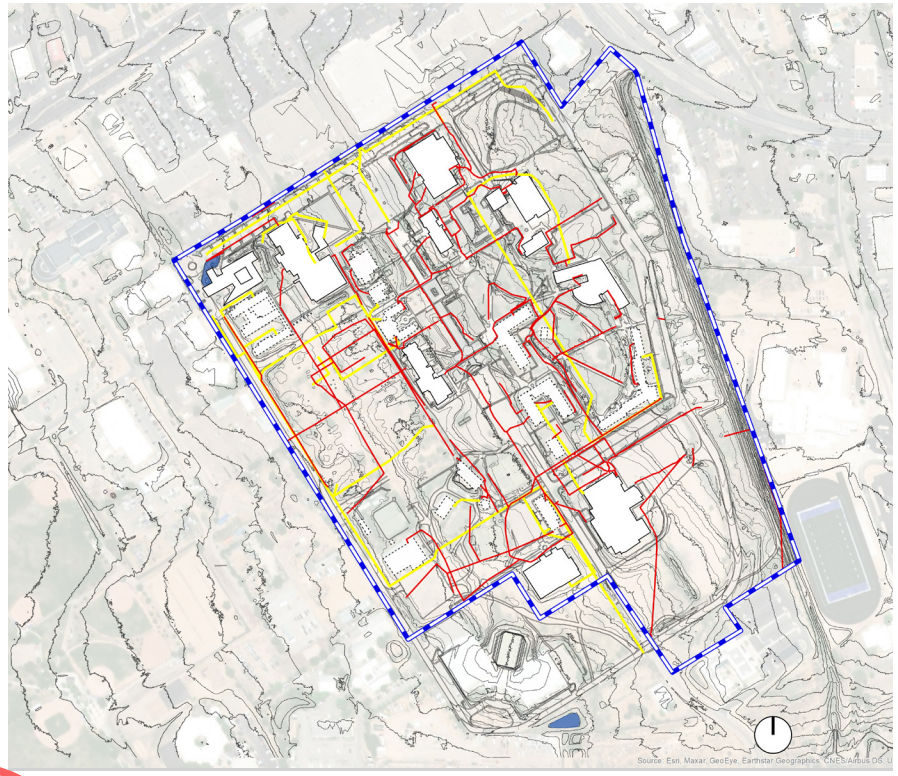
Energy Vision

To support sustainable development, energy infrastructure at the Midtown Site will be upgraded to support a fully electric future. Existing gas lines will be abandoned and electrical trunk lines within the right of way will be upgraded to support 100% electrification of existing and future buildings' energy needs, including climate control, and to provide adequate supply to support electric vehicle charging. Specific electric infrastructure will be development-dependent and costs may be borne by developers of specific parcels according to the specific need of the development program associated with that parcel.

Alternative Energy Sources

Solar Photovoltaic System. New construction standards on Midtown development sites require the installation of a solar photovoltaic (PV) system on the roof area of the building, or on the development site, to provide electricity to newly constructed buildings. A roof is considered all outside coverings of a building or structure, including the structural supports, decking, and top layer exposed to the outside, at all levels of building, excluding roof area designated for skylights. For each new building, this energy standard shall be met by implementing one of the following approaches, whichever provides a greater supply of electricity.

- At least fifty percent (50%) of the roof area shall be dedicated to a PV a photovoltaic system; or
- At least fifty percent (50%) of the building's energy needs shall be estimated to be provided by the on-site PV system, as provided in energy calculations submitted by a certified engineer.



Existing Electrical + Gas Lines

Legend

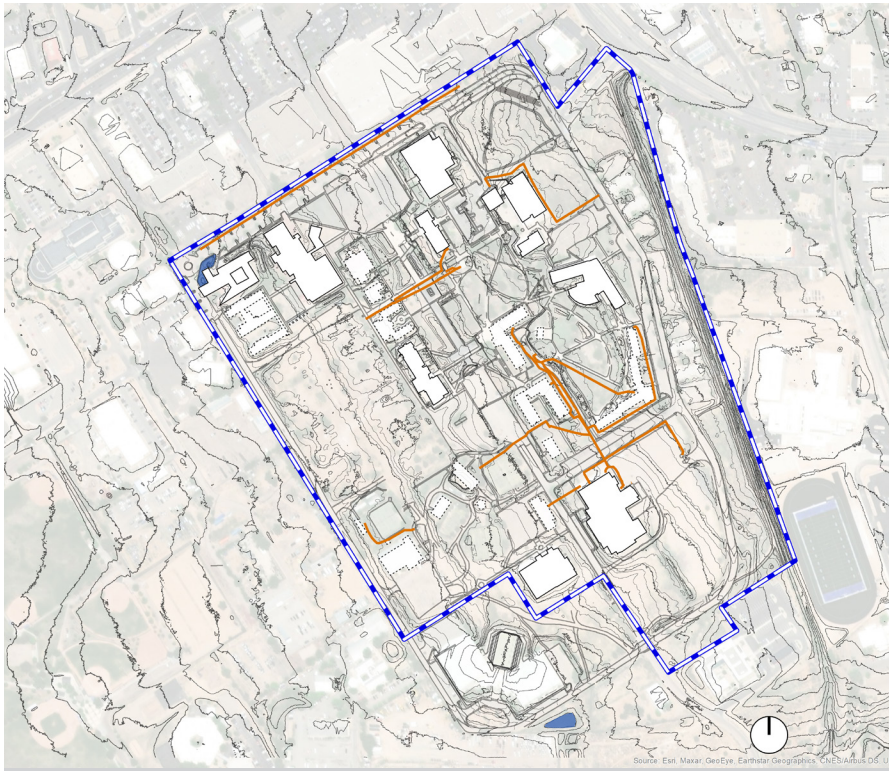
The Midtown Site

Existing Electrical Transmission Lines

Existing Natural Gas Lines

Fiber Optics + Telecommunications - Existing Conditions

The project area is served by telephone communications, fiber optic lines, and supportive infrastructure that run on existing streets and serve existing buildings.



Existing Telecommunications Lines

Legend

The Midtown Site

Existing Communications Lines

6.4 Infrastructure Implementation Strategy

Infrastructure Phasing

The Midtown Site will be built out with both public and private infrastructure. Table 6.4.A (Preliminary Midtown Infrastructure Costs by Phase) shows very preliminary estimated construction cost by phase for all infrastructure that will be owned and maintained by the city, including the Public Utility. Table 6.4.B (Midtown Infrastructure Funding and Financing Sources) shows the potential funding sources for each infrastructure asset class. These costs are subject to change as more specific design information becomes available and as more detailed engineering studies are completed.

Water and sanitary sewer system upgrades will be managed by the Public Utility with funding coming from the future developers who acquire development sites through the Midtown disposition process. In addition, new development will have to pay for new system demand in the form of water rights or by paying a fee in lieu of water for Midtown LINC qualified projects. These cost estimates reflect the cost to upgrade the sanitary sewer system and move certain trunk lines for the water system to align with road rights-of-way. Developers will pay for their lateral connections to the trunk infrastructure.

Road construction will comprise the single largest infrastructure cost. The cost estimates provided in Table 6.4.A (Preliminary Midtown Infrastructure Costs by Phase) are only for road construction within the Midtown Site. There could also be additional road construction costs involving new entrances and access roads to the campus. However, to build such roads will require cooperation with adjacent property owners and will evolve as the Midtown development process proceeds. Therefore, estimated costs for these streets were not included in this analysis. Maintenance costs were also not included.

The Midtown Master Plan Thoroughfare Regulating Plan (Section 5.2.1) identifies nine street types. Five of these types (neighborhhood streets, neighborhood streets with pathways, neighborhood streets with median, plaza two-way street, and plaza one-way street) will all be built within the Midtown Site in the locations specified in the Plan, with the exception that those types that may potentially connect through the lands of adjacent property owners will notbe built without the express consent of the affected adjacent property owner. The Regulating Plan governs thoroughfare typologies and locations only for those thoroughfares built within the Midtown Site. For these street types, the Public Works Department will oversee construction. Costs include the road construction including associated sidewalks, medians, pathways, and storm water improvements. Funding will come primarily from developer contributions as well as from public sources such as federal grants, state legislative funding, and local sources such gross receipts taxes (GRT) or property taxes that can be leveraged through GRT bonds and general obligation bonds. It is possible that the City may initially pay for road construction using bond

debt, but over time, most of the cost will be recaptured through developer contributions.

Roads that will be built within development parcels including living alleys, paseos, and pedestrian access connections will be built by developers as part of their project costs. in these cases, construction will be overseen by the Division of Roads and Trails with plan review from the Public Works Department.

Phase 1 road construction projects include streets necessary to enhance circulation primarily for existing buildings on the Site. However, future road construction phases will vary with the pace and intensity of future development.

The **electric distribution system** will also require considerable upgrading. However, no system assessment has been completed yet. This work will be initiated within the next month and will provide a general approach to designing the new system. It is expected that as property is purchased or leased, that individual property owners will work directly with PNM. PNM will be responsible for building the system.

Table 6.4.A Preliminary Midtown Infrastructure Costs by Phase				
Asset	**Phase**			**Total**
	Phase 1	**Phase 2**	**Phase 3**	
Water	$ 584,911	$ 235,269	N/A	**$ 820,180**
Sanitary Sewer	$ 762,660	$ 342,574	N/A	**$ 1,105,234**
Roads	$ 17,718,309	$ 3,518,941		**$ 21,237,250**
Civic Parks and Open Space	$	$ 2,600,000		
Parking Garage			TBD	
Electrical	N/A	N/A	N/A	**N/A**
Total	**$ 19,065,880**	**$ 6,696,784**	**-**	**$ 23,162,664**
Sources: Wilson Engineering, City of Santa Fe, Opticos Design Inc, Strategic Economics, October 2022				

Table 6.4.B Midtown Infrastructure Funding and Financing Sources							
Asset	**Funding/ Financing Source**						
	General Fund	**Federal Grants/ State Legislative Funding**	**Bonds**	**Developer Reimbursement**	**Impact Fees**	**Land Sales**	**Utility Rates**
Water		X	X	X		X	
Sanitary Sewer		X	X	X		X	
Roads	X	X	X			X	
Civic Parks and Open Space	X	X	X		X	X	
Parking Garage	X		X			X	
Electrical							X
Sources: City of Santa Fe, Strategic Economics, October 2022							

Other Infrastructure

Civic parks and open space will primarily be built in the second development phase to coincide with new development opportunities in the Midtown Site's southern portion. However, this timing is flexible and some civic spaces, including the Plaza, could be built sooner depending on funding availability and community priorities. Funding sources for parks and open space will be the same as for roads. The Parks and Open Space Division will be responsible for overseeing construction of these facilities.

Funding and timing for constructing a **parking garage** are to be determined based on funding availability and community priorities. In the past, Santa Fe has used bond funds to pay for parking garages. Garages are also often financed by charging parking fees.

Fiscal Impact

The ongoing costs to provide municipal utilities to Midtown will be recovered through utility rates paid by users. This includes water, sanitary sewer, and garbage collection. Ongoing costs for road and park and open space maintenance will be covered through both the general fund and potentially through a Property Improvement District (PID) which would be formed to assess future Midtown occupants for common space maintenance costs similar to the way a homeowners' association works. These maintenance costs will be significant. However, it is also important to note that the development will generate new ongoing revenue for the City.

The police and fire departments were both consulted in the process of preparing the Midtown Master Plan. Both departments confirm that they will have the capacity to serve future development at Midtown without having to increase any staff or capital resources. However, if additional services are required, the Midtown Site is expected to generate considerable increases in GRT, property, and other tax revenues for the city's general fund that should be adequate to absorb these costs.

Financial Incentives for Midtown Developers

The Midtown locations offers a series of financial incentives for developers. First, the Site is in a federal Opportunity Zone, which offers considerable tax benefits for qualified development projects. Second, the Site is within the Midtown LINC Zoning Area. This enables qualified projects to be exempt from all impact fees, as from wastewater and water utility expansion charges. Third, if a Metropolitan Redevelopment Area is formed for Midtown, developers and future businesses will have access automatic access to all LEDA benefits offered by the State of New Mexico.


Cerrillos Rd
St Michael's Dr
Garson Theater
Fogelson Library
Visual Arts Complex
Administration Building
SFAI
St. Michael's Hall + Cafeteria
Benildus Hall
Garson Studios
Driscoll Hall
Llano St
Camino Carlos Rey
Franklin E Miles Park



7. Appendices

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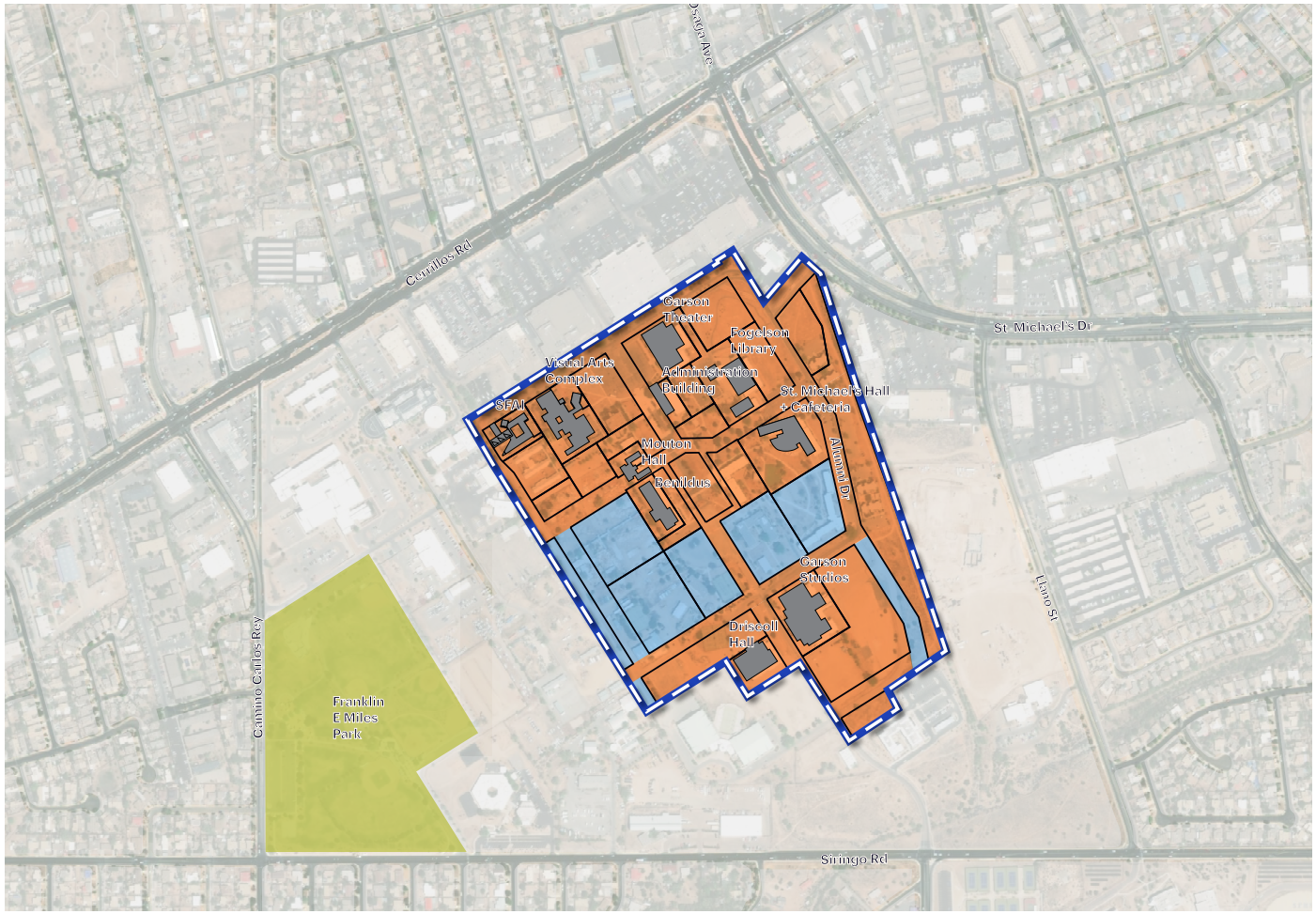
7.1 Map Series

Purpose of the Map Series

The following pages include reproduction of maps that appear earlier in the Midtown Master Plan (Plan) document. They are repeated here to provide a quick reference to developers, staff, and the public as they use the Plan.

Phasing Diagram

See Chapter 3 (Urban Design Vision), Section 3.7 (Development Program + Phasing).



Legend

- The Midtown Site
- Buildings to Reuse
- Development Blocks
- Phase 1: Build on and revitalize existing facilities.
- Phase 2: Build out the rest of the Midtown Site.

Zoning Framework - Facade Zones

See Chapter 5 (Development Standards), Section 5.4 (Development Standards + Regulating Plan).

Legend

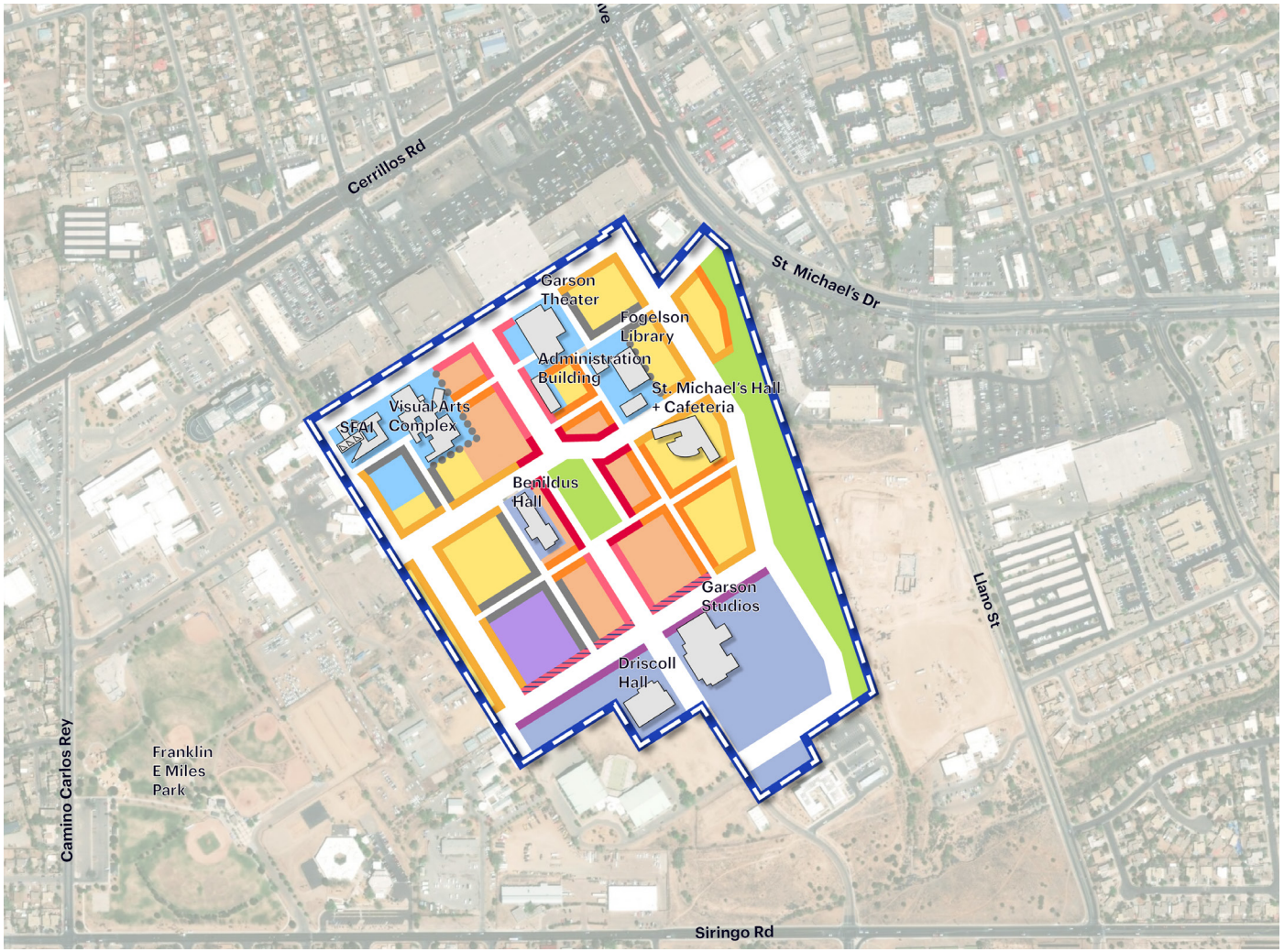
The Midtown Site

Sub-Zones:

- Civic Space (CS)
- Mixed-Use Neighborhood (MU–N)
- Mixed-Use Center (MU–C)
- Mixed-Use Office (MU–O)
- Mixed-Use Film (MU–F)
- Community-Oriented Use (CO)
- Existing Buildings to Reuse

Facade Zones:

- Plaza (PL)
- Main Street (MS)
- Main Street–Office (MS–O)
- Live/Work (LW)
- Neighborhood Residential (NR)
- Neighborhood Paseo (NP)
- 3 stories max. height within 30' of indicated parcel line
- Pursuant to the Midtown Overlay Zoning District requirements for "Qualifing Projects"



Open Space Framework

See Chapter 5 (Development Standards), Section 5.3 (Civic + Open Space Standards).



Legend

- The Midtown Site

Civic Space Types:

- Arroyo Park
- Plaza
- Quad Park
- Pocket Park/Plaza

Other

- Paseos
- Existing Buildings to Reuse
- Development Blocks

Thoroughfare Network Framework

See Chapter 5 (Development Standards), Section 5.2 (Thoroughfare Standards).

Legend

The Midtown Site

Thoroughfare Types

Neighborhood Street

Neighborhood Street with Pathway

Neighborhood Street with Median

Plaza Street Two-way

Plaza Street One-way

Living Alley

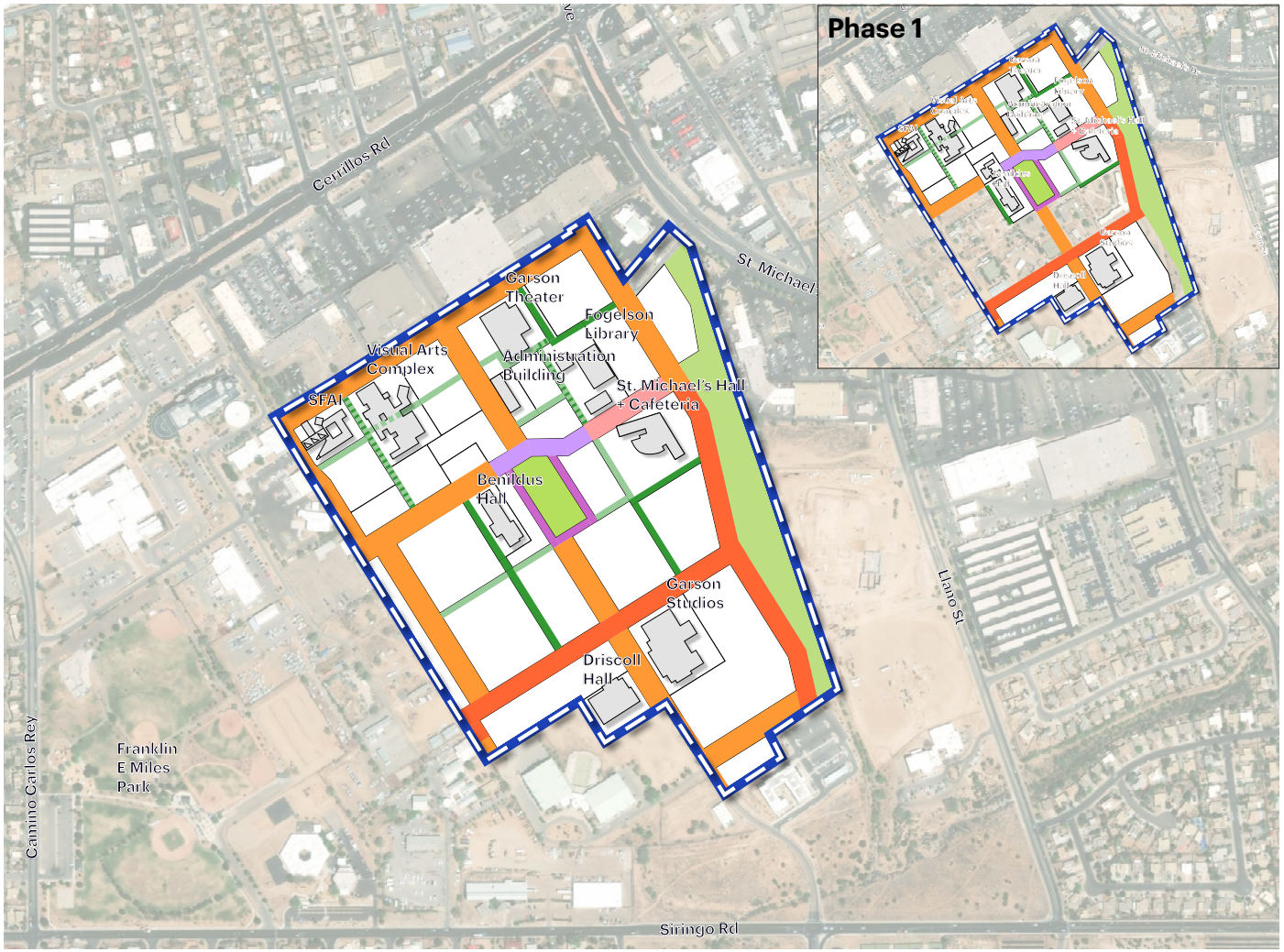
Paseo or Living Alley

Paseo

Other

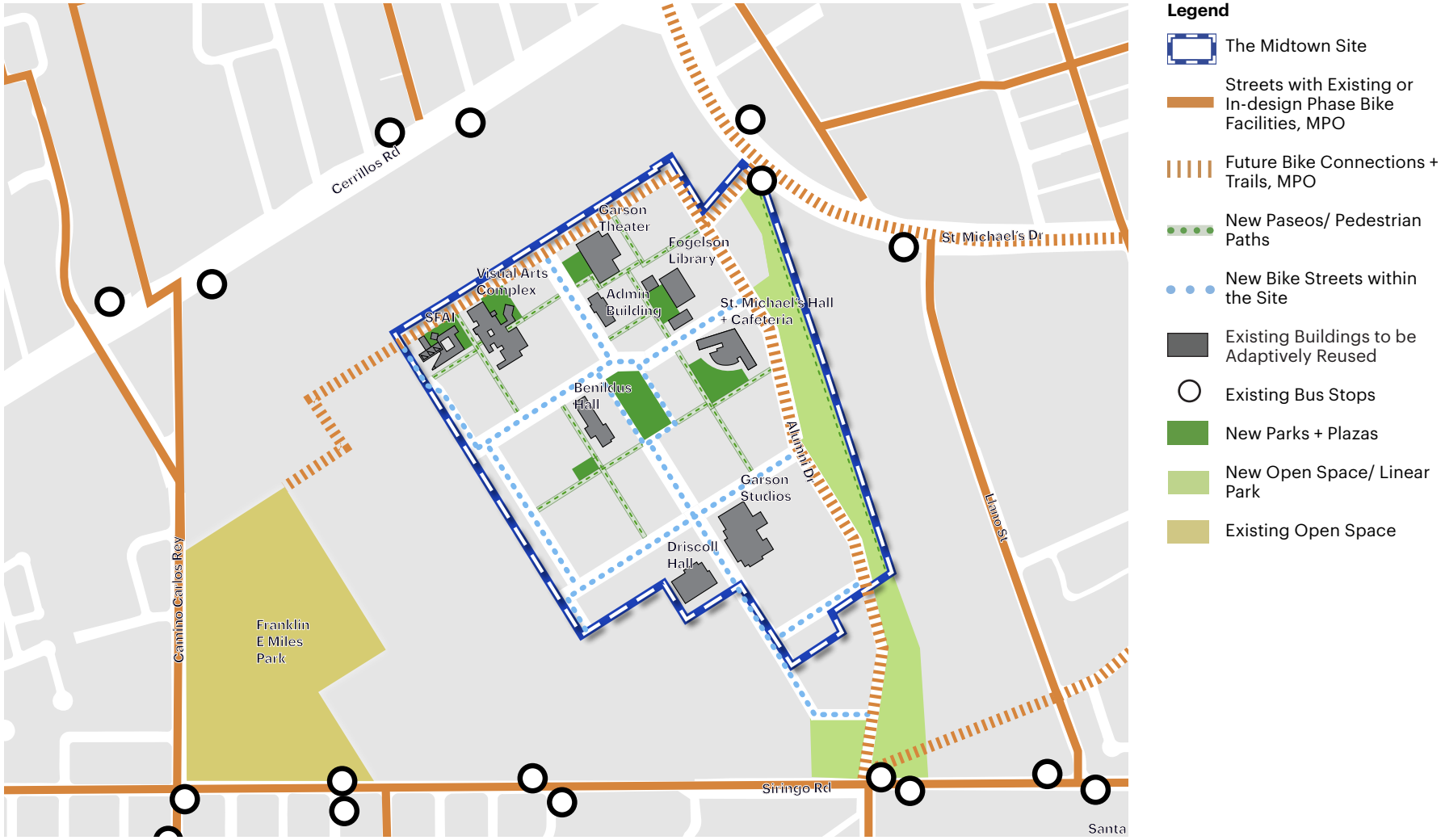
New Open Space/ Linear Park

Existing Buildings to Reuse



Transit + Access Framework

See Chapter 4 Connectivity + Mobility Vision), Section 4.2 (Midtown Connectivity + Mobility Phasing).



7.2 Midtown Infrastructure Report

Technical Memorandum - Existing Sewer and Water Infrastructure prepared by Wilson & Company (8/11/22 rev. 8/25/22) is incorporated by reference.

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2025-10172 & 2025-10189
Hearing Date:	June 5, 2025
Applicant:	Jenkins Gavin, Inc
Owner:	Monte Del Sol Charter School
Request:	Development Plan Amendment & Special Use Permit
Location:	4157 & 4161 Walking Rain Rd
Case Mgr.:	Joel Cruz-Haber
Zoning:	PRC & R-1
Overlay:	N/A
Pre-app Mtg:	December 12, 2024
ENN Mtg:	January 30, 2025
Proposal:	Expansion of their campus with a new 20,432 sqft on the adjacent parcel (Tract 16) to house a gymnasium, locker rooms, restrooms, administrative offices, and 5 classrooms, outdoor spaces that includes a basketball court, lawn areas, and improvements to the existing site.



Case #2025-10189 and #2025-10172. 4157 & 4161 Walking Rain Rd Development Plan Amendment and Special Use Permit. *JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests development plan amendment and special use permit approval for a 20,432 square foot gymnasium, classrooms, office space, and outdoor amenities of new construction. The property is approximately 6.30 acres identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The project is zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre).*

I. EXECUTIVE SUMMARY

The purpose and intent of a Development Plan is to provide the plans to be followed in construction operations, including phasing; to enable the planning commission and land use director to ensure compliance with Chapter 14; and to document compliance with final actions to approve or conditionally approve development applications.

Monte del Sol Charter School ("MDS") is centrally nestled at the trisection of three residential subdivisions:

Nava Ade, Vistas de Las Sierras, and Estancias de Las Soleras. The main school campus is situated on a 3.286-acre parcel, known as tract Q-1, created as a part of the Nava Ade Phase 2A subdivision, approved in 2000. Tract Q-1 is zoned "Planned Residential Community" (PRC) and is subject to the dimensional standards in the Nava Ade master plan and the City of Santa Fe Code where PRC standards are silent. On October 4th, 2001, MDS received approval for a Development Plan from the Planning Commission to build a school on Tract Q-1.

A few years later, MDS leased Tract 16 located immediately south of Tract Q-1. At the time, Tract 16 was jurisdictionally located in Santa Fe County. MDS received approval from the county for placement of portable classrooms which were needed to accommodate additional students. When Tract 16 was annexed into the City in 2005, it was donated to MDS with the approval of the Las Soleras subdivision. While permitted under county standards, the portable classrooms are concerned legally non-conforming to city standards per SFCC 14-10.3. Tract 16 is the site of the proposed request before the Planning Commission, which will include the removal of the three portable classrooms and the remainder at a later phase.

JenkinsGavin, Inc on behalf of Monte Del Sol Charter School, (the "Applicant") requests approval for Case# 2025-10172, a Special Use Permit to allow an educational use on Tract 16 and Case# 2025-10189 to amend their Development Plan to construct a 20,432 square foot building on Tract 16. The building will house a gymnasium, locker rooms, restrooms, administrative offices, and 5 classrooms. Outdoor improvements also include a basketball court, lawn area, additional parking, and infrastructure and drainage improvements. In addition, the Applicant is proposing 7,700 square feet of phased construction to replace the existing portable classrooms on Tract 16 and construct an addition to the main campus building located on Tract Q-1. Current zoning and future land use designations are shown in figures 1 & 2 of this report.

The Applicant has complied with Subsections 14-3.1(E) *"Pre-Application Conferences",* 14-3.1(F) "*Early Neighborhood Notification Procedures*" and 14-3.1(H) *"Notice Requirements".* The Applicant has complied with all applicable subsections of SFCC §14-3.1 General Provisions. The City's Development Review Team (DRT) reviewed the Application for compliance with applicable City Code sections (Exhibit A). Staff's analysis identifies the Application has satisfied Development Plan Approval Criteria in accordance with SFCC §14-3.8(D), subject to conditions of approval and technical corrections in this report.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the development plan amendment subject to conditions of approval and technical corrections.

1. SFCC Subsection 14-3.8(D) "*Approval Criteria and Conditions*" for Development Plan amendment, to construct approx. 20,432 square feet of new construction for a gymnasium, offices, classrooms, and outdoor amenities.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the special use permit subject to conditions of approval and technical corrections.

2. SFCC Subsection 14-3.6(D) "*Approval Criteria and Conditions*" for special use permit to allow educational use on Tract 16, zoned R-1.

Two motions will be required in this case:

1. *Approve or deny case #2025-10189 Development Plan Amendment subject to the conditions of approval and technical corrections recommended by staff.*
2. *Approve or deny case #2025-10172 Special Use Permit subject to the conditions of approval and technical corrections recommended by staff.*

Figure 1 Current Zoning

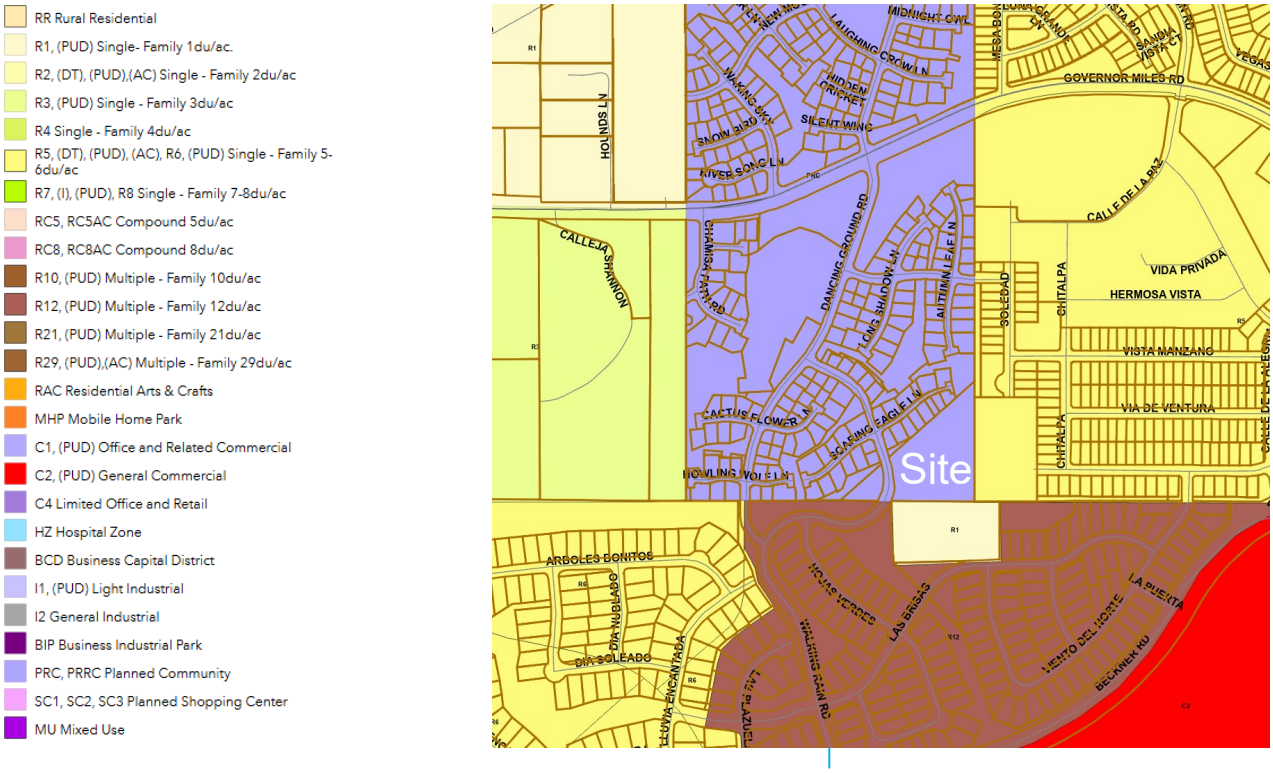


Figure 2 Future Land Use



II. EXISTING CONDITIONS

The project is comprised of one (1) developed +/- 3.28-acre tract Q-1, and one (1) partially developed +/- 3.02-acre tract 16, containing six (6) portable classrooms. Both tracts are legal lots of record with tract Q-1 zoned PRC (Planned Residential Community) and tract 16 zoned R-1 (Residential – 1 unit per acre). Within the general vicinity are subdivisions that are either under construction, completed, or currently in review, see figure 3.

Figure 3: Vicinity Map & Surrounding Subdivisions

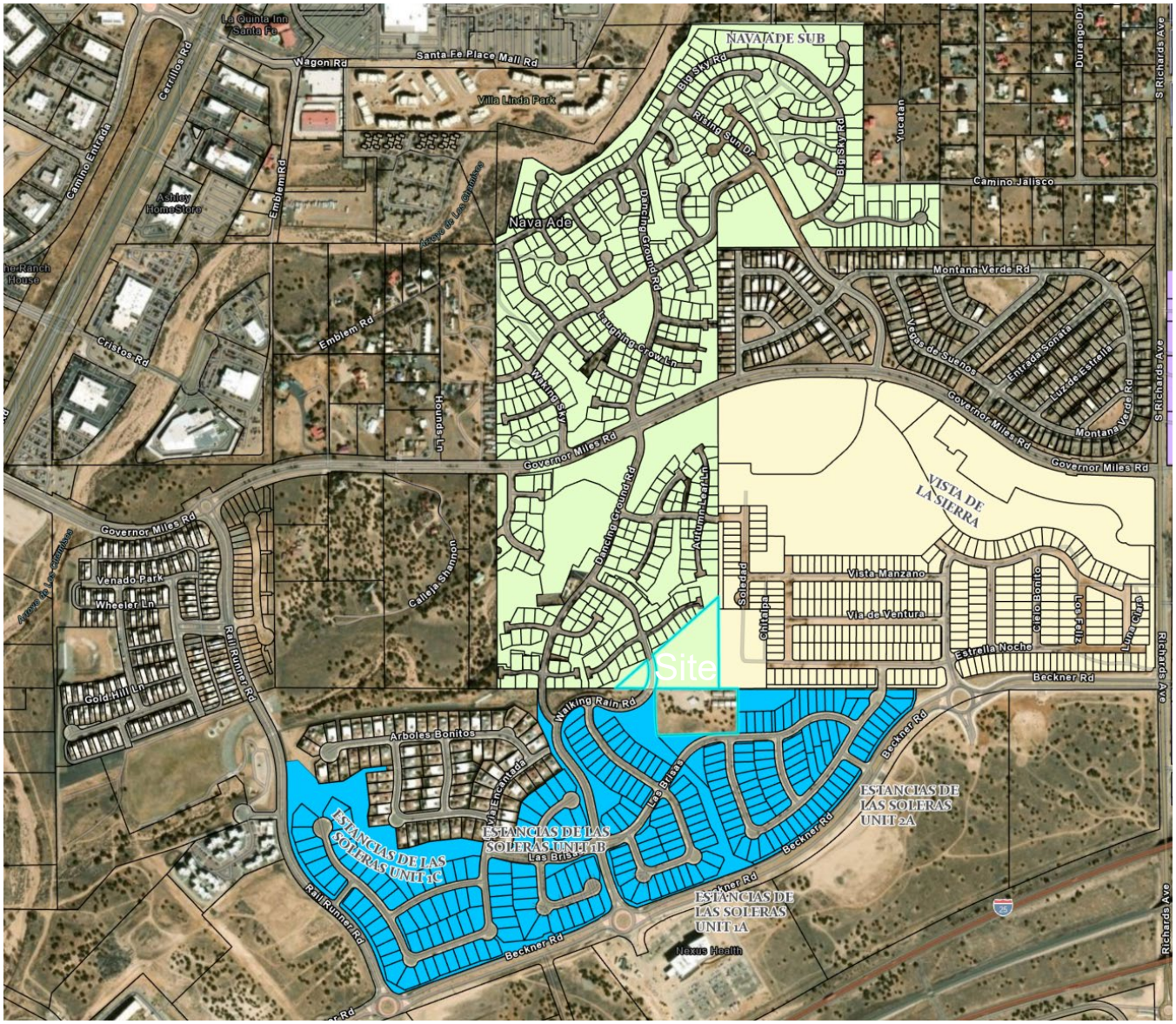


Table 1

Direction	Zoning
North	PRC (Planned Residential Community), Nava Ade Phase 2 Subdivision consisting of single-family homes.
West	R-12 (Residential – twelve (12) dwelling units per acre) – Estancias de las Soleras community consisting of single-family homes. I addition, PRC (Planned Residential Community), Nava Ade Phase 2 Subdivision consisting of single-family homes.
South	R-12 (Residential – twelve (12) dwelling units per acre) – Estancias de las Soleras community consisting of single-family homes.
East	R-5 (Residential – five (5) dwelling units per acre) – phase 2, Vistas De La Sierra. In addition, Monte Del Sol Charter School, parcel C1.

III. PROJECT ANALYSIS – DEVELOPMENT AND DESIGN STANDARDS

a. Access, Traffic and Circulation

An Initial Traffic Assessment was submitted by Bohannan Huston to the Traffic Engineering division within the Public Works Department, and it was determined a Traffic Impact Analysis ("TIA") is not required for this project. Primary vehicular access consists of two (2) ingress/egress points to the site off Walking Rain Road. A new driveway will be constructed to the south of tract 16, from Las Brisas, totaling 3 driveways.

A 26' right-of-way driveway will provide access for buses, drop-off/pick-up, and overflow for events, and flow from the new south parking lot to existing parking lots. Unlike current practice, buses will not be parked onsite. ADA parking spaces are placed across from the new entrance to the school and accessed via a painted walking strip. Calculations for total parking required are established in table 14-8.6-1 located in the appendix for Chapter 14 Land Development.

b. Vehicular Parking

Monte Del Sol is a junior and senior high school; therefore, the following parking calculations were used. For junior high school: One space for each classroom, workshop, laboratory or office plus one (1) space per 200 square feet of auditorium, gymnasium and cafeteria.

For senior high school: four (4) spaces for each classroom, workshop, laboratory or office, plus one space per 200 square feet of auditorium, gymnasium and cafeteria. Total required parking is 159 spaces and the proposed provided parking is 162. Of the total spaces provided, 19 are small car parking spaces and 6 ADA accessible spaces.

Table 2

Parking Space Requirement	Required	Proposed
Middle School: 1 space per classroom, laboratory, and office	19	19
High School: 4 spaces per classroom, laboratory, and office	80	80
Gymnasium & Auditorium 1 Space per 200 sqft	60	60
ADA	6	6
Total:	159	162

c. Bicycle Parking

Bicycle and pedestrian access are provided along existing and proposed sidewalks off Walking Rain Road and Las Brisas. Bicycle Parking will be relocated at the time of construction and increase capacity from 12 bicycle parking spaces to 28 per table 14-8.6-5, school off-street bicycle parking. Located southwest of tract 16 is an existing pedestrian walking trail from Las Brisas to Walking Rain Road and primary access point to Monte Del Sol.

d. Land Use

Existing land uses include a junior/ senior high school on tract Q-1, an annex building containing three (3) classrooms, and parking lots. Proposed uses on tract 16 include a gymnasium, locker room, restrooms, administrative offices, classrooms, outdoor basketball court, an area comprised of artificial turf, and additional parking spaces. Furthermore, the proposed development plan amendment includes future phased development to construct a 2,500-square-foot addition to the central campus building where the existing basketball court is located and construction of a 5,200-square-foot classroom building on the Northeast corner of tract 16 to replace the existing portable classrooms.

e. Development Dimensional Standards

Tract 16 is in the R-1 zoning district and has complied with the dimensional standards set forth in SFCC table § 14-7.2-1, as shown in table 3. The applicant has provided a zero-lot line affidavit along the rear property line, executed by MDS (Attachment C).

Table 3

Dimensional Standards Tract 16 (R-1)	Required	Proposed
Minimum Lot Size	2000 SF	132, 422 SF
Maximum Height Allowed	35’	32’
Minimum Yard Requirements	Street: 7’ Side: 5’ Rear: 15’	Street 94’ Side:5’/161’ Rear: 0’
Maximum Lot Coverage (%)	40%	20%
Minimum Required Open Space	= > 25% of net lot area	93,632 SF (70%)

f. Terrain and Stormwater Management – SFCC §14-8.2

Tracts Q-1 and 16 slope gently from North to South. Tract Q-1 has slopes greater than 30% located at drainage pond 3. Drainage on tract 16 will be contained onsite via drainage ponds one (1) and two (2) located at the Southwest corner of the tract 16. Future phases will be subject to the same drainage and terrain management code provisions established in Santa Fe City Code ("SFCC") §14-8.2. The application submittal has been reviewed by the Land Use Engineering division and accepts the proposed improvements without conditions or approval or technical corrections.

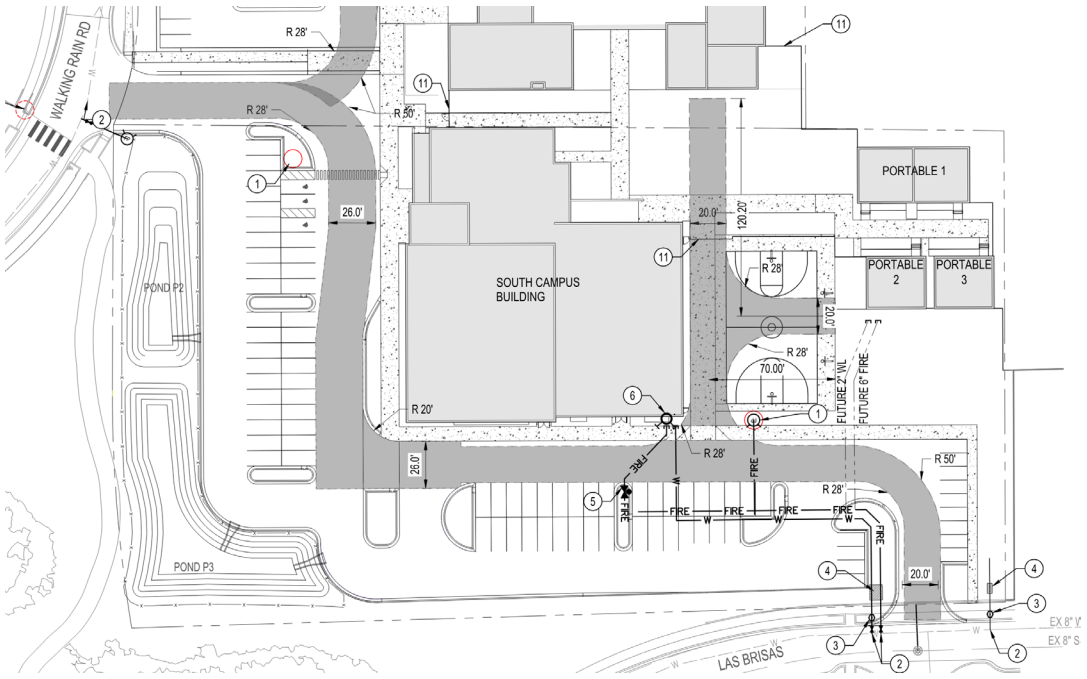
g. Landscape and lighting - SFCC §14-8.4 & §14-8.9

Landscaping improvements on tract 16 are shown in the proposed planting plan (Attachment C). Existing conditions on tract 16 consist of only 44 evergreen trees greater than 8' (feet) that will be removed and replaced with irrigated deciduous trees and shrubs recommended by the City of Santa Fe woody plant list. Furthermore, the proposed lighting plan on tract 16 and Q-1 includes installation and replacement of single head light fixtures with light shields along residential properties to keep light from escaping property lines. The landscaping and lighting plans have been reviewed and provided with technical corrections and conditions of approval.

h. Fire and Emergency Access

The proposed fire and emergency access improvement plan includes a driveway coursing through the south campus from Las Brisas Rd starting with a 20' Right-of-Way ("ROW") which increases to a 26' ROW, see Figure 4. The new emergency access road will merge with the existing emergency access at the secondary access of the school off Walking Rain Rd. Additionally, a 20' emergency access route and gate will be placed along the East wall of the proposed gymnasium. Tract 16 will be improved with two new fire hydrants that meet the flow rates for the site.

Figure 4 Fire & Emergency Access Plan



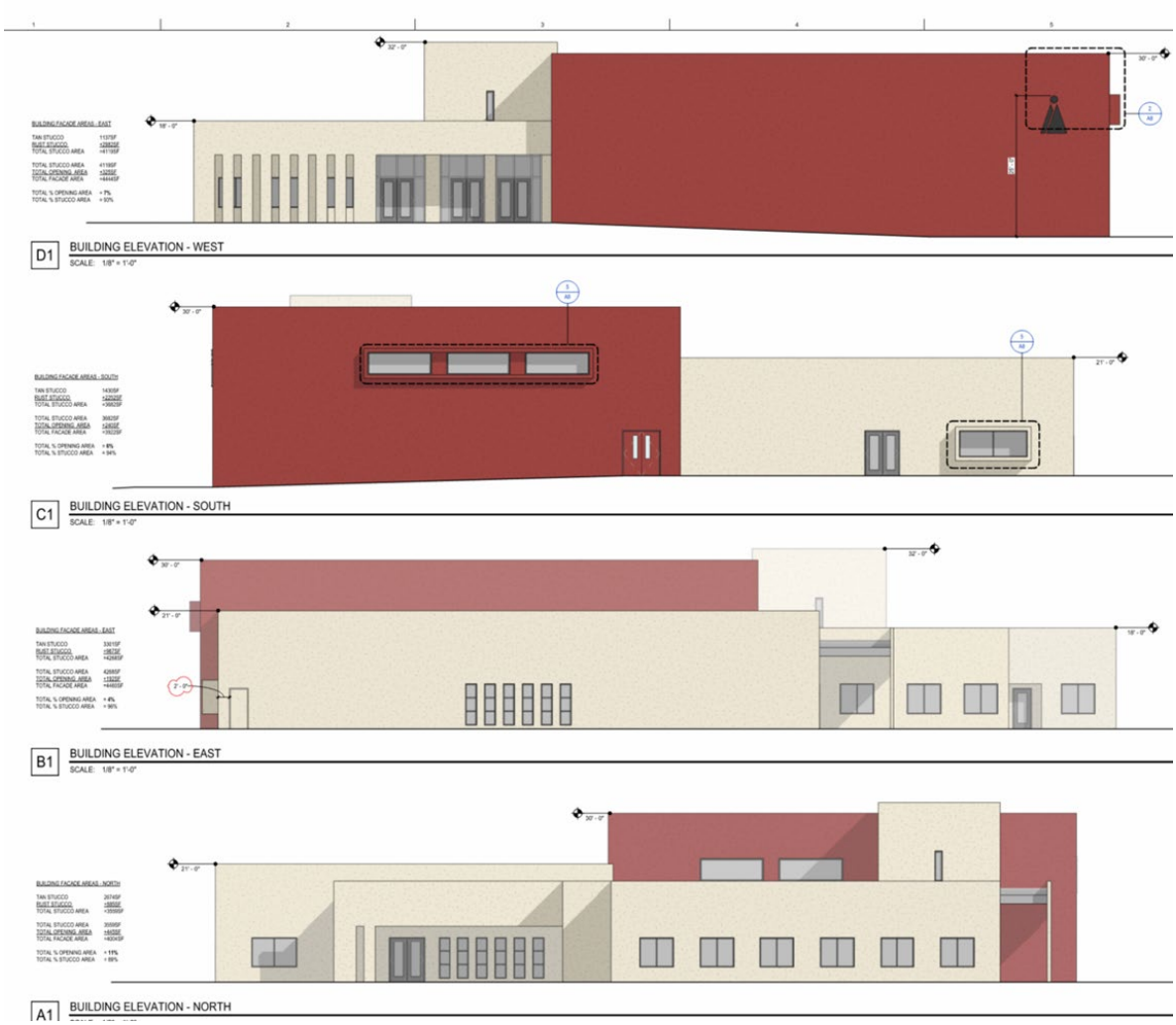
i. Impact Fees SFCC §14-8.14

Impact fees will be determined at the time of building permit application.

j. Architectural Design & Sign Review SFCC §14-8.7 & 14-8.10

The proposed south campus elevations (Figure 5) located in tract 16 have been reviewed based on the requirements and architectural style points in SFCC §14-8.7 and 14-8.10. Tract 16 is in the R-1 zoning district which requires a total of 180 architectural style points per the table in §14-8.7-1. Staff's review is based on the criteria set forth in table 14-8.7-2 and have determined the proposed elevations have achieved 195 points. Furthermore, the proposed wall sign on the west side of the south campus structure has been reviewed using the criteria in §14-8.10. Staff has determined the proposed wall sign meets the criteria in the section and does not exceed 25' in height. Final architectural points approval and signage approval will be conducted at the time of building permit.

Figure 5: Proposed Elevations

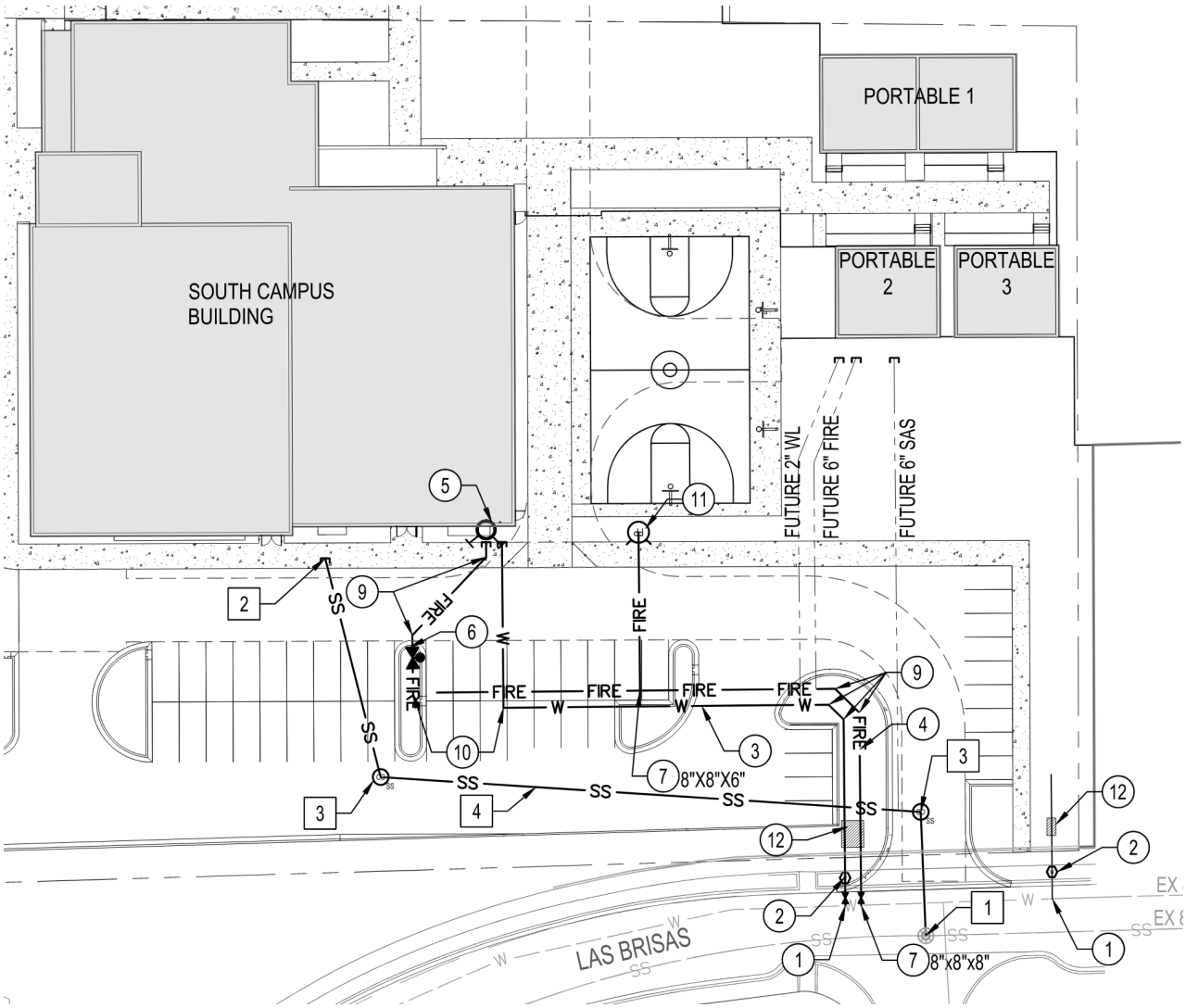


k. Utilities

- **a. Water Plan**
- **b. Water Budget – SFCC §14-8.13**
- **c. Sewer**

The proposed water, sewer, and water budget plans have been transmitted to the COSF water and wastewater division to review utility connections as well as water resources to review the water budget. The water connection will be derived from an existing connection off Las Brisas Rd via the new access point and connect directly to the gymnasium. The sewer line will follow a similar route going from the south side of the gymnasium, through the parking lot, and end at a manhole at Las Brisas Rd (Figure 6). Additionally, the proposed water budget has been reviewed and accepted by Water Resources.

Figure 6 Proposed Utilities Plan



IV. DEVELOPMENT PLAN APPROVAL CRITERIA SFCC §14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

Criterion A: That the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** Yes
Applicant Response: The Planning Commission has the authority under Chapter 14 to review and approve a Development Plan for the proposed project.	

Staff Response:

Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.

Criterion B: That approving the development plan will not adversely affect the public interest; and	**Criterion Met:** Yes

Applicant Response:

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

Staff Response:

Monte del Sol (MDS) charter schools is sanctioned by the New Mexico Public Education Commission (NMPEC) and is not a part of the Santa Fe Schools District (SFSD). The General Plan's General Service goals are specific to schools within the SFSD. However, both charter and public schools share interests to improve current facilities, increase the safety of their campuses, and enhance the education and extracurricular opportunities for their students.

Approving the development plan amendment will satisfy the General Plan's City Character and Urban Development with the intention of developing neighborhood centers as a part of the neighborhood design section 5.1.4 of the General Plan.

The term *"Public Interest"* is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Criterion C: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** Yes

Applicant Response:

Applicant Response: The land uses and structures adjacent to Tract Q1 and Tract 16 include vacant land, open space, single-family residential, and a parcel dedicated to Santa Fe Public Schools. Land uses in the vicinity of MDS consist of single-family homes, open space, Nexus Health, Presbyterian Hospital, Light at Mission Viejo Church, and a number of multi-family developments. Educational use and structures are established within the neighborhood design section in Chapter 5

of the General Plan. As a result, Planned Residential Communities (PRC) is required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

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

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

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

Staff Response:

The Applicant's response failed to address criterion 14-3.8(D)(c). The Applicant's response emphases the historic presence of the school and its perceived community benefit, but does jot directly demonstrate how the new building and site plan improvements are compatible and adaptable to nearby residential and non-residential uses. While general statements of integration are included, there is little analysis of the building scale, massing or architectural transitions to the adjacent neighborhood context.

However, Staff's analysis for the proposed 20,432 sq ft structure has met the architectural style point requirements per §14-8.7 which has been designed to be harmonious with the associated building at the main campus. The proposed south campus utilizes the same massing techniques, building material, colors, flat roofs, and modern Pueblo architectural style are adaptable and complimentary with the abutting central campus, and within the vicinity when compared to Nava Ade subdivision. Whereas other subdivisions in the vicinity such as Vistas Estancias de las Soleras and Vistas de la Sierra utilizes a modern Spanish architectural design. Furthermore, tract 16 is located in the R-1 district which allows a maximum height of 35' for non-residential uses whereas the main campus is

located in the PRC district and subject to the height regulations of the Nava Ade master plan. Therefore, the proposed south campus will be 5' higher than the existing campus, allowing a massing technique that is compatible with the existing campus.

The proposed 20,432 sq ft structure has met the architectural style point requirements per §14-8.7 and has been designed to be harmonious with the associated building at the main campus. The proposed uses in the vicinity consist of single-family homes, open space, Nexus Health, Light at Mission Viejo church, and multifamily. Where Nava Ade and Estancias de Las Soleras neighborhoods meet, MDS is at the focal of the community. Contributing to the compatible uses and structures within the vicinity and adjacent parcels. Furthermore, educational use and structures are established within the neighborhood design section in chapter five of the General Plan. As a result, Planned Residential Communities (PRC) are required to be provided within the Vistas de Las Sierras and Nava Ade Neighborhood.

Although the applicant has failed to meet criterion C, the applicant plans reflect compliance with compatibility and adaptability with other uses and building abutting and within the vicinity of the proposed site.

V. SPECIAL USE PERMIT APPROVAL CRITERIA SFCC §14-3.6(D)(1)

SFCC Section 14-3.6 governs the authority, procedures, and restrictions for special use permits. The Criteria for approval of special use permits are detailed below;

Criterion A: that the planning commission has the authority under the section of Chapter 14 described in the application to grant a special use permit;	**Criterion Met:** Yes
Applicant Response: The Planning Commission has the authority under Chapter 14 to review and approve a Special Use Permit for the proposed project.	

Staff Response:
Santa Fe City Code (SFCC) Subsection 14-3.6(B) authorizes the Planning Commission to review and approve or deny special use permits.

Criterion B: that granting the special use permit does not adversely affect the public interest, and	**Criterion Met:** Yes

Applicant Response:

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

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Criterion C: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** Yes

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Although the applicant has failed to meet criterion C, the applicant plans reflect compliance with compatibility and adaptability with other uses and building abutting and within the vicinity of the proposed site.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly noticed for the Early Neighborhood Notification meeting in accordance with SFCC §14-3.1(H). An ENN meeting was held on January 30th, 2025. Approximately 16 community members attended. The comments community members had for the applicant are provided in the Early Neighborhood Notification Meeting Notes in the applicant's submittal in Exhibit C.

VII. EXPIRATION

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

VIII. ATTACHMENTS

ATTACHMENT A: Development Review Team Comments

1. Compiled Technical Corrections and Conditions of Approval
2. Terrain Management – Landscape, lighting, and Irrigation Review
3. Fire Prevention
4. Terrain Management – Site Access/ADA Review
5. Water Resources
6. Water Utility
7. Traffic Engineering

ATTACHMENT B: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street Views

ATTACHMENT C: Applicant Materials

1. Project Report

2. Special Use and Development Plan Amendment Applications
3. Authorization Letter
4. Legal Lot of Record Tract Q-1 / Legal lot of Record Tract 16
5. Quitclaim Deed Tract Q-1 / Warranty Deed Tract 16
6. Building Setback Affidavit
7. Charter School Contract NMPEC / State Charter School Renewal Letter
8. Architectural Style Points Checklist
9. Sewer and Water Applications / Water Offset Program Evaluation Request
10. Water Budget
11. Preliminary Drainage Report
12. Geotechnical Report
13. Soils Report Addendum
14. Initial Transportation Assessment
15. ENN Packet/ ENN Meeting Notes
16. Nava Ade Subdivision Phase 2A Plat
17. Plan Set Revised 5/9/2025
18. Existing vs Proposed
19. Tract 16 Additional Information

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Joel Cruz-Haber	JCH

City of Santa Fe, New Mexico

Exhibit A

Development Review Team

1. Conditions of Approval & Technical Corrections
2. Traffic Engineering Division Memorandum
3. Wastewater Division Memorandum
4. Water Division Memorandum
5. Water Resources Memorandum
6. City Engineer Memorandum
7. Landscape Memorandum
8. ADA Memoradnum
9. Fire Department Memorandum

Conditions of Approval:

No.	Requirement	Must be completed by:	DRT Member
1.	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8%Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.	Water Resources
2.	Each lot shall be served by a separate water service at the time of development.	Prior to construction permit approval	Water Resources
3.	An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval	Water Resources
4.	The applicant will install a 8' fence and 15' landscape buffer along the common property line where abutting developed or undeveloped for or zoned residential. A fence will not be required along the common property line of Tract-W located in the Vistas de Las Soleras subdivision if it is deeded to Monte del Sol Charter School.	Prior to construction permit approval	Land Use

Technical Corrections:

No.	Requirement	Must be completed by:	DRT Member:
5.	Refresh the existing striping from the ADA Parking Stalls and Aisles to the building.	Building Permit Submittal	ADA
6.	507.1 Accessible Routes through Parking. Where accessible routes pass through parking facilities, they shall be physically separated from vehicular traffic.	Building Permit Submittal	ADA
7.	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	Building Permit Submittal	ADA

8.	Provide a heated and insulated enclosure above ground for the Reduced Pressure Backflow Preventer. Include heating equipment for the enclosure designed and furnished by the manufacturer to maintain an interior temperature of +40° F with an exterior/outside temperature of -30° F and a wind velocity of 15 mph. Provide an electric power source for heat and accessories, G.F.I. protected with at least six inches minimum clearance above any water discharge point and near the pipe riser on the enclosure access side or per local code. For boxes using self-regulating tape heat source, secure tape to valve with wire ties or electrician's tape; no covering is necessary.	Building Permit Submittal	Landscaping

Development Review Team (DRT)
Comment Form

Date: December 12, 2024

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

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-9512-PAR Monte del Sol Charter School 4157 and 4161 Walking Rain Road

Case Planner: Dan Esquibel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

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

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None - See attached email from Wilson & Company dated 12/11/24.	N/A	
2.		
3.		
4.		

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

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Monte del Sol Charter School ITA Resubmittal Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

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

CC Luna, Robert<Robert.Luna@wilsonco.com>

Date Wednesday, December 11th, 2024 at 12:46 PM

Leroy, I have reviewed the revised ITA for the Monte del Sol Charter School submitted by Bohannan Huston and all of my comments have been addressed and concur that no further traffic analysis will be required by the proposed changes to the site. Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Ms. Colleen Gavin
JenkinsGavin, Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

RE: Initial Transportation Assessment for the Monte del Sol Charter School

Dear Ms. Gavin,

Bohannan Huston has prepared a site threshold assessment for a proposed development at the Monte del Sol Charter School located at 4157 Walking Rain Rd in Santa Fe, New Mexico. This school was founded in 2000 and they are currently looking into an expansion project that will remove four portable classrooms and build a new building that will house approximately four new classrooms and a gymnasium. This summary will include a project description with information on site traffic changes.

Project Description

The proposed building will be located to the south of the existing Monte del Sol Charter school buildings and will house four additional classrooms, a gymnasium, and several administrator offices. The total gross square footage of the building will be approximately 20,430 square feet. There are four portable classrooms that currently reside in this space that will be removed from the site.

The current student population is 370, and the school has indicated a maximum student population of 380 students. Additionally, the school employs 7 busses but not all routes are at capacity. This expansion project will not be substantially changing the student population; thus it will have a minimal impact to the traffic to the site as shown in the trip generation.

Trip Generation

A comparison was completed to determine the change in trips to and from the charter school. This comparison utilized ITE trip generation manual, 11th Edition to estimate trips. An appropriate code from the trip generation manual was assessed and code 534 – Private High School was the closest comparison to the Monte del Sol Charter School site, since this Charter School only includes grades 7 through 12. A trip generation was completed for the current student population of 370 students, and the maximum student population of 380 students. The AM peak hour provided a fitted curve equation which yielded a higher trip generation during the AM peak hour. As a conservative approach, this was used for the AM peak hour. The PM peak hour provided only the average rate which was used. The trips generated in each scenario are summarized below:

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

Based on the increase in trips as shown in the table, the increase is less than 10% compared to existing use in both AM and PM peak hours and therefore does not require additional analysis according to the Transportation Impact Analysis Guidelines for the City of Santa Fe.

Vehicle Access

Access to the school will be enhanced to allow better traffic flow for student pick up and drop off and school bus loading and unloading. The school is currently proposing to keep the two existing access points on Walking Rain Road and add an additional access point onto Las Brisas. The proposed access will be used for school bus loading/unloading and staff parking. A preliminary site plan is attached which shows these three access points.

Assessment

Based on our traffic evaluation and completed initial transportation assessment form which is attached, Bohannan Huston has determined that traffic to the site will be minimally impacted by the expansion project and additional traffic impact studies are not warranted at this time.

Sincerely,
Bohannan Huston Inc

Carl D Vermillion, PE, PTOE
Project Manager
7500 Jefferson St NE
Albuquerque, NM 87109

Enclosures: Initial Transportation Assessment form
Site location map

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

5999 Airport Road

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
Existing School	370 students	T=0.35(X)+13	0.19	263 / 70	534
Proposed School	380 students	T=0.35(X)+13	0.19	267 / 72	534
GRAND TOTAL					

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes ☐ No ☑

Level of Transportation Impact Analysis Needed N/A

Developer/Developer's Agent Bohannan Huston inc Date 12/10/2024

City of Santa Fe _____ Date _____

Private High School
(534)

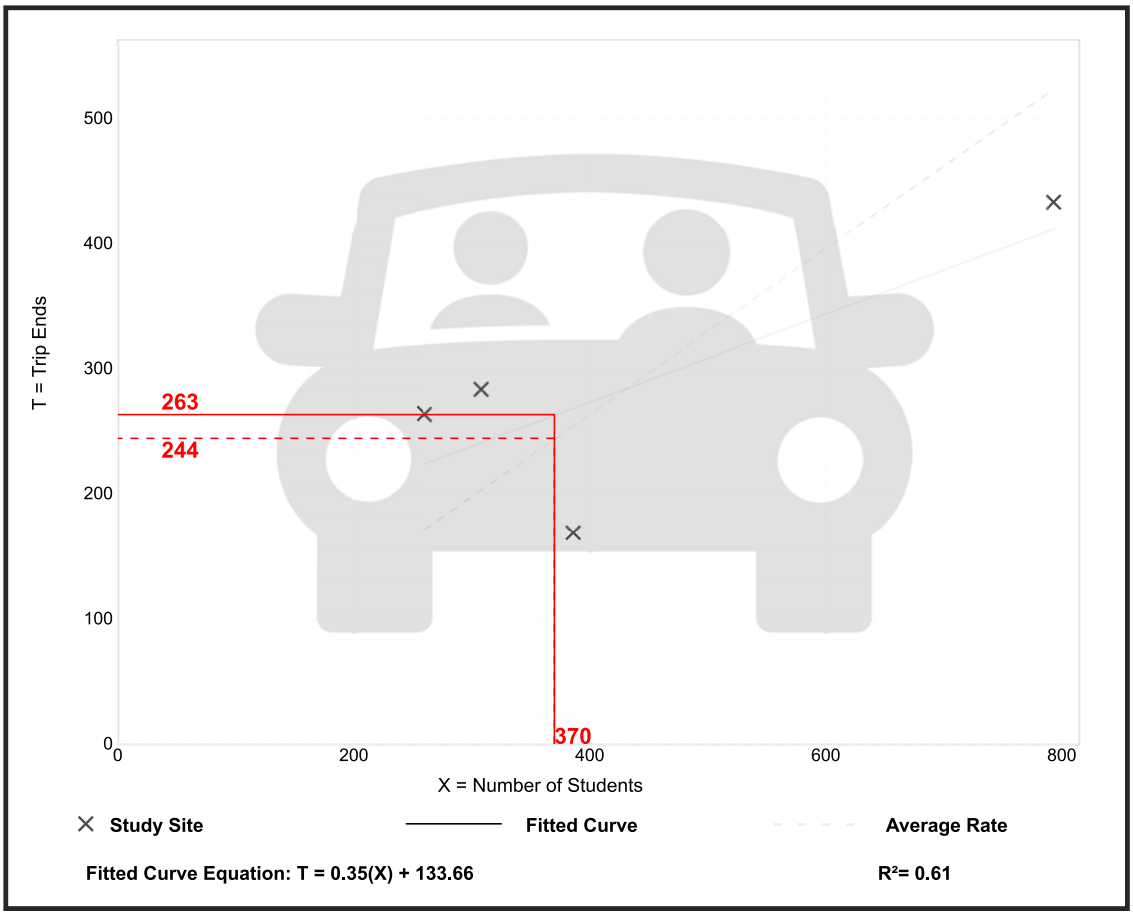
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	437
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.66	0.44 - 1.02	0.25

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Private High School
(534)

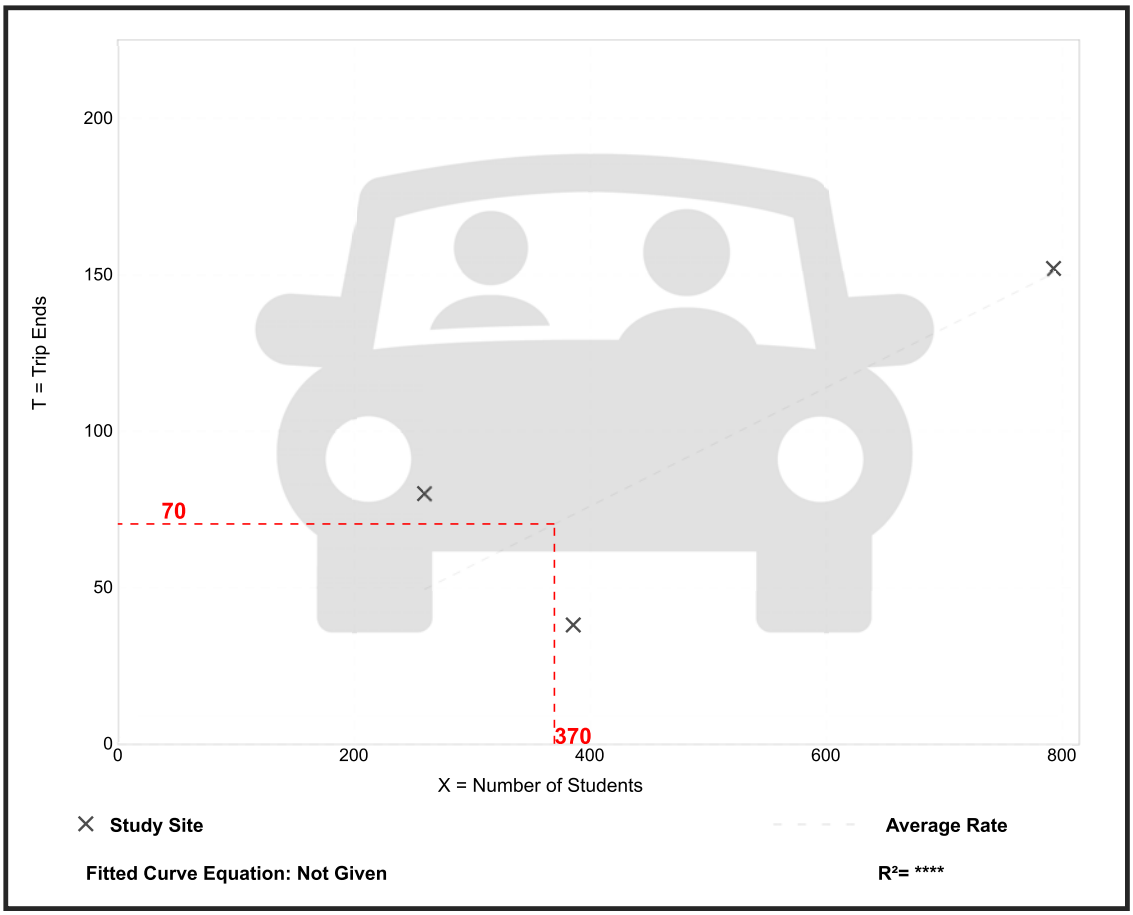
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	3
Avg. Num. of Students:	480
Directional Distribution:	39% entering, 61% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.19	0.10 - 0.31	0.08

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Private High School
(534)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
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Number of Studies:	4
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Data Plot and Equation

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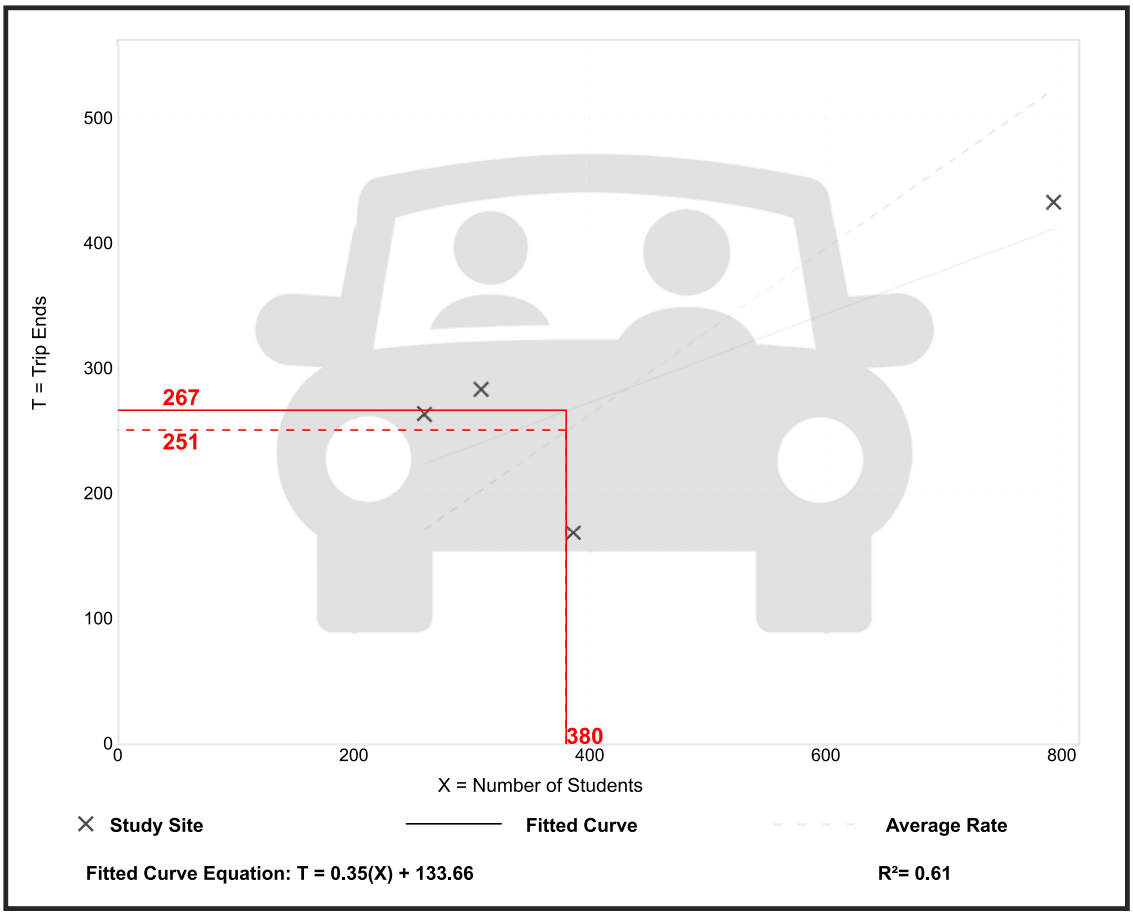

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Private High School
(534)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
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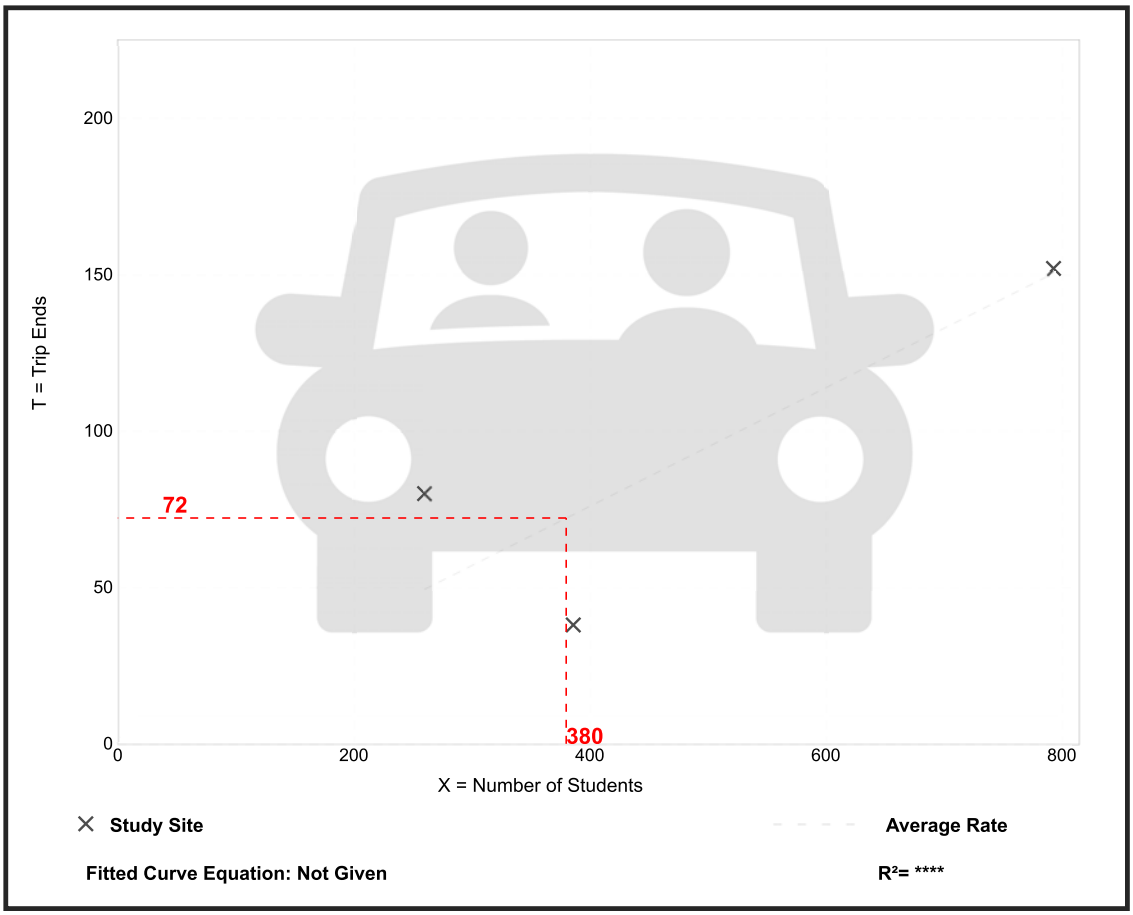
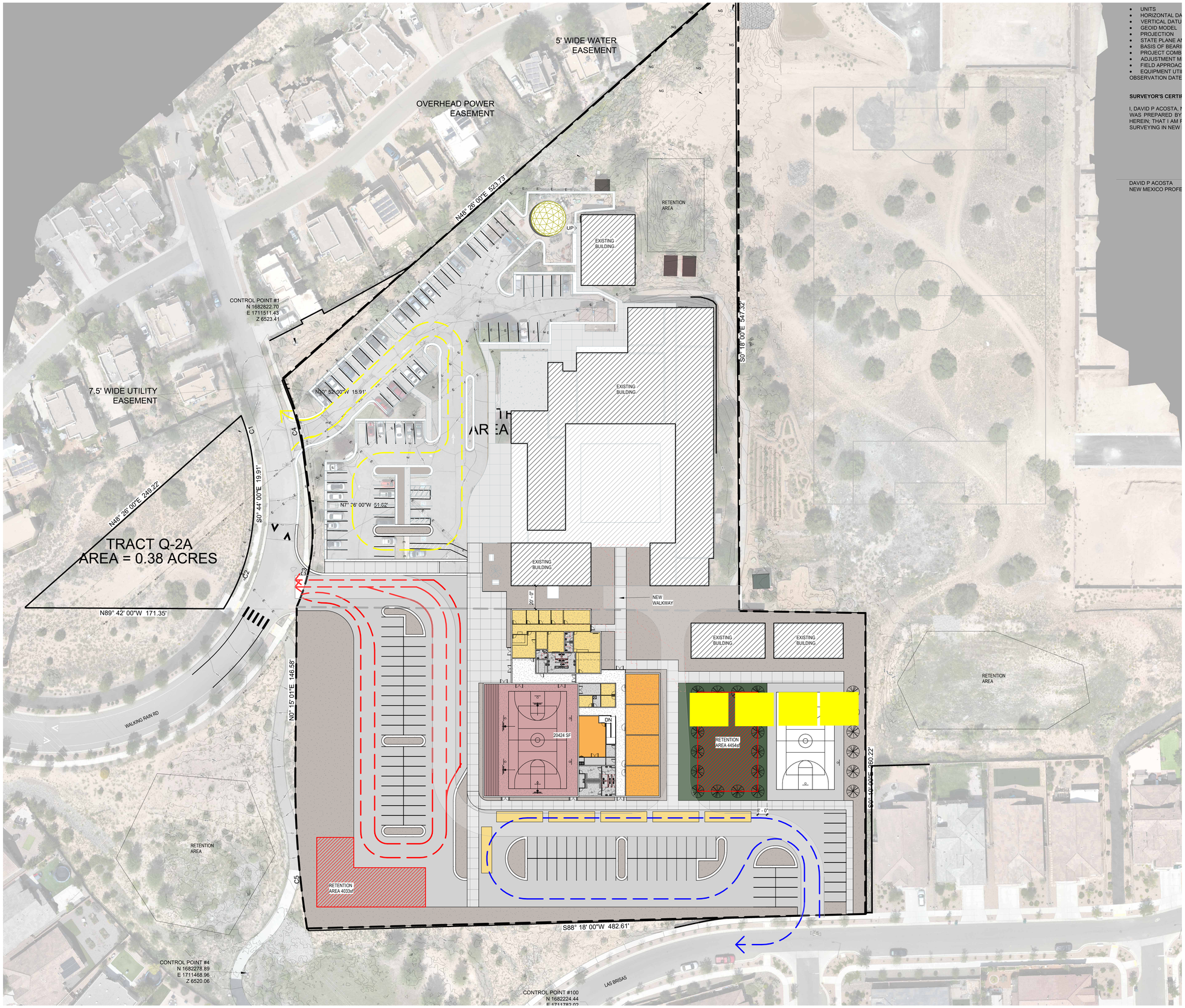
Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers



- UNITS
- HORIZONTAL DA
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- PROJECTION
- STATE PLANE AI
- BASIS OF BEARI
- PROJECT COMB
- ADJUSTMENT M
- FIELD APPROAC
- EQUIPMENT UTI

OBSERVATION DATE

SURVEYOR'S CERTIF

I, DAVID P ACOSTA, N
WAS PREPARED BY
HEREIN; THAT I AM F
SURVEYING IN NEW

DAVID P ACOSTA
NEW MEXICO PROFE

PARKING INFO:

EXISTING REQUIRED:	100
EXISTING PROVIDED:	68
NEW REQ. (INCLUDING EXISTING):	170
NEW PROVIDED:	157

STUDENT

PARENT

BUS

1 SITE PLAN
SCALE: 1/32" = 1'-0"

10/30/2024 8:50:02 AM

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

Project Name
Enter address here
Owner
Project Status - Issue Date

△	DATE	REVISION

PROJECT NUMBER Project Number

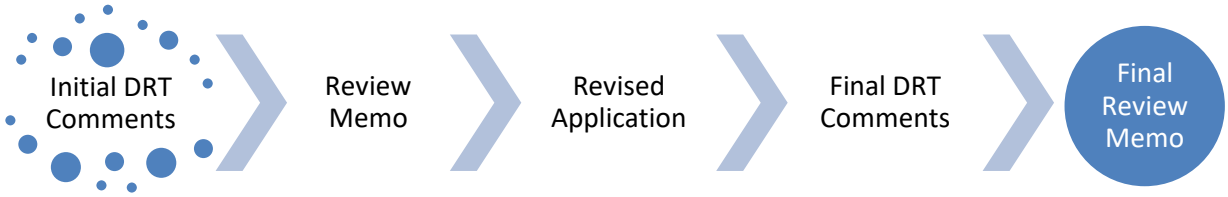
SITE PLAN

A1

Development Review Team (DRT)
Comment Form

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.

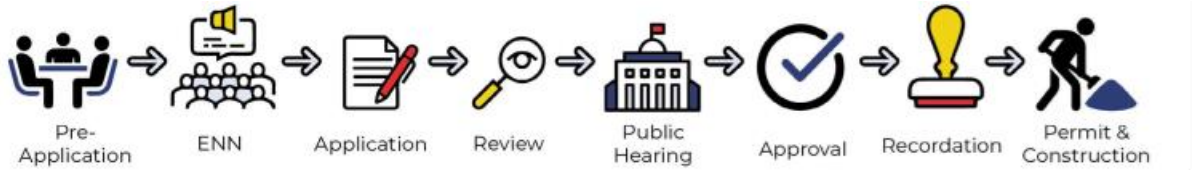


Timing of Conditions of Approval + Technical Corrections

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
Thu 5/1/2025		

Form Updated: April 2024

Date: 05/01/2025

DRT Member: Sergio Valora Sandoval, PE

Dept/Div: Public Utilities/ Wastewater Management Division

Case No.: **2025-10172 & 2025-10189 _4157 and 4161 Walking Rain Road**

Case Planner: Joel Cruz-Harber

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 # 2024-9601 Governor Miles Rd Lot Split

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Conditions of Approval: On the provided set of plans stamped by Kelly M. Klein of Bohannan Huston (Sheet C-201, Sewer Keyed Notes, Items 1 and 4), the language must explicitly state **"PRIVATE 6" SANITARY SEWER LINE**." If the engineer of record intends for this to be considered a public line subject to municipal inspection, we recommend reviewing the applicable requirements in the City's Code of Ordinances. Please ensure the terminology is precise and unambiguous.	BEFORE APPROVAL	
1.		
2.		
3.		
4.		

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:

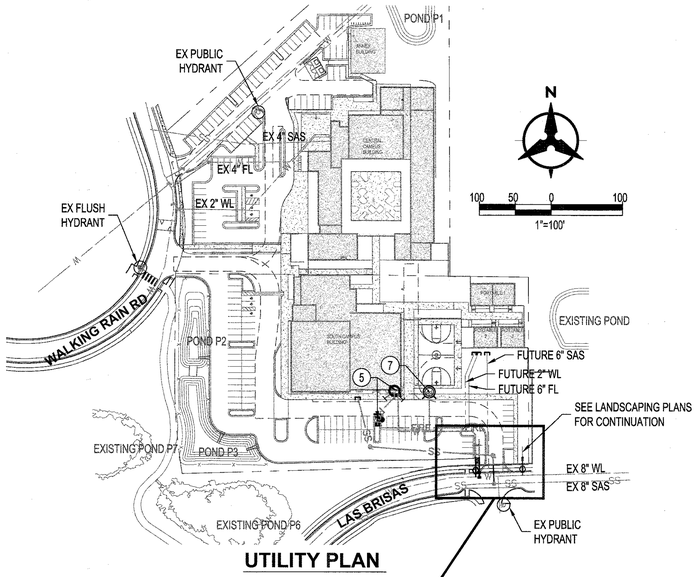
1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

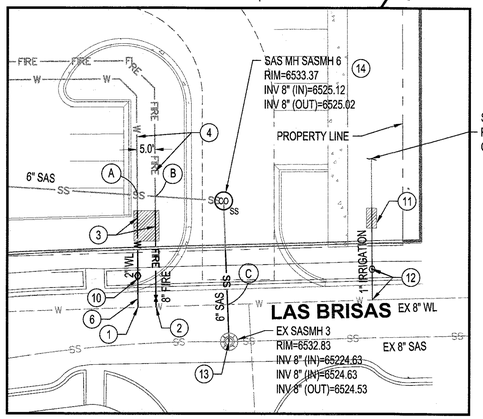
Form Updated: April 2024

(see following pages for notes required)

PUBLIC WATERLINE IMPROVEMENTS
FOR MONTE DEL SOL CHARTER SCHOOL
4161 WALKING RAIN ROAD



UTILITY PLAN



ENLARGED UTILITY CONNECTIONS

SCALE: 1" = 20'

NOTE: PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED PER UPDATED COSF WATER DIVISION DETAIL 10A. SEE COSF WATER DIVISION STANDARD DETAIL 10B FOR DIAGRAMATIC REPRESENTATION OF JOINT RESTRAINT LENGTHS.

Crossings			
DES	SAS	WL	Clearance
A	8" TP 26.05	2" TP 29.33	03.07
	8" BP 25.34	2" BP 29.13	
B	8" TP 26.00	6" TP 29.88	03.34
	8" BP 25.29	6" BP 29.34	
C	8" TP 25.42	8" TP 28.69	02.55
	8" BP 24.71	8" BP 27.98	

LEGEND

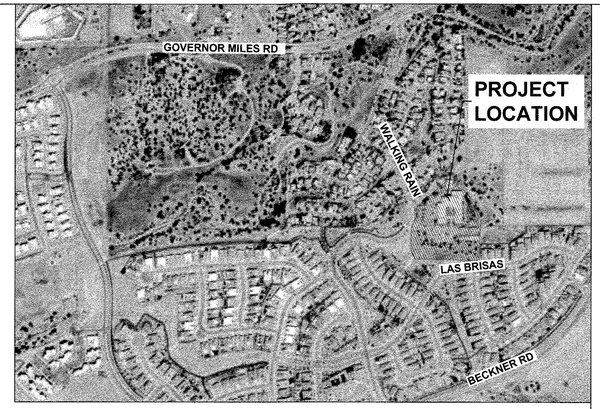
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
NG	EXISTING NATURAL GAS LINE
UGEL	EXISTING UNDERGROUND ELECTRIC LINE
2" WL	PROPOSED DOMESTIC WATER LINE
1" IRR	PROPOSED IRRIGATION WATER LINE
8" FW	PROPOSED FIRE LINE
	PROPOSED WATER VALVE
W	PROPOSED WATER METER
	PROPOSED CAP
	PROPOSED REDUCER

GENERAL NOTES

1. PRIVATE WATER AND FIRE SERVICE SHALL UTILIZE EXISTING SERVICES CONSTRUCTED AS PART OF THE MONTE DEL SOL CHARTER SCHOOL.
2. HEATED ENCLOSURE AND METER CANS SHALL HAVE A MINIMUM OF 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.

◯ KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE TO EXISTING 8" WL. INSTALL SERVICE SADDLE.
2. CONNECT NEW 8" FIRE LINE TO EXISTING 8" WL. INSTALL 8X8X8 TEE MJ X FLG AND 8" MJ X FGL GATE VALVE PER COSF WATER DIVISION STANDARD DETAIL 08.
3. 8" FIRE WATER & 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTERS (ZURN 375DA OR APPROVED EQUAL) PER COSF WATER DIVISION STANDARD DETAIL 32, BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
4. PRIVATE FIRE WATER SERVICE LINE & DOMESTIC WATER SERVICE LINE TO BE INSTALLED WITH PRIVATE UTILITY PANS.
5. FIRE DEPARTMENT CONNECTION (FDC) & POST INDICATOR VALVE TO BE INSTALLED WITH PRIVATE UTILITY PLANS.
6. INSTALL 2" CORP STOP PER COSF STANDARD DETAIL 05.
7. PRIVATE FIRE HYDRANT, SEE PRIVATE UTILITY PLANS.
8. NOT USED
9. NOT USED
10. INSTALL 2" WATER METER PER COSF WATER DIVISION STANDARD DETAIL 05.
11. 1" IRRIGATION LINE AND 3/4" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825YA OR APPROVED EQUAL). BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION, SEE PRIVATE IRRIGATION PLANS FOR DETAILS.
12. INSTALL 3/4" SINGLE IRRIGATION SERVICE WITH METER BOX AND CORP STOP. CONNECT TO EXISTING 8" PUBLIC WATER LINE WITH SERVICE SLEEVE. NEW SERVICE TO BE INSTALLED PER COSF WATER DIVISION STANDARD DETAIL 02A.
13. CONNECT NEW 6" SAS TO EXISTING SAS MANHOLE.
14. SAS CLEANOUT TO BE INSTALLED WITH ONSITE PLANS.



VICINITY MAP

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES

DRAWN BY: | DATE: 08/2006
CHECKED: | SCALE:
APPROVED: | 01

SURVEY INFORMATION
FIELD NOTES BY DATE

ENGINEER'S SEAL

KELLY M. KLEIN
NEW MEXICO
24834
PROFESSIONAL ENGINEER
06-06-2025

No.	Date	REMARKS	By	
		REVISIONS		DATE: 17/2025
		DESIGN		DATE: 17/2025
Designed By:	KMK			DATE: 17/2025
Drawn By:	RV			
Checked By:	KMK			

DOMESTIC WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
4161 WALKING RAIN	LAS BRISAS	2" DS	2"
4161 WALKING RAIN	LAS BRISAS	1" IR	3/4 " IR

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE ** PSI	BUILDING(S) SERVED
8"	1,187	89	4161 WALKING RAIN RD

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

*PEAK FLOW IS IN GALLONS PER MINUTE. INCLUDES FIRE HYDRANT FLOWS PLUS BUILDING FIRE SUPPRESSION SYSTEM IN THE BUILDING

**RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT THE POINT OF CONNECTION TO MAIN.

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

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

EXISTING UTILITIES AND APPURTENANCES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE. ACCURACY, LOCATION, AND COMPLETENESS OF UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, PRIOR TO THE INITIATION OF CONSTRUCTION. EXISTING UTILITIES NOT SHOWN ON THE DOCUMENTS ARE LIKELY TO EXIST.

UTILITY CONTACT INFORMATION

NEW MEXICO GAS COMPANY
STEVE LARRANAGA
505-412-2904

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WATER DIVISION:
JOHN DEL MAR 505-955-4231

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WASTE WATER DIVISION:
DOUG FLORES 505-955-4650

Bohannan Huston
www.bhinc.com 800.877.5332

MONTE DEL SOL CHARTER SCHOOL

PUBLIC WATER PLAN

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE
DATE _____

APPROVED
6-17-25
CITY OF SANTA FE WATER DIVISION DATE
6/24/25
SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____
DATE: _____

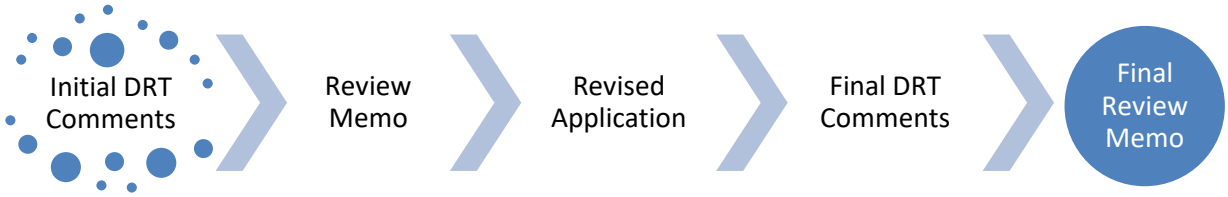
2025
13
SHEET 1 OF 1

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N15	16N-R9E-10	

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.

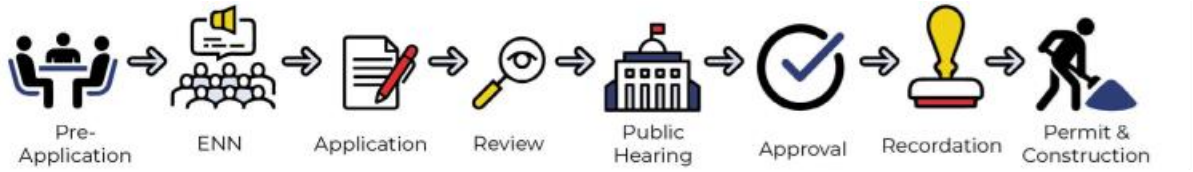


Timing of Conditions of Approval + Technical Corrections

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

Form Updated: April 2024

Date: 4/28/2025, 6/4/2025

DRT Member: Danny Valenzuela

Dept/Div: Public Utilities/ Water Division

Case No.: Monte Del Sol Charter School_2025-10172 & 2025-10189 _4157 and 4161 Walking Rain Road

Case Planner: Joel Cruz-Haber

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. An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.	Water budget completed
2. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.	
3. Each lot shall be served by a separate water service at the time of development	Prior to construction permit approval.	
4. An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval	
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Incomplete Water Budget, in addition to the Gym Without Showers of 0.77 AFY. Provide a water budget for the 5 classrooms, teachers' lounge, and additional restrooms.	Prior to Planning Commission packet submittal.	Applicant responded Completed
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.

Form Updated: April 2024

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)

From: BEINGESSNER, DEE
Sent: Wednesday, May 28, 2025 9:51 AM
To: Colleen Gavin; CRUZ-HABER, JOEL A.; Land Use Planning
Cc: ESQUIBEL, DANIEL A.; Angelica Wolff
Subject: RE: Monte del Sol - Response to 2nd DRT Review from Engineering

Colleen and Joel,
My comments seem to have been addressed adequately.

Thanks,
Dee

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Tuesday, May 20, 2025 1:25 PM
To: CRUZ-HABER, JOEL A. <jacruzhaber@santafenm.gov>; Land Use Planning <planning@santafenm.gov>; BEINGESSNER, DEE <dabeingessner@santafenm.gov>
Cc: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: Monte del Sol - Response to 2nd DRT Review from Engineering
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joel and Dee,

In response to Engineering's 2nd comments, included in the link below are updated drainage report, updated terrain management plan set, the updated development plan along with a more detailed comment response letter for clarity to Dee's questions prepared by our civil engineer. Also, per our conversation, Monte del Sol would like to be on the June 17th Planning Commission agenda.

Thank you.

https://sfspublic.bhinc.com/?tk=TKkkleinD1952025185717
-Link Expires: 6/19/2025
Files being shared:
- \2025-05-019 Monte del Sol\Comment Response Letter_DRT Intital Review.pdf
- \2025-05-019 Monte del Sol\Development Plan Amendment_Monte Del Sol Charter School(stamped 05-19-2025)-f.pdf
- \2025-05-019 Monte del Sol\Monte de Sol_Drainage Report (stamped 05-19-2025)-f.pdf
- \2025-05-019 Monte del Sol\Monte del Sol_Site Development Plan(stamped 05-19-2025)-f .pdf
- \2025-05-019 Monte del Sol\Monte del Sol_Terrain Management Plan(stamped 05-19-2025)-f .pdf

CG

Colleen C. Gavin, Principal

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

PLEASE NOTE: I will be out of the office with limited availability starting May 22nd through June 3rd.

Development Review Team (DRT)
Comment Form

Date: 5/12/25

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: 2025-10172 & 2025-10189 _4157 and 4161 Walking Rain Road Monte Del Sol Charter School

Case Planner: Joel Cruz-Haber, 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. Provide information in the drainage report on permitting of existing cisterns. Provide discussion on proposed conditions that the new volume of the pond will eliminate the need for cisterns for required reduction in flows to pre-development flows. Although the new grading of the pond does not appear to require cisterns any longer for volume, none of this was provided in drainage plan. Could not locate the **permit** information for cistern. State what page this is found for ease of review.	Prior to Plan approval	
2. Was any control of discharge from new impervious surfaces from the installation of the portable structures ever calculated or provided? Provide information on this in the drainage report. I could not find that this was answered in drainage report. Drainage from one of the portables goes offsite to a pond that is not under the control of the school. Although there was an allowable discharge from Monte del Sol, this should be accounted in the drainage ponding requirements for the school. Include what page(s) this is found for ease of review.		
3. Provide a table of the pond volumes in section 2 of the drainage report. Could not locate in drainage report.		
4. It appears that all ponds will retain water at over 3' of depth. This will require fencing. Could not locate on Terrain Management Plan. No fencing found on fencing/wall plan for pond 1. It appears to be 4' deep.		
5. Outlet structure from Pond 3 should terminate some distance from the property line and erosion control must be placed at the outlet before water enters adjacent property unless an agreement is reached with adjacent property owner for erosion control to be placed on their property. **This appears to have been completed on C-105 but does not match pond 3 in drainage report.**		
6. Include pond sections and show how ponds will overflow. Could not locate this in plans.		

Form Updated: March 2024

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Include attached notes.	Prior to Plan approval	
2. Include pond numbers on Sheet C-105 and C-107		

***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 on plat or plans

DRAINAGE FACILITIES MAINTENANCE NOTE

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

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

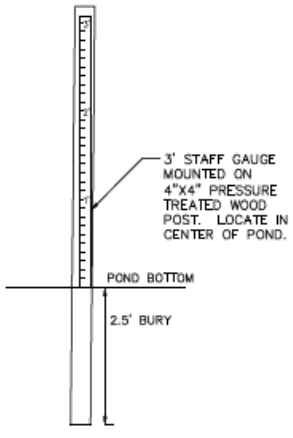
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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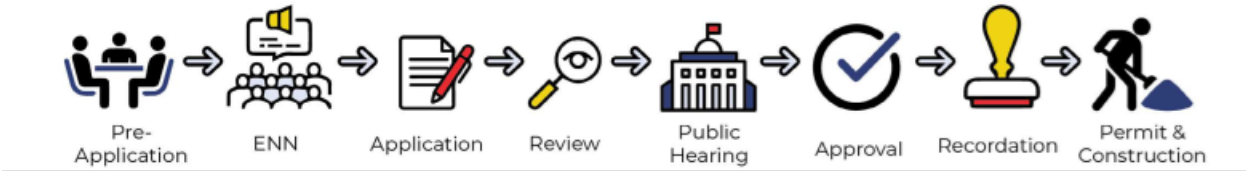
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: June 12, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: **Case #2025-10172 Special Use Permit & 2025-10189 Development Plan, Rv.2**

Case Planner: Joel Cruz-Haber Senior Planner, jacruzhaber@santafenm.gov

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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. Provide CMU caps to all CMU retaining, yard walls.		
2. Provide 2- inch minimum of mulch at all open spaces and planting beds per the open space code 14-8.4(H)(2). Provide the following information for all mulching materials: type, size, and depth. Provide the quantity of mulch in tons or cubic yards. Provide a detail showing the mulch depth and edge of concrete.		
3. Provide a 2-inch minimum of organic mulch at the base of all trees and shrubs. An air gap of 2 inches at the root flair of all plant material is required.		
4. Water budget requires winter watering for December, January, and February at a minimum of once per month. Please revise water budget.		
5. No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.		
6. Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards. 4.2.1.B Automatic Control Valves.		
7. Install insulated backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards		

Form Updated: April 2024

4.15. Provide an electric power source for heat and accessories, G.F.I. protection with at least six inches minimum clearance above any water discharge point and near the pipe riser on the enclosure access side or per local code, 4.15.2B Heating Equipment.		
8. Provide a list of zones with type of irrigation, i.e., Drip, Bubbler, and Popup etc. In addition, provide the type of plant material irrigated, i.e., Tree, Shrub, Native Seeding, etc.		
9. Photometrics do not meet Code requirements. Nine points are above the maximum allowed illumination. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.		
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**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*

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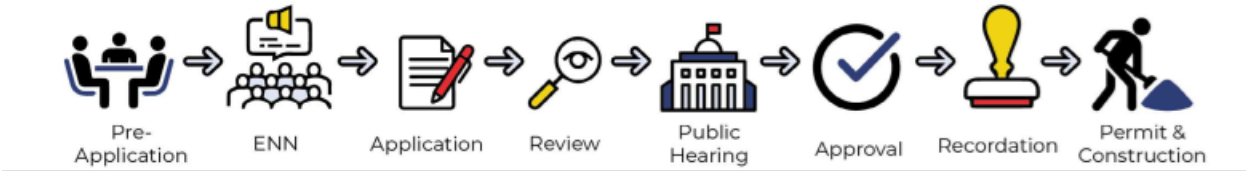
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 5/13/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use Technical Review

Case No.: #2025-10172

Case Planner: Joel Cruz-Haber

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.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Refresh the existing striping from the ADA Parking Stalls and Aisles to the building	Permit	
2. 507.1 Accessible Routes through Parking. Where accessible routes pass through parking facilities, they shall be physically separated from vehicular traffic.	Permit	
3. At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. 4.	Permit	
5.		

**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.

Form Updated: April 2024

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 for
Planning Commission

Date: May 29, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-10172 & 2025-10189 _4157 and 4161 Walking Rain Road

Case Planner: Joel Cruz-Haber, Senior Planner

DRT Review Schedule – 9-12+ weeks*

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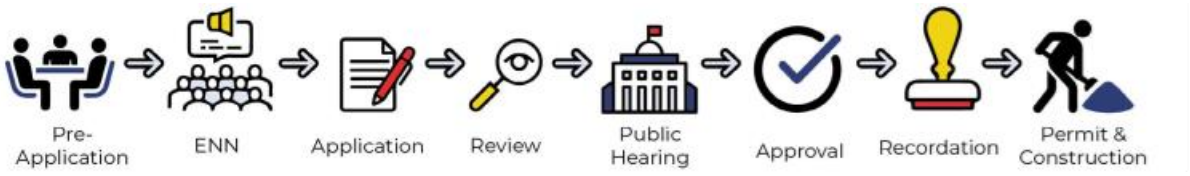
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 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:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Place a note stating "Developmenty shall comply with the most currently adopted International Fire Code	*Prior to Public Hearing*	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**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. Revised plan C-202 complies with the currently adopted fire code.

Explanation of Conditions or Corrections (if needed):

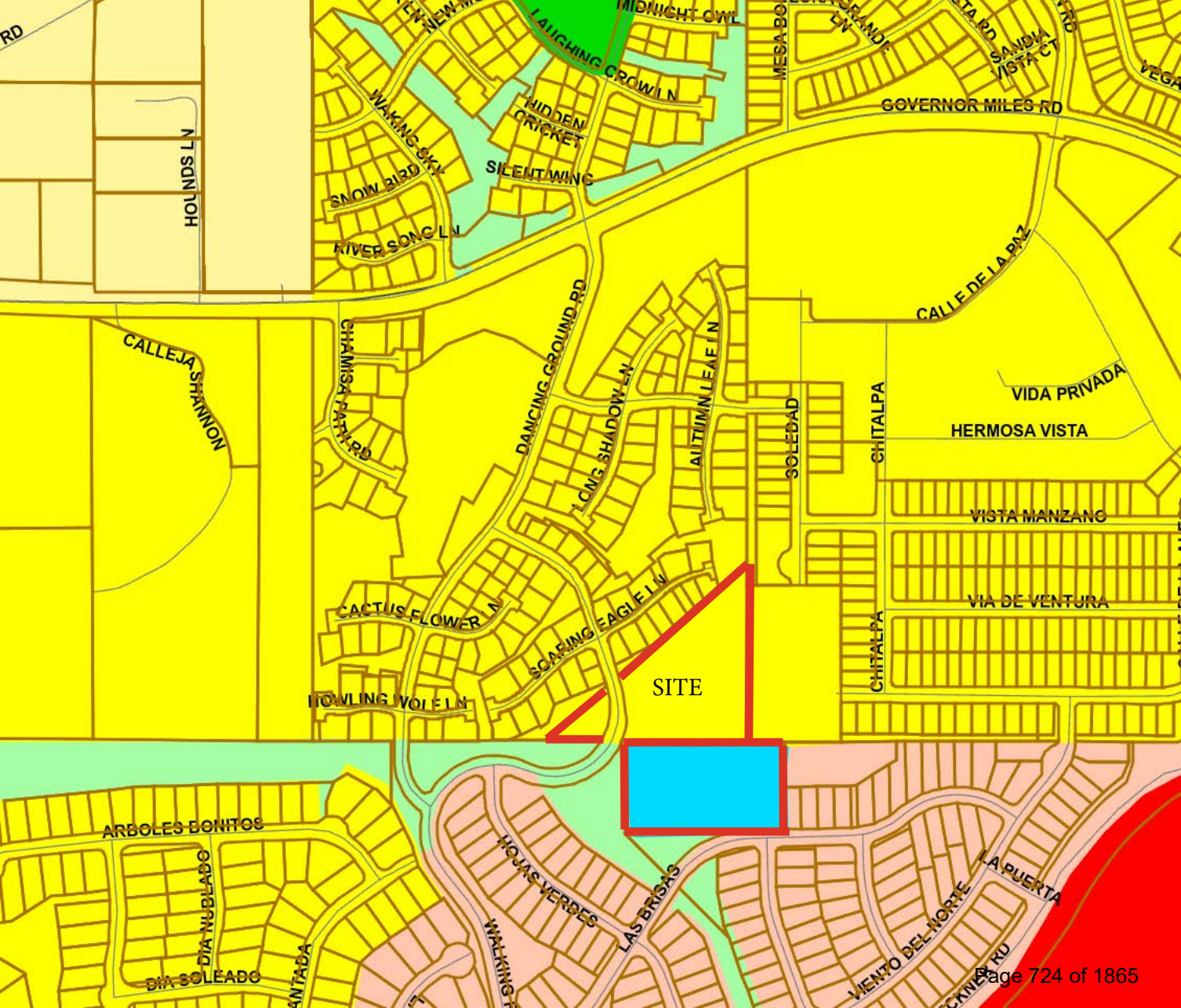
1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021.

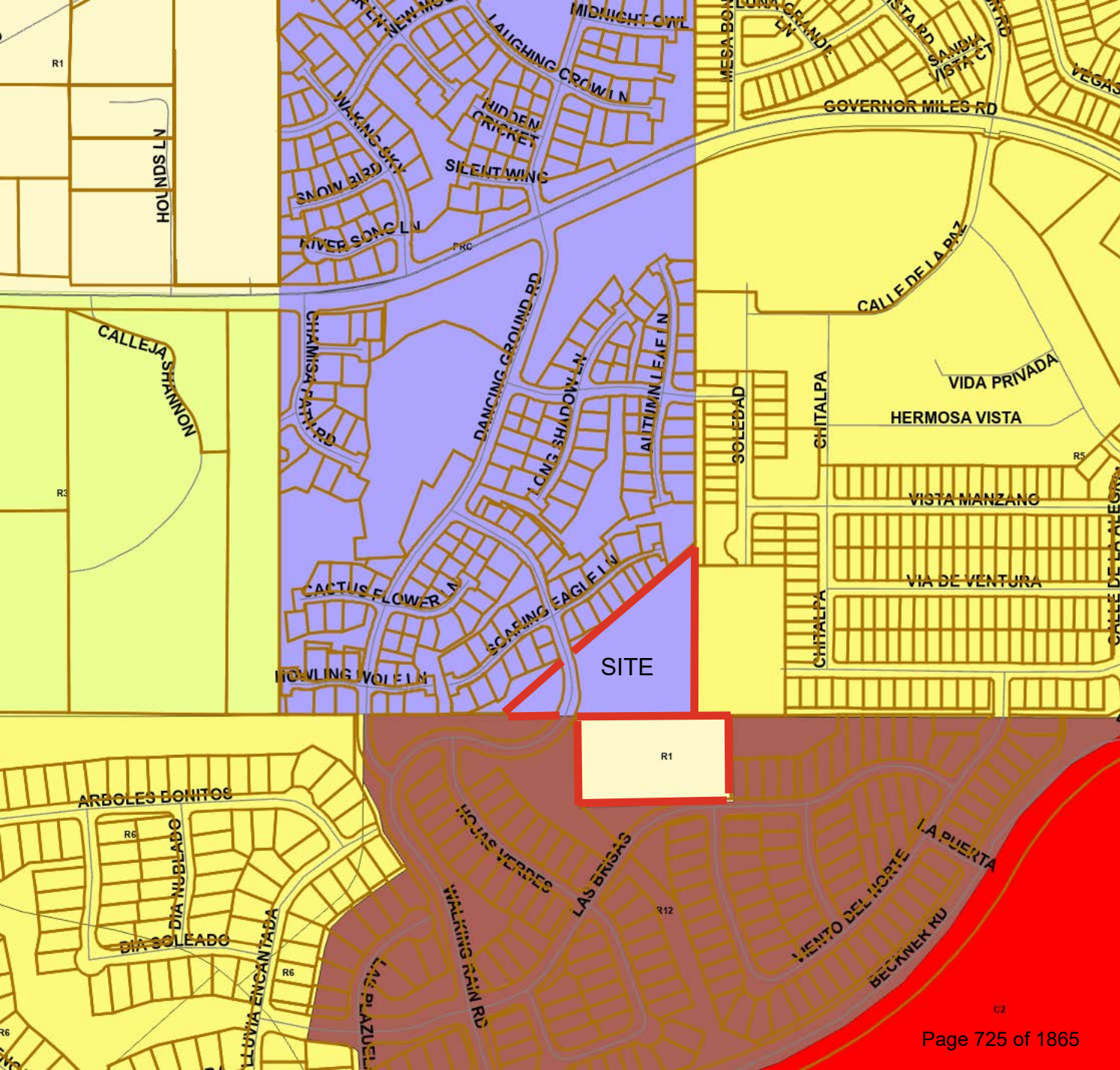
City of Santa Fe, New Mexico

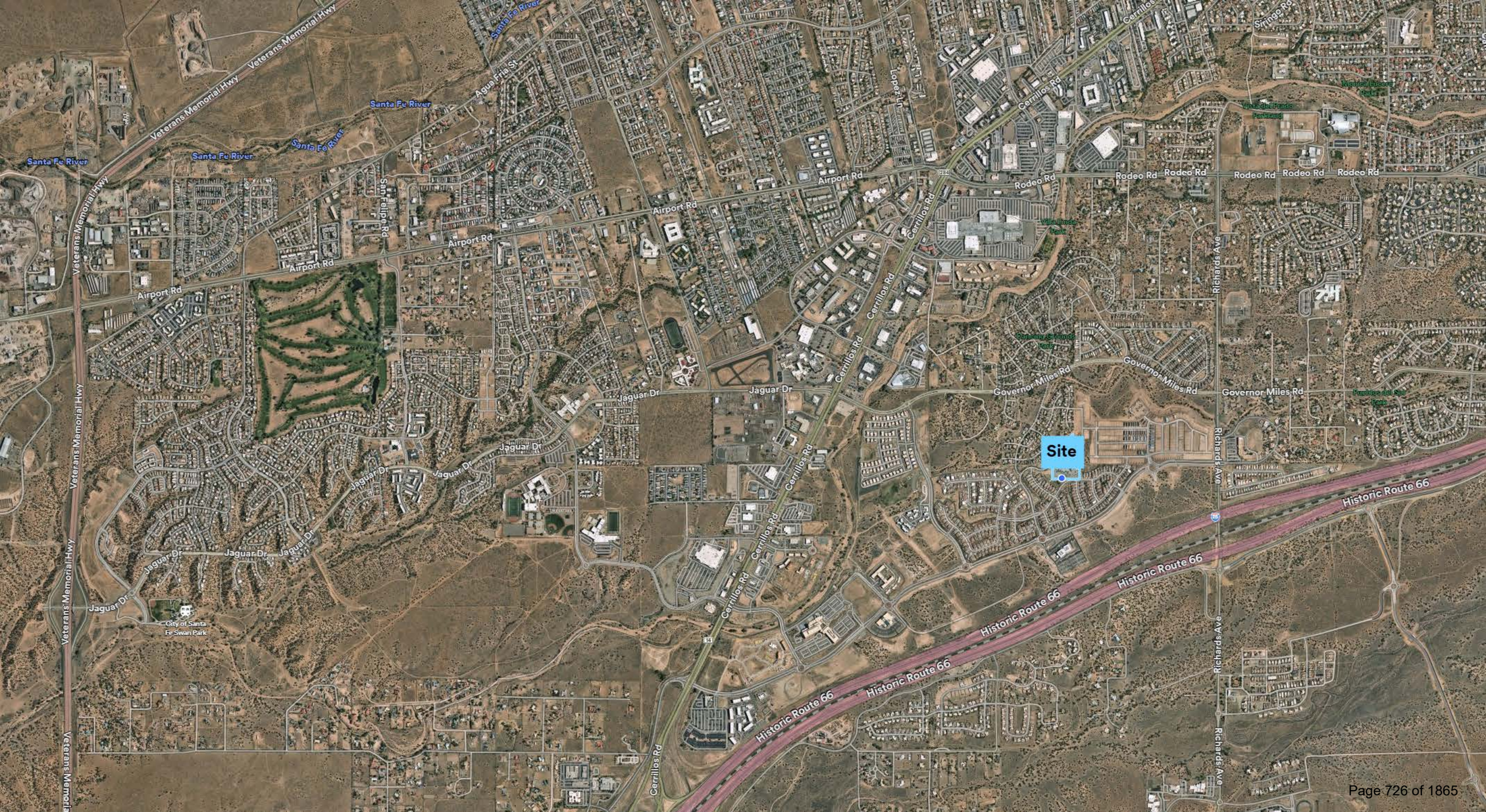
Exhibit B

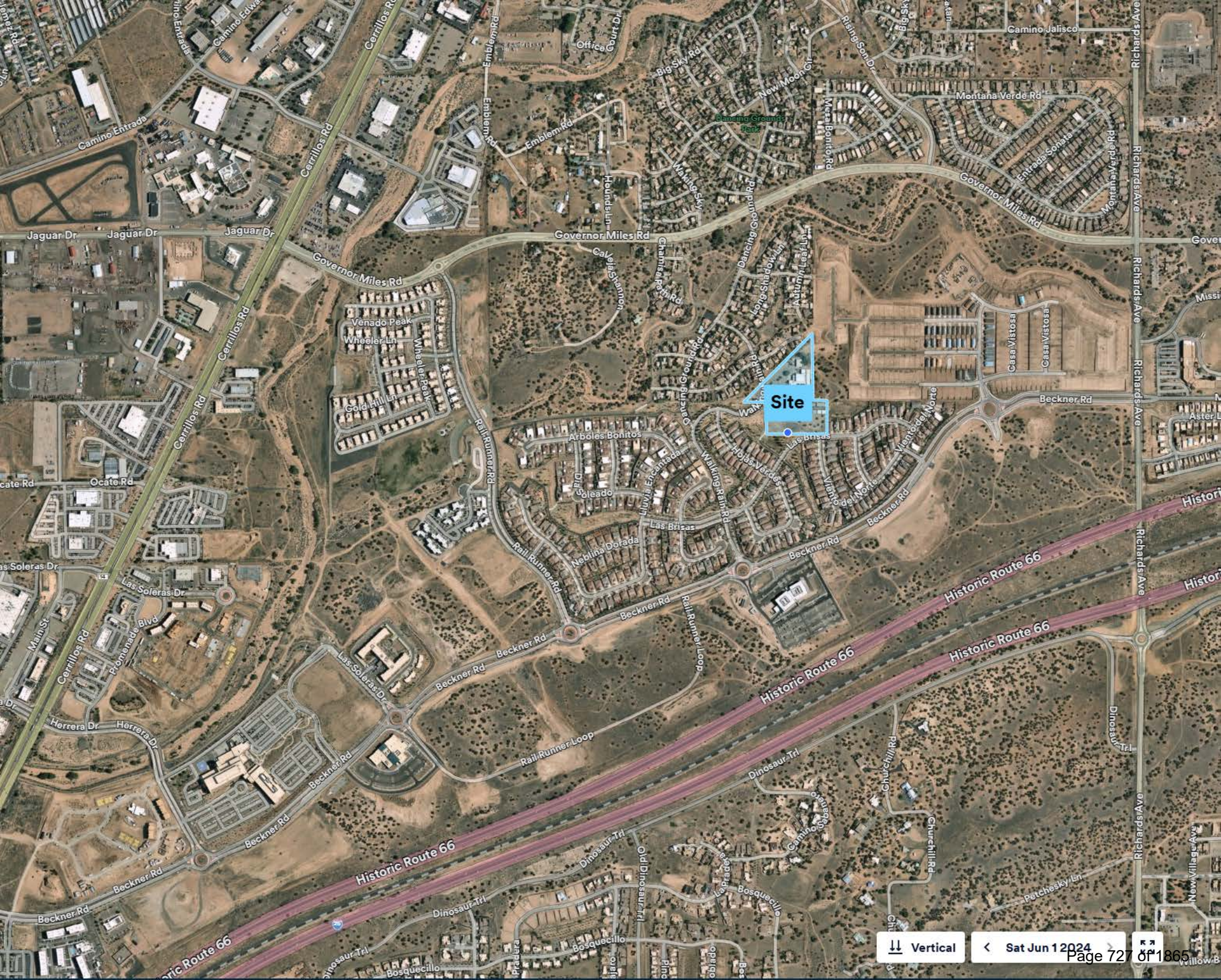
Maps and Photos

1. Future Land Use Zoning
2. Current Zoning
3. Aerial View
4. Street View Property Entrance


LAUGHING CROW LN
MIDNIGHT OWL
HIDDEN CRICKET
SILENT WING
WAKING SKY
SNOW BIRD
RIVER SONG LN
HOUNDS LN
GOVERNOR MILES RD
CALLE DE LA PAZ
CALLEJA SHANNON
CHAMISA PATH RD
DANCING GROUND RD
LONG SHADOW LN
AUTUMN LEAF LN
SOLEDAD
CHITALPA
VIDA PRIVADA
HERMOSA VISTA
VISTA MANZANO
VIA DE VENTURA
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
SITE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
HOJAS VERDES
LAS BRISAS
WALKING
VIENTO DEL NORTE
LA PUERTA


SITE
R1
R3
R5
R6
R12
C2
MIDNIGHT OWL
LAUGHING CROW LN
HIDDEN CRICKET
WAKING SKY
SILENT WING
SNOW BIRD
RIVER SONG LN
HOUNDS LN
GOVERNOR MILES RD
SANDIA VISTA CT
CALLE DE LA PAZ
VIDA PRIVADA
HERMOSA VISTA
VISTA MANZANO
VIA DE VENTURA
CHITALPA
SOLEDAD
AUTUMN LEAF LN
LONG SHADOW LN
DANCING GROUND RD
CHAMISA PATH RD
CALLEJA SHANNON
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
HOJAS VERDES
LAS BRISAS
WALKING RAIN RD
LAS PLAZUELAS
VIENTO DEL NORTE
LA PUERTA
BECKNER RD


Site
Veterans Memorial Hwy
Santa Fe River
Airport Rd
Jaguar Dr
Cerrillos Rd
Rodeo Rd
Governor Miles Rd
Richards Ave
Historic Route 66
Agua Fria St
San Felipe Rd
Lopez Ln
City of Santa Fe Swan Park


Site
Governor Miles Rd
Jaguar Dr
Cerrillos Rd
Camino Entrada
Camino Edwards
Emblem Rd
Office Court Dr
Big Sky Rd
New Moon Cir
Rising Son Dr
Camino Jalisco
Montana Verde Rd
Richards Ave
Entrada Sonata
Mesa Bonito Rd
Dancing Grounds Park
Waking Sky
Hounds Ln
Dancing Ground Rd
Chamisa Path Rd
Long Shadow Ln
Autumn Leaf Ln
Venado Peak
Wheeler Ln
Wheeler Peak
Gold Hill Ln
Rail Runner Rd
Arboles Bonitos
Dia Soleado
Lluvia Encantada
Walking Rain Rd
Hojas Verdes
Las Brisas
Viento del Norte
Casa Vistosa
Beckner Rd
Ocate Rd
Las Soleras Dr
Promenade Blvd
Main St
Herrera Dr
Rail Runner Loop
Historic Route 66
Dinosaur Trl
Churchill Rd
Camino Sabanero
Old Dinosaur Trl
La Pradera
Bosquecillo
Petchesky Ln
New Village Ave
Vertical
Sat Jun 1 2024


Las Brisas




Walking Rain

City of Santa Fe, New Mexico

Exhibit C
Applicant Materials

Development Report

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

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

Revised July 10, 2025

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

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

Dear Joel:

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

Project Background

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

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

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

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

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

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

Project Description

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

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

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

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

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

Zoning

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

Special Use Permit Approval Criteria – Tract 16 for Educational Use

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

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

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

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

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

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

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

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

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

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

Development Plan Amendment Approval Criteria

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

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

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

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

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

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

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

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

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

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

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

Access, Parking and Traffic

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

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

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

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

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

Terrain Management

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

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

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

Landscaping

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

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

Lighting

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

Signage

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

Noise

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

Water and Wastewater

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

Solid Waste

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

Archaeology

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

Fire Protection and Emergency Access

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

Early Neighborhood Notification

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,
JenkinsGavin, Inc.



Colleen C. Gavin
Principal

CITY OF SANTA FE

DEVELOPMENT PLAN PLUD-13

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

PARCEL INFORMATION

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

PROPERTY OWNER INFORMATION

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

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

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

Correspondence Directed To: ☐ Owner ☑ Applicant ☐ Both

AGENT AUTHORIZATION (IF APPLICABLE)

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

SEE ATTACHED LETTER OF AUTHORIZATION

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

Signed: _____ Date: _____

Signed: _____ Date: _____

SIGNATURE

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

Signature: _____ Date: 3/17/2025

CITY OF SANTA FE

DEVELOPMENT PLAN PLUD-13

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

PARCEL INFORMATION

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

PROPERTY OWNER INFORMATION

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

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

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

Correspondence Directed To: ☐ Owner ☑ Applicant ☐ Both

AGENT AUTHORIZATION (IF APPLICABLE)

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

SEE ATTACHED LETTER OF AUTHORIZATION*

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

Signed: _____ Date: _____

Signed: _____ Date: _____

SIGNATURE

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

Signature: _____ Date: 3/17/25

Revisions Date: 5/9/2025

Revised 5/16/2024

SUBMIT APPLICATION

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

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

To Whom It May Concern:

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

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

Rebecca Salvo, Senior Vice President

10/16/24
Date

State of Massachusetts)
)
County of Essex)

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

Notary Public



492034

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

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

TRACT Q-1 CONTAINS 3.286 ACRES ± AND TRACT Q-2 CONTAINS 0.406 ACRES ± [illegible]

NOTES

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

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

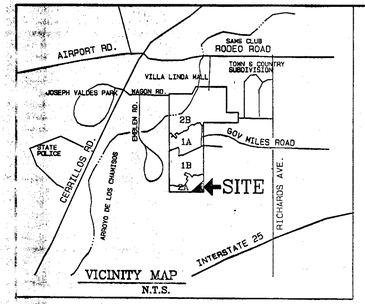
3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

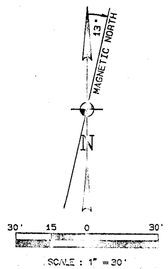
4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

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

VICINITY MAP
N.T.S.





CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 6, 2001.

Duncan Millican 1/14/02 — CHAIRMAN
E. Domínguez 1/15/02 — SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE
REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE
REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE
REVIEWED BY _____ SANTA DE CRISTO, FOR CITY OF SANTA FE — 2/7/02 DATE

UTILITY SIGNATURES

Annette Martinez — QWEST COMMUNICATIONS — 1-4-02 DATE
Veronica Simmons — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 1-16-02 DATE
Jeanette Gardner — PUBLIC SERVICE CO. OF N.M. - GAS — 1-4-02 DATE

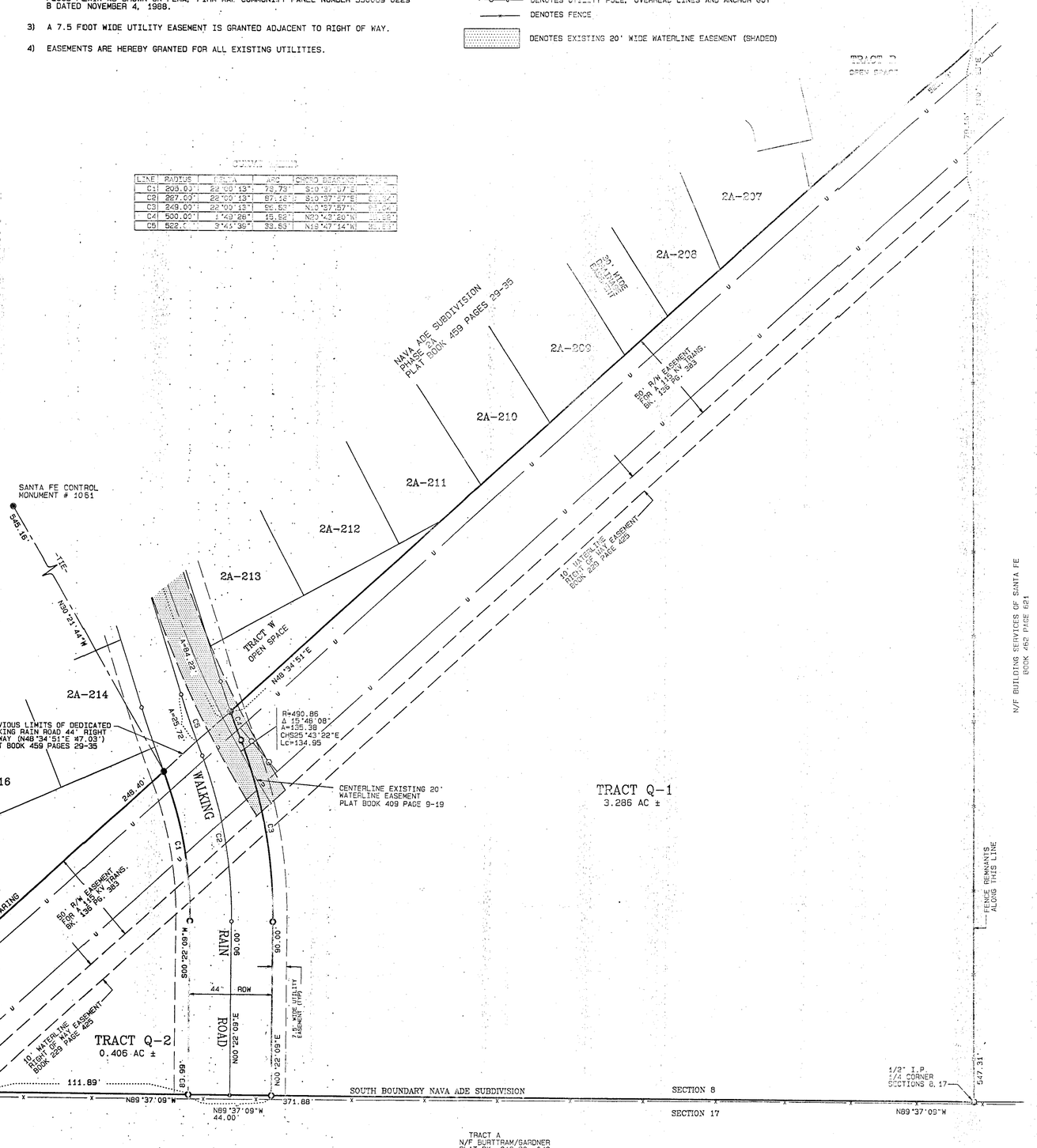
Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only. The signing of this plat does not in any way guaranteed telephone service to the subdivision.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the ____ day of _____ A.D. 20____, at _____ o'clock ____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	22°00'13"	78.73'	S10°39'37"E	
C2	227.00'	22°00'13"	87.16'	S10°37'27"E	86.62'
C3	249.00'	22°00'13"	95.62'	N10°37'27"W	95.04'
C4	500.00'	1°49'26"	15.92'	N89°43'50"W	15.92'
C5	522.00'	3°41'36"	33.63'	N87°47'14"W	33.63'



DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

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

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

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

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

MY COMMISSION EXPIRES
January 26, 2005

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATE

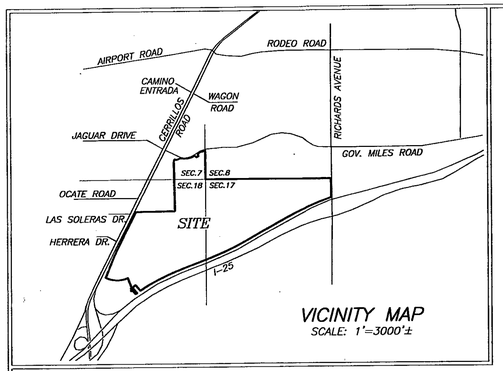
I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS SPLITTING TRACT Q-1 AND Q-2 AS SHOWN HEREON AS INSTRUCTED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

_____ JAN. 4, 2002
RICHARD A. MORRIS
N.M.P.S. No. 10277

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

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

DRAWN BY: M. SERVENTE | SCALE: 1" = 20' | CHECKED BY: RAM
NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A
DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

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

FLOOD ZONE

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

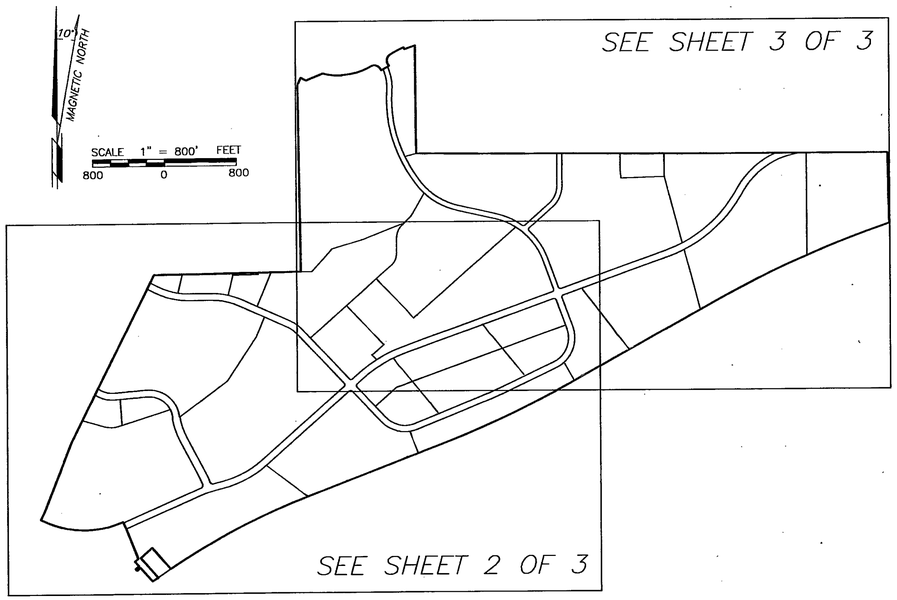
LEGEND

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

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

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

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

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

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

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

BOARD OF COUNTY COMMISSIONERS

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

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

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

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

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

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

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 8:38 o'clock am, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

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

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

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

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

9-23-2009
NEW MEXICO GAS COMPANY DATE

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 1 OF 3

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

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

S–1

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

LEGEND

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

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

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

FORMERLY "CHAMISO CROSSING" 659/146 690/29

BRYANT PROPERTY

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

20' WATERLINE EASEMENT 1179/363–368

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UTILITY EASEMENT ACROSS LOT 5

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

20' WATERLINE EASEMENT 1177/471-473

20' WATERLINE EASEMENT 1177/468-470

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 18)

20' SEWERLINE EASEMENT 2177/228-232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228-232 (100' WIDE ON PLAT 560/031)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

10' UNDERGROUND UTILITY EASEMENT

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123-131

10' P.N.M. EASEMENT 1209/709

5' P.N.M. EASEMENT 1209/709

50' P.N.M. EASEMENT 592/034

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

N.M.P. I-025-5(36)272 I-25 INTERSTATE (WIDTH VARIES)

T-RAIL STA. 1581+62

T-RAIL STA. 114+47.2

T-RAIL STA. 106+00

T-RAIL STA. 618+11

T-RAIL STA. 633+89.6

T-RAIL STA. 650+16.3

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

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

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

SHEET 2 OF 3

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

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

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 3 OF 3

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

CASE #SD 2008-15

S-3

Return To: SP0001163813
FIDELITY NATIONAL TITLE INSURANCE CO.

e-Recorded 2032723 04/29/24 SFC

QUITCLAIM DEED

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

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

GRANTOR:

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

By: [signature]

Its: President, Board of Directors

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

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

[signature]
Notary Public

My Commission Expires:
2/17/2026

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

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

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

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

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

e-Recorded 2032723 04/29/24 SFC

Schedule 1
to
Quitclaim Deed

(Legal Description)

Parcel 1:

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

Return To: SP0001163775
FIDELITY NATIONAL TITLE INSURANCE CO.

e-Recorded 2032712 04/29/24 SFC

SPECIAL WARRANTY DEED

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

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

Remainder of Page Intentionally Left Blank
Signature Page to follow

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

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

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy - KVAUGHN County Clerk, Santa Fe, NM

e-Recorded 2032712 04/29/24 SFC

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

GRANTOR:

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

By: _____
Craig Langwell, Treasurer

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

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

[stamp]

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

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

e-Recorded 2032712 04/29/24 SFC

Schedule 1
to
Special Warranty Deed

(Legal Description)

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

e-Recorded 2032712 04/29/24 SFC

Schedule 2
to
Special Warranty Deed
(Permitted Exceptions)

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

e-Recorded 2032712 04/29/24 SFC

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

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

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

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

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

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

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

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

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

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

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

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

e-Recorded 2032712 04/29/24 SFC

Building Setback Affidavit

City of Santa Fe Land Use Department

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

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

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

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

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

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

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

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

Adjoining Property Owner(s)

CSDCPC MONTE DEL SOL, LLC — PRINT NAME

303.332.5097 — Phone Number

SIGNATURE(S)

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

Jennifer Ford — Notary Public

My Commission Expires: 3.20.2025

Jennifer Ford — Print Name

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

Applicant Property Owner(s)

CSDCPC MONTE DEL SOL, LLC — PRINT NAME

303.332.5097 — Phone Number

SIGNATURE(S)

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

Jennifer Ford — Notary Public

My Commission Expires: 3.20.2025

Jennifer Ford — Print Name

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

RECORDING INFORMATION:

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 1

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

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

SFC CLERK RECORDED 03/10/2025

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

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

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

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

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

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

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

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

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

SECTION 1: DEFINITIONS

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

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

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

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

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

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

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

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

"Days" means calendar days.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"State" means the State of New Mexico.

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

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SECTION 2: SCOPE

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

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

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

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

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

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

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

SECTION 3: TERM

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

SECTION 4: REPRESENTATIONS, COVENANTS, AND WARRANTIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. **Governance**:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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8. **Operation**:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SECTION 5: PERFORMANCE FRAMEWORKS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Department or the Commission.

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 6: ADDITIONAL TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. **Insurance:**

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

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

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

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

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

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

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

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

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

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

   ii. **Procedures and Timeline:** The Commission shall utilize the following revocation process:
      a. Notify the school at least 7 days prior to a regularly scheduled meeting that it

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. **Charter Interpretation:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. The written response may:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MONTE DEL SOL CHARTER SCHOOL

Executed this 11th day of June 20 20.

By _____
signature

A. Robert Jessen _____ Charter Representative
printed name

NEW MEXICO PUBLIC EDUCATION COMMISSION

Executed this 12th day of June, 2020

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

New Mexico Public Education Commission
Charter Performance Review and Accountability System

Monte del Sol Charter School
2020-2025

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Introduction

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

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

The New Mexico Charter Schools Act purpose:

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

Performance Review and Accountability System Objectives

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

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

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

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

Annual Performance Review Activities

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

Charter School Data Submissions

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

Annual School Visits

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

Annual Performance Review

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

Performance Framework

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

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

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

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

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

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

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

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

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

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

Intervention Ladder

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

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

Notice of Concern

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

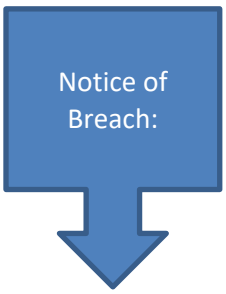


PEC will issue a Notice of Concern at a properly noticed public meeting. PEC's authorized representative(s) shall provide schools notice that they will be appearing on the PEC's agenda for the purposes of issuing a Notice of Concern at least 10 days prior to the meeting. As part of issuing a Notice of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

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

Notice of Breach

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



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

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

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

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

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

Revocation Review

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

Revocation Review

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

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

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

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

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

Charter Renewal

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

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

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

Renewal Decision Criteria

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

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

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

Renewal Evidence Sources

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

Renewal Outcomes

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

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

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

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

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

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

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

Renewal Process Steps

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

Annual Performance Evaluations

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

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

Renewal Profile

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

Renewal Application by the School

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

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

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

Renewal Site Visit

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

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

Additional Requests for Information

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

Final Renewal Report

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

PEC Renewal Vote

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

New Contract Negotiation

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

Expedited Renewal

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

Appendix A: Academic, Organizational, and Financial Framework

ACADEMIC PERFORMANCE FRAMEWORK

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

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

Description of Academic Framework Indicators and Measures

Indicator 1: Components from NM System of School Support and Accountability. The PEC considers charter school performance on each of the components of the NM System of School Support and Accountability.		Points	
Measure	Description	Elem	High
1.1 Math and Reading Proficiency	Math and Reading Proficiency is the percentage of students who are proficient on state assessments in math and reading.	30	25
1.2 English Learner Progress Toward English Language Proficiency	English learner progress toward English language proficiency is measured by the WIDA ACCESS assessment given annually to students identified as English learners.	10	5
1.3 Science Proficiency	Science proficiency is the percentage of students who are proficient on state assessments in science.	5	5
1.4 Growth of Highest-Performing Students (Q4)	These growth measures are calculated separately for three student subgroups. The three student subgroups are the lowest-performing students (lowest 25%), the middle-performing students (middle 50%) and the highest-performing students (highest 25%).	5	5
1.5 Growth of Middle performing students (Q2/3)		10	10
1.6 Growth of Lowest-Performing Students (Q1)		25	15
1.7 Graduation Rate	The graduation measure includes 4-year, 5-year, and 6-year cohort graduation rates. Graduation rates are one-year lagged. Meaning, rates that are published in the school report are for the cohort that graduated by August 1 of the prior year. Students are expected to graduate in four years, however rates are calculated for 5- and 6- year graduates. Calculation of 4-year, 5-year, and 6-year cohort graduation rates uses the *Shared Accountability* method, which gives each school in	N/A	10 *5 for 4 year, 3 for 5 year, and 2 for 6 year*

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

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

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

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

Mission Specific Goal for Monte del Sol Charter School

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

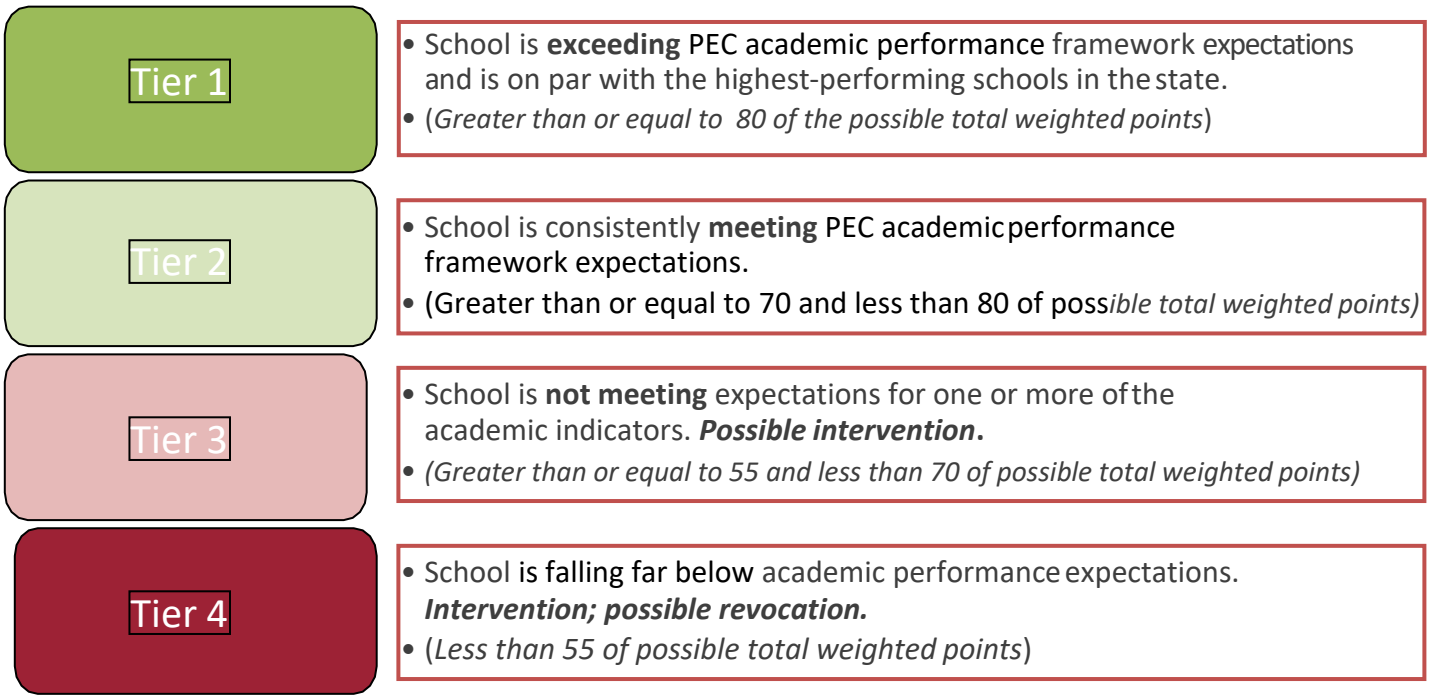
Measure Rating Category	Description of Target for this Performance Level	Points Assigned
Exceeds Standard	75% or more of Monte del Sol students in grades 7-8, enrolled on both the 40th and 120th day, will successfully complete a mission portfolio with a passing grade, based on the portfolio rubric, and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

Summary of Indicator Rating System and Assigned Points

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

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

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



ORGANIZATIONAL PERFORMANCE FRAMEWORK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL PERFORMANCE FRAMEWORK

Under Development

Appendix B: Annual School Reporting Calendar

Under Development

Appendix C: Summary of Site Visit Protocol

Protocols under development.

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

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

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

Appendix D: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessments in math and reading.

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

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

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

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

STATE OF NEW MEXICO
PUBLIC EDUCATION COMMISSION
300 DON GASPAR
SANTA FE, NEW MEXICO 87501-2786
Telephone (505) 827-6661
www.ped.state.nm.us

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District 7, Las Cruces

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K.T. Manis, Member
District 9, Hobbs

December 9, 2024

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

Dear Dr. Nelsen and Mr. Mitchell:

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

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

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

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

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

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

The approved contract and performance framework templates are found here:

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

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

Sincerely,

e/Patricia Gipson

Chair, Public Education Commission

ARCHITECTURAL POINTS ANALYSIS / SANTA FE

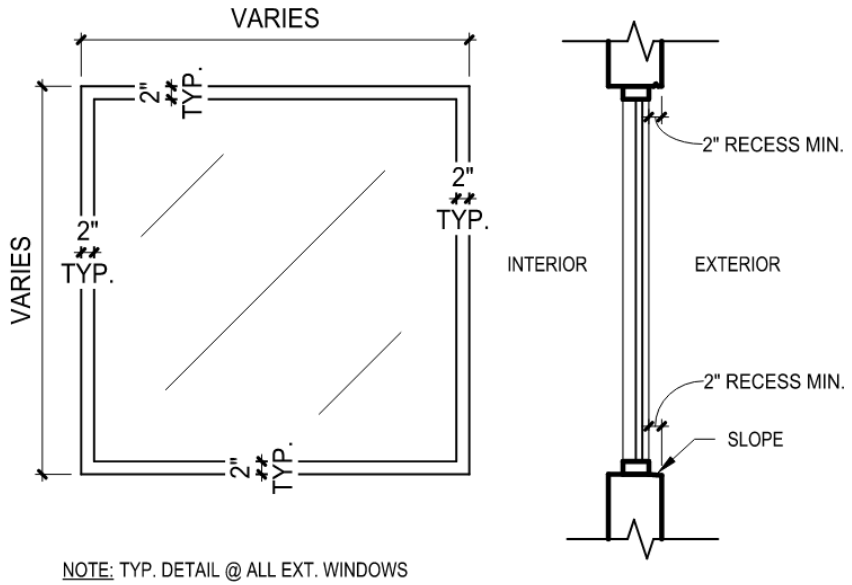
Architectural Design Standard	Revised 6.17.2025	Points		Actual
WALLS				
Predominant Exterior Surface Material				
	Stucco, Adobe	30		**30**
	Brick, natural stone, and integral color masonry	25	30*	
	Concrete and painted CMU	20	30*	
	Metal siding, glass curtain wall, wood siding, simulated materials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

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

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

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

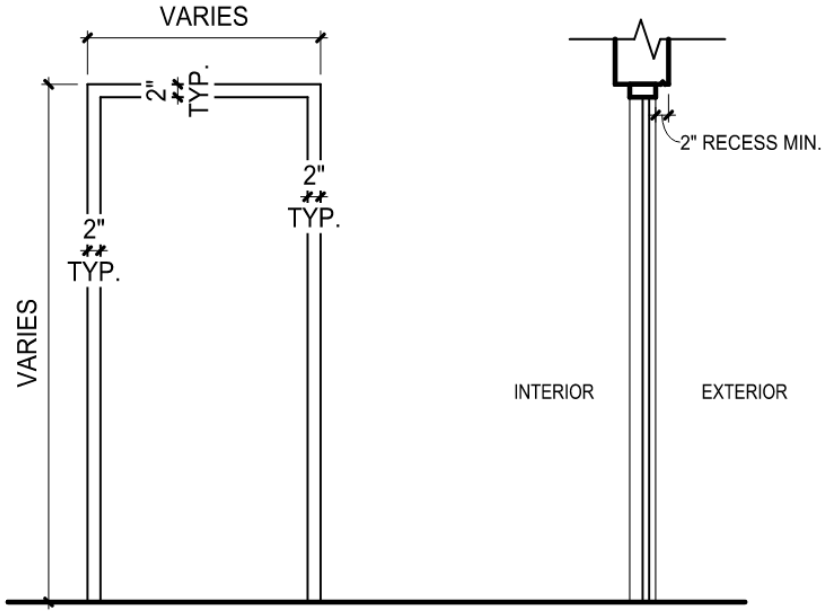
Glazing				
	(A) All glazing is clear or tinted neutral gray	10		**10**
	(B) Any use of colored glazing	0	10*	
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening				
	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and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



NOTE: TYP. DETAIL @ ALL EXT. WINDOWS

3 TYP. WINDOW RECESS DETAIL

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



NOTE: TYP. DETAIL @ ALL EXT. DOORS

4 TYP. DOOR RECESS DETAIL

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

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

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

Check one only:

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

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

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

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

Plat Filing Information:

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

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

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

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

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

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

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

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

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

*COMMERCIAL PROJECT - Complete the following

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

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

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

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

Public Services

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

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____ AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

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

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 3/17/25

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

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

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

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

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

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

To Whom It May Concern:

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

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

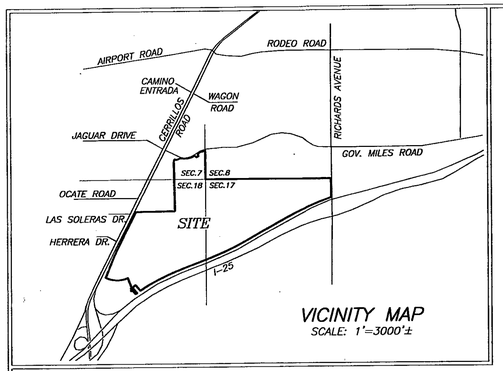
Rebecca Salvo, Senior Vice President

10/16/24
Date

State of Massachusetts)
)
County of Essex)

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

Notary Public



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

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

FLOOD ZONE

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

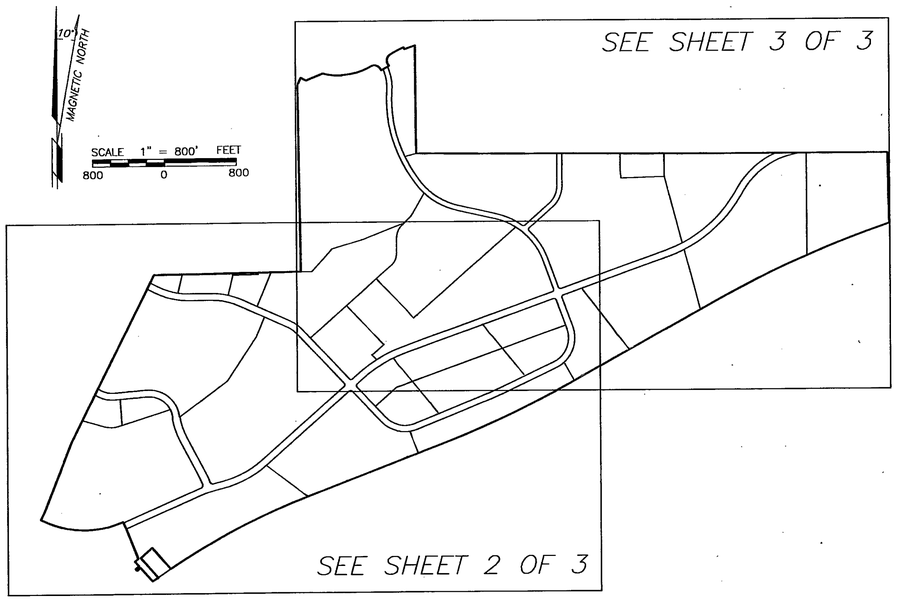
LEGEND

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

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

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

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

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

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

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

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

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

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

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO)SS 159245
COUNTY OF SANTA FE)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 8:38 o'clock AM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

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

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

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

9-23-2009
NEW MEXICO GAS COMPANY DATE

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

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 1 OF 3

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

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

S–1

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

LEGEND

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

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- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

DANCING RABBIT ROAD 57' R/W

1 — 35.68 Ac.± — 5407 BECKNER ROAD

2 — 2.60 Ac.± — 5500 CROSSING AT CHAMISO

3 — 2.60 Ac.± — 5508 CROSSING AT CHAMISO

4 — 34.81 Ac.± — 5300 LAS SOLERAS DRIVE

5 — 1.20 Ac.± — 5301 LAS SOLERAS DR.

6 — 3.00 Ac.± — 5251 LAS SOLERAS DRIVE

7 — 2.63 Ac.± — 5221 LAS SOLERAS DRIVE

8 — 39.03 Ac.± — 4981 BECKNER ROAD

9 — 43.69 Ac.± — 4780 RAIL RUNNER ROAD

10 — 8.08 Ac.± — 5011 LAS SOLERAS DRIVE

11 — 28.32 Ac.± — 4850 RAIL RUNNER ROAD

19 — 9.17 Ac.± — 5001 RAIL RUNNER ROAD

20 — 10.70 Ac.± — 5151 RAIL RUNNER ROAD

21 — 4.70 Ac.± — 5190 RAIL RUNNER ROAD

22 — 10.21 Ac.± — 5150 RAIL RUNNER ROAD

23 — 5.09 Ac.± — 5002 RAIL RUNNER ROAD

24 — 5.97 Ac.± — 4354 BECKNER ROAD

25 — 8.01 Ac.± — 4552 BECKNER ROAD

26 — 3.78 Ac.± — 4756 RAIL RUNNER ROAD

27 — 22.67 Ac.± — 4980 BECKNER ROAD

28 — 21.77 Ac.± — 5152 BECKNER ROAD

29 — 1.18 Ac.± — 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

BRYANT PROPERTY

FORMERLY "CHAMISO CROSSING" 659/146 690/29

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 5

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

10' UNDERGROUND UTILITY EASEMENT (PORTION WITHIN)

20' WATERLINE EASEMENT 1179/363–368

20' WATERLINE EASEMENT 1177/471–473

20' WATERLINE EASEMENT 1177/468–470

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228–232 (100' WIDE ON PLAT 560/031)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT (100' WIDE ON PLAT 560/031)

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)

50' PNM EASEMENT 156/049 (WITHIN SEC. 18)

20' SANITARY SEWER EASEMENT 449/015

10' P.N.M. & US WEST EASEMENT 1919/907

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131

10' P.N.M. EASEMENT 1209/709

5' P.N.M. EASEMENT 1209/709

50' P.N.M. EASEMENT 592/034

10' UNDERGROUND UTILITY EASEMENT

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

T-RAIL STA. 1581+62

T-RAIL (BENT) STA. 106+00

T-RAIL STA. 114+47.2

T-RAIL STA. 618+11

T-RAIL STA. 633+89.6

T-RAIL STA. 650+16.3

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	S50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3

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

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

S-2

GOVERNOR MILES ROAD

714020

LEGEND

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

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

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 3 OF 3

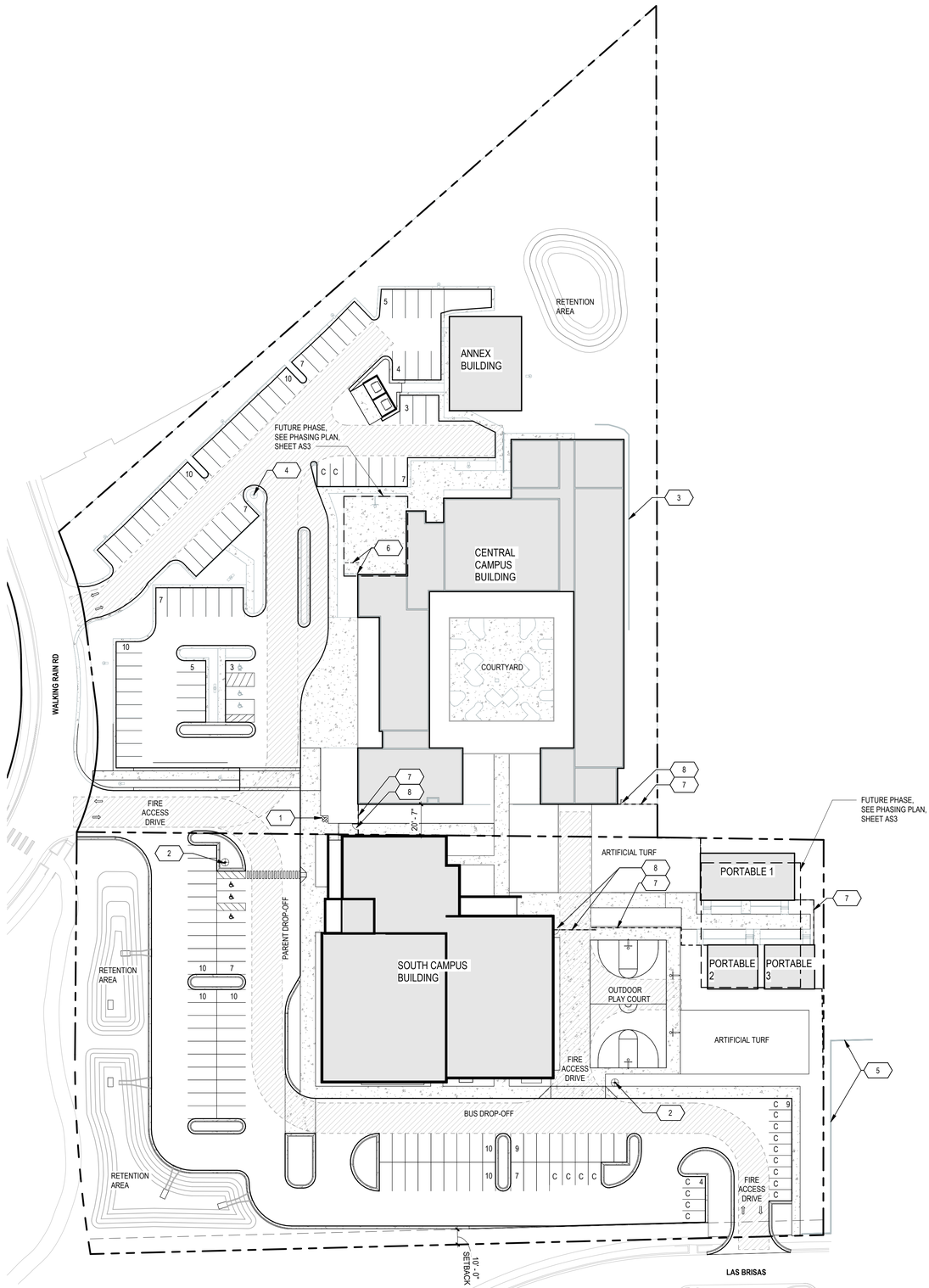
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3

SHEET KEYNOTES

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



1 Site Plan
SCALE: 1" = 40'-0"

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

Charter Schools Development Corporation
www.csdc.org

WALTZ

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

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

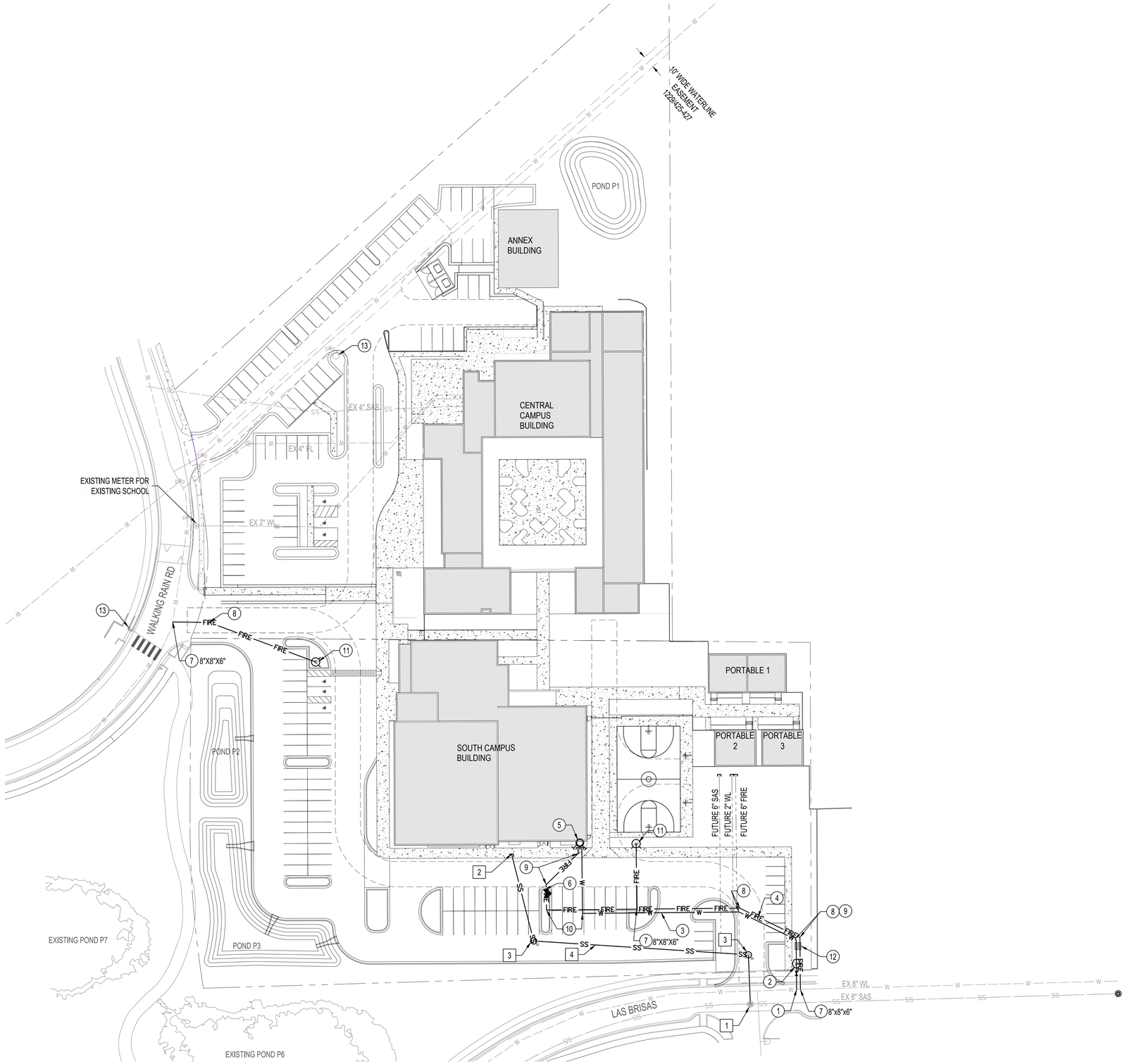
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



◯ WATER KEYED NOTES

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

☐ SEWER KEYED NOTES

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

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

LEGEND

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

N

40 20 0 40

1"=40'

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

Charter Schools Development Corporation
www.csdc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

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

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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

2025 / 03 / 17

SITE UTILITY PLAN

C-201

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

Vicinity Aerial



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

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

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

Check one only:

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

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

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

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

Plat Filing Information:

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

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

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

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

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

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

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

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

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

*COMMERCIAL PROJECT - Complete the following

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

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

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

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

Public Services

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

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

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

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 3/17/25

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

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

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

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

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

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

To Whom It May Concern:

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

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

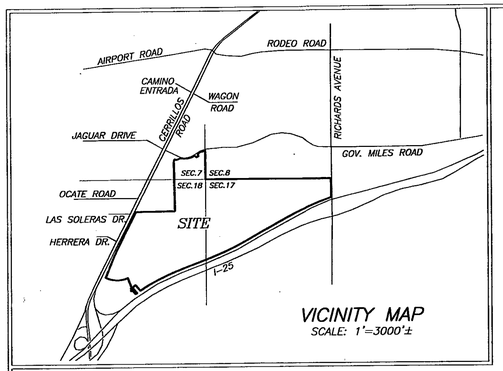
Rebecca Salvo, Senior Vice President

10/16/24
Date

State of Massachusetts)
)
County of Essex)

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

Notary Public



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

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

FLOOD ZONE

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

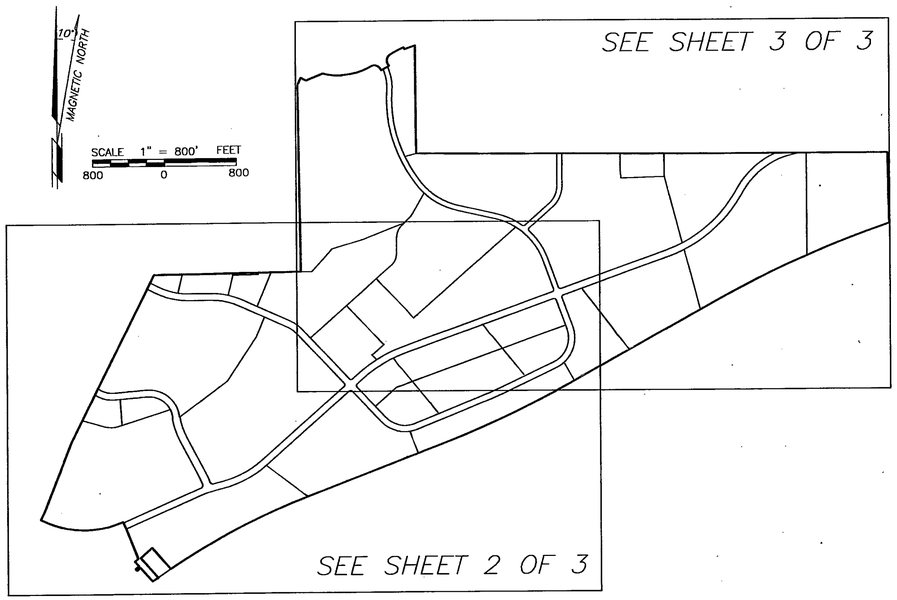
LEGEND

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

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

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

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

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

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

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

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

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

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

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

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

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

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

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

BOARD OF COUNTY COMMISSIONERS

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

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09 DATE
AS ORDINANCE # 2009–6

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

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

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

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

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

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

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

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

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

9-23-2009
NEW MEXICO GAS COMPANY DATE

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 1 OF 3

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

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

S–1

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

LEGEND

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

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

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F RUTLEDGE 990/222

N/F CLOVERDALE, LLC 1641/397–400

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

20' WATERLINE EASEMENT 1179/363–368

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

20' WATERLINE EASEMENT 1179/363–368

10' UTILITY EASEMENT ACROSS LOT 5

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

OLD LOT LINES (TYPICAL)

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

20' WATERLINE EASEMENT 1177/471–473

20' WATERLINE EASEMENT 1177/468–470

50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

NEW LOT LINES (TYPICAL)

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)

EASEMENT SHOWN AS 100' WIDE (IN ERROR) ON PLAT 560/031

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

FORMERLY "CHAMISO CROSSING" 659/146 690/29

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131

50' P.N.M. EASEMENT 592/034

BRYANT PROPERTY

10' UNDERGROUND UTILITY EASEMENT

50' PNM EASEMENT 156/049 (WITHIN SEC. 18)

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

CERRILLOS ROAD US 85 N.M.P. I-001-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

DANCING

4251 BECKNE

714019

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

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

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 2 OF 3

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

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

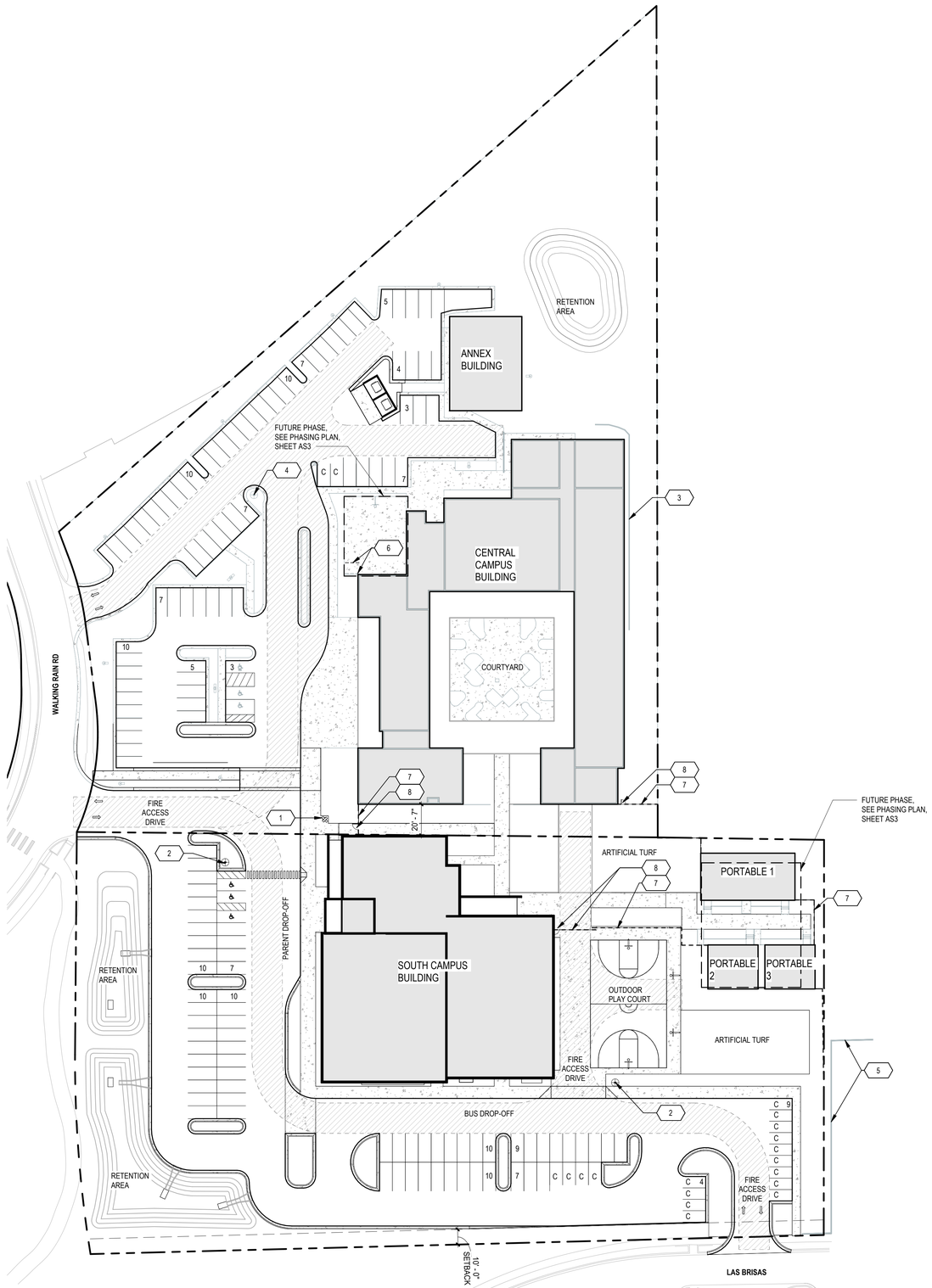
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

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

CASE #SD 2008-15

S-3



1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

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

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

Charter Schools Development Corporation
www.csdc.org

WALTZ

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

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

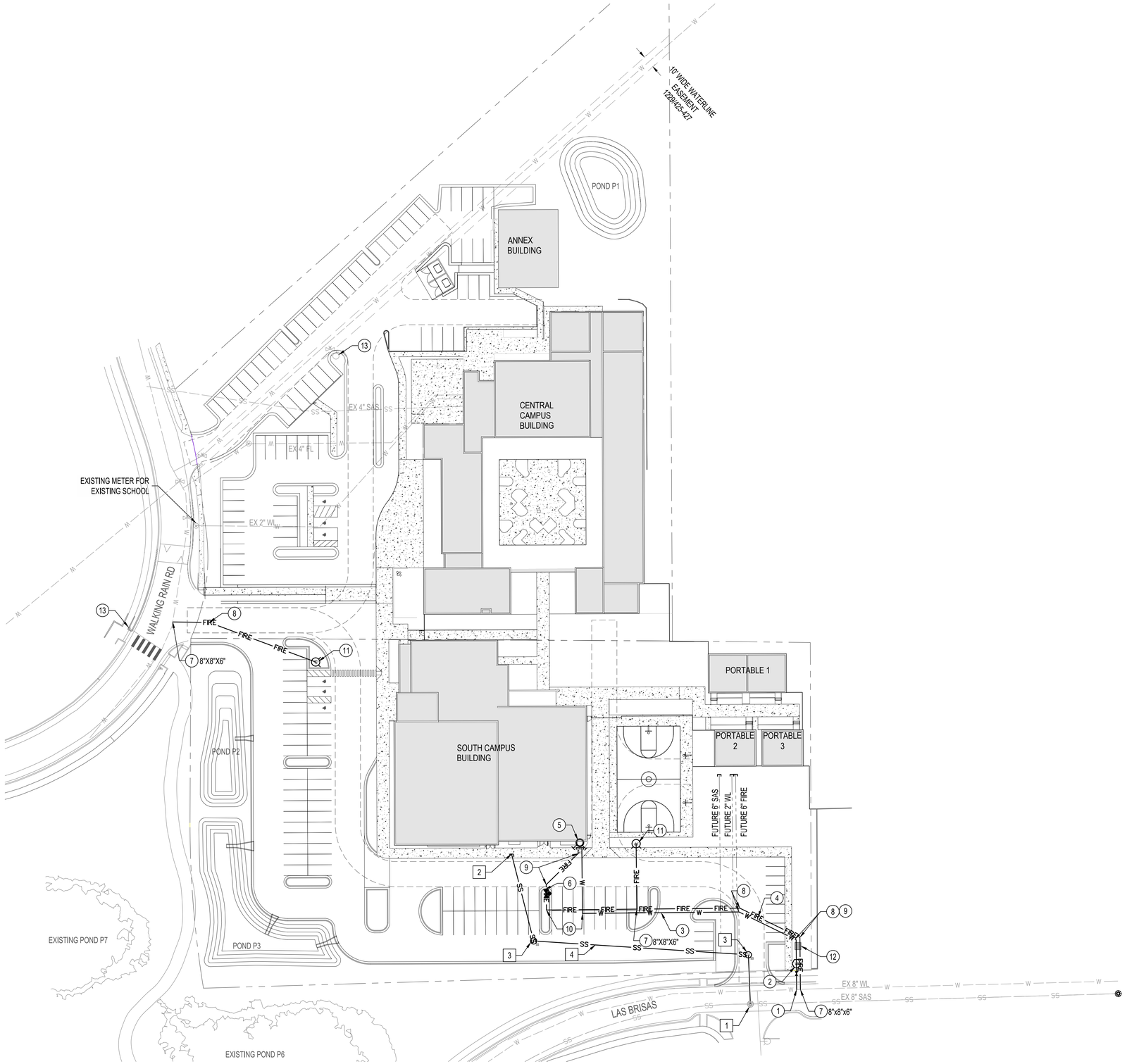
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



WATER KEYED NOTES

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

SEWER KEYED NOTES

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

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

LEGEND

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

N

40 20 0 40

1"=40'

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

Charter Schools Development Corporation
www.sdmc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

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

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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

2025 / 03 / 17

SITE UTILITY PLAN

C-201

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

Vicinity Aerial



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

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

____ Sewer Service Technical Evaluation Request
____ Water Service Technical Evaluation Request
____ Agreement for Metered Service (AMS)
____ Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
X___ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: CSDCPC - Monte del Sol, LLC

Project Address: 4161 Walking Rain Road, Santa Fe, NM 87507

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information:

Tract 16 Year: 2010 Book: 714__ Page: 14-26 Township: 16N Range: 8E Section: 17

Location: (check one only) Inside Corporate City Limits X Outside Corporate City Limits_____

Property Uniform Property Code: 1-050-094-294-523_____ Existing Well: Yes _____ No X

Legal Description including lot size: Section 17, Township 16 North, Range 9 East, Tract 16: 3.02 AC

Short Description of Project: Development Plan Amendment and Special Use Permit for expansion of the existing school campus with a new Gymnasium building and outdoor amenities.

Construction Start Date: Estimated for November 2025.

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		***--- COMPLETED BY STAFF ---*** Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**	**Total Residential Water Demand**	**_____ AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional – Middle and High School Gymnasium Building
Total gross floor area of building: 20,432 square feet
Total area of lot, tract or parcel: 3.02 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: CMU and Metal Framing
Building Square Footage: 20,432
Site Plan Attached: X Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
x Office – Non-medical	5,762	(0.70 afy per 10,000 s.f.)	0.4033
____ Medical Office		(0.72 afy per 10,000 s.f.)	
____ Office – City/State		(0.58 afy per 10,000 s.f.)	
____ Research and Development Lab		(1.18 afy per 10,000 s.f.)	
____ Manufacturing – Goods		(0.21 afy per site)	
____ Manufacturing – Consumables		(2.33 afy per site)	
____ Laundromat, Commercial		(0.78 afy per machine)	
____ Laundromat, Other		(0.22 afy per machine)	
____ Drycleaner		(0.41 afy per site)	
____ Plant Nursery		(0.56 afy per 10,000 s.f.)	
____ Gyms with showers		(8.94 afy per site)	
X Gyms without showers	20,432	(0.77 afy per site)	0.77
____ Salons		(0.21 afy per site)	
____ Pet Grooming		(0.52 afy per site)	
____ Pet Daycare		(0.11 afy per site)	
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)		(0.45 afy per 10,000 s.f.)	
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	
____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)		(0.06 afy per site)	
____ Gallery		(0.60 afy per site)	
____ Grocery Store		(1.27 afy per 10,000 s.f.)	
____ Restaurant (full service)		(0.02 afy per seat)	
____ Restaurant (limited service)		(1.63 afy per Site)	
____ Gasoline Station w/ Car Wash		(6.56 afy per Site)	

____ Gasoline Station _____ (0.88 afy per Site) _____

____ Car Wash (full service) _____ (5.66 afy per Site) _____
____ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
____ Auto Repair _____ (0.12 afy per site) _____
____ Car Rental _____ (0.12 afy per site) _____

____ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

____ Self Storage _____ (0.13 afy per site) _____

____ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
____ Industrial, Manufacturing _____ (applicant estimate of water use)_____

____ Church w/ day care or school) _____ (1.3 afy per Site) _____
Church w/o day care or school) _____ (0.6 afy per Site) _____
____

____ Hotel No. of rooms _____ (.13 afy per room) _____
Motel No. of rooms _____ (.09 afy per room) _____
____

Public Services

____ School, Elementary (0.53 afy per 100 students) _____
____ School, Middle or Junior High (1.68 afy per 100 students) _____
____ School, Senior High (2.64 afy per 100 students) _____
____ Schools, Daycare (0.85 afy per 100 kids) _____

____ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

____ Parks (1.48 afy per acre) _____
____

____ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area 20,432

Total Commercial Water Demand 1.173 **AFY**

Total Residential Water Demand 0.12 **AFY**

TOTAL PROJECT WATER DEMAND 1.3 **AFY**

Landscape Irrigation 3 Year Average
0.7 AFY + %9.8 0.77afy

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

OWNER: CSDCPC - Monte del Sol, LLC, Attn: James Zavala Mailing Address: 7880 Milestone Parkway Suite 425 Hanover, MD 21076 Phone Number: 979-574-9151 Mobile Number:979-574-9151		***Only If Applicable** AGENT: JenkinsGavin Inc., Attn: Colleen Gavin Title: Owner's Representative Mailing Address: 130 Grant Street, Suite 101 Santa Fe, NM 87501 Phone Number: 505-820-7444 Mobile Number: 505-699-0563

Information Provided By: Check one: Owner _____ Agent _X_

Signature: _____ Date: 5/1/2025

Technical Evaluation to be Sent to: Check one: Owner _____ Agent _X_

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available

- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

Landscape Irrigation 3 Year Average
0.7 AFY

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Monte del Sol Charter School - 4157 and 4161 Walking Rain Road, Santa Fe

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

CSDCPC Monte del Sol, LLC

Rebecca Salvo, Senior Vice President — Date: 10/16/24

State of Massachusetts)
)
County of Essex)

The foregoing instrument was acknowledged before me this 16 day of October, 2024 by _____.

Notary Public

Vicinity Aerial



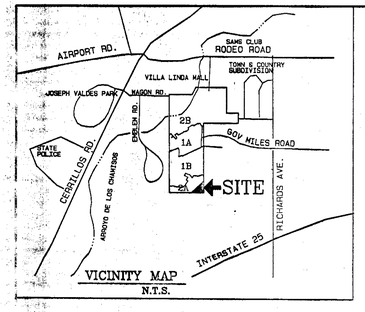
492034

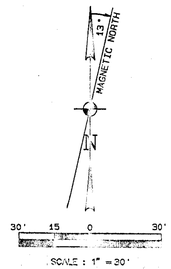
RIGHT OF WAY EXTENSION WALKING RAIN ROAD AND LOT SPLIT TRACT Q

CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2 WITHIN SECTION 5, T16N, R9E, N.M.P.M. TRACT Q-1 AND Q-2 BEING A SUBDIVISION OF TRACT Q AS SHOWN ON PLAT BOOK 459 PAGE 29-35 AS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT Q-1 CONTAINS 3.286 ACRES MORE OR LESS

TRACT Q-2 CONTAINS 0.406 ACRES MORE OR LESS





NOTES

1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " NAVA ADE SUBDIVISION PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.

2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA, FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.

3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

- ● DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
- ○ DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277
- ° DENOTES CALCULATED POINT
- —o—u— DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- —x— DENOTES FENCE
- DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	22°00'13"	78.79'	S10°39'37"E	78.29'
C2	227.00'	22°00'13"	87.16'	S10°37'27"E	86.62'
C3	249.00'	22°00'13"	95.67'	N10°37'27"W	95.09'
C4	500.00'	1°43'26"	15.05'	N20°47'50"W	15.05'
C5	522.5'	3°41'36"	33.69'	N19°47'14"W	33.68'

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 4, 2001.

Duncan Millican 1/14/02 — CHAIRMAN
E. Domínguez 1/15/02 — SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE

REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE

REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE

REVIEWED BY _____ SANTA FE CRISTO, FOR CITY OF SANTA FE — 2/7/02 DATE

UTILITY SIGNATURES

Annette Martinez — QWEST COMMUNICATIONS — 1-4-02 DATE

Veronica Simmons — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 1-16-02 DATE

Jeanette Gardner — PUBLIC SERVICE CO. OF N.M. - GAS — 1-4-02 DATE

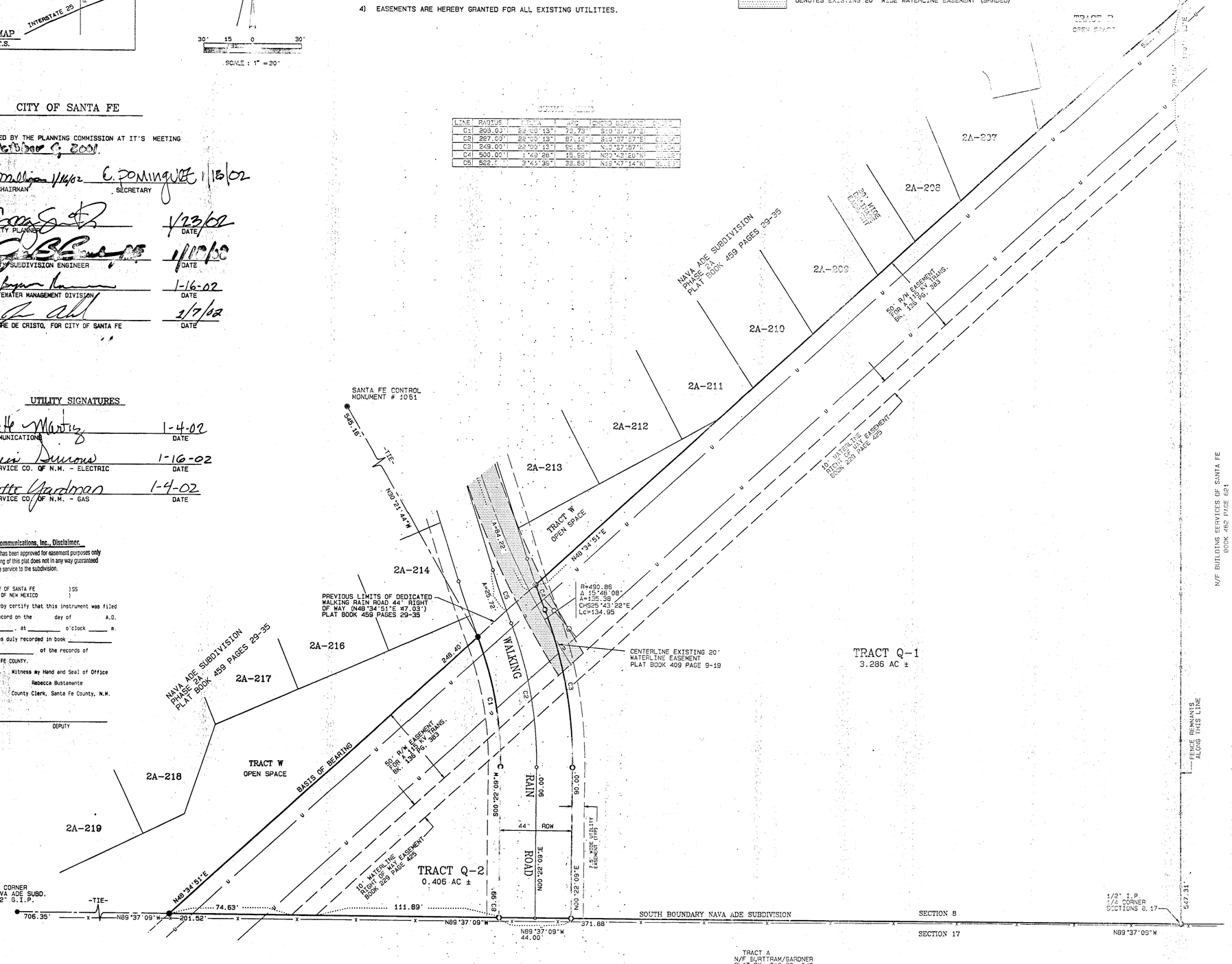
Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock ____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY



DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AFFIRMS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS Q-1 AND Q-2. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRICAL, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAY SHOWN HEREON IS A PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January 2002, BY Tony Gerrie

MY COMMISSION EXPIRES
June 26, 2005

Nancy A. Lira
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED ON THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS CREATING TRACTS Q-1 AND Q-2 AS SHOWN HEREON, AS INSPECTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT AND/OR AS EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277

JAN. 4, 2002

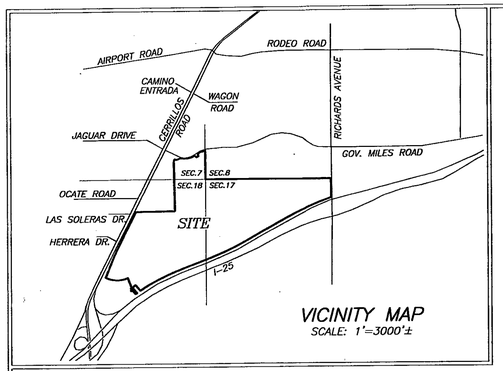
INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	5	16 NORTH	9 EAST	NAVA ADE SUBDIVISION PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS · SURVEYORS
1315 Parkway Drive
Santa Fe, NM 87507-7256
Phone: (505) 471-7073

DRAWN BY: M. SEDILLO | SCALE: 1" = 20' | CHECKED BY: RAM

NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A

DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

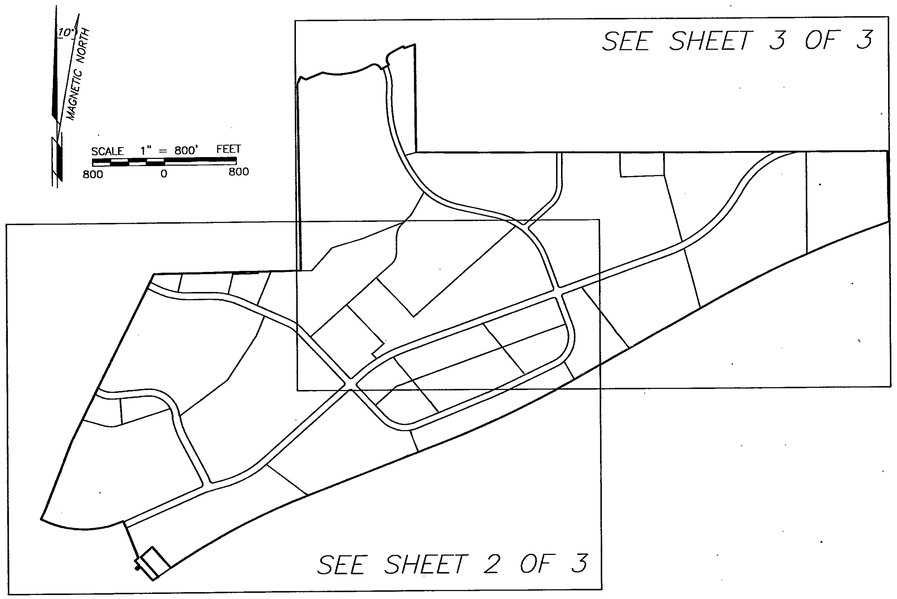
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/2011

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

CERRILLOS ROAD US 85 N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

(1) 35.68 Ac.± 5407 BECKNER ROAD

(2) 2.60 Ac.± 5500 CROSSING AT CHAMISO

(3) 2.60 Ac.± 5508 CROSSING AT CHAMISO

(4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE

(5) 1.20 Ac.± 5301 LAS SOLERAS DR.

(6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE

(7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE

(8) 39.03 Ac.± 4981 BECKNER ROAD

(9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

(10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

(11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

(19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

(20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

(21) 4.70 Ac.± 5190 RAIL RUNNER ROAD

(22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

(23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

(24) 5.97 Ac.± 4354 BECKNER ROAD

(25) 8.01 Ac.± 4552 BECKNER ROAD

(26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

(27) 22.67 Ac.± 4980 BECKNER ROAD

(28) 21.77 Ac.± 5152 BECKNER ROAD

(29) 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

BRYANT PROPERTY

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397-400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

FORMERLY "CHAMISO CROSSING" 659/146 690/29

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 5

20' WATERLINE EASEMENT 1179/363-368

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

20' SEWERLINE EASEMENT 2177/228-232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228-232 (100' WIDE ON PLAT 560/031)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

20' WATERLINE EASEMENT 1177/471-473

20' WATERLINE EASEMENT 1177/468-470

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131

50' P.N.M. EASEMENT 1209/709

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 18)

50' P.N.M. EASEMENT (WITHIN SEC. 17)

10' P.N.M. & US WEST EASEMENT 1919/907

10' P.N.M. EASEMENT 1209/709

20' SANITARY SEWER EASEMENT 449/015

7.5' SIDEWALK EASEMENT 248/028

QWEST UTILITY EASEMENT INSTR.#1519188

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123-131

10' UNDERGROUND UTILITY EASEMENT

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

714019

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

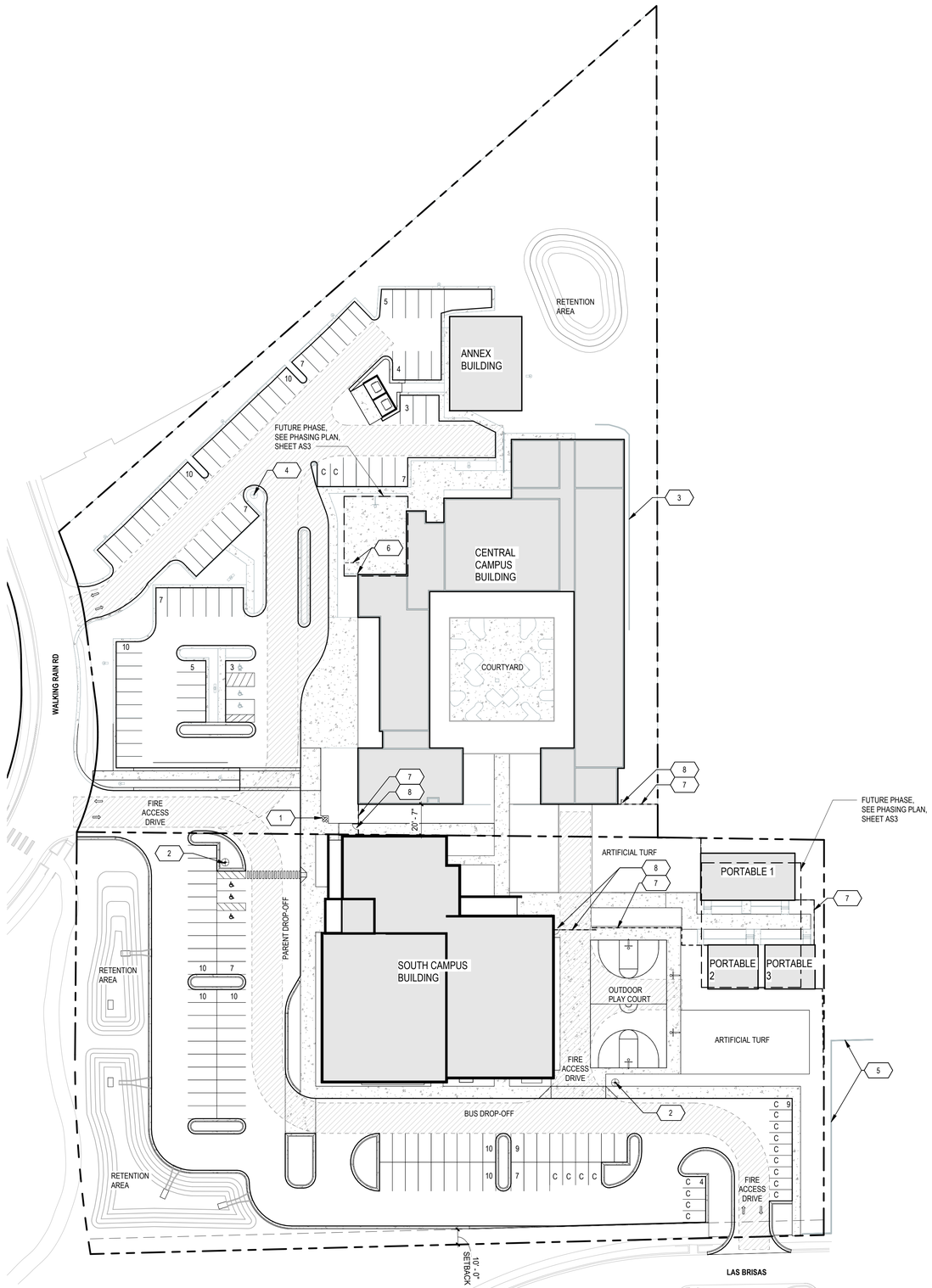
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3

SHEET KEYNOTES

1 RELOCATED SCULPTURE
2 NEW FIRE HYDRANT
3 EXISTING RETAINING WALL TO REMAIN
4 EXISTING FIRE HYDRANT
5 EXISTING OFF SITE RETAINING WALL TO REMAIN
6 BIKE RACKS TO BE RELOCATED WITH FUTURE PHASING WORK
7 METAL FENCING
8 FENCE GATE



1 Site Plan
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

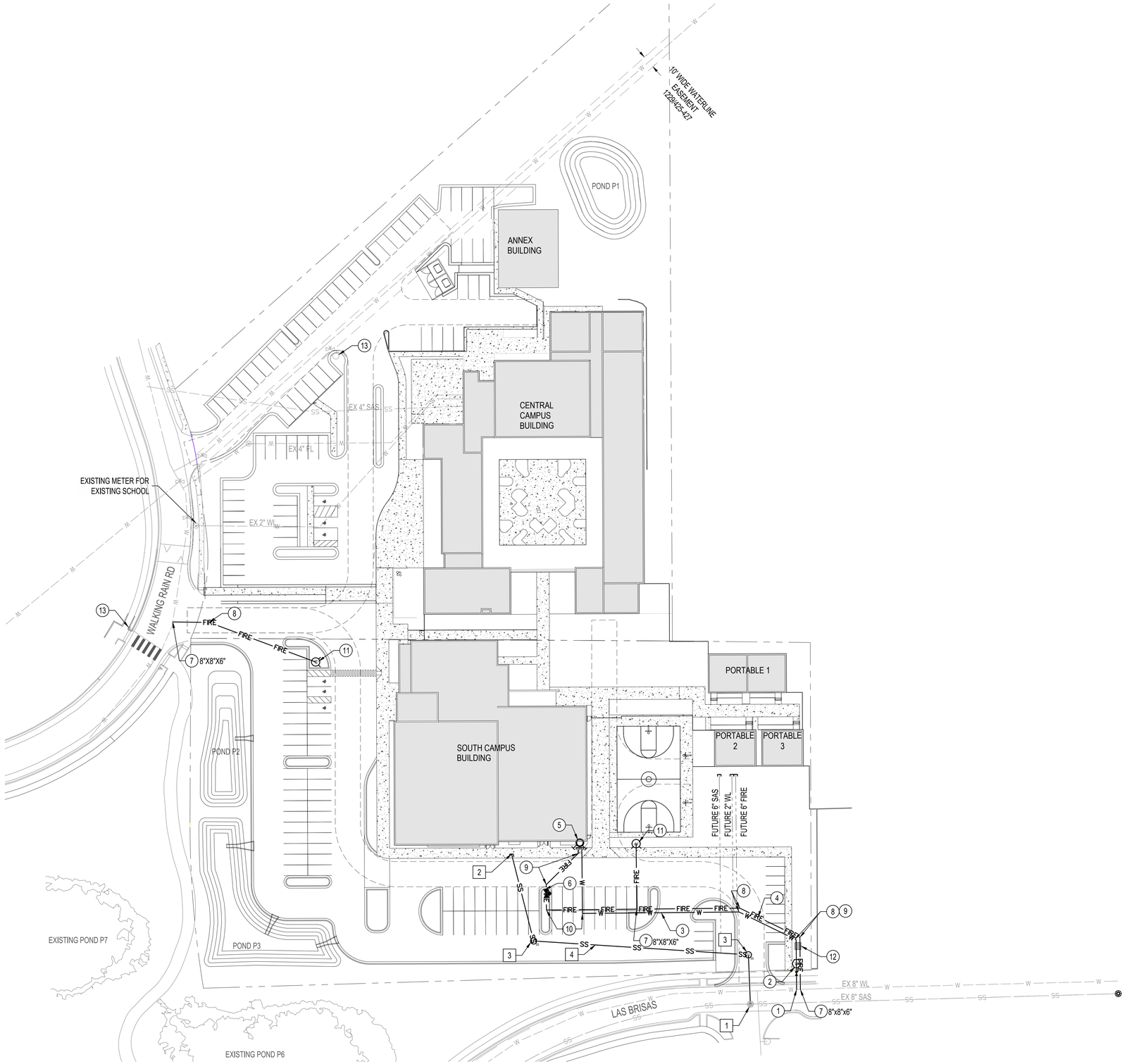
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

Site Plan

AS2

3/12/2025 5:03:42 PM



WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL.
2. INSTALL 2" DOMESTIC WATER METER.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 6" FIRE WATER SERVICE LINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 6" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAILS.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
13. EXISTING FIRE HYDRANT.

SEWER KEYED NOTES

1. CONNECT NEW 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.sdmc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE UTILITY PLAN

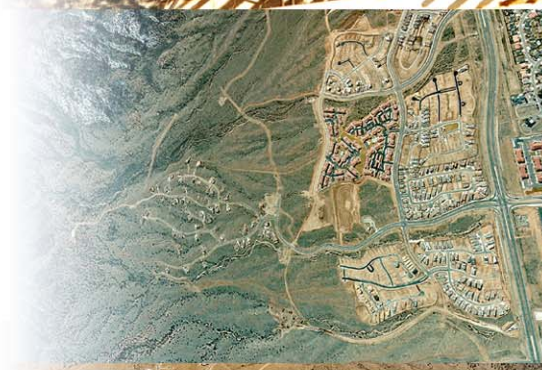
C-201

Wed, 12-Mar-2025 - 6:37 pm, Plotted by: JRESTREPO
P:\20250209\CDP\Plans\General Development Plan Sheets\20250209_Water and Sewer.dwg

Monte de Sol Charter School Development Plan Amendment					
Water Budget for Additional Uses -					
New Gymnasium Building and Landscaping on Tract 16					
Water Use for Commercial Construction					
			UNIT	**GPY**	**AFY**
Office - Non-Medical		5,762	0.70 per 10,000 sf		0.40
Gyms w/out showers*			1	250,905.27	0.77
**Per 2009 City of Santa Fe Water Division 'Water Use in Santa Fe' Report*					
Landscape Irrigation				228,606.67	0.70
DEVELOPMENT WATER BUDGET				***479,511.94***	***1.87***
9.8% Contingency per SFCC §14-8.13(E)(1)				46,992.17	0.184
TOTAL WATER DEMAND OFFSET				**526,504.11**	**2.06**
LANDSCAPE IRRIGATION BUDGET FOR TRACT 16					
			GPW	**GPY**	**AFY**
YEAR 1				242,800.00	0.75
YEAR 2				221,510.00	0.68
YEAR 3				221,510.00	0.68
3-YEAR AVERAGE				***228,606.67***	***0.70***

PRELIMINARY DRAINAGE REPORT FOR MONTE DEL SOL CHARTER SCHOOL SANTA FE, NM





MAY, 2025

Prepared for:

CSDCPC MONTE DEL SOL LLC.
7880 MILESTONE PKWY SUITE 425
HANDOVER, MD 21076

Prepared by:

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

DRAINAGE REPORT

FOR

MONTE DEL SOL CHARTER SCHOOL

SANTA FE, NM

MAY 2025

Prepared for:

CSDCPC MONTE DEL SOL LLC.

7880 MILESTONE PKWY SUITE 425

HANDOVER, MD 21076

Prepared by:

BOHANNAN HUSTON, INC.

7500 JEFFERSON STREET NE

ALBUQUERQUE, NM 87109



Prepared by: 05-19-2025

Kelly Klein, PE Date

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FIGURES

FIGURE 1 – VICINITY MAP 2

APPENDICES

APPENDIX A - HYDROLOGIC ANALYSIS DATA

APPENDIX B - FEMA FLOOD MAP

APPENDIX C - EXCERPTS FROM SURROUNDING AREA'S DRIANAGE MANAGEMENT PLANS

- Development Plan for Monte Del Sol Charter School: Grading and Pond Plan
- Estancias de Las Soleras, Units 1A and 1B Drainage Plan
- Estancias de Las Soleras, Units 2A Drainage Plan
- Preliminary Storm Water Master Plan Vista de La Sierra Subdivision Master Plan
- Excerpt from Monte del Sol Charter School Cistern Plan
- Excerpt from the Nava Ada Grading Plan
- Excerpt from Final Plat for Estancias de las Soleras Unit 2A

APPENDIX D - HEC HMS MODELING WITH POND DATA

APPENDIX E - EXISTING CONDITIONS BASIN MAP

APPENDIX F - PROPOSED CONDITIONS BASIN MAP

APPENDIX G - POND TABLE

APPENDIX H - FULL CISTERN PERMIT SET FOR THE MONTE DEL SOL

I. INTRODUCTION

This drainage report summarizes hydrologic and hydraulic analyses for existing and proposed site conditions for the Monte del Sol Charter School. The legal plat of records are Tract Q-1 of the Nava Ada Subdivision and Tract 16 of Las Solares. The site is located within the City of Santa Fe, on the east side of Walking Rain Road, between Soaring Eagle Lane and Las Brisas Road. Figure 1 provides a Vicinity Map of the project and the surrounding local area.

The site comprises of two parcels. Tract Q-1 is the northern parcel. Tract Q-1 is approximately 3.29 acres and is currently developed with an existing school (labeled as central campus building), associated parking lots and a retention pond (labeled as Existing Pond P1). For the purposes of this report, this tract will be referred to as the "existing site". Tract 16 is the southern portion. Tract 16 is approximately 3 acres and is currently mostly vacant land with 6 portable school buildings. For the purposes of this drainage report, Tract 16 will be referred to as the "project site" since this portion will be developed with a new building and additional parking and drainage infrastructure.

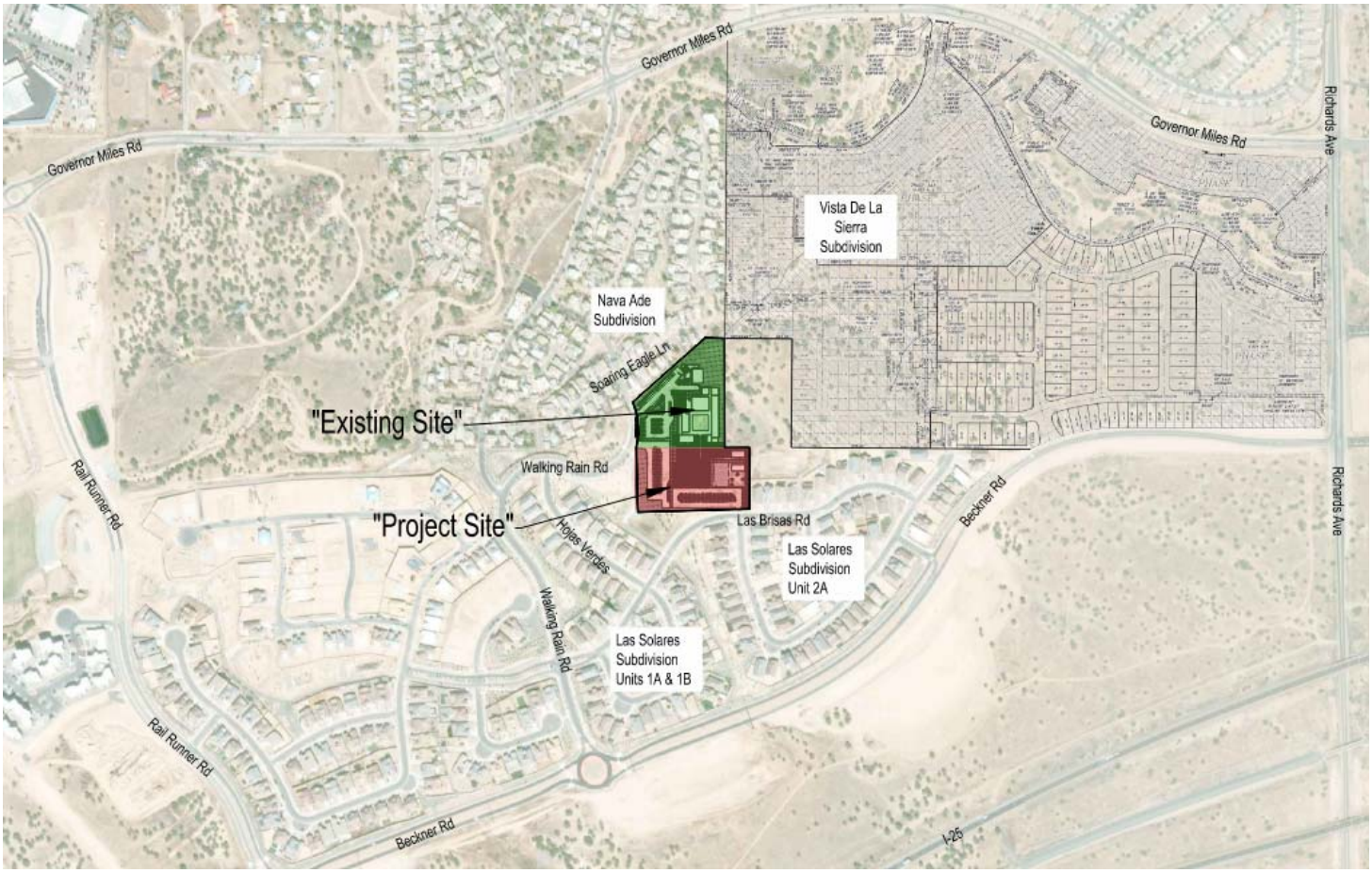
The "existing site" is currently developed and drains via surface flow across the parking lots to two discharge points: 1) towards Walking Rain Road, and 2) towards the existing retention pond in the northeast corner. Based on The Monte del Sol Charter School Grading and Drainage Plan designed in 2002 (See Appendix C), the existing Pond P1 was designed for 9,669 cf of volume to capture the developed flows from the building and northeast portion of the parking lot. In current conditions, the pond volume is 6,838 cf which is less than design. With this project, the Existing Pond P1 will be re-graded to accommodate the required volumes per the drainage analysis discussed later in this report. In 2006, an underground cistern system was installed on the "existing" site to capture the roof runoff so that stormwater could be captured and reused for irrigation to water the gardens created by the students. The cistern's capacity is 6,767 cf. The cistern overflow is directed to Existing Pond P1. The volume of the cistern is not included in the required volume calculations for Pond P1.

The "project site" is mostly undeveloped land with the exception of the northeast corner being partially developed with sidewalks and portable buildings. The remaining "project site" is compacted ground that currently serves as an overflow parking lot and natural ground consisting of assorted native shrubs and grasses. The "project site" generally slopes from the northeast to the southwest and drains into the Existing Pond P6 developed by the Estancias de Las Solares Units 1A and 1B subdivisions. Based on the Final Development Plan and Drainage Report for Estancias de Las Soleras Units 1A and 1B (See Appendix C), this pond P6 was

designed to accept 4.15 cfs from the project site (although in current existing conditions, the pond is accepting 6.0 cfs).

The following analysis evaluated the site hydrology per City of Santa Fe Land Development Code Article 14-8.2 using appropriate methodologies for the arid high desert. The existing conditions analysis characterizes the existing drainage patterns and existing peak storm flow rates for the primary drainage outfalls. The proposed drainage management plan for the development has been designed to remain consistent with these existing drainage patterns and to attenuate the proposed conditions peak discharges to the allowable rates specified in the Estancias de Las Soleras Units 1A, 1B and 2A Drainage Plans as well as adhere to the Preliminary Vista de La Sierra Subdivision Master Drainage Report. Excerpts from these drainage plans are shown in Appendix C. The following sections summarize the technical approach and parameters, proposed management strategy, and overall grading and drainage design for the proposed development.

Figure 1 – Vicinity Map



II. HYDROLOGIC ANALYSIS

The hydrologic analysis was performed to quantify surface water runoff rates for existing and proposed conditions. The methodology, basin characteristics, and results of the hydrologic analysis are discussed in the following sections.

A. METHODOLOGY

To accurately characterize and model the on-site basins, drainage patterns, and routing of flows, the United States Army Corps of Engineers' Hydraulic Engineering Center Hydrologic Modeling System, Version 4.9 (HEC-HMS) was used to develop runoff hydrographs for the site. The modeling software uses the National Resource Conservation Service's Unit Hydrograph methodology to characterize the hydrologic response of individual basins within the site. Drainage basins were delineated using both surveyed and proposed grades, with each basins' hydrologic characteristics represented by NRCS Runoff Curve Numbers (CN). These CN's are a composite representation of the site's hydrologic soil characteristics, the existing and proposed land usage or treatment, as well as the vegetative cover. A basin CN is used to calculate the amount of precipitation that is infiltrated versus the amount of precipitation that becomes direct runoff. NRCS Unit Hydrographs represent a given drainage basin's hydrologic response and how the peak runoff from a given storm event varies over time. This methodology is based on NRCS's Technical Release 55 "Urban Hydrology for Small Watersheds". The specific assumptions for both the existing and proposed conditions hydrologic assessments are discussed in detail in the following sections.

1. PRECIPITATION

The National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server Atlas 14 (NOAA-14, Volume 1) was used to determine the site-specific rainfall depths for a theoretical storm that has a 1% chance of occurring in any given year, also known as a 100-year storm. The rainfall data is provided incrementally as cumulative depths over a 24-hour period, resulting in a total storm rainfall of 3.87 inches. This is the design storm, as defined by the City of Santa Fe Land Development Code, Article 14-8.2(D)(4)(b)(ii). The rainfall depths have been modeled as a NRCS Type II design storm with a peak intensity centered at 12 hours into the storm event. The NOAA precipitation data and NRCS report is provided in its entirety in Appendix A.

B. DRAINAGE BASINS

The following sections characterize the existing hydrologic conditions and infrastructure associated with the site, detail the analysis that shaped this characterization, and summarize the key results as they relate to the proposed stormwater management for the development.

1. EXISTING CONDITIONS

The existing drainage basins can be referred to in Appendix E. Each of these basins contain a similar existing land treatment and vegetative cover and their soil characteristics remain relatively homogenous throughout the site area. The existing land cover is generally characterized as native desert scrub and shrub. The soil data was based on the NRCS data for Santa Fe County, provided in full as part of Appendix A and the soils for the site are identified as four major soil groups. The Predawn loam and Alire Loam are found in the immediate vicinity of the development area and is characterized as Hydrologic Soil Group (HSG) C, meaning it provides moderate rainfall infiltration. The other primary soil type, Tanoan-Encantado complex is in the steeper slope area of the site and is characterized by NRCS as HSG A, meaning this soil has higher infiltration potential. Buckhorse-Altazano complex with HSG B, also a higher infiltration rate, is found in the southwest corner of the site. Using these data sets and Table 2.2d of TR-55 (included in Appendix A), a curve number of 78 has been estimated for the existing basins. This is a pervious curve number. For the “existing site”, an additional impervious surface has been assumed for the existing conditions to represent the campus building and existing parking lots. For the “proposed site”, no impervious surface has been assumed for the existing conditions, except for Basin 2 and Basin 3 where a percent impervious value was applied. For the purposes of this drainage analysis, the current HEC-HMS model will be used to establish existing conditions peak discharge. Appendix E shows the existing conditions drainage basin delineation, land treatments, and peak discharge. Below is a summary of the existing basins for the “existing site” and the “project site”.

The “existing site” can be represented by two onsite basins (Ex Basin 5 and Ex Basin 6) and two offsite basins (Offsite Basin 1 and Offsite Basin 2). Ex Basin 5 consists primarily of the parking lot in front of the school. This basin contains multiple water harvesting basins within the landscape medians of the parking lot that capture some runoff before ultimately leaving the site and discharging into Walking Rain Road at AP 4. Ex Basin 6 consists primarily of the existing central campus building and the parking lot to the northwest and generally drains to the northeast corner towards the Existing Pond P1. In addition, the majority of the campus building’s roof drains into an existing water reuse system that culminates in an underground

rainwater cistern located just north of the building. According to the "as-built" records, the existing cistern holds 6,767 cf and is primarily used for irrigation purposes. However, the overflow discharge point for the cistern is the Existing Pond P1. In this drainage analysis it is assumed that the cistern is full and the storage volume of the cistern is not included in the required volume for Pond P1. See Appendix H for information on permitting existing cisterns. Also draining toward the Existing Pond P1 is Offsite Basin 1. Offsite Basin 1 accepts 16.6 cfs from Parcel C1 and Existing Pond P5 as defined in the Estancia Las Solares Unit 2A Drainage Report (See Appendix C). Although designed for 9,825 cf of volume, the Existing Pond P1 currently only has 6,838 cf of capacity. In existing conditions, Existing Pond P1 appears to be silted in and may not adequately capture the incoming surface runoff. The outfall for Existing Pond P1 is a rip rap weir outfall that discharges at AP3 before entering the 30' wide drainage easement in the Nava Ada subdivision. This weir outfall does not appear to be functioning properly, allowing the pond to overflow without proper control. The community has reported that water has occasionally flooded their yards. Potentially contributing to the flooding are the flows entering the site from Offsite Basin 2 at AP6. At AP6, Offsite Basin 2 clips the boundary of the "existing site". Historical contours show that Offsite Basin 2 flows (Q=60cfs) were carried in an arroyo to AP6. From the grading and drainage plans of Nava Ada Subdivision (see Appendix C), it appears that at AP6, some of the flows were diverted to Soaring Eagle Road and some were diverted to a swale along the back side of the homes. The swale ran through our "existing site" towards the 30' drainage easement. In current conditions, this swale does not appear to be well defined and may be contributing to the flooding noticed by the neighbors. However, there is a new subdivision, Vista de La Sierra, currently in construction that is capturing the existing 60 cfs from Offsite Basin 2 at AP6 and attenuating its developed flows to 26.1 cfs at AP6, which is less than existing (see Appendix C). The drainage report for Vista de La Sierra subdivision identifies and accepts 41.2 cfs from our "existing site" as a contributing flow into the 30' drainage easement. This 41.2 cfs combined with the 26.1 cfs at AP6 totals 67 cfs going into the Nava Ade 30' drainage easement.

The "project site" is mostly undeveloped land with the exception of the northeast corner being partially developed with sidewalks and portable buildings. The "project site" contains 4 existing basins. Ex Basin 1 consists of natural ground cover and drains towards the existing Pond P6 of the Estancias del Las Solares Unit 1 Subdivision. Per the Master Drainage Report for Estancia de Las Solares for Units 1A and 1B (see Appendix C), Pond P6 accepts 4.15 cfs from the "project site". However, in current existing conditions, the flow from Ex Basin 1 is 6.0 cfs which is greater than shown in the Estancias de Las Solares Subdivision Units 1A and 1B

Drainage Report. Ex Basin 2 consists of the existing portable buildings that drains north towards the "existing" site and is conveyed through the "existing site" via sheet flow to the Existing Pond P1. Ex Basin 3 drains east towards Parcel C1. *(This drainage pattern is existing and is allowed per the Final Plat for the Estancias de las Soleras Unit 2A since Parcel C-1 is identified as a joint use parcel for Estancia de las Soleras Unit 2A and Monte del Sol Charter School as a drainage easement for public and private storm water. See Appendix C for an excerpt of this Final Plat)*. Parcel C-1 has an allowable discharge of 18 cfs per the Estancia de Las Solares for Units 2A drainage report. The addition of 0.5 cfs from Ex Basin 3 into Parcel C-1 creates a total of 16.6 cfs leaving Parcel C-1 which is less than the allowable flows. Ex Basin 4 consists mainly of the entrance drive into the overflow parking area and drains towards Walking Rain Road.

2. PROPOSED CONDITIONS

The responsibility of the drainage management plan is two-fold: firstly, protect the site and surrounding properties from large flooding events and, secondly, attempt to replicate and mimic the natural hydrologic processes using creative site design and low impact development strategies and techniques. The goal of the proposed drainage management strategy is to convey and utilize stormwater runoff safely and effectively within and through the site in a manner that is consistent with existing drainage patterns while reducing the peak runoff rates at offsite discharge points to flow rates below existing conditions. The general approach to drainage management seeks to provide positive drainage away from buildings that are expeditiously intercepted by drainage infrastructure such as swales and inlets.

The proposed drainage basins can be referred to in Appendix E**.** The central campus building and parking lot located in the "existing site" will remain in current conditions and therefore the drainage patterns and flow rates will remain as they currently are. The only exceptions are that this project will regrade Existing Pond P1 to its original volume, construct its weir outfall to control the discharge rate, and reconstruct the swale (swale 1) at the northeast corner to convey the flows from AP6. As mentioned earlier, the existing flows entering at AP6 are being attenuated by the new Vista de La Sierra subdivision. Per the drainage report for the Vista de La Sierra subdivision, the flows entering at AP6 are reduced from 60 cfs to 26.1 cfs. Since the discharge point for this subdivision enters the "existing site" at AP6, swale 1 will be regraded to convey 26.1 cfs through the "existing site" before discharging at the 30' drainage easement in Nava Ade Subdivision. In addition, the Vista de La Sierra Subdivision Drainage Report accounts for 41.2 cfs of discharge from the Monte del Sol School campus as the

allowable flow entering the 30' drainage easement (AP3). Per this project's drainage plan, the total developed flows entering Pond P1 is 36.0 cfs, which is the combined flows from Existing Basin 6, Offsite Basin 1 and 16 fs from Existing Pond P5. For proposed conditions, improvements made to the pond and the pond's outfall with this project will control this discharge rate to 35.4 cfs which is less than the allowable flows of 41.2 cfs as defined in the Vista de La Sierra Drainage Report. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. Together with the reduced discharge from Vista de La Sierra subdivision and the reduced flows from Monte del Sol School Pond P1, the drainage conditions entering the 30' drainage easement in Nava Ade subdivision will be improved from 108 cfs to 61.1cfs

The "project site" however, will be developed to include buildings, sidewalks, and parking lots. The introduction of impervious surfaces such as buildings, sidewalks, and parking lots inherently lead to a reduced amount of rainfall being infiltrated into the underlying soils. With less precipitation being soaked into the ground, there is intrinsically more surface runoff that proposed developments are required to mitigate. The general approach to drainage management for the "project site" seeks to provide positive drainage away from buildings and intercept these flows with drainage infrastructure such as swales, water harvesting basins, inlets, and retention ponding. It is at these locations where rainwater harvesting strategies will be implemented that promote infiltration on-site. Once captured, runoff will be carried in conveyance structures such as swales and storm drains to controlled discharge points noted in the proposed Conditions Basin Map (Appendix F). In the proposed conditions, Existing Basin 3 is renamed Basin 5. There is no new development within Basin 5 and, as such, the drainage analysis will remain the same as described for Ex Basin 3 described above. The main discharge point for the "project site" is AP1. The stormwater management plan for Estancias de las Solares Unit 1A and 1B in Appendix C states that the allowable developed runoff accepted into Pond P6 from the project site at AP1 is 4.15 cfs. To attenuate the developed flows to this allowable discharge, a series of two on-site detention ponds (with a retention component) will serve to attenuate the developed conditions peak flows to rates that adhere to the Estancia de Las Solares Drainage Management Plan.

Specifically, for proposed conditions, the "project site" is subdivided into 5 subbasins. These basin boundaries are provided in Appendix F. Proposed basin conditions assume the same hydrologic condition for the underlying soils, albeit with site-specific impervious areas (buildings, pavement, sidewalks, etc.) accounted for with impervious percentages. In HEC-HMS, the impervious percentage for each basin is used to determine a basin-specific composite curve

number that represents the basin conditions at a level of detail greater than the standard curve number tables. The timing of the unit hydrographs all assumed minimum times of concentration/lag times. This is an appropriate assumption for the sub-basins given the small areas and the nature of conveyance within each basin. TR-55 methodology recommends a minimum time of concentration of 0.2 hours (12 minutes). With lag time being 60% of the time of concentration, a minimum lag time of 7.2 minutes was used for each sub-basin. The Proposed Basin Map in Appendix F provides a summary of the sub-basin areas, lag times, curve numbers, and both a 100-year peak discharge and 100-year runoff volume for 24-hour storm event.

The “project site” grading design mimics existing conditions and maintains the general campus wide drainage patterns towards Existing Pond P1 and towards Existing Pond P6. As explained above, Existing Pond P1 will be improved to accommodate the developed and offsite flows. This project will also construct a series of two on-site detention ponds within the “project site” boundaries that accept the peak flow rates from the “project site” and discharge them to Existing Pond P6 located at the southwest corner of the site (AP1). The ponds will work in series such that each pond will capture their respective basin’s developed flows and release the flows at a controlled rate via a pipe outlet to the next downstream pond. Pond P2 has a weir emergency overflow directed towards Pond 3. Pond 3 also has an emergency weir overflow directed towards Existing Pond P6. Each pond will have a retention component at the bottom of the pond to allow for stormwater quality control and infiltration. The final Pond P3 will discharge the “project site’s” developed flows into Existing Pond P6 (AP1) at a rate of 4.0 cfs. This rate is less than the existing rate of 6.0 cfs and within substantial compliance with the Estancias de Las Soleras Drainage Plan. See Appendix G for pond volumes table.

III. HYDRAULIC ANALYSIS

A. EXISTING CONDITIONS

The existing hydraulic characterization of the “existing” site is predominantly dictated by sheet flow through the parking lot through small water harvesting basins. A portion of the site discharges into Walking Rain Road while the majority sheet flows to Existing Pond 1. Roof runoff is primarily captured by a storm drain that is connected to an underground cistern.

The existing hydraulic characterization of the “project” site is predominantly dictated by the overland, existing hydrology. This is primarily due simply from a lack of existing infrastructure as most of the “project” site discharges to Existing Pond P6.

B. PROPOSED CONDITIONS

The proposed system hydraulics have been evaluated and sized to safely accommodate the 100-year, 24-hour design storm event.

For the “existing site”, the hydraulic improvements include swale and weir overflow to convey the developed flow to the ultimate discharge point at AP3. The calculations are shown on the Proposed Basin Map in Appendix F.

For the “project site” concrete rundowns and storm drain inlets have been identified based on the building drainage requirements and grading plan. A detailed analysis of these structures was performed using weir and orifice flow rating curves. All inlet calculations assume a 50% clogging factor. The storm drains that convey flows from these inlets to Ponds P2 and P3 have been sized using open channel flow hydraulic calculations via the Manning’s equation. This pipe hydraulic evaluation ensures that non-pressure flow is maintained throughout the system. All the detention pond’s performance was evaluated using the HEC-HMS model’s hydrograph routing determination whose hydraulic parameters provide an effective stormwater management system that meets minimum City, State, and Federal standard design criteria, per the sources mentioned previously.

C. EROSION CONSIDERATIONS

The drainage management plan for the proposed development has been designed with the potential for surface erosion at the forefront of consideration. Early and continuous engagement with the project landscape architects, experience on previous local development projects, and an in-depth understanding of site drainage conditions has served to develop a design that reduces the erosion potential for the site. This same strategy ensures the development has prioritized groundwater recharge, natural landscaping techniques and approaches, as well as an incorporation of low impact development practices into the drainage management strategy.

IV. MS4 CONSIDERATIONS

The EPA, as a part of the Clean Water Act, under the MS4 program requires that each lot retain a certain volume of storm water be retained onsite, based on impervious area. Monte del Sol will use cisterns, on-site retention in ponds, and water harvesting basins in parking lots to

contain the MS4 requirement. These areas and values are shown on the Proposed Basin Map in Appendix F.

V. RESULTS AND RECOMMENDATIONS

With the development of this site, the peak flow rate discharge at each of the principal outfall locations will be less than the 100-year, 24-hout peak flow rate in the existing condition and is in accordance with the area's Drainage Management Plan. This drainage management plan demonstrates that the on-site storm drain system and detention pond design will mitigate the peak flow from the 100-year, 24-hour storm event in accordance with the City of Santa Fe Land Use Code.

APPENDIX A
HYDROLOGIC ANALYSIS DATA

Table 402-2 Runoff Curve Numbers for Urban Areas

Source: NRCS, June 1986, "TR-55, Urban Hydrology for Small Watersheds", Table 2-2a, p. 2-5.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.
[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.
[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Santa Fe County Area, New Mexico



November 6, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


106° 0' 40" W
106° 0' 31" W
35° 37' 29" N
35° 37' 24" N
408450
408470
408490
408510
408530
408550
408570
408590
408610
408630
408650
408430
3942800
3942780
3942760
3942740
3942720
3942700
3942680
3942660
200
201
202
203
Soil Map may not be valid at this scale.
Map Scale: 1:1,020 if printed on A landscape (11" x 8.5") sheet.
N
0 15 30 60 90 Meters
0 45 90 180 270 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Fe County Area, New Mexico
Survey Area Data: Version 16, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 15, 2021—Dec 11, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Total weighted CN 78

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
200	Predawn loam, 1 to 4 percent slopes	1.2	26.5%
201	Tanoan-Encantado complex, 5 to 25 percent slopes	1.2	26.3%
202	Alire loam, 2 to 6 percent slopes	1.7	37.4%
203	Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded	0.5	9.8%
Totals for Area of Interest		**4.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Santa Fe County Area, New Mexico

CN85

200—Predawn loam, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: drc0
Elevation: 6,100 to 7,300 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Predawn and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Predawn

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite, gneiss, schist, loess, and volcanic ash

Typical profile

A - 0 to 2 inches: loam
BA - 2 to 4 inches: loam
Bt - 4 to 9 inches: clay loam
Btk1 - 9 to 14 inches: clay loam
Btk2 - 14 to 19 inches: clay loam
Bk1 - 19 to 27 inches: loam
Bk2 - 27 to 36 inches: loam
BCk1 - 36 to 52 inches: gravelly sandy loam
BCk2 - 52 to 77 inches: very gravelly coarse sand
C - 77 to 86 inches: gravelly loamy sand

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: 2 to 6 inches to abrupt textural change
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 50 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Minor Components

Alire

Percent of map unit: 6 percent
Hydric soil rating: No

Encantado

Percent of map unit: 3 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No

CN63

201—Tanoan-Encantado complex, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: drc2
Elevation: 5,500 to 7,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Tanoan and similar soils: 45 percent
Encantado and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tanoan

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Shoulder
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium derived from granite, gneiss, schist, and loess over residuum weathered from basaltic tuff or granitic sandstone

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bk1 - 3 to 7 inches: loam
Bk2 - 7 to 24 inches: loam

Bk3 - 24 to 32 inches: sandy loam
Bkq - 32 to 57 inches: loam
BCk1 - 57 to 70 inches: gravelly loamy coarse sand
BCk2 - 70 to 84 inches: gravelly coarse sandy loam

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: A
Ecological site: F036XA136NM - Pinyon-Utah juniper/Apache plume
Hydric soil rating: No

Description of Encantado

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Backslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and slope alluvium derived from granite, gneiss, and schist over residuum weathered from granitic fanglomerate and sandstone

Typical profile

ABk - 0 to 3 inches: very gravelly sandy loam
Bk1 - 3 to 9 inches: very gravelly loam
Bk2 - 9 to 22 inches: very gravelly coarse sandy loam
BCk1 - 22 to 33 inches: gravelly loamy coarse sand
BCk2 - 33 to 45 inches: very gravelly loamy coarse sand
BCk3 - 45 to 54 inches: very gravelly loamy coarse sand
C1 - 54 to 63 inches: gravelly loamy sand
C2 - 63 to 85 inches: very gravelly loamy sand

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F036XA136NM - Pinyon-Utah juniper/Apache plume
Hydric soil rating: No

Minor Components

Nazario

Percent of map unit: 4 percent
Hydric soil rating: No

Buckhorse

Percent of map unit: 3 percent
Hydric soil rating: No

Altazano

Percent of map unit: 3 percent
Hydric soil rating: No

Encantado

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

Riverwash

Percent of map unit: 1 percent
Hydric soil rating: No

CN85

202—Alire loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: drc3
Elevation: 6,100 to 7,400 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Alire and similar soils: 90 percent
Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alire

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived granite, gneiss, schist, loess, and volcanic ash

Typical profile

A - 0 to 2 inches: loam
Bt - 2 to 8 inches: clay loam
Btk1 - 8 to 15 inches: clay loam
Btk2 - 15 to 28 inches: clay loam
Bk1 - 28 to 45 inches: loam
Bk2 - 45 to 57 inches: gravelly loam
BCk - 57 to 71 inches: gravelly sandy loam
BCkq - 71 to 105 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Minor Components

Encantado

Percent of map unit: 5 percent
Hydric soil rating: No

Predawn

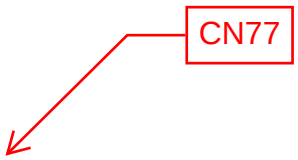
Percent of map unit: 2 percent
Hydric soil rating: No

Tanoan

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No



203—Buckhorse-Altazano complex, 2 to 8 percent slopes, flooded

Map Unit Setting

National map unit symbol: f3gt
Elevation: 5,700 to 7,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Buckhorse and similar soils: 55 percent
Altazano and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buckhorse

Setting

Landform: Eroded fan remnants
Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Typical profile

A - 0 to 4 inches: coarse sandy loam
Bt - 4 to 11 inches: coarse sandy loam
Btk1 - 11 to 22 inches: loam
Btk2 - 22 to 37 inches: loam
Bk - 37 to 49 inches: fine sandy loam
BCk - 49 to 61 inches: sandy loam
C - 61 to 83 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R035XA112NM - Loamy
Hydric soil rating: No

Description of Altazano

Setting

Landform: Inset fans on eroded fan remnants
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Slope alluvium derived from granite, gneiss, schist, granitic sandstone, fanglomerate, and mudstone

Typical profile

AC - 0 to 2 inches: gravelly sandy loam
C1 - 2 to 8 inches: gravelly coarse sandy loam
C2 - 8 to 19 inches: very gravelly loamy coarse sand
C3 - 19 to 29 inches: gravelly sandy loam
Btkb1 - 29 to 46 inches: loam
Btkb2 - 46 to 65 inches: loam
BCkb - 65 to 74 inches: gravelly coarse sandy loam
Ckb - 74 to 90 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B
Ecological site: R035XG114NM - Gravelly
Hydric soil rating: No

Minor Components

Junebee

Percent of map unit: 4 percent
Hydric soil rating: No

Tanoan

Percent of map unit: 3 percent
Hydric soil rating: No

Riverwash

Percent of map unit: 2 percent
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Hydric soil rating: No

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NOAA Atlas 14, Volume 1, Version 5
Location name: Willard, New Mexico, USA*
Latitude: 34.3°, Longitude: -106.1°
Elevation: 6505 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.246 (0.216-0.280)	0.318 (0.280-0.362)	0.422 (0.371-0.482)	0.502 (0.440-0.574)	0.608 (0.534-0.696)	0.689 (0.606-0.793)	0.775 (0.681-0.897)	0.862 (0.759-1.00)	0.979 (0.863-1.15)	1.07 (0.947-1.28)
10-min	0.375 (0.329-0.427)	0.484 (0.425-0.551)	0.643 (0.564-0.734)	0.764 (0.669-0.874)	0.925 (0.812-1.06)	1.05 (0.922-1.21)	1.18 (1.04-1.36)	1.31 (1.16-1.53)	1.49 (1.31-1.76)	1.63 (1.44-1.94)
15-min	0.464 (0.408-0.529)	0.599 (0.527-0.683)	0.797 (0.700-0.910)	0.947 (0.829-1.08)	1.15 (1.01-1.31)	1.30 (1.14-1.50)	1.46 (1.28-1.69)	1.63 (1.43-1.89)	1.85 (1.63-2.18)	2.02 (1.79-2.41)
30-min	0.625 (0.549-0.713)	0.807 (0.710-0.920)	1.07 (0.942-1.23)	1.28 (1.12-1.46)	1.54 (1.36-1.77)	1.75 (1.54-2.02)	1.97 (1.73-2.28)	2.19 (1.93-2.55)	2.49 (2.19-2.93)	2.72 (2.40-3.24)
60-min	0.774 (0.680-0.882)	0.999 (0.878-1.14)	1.33 (1.17-1.52)	1.58 (1.38-1.80)	1.91 (1.68-2.19)	2.17 (1.90-2.49)	2.44 (2.14-2.82)	2.71 (2.39-3.16)	3.08 (2.72-3.63)	3.37 (2.98-4.01)
2-hr	0.907 (0.799-1.04)	1.16 (1.02-1.33)	1.53 (1.35-1.75)	1.82 (1.60-2.07)	2.23 (1.95-2.54)	2.57 (2.22-2.91)	2.93 (2.52-3.32)	3.31 (2.83-3.75)	3.86 (3.26-4.37)	4.32 (3.61-4.90)
3-hr	0.956 (0.848-1.09)	1.21 (1.08-1.39)	1.58 (1.39-1.81)	1.88 (1.65-2.14)	2.30 (2.00-2.61)	2.64 (2.28-2.99)	3.00 (2.58-3.40)	3.40 (2.90-3.85)	3.96 (3.34-4.50)	4.42 (3.70-5.04)
6-hr	1.08 (0.961-1.23)	1.37 (1.22-1.56)	1.75 (1.55-1.99)	2.06 (1.82-2.34)	2.49 (2.19-2.82)	2.84 (2.47-3.21)	3.21 (2.78-3.63)	3.61 (3.10-4.08)	4.16 (3.54-4.71)	4.62 (3.89-5.24)
12-hr	1.23 (1.09-1.39)	1.54 (1.37-1.75)	1.96 (1.74-2.22)	2.29 (2.02-2.59)	2.75 (2.42-3.10)	3.12 (2.72-3.52)	3.51 (3.05-3.96)	3.92 (3.38-4.43)	4.50 (3.84-5.09)	4.97 (4.21-5.63)
24-hr	1.42 (1.31-1.55)	1.78 (1.65-1.94)	2.23 (2.06-2.44)	2.59 (2.38-2.82)	3.08 (2.82-3.36)	3.47 (3.16-3.78)	3.87 (3.51-4.22)	4.28 (3.86-4.68)	4.85 (4.34-5.32)	5.29 (4.71-5.83)
2-day	1.58 (1.45-1.72)	1.98 (1.82-2.16)	2.47 (2.27-2.69)	2.86 (2.63-3.12)	3.40 (3.10-3.71)	3.83 (3.48-4.18)	4.27 (3.87-4.67)	4.73 (4.25-5.18)	5.35 (4.76-5.89)	5.85 (5.16-6.45)
3-day	1.72 (1.58-1.87)	2.15 (1.98-2.34)	2.68 (2.47-2.92)	3.11 (2.86-3.38)	3.69 (3.38-4.02)	4.15 (3.78-4.52)	4.63 (4.20-5.04)	5.12 (4.62-5.59)	5.79 (5.17-6.35)	6.33 (5.60-6.96)
4-day	1.85 (1.71-2.01)	2.32 (2.14-2.52)	2.89 (2.67-3.15)	3.35 (3.08-3.64)	3.98 (3.65-4.32)	4.48 (4.09-4.86)	4.98 (4.54-5.42)	5.51 (4.98-6.00)	6.23 (5.58-6.81)	6.80 (6.04-7.46)
7-day	2.25 (2.08-2.43)	2.81 (2.59-3.05)	3.48 (3.21-3.78)	4.02 (3.70-4.35)	4.74 (4.35-5.14)	5.30 (4.84-5.75)	5.87 (5.35-6.37)	6.45 (5.84-7.02)	7.24 (6.50-7.90)	7.86 (7.00-8.60)
10-day	2.53 (2.34-2.75)	3.16 (2.92-3.44)	3.94 (3.63-4.29)	4.54 (4.18-4.95)	5.38 (4.92-5.86)	6.02 (5.49-6.57)	6.69 (6.08-7.31)	7.37 (6.66-8.08)	8.30 (7.43-9.12)	9.02 (8.01-9.97)
20-day	3.36 (3.12-3.62)	4.19 (3.89-4.53)	5.15 (4.78-5.57)	5.88 (5.44-6.36)	6.83 (6.30-7.39)	7.55 (6.93-8.17)	8.26 (7.56-8.95)	8.96 (8.16-9.72)	9.88 (8.95-10.8)	10.6 (9.52-11.6)
30-day	4.06 (3.78-4.35)	5.06 (4.72-5.44)	6.17 (5.74-6.62)	6.99 (6.50-7.52)	8.04 (7.46-8.65)	8.82 (8.16-9.50)	9.58 (8.84-10.3)	10.3 (9.48-11.2)	11.3 (10.3-12.2)	12.0 (10.9-13.0)
45-day	5.11 (4.78-5.46)	6.36 (5.94-6.81)	7.67 (7.16-8.22)	8.63 (8.04-9.26)	9.83 (9.13-10.6)	10.7 (9.91-11.5)	11.5 (10.6-12.4)	12.3 (11.3-13.3)	13.3 (12.2-14.4)	14.1 (12.8-15.3)
60-day	6.00 (5.59-6.42)	7.47 (6.97-8.02)	9.00 (8.39-9.66)	10.1 (9.41-10.8)	11.5 (10.7-12.3)	12.4 (11.5-13.4)	13.4 (12.4-14.4)	14.2 (13.1-15.4)	15.3 (14.1-16.6)	16.1 (14.7-17.5)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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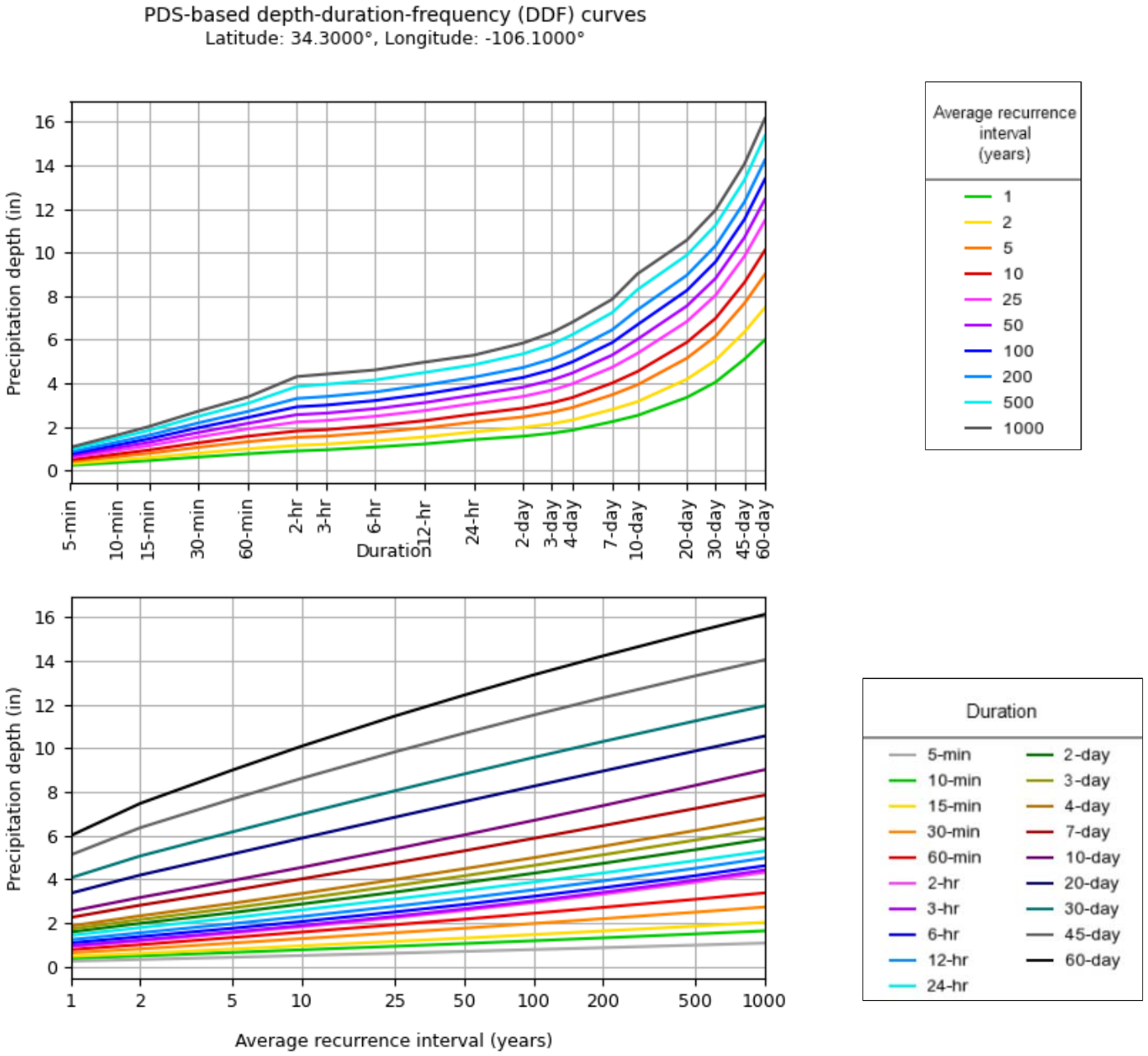
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Thu Nov 7 20:16:49 2024

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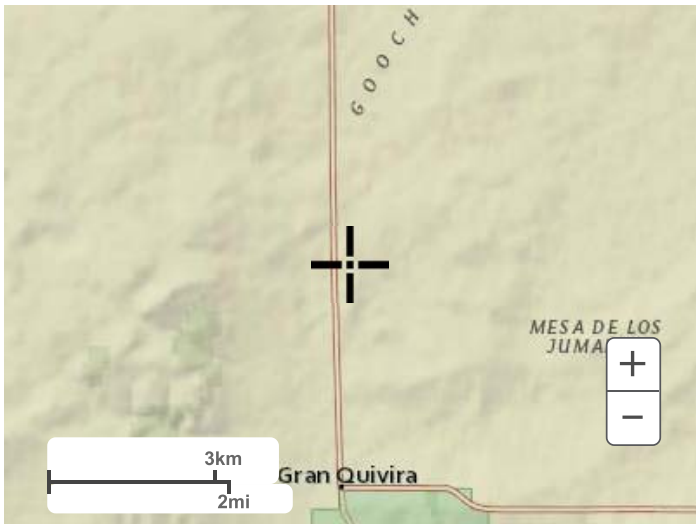
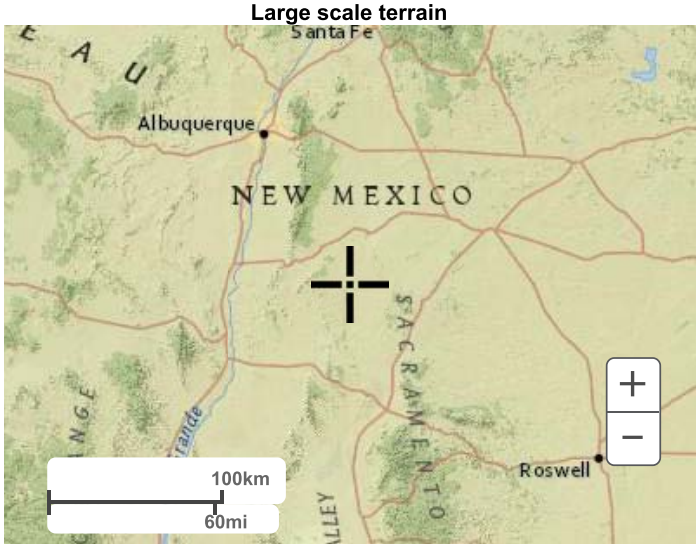
Maps & aerials

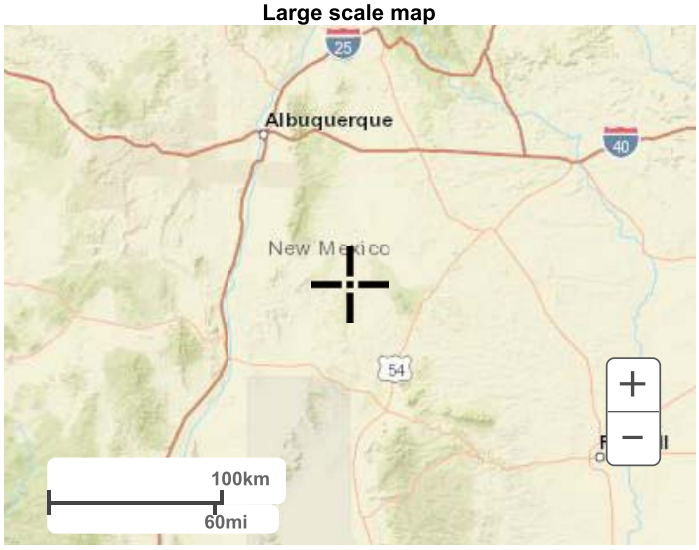
Small scale terrain



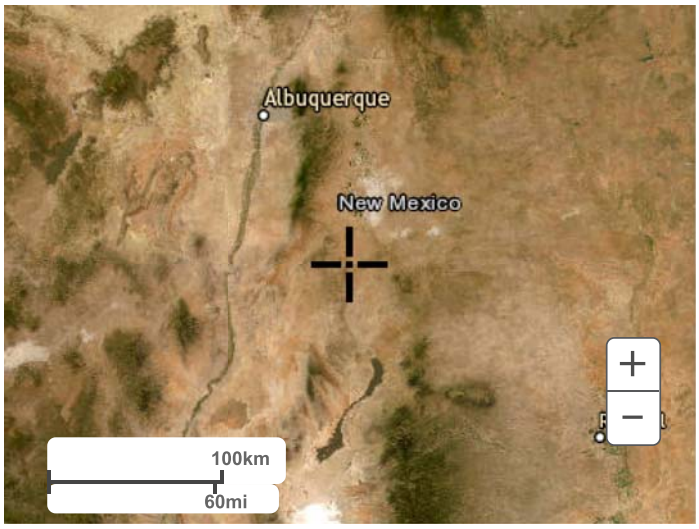
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B
FEMA FLOOD MAP

National Flood Hazard Layer FIRMette

FEMA

106°0'54"W 35°37'43"N



106°0'17"W 35°37'14"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

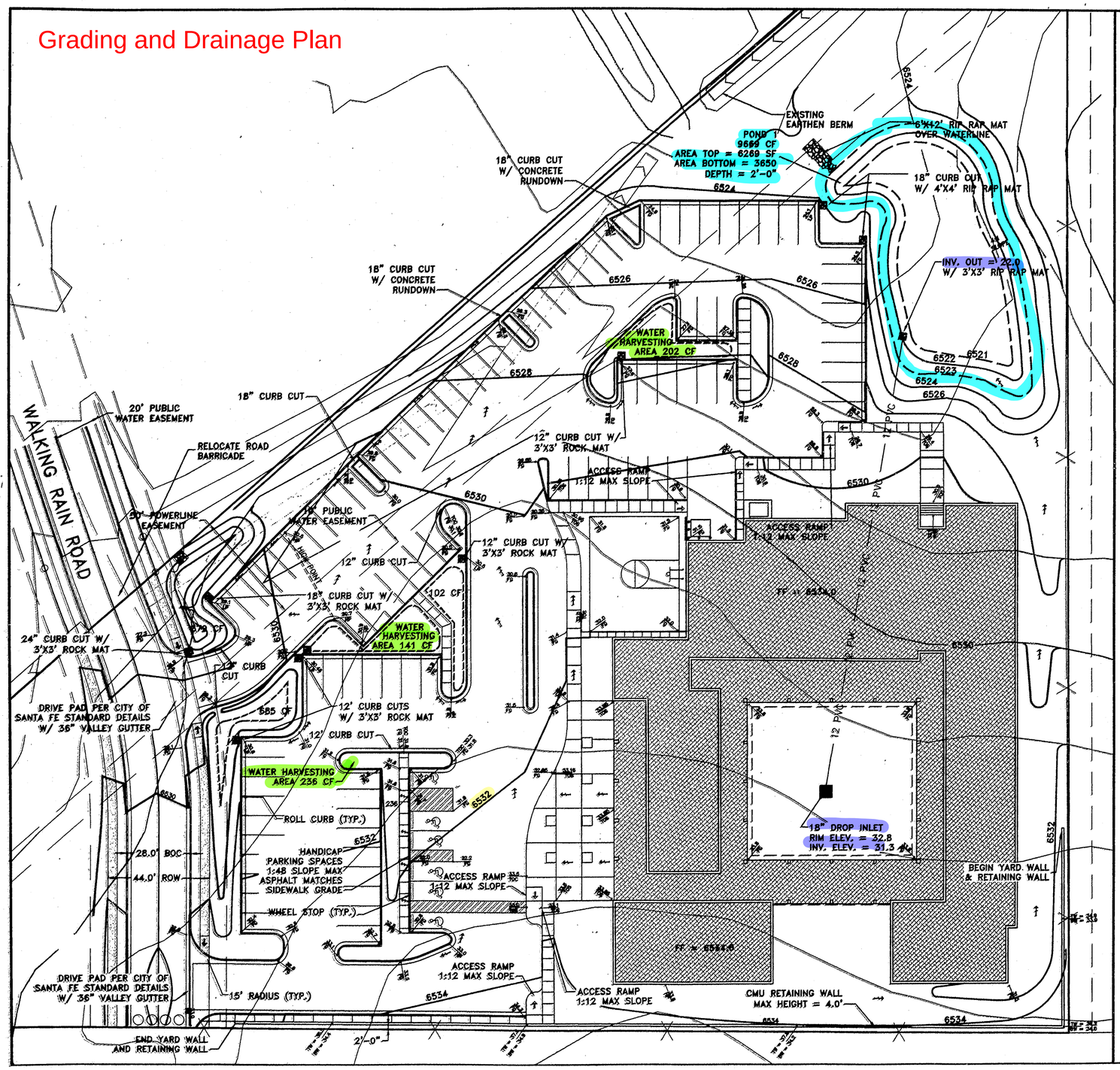
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C

EXCERPTS FROM SURROUNDING AREA'S STORMWATER MANAGEMENT PLANS

Excerpt from:
Monte del Sol Building Permit Set, January 2002

Grading and Drainage Plan



LEGEND

- EXISTING CONTOURS
- DESIGN CONTOURS
- SITE BOUNDARY
- 12.0 F.G. — SPOT ELEVATION
- T.O.C. — TOP OF CURB
- F.G. — FIELD GRADE
- T.O.S. — TOP OF SIDEWALK
- INV. — INVERT
- T.W. — TOP OF WALL
- RIP RAP MAT
- WATER FLOW DIRECTION

TERRAIN MANAGEMENT NOTE

NO PORTION OF THE PROPERTY SHOWN HEREON HAS A NATURAL SLOPE GREATER THAN 20%

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR.

UTILITY NOTE

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK. IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

WATER HARVESTING NOTE

ALL WATER HARVESTING AREAS TO BE LOWER THAN THE ADJACENT PARKING LOT GRADES. THE VOLUME IN THESE AREAS IS REQUIRED TO DETAIN POST DEVELOPMENT FLOWS, THEREFORE WATER HARVESTING AREAS CANNOT BE FILLED IN UNDER ANY CIRCUMSTANCES.

SCALE: 1" = 20'
20' 0 20'
CONTOUR INTERVAL = ONE (1') FOOT

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87501
505-820-7090
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE
1.	REDESIGNED POND.	AER	MEW	11-21-01
2.	STAFF COMMENTS	AER	MEW	12-7-01

PROJECT: 01-169 DESIGNED BY: A.E.R.
FILE: 168-Grade DRAWN BY: A.E.R.
DATE: 1/2/02 CHECKED BY: M.E.W.
PLANS: AS NOTED

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
UTILITY SERVICES		
ENGINEERING DIV.		
STREETS		
TRAFFIC		
FIRE DEPARTMENT		

CITY USE ONLY

PROJECT: Monte Del Sol Charter School

SHEET TITLE: Grading and Drainage Plan

SHEET NO. C-1

REVISIONS & SUPPLEMENTAL CALCULATIONS

FOR

ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B

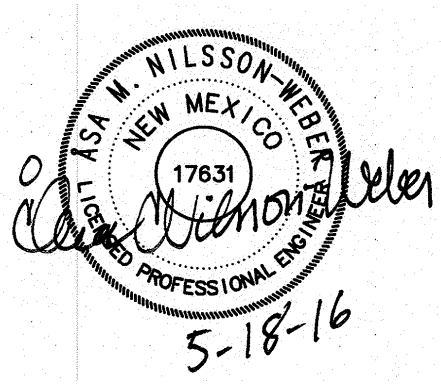
SANTA FE, NEW MEXICO

MAY 18, 2016

Original Report Date November 17, 2015

PREPARED FOR:
PULTE HOMES, INC.

BY



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE

I&A Project No. 2069

Excerpt from:
Estancias de Las Soleras Units 1A &1B, May 2016

NAVA ADE NEIGHBORHOOD

MONTE DEL SOL CHARTER SCHOOL

NOTE:
DMP NOTED 0 CFS FOR PROPOSED DISCHARGE. AFTER DISCUSSIONS WITH CITY OF SANTA FE AND WITH NEIGHBORS, 2± CFS WAS DEEMED ACCEPTABLE.

AHYMO Summary
peak discharge = 33.27 cfs
top pond = 102.00
MWSEL= 101.98
Btm Pond = 100.00

AP5.0
Q_{EX}=26 CFS
Q_{PROP}=86 CFS

AP6.4
Q_{EX}=145 CFS
Q_{PROP}=2± CFS

AP7.2
Q_{EX}=92 CFS
Q_{PROP}=18 CFS

AP6.1
Q_{EX}=85 CFS
Q_{PROP}=298 CFS

FUTURE DETENTION POND

FUTURE BASIN

EX. BASIN 0630
4.1 CFS

AP-11 31.2 cfs
AP-9 30.3 cfs
AP-8 29.8 cfs
AP-6 26.6 cfs
AP-4 25.8 cfs
27.7 cfs
AP-3 29.6 cfs
32.4 cfs
AP-10 29.6 cfs
AP-7 18.3 cfs
AP-2 33.3 cfs
AP-1 37.7 cfs
AP-5 0 cfs

BASIN R–FUT 9.8 cfs
BASIN J1 1.6 cfs
BASIN J2 2.2 cfs
BASIN O 2.5 cfs
BASIN 3.3 cfs
BASIN D3 0.8 cfs
BASIN D4 0.6 cfs
BASIN D2 3.6 cfs
BASIN E 8.5 cfs
BASIN D1 3.9 cfs
BASIN F2 3.8 cfs
BASIN F1 3.6 cfs
BASIN H 3.7 cfs
BASIN L 31.5 cfs
BASIN C5 2.2 cfs
BASIN A–FUT 24.2 cfs
BASIN C4 4.0 cfs
BASIN C3 1.9 cfs
BASIN C2 2.1 cfs
BASIN C1 3.0 cfs
BASIN B 13.4 cfs
BASIN K 10.1 cfs
BASIN G 4.9 cfs
BASIN N 2.0 cfs
BASIN M 3.6 cfs

P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13

INLETS 7 & 8
INLETS 5 & 6
INLETS 1-4

Final Plat for the Estancias de las Soleras Unit 2A

FUTURE UNIT 2B
FUTURE UNIT 2A
FUTURE UNIT 1C
UNIT 1A
UNIT 1B
FUTURE BASIN

REQUIRED INTERIM PONDING=
0.633 ac–ft
ACTUAL=
0.700 ac–ft
P–INTERIM

LAS PLAZUELAS (NORTH)
LAS PLAZUELAS (SOUTH)
LAS BRISAS
HOJAS VERDES
CAMINO CRISTOBAL
CAMINO DE LA CRUZ
CAMINO DEL MONTE SOL
BECKNER ROAD

SCALE:
1"=100'

LEGEND

AP6.1 (Q_{EX}=85 CFS, Q_{PROP}=298 CFS)	ANALYSIS POINT AND FLOW RATES FROM DMP
AP-1 XX cfs	PROPOSED ANALYSIS POINT & FLOW RATE FROM AHYMO
BASIN C3	PROPOSED BASIN
P3	POND NUMBER

REVISED BASIN MAP - 5-18-16
PIPES BETWEEN PONDS ELIMINATED.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaciviil.com

2069 CX–BASINS–REV 2016–05–18.dwg 5/18/2016

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ESTANCIAS DE LAS SOLERAS
UNITS 1A & 1B

PULTE HOMES

BASIN MAP

Date:	No.	Revision:	Date:	Job No.
5/18/16				2069
Drawn By: anw				PAGE
Ckd By: .				SH. 1 OF 1

DRAINAGE REPORT

FOR

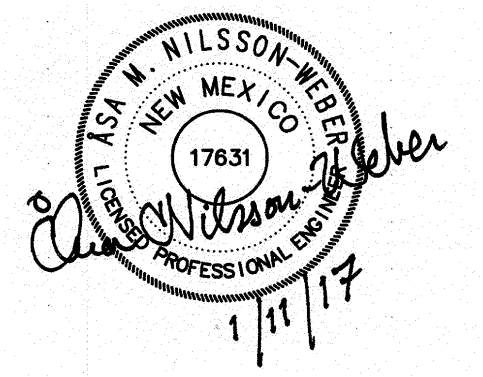
ESTANCIAS DE LAS SOLERAS
UNIT 2A

SANTA FE, NEW MEXICO

JANUARY 11, 2017

PREPARED FOR:
PULTE HOMES, INC.

BY



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE

I&A Project No. 2193

Excerpt from:
Estancias de Las Soleras Unit 2A, January 2017

AHYMO Summary
peak discharge = 16.1 cfs
top pond = 35.3
MWSEL= 35.23
Btm Pond = 33.0

AP7.2
Q_{EX}=92 CFS
Q_{PROP}=18 CFS

AP-3
16.1 cfs

ID=3
BASIN P3
5.7 CFS

FUTURE DETENTION

AP-2
36.6 cfs

AP8.4
Q_{EX}=142 CFS
Q_{PROP}=3 CFS

AP8.3
Q_{EX}=139 CFS

SECTION B
SECTION T

ID=1
BASIN P1
22.0 CFS

AP-1
32.8 cfs

EX. BASIN 0630
4.1 CFS

BASIN P4
2.9 CFS

P6
BASIN D1
3.9 cfs

P5
BASIN C5
2.2 cfs

BASIN P2
10.8 CFS
ID=2

AP7.1
Q_{EX}=74 CFS
Q_{PROP}=213 CFS

BASIN A–FUT
24.2 cfs
24.6 CFS

P4
BASIN C4
4.0 cfs

P3
BASIN C3
1.9 cfs

BASIN B
13.4 cfs

P2
BASIN C2
2.1 cfs

P1
BASIN C1
3.0 cfs

BECKNER RD

AP6.1
Q_{EX}=85 CFS

NOTE:

BASIN A–FUT AND BASINS C1–C5 FROM UNIT 2A WERE ANALYZED WITH THE UNITS 1A & 1B DRAINAGE REPORT DATED 11/17/15 AND REVISED/ SUPPLEMENTAL CALCULATIONS REPORT DATED 05/18/16.

BASIN A–FUT WAS RE–ANALYZED SINCE THE LIMITS EXTENDED FURTHER NORTHEAST TO THE HIGH POINT AT LA PUERTA. AN ADDITIONAL 0.4 CFS DISCHARGES WEST TO UNITS 1A & 1B, WHICH IS ACCEPTABLE.

NTS

LEGEND

AP7.2 — ANALYSIS POINT AND FLOW RATES FROM DMP
Q_{EX}=92 CFS
Q_{PROP}=18 CFS

BASIN P2 10.8 CFS — PROPOSED BASIN AND FLOW RATE FROM AHYMO

LAS SOLERAS UNIT 2A
BASIN EXHIBIT
JANUARY 9, 2017

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 www.iacivil.com

2069 CX–BASINS–2A.dwg Jan 09,2017

PRELIMINARY STORM WATER MASTER PLAN

VISTA DE LA SIERRA SUBDIVISION MASTER PLAN

Santa Fe, New Mexico



Prepared for

Columbus Capital Corporation

October 2020

Prepared by

WHPacific
AN NV5 COMPANY

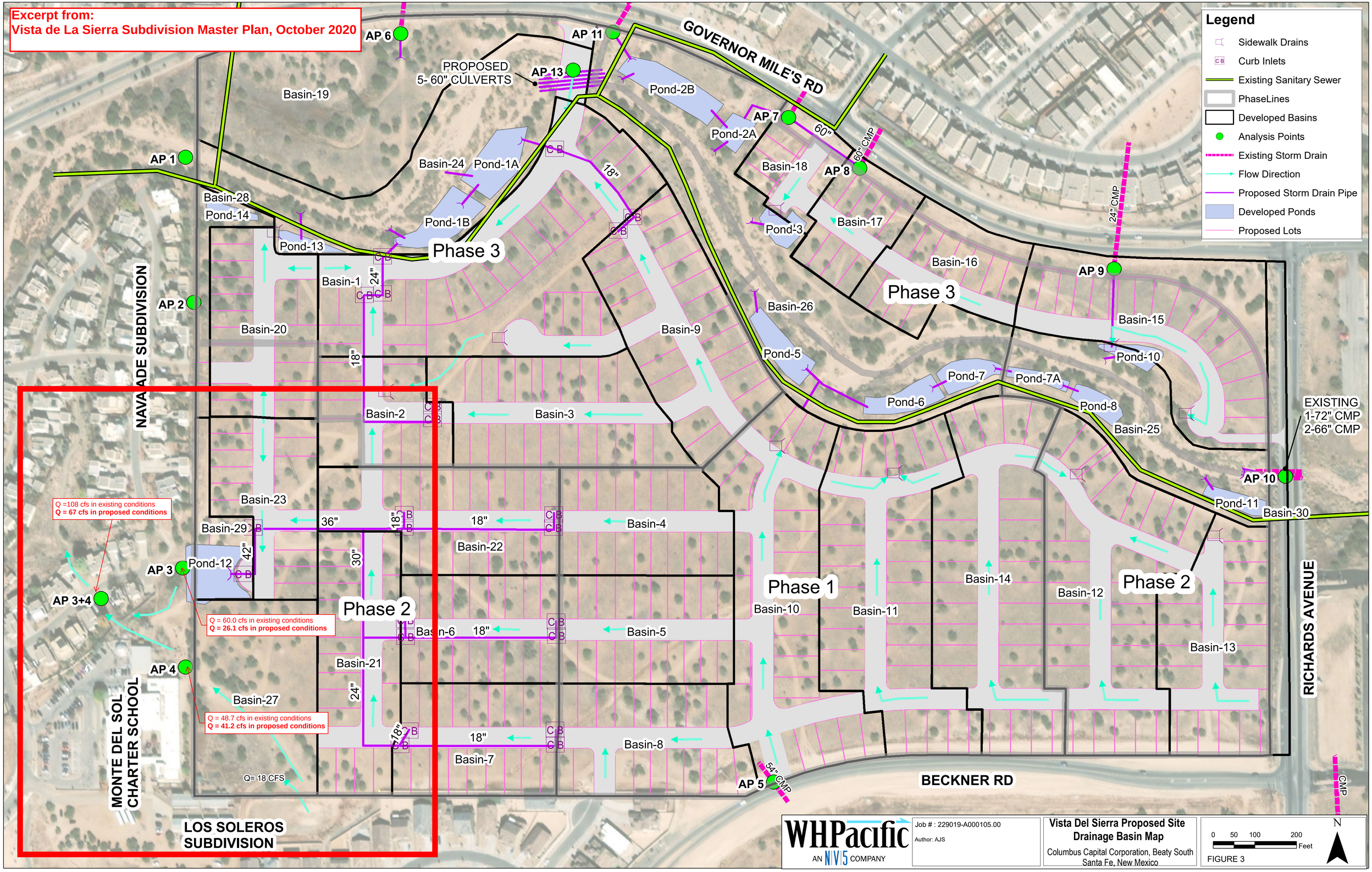
6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110
T 505.247.0294 • F 505.242.4845
www.whpacific.com

Excerpt from:
Vista de La Sierra Subdivision Master Plan, October 2020

Basin and Analysis Point Table

Location	Area Sqmi	Area Acre	Lots	Peak Dev. cfs	Peak EX. cfs	Volume Dev. Acre-ft	Volume EX. Acre-ft	MS4 (acre/ft)	MS4 (cubic ft)
Basin 1	0.00953	6.096	23	13.0	5.3	0.9	0.52	0.17	7514
Basin 2	0.00295	1.889	0	4.4	1.6	0.3	0.16	0.05	2043
Basin 3	0.00518	3.315	8	7.7	2.9	0.5	0.28	0.09	3948
Basin 4	0.00407	2.606	21	5.6	2.3	0.4	0.22	0.08	3345
Basin 5	0.00399	2.554	18	5.5	2.2	0.4	0.22	0.08	3620
Basin 6	0.00348	2.225	20	4.8	1.9	0.3	0.19	0.07	3263
Basin 7	0.00357	2.287	18	4.9	2.0	0.3	0.20	0.08	3276
Basin 8	0.00397	2.543	18	5.4	2.2	0.4	0.22	0.08	3596
Basin 9	0.00555	3.553	18	7.6	3.1	0.5	0.31	0.11	4580
Basin 10	0.00759	4.859	21	10.4	4.2	0.7	0.42	0.15	6715
Basin 11	0.00753	4.820	25	10.3	4.2	0.7	0.41	0.14	6101
Basin 12	0.00633	4.052	28	8.7	3.5	0.6	0.35	0.12	5183
Basin 13	0.00456	2.915	23	6.2	2.5	0.4	0.25	0.08	3474
Basin 14	0.00848	5.426	16	11.6	4.7	0.8	0.47	0.15	6477
Basin 15	0.00628	4.019	30	8.6	3.5	0.6	0.35	0.09	3734
Basin 16	0.00299	1.915	15	4.1	1.7	0.3	0.16	0.05	2270
Basin 17	0.00213	1.363	11	2.9	1.2	0.2	0.12	0.04	1648
Basin 18	0.00178	1.137	9	2.4	1.0	0.2	0.10	0.02	1058
Basin 19	0.00760	4.861	4	4.5	4.2	0.3	0.42	0.00	0
Basin 20	0.00481	3.080	18	6.6	2.7	0.5	0.26	0.09	3993
Basin 21	0.00432	2.764	19	5.9	2.4	0.4	0.24	0.09	4130
Basin 22	0.00457	2.922	19	6.2	2.5	0.4	0.25	0.09	4074
Basin 23	0.00398	2.545	11	5.4	2.2	0.4	0.22	0.06	2754
Basin 24	0.00480	3.072	0	4.2	2.7	0.3	0.26	0.00	0
Basin 25	0.01110	7.104	0	8.2	6.2	0.6	0.61	0.00	0
Basin 26	0.00760	4.864	0	4.5	4.2	0.3	0.42	0.00	0
Basin 27	0.00542	3.468	0	3.0	3.0	0.4	0.30	0.00	0
Basin 28	0.00090	0.576	0	0.5	0.5	0	0.05	0.00	0
Basin 29	0.00110	0.704	0	0.7	0.6	0	0.06	0.00	0
Basin 30	0.00210	1.344	0	1.9	1.2	0.1	0.12	0.00	0
AP 1	NA	NA	NA	457.6	460.2	87.8	85.70	0.00	0
AP 2	NA	NA	NA	0.0	19.3	0	2.30	0.00	0
AP 3	NA	NA	NA	26.1	59.7	2.4	7.10	0.00	0
AP 4	NA	NA	NA	41.2	48.7	4.7	5.00	0.00	0
AP 3+4	NA	NA	NA	67	108	7.1	12.10	0.00	0
AP 5	NA	NA	NA	0.0	39.5	0	4.60	0.00	0
AP 6	NA	NA	NA	4.8	4.8	0.5	0.50	0.00	0
AP 7	NA	NA	NA	23.2	23.2	3.1	3.10	0.00	0
AP 8	NA	NA	NA	66.7	66.7	14.1	14.10	0.00	0
AP 9	NA	NA	NA	11.0	11.0	1	1.00	0.00	0

Excerpt from:
Vista de La Sierra Subdivision Master Plan, October 2020

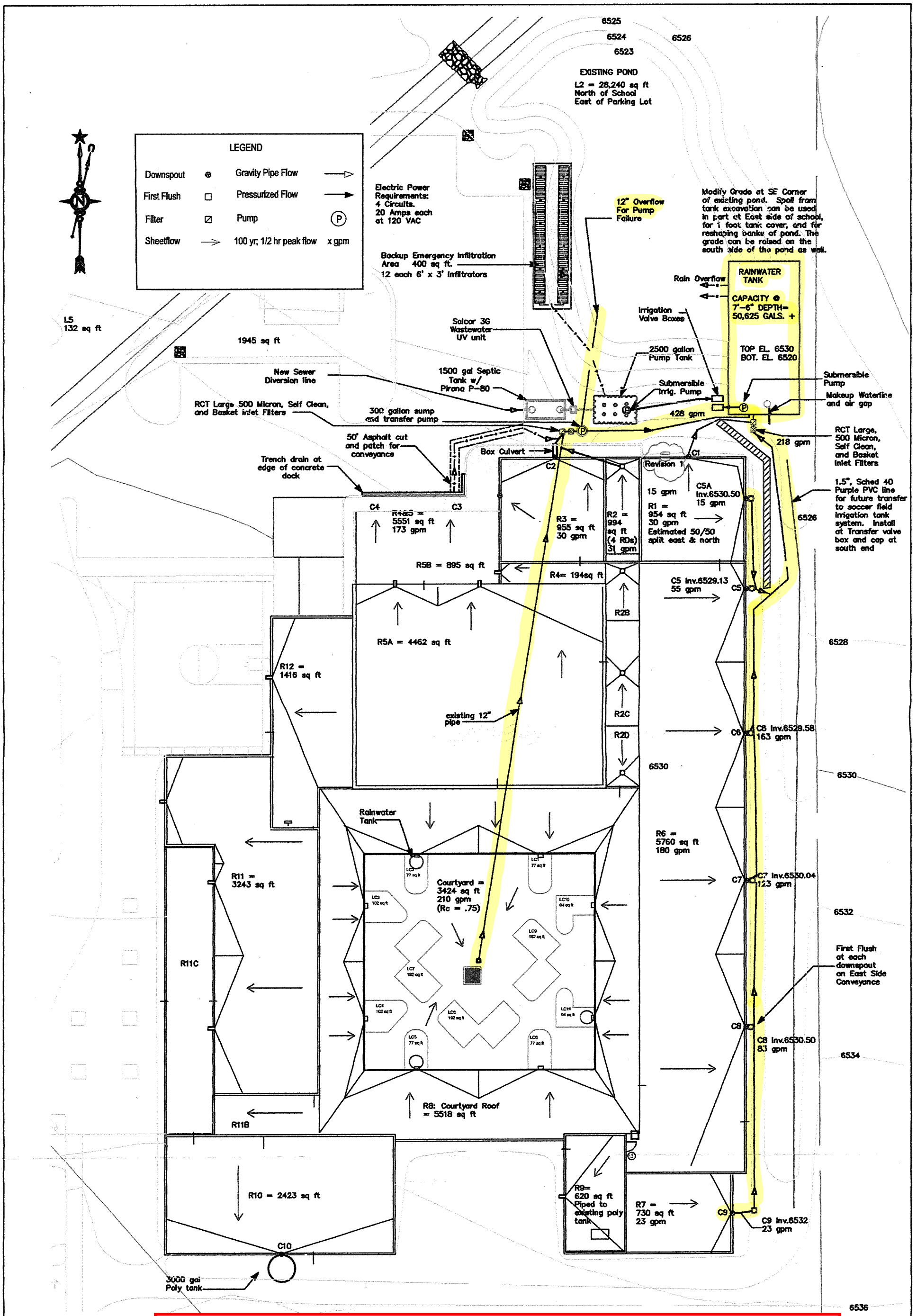


WHPacific
AN NV5 COMPANY

Job # : 229019-A000105.00
Author: AJS

Vista Del Sierra Proposed Site Drainage Basin Map
Columbus Capital Corporation, Beaty South Santa Fe, New Mexico

0 50 100 200 Feet
N
FIGURE 3



Excerpt from:
Monte del Sol Charter School Cistern permit, July 2006

Excerpt from:
Nava Ade Grading Plan, September 2000

N

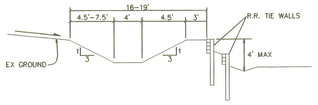
GRAPHIC SCALE

30 0 15 30

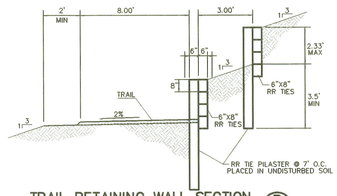
(IN FEET)
1 inch = 30 ft.

LEGEND

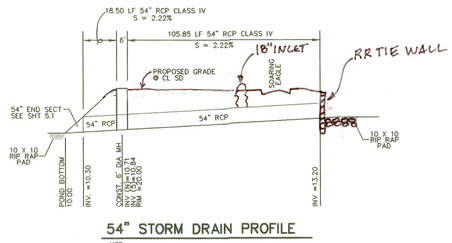
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC	OHE	
UNDERGROUND ELEC, GAS, TEL, TV	UGT	
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	×16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYED)	PP	
CHAIN LINK FENCE		
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2



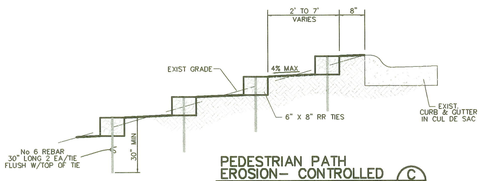
CHANNEL SECTION (A)
NTS



TRAIL RETAINING WALL SECTION (B)
NTS



54" STORM DRAIN PROFILE
NTS



PEDESTRIAN PATH EROSION- CONTROLLED (C)
NTS

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 220
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

No.	REVISION	BY	APP.	DATE
1	PER CITY ENGR.	DL		3-8-00

PROJECT: NAVA ADE 2A
DATE: 9/4/00
PROFILE SCALE: Hz. 1"=50' /Vt. 1"=5'
DRAWN: RM
PLAN SCALE: 1"=30'

PROJECT:
NAVA ADE PHASE 2A

SHEET TITLE:
GRADING AND DRAINAGE PLAN

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	CBB	10/13/00
STREET	N/A	
TRAFFIC	N/A	10/11/00

CITY USE ONLY

SHEET NO.
3-7

00-150

Excerpt from:
Final Plat of Estancias de Las Soleras Unit 2A, June 2017

823038

Santa Fe County Survey Control Monument
"SF EAST BASE"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1699078.10
E=1722651.93
Elevation=6818.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

TRACT Q-1A, PHASE 2A
NAVA ADE
Filed September 8, 2016 in Plat Book 807, Pages 17-19

TRACT 16
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

LOT 3A
BECKNER ROAD EXTENSION DEDICATION PLAT
FOR BUILDING SERVICES OF SANTA FE
Filed June 14, 2016 in Plat Book 804, Pages 9 and 10

TRACT 18
BECKNER ROAD DEDICATION PLAT
Filed October 31, 2016 in Plat Book 809, Pages 3 and 4

ESTANCIAS DE LAS SOLERAS
AMENDED FINAL PLAT
UNIT 1A
Filed March 4, 2011 in Plat Book 714, Pages 39-43

Additional Public Street Right of Way for Beckner Road to be dedicated to the City of Santa Fe by Final Plat. (Cross hatched area-0.2128 Ac.)

BECKNER ROAD
Existing 100' R/W Dedicated per plat filed June 14, 2016 in Book 804, Pages 9-10.

LAS BRISAS

VIENTO DEL NORTE

LA PUERTA

BIENVENIDO A CASA

HOJAS VERDES

PARCEL C1 0.8929 Ac.

PARCEL A1 0.4190 Ac.

PARCEL B1 0.3745 Ac.

PARCEL H1 0.0254 Ac.

PARCEL J1 0.0987 Ac.

PARCEL I1 0.0378 Ac.

PARCEL F1 0.1867 Ac.

PARCEL G1 0.1867 Ac.

PARCEL D1 0.2128 Ac.

PARCEL E1

PARCEL A1, PARCEL B1, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, PARCEL D1, PARCEL E1

EASEMENTS GRANTED BY FINAL PLAT

(A) = 7.5' Public Utility Easement granted by this plat.

(B) = Parcels A1, B1 AND D1 thru J1 will be dedicated to the Estancias de Las Soleras Homeowners Association as private open space. A blanket drainage easement over said parcels for conveyance of private and public storm water is hereby granted by this plat. Said parcels to be maintained by the Estancias de Las Soleras Homeowners Association

(C) = 20' Public Trail Easement granted by this plat.

(D) = Parcel C1 is dedicated as a joint use parcel and shall be conveyed to the Monte Del Sol Charter School. Landscaping in Parcel C1 shall be maintained by Monte Del Sol Charter School. A drainage easement for a storm drain and detention pond for public and private storm water from Estancias de Las Soleras Unit 2A is hereby granted over Parcel C1 by this plat.

(E) = Clear Sight Triangle Easements granted by this plat. No objects, walls, fences, parked vehicles and/or vegetation shall be placed within the sight triangles between a height of 3 and 6 feet. See Sheet 6 for dimensions.

(F) = 15' Public Utility and Slope Easement granted by this plat.

~~(G) = 20', 20' Public Utility Easement granted by this plat.~~

(H) = 7'x 20' Public Utility Easement granted by this plat.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

FINAL PLAT OF

ESTANCIAS de Las SOLERAS UNIT 2A

PREPARED FOR PULTE GROUP OF NEW MEXICO, INC.

(COMPRISING TRACT 15-A, LAS SOLERAS LOT LINE ADJUSTMENT PLAT)
SITUATE WITHIN
SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2017

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

160865. DWG

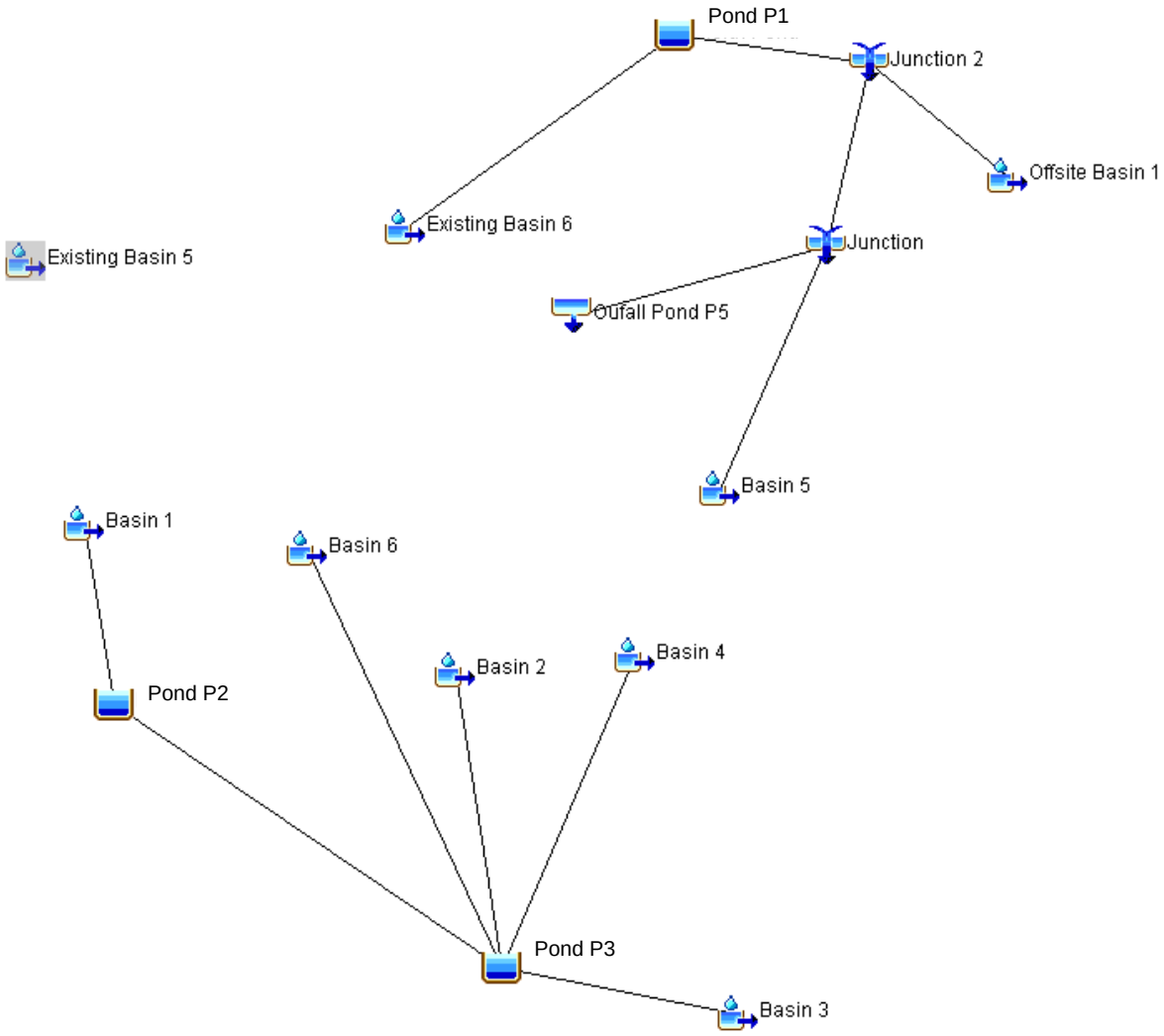
SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

APPENDIX D

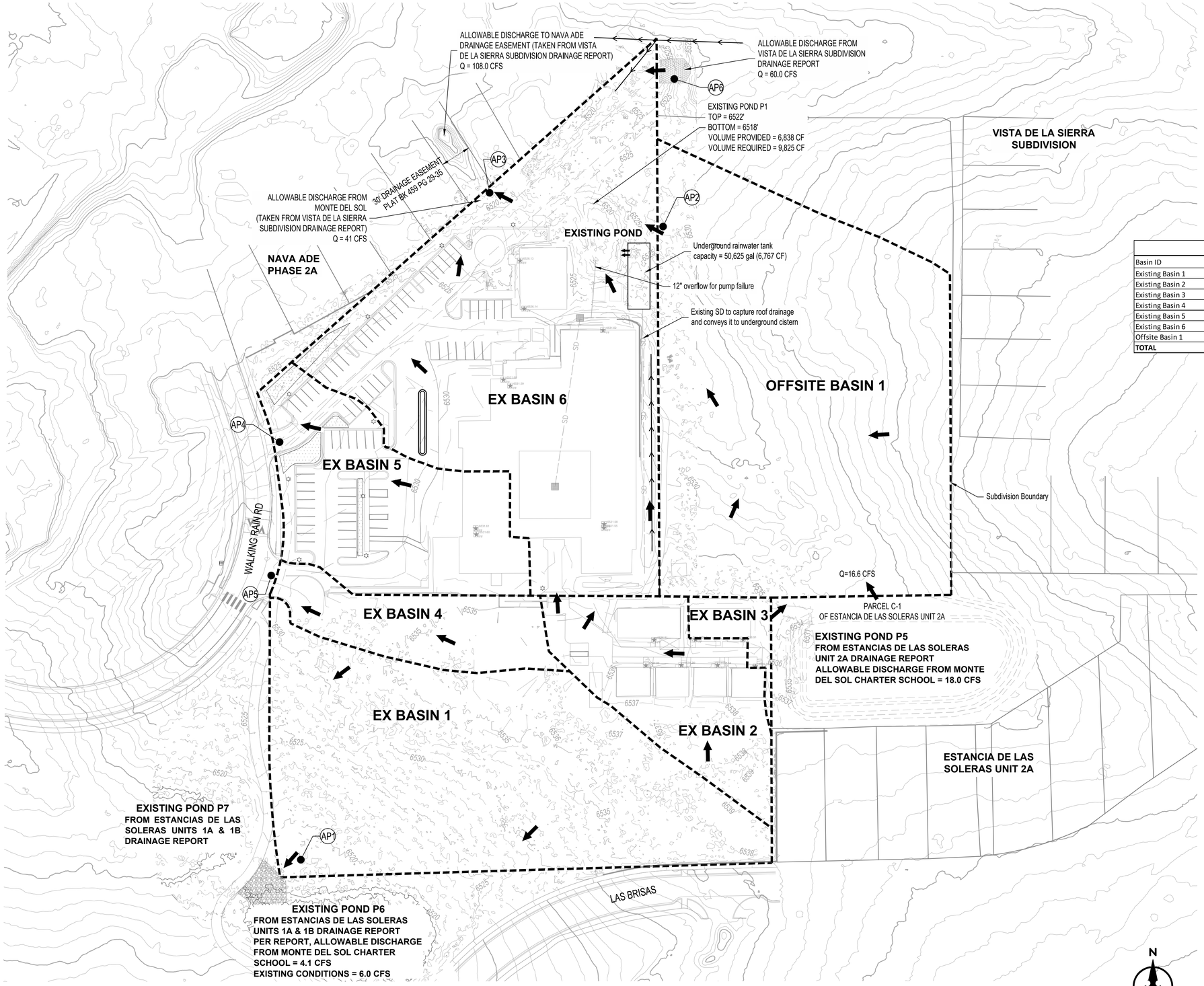
HEC-HMS MODELING

PROPOSED BASIN MODEL
HEC-HMS



APPENDIX E

EXISTING CONDITIONS BASIN MAP



Existing Basins Table

Basin ID	Area (SF)	Area (AC)	Area (mi^2)	CN	Lag Time (min)	% Impervious	Q (CFS)	Volume (CF)
Existing Basin 1	84562	1.94	0.00303	78.43	7.2	0%	6.0	27442.8
Existing Basin 2	27557	0.63	0.00099	78.43	7.2	46%	2.7	8712.0
Existing Basin 3	4263	0.10	0.00015	78.43	7.2	65%	0.5	1306.8
Existing Basin 4	17590	0.40	0.00063	78.43	7.2	10%	1.3	2962.1
Existing Basin 5	36646	0.84	0.00131	78.43	7.2	95%	4.7	11456.3
Existing Basin 6	104574	2.40	0.00375	78.43	7.2	60%	11.2	6969.6
Offsite Basin 1	110030	2.53	0.00395	78.43	7.2	0%	7.8	35719.2
TOTAL	385222	8.84	0.01382				34.1	94568.8

LEGEND

- PHASE BOUNDAY
- DIRECTION OF FLOW
- WATER HARVESTING AREAS

AP	CONTRIBUITING BASINS	Q (CFS)
1	EX BASIN 1	6.0
2	OFFSITE BASIN 1, OUTFALL FROM POND P5	24.4
3	EX BASIN 6*, AP2, AP6	96.0
4	EXISTING BASIN 5	4.7
5	EXISTING BASIN 4	1.3
6	OFFSITE BASIN 2	60.0

**Assumes Existing Pond P1 is silted in*

** FLOW FROM VISTA DE LA SIERRA SUBDIVISION DRAINING PLAN

MS4 PROVIDED	VOLUME (CF)
WATER HARVESTING BASINS	696.00
POND P1	9,888.10
UNDERGROUND CISTERN	6,767.00
TOTAL	**17,351.10**

DRAINAGE MANAGEMENT PLAN EXISTING CONDITIONS

MONTE DEL SOL CHARTER SCHOOL

DRAWN BY: RV	DATE: 11/6/24	
CHECKED BY: KMK	BHI PROJECT NO. 20250209	SHEET NO.

Bohannan Huston
www.bhinc.com 800.877.5332

Wed, 14-May-2025 - 4:29 pm, Plotted by: RVILLALOBOS
P:\20250209\CDP\Plans\General\20250209 Existing Drainage.dwg

APPENDIX F

PROPOSED CONDITIONS BASIN MAP

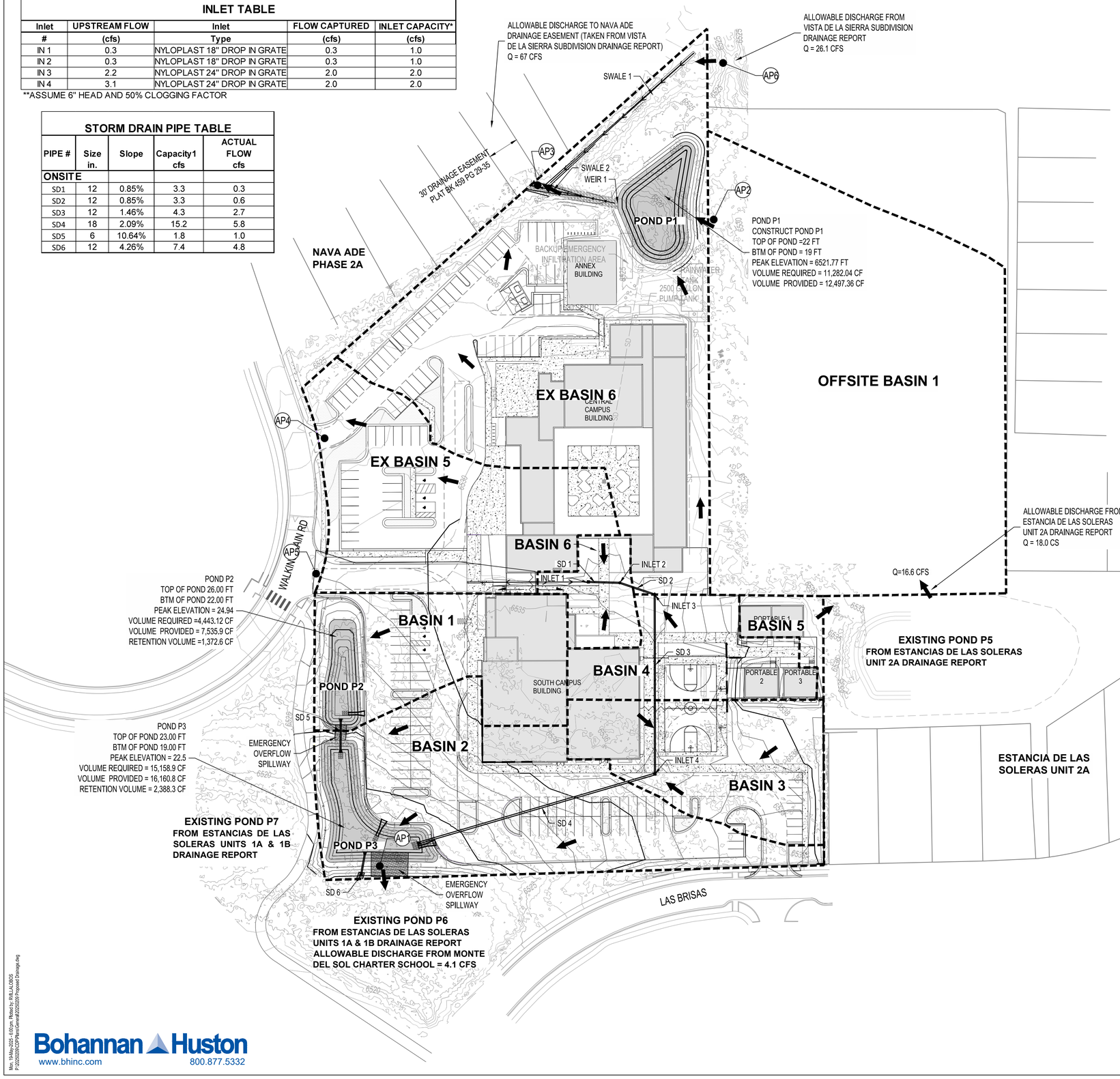
INLET TABLE

Inlet #	UPSTREAM FLOW (cfs)	Inlet Type	FLOW CAPTURED (cfs)	INLET CAPACITY* (cfs)
IN 1	0.3	NYLOPLAST 18" DROP IN GRATE	0.3	1.0
IN 2	0.3	NYLOPLAST 18" DROP IN GRATE	0.3	1.0
IN 3	2.2	NYLOPLAST 24" DROP IN GRATE	2.0	2.0
IN 4	3.1	NYLOPLAST 24" DROP IN GRATE	2.0	2.0

**ASSUME 6" HEAD AND 50% CLOGGING FACTOR

STORM DRAIN PIPE TABLE

PIPE #	Size in.	Slope	Capacity1 cfs	ACTUAL FLOW cfs
ONSITE				
SD1	12	0.85%	3.3	0.3
SD2	12	0.85%	3.3	0.6
SD3	12	1.46%	4.3	2.7
SD4	18	2.09%	15.2	5.8
SD5	6	10.64%	1.8	1.0
SD6	12	4.26%	7.4	4.8



Proposed Basins Table

Basin ID	Area (SF)	Area (AC)	Area (mi^2)	CN	Lag Time (min)	% Impervious	Q (CFS)	Volume (CF)
Basin-1	28347	0.65	0.00102	78.43	7.2	74%	3.3	7884.4
Basin-2	52569	1.21	0.00189	78.43	7.2	74%	6.1	14636.16
Basin-3	26216	0.60	0.00094	78.43	7.2	80%	3.1	7535.88
Basin-4	17439	0.40	0.00063	78.43	7.2	90%	2.2	5357.88
Basin-5	4133	0.09	0.00015	78.43	7.2	90%	0.5	1219.68
Basin-6	7342	0.17	0.00026	78.43	7.2	95%	0.5	12850.2
Existing Basin 5	40918	0.94	0.00147	78.43	7.2	95%	5.2	14200.56
Existing Basin 6	98264	2.26	0.00352	78.43	7.2	80%	11.6	2090.88
Offsite Basin 1	110030	2.53	0.00395	78.43	7.2	0%	7.8	28270.44
TOTAL	385259	8.84	0.01382				40.2	94046.0

Pond Table

POND	Total Volume Required (CF)	Total Volume Provided (CF)	Peak Elevation (FT)	Qin (CFS)	Qout (CFS)	Pond Outlet
Pond-P1	11,282.0	12,497.4	6521.8	36.0	35.4	WEIR spillway
Pond-P2	4,443.1	7,554.2	6,524.9	3.3	1.0	(1) 6" pipe
Pond-P3	13,372.9	16,179.9	6,522.5	13.1	4.0	(1) 12" pipe

LEGEND

- PHASE BOUNDAY
- DIRECTION OF FLOW
- WATER HARVESTING BASINS

MS4 PROVIDED	VOLUME (CF)
WATER HARVESTING BASINS	998.49
POND P1	9,888.10
POND P2	1,372.57
POND P3	2,388.30
UNDERGROUND CISTERN	6,767.00
TOTAL	**21,414.46**

AP	CONTRIBUITING BASINS	Q (CFS)
1	Q OUT FROM POND P3	4.0
2	OFFSITE BASIN 1, OUTFALL FROM POND P5	24.4
3	Q OUT FROM POND P1, EX BASIN 6*, AP6	61.6
4	PARTIAL EXISTING BASIN 5	0.8
5	PARTIAL EXISTING BASIN 5	4.4
6	OFFSITE BASIN 2	26.1

Assumes Improvements to Existing Pond P1

WEIR Table

WEIR	Length (FT)	Depth (FT)	Weir Coefficient	Capacity (CFS)	Actual Q (CFS)
Weir-1	14.0	1.0	2.60	36.40	35.5

Swale Table

SWALE	SWALE TYPE	Swale Capacity (CFS)	Actual Flow (CFS)	Depth of Flow (FT)	Velocity (ft/sc)
Swale-1	Trapezoidal 3:1 side slopes d=1.5 n=0.030 S=0.50%	55.79	26.10	1.02	2.82
Swale-2	Trapezoidal 3:1 side slopes d=1.1 n=0.035 S=0.75%	37.48	35.03	1.07	3.55

N

50 25 0 50

1" = 50'

DRAINAGE MANAGEMENT PLAN PROPOSED CONDITIONS

MONTE DEL SOL CHARTER SCHOOL

DRAWN BY:	DATE:	
RV	1/9/25	
CHECKED BY: KMK	BHI PROJECT NO. 20250209	SHEET NO.

Bohannan Huston
www.bhinc.com 800.877.5332

Mon, 13-May-2025, 4:07pm Plotted by RVELLA CBCS
P:\20250209\CDP\Plans\General\20250209 Proposed Drainage.dwg

APPENDIX G

POND TABLE

Pond Table						
POND	**Total Volume Required (CF)**	**Total Volume Provided (CF)**	**Peak Elevation (FT)**	**Qin (CFS)**	**Qout (CFS)**	**Pond Outlet**
Pond-P1	11,282.0	12,497.4	6521.8	36.0	35.4	WEIR spillway
Pond-P2	4,443.1	7,554.2	6,524.9	3.3	1.0	(1) 6" pipe
Pond-P3	13,372.9	16,179.9	6,522.5	13.1	4.0	(1) 12" pipe

APPENDIX H

CISTERN PERMIT

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909
(505) 955-6646 OR (505) 955-6645

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number . . . . . 06-00001631 Date 7/18/06
Property Address . . . . . 4157 WALKING RAIN RD
Application description . . . MISCELLANEOUS
Subdivision Name . . . . . .
Property Zoning . . . . . RESIDENTIAL 5DU PRC
Application valuation 190000

Owner	Contractor
MONTE DEL SOL CHARTER SCHOOL	RC GREENE & COMPANY
4157 WALKING RAIN RD.	1730 CAMINO CARLOS REY
SANTA FE NM 87507	STE 209
(505) 982-5225	SANTA FE NM 87507
	(505) 982-1970

------ Structure Information RAINWTR HRVSTNG,EFFNT TRTMNT SYSTEM -----
Construction Type . . . . . UPDATE
Occupancy Type . . . . . (OLD CODE) UPDATE
Flood Zone . . . . . UPDATE

Permit . . . . . BUILDING PERMIT COMMERCIAL
Additional desc . . .
Permit Fee . . . . 1270.83 Plan Check Fee . . 932.12
Issue Date . . . . 7/18/06 Valuation 190000
Expiration Date . . 7/17/08

Special Notes and Comments
I, THE OWNER OR AGENT FOR THE OWNER HAVE RECEIVED THE FOLLOWING REVIEW SHEETS. I UNDERSTAND I AM TO COMPLY WITH ALL CONDITIONS INDICATED ON THE REVIEW SHEETS. INITIALS X
electrical: see attached conditions

Fee summary	Charged	Paid	Credited	Due

NOTE: ALL INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

APPROVED BY _____ DATE 7/18/06

APPLICANT X _____ DATE 7/18/06

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

BIO08.pmd copyversion 4/02

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909
(505) 955-6646 OR (505) 955-6645

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number	06-00001631			Date 7/18/06
Permit Fee Total	1270.83	1270.83	.00	.00
Plan Check Total	932.12	932.12	.00	.00
Grand Total	2202.95	2202.95	.00	.00

City of Santa Fe

NOTE: ALL INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

APPROVED BY _____ DATE 7/18/06

APPLICANT _____ DATE 7/18/06

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

BIOO8.pmd copyversion 4/02

Application Tracking # 06-1631

City of Santa Fe Receipt # B00220110616 6 T1 "pr Box

BUILDING PERMIT APPLICATION CK# 20192

PLEASE USE A BALL POINT PEN (PRESS FIRMLY)

↓ FOR OFFICE USE ONLY ↓

Type MISC Class _____ Accepted by Deanna Trujillo Date Accepted 6-15-06

Amount Paid: Plan Check Fee $ 932.12 Water Budget Fee $ _____ Balance Due Permit Fee $ 1270.83

Land Use Classification: ☐ Escarpment ☐ Floodplain ☐ Historical

Type of Construction: I II III IV V FR 1hr. HT N

Occupancy Group: A B E F H I M R S U

Division: 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ Occupant Load PRE BD0220110619 8T33

↓ TO BE COMPLETED BY APPLICANT ↓

SITE ADDRESS 4157 Walking Rain Rd. Santa Fe 87507 Suite or Space # _____

Subdivision Nava Ade Lot _____ Block _____

Lot Square Footage Total _____

PROPOSED WORK: (Check all that apply)

- ☑ New Construction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☐ Interior Remodel
- ☐ Walls/Fences
- ☑ Grading/Utilities/Landscaping
- ☐ Pools, Sheds
- ☑ Other
- ☐ Signs: ☐ Free Standing ☐ Wall Mounted
  - Existing # _____ sq. ft. _____
  - Proposed# _____ sq. ft. _____
  - Total _____ _____

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc. (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested)

Rainwater Harvesting & Effluent Treatment System as part of The Governer's Innovative Water Project

PROPOSED USE: describe what facility is to be used for *i.e.* new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. _____

Construction Valuation $ 190,000.

SQUARE FOOTAGE

	Existing	Proposed	Total
Heated			
Garage		N/A	
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed NONE

Sinks _____ Showers _____ Tubs _____ Toilets _____ Urinals _____ Water Fountains _____ Other _____

Type of Sewage Disposal

☒ Public Sewer ☐ Private System

No. of buildings 0 No. of stories N/A

Will the proposed construction result in an increase in the number of residential units?

☐ Yes ☒ No How many? _____

Will the proposed construction result in an increase in water use? ☐ Yes ☒ No

Property Owner Monte del Sol Charter School

Mailing Address 4157 Walking Rain Rd Santa Fe NM 87507

OWNER/BUILDER ☐ CONTRACTOR ☐

Daytime Telephone # (505) 982-5225

Contractor R.C. Greene & Co, Inc

Mailing Address 1730 Camino Carlos Rey #209

State License # 051488 City License # 93-30476

Daytime Telephone # (505) 982-1970

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Margaret Mayer Address R.C. Greene & Co. 1730 Camino Carlos Rey #209

Daytime Telephone (505) 982-1970 Signature Applicant/Agent _____ Date _____

Distribution: White - A, Canary - B, Pink - C, Goldenrod - D

BI014A.pmd - REV 9/04

City of Santa Fe, New Mexico

ELECTRICAL REVIEW SHEET

DATE IN: 7/17/06 TRACT NO. 06-1631

DATE OUT: 7/17/06

REVIEWED BY [signature] Circle One: 10:00 AM (2:00 PM) 4:00 PM

ADDRESS 4157 Walking Rain Rd.

ACTION: ( )APP (✓)CAPP ( )REJ ( )REJH

Forwarded to: BPC

( ) Service epuipment shall be located in rooms or spaces dedicated to such equipment.

( ) Provide adequate working clearance about service equipment.

( ) Boxes over 16 sq. inches shall not be installed in Fire Rated Walls.

( ) An engineer's stamp is required on these plans.

( ) Submit revised drawings.

① Electrical Wiring, Shall be installed in an approved Raceway or Cable.

② Shall Comply with Article 300, NEC, Wiring Methods and Materials.

③ Electrical equipment, Shall be installed in accordance with Section 110.3 (b) NEC, Installation and Use.

④ Grounding, Shall comply with Article 250, NEC,

⑤ Shall Comply with the 2005 Edition of the NEC and the State of New Mexico Electrical Code.

Left message on _____ with _____

BI006.PMD - 11/98

City of Santa Fe, New Mexico

MECHANICAL/PLUMBING REVIEW SHEET

DATE: 6/20/06 TRACT: 06-1631

REVIEWED [signature] CIRCLE ONE: 10:00 AM 2:00 PM 4:00 PM

ACTION: ( ) APP (✓) CAPP ( ) REJ ( ) REJH

FORWARDED TO: geraldine.

( ) Fuel Fired equipment is located in a prohibited location.

( ) An 18 platform is required in a garage for fuel and fired equipment.

( ) Improper venting.

( ) Percolation tests must be performed by a licensed soils engineer.

( ) Submit revised drawings.

To shall comply w/ E.D. and the U.P.C. on standards on piping & installation of irrigation.

Left message on _____ with _____

Every furnace or water heater room shall have an opening or door and passageway not less than 2 feet in width and large enough to permit removal of the largest furnace in such room without disturbing the piping or conduit and appurtenant valves or junction boxes.

BI003.PMD-11/98

BP250U01 City of Santa Fe 7/17/06
Application Tracking Step Selection 15:09:55

Application number . . . . : 06 00001631
Address . . . . . : 4157 WALKING RAIN RD
Parcel Code . . . . . : _ _ _ _ _ _
Application type . . . . . : MISCELLANEOUS
County Assessor Acct Num . :
Tenant name, number . . . . :

Type options, press Enter.
2=Change 4=Delete 5=View 6=Fast log 8=Action log maintenance 9=In/out maint

Opt	Agency description	Rev	Path Step	Req	--- Key Dates --- In	Est Cpl	-- Review Summary - Resulted	Stat	By
_	ELECTRICAL		B 01	Y	6/16/06	6/21/06	7/17/06	AP	GRR
_	PLUMBING & MECHANICA		C 01	Y	6/16/06	6/21/06	6/19/06	AP	ALV

Bottom

F3=Exit F5=Land inquiry F6=Add F7=Revisions F8=Misc info inquiry
F10=View 2 F12=Cancel F14=Action log inquiry F24=More keys

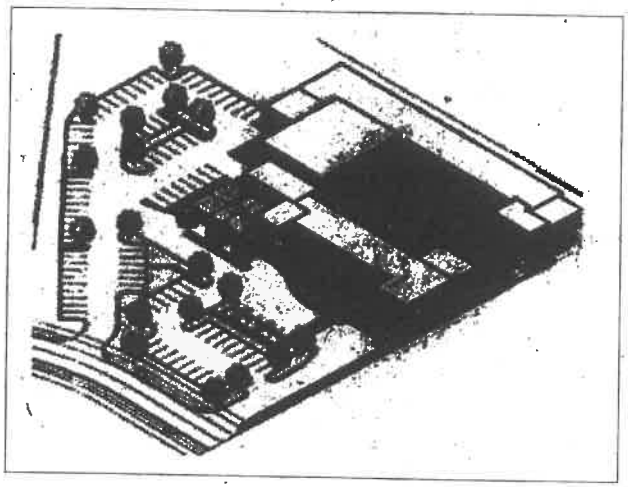
RTC APP

called 7-18-06 JR

MONTE DEL SOL CHARTER SCHOOL
GREEN SCHOOL PROTOTYPE
RAIN & WASTEWATER HARVESTING SYSTEM

an initiative of

THE GOVERNER'S INNOVATIVE WATER PROJECT



SHEET INDEX:

S-1: SITE PLAN
S-2: RAINWATER & EFFLUENT COLLECTION & STORAGE
R-1: RAINWATER HARVESTING SYSTEM DETAILS
R-2: RAINWATER HARVESTING CALCULATIONS & IRRIGATION CONTROL DIAGRAMS
R-3: LANDSCAPE & IRRIGATION SYSTEM/R-4 EFFLUENT SOURCE & DISTRIBUTION
E-1: EFFLUENT TREATMENT SYSTEM DETAILS, PG1
E-2: EFFLUENT TREATMENT SYSTEM DETAILS, PG2
W-1: WATER TANK PLANS & SECTIONS
PV1: PV SYSTEM DIAGRAM & DETAILS

OWNER:
MONTE DEL SOL CHARTER SCHOOL
4157 WALKING RAIN RD
SANTA FE, NM 87507
(505) 982-5225

DESIGN/CONSTRUCTION:
R.C. GREENE & CO
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 982-1970 FAX 984-1844

HYDROLOGICAL ENGINEERING:
WATERSHED WEST, LLC
ENGINEERING · HYDROLOGY · RESTORATION
1288 LUJANO LANE, SANTA FE, NM 87501
(505) 983-5180 · (505) 982-9266 FAX
WWW.WATERSHEDWEST.COM

WASTEWATER & IRRIGATION DESIGN/CONSTRUCTION:
WATER MANAGEMENT ASSOCIATES, LLC
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 983-8599

STRUCTURAL ENGINEERING:
WILLIAM DRUC
REGISTERED PROFESSIONAL ENGINEER
1300 LUISA STREET
(505) 983-4992
SANTA FE, NEW MEXICO 87505

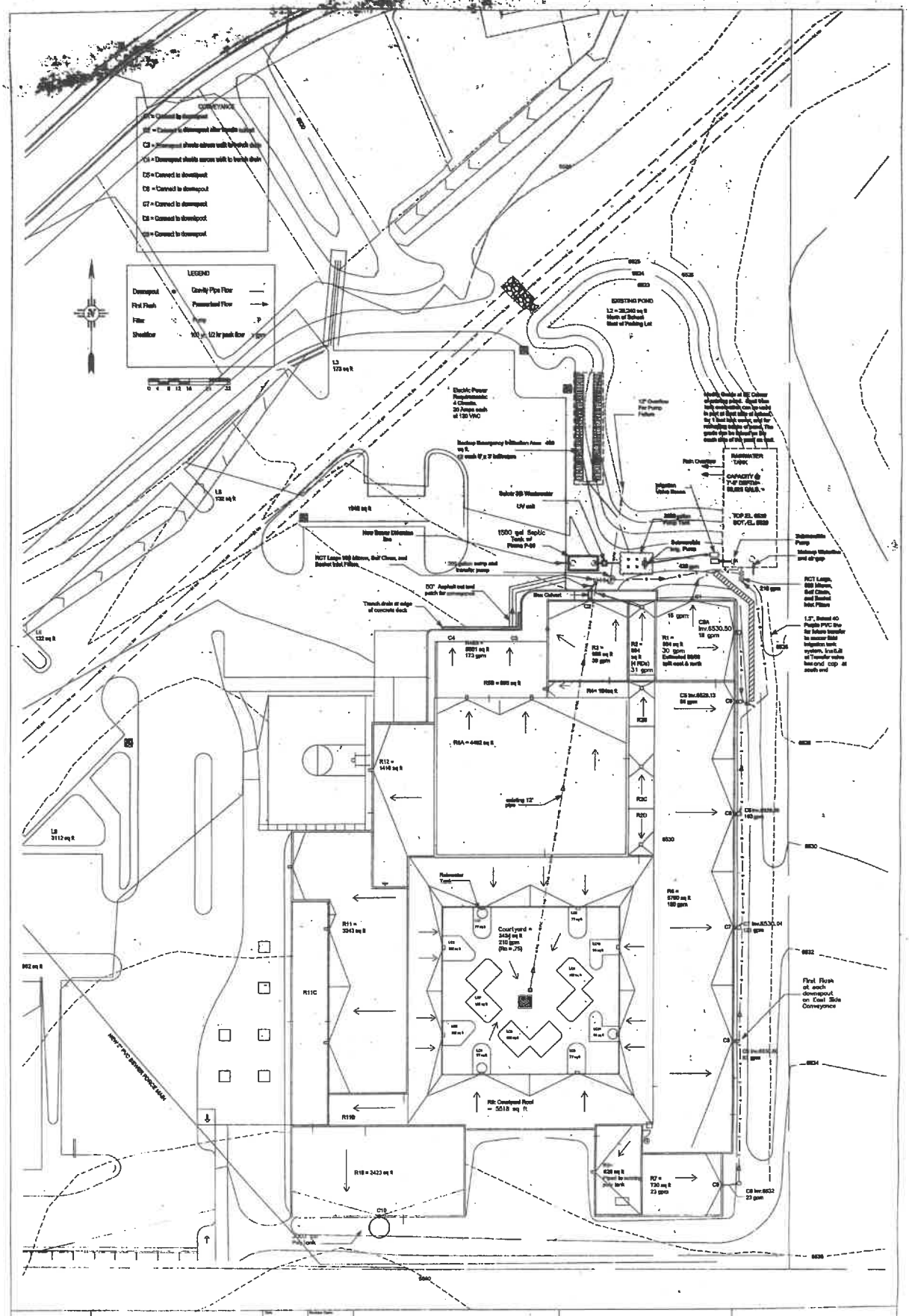
S-1

SITE PLAN

MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WAGGING BRIN RD
SANTA FE, NM

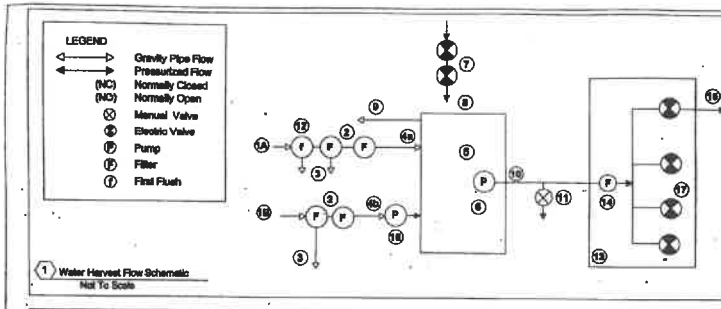
R.C. GREENE & CO
DESIGN/CONSTRUCTION
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 982-1970 FAX 984-1844

WATERSHED WEST, LLC
ENGINEERING · HYDROLOGY · RESTORATION



S-2	RAINWATER & EFFLUENT COLLECTION & STORAGE	4/11/06 RJ/MSM 1:16	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION

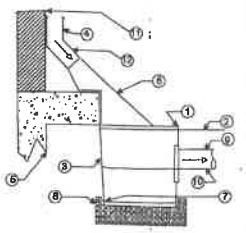
CITY OF



1 Water Harvest Flow Schematic
Not To Scale

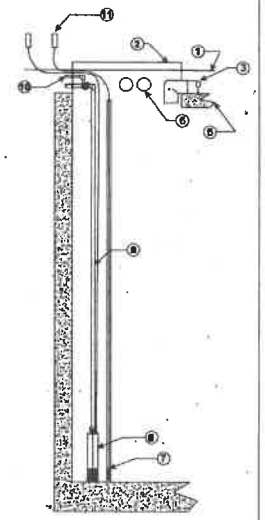
COMPONENTS
1A. 6 " pipe from E conveyance system
1B. 6 " pipe from H conveyance system
2. Large RGT Filters: Self Clean and Basket in Series
3. Filtrate outlet
4a. Filtered Water to Cistern
4b. Filtered Water to Sump and Pumps
5. Cistern
6. Sterite Dom 20 submersible pump
7. 3/4" line from potable source
8. 2" minimum screened air gap
9. 6" Overflow (2)
10. 1.5 " mainline
11. Irrigation Drain (NC) 3/4" gate valve
12. First Flush
13. Irrigation Valve Box
14. 1" API Filter with 100 micron screen
15. Transfer line to effluent irrigation system
16. Sump and transfer pumps
17. 3/4" Irrigation Zone Valve (NC). Use for any zones such as the Kitchen garden where non tree food crops are irrigated., or where student contact is likely such as a irrigation training zone.

COMPONENTS
1. NDS 1882 12" solid sump box cover
2. Grade
3. NDS 1882 18" one piece catch basin with 2 openings
4. 4" downspout
5. Foundation
6. Range of Discharge trajectory
7. 1/8" weep holes (2) at 1" above base of #12.
8. 1 cubic foot of coarse crushed gravel or rubble
9. NDS 1245 offset outlet
10. 4" pipe to conveyance laterals.
11. Building wall
12. Downspouts



2 Downspout and First Flush Box
Not To Scale

COMPONENTS
1. Finish grade: Depth of bury less than or equal to 1 foot
2. Serviceway with locking lid
3. 6" inlet pipe and El; Sched 40 PVC; From surge tank pumped line (detail 6)
4. Not shown: 6" inlet pipe and El; Sched 40 PVC; From East Conveyance gravity line
5. Top of Tank
6. 6" Overflow pipe; Sched 40 PVC (2)
7. KPSI Series 700 Sensor in pipe to this level
8. Sterite DOM 20 Submersible Pump
9. 1" pressurized line from pump with service union; Sched 40 PVC
10. 3/4" High Pressure Poly line for makeup water. Note air gap relative to overflow.
11. Junction boxes separate line level and low voltage wiring.



3 Cistern Interior detail
Not To Scale

DESIGN NARRATIVE:

This system is intended to create a sustainable water supply for landscape irrigation. Harvested rainwater and treated sewage effluent will replace drinking water for this purpose. The system will operate on a priority system. Treated effluent will be used first whenever available for all landscape uses. The effluent is stored in a separate pump tank of sufficient size to store a minimum of five days of average flows from the school. At such times as the effluent is not available, rainwater will be transferred to the pump tank. Potable water will be used only as a last resort.

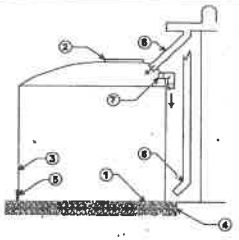
The rainwater tank will be used mostly as the large reservoir. It will have a transfer line to the south of the school so that this water can eventually be used for part of the irrigation needs of a proposed soccer field. The rainwater tank will also have an override function. Then the level of the tank approaches overflow, excess rainwater will be dosed to a zone designed to accept the excess.

The entire system has been designed to provide a teaching tool for the students and staff. An onsite weather station will be used to document precipitation. The digital level gauge will provide a comparison of the level of precipitation versus the amount of water harvested. The irrigation controller has an onboard computer so that total runtimes of each zone can be measured. This allows students to compare weather patterns with irrigation water uses. The irrigation equipment is designed as a global warming and drought learning experience. The predicted warm and dry winters will require irrigation when most systems have to be shut down. This system is capable of operation in greater extremes of cold than normal irrigation.

4 Design Narrative
Not To Scale

COMPONENTS
1. Finish grade
2. Serviceway
3. Storage tank; 3000 Gallon Poly 8' diameter x 8' height
4. Set on 3" crusher fines
5. Outlet with hose bibb.
6. Existing Downspout. Cut and reconnect at elevation to fill tank.
7. 4" Screened overflow to swale; Sched 40 PVC

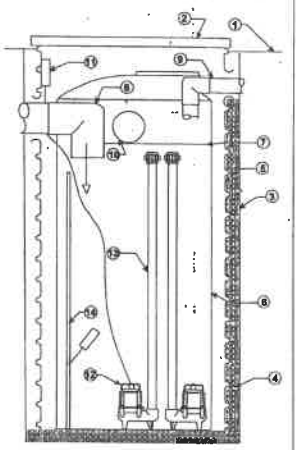
Note: This design assumes construction of a hoop house that encloses at least the tank outlet to prevent freezing. If there is no hoop house, the tank should be drained in November to prevent freeze damage to the outlet.



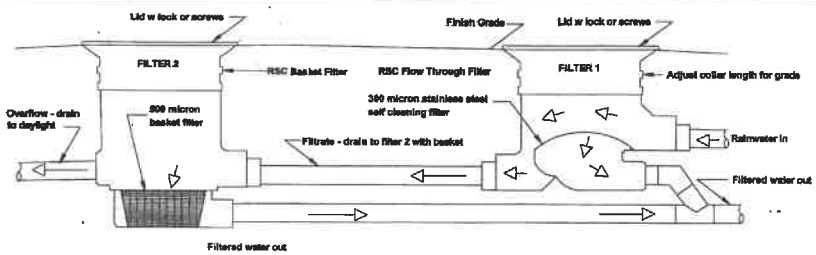
5 3000 Gallon South Tank
Not To Scale

COMPONENTS
1. Finish grade
2. Serviceway with locking lid
3. Limit of excavation
4. Fill with 1/4" pea gravel
5. 4' diameter, aluminized steel culvert
6. Surge tank; 300 Gallon Poly 36" diameter x 78" height
7. Overflow level
8. 12" El; Sched 40 PVC; From existing courtyard drain
9. 6" Pumped output to cistern; Sched 40 PVC
10. 12" Overflow pipe; Sched 40 PVC
11. 4" x 4" Waterproof junction boxes. One box for 220 VAC circuits to pumps. Second box for 24 VAC control wires. Conect all lines to Duplex Control Panel.
12. Wayne SEP6 Commercial Sewage Pump, 220 VAC. Connect to SJE Rhombus Duplex Control Box.
13. Discharge Pipe; 3" Sched 40 PVC. Install with one 6 x 6 x4 reducing wye for each pump to 6" outlet line (#9). Do not install check valves as the lines should drain back after each cycle to prevent freezing.
14. 1" pipe for float switches supplied with duplex control box; Sched 40 PVC

Note: Pumps and float stack drawn for visual clarity. See plan view for actual location in tank.

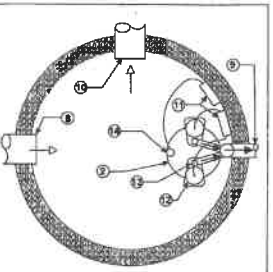


6 Surge Tank Section
Not To Scale



7 Filter Section
Not To Scale

COMPONENTS
2. Serviceway with locking lid
9. 12" El; Sched 40 PVC; From existing courtyard drain
8. 6" Pumped output to cistern; Sched 40 PVC
10. 12" Overflow pipe; Sched 40 PVC
11. 4" x 4" Waterproof junction boxes. One box for 220 VAC circuits to pumps. Second box for 24 VAC control wires. Conect all lines to Duplex Control Panel.
12. Wayne SEP6 Commercial Sewage Pump, 220 VAC
13. Discharge Pipe; 3" Sched 40 PVC. Install with one 6 x 6 x4 reducing wye for each pump to 6" outlet line (#9). Do not install check valves as the lines should drain back after each cycle to prevent freezing.
14. 1" pipe for float switches supplied with duplex control box; Sched 40 PVC



8 Surge Tank Plan
Not To Scale

WATERSHED WEST, LLC
ENVIRONMENTAL HYDROLOGY - RESTORATION
1200 LEGANO LANE, SANTA FE, NM 87501
(505) 820-1044 FAX 820-1044
WWW.WATERSHEDWEST.COM

R.C. GREENE & CO
DESIGN/CONSTRUCTION
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 982-1970 FAX 984-1844

MONTE DEL SOL
GREEN SCHOOL PROJECT
4157 WALKING RAIN RD
SANTA FE, NM

4/11/08
RJ
1/4"=1'-0"

RAINWATER HRVSTING
SYSTEM DETAILS

R-1

Monte del Sol
WATER BALANCE CALCULATIONS: PEAK FLOW SUMMARY
From Active Harvesting Areas

CALCULATIONS

	Gallons Generated			Peak Flows in gpm			Peak Flows in cfs		
	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
1 R7 = 730 sq ft									
1/2 hour	183	458	664	6	16	23	0.014	0.034	0.051
1 hour	366	639	1141	5	11	19	0.014	0.024	0.042
6 hours	664	1141	1957	3	3	4	0.004	0.007	0.010
24 hours	913	1309	1935	1	1	1	0.001	0.003	0.003
2 R8 = 5700 sq ft									
1/2 hour	1440	3600	5400	48	120	180	0.107	0.267	0.401
1 hour	2882	5040	9000	48	84	150	0.107	0.187	0.334
6 hours	5400	9000	12600	15	25	35	0.033	0.056	0.078
24 hours	7200	10800	14400	5	8	10	0.011	0.017	0.022
3 R4 + R + R = 5861 sq ft									
1/2 hour	1368	3488	5264	46	116	173	0.103	0.258	0.387
1 hour	2778	4857	8573	46	81	145	0.103	0.180	0.322
6 hours	5264	8573	13143	14	24	34	0.032	0.054	0.078
24 hours	6838	10408	13878	5	7	10	0.011	0.016	0.021
3 R3 = 905 sq ft									
1/2 hour	239	597	896	8	20	30	0.018	0.044	0.066
1 hour	476	839	1492	8	14	25	0.018	0.031	0.055
6 hours	895	1492	2089	2	4	6	0.006	0.009	0.013
24 hours	1194	1791	2388	1	1	2	0.002	0.003	0.004
3 R2 = 894 sq ft									
1/2 hour	249	631	922	9	21	31	0.018	0.046	0.069
1 hour	487	870	1562	8	14	26	0.018	0.032	0.058
6 hours	932	1553	2174	3	4	6	0.006	0.010	0.013
24 hours	1243	1864	2486	1	1	2	0.002	0.003	0.004
3 R1 = 864 sq ft									
1/2 hour	119	298	447	4	10	15	0.009	0.022	0.033
1 hour	238	417	745	4	7	12	0.009	0.015	0.028
6 hours	447	745	1043	1	2	3	0.003	0.006	0.008
24 hours	596	894	1193	0	1	1	0.001	0.001	0.002
3 Culvert = 8943 sq ft w R_v =.78									
1/2 hour	1917	4192	6267	55	140	218	0.125	0.311	0.487
1 hour	3363	5868	10479	56	98	175	0.125	0.218	0.389
6 hours	6267	10479	14670	17	29	41	0.038	0.065	0.091
24 hours	8363	12570	16769	6	9	12	0.013	0.019	0.026

	Gallons Generated			Peak Flows in gpm			Peak Flows in cfs		
	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
1/2 hour	3010	7529	11288	100	251	376	0.224	0.559	0.838
1 hour	6021	10538	18814	100	176	314	0.224	0.391	0.698
6 hours	11288	18814	26340	31	52	73	0.070	0.116	0.163
24 hours	16081	22577	30193	10	16	21	0.023	0.036	0.047

	2 Year Storm	10 Year Storm	100 Year Storm
Inches in 1/2 hour	0.4	1	1.5
Inches in 1 hour	0.8	1.4	2.5
Inches in 6 hours	1.5	2.5	3.5
Inches in 24 hours	2.0	2.5	4.0

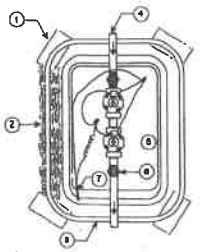
DATA SOURCE
Storm Events From Dunne and Luna — Water in Environmental Planning

Assumptions:
Runoff Coefficient = 1
Instantaneous Time of Concentration

9 Peak Flow Calculations

COMPONENTS
1. Brick for leveling (4)
2. 1 Cubic Foot Pea Gravel
3. Irrigation Valve Box
4. 1" Sched 40 PVC supply line
5. Weathermatic 21000CR valve
6. 1" Sched 40 PVC Rpt x Fipt Union
7. 24 VAC signal wires

Not shown: 1" service valve and 3/4" line drain valve at water source.



11 Makeup water valves
Not To Scale

Monte del Sol **Preliminary**
ACTIVE WATER HARVEST AND EFFLUENT CALCULATIONS

Richard Jennings, Designer
Earthwrights Designs
30 Camino Sudeste
Santa Fe, NM 87508
Phone/Fax: 505-986-1719
Email: ezentrix@aol.com

100% of Rainwater Harvest

TOTAL HARVESTED AREA	23409 Sq Ft	
TOTAL HARVEST IN AVERAGE YEAR	170316 Gallons	0.523 Acre Feet
TOTAL HARVEST IN PROJECTED DROUGHT [1]	127737 Gallons	0.392 Acre Feet
TOTAL HARVEST IN 10YEAR DROUGHT [2]	119221 Gallons	0.366 Acre Feet
TOTAL HARVEST IN 100 YEAR DROUGHT [3]	105596 Gallons	0.324 Acre Feet

1. Precip of Weather Service Predicted Drought @ 75% of average = 10.49 Inches/year
2. Precip 10 year drought @ 70% 9.79 Inches/year
3. Precip 50 year drought @ 62% 8.67 Inches/year

Areas in Square Feet

North Draining	East Draining	Courtyard Draining
7977	6490	8942

Effluent Generation
474 gpd at 7 days per week
Based on 1 year's water bills

Average Efficiency of Collection
Efficiency based on membrane, nonballasted roof and piped conveyance

Average Precipitation in Inches Seasonal Factor*	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	Percent of Harvest	Total
Ave Collection in Gallons															
North Draining	1458	2490	3013	4218	5968	4711	10545	9737	8820	4981	2604	1593	58038	34.1%	16.9%
East Draining	1186	2026	2451	3432	4855	3833	8579	7922	6549	4052	2037	1296	47219	27.7%	13.8%
Courtyard Draining	1635	2792	3378	4728	6690	5281	11820	10915	7845	5583	2807	1786	65059	38.2%	18.9%
TOTALS RWH	4279	7308	8842	12378	17513	13826	30944	28574	20015	14616	7347	4674	170316	100.0%	49.6%
	14694	13272	14694	14220	14694	14220	14694	14694	14220	14694	14220	14694	173810		50.4%
	18973	20580	23536	26598	32207	28046	45638	43268	34235	29310	21567	19368	343326		100.0%

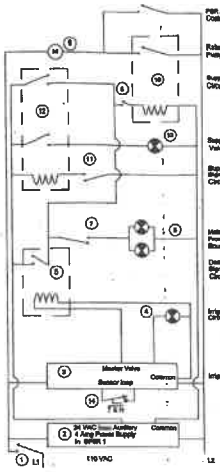
RWH:Nov-March 32451 gallons

* Seasonal factor is an estimate of collectable amount of precipitation during that month

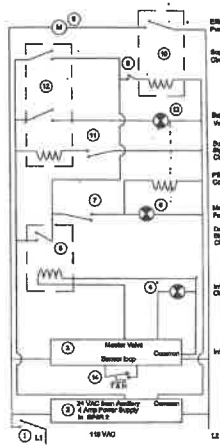
10 Rainwater and Effluent Supplies
Not To Scale

COMPONENTS
1. Safety Switch
2. 24 VAC Power Supply
3. Irrigation Clock: Weathermatic Sentinel
4. Irrigation Valve: Weathermatic 21000CR
5. SPST Relay
6. SPDT Pump Protect set point 1 NO
7. SPDT Makeup water set point 2 NC
8. Makeup Water Valves Weathermatic 21000CR
9. Pump Motion Sterile DOMED in Rainwater tank
10. Pump Start Relay
11. SPDT supply driven override set point 8 NO:
12. DPDT Relay
13. Override Valve: Weathermatic 21000CR
14. Recommended weather sensor

Not shown SJE Rhombus SPSR and KPSI sensor'll each. The control box will be supplied by SJE Rhombus with a fixed price and a schematic for external component connections.



RAINWATER SUBSYTEM



EFFLUENT SUBSYTEM

Operation Narrative
This system is a demand driven system designed to automatically dose to different zones by operating cell of two irrigation circits. The circits control rainwater and effluent systems separately. This allows future expansion and innovation. At the same time the controls are clearly labelled so that effluent and rainwater systems can be segregated. When a zone is activated, (94) the master valve of the respective clock activates a switching relay (95). The relay provides power to the makeup water system (97 & 8), and the pump start relay (914). Make up water is flux only added when there is a shortage. Two valves are plumbed in series and wired is parallel to protect against a stuck valve on the potable supply line. . The system will pump the volume as determined by the individual zone setting. When either tank rills to a high level and there is no demand, the supply driven systems is activated with a set point on the appropriate SPSR and relay . This starts the system pump and opens a supply driven valve . Rainwater is dosed through this system whenever the tank fills in a rainstorm and approaches overflow or when there is no demand for effluent. There is some need for careful programming to correspond to school activities for the matching of supply and demand driven systems.

12 Low Voltage control wiring
Not To Scale

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ENGINEERING · HYDROLOGY · RESTORATION
1220 SUDUCO LANE, SANTA FE, NM 87505
(505) 466-1925 FAX 466-1926
WWW.WATERSHEDWEST.COM

R.C. GREENE & CO
DESIGN/CONSTRUCTION
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
(505) 982-1970 FAX 984-1844

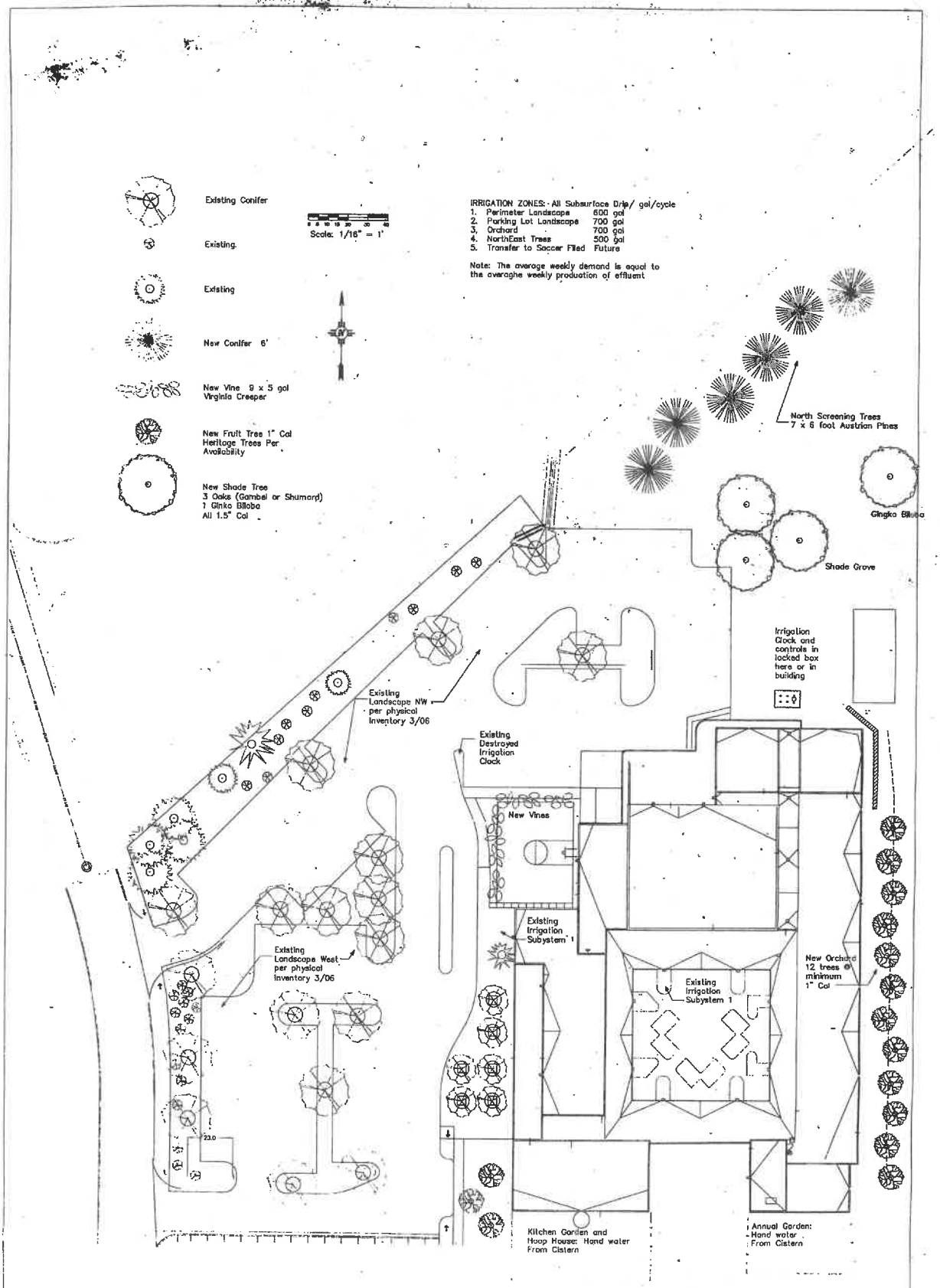
MONTE DEL SOL
GREEN SCHOOL PROJECT
4127 WALKING RAIN RD
SANTA FE, NM

4/11/08

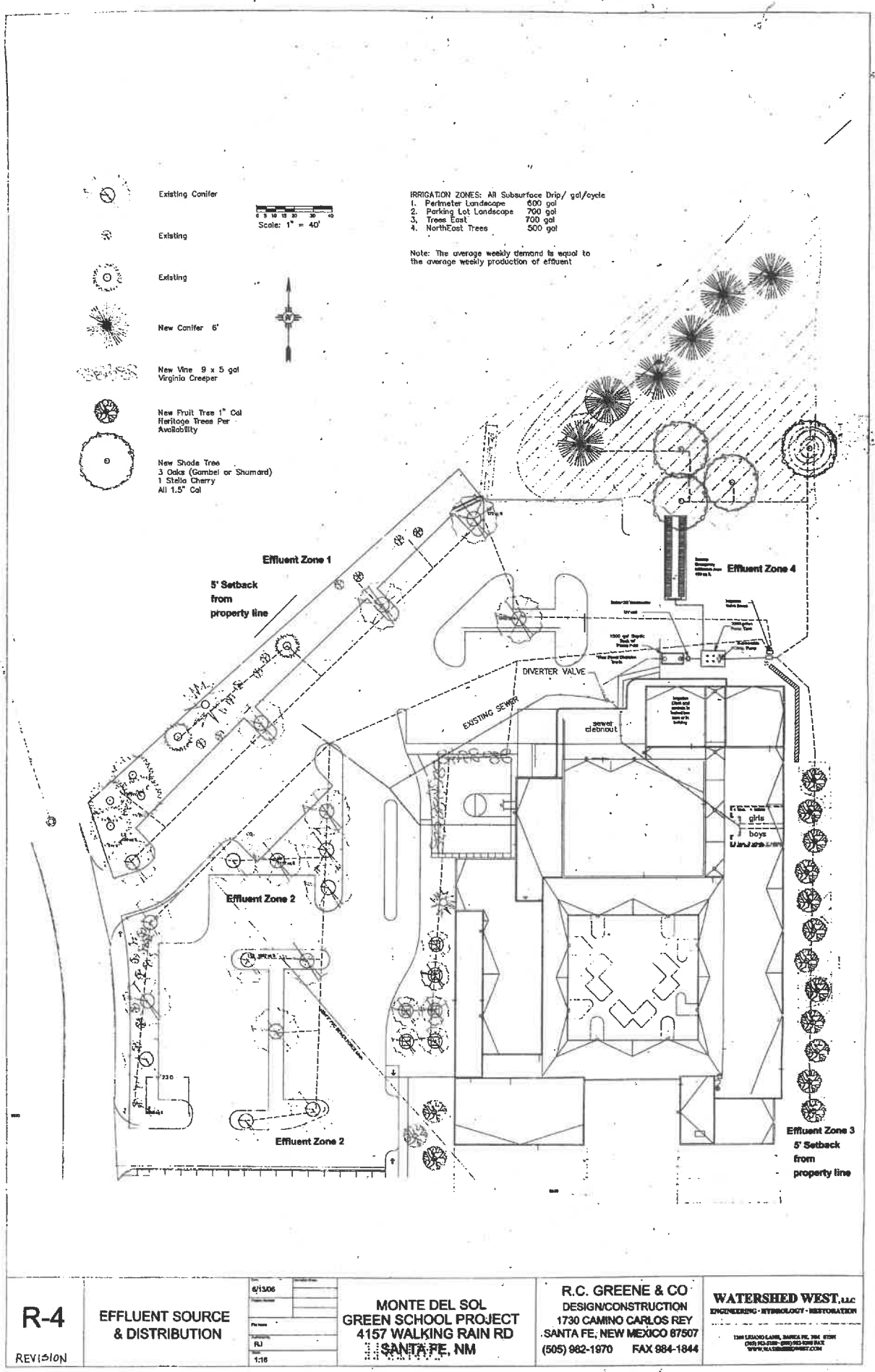
RJ

RAINWATER HRVSTING
CALCULATIONS &
IRRIGATION CNTRL DIAG.

R-2



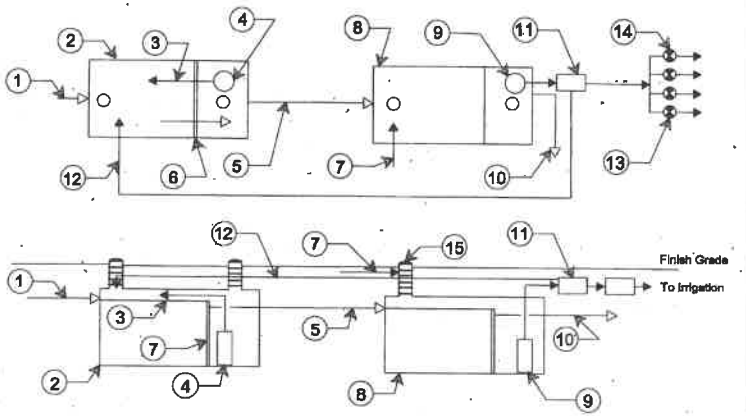
R-3	LANDSCAPE & IRRIGATION SYSTEM	4/11/08 RJ 1:16	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION



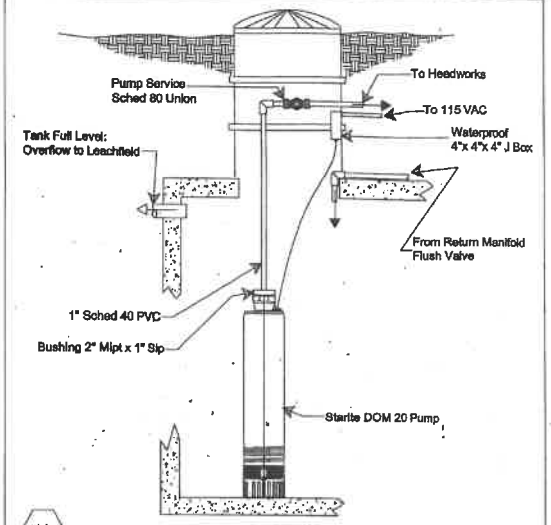
R-4 REVISION	EFFLUENT SOURCE & DISTRIBUTION	6/13/08 RJ 1:16	MONTE DEL SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING · HYDROLOGY · RESTORATION

COMPONENTS
1. Building Sewage Flow
2. 1500 gallon concrete septic tank
3. Recirculation flow from Pirana ABG
4. Pirana P-80 Aerobic Bacteria Generator
5. Treated effluent flow to pump tank
6. Interior baffle
7. Makeup water from cistern with air gap
8. 2500 gallon Norweco pump tank
9. Submersible Effluent Pump
10. To Leachfield
11. Headworks
12. Filter Flush from headworks
13. Irrigation Valves
14. Geoflow Pressure Compensating Irrigation Grid
15. Riser with locking or Screw Down Lid

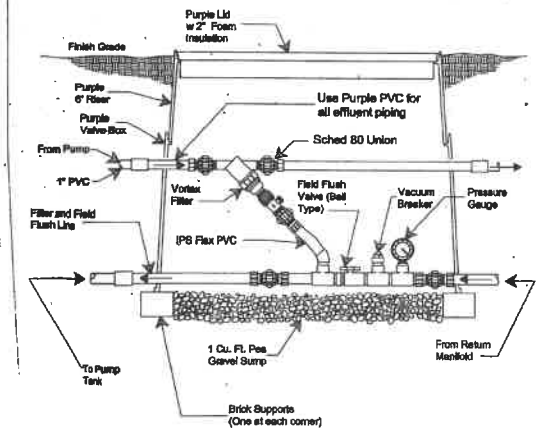
LEGEND
Gravity Flow
Pressurized Flow



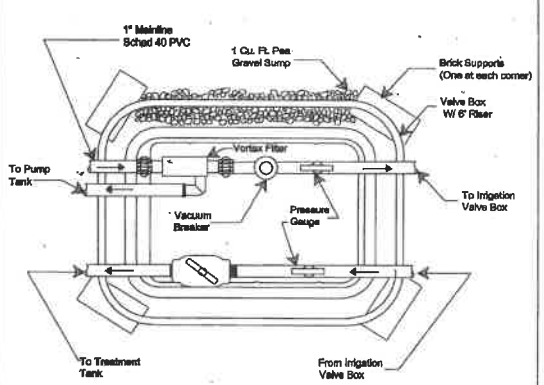
13 EFFLUENT TREATMENT AND FLOWS
Not To Scale



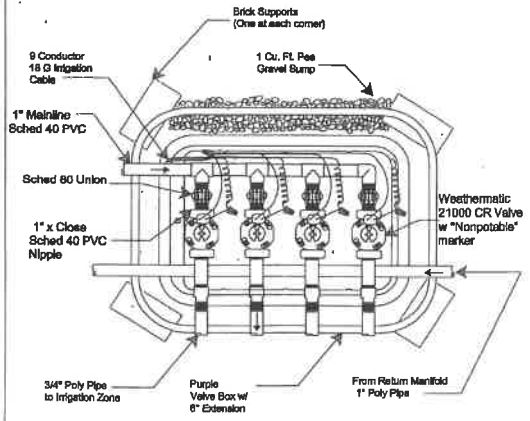
14 EFFLUENT PUMP
Not To Scale



15 MANUAL WASTEFLOW HEADWORKS BOX: SECTION
Not To Scale



16 MANUAL WASTEFLOW HEADWORKS BOX: PLAN
Not To Scale



17 IRRIGATION VALVE BOX: PLAN VIEW
Not To Scale

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ENGINEERING · HYDROLOGY · RESTORATION
1396 LEJANO LANE, SANTA FE, NM 87501
(505) 983-3158 · (505) 983-8899 FAX
WWW.WATERSHEDWEST.COM

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DESIGN/CONSTRUCTION
1730 CAMINO CARLOS REY
SANTA FE, NEW MEXICO 87507
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4/11/06
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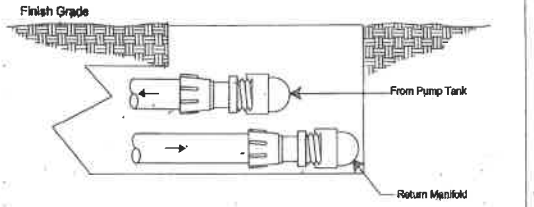
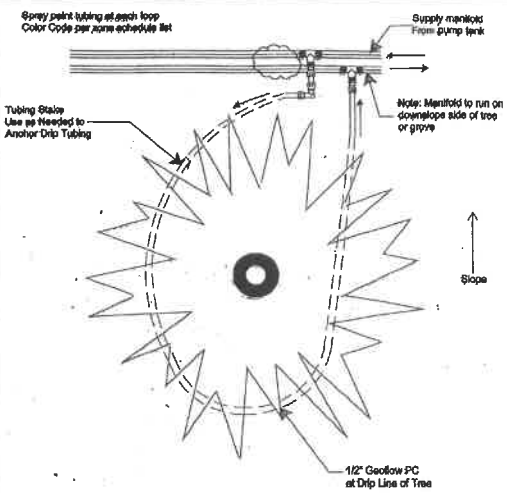
EFFLUENT TREATMENT
SYSTEM DETAILS, PG1

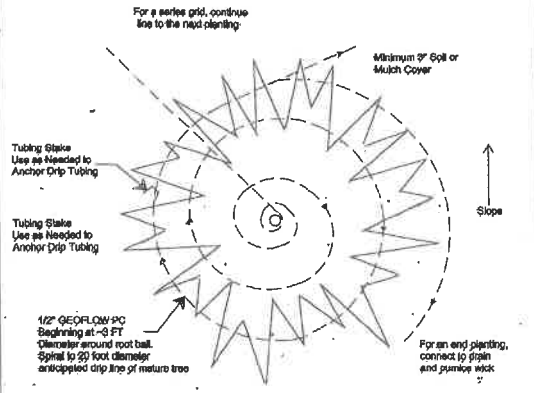
E-1



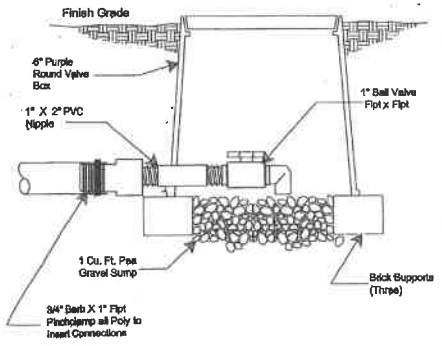
18 MANIFOLD TRENCH: SECTION
Not To Scale



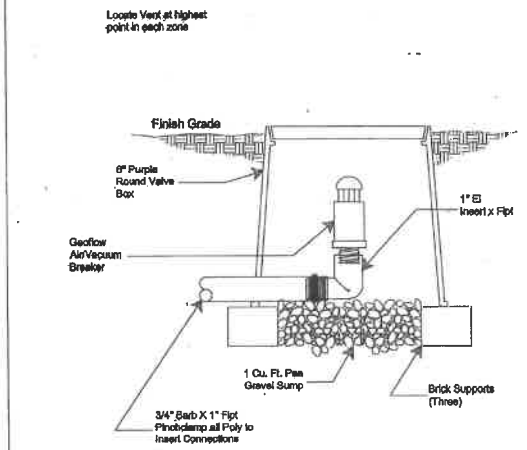
19 ONE TRENCH MANIFOLD W/SINGLE LOOPED ZONE
Not To Scale



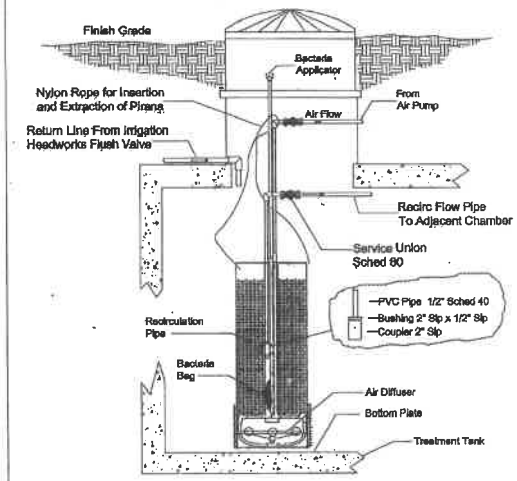
20 TREE SPIRAL: PLAN VIEW
Not To Scale



21 MANUAL WASTEFLOW HEADWORKS BOX: SECTION
Not To Scale



22 PUMP WIRING DIAGRAM
Not To Scale



23 PIRANA IN SEPTIC TANK
Not To Scale

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(303) 444-1951 · WWW.WATERSHEDWEST.COM

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SANTA FE, NEW MEXICO 87507
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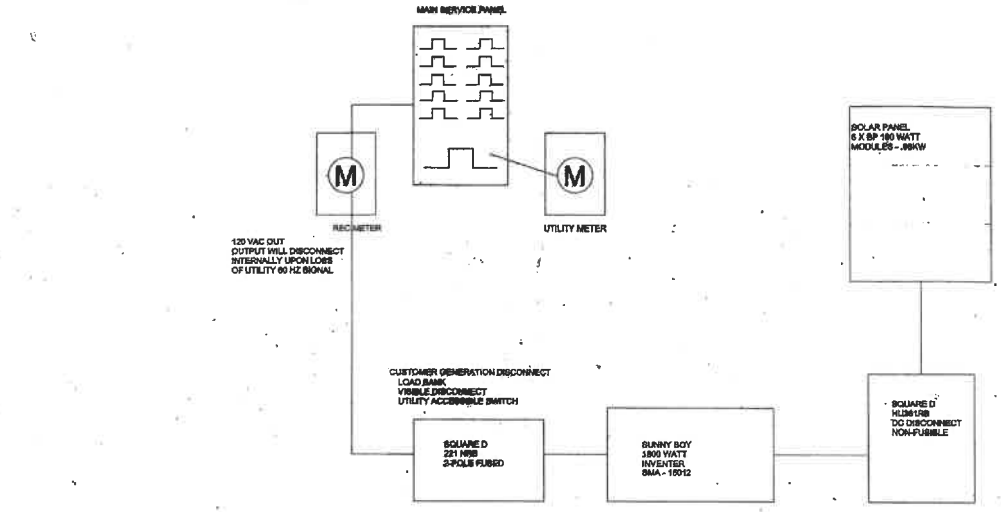
4/11/06
RJ

EFFLUENT TREATMENT
SYSTEM DETAILS, PG2

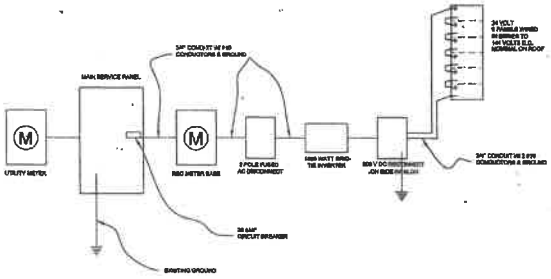
E-2

CITY OF

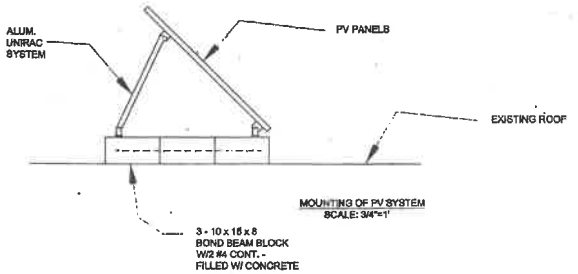
W-1	WATER TANK PLANS & SECTIONS	MONTE del SOL GREEN SCHOOL PROJECT 4157 WALKING RAIN RD SANTA FE, NM	R.C. GREENE & CO DESIGN/CONSTRUCTION 1730 CAMINO CARLOS REY SANTA FE, NEW MEXICO 87507 (505) 982-1970 FAX 984-1844	WATERSHED WEST, LLC ENGINEERING • HYDROLOGY • RESTORATION



PNM - ONE LINE DIAGRAM
N.T.S.



ELECTRICAL WIRING DIAGRAM
N.T.S.



MOUNTING OF PV SYSTEM
SCALE: 3/4"=1'

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4157 WALKING RAIN RD
SANTA FE, NM

4/11/08

BK/MSM

PV SYSTEM
DIAGRAM

PV-1

GEO-TEST

March 5, 2025

CSDCPC Monte del Sol, LLC
7880 Milestone Parkway, Suite 425
Hanover, MD 21076

ATTN: Taylee Lawson

RE: Geotechnical Engineering Services Report
Monte del Sol Charter School Addition
4161 Walking Rain Rd.
Santa Fe, NM

Addendum 1 – Pavement Design

Dear Ms. Lawson:

In accordance with your request, submitted herewith is Addendum No. 1 to our geotechnical engineering services report for the above referenced project. The objective of this addendum is to provide pavement section recommendations informed by data collected from our original investigation.

Based on the results of that investigation, the near surface soils consisted of low plasticity silty clayey sand and medium plasticity sandy clay according to the Unified Soil Classification System (USCS). These soils classify as A-2-4 and A-6 according to the American Association of State Highway and Transportation Officials (AASHTO) soil classification system. According to the NMDOT, these soils possess correlated R-values ranging from 38 to 9 which would be considered moderate to poor subgrade soils for pavements.

The pavement sections recommended below were developed for use with the poorest subgrade soils encountered in our investigation such that they may be used throughout the site with no special subgrade preparation other than moisture conditioning and compaction required.

Prior to the placement of pavement sections recommended below, the subgrade soils should be scarified to a depth of 12 inches, moisture conditioned to ±2 percent of optimum moisture content and compacted to a minimum of 95 percent of maximum dry density as determined in accordance with ASTM D-1557.

GEO-TEST, INC.
3204 RICHARDS LANE
SANTA FE,
NEW MEXICO
87507
(505) 471-1101
FAX (505) 471-2245

8528 CALLE ALAMEDA NE
ALBUQUERQUE,
NEW MEXICO
87113
(505) 857-0933
FAX (505) 857-0803

2805-A LAS VEGAS CT.
LAS CRUCES,
NEW MEXICO
88007
(575) 526-6260
FAX (575) 523-1660

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With the above recommended subgrade preparation, a flexible pavement section consisting of 3 inches of Hot Mix Asphalt (HMA) over 6 inches of aggregate base course placed directly over a minimum of 12 inches of properly compacted native subgrade is recommended for automobile parking areas.

Areas subject to regular truck (bus) traffic should utilize a section consisting of 4 inches of Hot Mix Asphalt (HMA) over 6 inches of aggregate base course placed directly over a minimum of 12 inches of properly compacted native subgrade or utilize the rigid pavement section recommended below.

The HMA should be SPIII, SPIV or equivalent parking lot mix, compacted to a target density of 94.5 percent, with a minimum compaction of 92 and a maximum compaction of 97 percent of the theoretical maximum density. The recommended Performance Grade (PG) asphalt binder used should be 58-28 according to the NMDOT Design Manual. These pavement recommendations are in general conformance with publications prepared by the *Asphalt Institute.*

With the above recommended subgrade preparation, a rigid pavement section consisting of 6 inches of Portland Cement Concrete (PCC) over 4 inches of aggregate base course placed directly over the minimum of 12 inches of properly compacted native subgrade is recommended for areas of concentrated heavy vehicle loads such as dumpster pads and loading docks. The pavement recommendations are in general conformance with ACI 330R-01 *Guide for Design and Construction of Concrete Parking Lots.*

The PCC should have a minimum compressive strength of 4000 psi, be air entrained to between 4.5 and 7.0 percent, and have a maximum aggregate size of 2 inches. The concrete should be placed at a maximum slump of 4 inches. Admixtures may be used to increase the slump and workability provided that the compressive strength is not compromised.

The use of reinforcement within the PCC should be left to the discretion of the structural engineer; however, it is recommended that the pavement be constructed with load transfer joints designed for heavy traffic.

Increases in the subgrade moisture content can weaken the subgrade soils, thereby shortening pavement life and causing localized failure. Parking lots are particularly susceptible to poor drainage such that moisture protection should be considered a critical design component for this project. All paved areas should be graded to drain and not allow any surface ponding. Aggregate base course should extend beyond pavement perimeters to daylight allowing for sub-pavement drainage. Positive drainage should be provided away from the perimeter of all paved areas for a distance of at least 10 feet. A typical adequate slope is 6 inches in the first 5 feet with positive drainage being provided from those points to streets, pavement or natural water courses. If necessary to provide positive drainage, the pavement area should be raised above adjacent grades.

GEO-TEST, INC.
3204 RICHARDS LANE
SANTA FE,
NEW MEXICO
87507
(505) 471-1101
FAX (505) 471-2245

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NEW MEXICO
87113
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All recommendations presented in the original report which are not specifically altered by this addendum remain valid and unchanged.

This addendum should be attached to the original report and made a part thereof. If you should have any questions, please contact the undersigned in the Geo-Test, Inc. Albuquerque Office at (505) 857-0933.

Respectfully submitted:
GEO-TEST, INC.



Patrick R. Whorton, PE

GEO-TEST, INC.
3204 RICHARDS LANE
SANTA FE,
NEW MEXICO
87507
(505) 471-1101
FAX (505) 471-2245

8528 CALLE ALAMEDA NE
ALBUQUERQUE,
NEW MEXICO
87113
(505) 857-0933
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Bohannan Huston

Engineering
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Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Ms. Colleen Gavin
JenkinsGavin, Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

RE: Initial Transportation Assessment for the Monte del Sol Charter School

Dear Ms. Gavin,

Bohannan Huston has prepared a site threshold assessment for a proposed development at the Monte del Sol Charter School located at 4157 Walking Rain Rd in Santa Fe, New Mexico. This school was founded in 2000 and they are currently looking into an expansion project that will remove four portable classrooms and build a new building that will house approximately four new classrooms and a gymnasium. This summary will include a project description with information on site traffic changes.

Project Description

The proposed building will be located to the south of the existing Monte del Sol Charter school buildings and will house four additional classrooms, a gymnasium, and several administrator offices. The total gross square footage of the building will be approximately 20,430 square feet. There are four portable classrooms that currently reside in this space that will be removed from the site.

The current student population is 370, and the school has indicated a maximum student population of 380 students. Additionally, the school employs 7 busses but not all routes are at capacity. This expansion project will not be substantially changing the student population; thus it will have a minimal impact to the traffic to the site as shown in the trip generation.

Trip Generation

A comparison was completed to determine the change in trips to and from the charter school. This comparison utilized ITE trip generation manual, 11th Edition to estimate trips. An appropriate code from the trip generation manual was assessed and code 534 – Private High School was the closest comparison to the Monte del Sol Charter School site, since this Charter School only includes grades 7 through 12. A trip generation was completed for the current student population of 370 students, and the maximum student population of 380 students. The AM peak hour provided a fitted curve equation which yielded a higher trip generation during the AM peak hour. As a conservative approach, this was used for the AM peak hour. The PM peak hour provided only the average rate which was used. The trips generated in each scenario are summarized below:

Trip Generation			
	Total daily Trips	**AM Peak trips**	**PM Peak trips**
Existing School – 370 Students	803	263	70
Proposed School – 380 Maximum Students	825	267	72
Change from Existing	**22**	**4**	**2**

Based on the increase in trips as shown in the table, the increase is less than 10% compared to existing use in both AM and PM peak hours and therefore does not require additional analysis according to the Transportation Impact Analysis Guidelines for the City of Santa Fe.

Vehicle Access

Access to the school will be enhanced to allow better traffic flow for student pick up and drop off and school bus loading and unloading. The school is currently proposing to keep the two existing access points on Walking Rain Road and add an additional access point onto Las Brisas. The proposed access will be used for school bus loading/unloading and staff parking. A preliminary site plan is attached which shows these three access points.

Assessment

Based on our traffic evaluation and completed initial transportation assessment form which is attached, Bohannan Huston has determined that traffic to the site will be minimally impacted by the expansion project and additional traffic impact studies are not warranted at this time.

Sincerely,
Bohannan Huston Inc

Carl D Vermillion, PE, PTOE
Project Manager
7500 Jefferson St NE
Albuquerque, NM 87109

Enclosures: Initial Transportation Assessment form
Site location map

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

5999 Airport Road

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
Existing School	370 students	T=0.35(X)+13	0.19	263 / 70	534
Proposed School	380 students	T=0.35(X)+13	0.19	267 / 72	534
GRAND TOTAL					

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes ☐ No ☑

Level of Transportation Impact Analysis Needed N/A

Developer/Developer's Agent Bohannan Huston inc Date 12/10/2024

City of Santa Fe _____ Date _____

Private High School
(534)

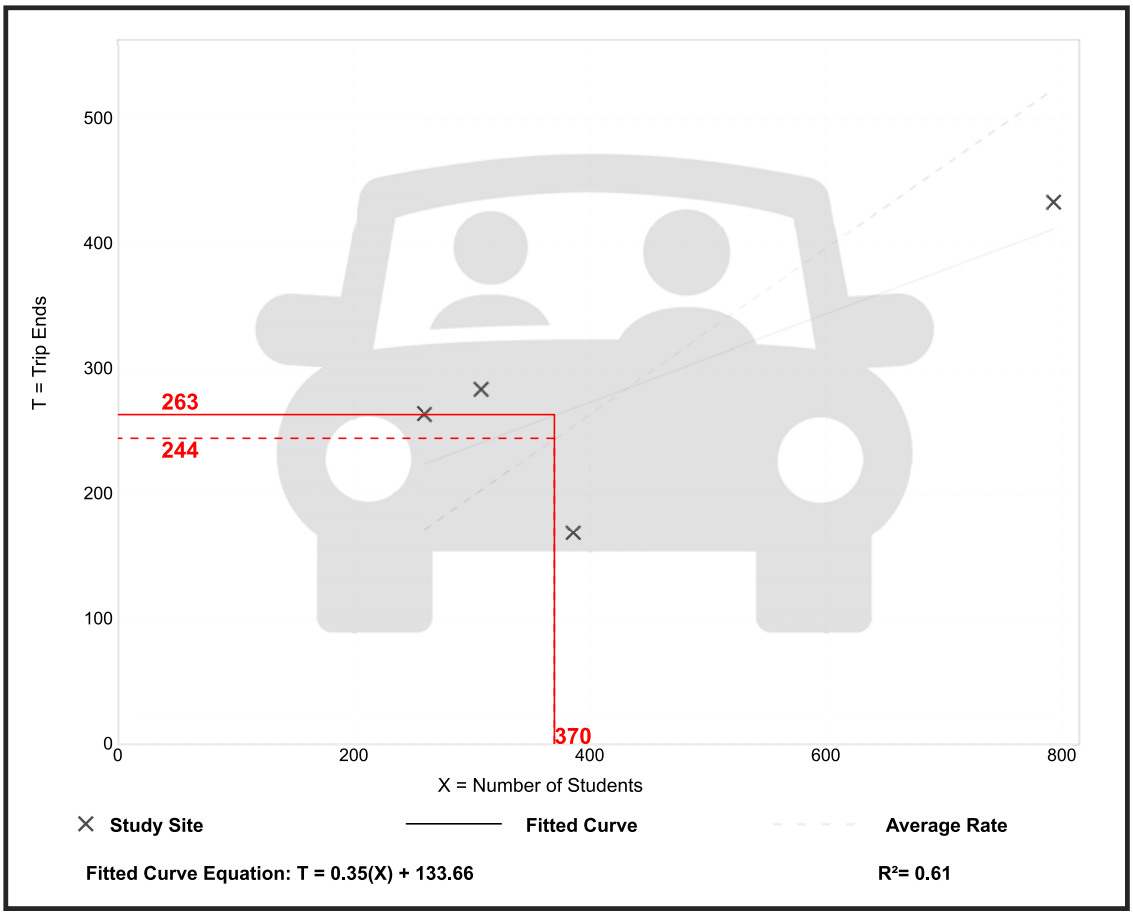
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	437
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.66	0.44 - 1.02	0.25

Data Plot and Equation

Caution – Small Sample Size



Private High School
(534)

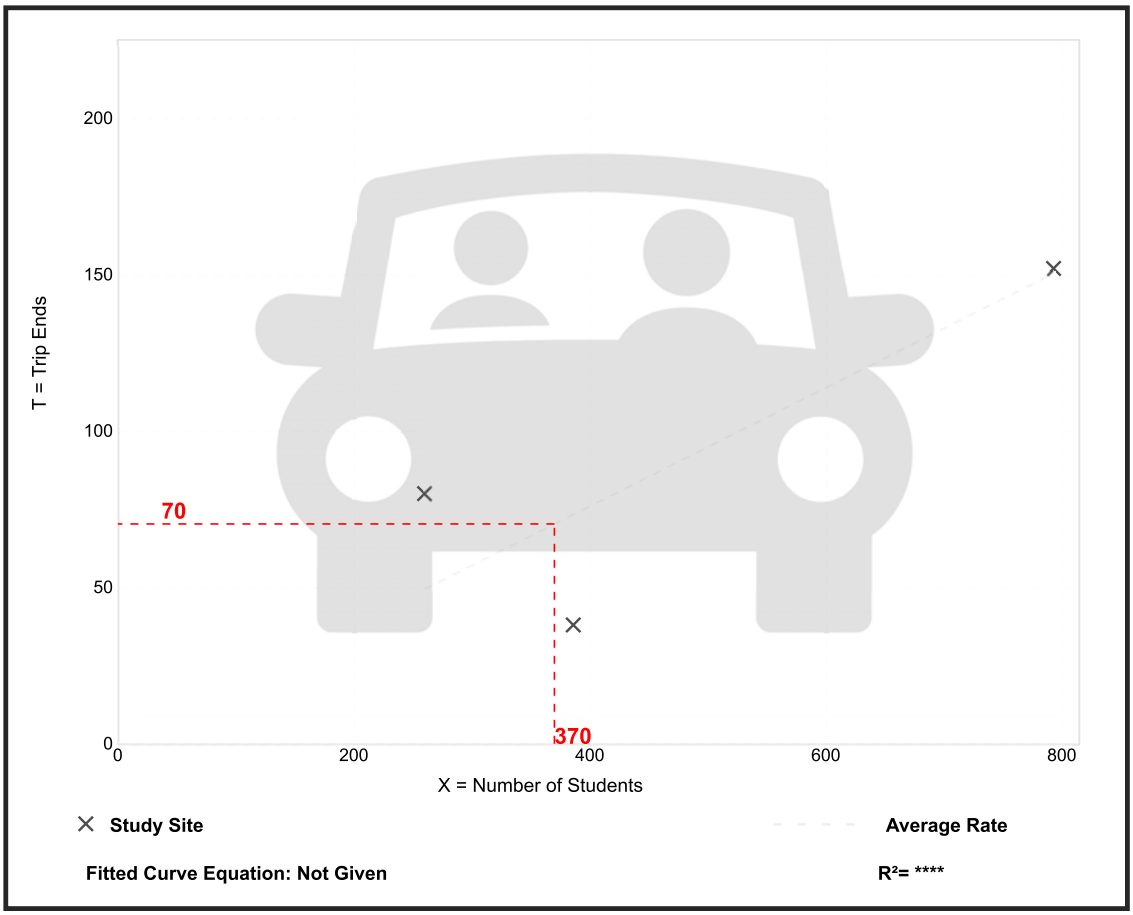
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Students: 480
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.19	0.10 - 0.31	0.08

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Private High School
(534)

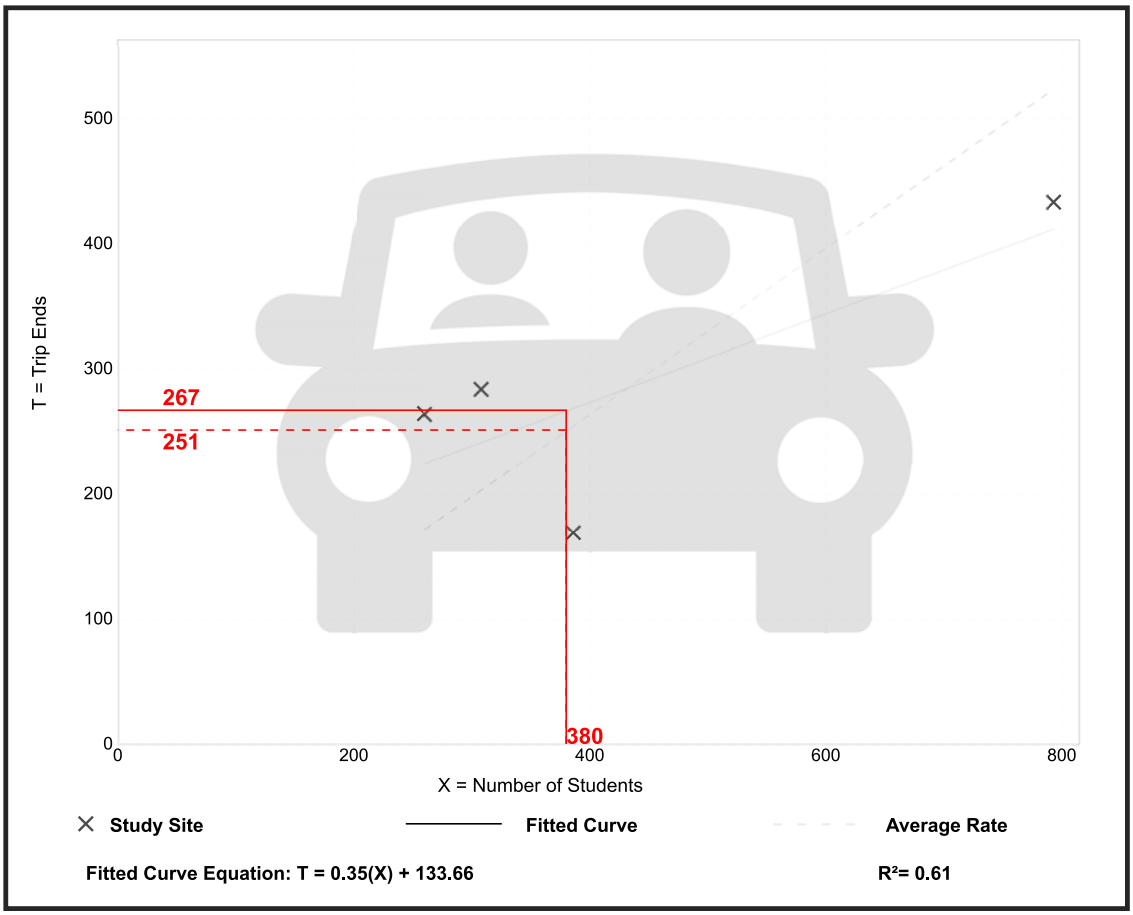
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	437
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.66	0.44 - 1.02	0.25

Data Plot and Equation

Caution – Small Sample Size



Private High School
(534)

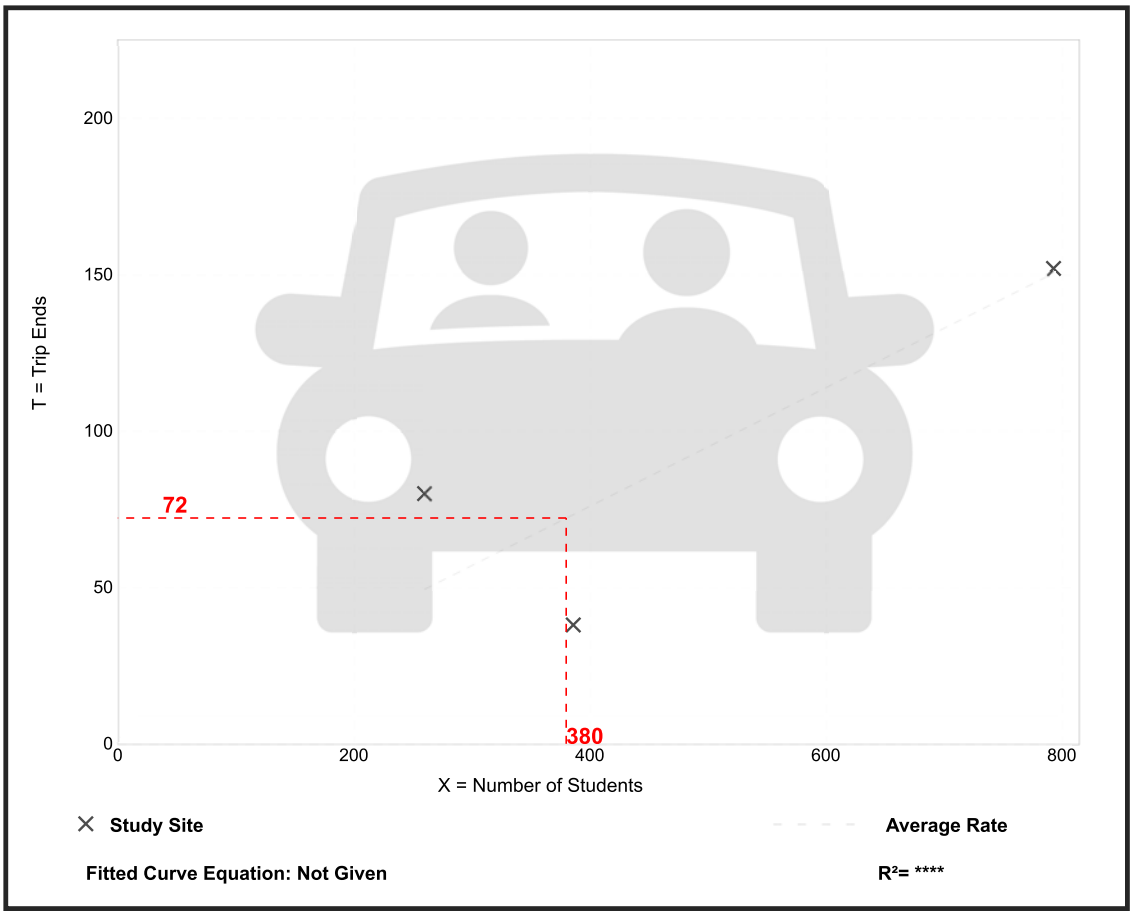
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	3
Avg. Num. of Students:	480
Directional Distribution:	39% entering, 61% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.19	0.10 - 0.31	0.08

Data Plot and Equation

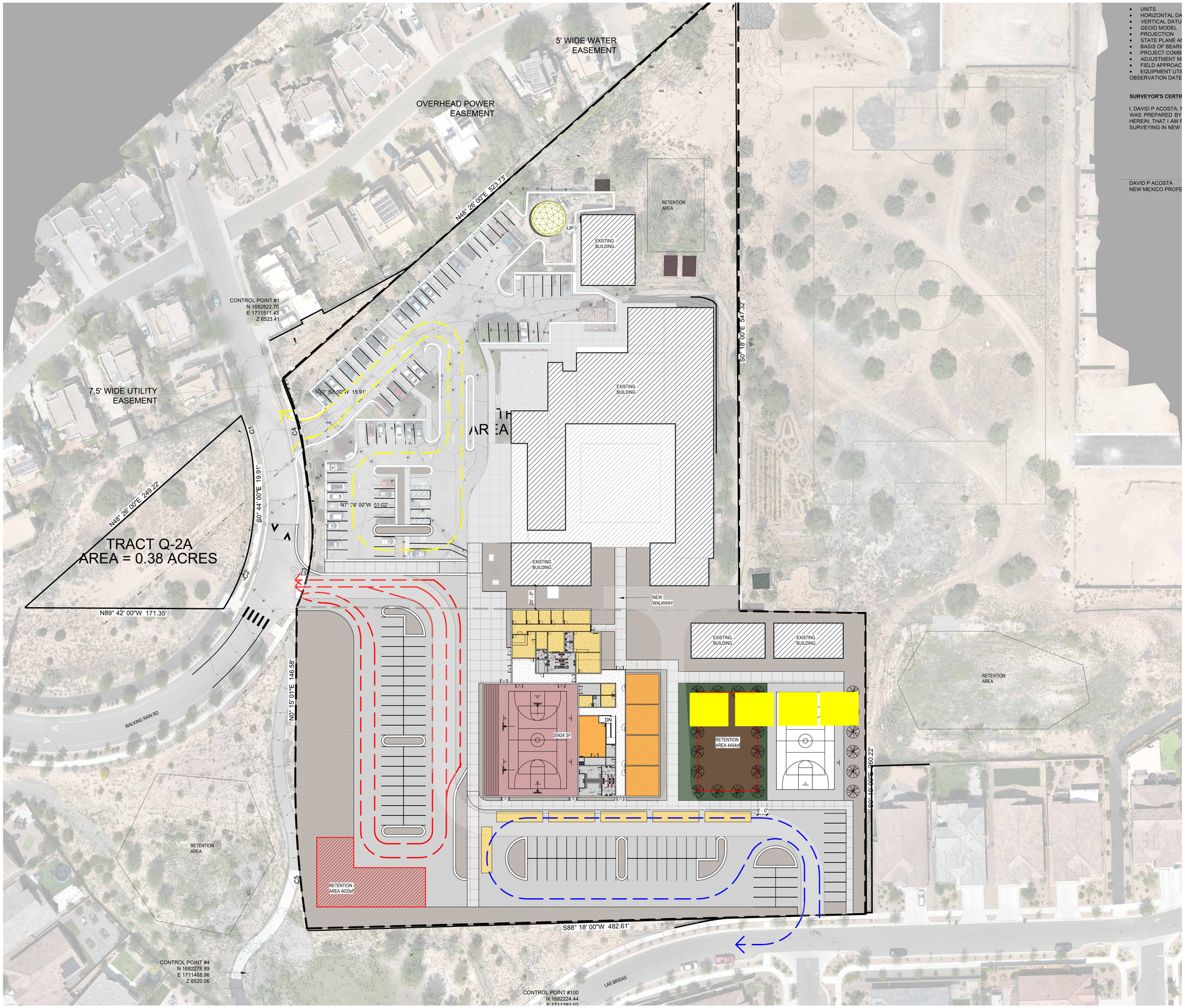
Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers



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- BASIS OF BEARI
- PROJECT COMB
- ADJUSTMENT M
- FIELD APPROAC
- EQUIPMENT UTI

OBSERVATION DATE

SURVEYOR'S CERTIF

I, DAVID P ACOSTA, N
WAS PREPARED BY
HEREIN; THAT I AM F
SURVEYING IN NEW

DAVID P ACOSTA
NEW MEXICO PROFE

PARKING INFO:

EXISTING REQUIRED:	100
EXISTING PROVIDED:	68
NEW REQ. (INCLUDING EXISTING):	170
NEW PROVIDED:	157

STUDENT

PARENT

BUS

1 SITE PLAN
SCALE: 1/32" = 1'-0"

10/30/2024 8:50:02 AM

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

Project Name
Enter address here
Owner
Project Status - Issue Date

△ DATE REVISION

PROJECT NUMBER Project Number

SITE PLAN

A1

Development Review Team (DRT)
Comment Form

Date: December 12, 2024

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2024-9512-PAR Monte del Sol Charter School 4157 and 4161 Walking Rain Road

Case Planner: Dan Esquibel, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. None - See attached email from Wilson & Company dated 12/11/24.	N/A	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Monte del Sol Charter School ITA Resubmittal Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Luna, Robert<Robert.Luna@wilsonco.com>

Date Wednesday, December 11th, 2024 at 12:46 PM

Leroy, I have reviewed the revised ITA for the Monte del Sol Charter School submitted by Bohannan Huston and all of my comments have been addressed and concur that no further traffic analysis will be required by the proposed changes to the site. Please let me know if you have any questions or need more information. Thanks, Phil

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

January 15, 2025

RE: Monte del Sol Charter School
Development Plan Amendment and Special Use Permit

Dear Neighbor:

This letter is being sent as notice of an Early Neighborhood Notification (ENN) meeting to discuss an upcoming application to the City of Santa Fe for the Development Plan Amendment and Special Use Permit for Monte del Sol Charter School to add a detached gymnasium building with outdoor amenities. The ± 3.02-acre and ±3.286-acre properties are located at 4157 and 4161 Walking Rain Rd, Santa Fe, New Mexico 87507. The subject properties are zoned PRC (PRRC Planned Community) and R-1(Residential, 1 dwelling per acre). Please refer to the attached Vicinity Map, Conceptual Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

When: **January 30, 2025, at 5:30 p.m.**
Where: **Via Zoom**
Zoom Link: **Available at** https://santafenm.portal.civicclerk.com/

Join Zoom Meeting:
https://us02web.zoom.us/j/84036307509?pwd=vWpKM7PKeW236H0ahep0Qn3tKqCIvT.1

Meeting ID: 840 3630 7509; Passcode: 260657
Dial by your location: +1 253 205 0468

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors, before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Colleen Gavin at 505-820-7444 or colleen@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the City Clerk's Office (955-6520) 5 days prior to the meeting date.

Sincerely,

Colleen Gavin

130 GRANT AVENUE, SUITE 101 SANTA FE, NEW MEXICO 87501 PHONE: 505.820.7444

Mailing List Monte del Sol Charter School

Name	Address	City	State	Zip
LEFLER, BARTON S	4437 AUTUMN LEAF LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
PENNINGTON, LUCINDA	148 ELENA ST APT J	SANTA FE	NM	87501
GONZALES, DIEGO T	4120 SOARING EAGLE LN	SANTA FE	NM	87507
GEORGE, ROY R & DENISE D	4113 SOARING EAGLE LN	SANTA FE	NM	87507
BELL, MARETA L	4104 SOARING EAGLE LN	SANTA FE	NM	87507
WIESE, DONN E & VIRGINIA A BYRD	4105 SOARING EAGLE LN	SANTA FE	NM	87507
VANDENZEN, ELIZABETH & BRIAN	4448 AUTUMN LEAF LN	SANTA FE	NM	87507
STANCHI, MICHELANGELO	2500 SAWMILL RD #226	SANTA FE	NM	87505
VANDENZEN, BRIAN P & ELIZABETH G	4444 AUTUMN LEAF LN	SANTA FE	NM	87507
CITY OF SANTA FE	P O BOX 909	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
FABER, JULIA & ANDREW & MICHAEL CO-TRUST	4445 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
GANKHUYAG, SARANCHIMEG	2610 SOL Y NUBES	SANTA FE	NM	87505
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076
BURRIES, BRANDON J	4440 AUTUMN LEAF LN	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
SZABAT, SANDRA KAYE REVOCABLE TRUST	4112 SOARING EAGLE LN	SANTA FE	NM	87507
VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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VDLS LLC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006
CROCKETT, DEIRDRE P	4100 SOARING EAGLE LANE	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
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D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
BALLADARES, JAMILETH REVOC TRUST & JAC TRUST	4704 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
BALTHAZAR, ADRIANA & IRINA IVASHKOVA	4702 BIENVENIDO A CASA	SANTA FE	NM	87507
VALDIVIA, TARA D	4708 VIENTO DEL NORTE	SANTA FE	NM	87507
MILDREN, TIMOTHY J & SALLY J	4707 VIENTO DEL NORTE	SANTA FE	NM	87507
FASSETT, DOUG	4703 VIENTO DEL NORTE	SANTA FE	NM	87507
LUCERO, AMANDA A & MATTHEW A VALENCIA	4157 LAS BRISAS	SANTA FE	NM	87507
RAEL, WILLIAM N & MELISSA A	4151 LAS BRISAS	SANTA FE	NM	87507
LEMON LIVING TRUST	4710 VIENTO DEL NORTE	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TURK, MARGARITA STELLA & RICHARD DOUGLAS	4703 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
KOLOKOFF, SUSAN J & MARK I	4161 LAS BRISAS	SANTA FE	NM	87507
BURTON, PATRICIA S & ROBERT C	4702 VIENTO DEL NORTE	SANTA FE	NM	87507
MONTE DEL SOL CHARTER SCHOOL	4157 WALKING RAIN RD	SANTA FE	NM	87507
CORLETO, JULIO CEASAR C GARCIA & VERONICA	4706 BEINVENIDO ACASA	SANTA FE	NM	87507
LOVATO, JEREMY A & SOPHIA	4159 LAS BRISAS	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
POMPONIO, JOHN L	4697 HOJAS VERDES	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
TORRES, ANNJENETTE M	4705 VIENTO DEL NORTE	SANTA FE	NM	87507
JACKSON, PATRICIA R	4155 LAS BRISAS	SANTA FE	NM	87507
SIMOTAS, ATHANASIOS & LINDSEY BROOKE REED	4705 BIENVENIDO A CASA	SANTA FE	NM	87507
HUMAN, JUDSON D	4687 HOJAS VERDES	SANTA FE	NM	87507
CATANACH, ALINA C	4691 HOJAS VERDES	SANTA FE	NM	87507
CHAVEZ, STEVEN M & JOSEPHINE M	4709 VIENTO DEL NORTE	SANTA FE	NM	87507
THE JCT LIVING TRUST	4689 HOJAS VERDES	SANTA FE	NM	87507
BENAVENTE, SUSANA	4711 VIENTO DEL NORTE	SANTA FE	NM	87507
CSDCPC MONTE DEL SOL, LLC	7880 MILESTONE PKWY STE 425	HANOVER	MD	21076

ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
FERREE, STEVE DANIEL & THERESA MARGARET STRLE	4701 HOJAS VERDES	SANTA FE	NM	87507
YU, XIANGSONG	4708 BIENVENIDO A CASA	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOC INC	8500 JEFFERSON ST NE STE B	ALBUQUERQUE	NM	87113
SOLOSTAR LLC	247 PINE ISLAND TPKE	WARWICK	NY	10990
STAMM, BECKY	4136 SOARING EAGLE LN	SANTA FE	NM	87507
COYLE, JANICE ELIZABETH	4121 SOARING EAGLE LN	SANTA FE	NM	87507
POLHAMUS, DANNY	4140 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
NORDSTRUM, FRANK A & JOAN MARIE (TRUSTEE	4204 CACTUS FLOWER LN	SANTA FE	NM	87507
MCCUE, MADELINE & ALTON WALPOLE	4132 SOARING EAGLE LN	SANTA FE	NM	87507
ORTIZ, JEROME N & VENUS	4694 HOJAS VERDES	SANTA FE	NM	87507
FRANZ, DARLA C	4696 HOJAS VERDES	SANTA FE	NM	87507
TYRRELL, JOHN	4148 SOARING EAGLE LN	SANTA FE	NM	87507
SOSTMAN, LAURRIE F	4174 WALKING RAIN	SANTA FE	NM	87507
THIELEN, CARRIE & ANTHONY C	4128 SOARING EAGLE LN	SANTA FE	NM	87507
DIGKHANG, YEVONG T	4704 BIENVENIDO A CASA	SANTA FE	NM	87507
SMITH, JEFFREY W	4152 WALKING RAIN RD	SANTA FE	NM	87507
REILMAN, JEANETTE	4699 HOJAS VERDES	SANTA FE	NM	87507
CELIS, JORDEN LANE	4692 HOJAS VERDES	SANTA FE	NM	87507-0850
ROMERO, THOMAS & MELISSA	4695 HOJAS VERDES	SANTA FE	NM	87507
HODGE, GARY & DEBRA	4153 LAS BRISAS	SANTA FE	NM	87507
JEFFORDS, DOUGLASS C & JANE K	4137 SOARING EAGLE LN	SANTA FE	NM	87507
JIMMERSON, JAMES R & BEVERLY (TRUSTEES)	4133 SOARING EAGLE LN	SANTA FE	NM	87507
SABO, DARKO & TATJANA	4683 HOJAS VERDES	SANTA FE	NM	87507
MORENO-GARCIA, MANUEL A & NICOLE A MORENO	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
ORTEGA, KATHERINE D (TRUSTEE)	PO BOX 24024	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
SIMS, MELISSA DAWN B & BRENT THOMAS	198 STATE RD 592	SANTA FE	NM	87507-0853
BOOTH, BRIAN & ETAL	4706 VIENTO DEL NORTE	SANTA FE	NM	87507
ROBERTS, AMANDA	4149 SOARING EAGLE LN	SANTA FE	NM	87507
ESTANCIAS DE LAS SOLERAS COMMUNITY ASSOCIATION, INC	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
DURAN, BERNADETTE R & EDWARD J NORIEGA	4685 HOJAS VERDES	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
GOODMAN, HELEN R	4125 SOARING EAGLE LN	SANTA FE	NM	87507
PRICE, JULIE	4171 WALKING RAIN RD	SANTA FE	NM	87507
BOLD, SUSANNAH E	4690 HOJAS VERDE	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507

TAYLOR, ERIN R	4124 SOARING EAGLE LN	SANTA FE	NM	87507
HOFFMAN, MARIE T	4144 SOARING EAGLE LN	SANTA FE	NM	87507
CITY OF SANTA FE	PO BOX 909	SANTA FE	NM	87507
D.R.HORTON, INC	8440 WYOMING BLVD STE A	ALBUQUERQUE	NM	87113
MOREPIX360 LLC	4693 HOJAS VERDES	SANTA FE	NM	87507-0851
BEGAY, DOROTHY Y	4145 SOARING EAGLE LN	SANTA FE	NM	87507
CASTELLANO, RAYCHEL C	4167 WALKING RAIN RD	SANTA FE	NM	87507
Estancias de Las Soleras NA	8212 Louisiana Blvd. NE Ste. C	Albuquerque	NM	87113
Estancias de Las Soleras NA	Associa Canyon Gate 8500 Jefferson St. NE Ste B	Albuquerque	NM	87113

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

The new detached Gymnasium for Monte del Sol Charter School shall include administrative offices, four classrooms, requisite support spaces, with an outdoor basketball court, play field, and required parking.

Type of project

4157 & 4161 Walking Rain Road, Santa Fe, New Mexico 87507

Project Location

Early Neighborhood Notification	5:30 pm	12/10/2024
Type of Meeting	**Time**	**Date**

Virtual at https://santafenm.portal.civicclerk.com/

Meeting Location

CSDCPC Monte del Sol, LLC / JenkinsGavin, Inc.

Applicant / Agent

For information call JenkinsGavin, Inc. (505) 820 7444

Phone #

Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from (1/15/25) **to** (1/30/25)

POST 15 DAYS PRIOR TO HEARING

Clear Form

City of Santa Fe, New Mexico

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Early Neighborhood Notification — 5:30pm — 01/30/2025

Type of Meeting — Time — Date

Virtual at https://santafenm.portal.civicclerk.com/

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For information call JenkinsGavin, Inc. (505) 820 7444

Phone #

Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from 1/15/25 **to** 1/30/25

Date — Date

PLU022.cdr-10/02

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

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Project Location

Early Neighborhood Notification

Type of Meeting

5:30pm

Time

01/30/2025

Date

Virtual at https://santafenm.portal.civicclerk.com/

Meeting Location

CSDCPC Monte del Sol, LLC / JenkinsGavin, Inc.

Applicant/Agent

For information call JenkinsGavin, Inc. (505) 820 7444

Phone #

Refer to Case Monte del Sol Charter School

Required to be posted and visible from a public street from 1/15/25 Date **to** 1/30/25 Date

PLU022.cdr-10/02

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

MONTE DEL SOL

EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: January 30, 2025
Time: 5:30 to 6:45 pm
Location: Virtual Meeting held via Zoom

Colleen Gavin-JenkinsGavin
Suzanne Rasic-Jenkins Gavin
James E. Zavala-Charter Schools Development Corporation
Zöe Nelsen-Head Learner, Monte De Sol Charter School Head Learner
Matt Johnson-FFRK Architects
Kelly Klein-Bohannan Huston Inc.
Joel Cruz-Haber-City of Santa Fe

Julia Faber
Benjamin Harris
L. Swell
Linda
Claudia Kath
Carl Vermillion
Andre Salkin
Diego Gonzales

Attendees:
±16 Attendees

A presentation was given by Colleen Gavin of JenkinsGavin, Inc. re: the application to the City of Santa Fe for the Development Plan Amendment and Special Use Permit for Monte del Sol Charter School to add a detached gymnasium building with outdoor amenities. The ± 3.02-acre and ±3.286-acre properties are located at 4157 and 4161 Walking Rain Rd, Santa Fe, New Mexico 87507. The subject properties are zoned PRC (PRRC Planned Community) and R-1(Residential, 1 dwelling per acre).

Following the presentation, a Question & Answer session was held. The following notes capture the questions and comments expressed by the attendees, and the responses by the Project Team.

Julia Faber (Nava Ade resident): Asked about basketball court fencing	Colleen Gavin responded that they haven't made final decisions on fencing but are considering options
Andre Salkin (Santa Fe New Mexican reporter): Asked about the need for the project and if parents and students had requested it	Zöe Nelson (Head Learner, at Monte Del Sol Charter School) responded about the lack of current gymnasium facilities and the costs of renting external spaces and that the school community are behind the expansion
Diego Gonzales (Soaring Eagle Lane resident): Raised concerns about light pollution from parking lots and past and current issues with the schools lighting	Colleen Gavin addressed compliance requirements and promised to review existing lighting issues. She also noted that the project will bring all exterior lighting up to current code which details zero foot candles at the property line
Julia Faber (Nava Ade resident): Asked about what kind of security system the school would have	Colleen Gavin responded that they haven't made final decisions on a security system but there are requirements as this is a State Charter School so they will follow those guidelines
Julia Faber: Asked who was paying for the project and if it has already been funded	Colleen Gavin responded that the Charter School Development Corporation (a non profit developer) and the school are working together to finance the project with some State Funds. She stated that the project has already been fully funded
Linda (via chat):	re: Solar Panels:

Asked if the school will have Solar or EVchargers and asked about current busses on school site (referencing a satellite image in the presentation) Cont from above…	Zöe Nelson stated that they do have a proposal on file from a local solar company and the board has approved moving forward but it is not a part of this specific plan, but it is in consideration for the future Re: EV Charging Stations Colleen Gavin responded that currently they are not proposing and EV Charging Stations on the Campus re: Bus parking on site Zöe Nelson responded that the busses parked in the upper lot have done so under a past agreement with the bus company but that agreement will be revisited once the new gym project commences because it will limit access Colleen Gavin explained that the new bus pickup will be to the south and that the busses will come in, pick up and leave
Anonymous Asked for further clarification on funding	Colleen Gavin explained that Monte Del Sol Charter school is in a lease purchase agreement with Charter School Development Corporation (a non-profit developer) to fund the construction of the new building and any requisite infrastructure that needs to occur. Once the construction is complete MDSCS will use their allocated state funds to continue to lease the property and carry the mortgage forward.
Julia Faber:	Zöe Nelson responded that they have 370 students, 150 ride the bus, 170 students or so that are transported by parents and about 50 students who currently drive. Typically students

Asked about ratio of students who ride the bus vs students who could bring their own car and park at the school	don't begin driving until 2nd semester their Sophomore year and then will continue to drive Junior and Senior years. She state that not all students in that age group drive
Julia Faber: Asked if there had been any backlash from the surrounding neighbors about the proposed development	Colleen Gavin explained that she had only received one email since the notices had gone up and that person just wanted the zoom address via email. There had been no additional public comments and from the meeting so far it seemed that the project had a lot of neighborhood support.
Julia Faber: Asked to be reminded what the color of the building would be	Colleen Gavin explained it would be a rust color to work with the existing tan color of the school
Linda: Asked if there would be theater space in the new gym and about possible use by the community	Colleen Gavin explained the classroom/stage design with stackable doors opening to the gymnasium that created a stage for performances. Zöe Nelson commented that the school would be open to having conversations with the community about shared use within the charter school parameters
Linda: Asked if the school had currently had a cafeteria	Colleen Gavin responded by showing where the existing cafeteria is on the current floor plans
Joel Cruz-Haber: Asked for public clarification of what date they were planning for the submittal	Colleen Gavin responded that our original ENN date had been delayed on account of the City's new hosting site being updated as of the New Year. The ENN was rescheduled to January 30th and the desired submittal date would be

	mid February and if not that date then mid March
Julia Faber: Asked about the approximate ground breaking and completion date	Colleen Gavin explained that once the project had been submitted then they would have to go before the planning commission. Since there were many different reviews and approvals required so the actual date of the groundbreaking is unclear but once construction does commence it should be 10 to 12 months before completion

Meeting ended 6:45pm

459029

NAVA ADE SUBDIVISION
PHASE 2A

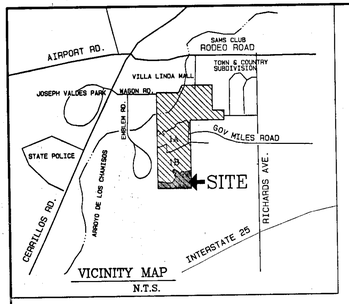
LYING WITHIN THE SE1/4, SW1/4 OF SECTION 8, T.16N., R.9E., N.M.P.M., WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO,

LEGAL DESCRIPTION PHASE 2A

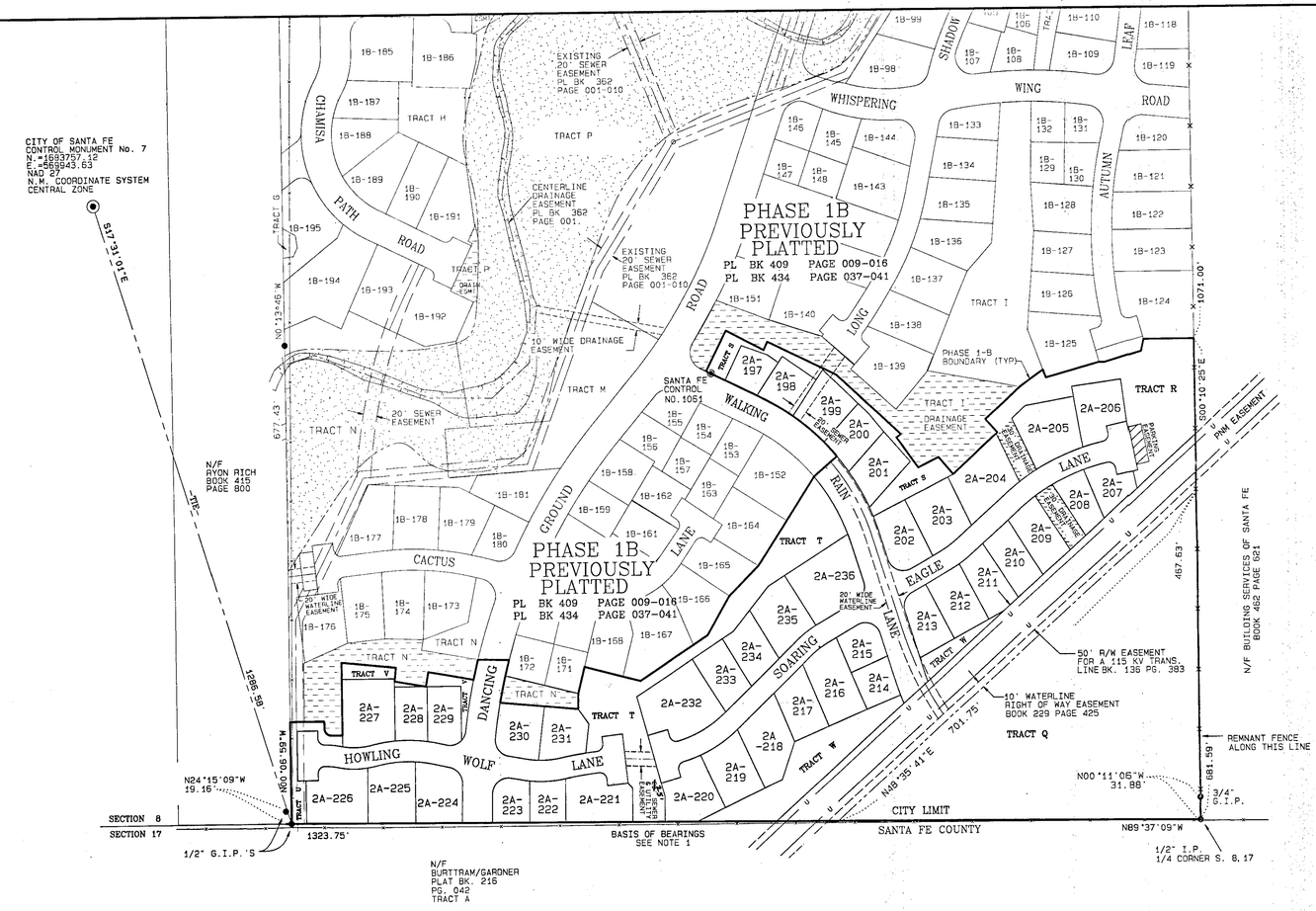
BEGINNING AT CITY OF SANTA FE CONTROL MONUMENT NO. 7 MARKED BY A BRASS CAP IN CONC THENCE S17°31'01"E A DISTANCE OF 1286.58 FEET TO A 1/2" IRON PIRE BEING THE SOUTHWEST CORNER OF NAVA ADE SUBDIVISION PHASE 2A AND THE TRUE POINT AND PLACE OF BEGINNING OF PHASE 2A;

THENCE FROM THE POINT AND PLACE OF BEGINNING, N00°05'59"W, 144.42 FEET TO THE NORTHWEST CORNER OF PHASE 2A; THENCE N89°45'14"E, 49.79 FEET; THENCE S00°12'00"E, 10.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHERLY, 15.71 FEET ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE N89°48'00"E TANGENT TO SAID CURVE, 16.28 FEET; THENCE N00°12'00"W, 103.50 FEET; THENCE S84°28'52"E, 79.99 FEET; THENCE S05°31'08"W, 19.53 FEET; THENCE S80°05'31"E, 96.93 FEET; THENCE N09°54'29"E, 21.00 FEET; THENCE S80°05'31"E, 57.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 822.00 FEET AND A CENTRAL ANGLE OF 2°00'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS N13°07'14"E 28.71 FEET; THENCE NORTHERLY ALONG SAID CURVE, 28.72 FEET; THENCE S88°49'07"E, 45.21 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 778.00 FEET AND A CENTRAL ANGLE OF 1°40'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS S14°10'48"W 22.73 FEET; THENCE SOUTHERLY ALONG SAID CURVE 22.73 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY 39.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 778.00 FEET AND A CENTRAL ANGLE OF 2°53'48" TO A POINT OF CUSP; THENCE S84°39'28"E, 113.88 FEET; THENCE N01°00'44"E, 22.54 FEET; THENCE N14°05'07"E, 38.96 FEET; THENCE S75°34'27"E, 83.84 FEET; THENCE N57°18'01"E, 117.15 FEET; THENCE N30°05'11"E, 53.65 FEET; THENCE N45°09'48"E, 60.13 FEET; THENCE N33°20'36"E, 150.50 FEET; THENCE N49°45'58"E, 44.00 FEET TO THE BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE NORTHWESTERLY A DISTANCE OF 135.50 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 322.00 FEET AND A CENTRAL ANGLE OF 24°16'20"; THENCE N54°31'22"W TANGENT TO SAID CURVE, 89.86 FEET; THENCE N27°21'12"E, 64.03 FEET; THENCE N62°38'48"E, 51.30 FEET; THENCE N25°28'39"E, 13.02 FEET; THENCE S64°31'22"E, 110.44 FEET; THENCE S47°45'08"E, 125.52 FEET; THENCE S83°44'59"W, 8.04 FEET; THENCE S36°15'04"E, 52.71 FEET; THENCE N84°08'04"E, 32.73 FEET; THENCE S41°25'09"E, 32.53 FEET; THENCE N48°04'17"E, 87.01 FEET; THENCE N55°53'43"W, 25.37 FEET; THENCE N45°34'51"E, 67.47 FEET; THENCE N65°25'36"E, 41.80 FEET; THENCE S20°47'32"E, 11.89 FEET; THENCE N74°37'23"E, 80.89 FEET; THENCE S88°44'59"E, 8.12 FEET; THENCE N73°57'10"E, 54.00 FEET; THENCE N12°33'08"E, 17.23 FEET; THENCE N89°46'39"E, 73.75 FEET TO THE NORTHEAST CORNER OF PHASE 2A; THENCE S00°10'25"E, 681.59 FEET TO THE SOUTHEAST CORNER OF PHASE 2A; THENCE N89°37'09"W, 1323.75 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 12.096 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.



DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF THESE LANDS HAVE CAUSED PHASE 2A OF NAVA ADE TO BE SUBDIVIDED INTO 40 LOTS NUMBERED 2A-197 THRU 2A-236, AS SHOWN ON SHEETS 2-1 THRU 2-4 HEREIN. THE AREAS DESIGNATED AS OPEN SPACE BEING TRACTS R, S, T, U, V, W AND THE SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SANTA FE. TRACT Q IS HEREBY DEDICATED TO NAVA ADE LIMITED COMPANY. ALL OPEN SPACE TRACTS SHALL REMAIN UNDISTURBED. ALL DRAINAGE AND DRAINAGE POND EASEMENTS WHICH ARE WITHIN DEDICATED OPEN SPACE CONVEYED TO THE CITY ARE DEDICATED TO THE CITY OF SANTA FE WHO HEREBY AGREE TO ASSUME PRIMARY RESPONSIBILITY FOR MAINTENANCE OF SAID DRAINAGE AND RETENTION FACILITIES AND AREAS. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRIC, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAYS SHOWN HEREIN ARE PUBLIC RIGHTS OF WAY AND UTILITY EASEMENTS AND ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN ON THE PLATS HEREIN AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED INDIVIDUAL.

NAVA ADE SUBDIVISION PHASE 2A CONTAINS 12.096 ACRES, MORE OR LESS.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NAVA ADE LIMITED CO.
A NEW MEXICO LIMITED LIABILITY COMPANY

BY AUERBACH SOUTHWEST LTD. CO.
A NEW MEXICO LIMITED LIABILITY CO.
MANAGER

BY ANDREW S. GERBER ASST. MANAGER

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September 2000, BY Andrew S. Gerber

OFFICIAL SEAL
Amie E. Selecman
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires 1-22-04

Amie Selecman
NOTARY PUBLIC

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF _____.

Dean Millegan 10/27/00 — CHAIRMAN
SECRETARY — 10/25/00

REVIEWED BY _____ CITY PLANNER — 10/31/2000 DATE
REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 10/31/00 DATE
REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 10/11/00 DATE
REVIEWED BY _____ PNM FOR SANGRE DE CRISTO, FOR CITY OF SANTA FE — 9/20/00 DATE

UTILITY SIGNATURES

Annette Martinez — U.S. WEST COMMUNICATIONS — 9/19/00 DATE
Jeanne Martes — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 9/15/00 DATE
Fabian Esquibel — PUBLIC SERVICE CO. OF N.M. - GAS — 9/16/00 DATE

U.S. West Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guarantee telephone service to the subdivision.

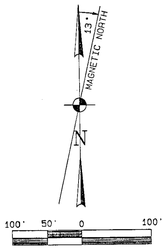
NOTES

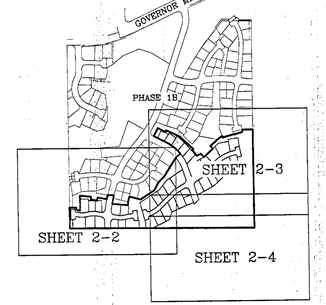
1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " AMENDED NAVA ADE SUBDIVISON PHASE 1B", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 24, 1999 IN PLAT BOOK 409, PAGE 009-016.
2) REFER TO PLAT ENTITLED " AMENDED NAVA ADE SUBDIVISON PHASE 1A" BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MARCH 4, 1998 IN PLAT BOOK 382, PAGE 005.
3) REFER TO A PLAT ENTITLED "NAVA ADE SUBDIVISON PHASE 1A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN PLAT BOOK 362, PAGE(S) 001-010.
4) 100-YEAR FLOOD PLAIN SHOWN ARE FROM PRELIMINARY FLOOD PLAIN REPORT "ANNEXATION RODEO LAND SUBDIVISION SANTA FE, NEW MEXICO" PREPARED FOR PLANNING COMMISSION OF THE CITY OF SANTA FE, NEW MEXICO BY WALKER ENGINEERING, DATED NOVEMBER 20, 1995. THE REMAINDER OF PHASE 1B LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA. FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.
5) PROVISIONS OF THE GUIDELINES REQUIRING REVIEW BY THE HOMEOWNERS' PRIVATE ARCHITECTURAL CONTROL REVIEW COMMITTEE WILL NOT BE ENFORCED BY THE CITY OF SANTA FE.
6) THE EXISTENCE OF COVENANTS AND RESTRICTIONS WITHIN THE PRC DISTRICT AFFECTING THE ARCHITECTURAL STYLE, COLORS AND MATERIALS, LANDSCAPING AND OTHER ASPECTS OF DEVELOPMENT WILL NOT BE ENFORCED BY THE CITY OF SANTA FE.
7) FUTURE TRAIL: ANY TRAIL CONSTRUCTION WITHIN OPEN SPACE THAT THE DEVELOPER MAY DO WILL BE REQUIRED TO BE MARKED IN THE FIELD AND THE LOCATION APPROVED BY THE CITY OF SANTA FE OPEN SPACE PLANNER BEFORE ANY TRAIL CONSTRUCTION COMMENCES.
8) ALL PERMANENT DEVICES SUCH AS STREET NAME SIGNS, STOP SIGNS, OTHER ADDITIONAL SIGNS, STRIPING, ETC. SHALL BE INSTALLED BY THE TRAFFIC DIVISION AND DEVELOPER MUST BEAR ALL ASSOCIATED COST.
9) A 7.5 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO RIGHT OF WAY.
10) AN EASEMENT FOR THE PURPOSE OF PROVIDING A POSITIVE FLOW PATH FROM UPSTREAM LOTS TO REGIONAL DETENTION PONDS IS HEREBY GRANTED ACROSS ALL LOTS WITHIN THIS SUBDIVISION. EACH LOT OWNER IS OBLIGATED TO ACCEPT REASONABLE DEVELOPED FLOWS FROM UPSTREAM LOTS. PRIVATE DRIVEWAY AND UTILITY EASEMENTS ARE ALSO GRANTED AS DRAINAGE EASEMENTS.

NAVA ADE PHASE 2A SITE DATA

NUMBER OF LOTS	40
TOTAL ACREAGE	12.096 ACRES±
TOTAL LOT ACREAGE	4.593 ACRES±
MINIMUM LOT SIZE	3097 SQ. FT.
MAXIMUM LOT SIZE	9033 SQ. FT.
TYPICAL LOT SIZE	4915 SQ. FT.

TRACT	OPEN SPACE DRAINAGE ESMT. AREA	TOTAL AREA
TRACT R	0.116 ACRES±	0.526 ACRES±
TRACT S	0.000 ACRES±	0.205 ACRES±
TRACT T	0.000 ACRES±	0.643 ACRES±
TRACT U	0.000 ACRES±	0.075 ACRES±
TRACT V	0.000 ACRES±	0.080 ACRES±
TRACT W	0.000 ACRES±	0.357 ACRES±
TOTAL	0.116 ACRES±	1.887 ACRES±
TRACT Q	RESERVED TRACT	3.879 ACRES±





KEY MAP PHASE 2A
N.T.S.

LEGEND

- DENOTES FOUND POINT, AS INDICATED
- DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- DENOTES FENCE
- DENOTES APPROXIMATE TOP OF EMBANKMENT OF ARROYO
- DENOTES DRAINAGE EASEMENTS
- DENOTES 100 YEAR FLOOD PLAIN

COUNTY OF SANTA FE) SS 407
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 8 day of NOV A.D. 2000, at 9:37 o'clock A m., and was duly recorded in book 459 page 29-35 of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
DEPUTY

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF SUBDIVIDING PHASE 2A AS SHOWN HEREIN AS INSTRUCTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277
SEPT. 15, 2000

PLAT SHEET 1 OF 4

INDEXING INFORMATION FOR COUNTY CLERK

OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED COMPANY	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-1

DRAWN BY: M. ESQUIBEL | SCALE: 1"= 100' | CHECKED BY: RAM
NAME: NAVA ADE SUBDIVISION, PHASE 2A | PROJECT No. 50037

DATE: SEPT 15, 2000
PROJECT : Y:\ 2000\050\50037
PLOTTED : NAVA ADE PHASE 2A

NAVA ADE SUBDIVISION
PHASE 2A

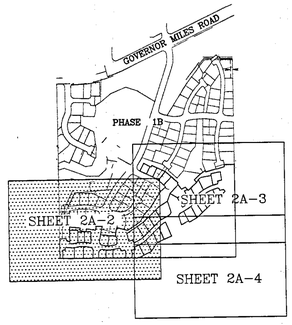


LEGEND

- ● DENOTES FOUND POINT, AS INDICATED
- ○ DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS

NOTES

1) SEE SHEET 4 OF 4 FOR CURVE TABLES



KEY MAP PHASE 2A
N.T.S.

RICHARD A. MORRIS
NEW MEXICO
10277
REGISTERED PROFESSIONAL ENGINEER
SEPT. 15, 2000

PLAT SHEET 2 OF 4

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

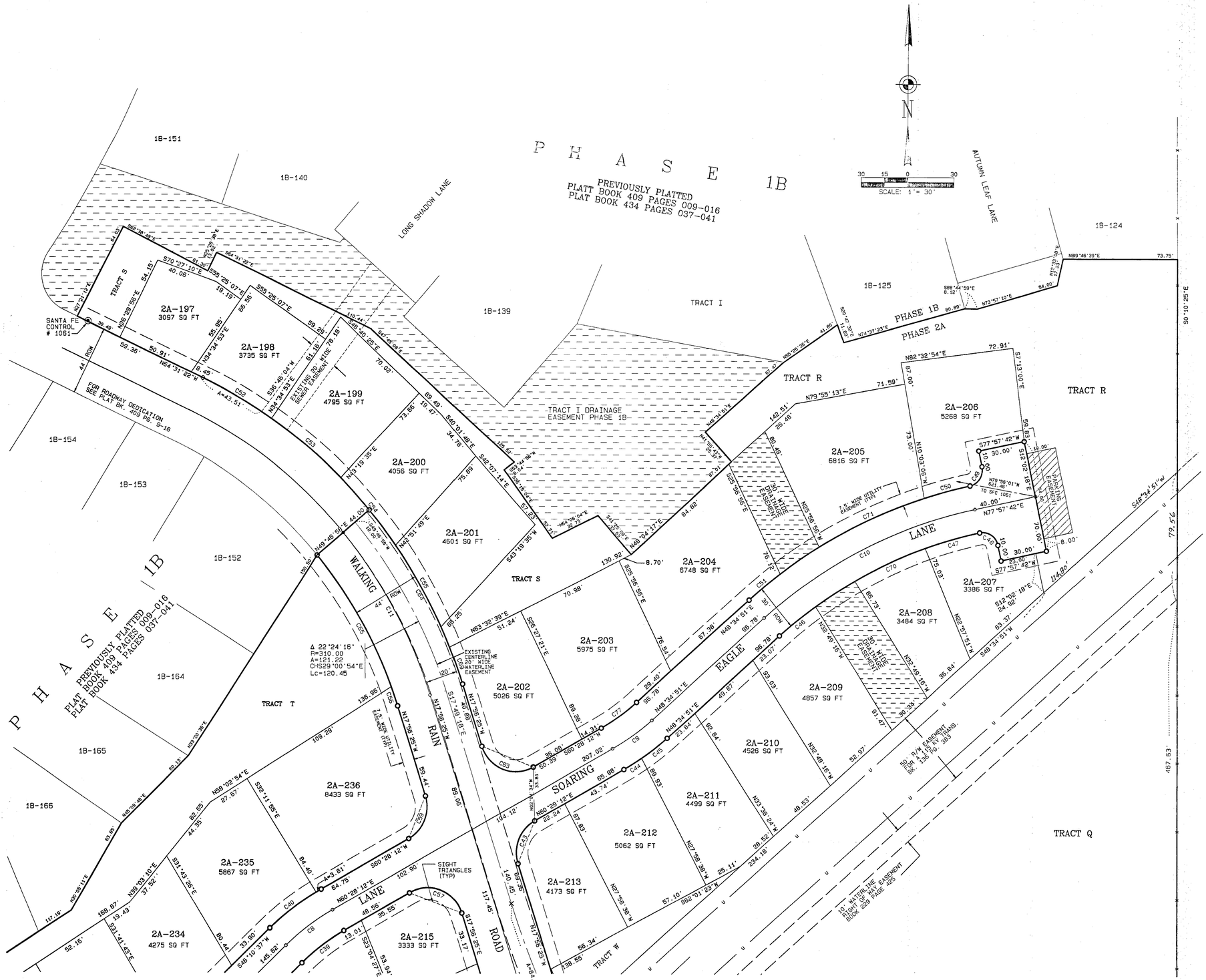
SHEET No. 2-2

DRAWN BY: M. ESGUIBEL | SCALE: 1" = 30' | CHECKED BY: RAM
NAME: NAVA ADE SUBDIVISION, PHASE 2A | PROJECT No. 50037

DATE : SEPT 15, 2000

459031

NAVA ADE SUBDIVISION
PHASE 2A

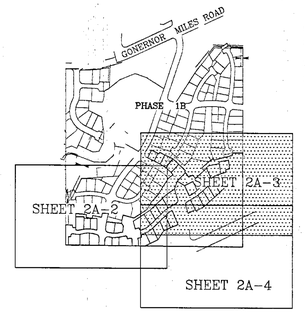


LEGEND

- ● DENOTES FOUND POINT. AS INDICATED
- ○ DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- —x— DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS

NOTES

1) SEE SHEET 4 OF 4 FOR CURVE TABLES



KEY MAP PHASE 2A
N.T.S.

RICHARD A. MORRIS NEW MEXICO 10277 REGISTERED PROFESSIONAL SURVEYOR
SEPT. 15, 2000

PLAT SHEET 3 OF 4

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-3

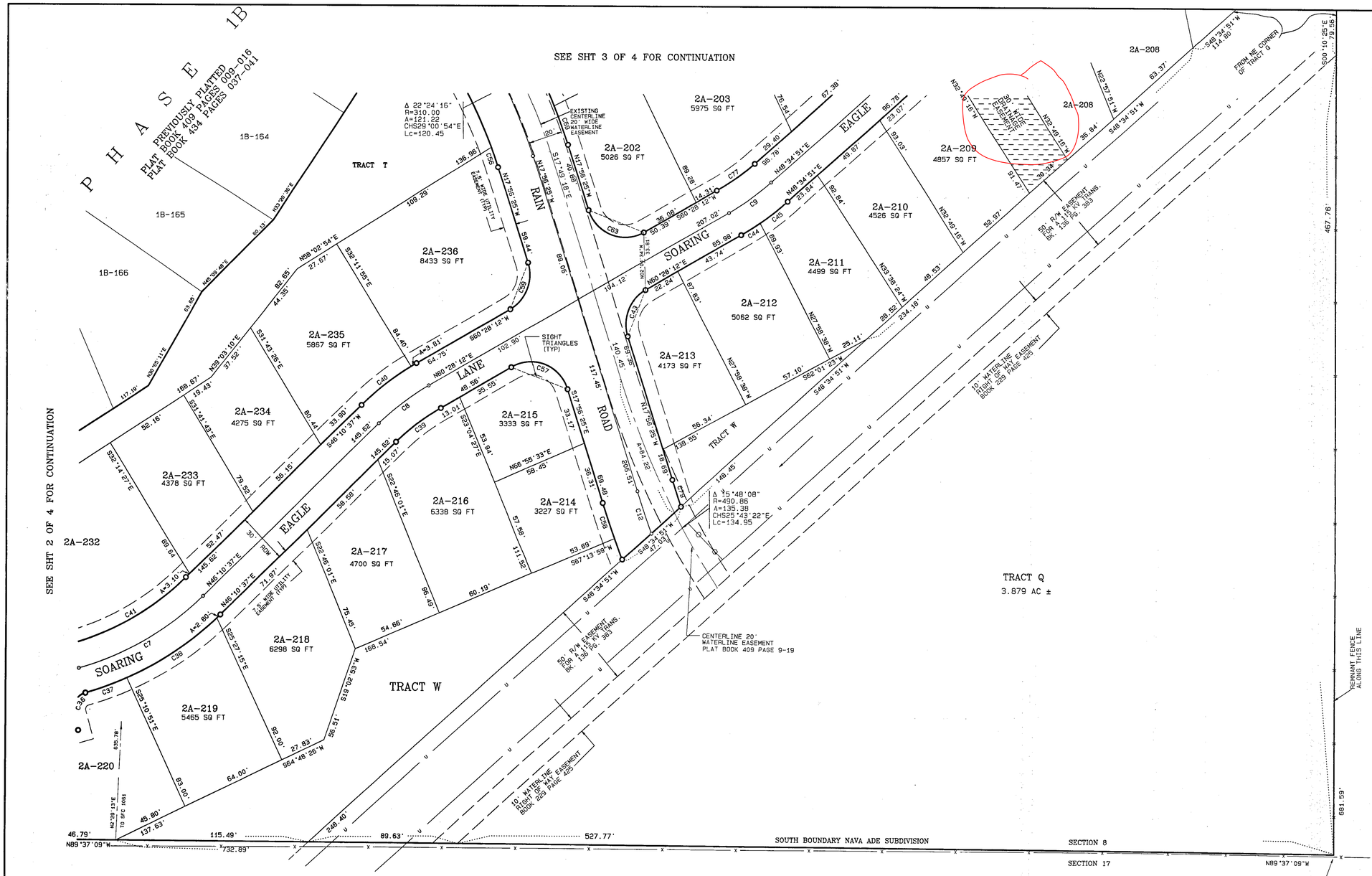
DRAWN BY: M. ESQUIBEL | SCALE: 1" = 30' | CHECKED BY: RAM

NAME: NAVA ADE SUBDIVISION, PHASE 2A | DRG./EST. No.: 50037

DATE : SEPT 15, 2000
PROJECT : Y: \ 2000\50037-2
TITLE : NAVA ADA PHASE 2A

NAVA ADE SUBDIVISION
PHASE 2A

259032

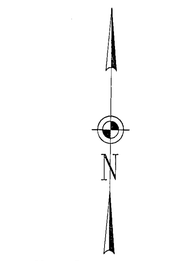


CURVE DATA FOR RIGHT OF WAY CENTERLINE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	115.00'	11°07'08"	22.32'	S84°33'18"E	22.28'
C2	115.00'	25°07'24"	50.43'	N88°26'47"E	50.02'
C3	200.00'	26°33'45"	92.72'	N89°10'01"E	91.88'
C4	1675.00'	2°05'19"	61.05'	S78°35'46"E	61.05'
C5	450.00'	21°29'10"	56.25'	S88°47'13"W	55.92'
C6	514.99'	5°41'10"	51.11'	S80°53'13"W	51.09'
C7	475.00'	28°15'59"	86.33'	N60°18'33"E	85.46'
C8	150.00'	14°17'35"	37.42'	N53°19'24"E	37.32'
C9	150.00'	11°53'20"	31.13'	N54°31'31"E	31.07'
C10	300.00'	29°22'50"	153.84'	N63°16'15"E	152.16'
C11	300.00'	22°16'37"	116.64'	S29°04'44"E	115.91'
C12	822.00'	2°50'03"	25.82'	S19°21'26"E	25.82'
C13	1675.00'	0°49'47"	24.26'	S80°03'19"E	24.26'
C14	800.00'	3°08'27"	43.86'	N02°23'53"E	43.85'
C15	800.00'	10°31'43"	147.01'	N09°13'59"E	146.80'

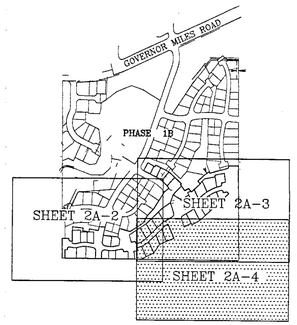
CURVE DATA FOR LOT LINES

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C17	130.00'	19°15'31"	43.70'	S88°37'20"E	43.49'
C18	130.00'	5°51'50"	13.30'	N78°49'04"E	13.30'
C19	185.00'	17°35'06"	56.78'	N84°40'41"E	56.55'
C20	185.00'	8°58'39"	28.99'	S82°02'26"E	28.96'
C21	1690.00'	0°44'11"	21.72'	S77°55'12"E	21.72'
C22	23.00'	80°00'54"	32.12'	S38°15'50"E	29.57'
C23	100.00'	25°07'28"	43.85'	S86°26'48"W	43.50'
C24	215.00'	9°19'14"	34.97'	S80°32'45"W	34.94'
C25	215.00'	12°41'49"	47.65'	N88°26'43"W	47.55'
C26	215.00'	4°32'42"	17.05'	N79°49'28"W	17.05'
C27	1660.00'	0°23'30"	11.35'	N77°44'52"W	11.35'
C28	23.00'	95°06'28"	38.18'	N52°05'56"E	33.94'
C29	185.00'	3°13'36"	9.29'	S82°05'00"E	9.29'
C30	165.00'	18°15'34"	52.58'	N87°10'24"E	52.36'
C31	10.00'	90°00'00"	15.71'	S51°16'12"E	14.14'
C32	529.99'	3°56'29"	36.45'	S80°00'52"W	35.45'
C33	135.00'	14°01'23"	33.04'	S85°03'19"W	32.96'
C34	135.00'	7°27'47"	17.58'	N84°12'06"W	17.57'
C35	23.00'	85°58'16"	34.91'	N36°59'05"W	31.66'
C36	10.00'	90°00'00"	15.71'	N29°26'29"E	14.14'
C37	190.00'	7°57'59"	26.42'	N70°27'29"E	26.40'
C38	190.00'	19°27'09"	64.51'	N56°44'56"E	64.20'
C39	135.00'	14°17'35"	33.68'	N53°19'24"E	33.59'
C40	165.00'	12°58'14"	37.35'	S52°39'43"W	37.27'
C41	160.00'	28°15'52"	78.93'	S60°18'33"W	78.13'
C42	10.00'	90°00'00"	15.71'	N50°33'31"W	14.14'
C43	23.00'	78°16'57"	31.42'	N21°19'43"E	29.04'
C44	165.00'	4°39'31"	13.42'	N58°08'26"E	13.41'
C45	165.00'	7°13'49"	20.82'	N52°11'46"E	20.81'
C46	285.00'	5°58'26"	29.72'	N51°34'04"E	29.70'
C47	265.00'	7°20'48"	36.54'	N74°17'19"E	36.52'
C48	10.00'	90°00'00"	15.71'	S57°02'18"E	14.14'
C49	10.00'	90°00'00"	15.71'	S32°57'42"W	14.14'
C50	315.00'	5°35'11"	30.71'	S75°10'05"W	30.70'
C51	315.00'	4°43'32"	25.98'	S80°56'37"W	25.97'
C52	322.00'	9°06'14"	51.16'	N59°58'15"W	51.11'
C53	322.00'	10°22'44"	58.33'	N50°13'45"W	58.25'
C54	322.00'	9°47'45"	55.05'	N40°08'31"W	54.99'
C55	322.00'	10°29'55"	59.00'	N29°59'41"W	58.92'
C56	278.00'	2°34'55"	12.53'	S19°13'53"E	12.53'
C57	23.00'	103°13'55"	41.45'	S69°25'14"E	36.06'
C58	544.00'	2°17'30"	21.76'	S19°05'10"E	21.76'
C59	23.00'	78°16'57"	31.43'	S21°19'50"W	29.04'
C60	529.99'	5°41'10"	52.60'	N80°53'13"E	52.58'
C61	10.00'	90°00'00"	15.71'	N39°43'48"E	14.14'
C62	10.01'	87°13'14"	15.23'	N43°41'25"W	13.80'
C63	23.00'	101°43'03"	40.83'	S68°40'17"E	35.68'
C64	322.00'	22°16'37"	125.20'	S29°04'44"E	124.41'
C65	278.00'	22°16'37"	108.09'	S29°04'44"E	107.41'
C66	821.98'	0°55'04"	13.17'	S01°16'23"W	13.17'
C67	10.00'	90°00'00"	15.71'	S45°12'00"E	14.14'
C68	822.00'	7°11'22"	103.14'	S10°32'26"W	103.08'
C69	322.00'	4°21'44"	24.52'	N20°07'17"W	24.51'
C70	285.00'	10°01'34"	49.87'	N85°35'07"E	49.81'
C71	315.00'	13°33'23"	74.53'	S65°35'49"W	74.35'
C72	778.00'	3°47'43"	51.53'	N08°24'46"E	51.52'
C73	10.00'	87°17'08"	15.23'	N43°27'29"E	13.80'
C74	100.00'	11°07'05"	19.40'	N84°33'17"W	19.37'
C75	130.00'	11°07'05"	25.23'	S84°33'19"E	25.19'
C76	499.99'	5°41'10"	49.62'	N80°53'13"E	49.60'
C77	135.00'	11°53'20"	28.01'	S54°31'31"W	27.96'
C78	23.00'	58°17'36"	23.40'	S72°54'35"W	22.40'
C79	500.00'	1°52'11"	16.32'	S18°52'30"E	16.31'



LEGEND

- DENOTES FOUND POINT, AS INDICATED
- DENOTES R.O.W. POINTS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES LOT CORNERS TO BE SET (1/2" REBAR W/CAP STAMPED 10277)
- DENOTES UTILITY POLE AND OVERHEAD LINES
- DENOTES FENCE
- DENOTES DRAINAGE EASEMENTS



KEY MAP PHASE 2A
N.T.S.

RICHARD A. McDERMOTT
NEW MEXICO
10277
REGISTERED PROFESSIONAL SURVEYOR
SEPT. 15, 2000

PLAT SHEET 4 OF 4

INDEXING INFORMATION FOR COUNTY CLERK

OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
NAVA ADE LIMITED CO.	8	16 NORTH	9 EAST	NAVA ADE SUB. PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS·SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87505-7233
Phone: (505) 473-7373

SHEET No. 2-4

DRAWN BY: M. ESQUIBEL | SCALE: 1" = 30' | CHECKED BY: RAM

DATE : SEPT 15, 2000
PROJECT : Y: \ 2000\50037-2
TITLE : NAVA ADE PHASE 2A

459033

SITE DATA

ZONING DESIGNATION:	R-5/PRC
TOTAL AREA IN PHASE 2A:	12.096 ACRES
LOT AREA:	4.593 ACRES
NUMBER OF LOTS	40
MINIMUM LOT SIZE:	3097 SQ.FT.
MAXIMUM LOT SIZE:	9033 SQ.FT.
AVERAGE LOT SIZE:	4914 SQ.FT.
OPEN SPACE INCL. PARK:	2.013 ACRES
RESERVED SCHOOL SITE (TRACT "Q")	3.879 ACRES

SINGLE FAMILY DETACHED / ROWHOUSE LOTS — 2A-XXX

NON MOTORIZED TRAIL

PHASE 2A BOUNDARY

PERIMETER FENCING

TRAIL

NOTES

DEVELOPER TO INSTALL "NO PARKING" SIGNS AT THE ENTRANCE TO ALL 30' ROW STREETS

DEVELOPMENT OF RESIDENTAL LOTS IS LIMITED TO ONE DWELLING UNIT PER LOT AND PERMITTED ACCESSORY STRUCTURES

DRIVEWAY WIDTH SHALL NOT EXCEED 20 FEET

LOTS MAY NOT BE FURTHER SUBDIVIDED

FOR METES & BOUNDS AND SURVEY LOCATION OF PHASE BOUNDARY, DRAINAGE & UTILITY EASEMENTS, REFER TO SURVEY PLAT

ALL DEVELOPMENT SHALL COMPLY WITH APPLICABLE CURRENT CITY OF SANTA FE CODES.

CITY OF SANTA FE SHALL MAINTAIN OPEN SPACE AND TRAILS, ONCE ACCEPTED

A 7.5 ft. UTILITY EASEMENT IS PROVIDED ALONG ALL LOT FRONTAGES

EASEMENTS SHOWN ON DEVELOPMENT PLAN ARE FOR INFORMATION ONLY. PLAT SHOWS ACTUAL DEDICATIONS.

NO STRUCTURE, FENCE, WALL, HEDGE OR PLANTING THAT WILL OBSTRUCT VISION BETWEEN A HEIGHT OF THREE FEET AND EIGHT FEET SHALL BE ERECTED, PLACED OR MAINTAINED IN SIGHT TRIANGLES.

REFER TO SHEET 1-2 FOR LOT TYPICALS AND DESIGN STANDARDS FOR SINGLE FAMILY DETACHED LOTS.

REFER TO SHEET 1-3 FOR LOT TYPICALS AND DESIGN STANDARDS FOR SINGLE FAMILY ATTACHED LOTS.

NEIGHBORHOOD PARK AND UNDISTURBED OPEN SPACE TO BE DEDICATED TO THE CITY OF SANTA FE. DEDICATION OF OPEN SPACE SHALL OCCUR UPON RECORDATION OF FINAL PLAT AND THE PARK WILL BE CONVEYED TO THE CITY VIA WARRANTY DEED.

TRAILS: EXACT LOCATION OF TRAILS IN OPEN SPACE TO BE DETERMINED ON SITE BY OWNER, ARCHITECT AND THE OPEN SPACE PLANNER FOR THE CITY OF SANTA FE. LOCATIONS SHOWN ON THIS DRAWING ARE SCHEMATIC.

DRAINAGE NOTES

PER WALKER ENGINEERING REPORT OF JUNE 1995 MAXIMUM LOT COVERAGE OF 40% AND REQUIRED DRIVEWAY WILL BE CONTROLLED BY THE REGIONAL PONDS. ANY ADDITIONAL LOT COVERAGE SHALL BE CONTROLLED BY ON LOT PONDING.

RECORDING INFORMATION

ANNEXATION AGREEMENT RECORDED BOOK 1288 PAGES 61 TO 88
ANNEXATION PLAT RECORDED BOOK 339 PAGES 46 TO 47
REZONING ORDINANCE 1995-32, DATED SEPTEMBER 27,1995
PRC MASTER PLAN ON FILE AT CITY PLAT ROOM

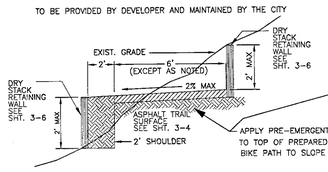
APPROVED

APPROVED BY THE SANTA FE PLANNING COMMISION AT THEIR MEETING OF ~~March 23, 2000~~ April 27, 2000 AT SANTA FE, NEW MEXICO, U.S.A.

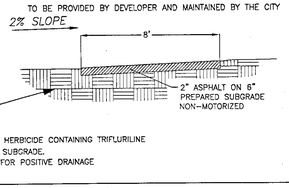
PLANNING COMMISION CHAIRMAN	DATE: 10/24/00
PLANNING COMMISION SECRETARY	DATE: 10-3-2000
CITY SUBDIVISION REVIEW ENGINEER	DATE: 10/31/00
CITY PLANNER	DATE: 10/31/00

SCALE 1"=60' FEET
60 0 60

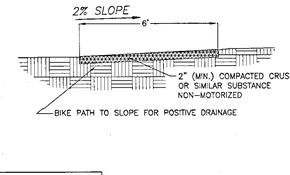
TRAIL DETAIL FOR STEEP SLOPES 6' TRAIL ON 8' BENCH N.T.S.



DETAIL OF MAIN ASPHALT TRAIL N.T.S.

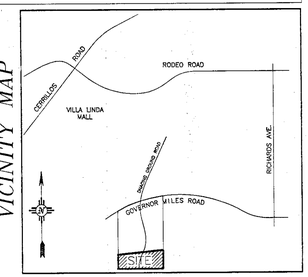


DETAIL OF AUXILIARY TRAIL N.T.S.



NOTE:
LONGITUDINAL SLOPES NOT TO EXCEED 5% UNLESS LANDINGS PROVIDED TO MEET ADA STANDARDS

VICINITY MAP



No.	REVISION	BY	APP.	DATE
1	LOT LAY OUT	AJS		09.08.00
2	TRAILS	AJS		09.10.00
3				

FILE:
PROJECT: 09.25.2000
PROFILE SCALE: Hz. . / Vt. .
DRAWN:
PLAN SCALE: 1" = 60'

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: DEVELOPMENT PLAN W/ HAMMERHEAD

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGM'T. DIV.	N/A	
WATER SERVICES	N/A	10/31/00
SUBDIVISION ENG.	[illegible]	11/1/00
STREETS	C.E.D.	10/31/00
TRAFFIC	[illegible]	[illegible]

CITY USE ONLY

SHEET NO. 1-1

C:\Data\Drawings\NAVA ADE\Engineering\DEV-PLAN-2A\DevPl 2.dwg Mon Sep 25 10:57:54 2000 BLACK ROCK DESIGN 820.1818 (ALS)

459034

DESIGN STANDARDS
NAVA ADE SUBDIVISION

Background

Nava Ade Subdivision is a Planned Residential Community located directly south of the Villa Linda Mall on a ñ145 acre parcel. As a planned residential community, the project has been comprehensively planned for single-family residential, clustered residential development, multifamily, parklands and neighborhood commercial development.

Specific design guidelines for each land use shown on the Master Plan for the Subdivision are included and must be adhered to by individual builders and developers.

City Review

Development of land within the Nava Ade Planned Residential Community shall be governed by the provisions of the Land Development Regulations (Chapter 14 Santa Fe City Code 1987), except as specifically provided by these design standards adopted as part of Ordinance No. 1995-32 (Rodeo Land PRC Rezoning), and subsequently amended by Planning Commission on September 12, 1996 and by the attached development plans.

The City of Santa Fe will enforce the regulations noted above, but will not enforce architectural style of design requirements included in private covenants for the project.

ACC Review

Any development within Nava Ade requires approval of the Nava Ade Architectural Control Committee (ACC) prior to commencing construction. Enforcement of the Nava Ade Convenants, Conditions, and Restrictions and Rules and Regulations shall be by the Nava Ade ACC and Homeowner's Association and not by the City of Santa Fe.

SINGLE FAMILY DETACHED DESIGN STANDARDS
NAVA ADE SUBDIVISION

SINGLE FAMILY DETACHED LOTS

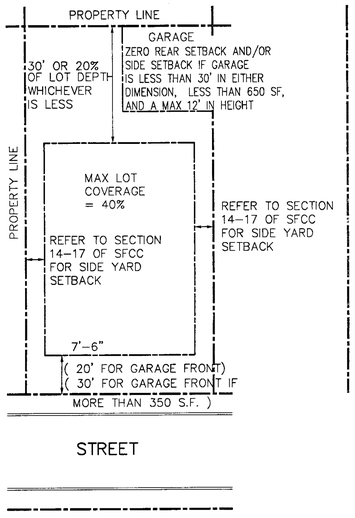
For single family detached lots, the provisions of Section 14-17 of the SFCC for R-5 Zoning shall apply except as follows:

CATEGORY	AS REVISED FOR THIS PROJECT
1. Permitted Uses	No Change
2. Accessory Uses	Accessory dwelling units (employee quarters and guest houses) prohibited on lots smaller than 4,000 s.f.
3. Special Exceptions	No Mobile Homes Allowed* (see note below)
4. Prohibited Uses	No Change
5. Max. Lot Coverage	No Change
6. Max Height	No Change
7. Parking	No Change
8. Density	See Final Development Plan
9. Min. Lot Size	No Change
10. Visibility at Driveways	No Change
11. Distance Between Bldgs.	No Change
12. Setbacks Front Side-First Story Side Addl. Stories Rear	No Change (except as provided for garages in #14 below).
13. Open Space (Multi-Fam.)	None (complying open space exists)
14. Garages	See Lot Typical on Development Plan. Garages shall be offset 10 feet from the front of an adjacent lot's garage if the garages touch each other, unless at least one of the garages is located at the rear property line.
15. Driveway Width	18' max. width at garage doors and for a maximum distance of 30 feet from garage doors, after which driveway shall taper down to 12' max. width. Taper shall occur within distance of 30'.

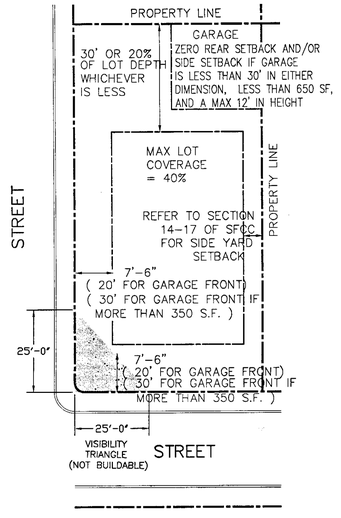
NOTE: To minimize lot consumption with driveways, lot owners are encouraged to share a common drive with adjacent lot owner leading to rear garage. This may be accomplished by an access easement

NOTE: Premanufactured homes sitting fully and permanently on foundations are not considered mobile homes.

LOT TYPICALS



TYPICAL INTERIOR LOT
SINGLE FAMILY NTS



TYPICAL CORNER LOT
SINGLE FAMILY NTS

APPROVED

APPROVED BY THE SANTA FE PLANNING COMMISION AT THEIR MEETING OF April 27, 2000 AT SANTA FE, NEW MEXICO

PLANNING COMMISION CHAIRMAN	DATE: 10/27/00
PLANNING COMMISION SECRETARY	DATE: 10/25/00
CITY SUBDIVISION REVIEW ENGINEER:	DATE: 10/31/00
CITY PLANNER	DATE: 10/31/2000

No.	REVISION	BY	APP.	DATE

PROJECT:
DATE: 09.25.2000
PROFILE SCALE: Hz. . /Vt. .
DRAWN:
PLAN SCALE:

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: SINGLE FAMILY DETACHED DESIGN STANDARDS

CITY REVIEW — CITY USE ONLY

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MG'NT. DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	CGS	10/31/00
STREETS	JAB for	10/31/00
TRAFFIC	MA for	10/31/00

SHEET NO.
1-2

Data\Drawings\NAVA ADE\Engineering\DEV-PLAN-2A\101-dsg.dwg Mon Sep 25 11:50:55 2000 BLACK ROCK DESIGN 820.1818 (ALS)

ROWHOUSE (SINGLE FAMILY DETACHED) DEVELOPMENT PLAN

DESIGN STANDARDS
NAVA ADE SUBDIVISION

ROWHOUSE (SINGLE FAMILY DETACHED)

For single family rowhouse units, the provisions of Section 14-17 SFCC for R-5 zoning shall apply except as follows:

CATEGORY	AS REVISED FOR THIS PROJECT
1. Permitted Uses	No Change
2. Accessory Uses	Accessory dwelling units (employee quarters and guest houses) prohibited on lots smaller than 4,000 s.f.
3. Special Exceptions	No Mobile Homes Allowed*
4. Prohibited Uses	No Change
5. Max. Lot Coverage	50% for lots smaller than 5,000 s.f., 40% for lots larger than 5,000 s.f.
6. Max. Height Structures Permitted Uses	Maximum height of buildings shall be 24 feet. Any portion of a structure that exceeds a height of 12 feet, shall be set back at least 12 feet from street frontages. Except as provided above for attached units, any portion of a structure that exceeds a height of 12 feet, shall be set back at least 10 feet from side property lines.
7. Parking	No Change
8. Min. Lot Width	Min. Lot Width 30'
9. Min. Lot Size	2,000 s.f. (complying open space exists)
10. Visibility at Driveways	No Change
11. Distance Between Bldg..	No Change

CATEGORY	AS REVISED FOR THIS PROJECT
12. Setbacks Side-First Story Front Side Addl. Stories Rear	Setbacks are as shown on these lot typicals, with the following additional requirements: No more than three townhouses may be attached together. Where Three units are attached, unattached (end) sides must provide a ten foot side setback. Second stories may have zero setback on sides where units are attached. Unit fronts must offset a minimum of five feet from adjacent facades where units are connected.
13. Open Space (Multi-Fam.)	None (complying open space exists)
14. Garage Doors	Total width no more than 1/3 of width of lot at front
15. Density	See Final Development Plan

* Premanufactured homes sitting fully and permanently on foundations are not considered mobile homes.

OPEN SPACE:

Minimum private open space per lot is 250 s.f. per unit with a minimum dimension of 10 feet in any direction.

BUILDING FOOTPRINTS:

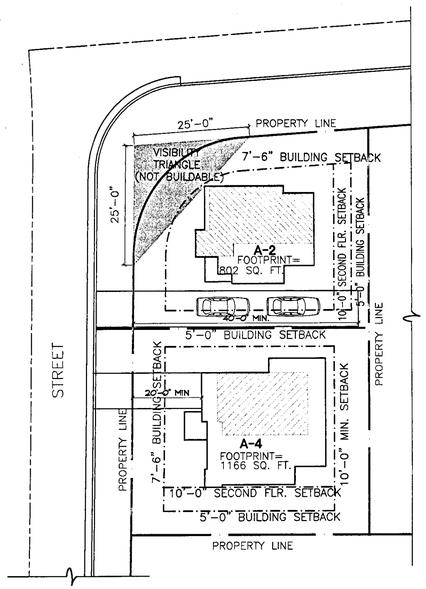
Modifications to the footprints depicted hereon shall be approved by City Staff so long as they meet the design standards and the Santa Fe City Code.

PARKING:

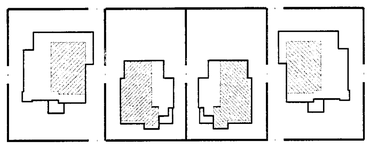
On-street parking requirement is 2 spaces per unit. Garages may be counted towards this requirement so long as garages are used for parking and not converted to storage, living space or other uses, nor blocked from being used as parking by structural modifications.

NOTE: The parking requirement of 2 spaces per unit does not provide for parking for any home occupation uses.

TYPICAL LOTS

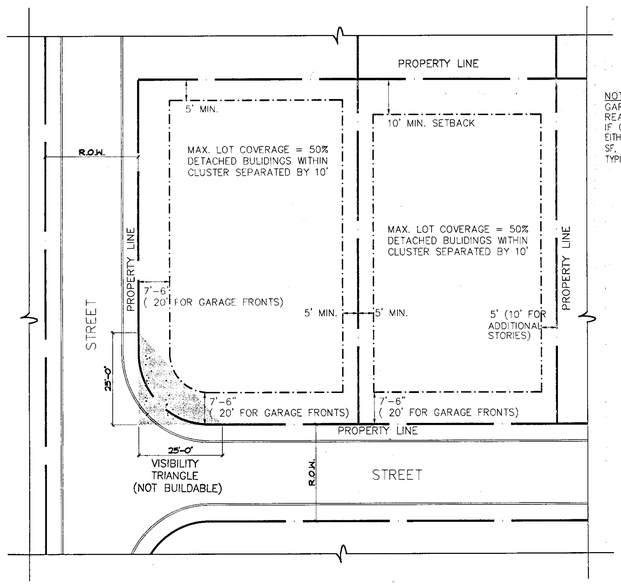


EXAMPLE ROWHOUSE
SINGLE FAMILY LOTS NTS



TYPICAL ROWHOUSE LOTS
2 LOTS MINIMUM: 4 LOTS MAXIMUM NTS

TYPICAL LOTS



NOTE:
GARAGE & ACCESSORY STRUCTURE ZERO REAR SETBACK AND/OR SIDE SETBACK IF GARAGE IS LESS THAN 30' IN EITHER DIMENSION, LESS THAN 650 SF, AND A MAX 12' IN HEIGHT TYPICAL OF ALL LOTS

TYPICAL ROWHOUSE
SINGLE FAMILY LOTS NTS

APPROVED

APPROVED BY THE SANTA FE PLANNING COMMISION AT THEIR MEETING OF April 27, 2000 AT SANTA FE, NEW MEXICO

PLANNING COMMISION CHAIRMAN	DATE: 10/27/00
PLANNING COMMISION SECRETARY	DATE: 10/25/00
CITY SUBDIVISION REVIEW ENGINEER:	DATE: 10/31/00
CITY PLANNER	DATE: 10/31/00

453035

No.	REVISION	BY	APP.	DATE

PROJECT: 09.25.2000
DATE:
FILE:
DRAWN:
PROFILE SCALE: Hz. , /Vt. ,
PLAN SCALE: NTS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.	N/A	
WATER SERVICES	N/A	
SUBDIVISION ENG.	CTS	10/25/00
STREETS	CTS	10/25/00
TRAFFIC	CTS	10/25/00

CITY USE ONLY

PROJECT: NAVA ADE PHASE 2A

SHEET TITLE: ROWHOUSE DESIGN STANDARDS

SHEET NO. 1-3

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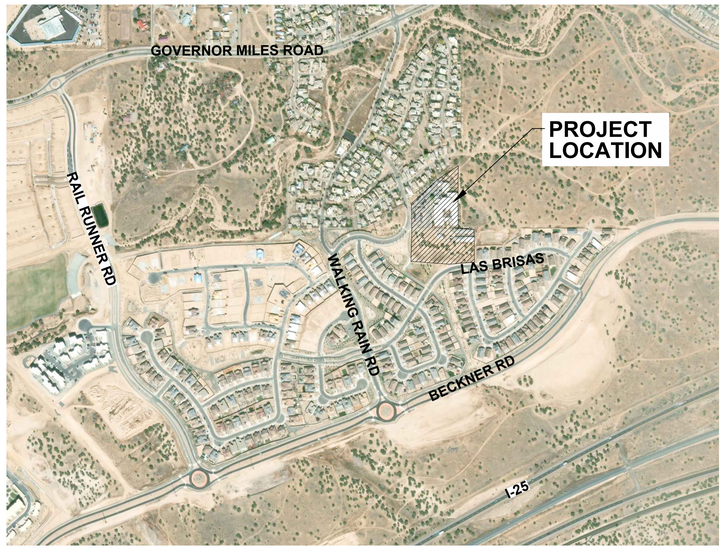
DEVELOPMENT PLAN AMENDMENT

MONTE DEL SOL CHARTER SCHOOL

4157 AND 4161 WALKING RAIN ROAD
SANTA FE, NEW MEXICO
SECTION 17,TOWNSHIP 16 NORTH, RANGE 9 EAST
MARCH 17, 2025



N

VICINITY MAP

N.T.S.

SHEET LIST

SHEET #	SHEET NAME		SHEET #	SHEET NAME
C-001	COVER SHEET		LA001	OVERALL LANDSCAPE SITE PLAN
C-002	TRACT Q-1 PLAT/LEGAL LOT OF RECORD		LA003	SIGNIFIGANT TREE SURVEY
C-003	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 1)		LA004	TREE PROTECTION PLAN
C-004	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 2)		LA100	LANDSCAPE MATERIALS SITE PLAN
C-005	TRACT 16 PLAT/LEGAL LOT OF RECORD (sheet 3)		LA110	OVERALL WALL, FENCING, & GATE PLAN
C-006	BOUNDARY SURVEY (sheet 1)		LA111	WALL, FENCING, & GATE PLAN AREA 'A'
C-007	BOUNDARY SURVEY (sheet 2)		LA112	WALL, FENCING, AND GATE PLAN AREA 'B'
			LA113	WALL, FENCING, AND GATE PLAN 'C'
DP-001	MONTE DEL SOL DEVELOPMENT PLAN		LA440	SITE DETAILS
DP-002	DEVELOPMENT PLAN AMENDMENT		LA500	OVERALL PLANTING PLAN
DP-003	DEVELOPMENT PLAN AMENDMENT - PHASING PLAN		LA501	PLANTING PLAN- AREA 'A'
			LA502	PLANTING PLAN- AREA 'B'
AS1	SITE DEMOLITION PLAN		LA503	PLANTING PLAN- AREA 'C'
AS2	SITE PLAN		LA700	OVERALL IRRIGATION PLAN
			LA701	IRRIGATION PLAN AREA 'A'
C-101	EROSION & SEDIMENT CONTROL PLAN		LA702	IRRIGATION PLAN AREA 'B'
C-102	SLOPE ANALYSIS		LA703	IRRIGATION PLAN AREA 'C'
C-103	TERRAIN MANAGEMENT PLAN - EXISITNG CONDITIONS		LA800	LA800 OVERALL PHOTOMETRIC PLAN
C-104	TERRAIN MANAGEMENT PLAN - PROPOSED CONDITIONS		LA801	LA801 SITE LIGHTING CUTSHEETS
C-105	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 1			
C-106	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 2		A1	OVERALL CAMPUS BUILDING ELEVATIONS
C-107	TERRAIN MANAGEMENT PLAN - PROPOSED ENLARGED 3		A2	ENLARGED SOUTH CAMPUS BUILDING - FLOOR PLAN
C-201	SITE UTILITY PLAN		A3	ENLARGED SOUTH CAMPUS BUILDING - ELEVATIONS
C-202	SITE FIRE AND EMERGENCY ACCESS PLANS		A4	EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN
C-301	CIVIL DETAILS		A5	EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS
			A6	EXISTING ANNEX BUILDING - PLAN AND ELEVATIONS
			A7	EXISTING PORTABLE BUILDING - PLANS AND ELEVATIONS
			A8	SIGNAGE DETAIL

DEVELOPER

Charter Schools Development Corporation

CHARTER SCHOOLS
DEVELOPMENT CORPORATION
7880 MILESTONE PARKWAY SUITE 425
HANOVER, MD 21076

PLANNERS

JENKINSGAVIN
LAND USE & PROJECT MANAGEMENT

JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

ENGINEERS

Bohannan Huston
www.bhinc.com 800.877.5332

BOHANNAN HUSTON,INC.
7500 JEFFERSON ST. NE
ALBUQUERQUE, NM 87109
505-823-1000

ARCHITECTS

FFKR ARCHITECTS

FFKR ARCHITECTS
730 W PACIFIC AVE,
SALT LAKE CITY, UT 84104
801-521-6186

CONSTRUCTION

WALTZ

WALTZ CONSTRUCTION
449 S 48TH ST
TEMPE, AZ 85281
480-759-9622

CITY OF SANTA FE APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 20___, AS CASE NO. _____.

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

REVIEWED BY THE CITY OF SANTA FE LAND USE DEPARTMENT:

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS DEVELOPMENT PLAN AMENDMENT TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
[OWNER]

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

STORM WATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
[OWNER]

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

COUNTY OF SANTA FE
SS
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS _____ DAY OF _____, 20___, AT ____ O'CLOCK __M, AND WAS DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY

_____

KELLY M. KLEIN
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

MONTE DEL SOL CHARTER SCHOOL DEVELOPMENT PLAN AMENDMENT

BHI PROJECT NO.	DWG NO.
20250209	C-001

Mon, 19-May-2025 - 6:19:pm, Plotted by: RVILLALOBOS
P:\20250209\COR\Plans\General\Development Plan Sheets\20250209_Cover Sheet.dwg

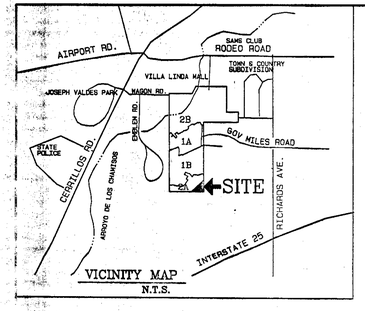
492034

RIGHT OF WAY EXTENSION WALKING RAIN ROAD AND LOT SPLIT TRACT Q

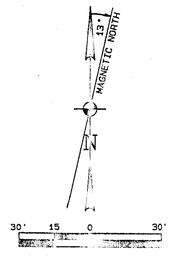
CERTAIN TRACTS OF LAND DESIGNATED AS TRACT Q-1 AND Q-2
BEING A SUBDIVISION OF TRACT Q AS SHOWN ON PLAT OF SURVEY
AS RECORDED IN BOOK 459 PAGE 29-35 AS FILED IN THE OFFICE
OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

TRACT Q-1 CONTAINS 3.286 ACRES MORE OR LESS
TRACT Q-2 CONTAINS 0.406 ACRES MORE OR LESS

VICINITY MAP



N.T.S.



NOTES

1) BASIS OF BEARING TAKEN FROM A PLAT ENTITLED " NAVA ADE SUBDIVISON PHASE 2A", BY RICHARD A. MORRIS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON NOV. 8, 2000, IN PLAT BOOK 459, PAGE 029-035.

2) THESE LANDS LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA, FIRM MAP COMMUNITY PANEL NUMBER 350069 0229 B DATED NOVEMBER 4, 1988.

3) A 7.5 FOOT WIDE UTILITY EASEMENT IS GRANTED ADJACENT TO RIGHT OF WAY.

4) EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

LEGEND

- ● DENOTES FOUND POINT (1/2" REBAR W/CAP STAMPED 10277) UNLESS OTHERWISE NOTED
- ○ DENOTES POINTS TO BE SET (1/2" REBAR W/ALUM CAP STAMPED 10277
- ° DENOTES CALCULATED POINT
- —o—u— DENOTES UTILITY POLE, OVERHEAD LINES AND ANCHOR GUY
- —x— DENOTES FENCE
- DENOTES EXISTING 20' WIDE WATERLINE EASEMENT (SHADED)

CITY OF SANTA FE

APPROVED BY THE PLANNING COMMISSION AT IT'S MEETING OF October 9, 2001.

Duncan Millican 1/14/02 — CHAIRMAN
E. Domínguez 1/15/02 — SECRETARY

REVIEWED BY _____ CITY PLANNER — 1/23/02 DATE
REVIEWED BY _____ CITY SUBDIVISION ENGINEER — 1/10/02 DATE
REVIEWED BY _____ WASTEWATER MANAGEMENT DIVISION — 1-16-02 DATE
REVIEWED BY _____ SANTA FE CRISTO, FOR CITY OF SANTA FE — 2/7/02 DATE

UTILITY SIGNATURES

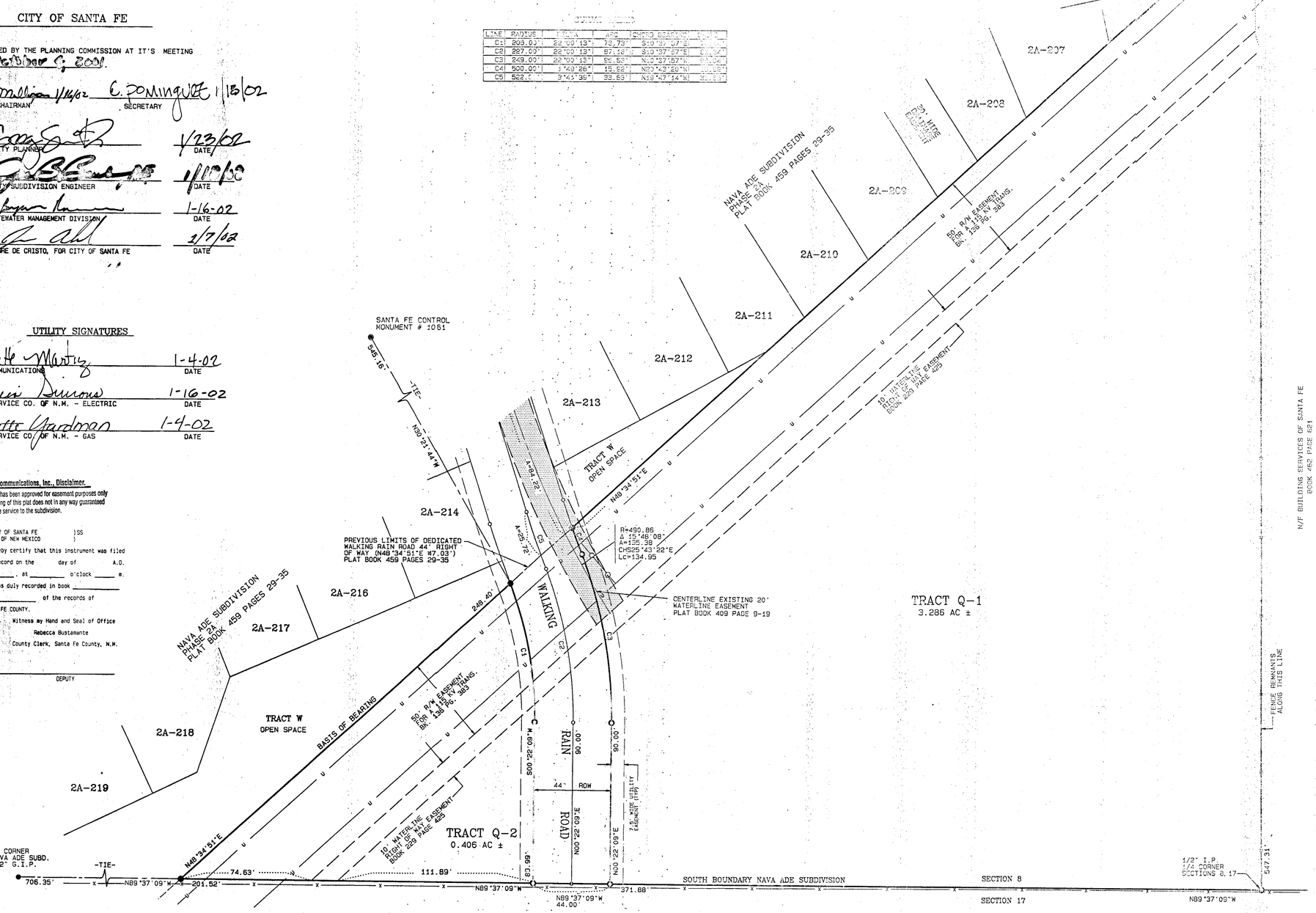
Annette Martinez — QWEST COMMUNICATIONS — 1-4-02 DATE
Veronica Serrano — PUBLIC SERVICE CO. OF N.M. - ELECTRIC — 1-16-02 DATE
Jeanette Gardner — PUBLIC SERVICE CO. OF N.M. - GAS — 1-4-02 DATE

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock ____ m. and was duly recorded in book _____ page _____ of the records of SANTA FE COUNTY.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

_____ DEPUTY



LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	203.00'	23°00'13"	73.73'	S10°09'07"E	73.29'
C2	227.00'	23°00'13"	87.12'	S10°37'27"E	86.56'
C3	249.00'	23°00'13"	95.58'	N10°37'27"W	94.98'
C4	500.00'	1°49'26"	15.92'	N09°42'50"W	15.92'
C5	522.5'	3°41'39"	33.69'	N13°47'14"W	33.68'

DEDICATION & AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AFFIRMS THAT HE IS THE OWNER OF THESE LANDS AND HEREBY DEDICATES WALKING RAIN ROAD RIGHT OF WAY TO BE EXTENDED TO THE SOUTH BOUNDARY LINE OF NAVA ADE SUBDIVISION, CREATING LOTS Q-1 AND Q-2. THE 7.5' WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO UTILITY COMPANIES FOR ELECTRICAL, GAS, COMMUNICATION AND CABLE TELEVISION. THE ROADWAY SHOWN HEREON IS A PUBLIC RIGHT OF WAY AND UTILITY EASEMENT AND IS DEDICATED TO THE PUBLIC FOR USE FOREVER. ALL OF THE FOREGOING IS MORE PARTICULARLY SHOWN HEREON AND THIS DEDICATION AND AFFIDAVIT IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AUTHORIZED REPRESENTATIVE.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

SOUTHWEST INSTITUTE FOR EDUCATION RESEARCH AND TEACHER DEVELOPMENT

BY _____

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January 2002, BY Tony Gerrie

MY COMMISSION EXPIRES
June 26, 2005

_____ NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION FROM A SURVEY PERFORMED ON THE FIELD, FOR THE PURPOSE OF EXTENDING WALKING RAIN ROAD TO THE SOUTH BOUNDARY OF NAVA ADE SUBDIVISION PHASE 2A AND THUS CREATING TRACTS Q-1 AND Q-2 AS SHOWN HEREON, AS INSPECTED BY THE OWNERS OF THESE LANDS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT AND/OR SURVEY DOES NOT EXCEED THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO".

RICHARD A. MORRIS
N.M.P.S. No. 10277

JAN. 4, 2002

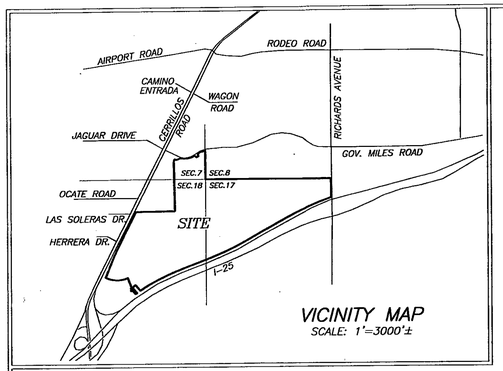
INDEXING INFORMATION FOR COUNTY CLERK			
OWNER	SECTION	TWNSHP.	RANGE	SUBDIVISION
SOUTHWEST INSTITUTE	8	16 NORTH	9 EAST	NAVA ADE SUBDIVISION PHASE 2A

Red Mountain Engineers, Inc.
ENGINEERS · SURVEYORS
1315 Parkway Drive
Santa Fe, NM 87507-7256
Phone: (505) 471-7073

DRAWN BY: M. SERVING — SCALE: 1" = 30' — CHECKED BY: _____
NAME: TRACT Q / NAVA ADE SUBDIVISION, PHASE 2A

DATE: JAN. 4, 2002
PROJECT: Y:\ 2001\ 1013-121

C-002



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

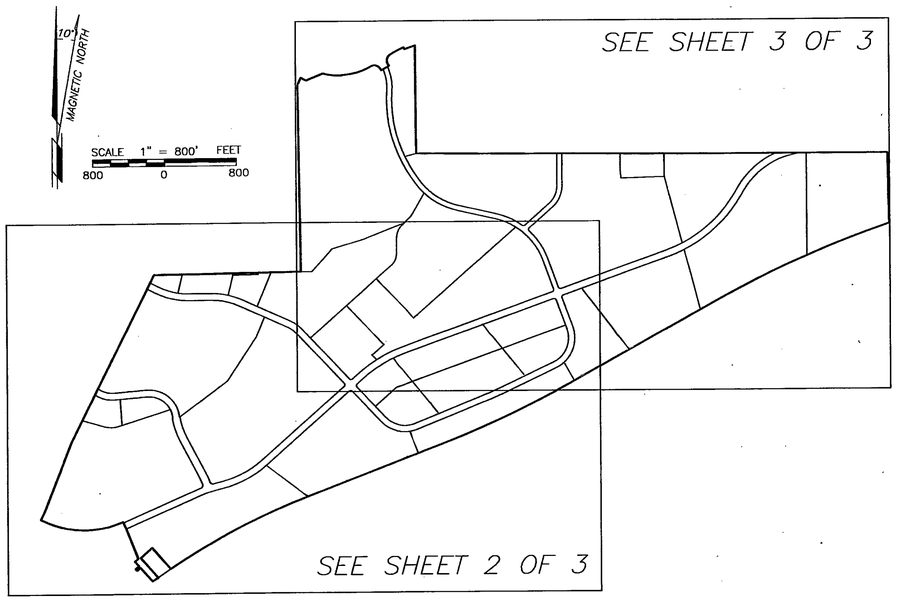
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST: COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

C-003

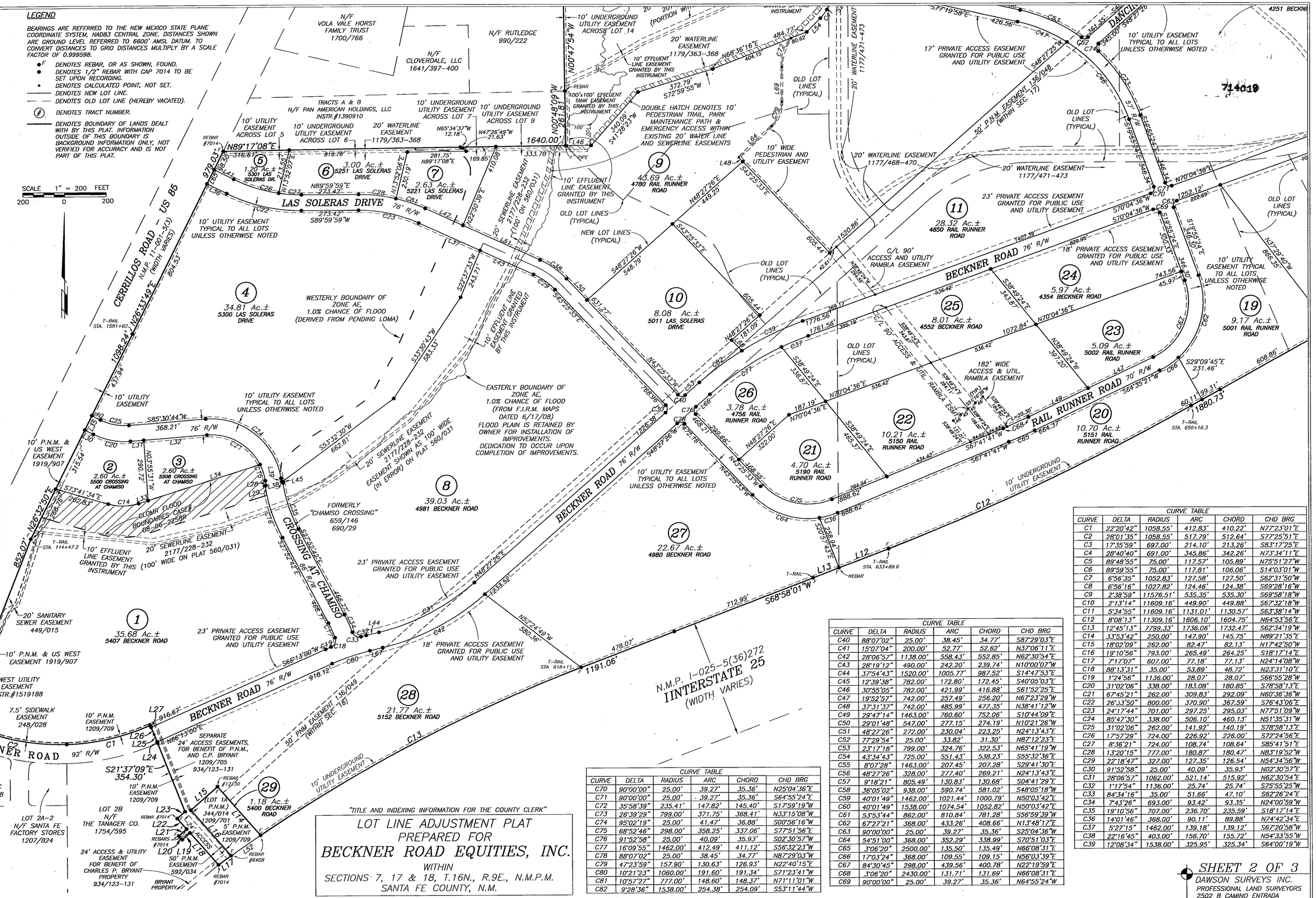
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200


CERRILLOS ROAD US 85
N.M.P. I-025-5(3)
(WIDTH VARIES)
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 66' R/W
N.M.P. I-025-5(36)272
I-25 INTERSTATE
(WIDTH VARIES)
1 35.68 Ac.± 5407 BECKNER ROAD
2 2.60 Ac.± 5500 CROSSING AT CHAMISO
3 2.60 Ac.± 5508 CROSSING AT CHAMISO
4 34.81 Ac.± 5300 LAS SOLERAS DRIVE
5 1.20 Ac.± 5301 LAS SOLERAS DR.
6 3.00 Ac.± 5251 LAS SOLERAS DRIVE
7 2.63 Ac.± 5221 LAS SOLERAS DRIVE
8 39.03 Ac.± 4981 BECKNER ROAD
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
21 4.70 Ac.± 5190 RAIL RUNNER ROAD
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
27 22.67 Ac.± 4980 BECKNER ROAD
28 21.77 Ac.± 5152 BECKNER ROAD
29 1.18 Ac.± 5400 BECKNER ROAD
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F CLOVERDALE, LLC 1641/397-400
N/F RUTLEDGE 990/222
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N/F DANCING BEAR 1177/471-473
4251 BECKNER
714019
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
20' WATERLINE EASEMENT 1179/363-368
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT
10' UTILITY EASEMENT ACROSS LOT 5
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6
20' WATERLINE EASEMENT 1179/363-368
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 9
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
20' WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT
182' WIDE ACCESS & UTIL. RAMBLA EASEMENT
20' SEWERLINE EASEMENT 2177/228-232 (100' ON 560/031)
WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
FORMERLY "CHAMISO CROSSING" 659/146 690/29
CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R
20' SANITARY SEWER EASEMENT 449/015
10' P.N.M. & US WEST EASEMENT 1919/907
QWEST UTILITY EASEMENT INSTR.#1519188
7.5' SIDEWALK EASEMENT 248/028
10' P.N.M. EASEMENT 1209/709
SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123-131
24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131
BRYANT PROPERTY
LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701 5' P.N.M. EASEMENT 1209/709
T-RAIL STA. 1581+62
T-RAIL STA. 114+47.2
T-RAIL STA. 106+00
T-RAIL STA. 618+11
T-RAIL STA. 633+89.6
T-RAIL STA. 650+16.3
REBAR #7014
REBAR #12130
REBAR #6408
N00°47'54"W 2612.81'
N00°48'09"W 2612.81'
N89°17'08"E
S68°58'01"W 712.99'
N68°27'26"E 1233.52'
N5224'49"W 380.36'
S68°13'00"W 918.12'
S21°37'09"E 354.30'
N21°30'59"E 852.07'
N26°33'49"E 1098.24'
S26°32'50"E 315.54'
N26°32'50"E 262.75'
S73°41'34"E 262.83'
S22°32'44"E 468.77'
S53°32'30"W 662.81'
S33°30'43"W 583.33'
S22°27'33"W 243.71'
S43°25'33"E 631.27'
S43°25'33"E 449.25'
S48°27'26"W 546.79'
S48°27'26"W 1776.56'
S48°27'26"W 1761.56'
S48°27'26"W 322.00'
S48°27'26"W 181.09'
S48°27'26"W 1226.38'
S48°27'26"W 289.86'
S48°27'26"W 168.85'
S48°27'26"W 888.62'
S48°27'26"W 1520.86'
S48°27'26"W 605.44'
S48°27'26"W 605.44'
S48°27'26"W 1407.39'
S48°27'26"W 829.95'
S48°27'26"W 536.42'
S48°27'26"W 536.42'
S48°27'26"W 343.87'
S48°27'26"W 336.87'
S48°27'26"W 344.87'
S48°27'26"W 381.71'
S48°27'26"W 380.71'
S48°27'26"W 434.42'
S48°27'26"W 465.37'
S48°27'26"W 284.84'
S48°27'26"W 434.42'
S67°41'41"W
S67°41'41"W
S64°35'21"W 1880.73'
S64°35'21"W 317.38'
S64°35'21"W 346.99'
S64°35'21"W 1252.12'
S70°04'36"W
S70°04'36"W
S70°04'36"W 1252.12'
S70°04'36"W 222.69'
S70°04'36"W 536.42'
S70°04'36"W 536.42'
S70°04'36"W 536.42

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

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"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

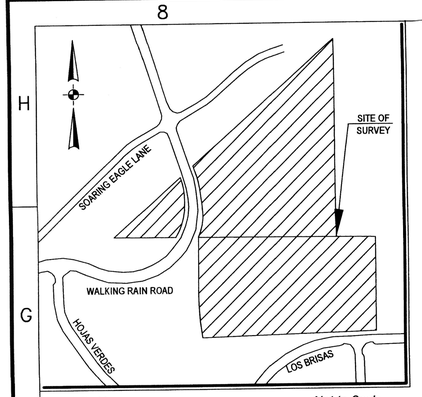
SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

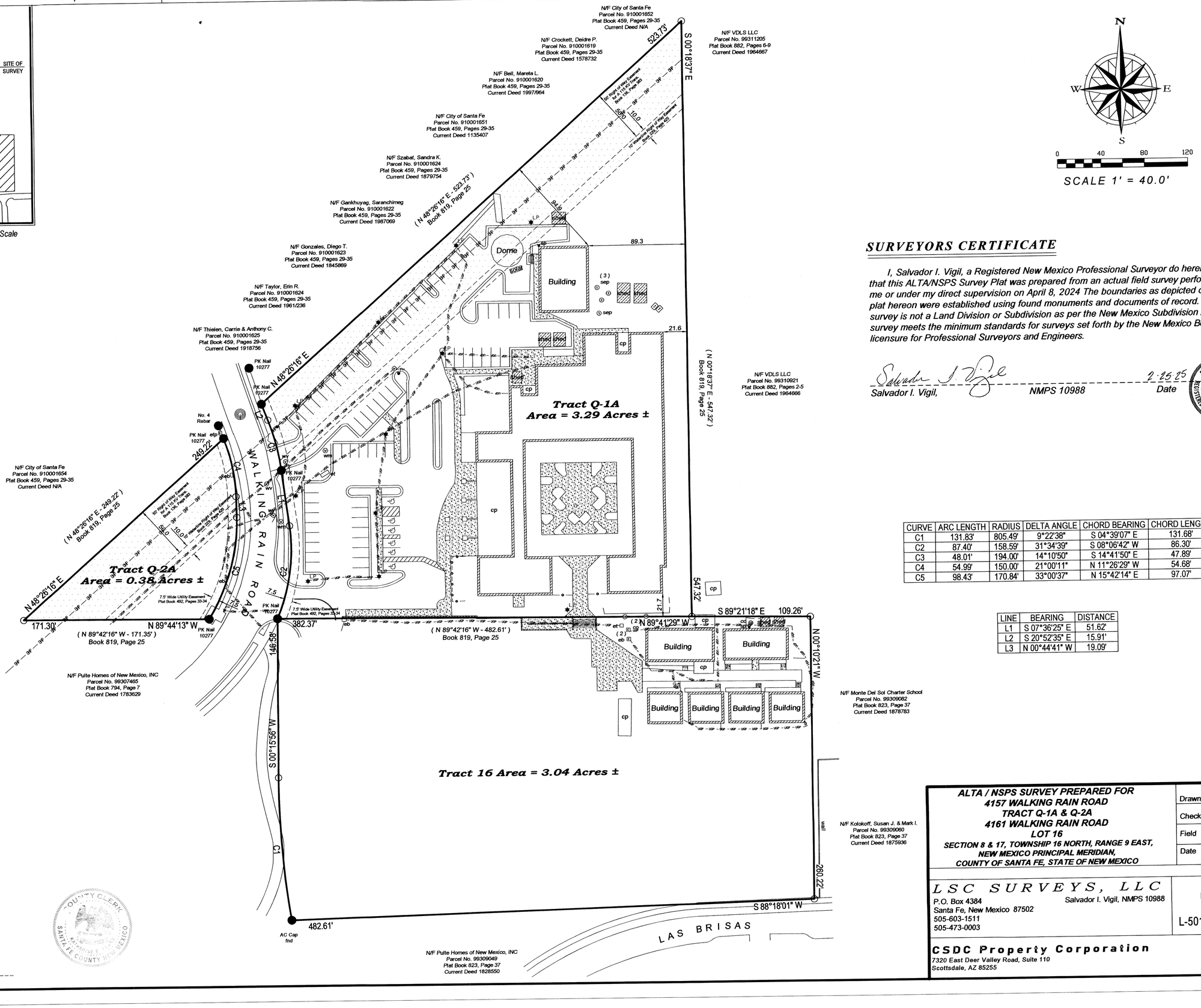
CASE #SD 2008-15

S-3

C-005



Vicinity Map Not to Scale



N
W E
S

0 40 80 120

SCALE 1' = 40.0'

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this ALTA/NSPS Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on April 8, 2024 The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil, NMPS 10988 — Date 2-25-25

SALVADOR I. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	131.83'	805.49'	9°22'38"	S 04°39'07" E	131.68'
C2	87.40'	158.59'	31°34'39"	S 08°06'42" W	86.30'
C3	48.01'	194.00'	14°10'50"	S 14°41'50" E	47.89'
C4	54.99'	150.00'	21°00'11"	N 11°26'29" W	54.68'
C5	98.43'	170.84'	33°00'37"	N 15°42'14" E	97.07'

LINE	BEARING	DISTANCE
L1	S 07°36'25" E	51.62'
L2	S 20°52'35" E	15.91'
L3	N 00°44'41" W	19.09'

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 26 DAY OF Feb A.D., 2025 AT 8:30 O'CLOCK A M., RECORDED IN BOOK 921 PAGE 42-43 AS DOCUMENT No. 2053521 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

DEPUTY CLERK

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

ALTA / NSPS SURVEY PREPARED FOR
4157 WALKING RAIN ROAD
TRACT Q-1A & Q-2A
4161 WALKING RAIN ROAD
LOT 16
SECTION 8 & 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SANTA FE, STATE OF NEW MEXICO

Drawn by	S.I. Vigil NMPS
Checked	Donald. Yates
Field	Paul Branch
Date	4/8/2024

LSC SURVEYS, LLC
P.O. Box 4384
Santa Fe, New Mexico 87502
505-603-1511
505-473-0003
Salvador I. Vigil, NMPS 10988

PROJECT NO. L-5014/ALTA / NSPS

CSDC Property Corporation
7320 East Deer Valley Road, Suite 110
Scottsdale, AZ 85255

SHEET ONE

LEGEND

Bearings are based on a three hour static session reduced by OPUS - (Online Positioning User Service) Applying grid to ground state plane (NAD 83) New Mexico Central Zone Coordinates Geodetic local position using GPS RTK Topcon Hiper +, (N 17°01'24" W) distances are ground - bearings are grid.

- *Monument found cip or as noted.*
- *Monuments set , no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete or wall.*
- *James Control 10988 found and used as noted.*
- *Sanitary Sewer Manhole.*
- *20' Private Ingress, Egress & Utility Easement*
- *Brick*
- *Concrete*
- cp *Covered Porch*
- PP *Power Pole*
- OHP *Over Head Powerline*
- etp *Electric Telephone Pedastol*
- et *Electric Telephone*
- eb *Electric Braker*
- wm *Water Meter*
- wv *Water Valve*
- sep *Septic*
- co *Clean Out*
- UGW *Under Ground Water*
- UGP *Under Ground Power*
- UGG *Under Ground GAs*

ZONING INFORMATION

The property as depicted on this survey is Zones (PRC) PRRC Plannned Community / Walking Rain Road Overlay District, based on the Officail Zoning Map of the City of Santa Fe, New Mexico.

PARKING REQUIREMENTS FOR GENERAL COMMERICAL

67 - Common Parking Spaces

6 - Handicap Parking Spaces

73 - Total Parking Spaces

ALTA / NSPS Boundary Survey Prepared for the applications and benefit of:

ALTA / NSPS Land Title Certification:
a.) CSDC Property Corporation, its successors and/ or assigns as their interests may appear
b.) CSDCPC Monte Del Sol, LLC

I Salvador I. Vigil the undersigned Professional Land Surveyor NMPS 10988 do hereby certify the parties as listed as of the date set forth, that I have made a careful survey of at Tract of Land described as follows: Tract Q-1A, Q-A2 & Lot 16 within projected Section 8 & 17, Township 16 North, Range 9 East, N.M.P.M. City of Santa Fe, State of New Mexico as depicted on the plat of survey dated April 18, 2002, filed in Book 819, Page 25, and as certified by , Richard A. Morris, NMPS 10277 & Book 714, Page 14, and as certified by, Gary E. Dawson, NMPS 4014.

This is to certify that this map or plat and the survey on which it is based is made in accordance with all applicable laws regulating surveying the State of New Mexico and is made with the "Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016. To include items 1, 2, 3, 4, 6, 7, (a), 8, 9, 10, II (5.E.iv) 13, 14, 19 of Table A hereon. Pursuant to Accuracy Standards as adopted by by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that the Relative Positional Accuracy of this survey does not exceed the specified as my professional opinion as a Land Surveyor.

This Survey was made and performed on the ground and correctly depicts all structures, buildings, and other improvements situate on the subject property or upon adjacent land abutting subject property as shown hereon.

This property or lands depicted and described in ALTA Universal ID 910001338 & 99303995, dated April 8, 2024 and all easements, covenants and restrictions referenced in the property or otherwise known to me have been plotted hereon or otherwise as noted as to their effect on subject property.

This property DOES NOT LIE within a Special Flood Hazard Area as published by the Federal Emergency Management Agency. Depicted property is located in an area having a Zone rated "X" by the Federal Emergency Agency (FEMA) on Flood Insurance Rate Map Panel No. 35049C 0507E, dated December 04, 2012.

No Underground Utilities were located.

The physical address for this property is 4157 WALKING RAIN ROAD & 4161 WALKING RAIN ROAD.

Access to this property is from WALKING RAIN ROAD as referenced on Plat recorded in Book 819, Page 25, Instrument No. 1827307 and Las Brisas as referenced on Plat Book 714, Page 21, Instrument No. 1592455.

Salvador I. Vigil, NMPS 10988 — *Date* 2.25.25

SALVADOR I. VIGIL NEW MEXICO 10988 REGISTERED PROFESSIONAL LAND SURVEYOR

DOCUMENTS REFERENCED

PLAT: Boundary Survey Tract Q-1-A & Q-2-A, Nava Ade Subdivision- Phase 2-A. Lying and Situate within the SE 1/4, SW 1/4 of Section 8, Township 16 North, Range 8 East, N.M.P.M City of Santa Fe, County of Santa Fe, State of New Mexico. Filed and recorded in Book 819, Page 25 in the Office of the Santa Fe County Clerk on June 2, 2017.

PLAT: Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts. Filed and recorded in Book 714, Page 14 in the Office of the Santa Fe County Clerk on March 4, 2010.

SPECIAL WARRANTY DEED: Nava Ade 2A, LLC, a New Mexico Limited Liability company, for consideration paid, grants to Southwest Institute for Education, Research and Professional Teacher Development a New Mexico not for profir corporation. Field and recorded in Book 1989, Page 804 in the Office of the Santa Fe County Clerk on October 12, 2001.

PLAT: Nava Ade Subdivision Phase 2A. Filed and recorded in Book 459, Pages 29-35 in the Office of the Santa Fe County Clerk on November 8, 2000.

WARRANTY DEED: Nava Ade Limited Company, a New Mexico limited liability company, for consideration paid, grants to Nava Ade 2A, LLC, a New Mexico limited liability company. Filed and recorded in Book 1812, Page 147 in the Office of the Santa Fe County Clerk on September 29, 2000.

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____DAY OF _____ A.D., 2025 AT_____ O'CLOCK____ M., RECORDED IN BOOK _____, PAGE_____ AS DOCUMENT No._____IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
KATHARINE E. CLARK

_____
DEPUTY CLERK

ALTA / NSPS SURVEY PREPARED FOR
4157 WALKING RAIN ROAD
TRACT Q-1A & Q-2A
4161 WALKING RAIN ROAD
LOT 16
SECTION 8 & 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SANTA FE, STATE OF NEW MEXICO

Drawn by	S.I. Vigil NMPS
Checked	Donald. Yates
Field	Paul Branch
Date	4/2/2024

LSC SURVEYS, LLC
P.O. Box 4384
Santa Fe, New Mexico 87502
505-603-1511
505-473-0003
Salvador I. Vigil, NMPS 10988

PROJECT NO.
L-5014/ALTA / NSPS

CSDC Property Corporation
7320 East Deer Valley Road, Suite 110
Scottsdale, AZ 85255

SHEET
TWO

CODE REVIEW

ZONE: PRC (Planned Residential Community)
Tract Q is in the Nava Ade Subdivision, Phase 2A.

LOT AREA: 3.879 Acres +/-
A variance to the minimum lot size of ten acres for a secondary school was requested and was granted by the Planning Commission in its regular meeting of October 4, 2001.

LOT COVERAGE: 16% Roofed Area = 0.62 Ac

LANDSCAPE OPEN SPACE CALCULATION:
Lot Size of Tract Q-1 (after lot split) = 3.286 Acres (143,138 sf)
Open Space required: 25% of 143,138 sf = 35,784 sf
Open Space Calculated: 64,672 sf

SETBACKS: Front: 150'; Side: 22'; Side: 20' (No rear to triangular lot).
A variance to the minimum side yard setback requirement of 50 feet was requested and was granted by the Planning Commission in its regular meeting of October 4, 2001.

BUILDING HEIGHT: 27' 6" at highest point of the multi-pupose room/ gathering space parapet above adjacent grade.

BUILDING DATA: Covered Area: 27,026 gsf. Heated Area: 19,654 gsf.
Architectural Treatment: Stucco or CMU walls; concrete or metal cap; metal roof and flat roof.

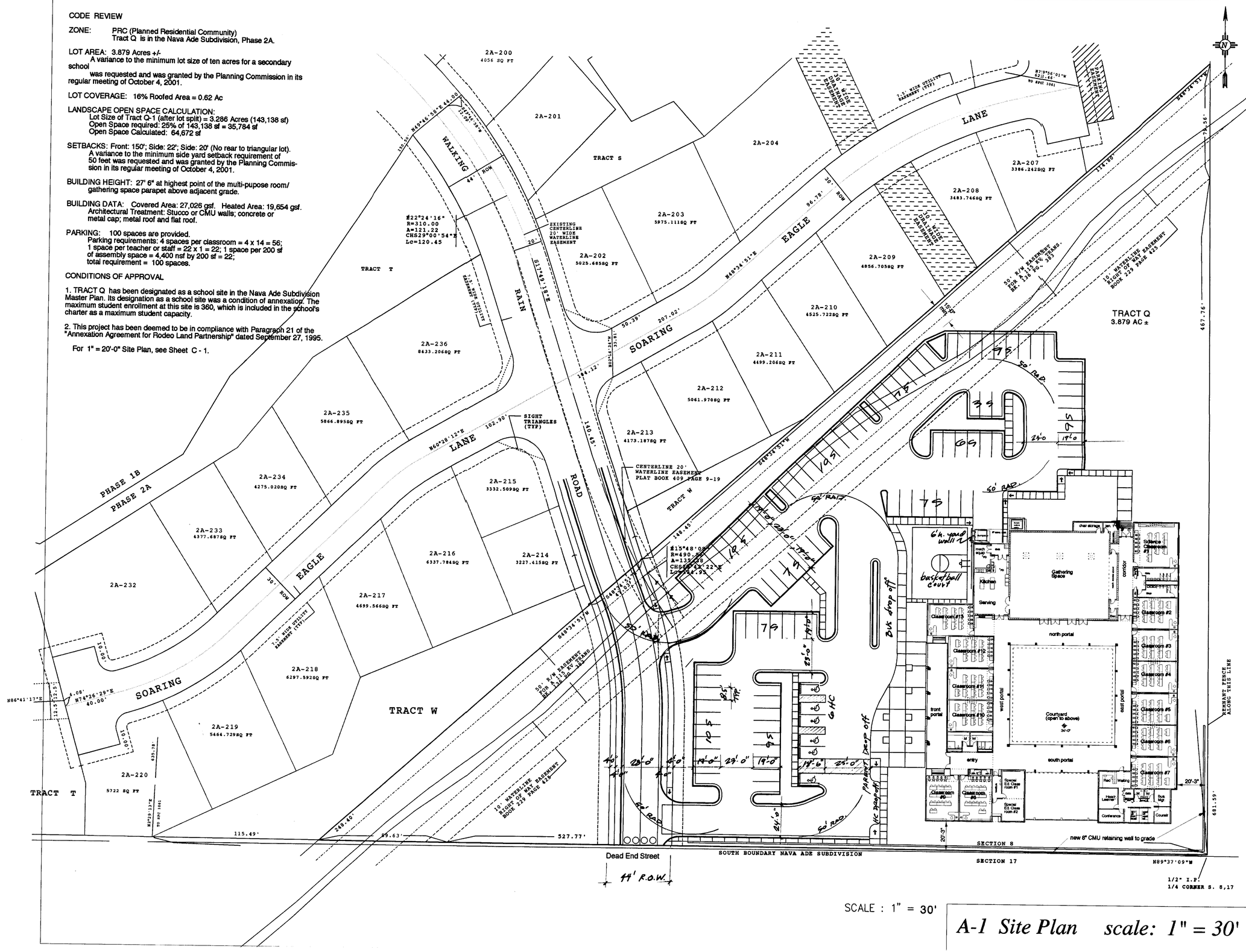
PARKING: 100 spaces are provided.
Parking requirements: 4 spaces per classroom = 4 x 14 = 56;
1 space per teacher or staff = 22 x 1 = 22; 1 space per 200 sf of assembly space = 4,400 nsf by 200 sf = 22;
total requirement = 100 spaces.

CONDITIONS OF APPROVAL

1. TRACT Q has been designated as a school site in the Nava Ade Subdivision Master Plan. Its designation as a school site was a condition of annexation. The maximum student enrollment at this site is 360, which is included in the school's charter as a maximum student capacity.

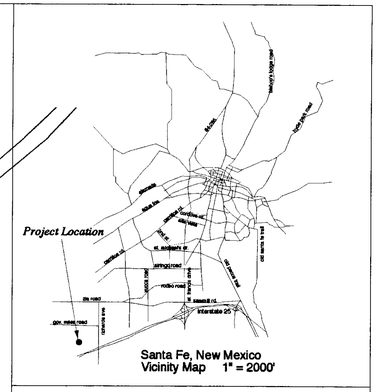
2. This project has been deemed to be in compliance with Paragraph 21 of the "Annexation Agreement for Rodeo Land Partnership" dated September 27, 1995.

For 1" = 20'-0" Site Plan, see Sheet C - 1.



SCALE : 1" = 30'

A-1 Site Plan scale: 1" = 30'



City of Santa Fe Review

Approved by the Planning Commission at its meeting of October 4, 2001 as case # M-2001-25

Dean Milligan — 1/03/02
Planning Commission Chairman — date

C. Dominguez for Marlaya Y. — 1/03/02
Planning Commission Secretary — date

Ron — 1/8/02
City Planner — date

Joe B Bowles, P.E. — 1/18/02
Subdivision Engineer — date

1190-140

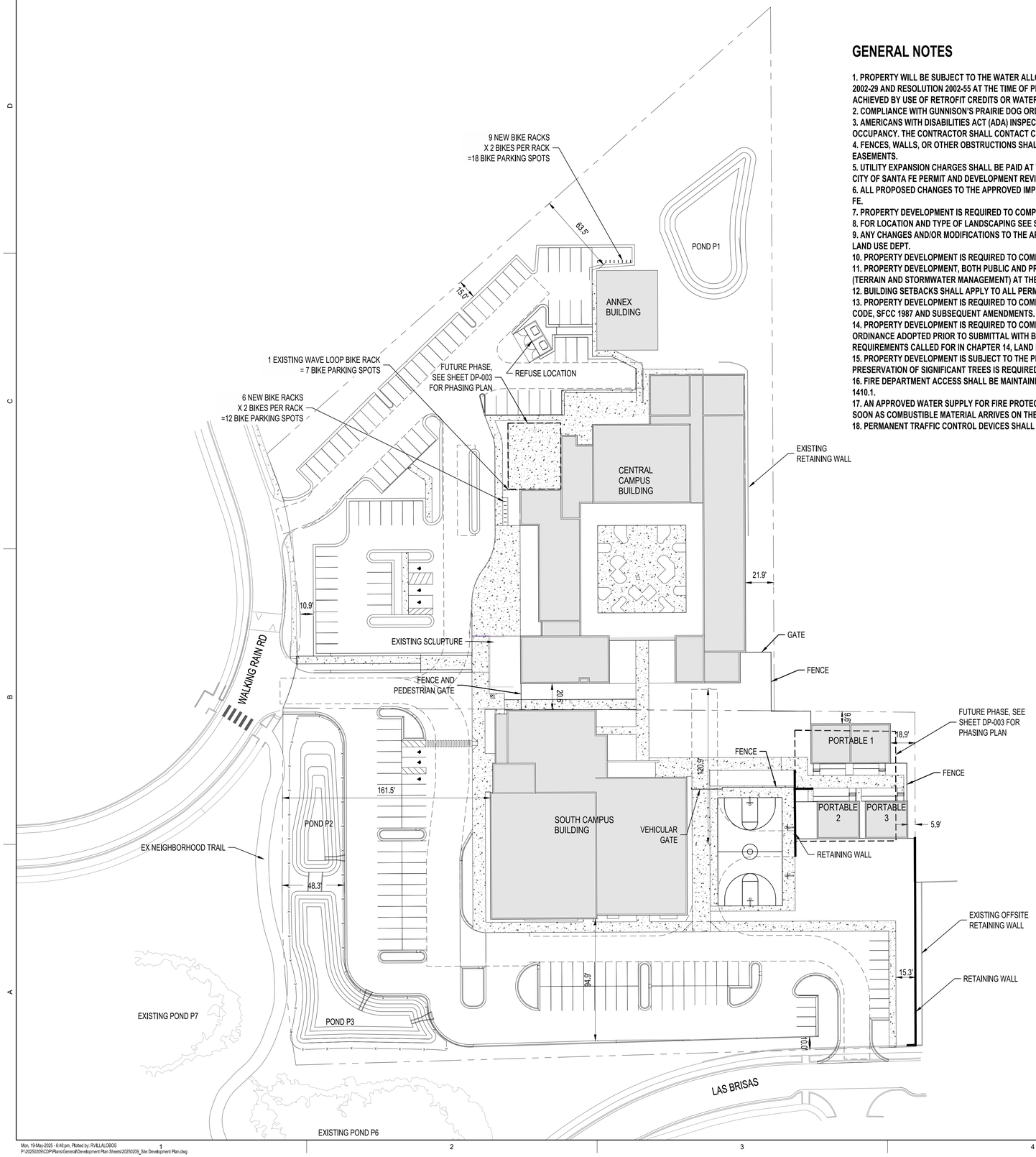
Project:
Monte del Sol School at Nava Adé Phase 2A Santa Fe, NM

Drawing Name:
Development Plan

Date:
8/20/01 rev. 11/12/01 rev. 01/03/02

Sheet:
A-1

ellis browning architects, ltd.
560 Montezuma Ave., suite 202 Santa Fe, NM 87501 505.984.2344



GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET _____.
9. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPT.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
18. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.

LEGEND

- FIRE LANE
- CONCRETE
- RETAINING WALL
- EXISTING RETAINING WALL

PROJECT DATA

ZONING DISTRICT: TRACT Q-1: PRC
TRACT 16 : R-1

LEGAL DESCRIPTION:
Santa Fe, New Mexico
Section 17, Township 16 North, Range 9East

SITE AREA:
TRACT Q-1: 3.28 AC +/-
TRACT 16 : 3.02 AC +/-
TOTAL: 6.30 ACRES (274,428 sf)

GROSS FLOOR AREAS:

CENTRAL CAMPUS:	29,061.57 sf
SOUTH CAMPUS:	20,432.47 sf
ANNEX:	2,792.17 sf
PORTABLES:	2,792.17 sf
TOTAL:	**56,128.52 sf**

BUILDING ROOFED AREA: 56,128.52 SF

LOT COVERAGE: 20%

OPEN SPACE:
20% REQUIRED: 54,885 sf
34% PROVIDED: 93,632 sf

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT: 35'
MAXIMUM PROPOSED BUILDING HEIGHT: 32'

Building	Offices*	Middle School Classrooms	High School Classrooms
Annex		1	2
Central Campus	5	6	9
Portables	1	1	1
South Campus	8	4	1
Total	14	12	13

**Offices shared between Middle and High School*

PARKING CALCULATIONS:

CLASSROOMS
TOTAL CLASSROOMS = 25
MIDDLE SCHOOL: 12 x 1 = 12 SPACES REQUIRED
HIGH SCHOOL: 13 x 4 = 52 SPACES REQUIRED
TOTAL FOR CLASSROOMS = 64 SPACES REQUIRED

OFFICES
TOTAL OFFICES* = 14
* OFFICES SHARED BETWEEN MIDDLE SCHOOL AND HIGH SCHOOL
OFFICES FOR MIDDLE SCHOOL: 7 OFFICES x 1 SPACE = 7 SPACES REQUIRED
OFFICES FOR HIGH SCHOOL: 7 OFFICES x 4 SPACES = 28 SPACES REQUIRED
TOTAL FOR OFFICES = 35 SPACES REQUIRED

ASSEMBLY SPACES
GYMNASIUM: 7798 sf/200 sf = 39 SPACES REQUIRED
CAFETERIA: 4268 sf/200 sf = 21 SPACES REQUIRED
TOTAL FOR ASSEMBLY SPACES = 60 SPACES REQUIRED

TOTAL REQUIRED: 159 SPACES
TOTAL PROVIDED: 162 SPACES
6 ADA SPACES
158 STANDARD SPACES (20% CAN BE COMPACT)

BICYCLE PARKING
REQUIRED: 29
EXISTING: 7
NEW PROVIDED: 30
PROVIDED: 37

N
40 20 0 40
1"=40'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.csdc.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

N.F.C.

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

DEVELOPMENT PLAN AMENDMENT

DP-002

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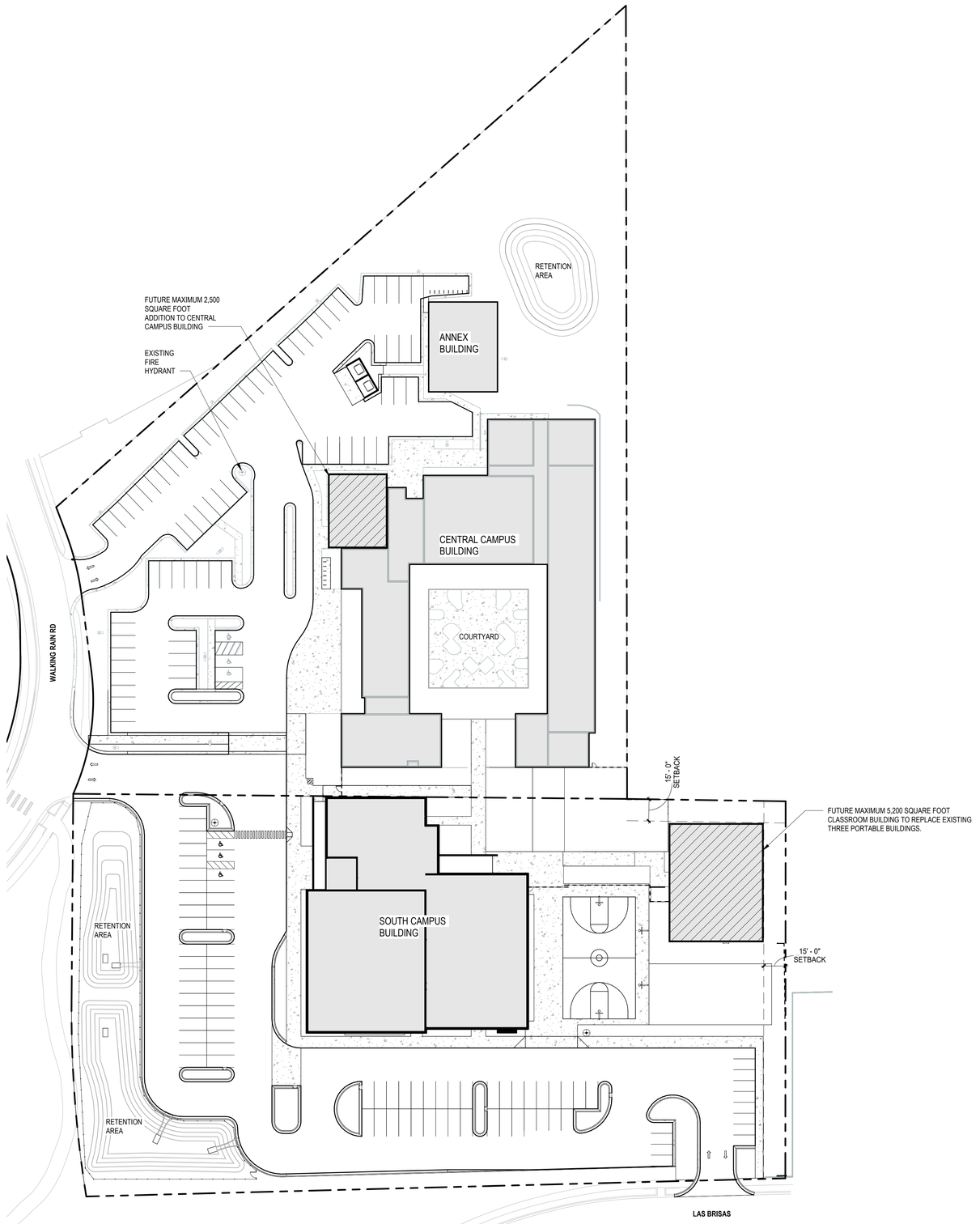

1 Development Plan Amendment - Phasing Plan

SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KIRRIN A. HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

Development Plan Amendment - Phasing Plan

DP-003

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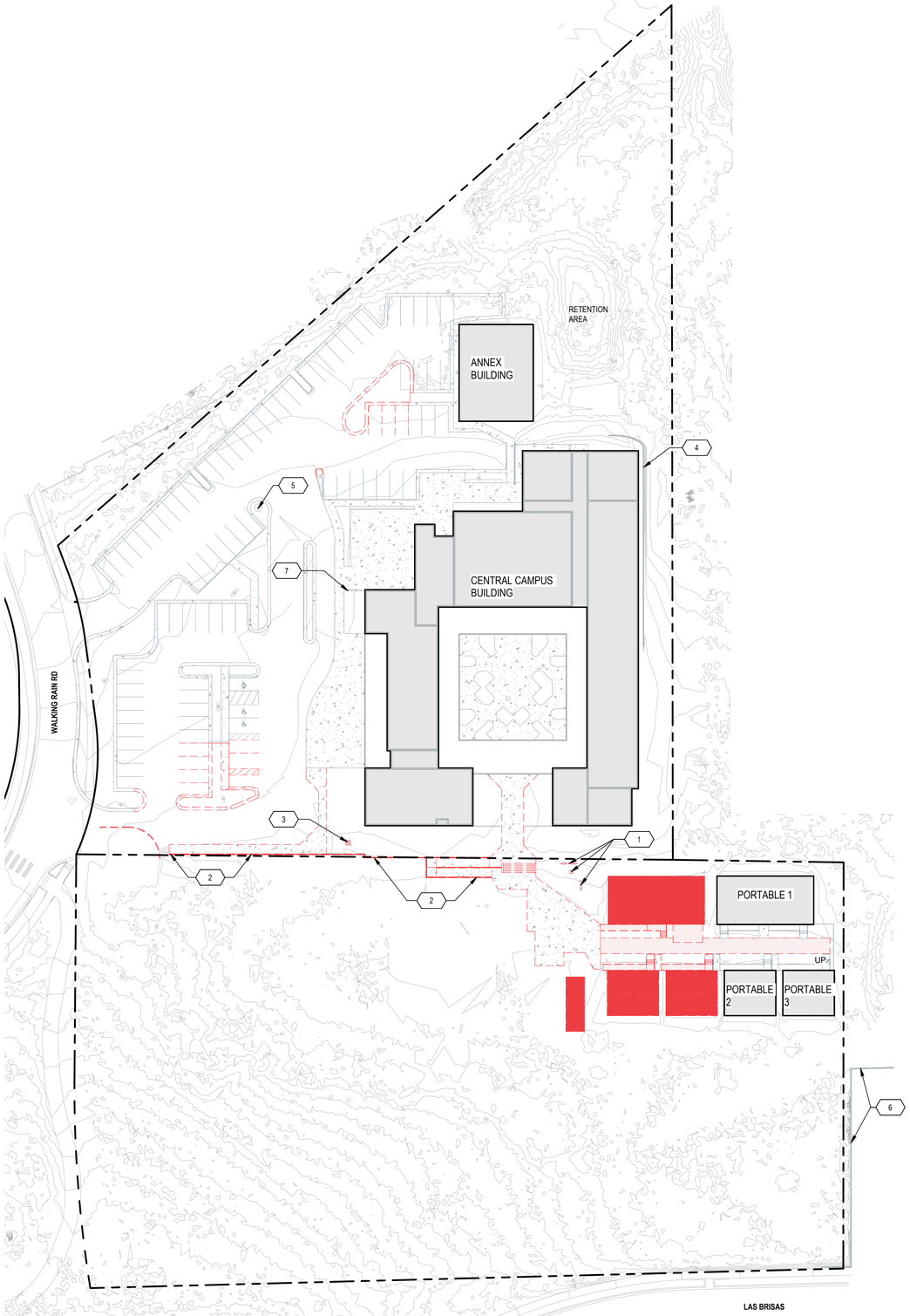

1 Site Demolition Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1 DEMO EXISTING ELECTRICAL EQUIPMENT
2 DEMO EXISTING RETAINING WALL
3 RELOCATE SCULPTURE
4 EXISTING RETAINING WALL TO REMAIN
5 EXISTING FIRE HYDRANT
6 EXISTING OFF SITE RETAINING WALL TO REMAIN
7 EXISTING BIKE RACKS TO REMAIN

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58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
KIRRIN A. HOLT
NO. 006712
05-09-25
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△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

Site Demolition Plan

AS1

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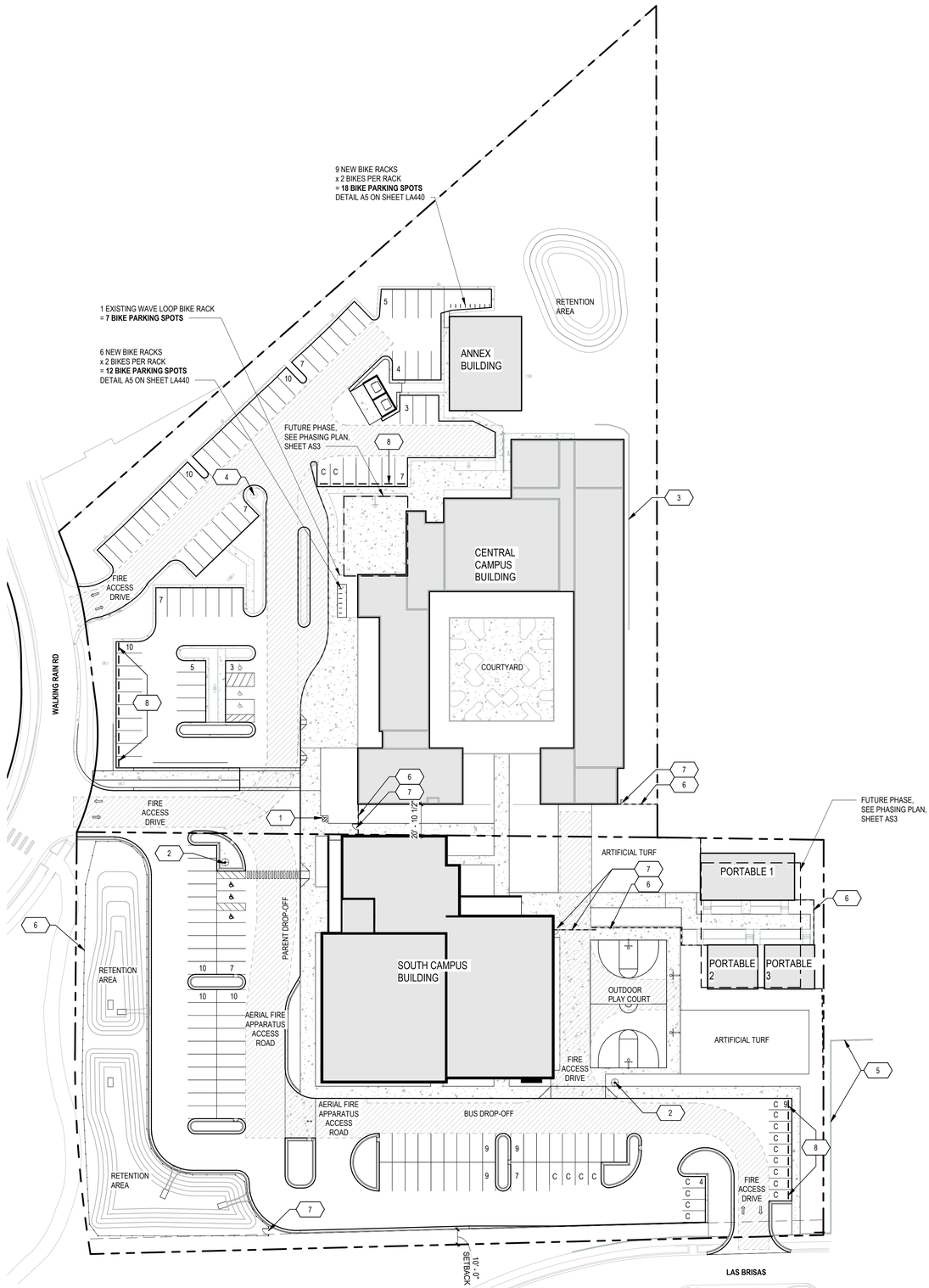

1 Site Plan

SCALE: 1" = 40'-0"

SHEET KEYNOTES

1. RELOCATED SCULPTURE
2. NEW FIRE HYDRANT
3. EXISTING RETAINING WALL TO REMAIN
4. EXISTING FIRE HYDRANT
5. EXISTING OFF SITE RETAINING WALL TO REMAIN
6. METAL FENCING
7. FENCE GATE
8. NEW WHEEL STOP

NOTE:
DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENTLY ADOPTED INTERNATIONAL FIRE CODE (INTERNATIONAL FIRE CODE (IFC) 2021)

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	Date 1	Revision 1

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

Site Plan

AS2

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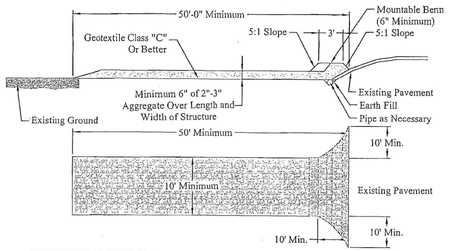


1 STABILIZED CONSTRUCTION ENTRANCE

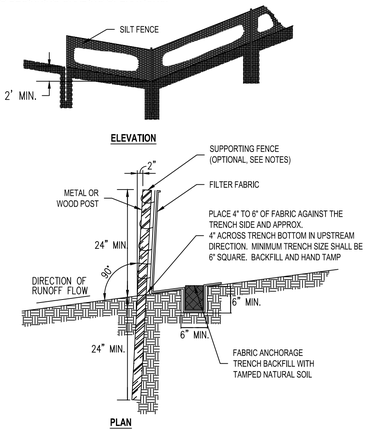
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT PRIOR TO CONSTRUCTION, FILLING OUT THE NOTICE OF INTENT (NOI) APPLICATION, AND FILLING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED SWPPP ON-SITE AT ALL TIMES, AND SHALL COMPLY WITH THE REQUIREMENTS INDICATED ON THAT PLAN.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH CITY OF SANTA FE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR.
5. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE CLASS A SEEDING PER SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHARTER, LATEST EDITION.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH CITY, STATE, AND FEDERAL REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 505-827-9329 AND THE CITY OF SANTA FE LAND USE DEPARTMENT 505-955-6516.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. WHERE PRIVATE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPS IDENTIFIED IN THE APPROVED SWPPP.
10. NO OFFSITE STORM DRAIN INLETS SHALL BE COVERED. ONLY ONSITE/PROPOSED INLETS CAN BE COVERED DURING CONSTRUCTION.
11. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE IT SHALL BE REMOVED FROM THE ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY AT THE TIME OF OCCURRENCE. OFF-SITE TRACKING OF SEDIMENT SHALL BE SWEPT AT THE END OF EACH DAY.
12. PROJECT IS REQUIRED TO MAINTAIN A REGIMENT OF STREET SWEEPING AND CLEAN UP MEASURES IN THE EVENT OF TRACK OUT TO MINIMIZE AND PREVENT OFF SITE CONVEYANCES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL CONTACT CITY STAFF TO INSPECT BMPS PRIOR TO BEGINNING GRADING OPERATIONS.

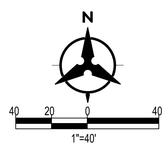
GENERAL NOTE:
WHEN SILT FENCE IS USED FOR FILTER DAM INSTALLED IN DITCHES A SUPPORTING FENCE SHALL BE PROVIDED AND THE POST SPACING SHALL BE 4' MAXIMUM.

SILT FENCE NOTES:
1. POST SPACING SHALL BE 4 FT. MAXIMUM w/o SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE OR HEAVIER WOOD POSTS OR STANDARD 1 OR U SECTION STEEL POSTS WEIGHING NOT LESS THAN 1.0 LB. PER LINEAR FOOT. POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE OR HEAVIER WOOD POSTS OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 6 INCH MAX. MESH OPENING SIZE 2"x2").
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. FILTER FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 24 INCH CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, FILTER FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.



2 SILT FENCE DETAIL

NTS



LEGEND

- PROPERTY LINE
- INSTALL SILT FENCE PER DETAIL 1, THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, THIS SHEET
- I.P. INSTALL INLET PROTECTION

EROSION CONTROL NOTES

THIS DEVELOPMENT IS SUBJECT TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DUST CONTROL MUST BE CLEARLY ADDRESSED ON THE SWPPP.

EROSION CONTROL SCHEDULE AND SEQUENCING. SEE SWPPP PLAN FOR OPERATOR RESPONSIBLE FOR EACH CONTROL MEASURE LISTED AND BMP DETAILS.

1. ROUGH GRADING - INSTALL SILT FENCE OR STRAW WATTLE, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT PONDS WHERE PRACTICAL. INSTALL BEFORE GRADING IF POSSIBLE; IF NOT, THEN CONCURRENT WITH MAJOR GRADING. WATER SHALL BE APPLIED TO STABILIZE DISTURBED AREAS.
2. BUILDING CONSTRUCTION / UTILITY INSTALLATION - MAINTAIN SOIL EROSION MEASURES DURING BUILDING CONSTRUCTION AND UTILITY INSTALLATION. WATER SHALL BE APPLIED FOR SOIL STABILIZATION AS NECESSARY. WHEN INSTALLING UTILITIES BEHIND THE CURB, DIRT SHOULD NOT BE PLACED IN THE STREET.
3. FINAL STABILIZATION - FINAL STRUCTURAL AND STABILIZATION CONTROLS INSTALLED PER APPROVED CONSTRUCTION AND LANDSCAPING DRAWINGS (REFERENCED BY SWPPP PLAN).

DURING CONSTRUCTION STORMWATER CONTROL NOTES:
1. STABILIZED CONSTRUCTION ENTRANCES REQUIRED BETWEEN PAVED/UNPAVED TRANSITIONS. LIMIT NUMBER OF ENTRANCES. PLACE STRAW WATTLE ACROSS THE CONSTRUCTION ENTRANCE AT THE END OF EACH DAY.
2. SILT FENCE OR STRAW WATTLE TO BE INSTALLED AT INITIAL GRADING FOR TEMPORARY STRUCTURAL CONTROL. SILT FENCE OR STRAW WATTLE MAY BE ATTACHED TO CONSTRUCTION SECURITY FENCING FOR ADDITIONAL STABILITY WHERE NECESSARY.
3. ON STREETS WHERE THE LONGITUDINAL SLOPE IS 2.5% OR GREATER, MULCH SOCKS OR A SIMILAR BMP IS REQUIRED IN THE AREA BETWEEN THE CURB AND THE PAD AT REGULAR INTERVALS TO SLOW THE WATER DOWN AND CATCH SEDIMENT.
4. DISTURBED AREAS WILL BE WATERED PERIODICALLY FOR TEMPORARY STABILIZATION AND DUST CONTROL.
5. MATERIALS STORAGE & EQUIPMENT STAGING AREA MAY BE RELOCATED BASED ON CONTRACTOR PREFERENCE AND CHANGING CONDITIONS AT THE JOB SITE, AS LONG AS POSSIBLE DISCHARGE IS CONTAINED ON SITE.
6. LOCATIONS OF TRASH, PORTA-LETS AND CONCRETE WASH-OUT PITS TO BE REDLINED ON THIS DRAWING.
7. NO DISCHARGE TO WATERS OF THE U.S. OR LISTED WETLANDS.
8. NO OFF-SITE STORAGE OR BORROW AREAS.

AFTER CONSTRUCTION STORMWATER CONTROL NOTES:
1. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR FINAL STRUCTURAL CONTROLS INCLUDE SIDEWALKS, DRIVEWAY AREAS, RUNDOWNS AND DRAINAGE WAYS.
2. REFER TO APPROVED LANDSCAPING DRAWINGS OR FINAL STABILIZATION OF DISTURBED AREAS.

DUST CONTROL NOTES:
1. ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.
2. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.
3. A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.
4. THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.
5. SOME BMPs SHALL INCLUDE:
   - THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
   - THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
   - HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
   - RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.
6. IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:
   - WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
   - WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
   - VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
   - SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
   - COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
   - SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIM
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

EROSION AND SEDIMENT CONTROL PLAN

C-101

Mon, 19-May-2025 - 6:19 pm. Plotted by: RVILLALOBOS
P:\20250209\COP\Plans\General\Development Plan Sheets\20250209_Erosion Control.dwg



LEGEND

PROPERTY BOUNDARY

SITE BOUNDARY

N

50 25 0 50

1"=50'

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	30.00%	99999900.00%	

NOTE:
SLOPE ANALYSIS FOR SLOPES 30% OR GREATER BASED ON 5FT CONTOURS

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800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
03-17-2025
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

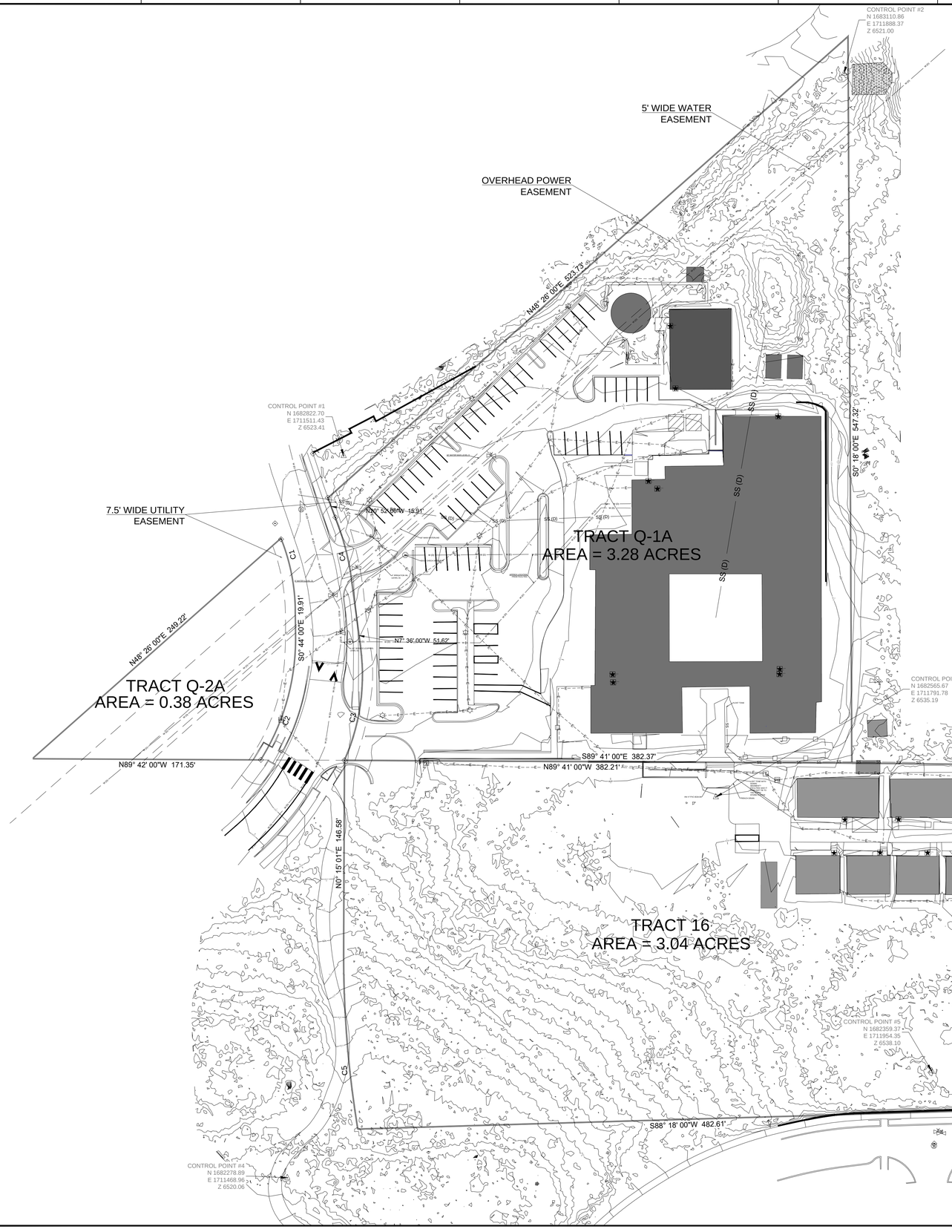
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SLOPE ANALYSIS

C-102

Wed, 12-Mar-2025 - 6:15 pm. Plotted by: RVILLALOBOS
P:\20250209\COP\Plans\General\Development Plan Sheets\20250209_Slope Analysis.dwg



INTRODUCTION: THIS PROJECT CONTROL WAS ESTABLISHED FOR THE FUTURE IMPROVEMENT AND DEVELOPMENT OF THESE AREAS AND IS INTENDED TO BE USED DURING CONSTRUCTION.

PROJECT CONTROL PARAMETERS:

• UNITS	US SURVEY FOOT
• HORIZONTAL DATUM	NAD 1983 CONUS
• VERTICAL DATUM	NAVD 88
• GEOID MODEL	GEOID 18 (CONUS)
• PROJECTION	TRANSVERSE MERCATOR
• STATE PLANE AND/OR UTM	NEW MEXICO STATE PLANE CENTRAL ZONE 3002
• BASIS OF BEARING	GRID
• PROJECT COMBINED FACTOR	1.0004036330
• ADJUSTMENT METHOD	COORDINATES ARE IN STATE PLANE GRID SCALED AROUND N1682221.278, E1711787.972
• FIELD APPROACH	SURVEY COMPLETED UTILIZING RTK
• EQUIPMENT UTILIZED	TRIMBLE R-8
OBSERVATION DATES	SEPTEMBER 2024

SURVEYOR'S CERTIFICATION

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO 21082, DO HEREBY CERTIFY THAT THE CONTROL SURVEY REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON AN ACTUAL SURVEY ON THE GROUND AS DESCRIBED HEREIN; THAT I AM RESPONSIBLE FOR THIS SURVEY; AND THAT THE SURVEY AND REPORT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO

DAVID P. ACOSTA NEW MEXICO 21082 PROFESSIONAL SURVEYOR

03-06-2025
DATE

DAVID P ACOSTA
NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082

SYMBOL LEGEND:

UTILITY, ELECTRIC JUNCTION BOX
UTILITY, ELECTRIC PEDESTAL
UTILITY, ELECTRIC METER
UTILITY, ELECTRIC MANHOLE
UTILITY, ELECTRIC PULL-BOX
UTILITY, ELECTRIC TRANSFORMER
UTILITY, ELECTRIC GUY WIRE
UTILITY, AIR CONDITIONING UNIT
UTILITY, GAS METER
UTILITY, GAS VALVE
UTILITY, GAS VENT PIPE
UTILITY, GAS REGULATOR VALVE
UTILITY, GAS VAULT
UTILITY, PROPANE TANK
UTILITY, FIRE HYDRANT
UTILITY, WATER FAUCET
UTILITY, WATER VALVE
UTILITY, WATER METER
UTILITY, WATER MANHOLE
UTILITY, WATER VAULT
UTILITY, STORM DRAIN INLET
UTILITY, SANITARY MANHOLE
UTILITY, CLEANOUT
UTILITY, TELEPHONE PEDESTAL
UTILITY, STORM DRAINAGE MANHOLE
DRAINAGE, CATCH BASIN
UTILITY, UNKNOWN VAULT
UTILITY, UNKNOWN JUNCTION BOX
UTILITY, UNKNOWN METER
UTILITY, UNKNOWN MANHOLE
UTILITY, UNKNOWN PEDESTAL
UTILITY, COMMUNICATIONS POLE
UTILITY, COMMUNICATIONS PEDESTAL
UTILITY, STUB
UTILITY, CATV LINE MARKER
UTILITY, ELECTRIC LINE MARKER
UTILITY, FIBEROPTIC LINE MARKER
UTILITY, GAS LINE MARKER
UTILITY, TELEPHONE LINE MARKER
UTILITY, WATER LINE MARKER
UTILITY, FIBER OPTIC JUNCTION BOX
UTILITY, FIBER OPTIC PEDESTAL
UTILITY, FIBER OPTIC VAULT
UTILITY, IRRIGATION GATE VALVE
UTILITY, IRRIGATION VALVE
UTILITY, SPRINKLER HEAD
UTILITY, TELEPHONE MANHOLE
UTILITY, TELEPHONE PEDESTAL
UTILITY, TELEPHONE BOX
UTILITY, TELEPHONE VAULT
UTILITY, CATV MANHOLE
UTILITY, CATV PEDESTAL
UTILITY, CATV VAULT
ELECTRICAL, POWER POLE
ELECTRICAL, LIGHT POLE
ELECTRICAL, YARD LIGHT
ELECTRICAL, TRAFFIC SIGNAL
ELECTRICAL, SIGNAL JUNCTION BOX
SITE, BENCH
SITE, BIKE RACK
SITE, MAIL BOX
SITE, PICNIC TABLE
SITE, SECURITY CAMERA
SITE, GREASE TRAP
SITE, SOLAR PANEL
SITE, COLUMN
SITE, CONTROL POINT
SITE, FOUND MONUMENTATION
SITE, FINISHED FLOOR
SITE, FENCE CORNER
SITE, BOLLARD/ POST
SITE, BUSH
SITE, CACTUS
SITE, TREE
SITE, STUMP
SITE, WINDMILL
SITE, TRASH BIN
SITE, FLAG POLE
SITE, BASKETBALL GOAL
SITE, GATE
SITE, HANDICAP PARKING

LINE TYPES:

ELECTRICAL, UNDERGROUND LINE
UTILITY, WATER LINE
UTILITY, COMMUNICATIONS
UTILITY, UNKNOWN LINE
GAS LINE
SANITARY LINE
STORM DRAIN LINE
OVERHEAD LINE
UTILITY, FIBER OPTIC LINE
UTILITY, ELECTRIC LINE, LEVEL B
UTILITY, ELECTRIC LINE, LEVEL D
UTILITY, FIBER OPTIC LINE, LEVEL B
UTILITY, FIBER OPTIC LINE, LEVEL D
UTILITY, GAS LINE, LEVEL B
UTILITY, GAS LINE, LEVEL D
UTILITY, SANITARY LINE, LEVEL B
UTILITY, SANITARY LINE, LEVEL D
UTILITY, WATER LINE, LEVEL B
UTILITY, WATER LINE, LEVEL D
RIGHT OF WAY
PROPERTY LINE
FENCE LINE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
1120 E. SCHOOL #560
LAS CRUCES, NM 88004
575-644-0250

REVISIONS NO.	BY	DATE	REMARKS

SHEET INFO	
DSBY	JDG, JDC
DRAWN	DPA
CHECKED	DPA
APPROVED	03-06-2025
LAST EDIT	03-06-2025
PLOT DATE	03-06-2025
SUBMITTAL	

4157 & 4161 WALKING RAIN

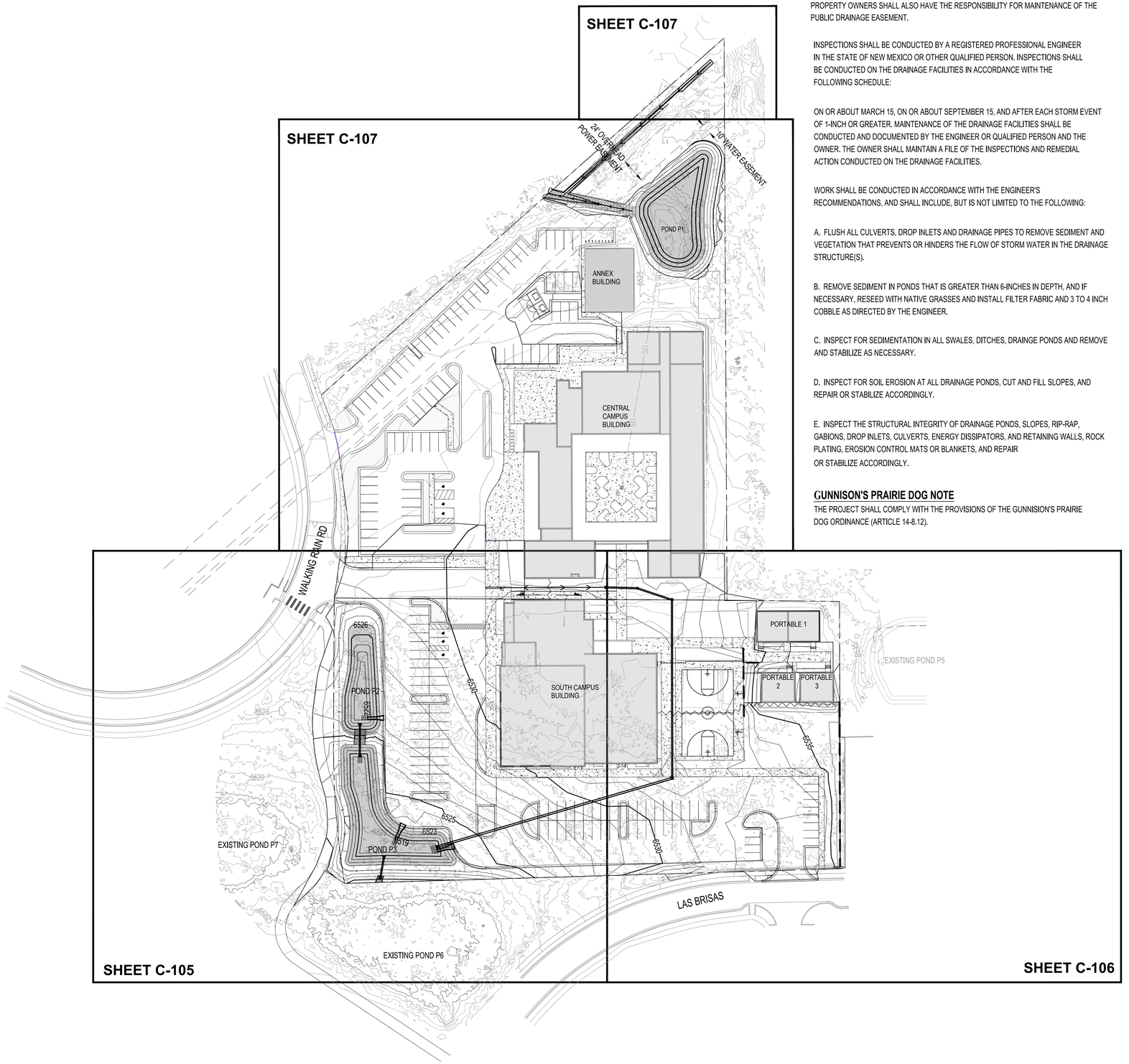
SANTA FE COUNTY, NEW MEXICO

SCALE 1" = 40'

PROJECT NUMBER 2024-133

DRAWING FILE NAME 2024-133-4157 WALKING RAIN

SHEET NUMBER
1 OF 1



DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

SIGNATURE NMPE #_____ DATE

N

50 25 0 50

1"=50'

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN · NEW MEXICO · 24834 · 05-19-2025 · LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

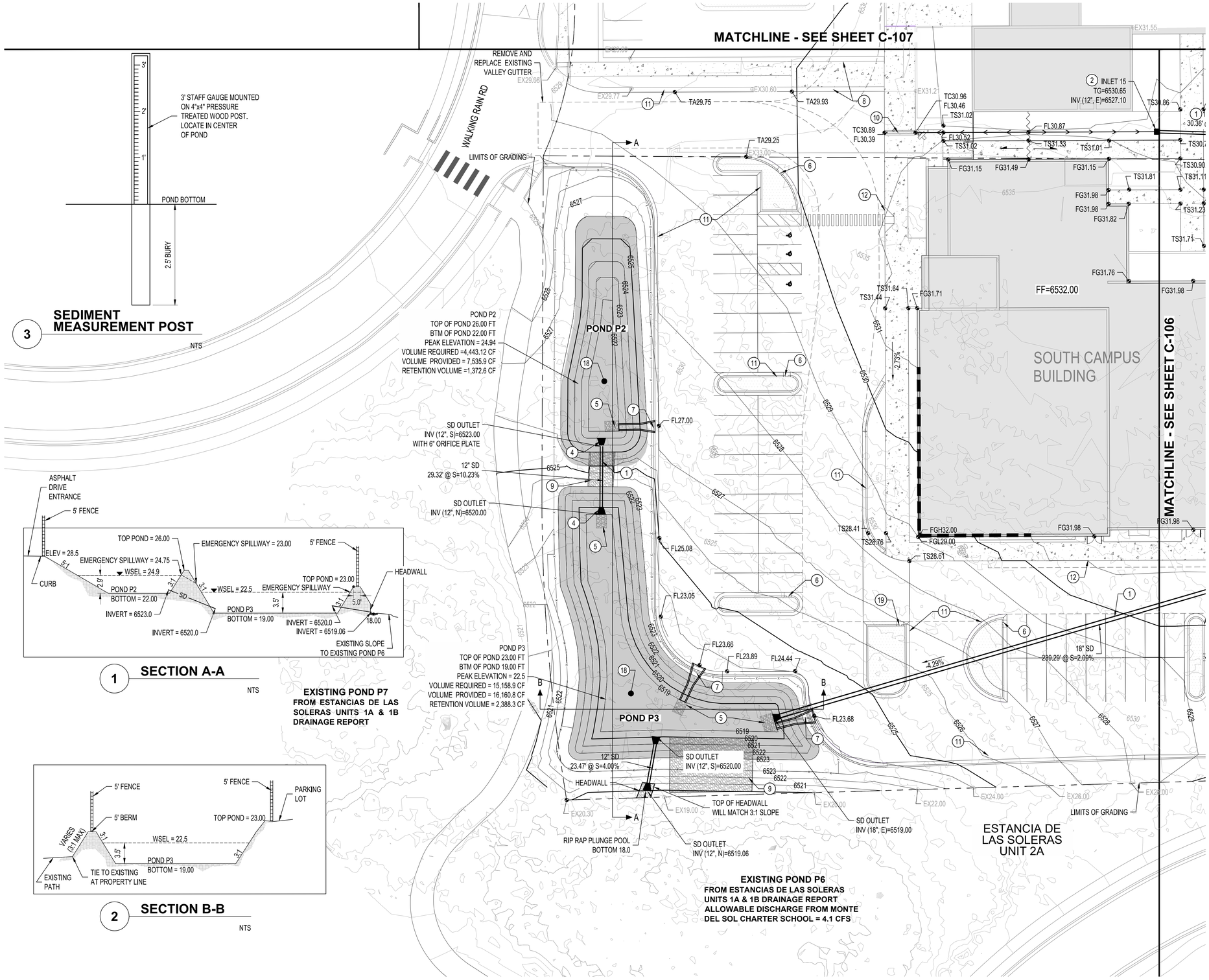
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN

C-104

Mon, 19-May-2025 - 6:11:pm. Plotted by: RVILLALOBOS
P:\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Overall Terrain Plan.dwg



3 SEDIMENT MEASUREMENT POST

NTS

1 SECTION A-A

NTS

EXISTING POND P7 FROM ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B DRAINAGE REPORT

2 SECTION B-B

NTS

EXISTING POND P6 FROM ESTANCIAS DE LAS SOLERAS UNITS 1A & 1B DRAINAGE REPORT ALLOWABLE DISCHARGE FROM MONTE DEL SOL CHARTER SCHOOL = 4.1 CFS

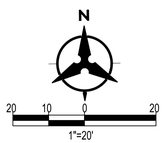
KEYED NOTES

1. INSTALL STORM DRAIN PIPE.
2. INSTALL STORM DRAIN INLET.
3. INSTALL STORM DRAIN MANHOLE.
4. INSTALL STORM DRAIN END SECTION.
5. INSTALL RIP RAP PAD.
6. CONSTRUCT 18" WIDE CURB OPENING FOR DRAINAGE PER DETAIL 5, C-301.
7. CONSTRUCT CONCRETE RUNDOWN.
8. INSTALL ROLL TYPE CURB.
9. INSTALL SPILLWAY.
10. INSTALL SIDEWALK CULVERT.
11. INSTALL 6" STANDARD CURB AND GUTTER.
12. INSTALL TURNDOWN SIDEWALK WITH 6" STEP DOWN TO
13. INSTALL SWALE PER DETAIL 5, SHEET C-106
14. INSTALL SWALE PER DETAIL 6, SHEET C-106
15. CONTRACTOR TO ADJUST/REMOVE/REPLACE STAIR AND RAMP TO PROPOSED GRADES.
16. INSTALL DRIVE PAD PER NMDOT STD DWG 609-01-1/1.
17. REMOVE RETAINING WALL
18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- 60.20 PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 6360 EXISTING INDEX CONTOUR
- 6359 EXISTING INTERMEDIATE CONTOUR
- 6360 PROPOSED INDEX CONTOUR
- 6359 PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK / GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- RIP RAP PAD
- RETAINING WALL
- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)



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KELLY M. KLEIN NEW MEXICO 14834 05-19-2025 LICENSED PROFESSIONAL ENGINEER

DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 1

C-105

Mon, 19-May-2025 - 6:29 pm. Plotted by: RVILLALOBOS
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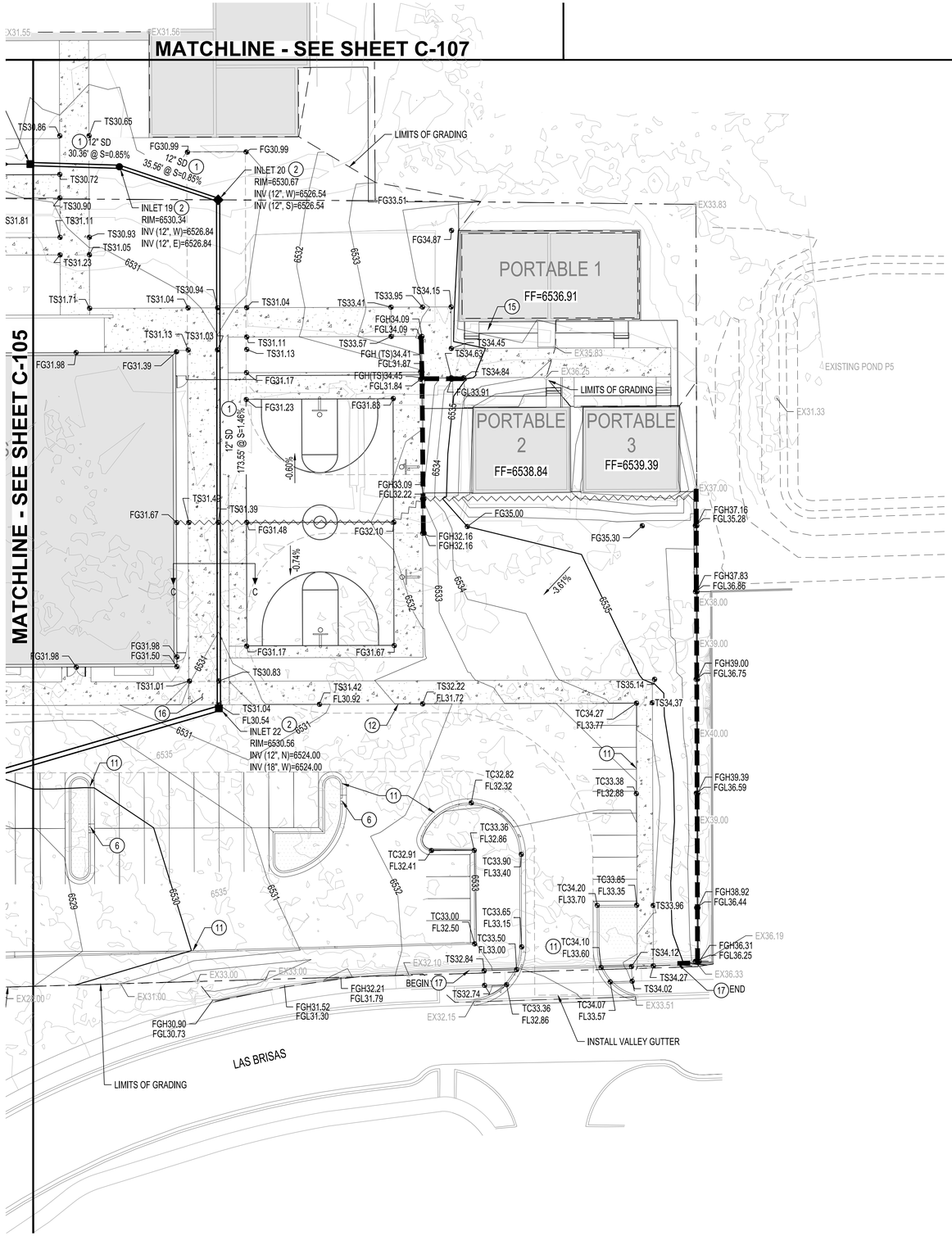

KEYED NOTES

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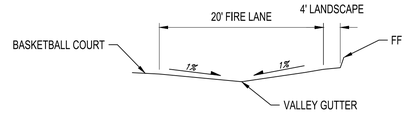
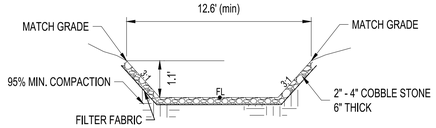
17. REMOVE RETAINING WALL
18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.



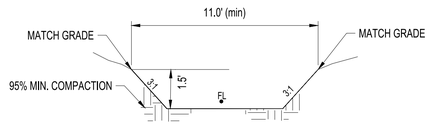
4 SECTION C-C

NTS



5 COBBLED LINED SWALE

NTS



6 EARTH SWALE

NTS

LEGEND

- PROPERTY LINE
- 60.20 PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
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- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)

N

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1"=50'

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KELLY M. KLEIN
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

△ DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 2

C-106

Mon, 19-May-2025 - 5:53 pm. Plotted by: RVILLALOBOS
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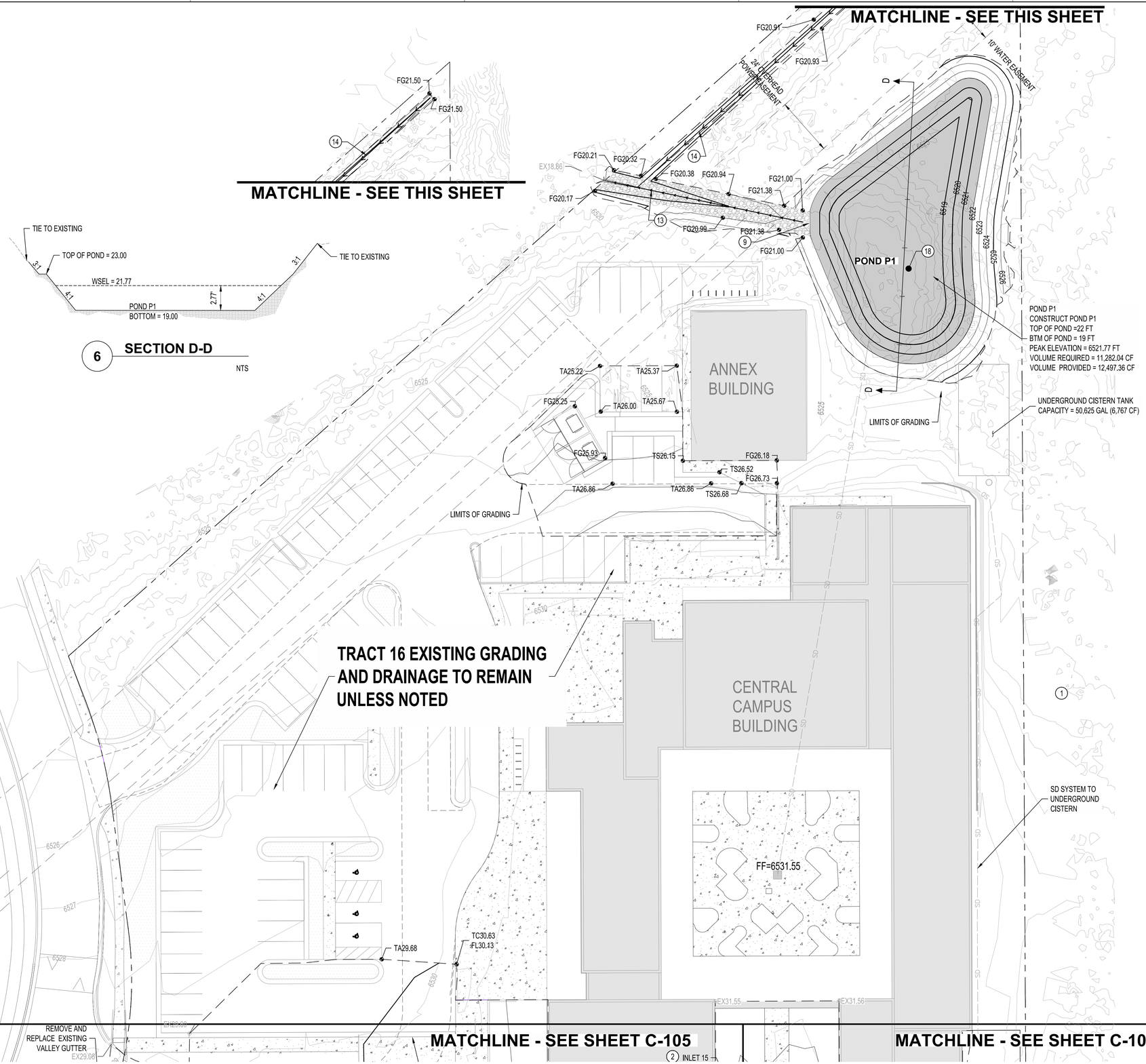

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10. INSTALL SIDEWALK CULVERT.
11. INSTALL 6" STANDARD CURB AND GUTTER.
12. INSTALL TURNDOWN SIDEWALK WITH 6" STEP DOWN TO
13. INSTALL SWALE PER DETAIL 5, SHEET C-106
14. INSTALL SWALE PER DETAIL 6, SHEET C-106
15. CONTRACTOR TO ADJUST/REMOVE/REPLACE STAIR AND RAMP TO PROPOSED GRADES.
16. INSTALL DRIVE PAD PER NMDOT STD DWG 609-01-1/1.
17. REMOVE RETAINING WALL
18. INSTALL SEDIMENT MEASUREMENT POST PER DETAIL 3, SHEET C-105

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- 60.20 — PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 6360 — EXISTING INDEX CONTOUR
- 6359 — EXISTING INTERMEDIATE CONTOUR
- 6360 — PROPOSED INDEX CONTOUR
- 6359 — PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK / GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- RIP RAP PAD
- RETAINING WALL
- WATER HARVESTING BASINS
- FIRE LANE
- FENCE (SEE ARCHITECTURAL DRAWINGS)

N

20 10 0 20

1"=20'

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800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TERRAIN MANAGEMENT PLAN ENLARGED 3

C-107

Mon, 19-May-2025 - 5:52 pm. Plotted by: RVILLALOBOS
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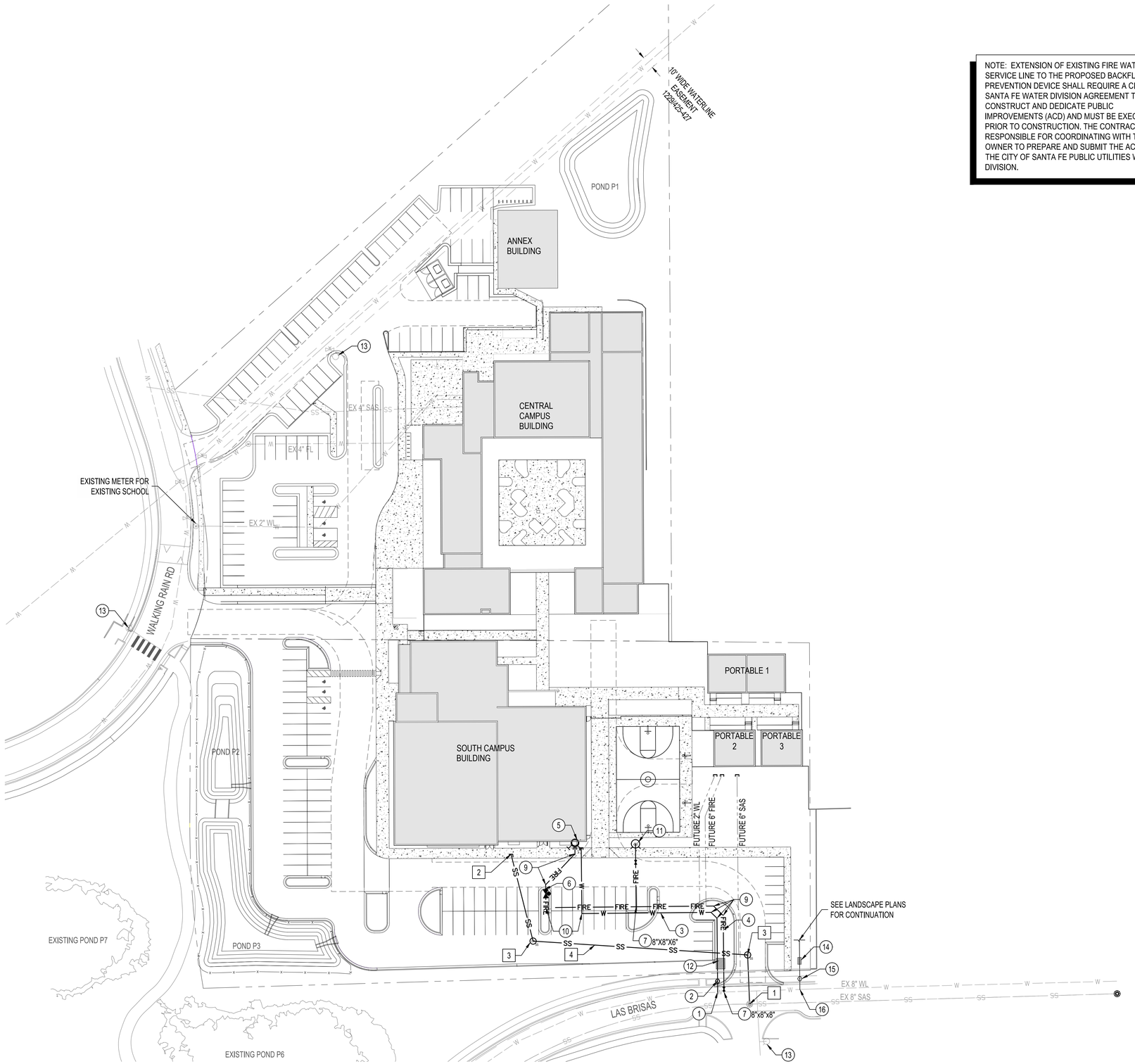

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

○ WATER KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE LINE TO EXISTING 8" WL. REFER TO PUBLIC WATER PLAN.
2. INSTALL 2" DOMESTIC WATER METER. REFER TO PUBLIC WATER PLAN.
3. INSTALL 2" DOMESTIC WATER SERVICE LINE.
4. INSTALL 8" FIRE WATER SERVICE LINE. REFER TO PUBLIC WATER PLAN FOR CONNECTION TO THE MAINLINE.
5. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 3, SHEET C-301. INSTALL FDC SIGN ON WALL ABOVE FDC APPARATUS.
6. INSTALL 8" GATE VALVE WITH POST INDICATOR (PIV) PER DETAIL 1 SHEET C-301.
7. INSTALL TEE. SIZE PER PLAN.
8. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
9. INSTALL 45° BEND WITH RESTRAINED JOINTS.
10. INSTALL 90° BEND WITH RESTRAINED JOINTS.
11. INSTALL FIRE HYDRANT PER CITY OF SANTA FE STANDARD DETAIL 07 WITH VALVE ON 6" LEG.
12. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO PUBLIC WATER PLAN.
13. EXISTING FIRE HYDRANT TO REMAIN.
14. INSTALL HEATED ENCLOSURE WITH 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
15. INSTALL 3/4" IRRIGATION METER. REFER TO PUBLIC WATER PLAN.
16. INSTALL IRRIGATION SERVICE TO 8" WATERLINE. REFER TO PUBLIC WATER PLAN.

□ SEWER KEYED NOTES

1. CONNECT NEW PRIVATE 6" SANITARY SEWER TO EXISTING MANHOLE.
2. INSTALL UTILITY SERVICE LINE TO WITHIN 5' OF BUILDING.
3. INSTALL SANITARY SEWER CLEAN OUT PER DETAIL 2, SHEET C-301.
4. INSTALL PRIVATE 6" SANITARY SEWER SERVICE LINE (SCH 40 PVC).

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE
- FIRE LANE

N

40 20 0 40

1"=40'

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58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

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WALTZ

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www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
24834
06-06-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE UTILITY PLAN

C-201

Fri, 6-Jun-2025 - 3:05:pm, Plotted by: KKLEIN
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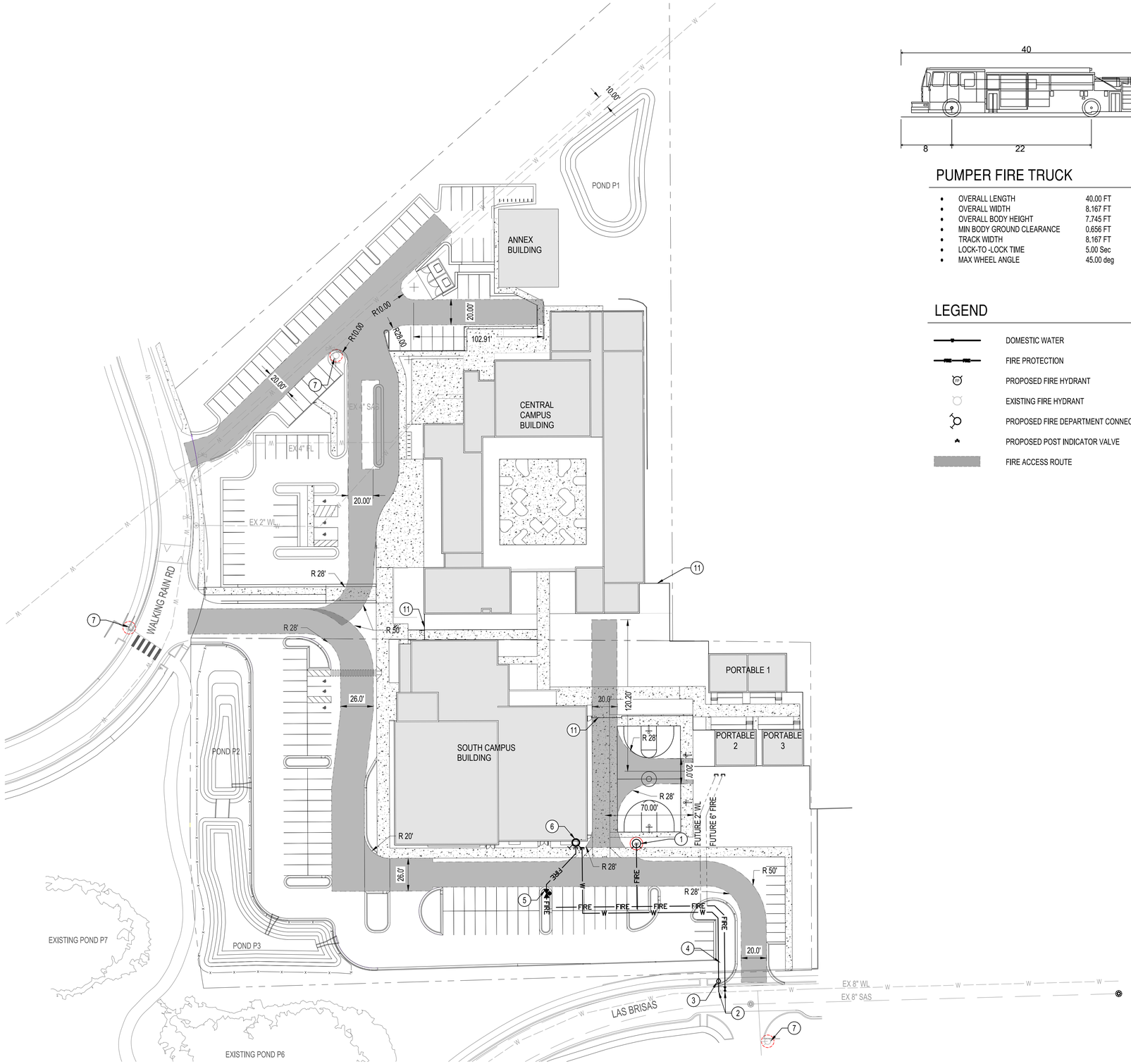


PUMPER FIRE TRUCK

OVERALL LENGTH	40.00 FT
OVERALL WIDTH	8.167 FT
OVERALL BODY HEIGHT	7.745 FT
MIN BODY GROUND CLEARANCE	0.656 FT
TRACK WIDTH	8.167 FT
LOCK-TO -LOCK TIME	5.00 Sec
MAX WHEEL ANGLE	45.00 deg

LEGEND

- DOMESTIC WATER
- FIRE PROTECTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE

BUILDING INFORMATION

SITE ADDRESS: 4157 WALKING RAIN RD.SANTA FE, NM.
4161 WALKING RAIN RD.SANTA FE, NM.

LEGAL DESCRIPTION: TRACT Q-1 OF THE NAVA ADA SUBDIVISION, 3.29 ACRES; TRACT 16 OF LAS SOLARES, 3.0 ACRES

CENTRAL CAMPUS BUILDING:
- CONSTRUCTION TYPE: V-B
- DEVELOPMENT TYPE: EXISTING BUILDING
- SPRINKLERED: YES
- BUILDING GSF: TOTAL: 29,061 SF
- BUILDING HEIGHT:
  MAX BUILDING HEIGHT: 25 FT
- FIRE FLOW*: 1,125 GPM
- HYDRANTS REQUIRED: 1
- HYDRANTS PROVIDED: 1 OFFSITE

(*75% REDUCTION FOR AUTOMATIC SPRINKLER SYSTEM)

SOUTH CAMPUS BUILDING:
- CONSTRUCTION TYPE: V-B
- DEVELOPMENT TYPE: NEW CONSTRUCTION
- SPRINKLERED: YES
- BUILDING GSF: TOTAL: 20,432 SF
- BUILDING HEIGHT:
  WEST ELEVATION: MAX BUILDING HEIGHT: 32 FT
  SOUTH ELEVATION: MAX BUILDING HEIGHT: 30 FT
  NORTH AND EAST ELEVATION: MAX BUILDING HEIGHT: 21 FT
- FIRE FLOW*: 1,000 GPM
- HYDRANTS REQUIRED: 1
- HYDRANTS PROVIDED: 2

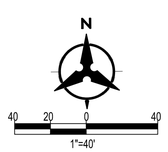
(*75% REDUCTION FOR AUTOMATIC SPRINKLER SYSTEM)

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE MINIMUM 28'.
2. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON ONE SIDE.
3. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
4. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROADS.
5. PROPOSED BUILDING SHALL HAVE AN EXTERNAL DOMESTIC AND FIRE BACKFLOW PREVENTION DEVICE.
6. ALL INSTALLED FIRE SERVICE LINES SHALL BE 6" UNLESS OTHERWISE NOTED.
7. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A CITY OF SANTA FE APPROVED SENSOR FOR FIRE DEPARTMENT ACCESS.
8. FIRE PLAN BASED ON INTERNATIONAL FIRE CODE (IFC) 2021

◯ KEYED NOTES

1. PROPOSED FIRE HYDRANT
2. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES
3. INSTALL WATER METER
4. INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
5. INSTALL PROPOSED POST INDICATOR VALVE.
6. INSTALL PROPOSED FIRE DEPARTMENT CONNECTION.
7. EXISTING FIRE HYDRANT
8. EXISTING 2" DOMESTIC SERVICE W/ EXISTING METER BOX
9. NOT USED
10. FIRE RISER ROOM
11. GATE WITH APPROVED FIRE ACCESS PER NOTE 7 ABOVE



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www.bhinc.com
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KELLY M. KLEIN
NEW MEXICO
24834
06-04-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

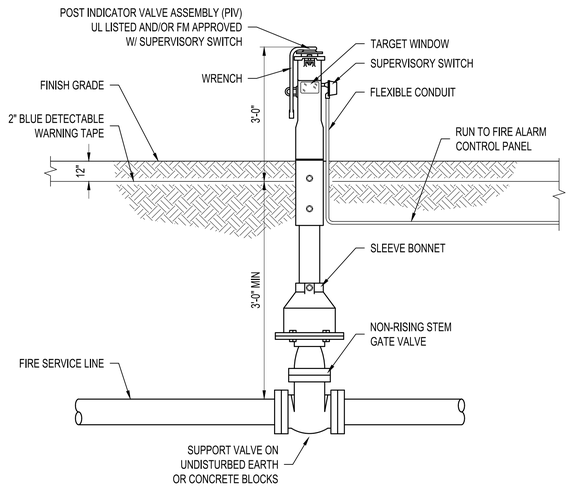
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

FIRE AND EMERGENCY ACCESS PLAN

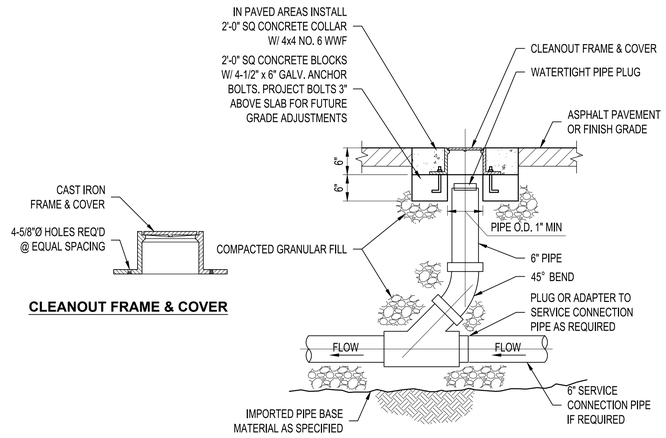
C-202

Wed, 4-Jun-2025 - 5:23:pm, Plotted by: DOLIVAS
\\a-abq-fs2\projects\20250209\CDP\Plans\General\Development Plan Sheets\20250209_Fire One.dwg



1 POST INDICATOR VALVE

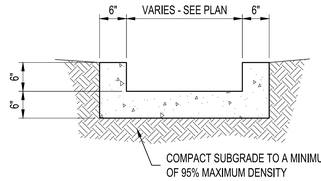
NTS



CLEANOUT FRAME & COVER

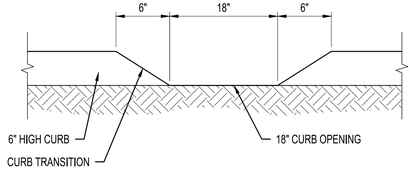
2 CLEANOUT

NTS



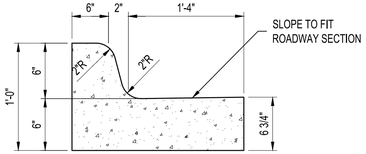
4 CONCRETE RUNDOWN CHANNEL

NTS



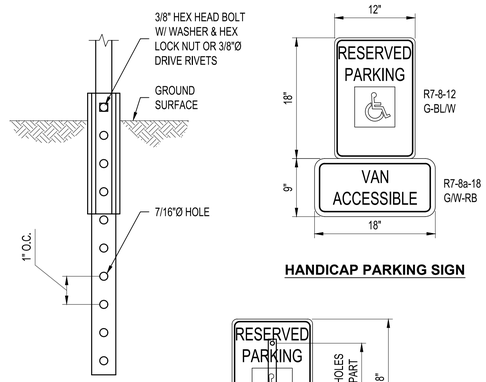
5 CURB CUT

NTS



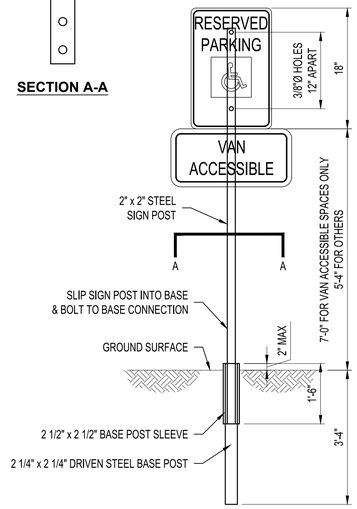
6 STANDARD CURB & GUTTER

NTS



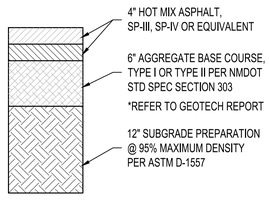
HANDICAP PARKING SIGN

SECTION A-A



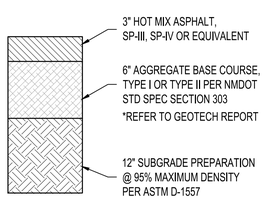
3 ACCESSIBLE PARKING SIGN

NTS



7 HEAVY DUTY PAVEMENT SECTION

NTS



8 LIGHT DUTY PAVEMENT SECTION

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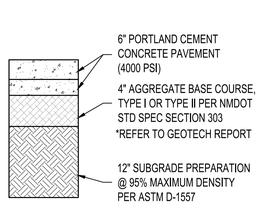
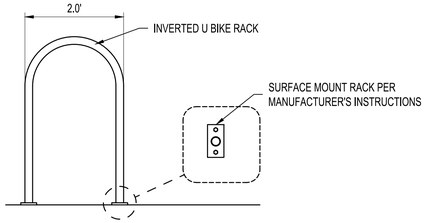


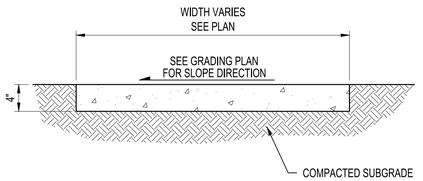
9 HEAVY DUTY CONCRETE PAVEMENT SECTION

NTS



12 INVERTED U-BIKE RACK DETAIL

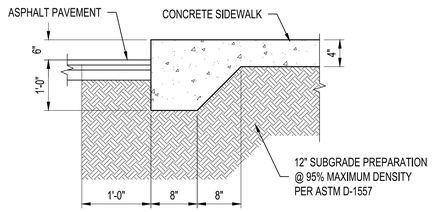
NTS



NOTE: EXPANSION & CONTROL JOINTS SHALL BE
PER NMAPWA STD DETAILS & SPECIFICATIONS

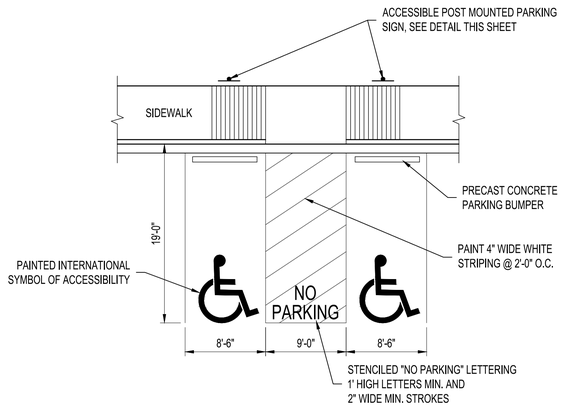
10 CONCRETE SIDEWALK

NTS



12 TURNDOWN SIDEWALK

NTS



11 TYPICAL ACCESSIBLE PARKING SPACE

NTS

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WALTZ

Bohannan Huston
www.bhinc.com
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KELLY M. KLEIN
NEW MEXICO
24834
05-19-2025
LICENSED PROFESSIONAL ENGINEER

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

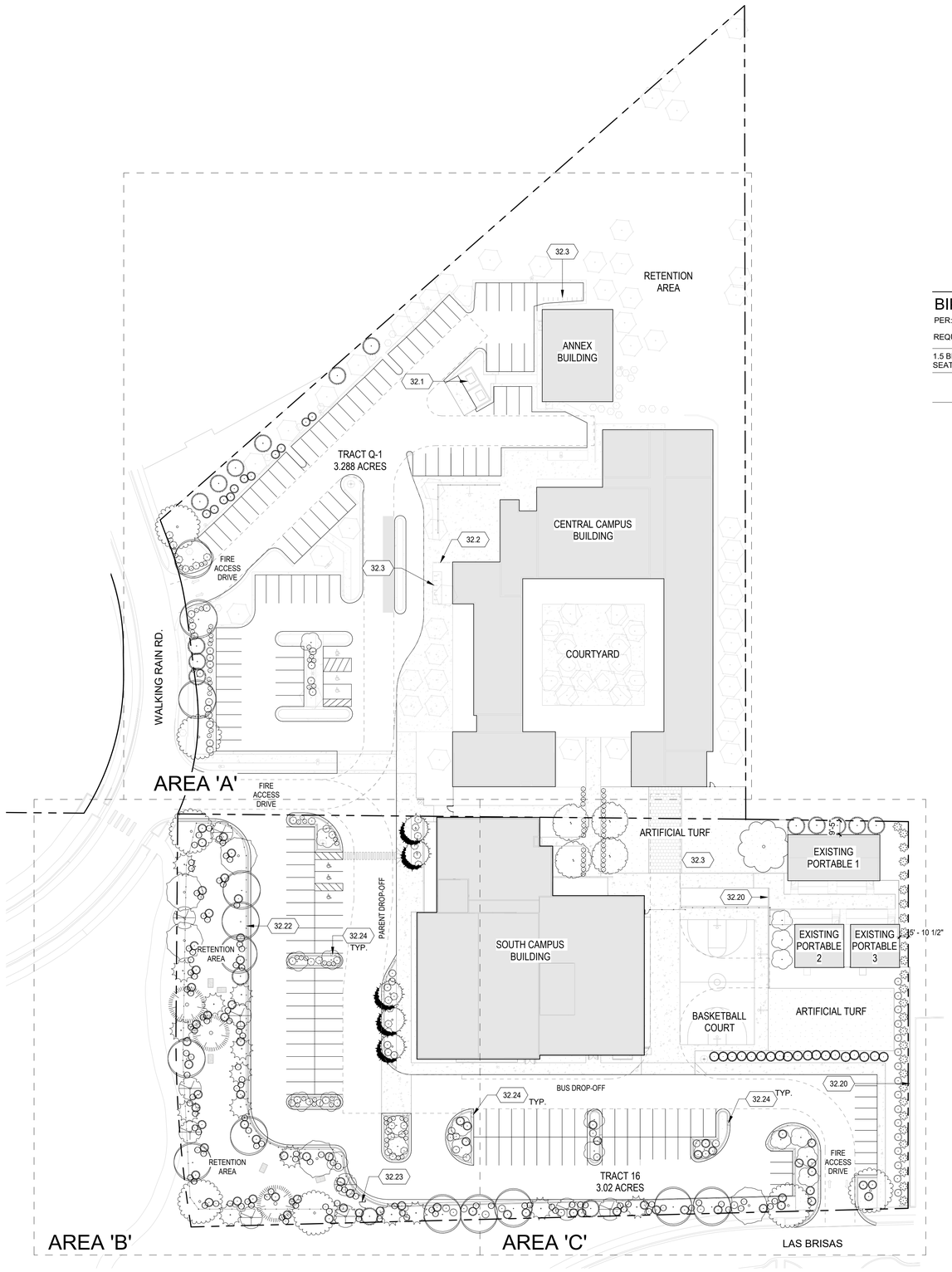
JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

CIVIL DETAILS

C-301



REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.3	LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.22	RETAINING POND FENCE, SEE DETAIL C1/LA440.
32.23	RETAINING POND GATE @ 5'-0".
32.24	CURB CUT FOR SECONDARY PLANT IRRIGATION.

BIKE CODE REQUIREMENTS

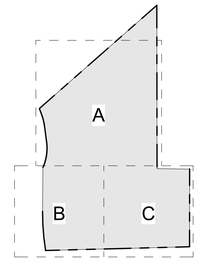
PER: SANTA FE, NEW MEXICO - CODE OF ORDINANCES CH. 14TABLE 14-8.6-5

REQUIRED NUMBER OF BIKE RACKS	REQUIRED	PROVIDED
1.5 BICYCLE SPACES PER 20 STUDENT SEATING CAPACITY, 2 SPACE MIN.		
380 STUDENTS / 20 = 19 19 x 1.5 = 28.5 SPACES	29 SPACES	37 SPACES

GENERAL NOTES

1. REFER TO SHEET LA500 FOR EXISTING AND NEW PLANT LIST

KEY PLAN



A2 OVERALL LANDSCAPE SITE PLAN

SCALE: 1" = 40'-0"

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WALTZ

STATE OF NEW MEXICO
KIRRIN A. HOLT
NO. 008712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

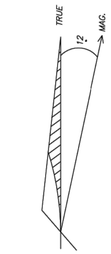
2025 / 03 / 17

OVERALL LANDSCAPE SITE PLAN

LA001

5/9/2025 11:53:02 AM

TREE SURVEY ONLY NOT A BOUNDARY SURVEY



NORTH

SCALE 1"=40'

40' 40'

LEGEND AND NOTES

DENOTES SIGNIFICANT TREES (EVERGREEN)
APPROXIMATELY 44
SOME CLUSTERS MAY CONTAIN MORE THAN 1

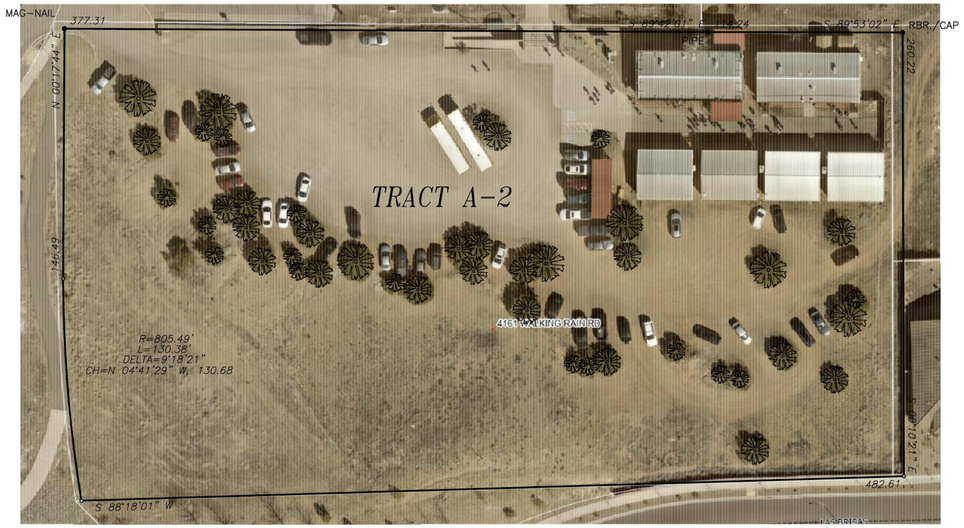
● DENOTES POINT FOUND (AS NOTED)

○ DENOTES POINT CALCULATED

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM
   "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC."
   BY DAWSON SURVEYS, INC., RECORDE IN PLAT BOOK 714, PGS. 018–020
   DATA SHOWN IS FROM RECORD PLAT.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



TREE SURVEY
MONTE DEL SOL SCHOOL
4161 WALKING RAIN
TRACT A-2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON FEB. 25TH, 2025, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO 11011 PROFESSIONAL SURVEYOR RICHARD A. CHATROOP REGISTERED

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: MONTE DEL SOL
LOCATION:

A1 SIGNIFICANT TREE SURVEY
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation www.csdc.org

WALTZ

STATE OF NEW MEXICO
ARRINA. HOLT
NO. 00712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

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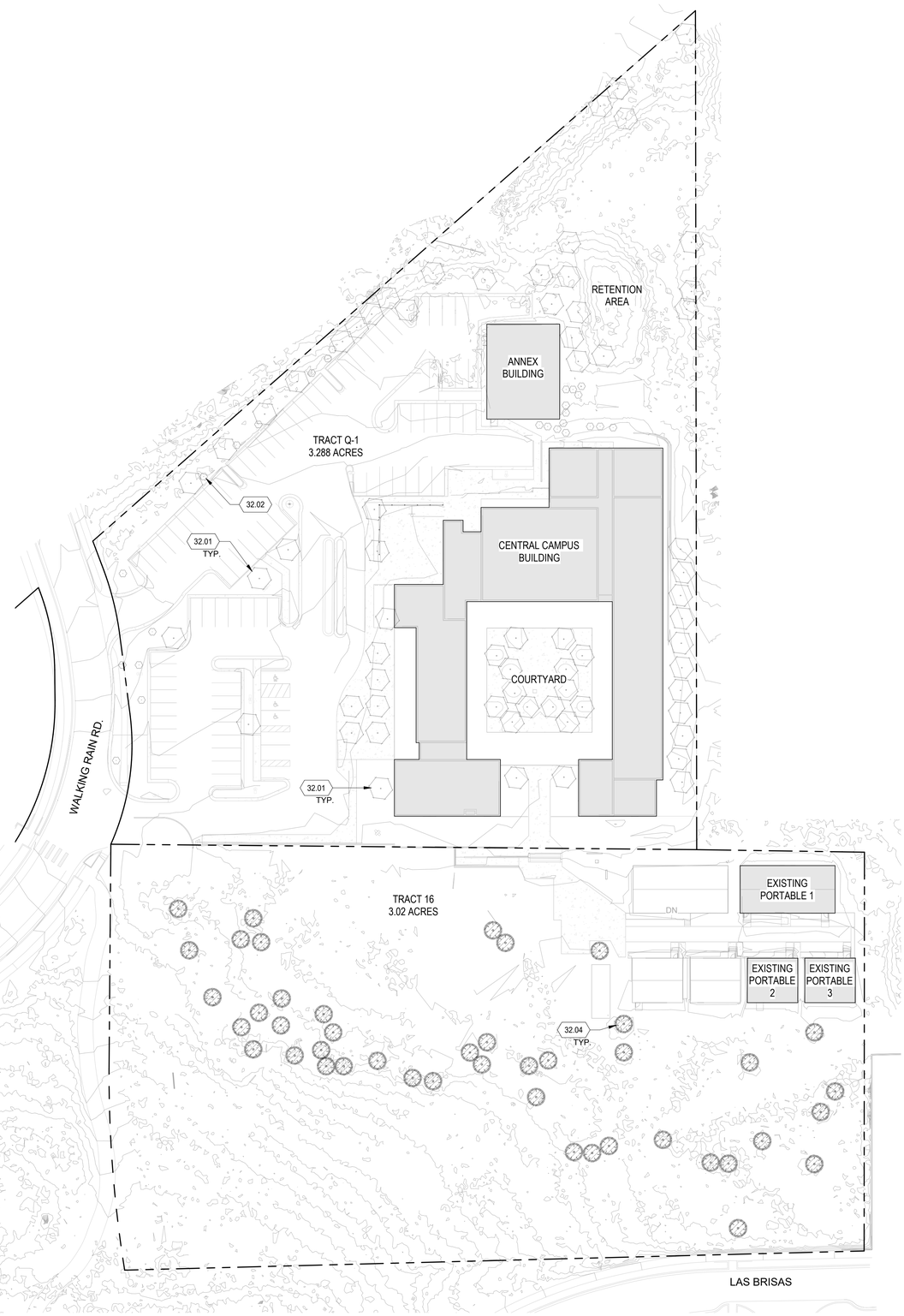
2025 / 03 / 17

SIGNIFICANT TREE SURVEY

LA003

3/12/2025 3:24:25 PM



REFERENCE NOTES

32.01 TREE TO BE PRESERVED, TYP.
32.02 SHRUB TO BE PRESERVED, TYP.
32.04 TREE TO BE REMOVED, TYP. CONTRACTOR TO REMOVE TREE, INCLUDING FULL DEPTH OF ROOT STRUCTURE.

EXISTING TREE & SHRUB LEGEND

EXISTING TREE TO REMAIN

EXISTING SHRUB TO REMAIN

SIGNIFICANT EVERGREEN TREE TO BE REPLACED

SIGNIFICANT TREE

THE PROPERTY INCLUDES 44 SIGNIFICANT EVERGREEN TREES AS DEFINED BY CITY OF SANTA FE LAND USE **CODE 14-8.4.F (5) PRESERVATION OF EXISTING VEGETATION**. PROJECTED DISTURBANCE FROM GRADING OPERATIONS AND NEW CONSTRUCTION WILL IMPACT A ALL 44 SIGNIFICANT EVERGREEN TREES. OPEN SPACE LANDSCAPING TO SATISFY THE REPLACEMENT REQUIREMENT FOR SIGNIFICANT EVERGREEN TREE REMOVAL, SEE L500 OVERALL PLANTING TREE PLAN

SIGNIFICANT TREES	EXISTING
PINON TREES (> 8' HEIGHT)	-
DECIDUOUS (> 6" DIA.)	-
EVERGREEN (> 8' HEIGHT)	44
TOTAL	44

PROPOSED PRESERVATION / REPLACEMENT

SIGNIFICANT TREES	PRESERVED	RELOCATED	REPLACED	TOTAL
PINON TREES (> 8' HGT)	-	-	-	-
DECIDUOUS (> 6" DIA.)	-	-	-	-
EVERGREEN (> 8' HEIGHT)	-	-	44	44
TOTAL	0	0	44	44

* REPLACEMENT TREES WILL BE EVERGREEN TREES (> 6' HEIGHT), SEE L500 OVERALL PLANTING TREE PLAN. REPLACEMENT TREE COUNTS INDICATE MINIMUM NUMBERS, SEE LA500 FOR ACTUAL PROPOSED QUANTITIES AND SPECIES.

A2 TREE PROTECTION PLAN
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
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Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
KRRINA. HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

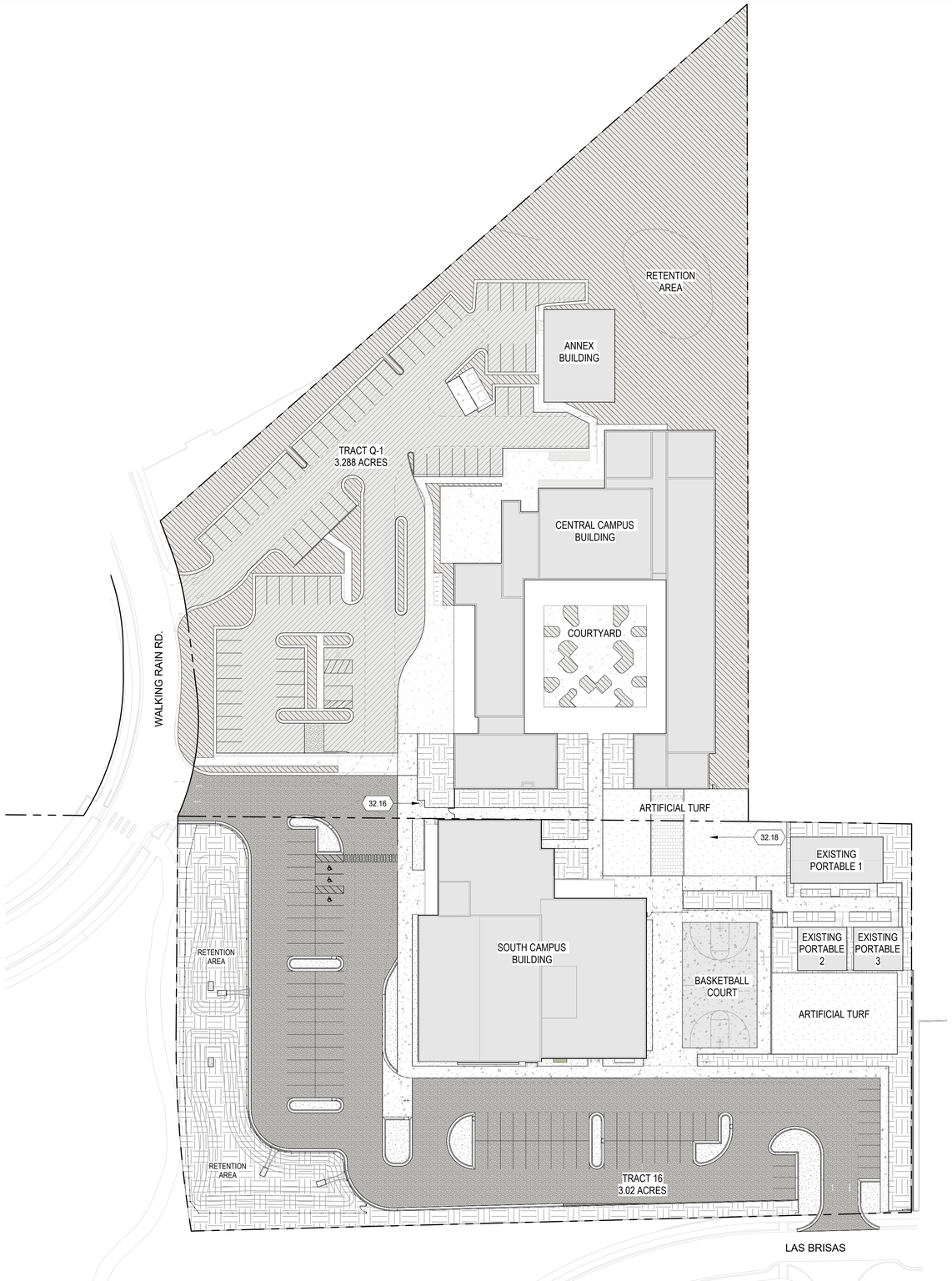
4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

TREE PROTECTION PLAN

LA004

5/9/2025 4:01:36 AM



REFERENCE NOTES

32.16 RELOCATED SCULPTURE.

32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

A2 LANDSCAPE MATERIAL SITE PLAN

SCALE: 1" = 40'-0"

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WALTZ

STATE OF NEW MEXICO
ROBIN A. HOLT
NO. 006712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

LANDSCAPE MATERIALS SITE PLAN

LA100

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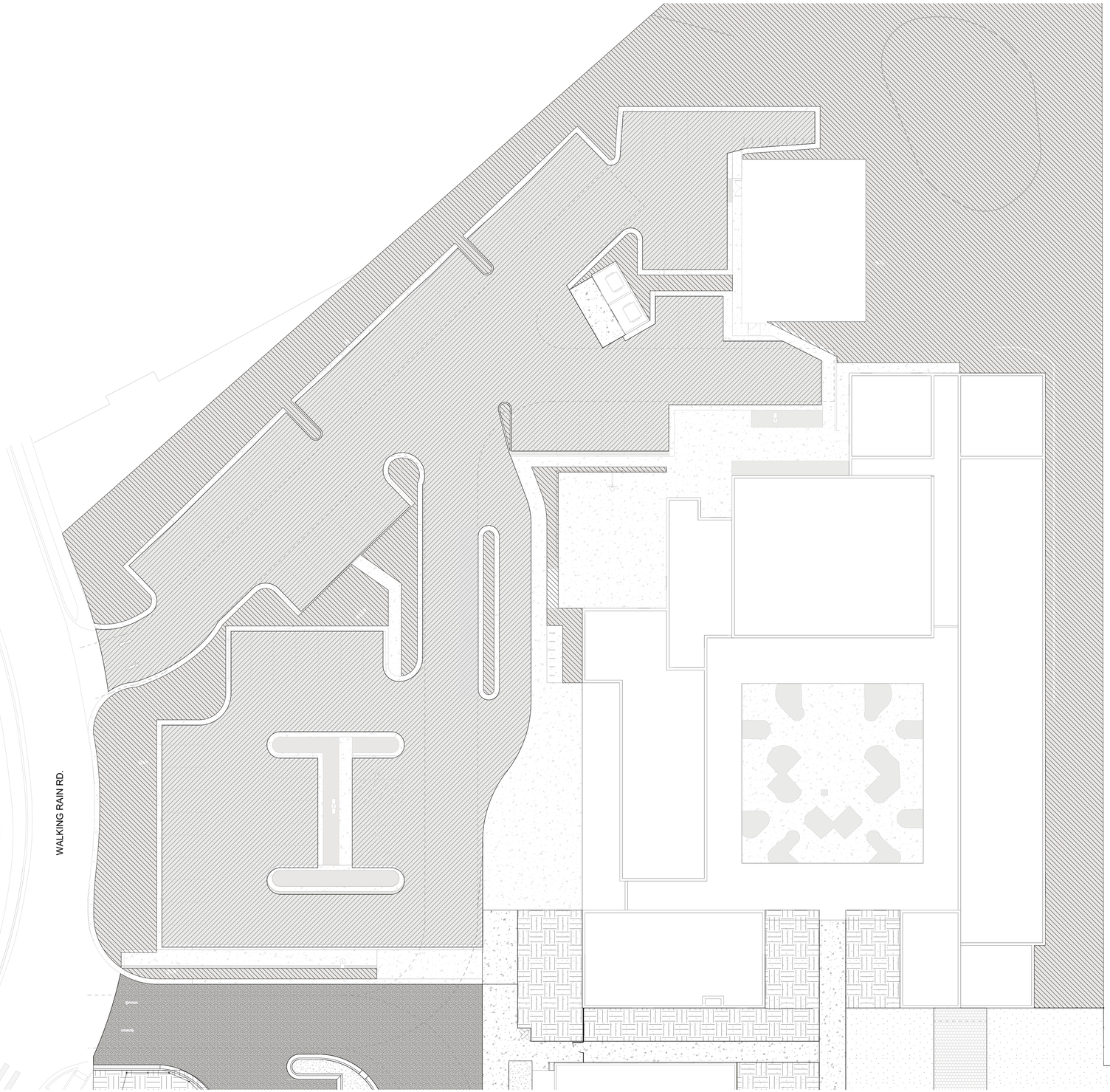


A1 ENLARGED MATERIALS PLAN AREA 'A'

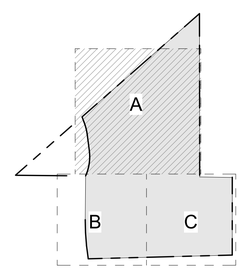
SCALE: 1" = 20'-0"

REFERENCE NOTES

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

KEY PLAN



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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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2025 / 03 / 17

MATERIALS PLAN - AREA 'A'

LA101

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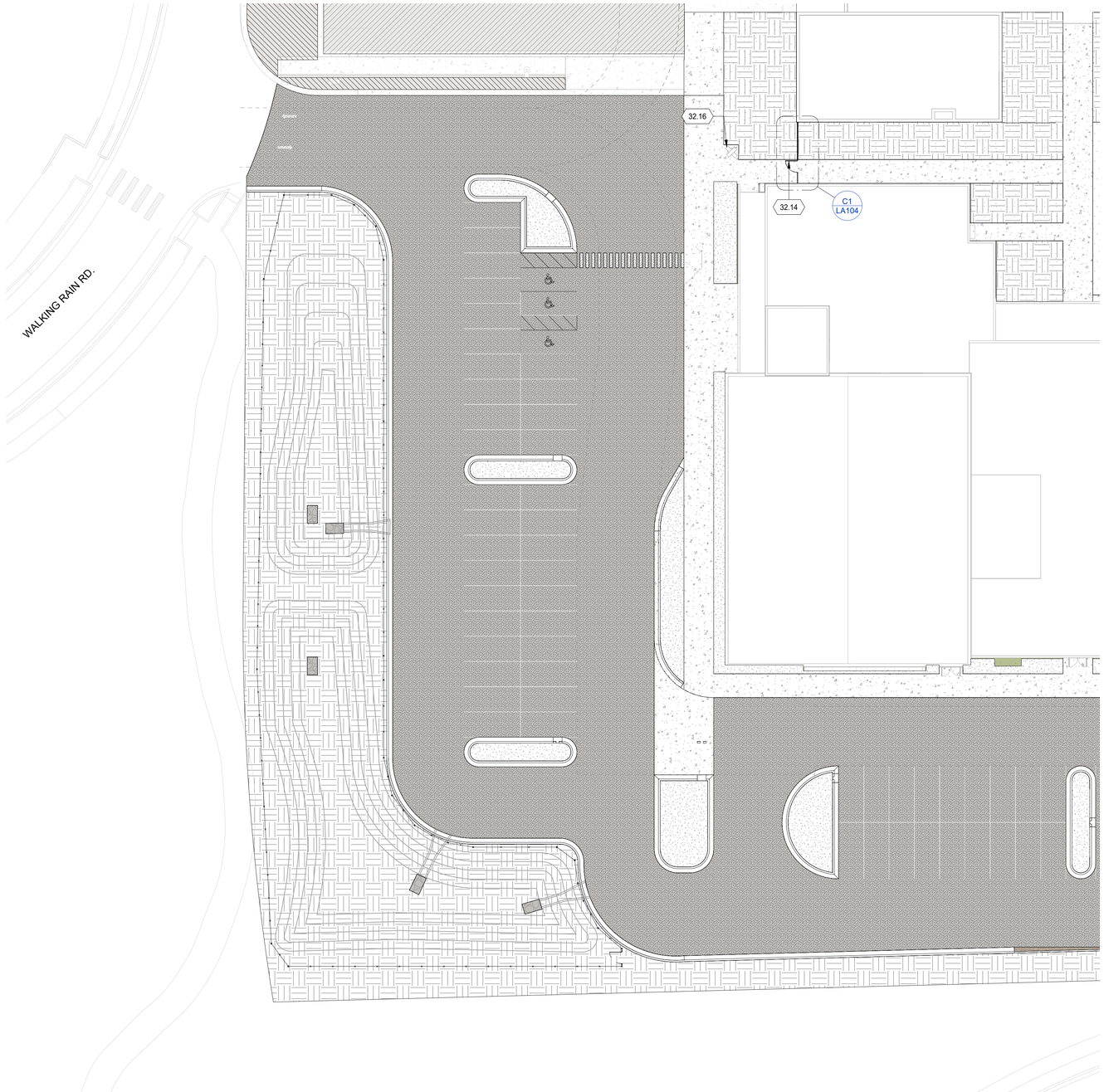


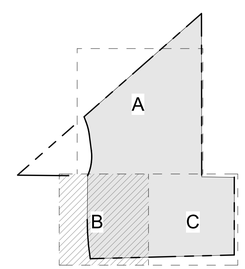
REFERENCE NOTES

32.14 METAL MAN GATE, SEE DETAIL A1/LA440.
32.16 RELOCATED SCULPTURE.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS

KEY PLAN



A2 ENLARGED MATERIALS PLAN AREA 'B'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

	DATE	REVISION
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PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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2025 / 03 / 17

MATERIALS PLAN - AREA 'B'

LA102

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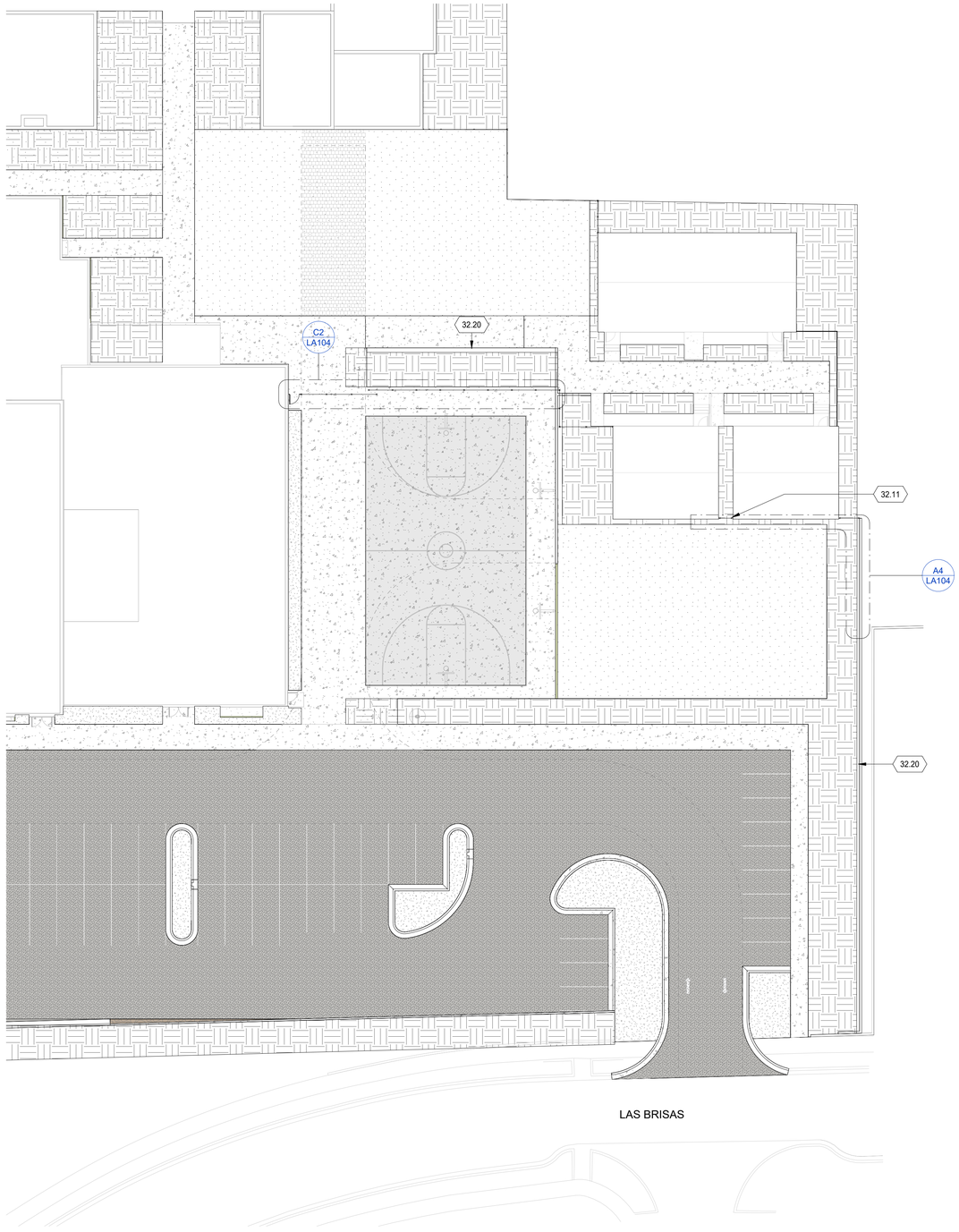


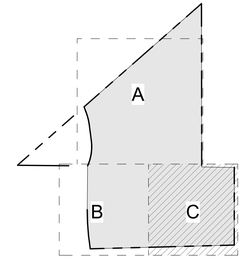
REFERENCE NOTES

32.11 METAL FENCING, SEE DETAIL A2/LA440.
32.20 RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.

MATERIALS PLAN LEGEND

- EXISTING ASPHALT TO REMAIN
- EXISTING GROUNDCOVER (PLANT, ROCK, OR GRASS) TO REMAIN
- ASPHALT
- CONCRETE
- PLANTING - 1/2"-3/4" SMALL ROCK MULCH 382.94 CUBIC YARDS (1)
- LAWN
- RIP RAP
- GEOTECH - PAVER OR GRASS PAVER
- MULCH - 1/2"-3/4" SMALL ROCK MULCH 2,313.41 CUBIC YARDS (1)

KEY PLAN



A2 ENLARGED MATERIALS PLAN AREA 'C'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
KRRINA HOLT
NO. 006712
06-13-25
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PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

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MATERIALS PLAN - AREA 'C'

LA103

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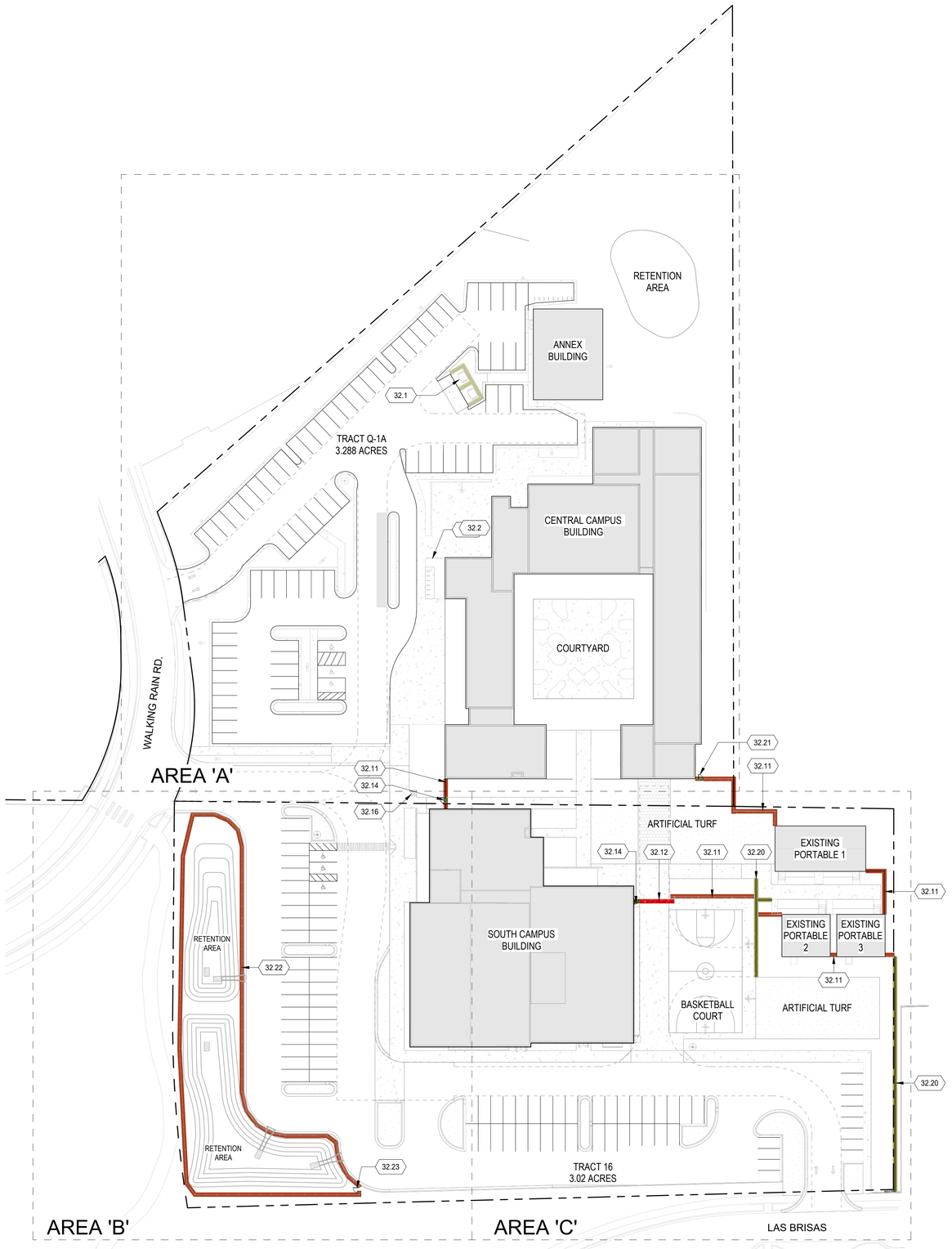


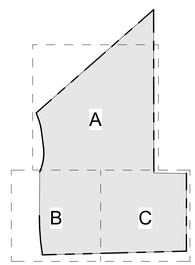
REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.11	METAL FENCING, SEE DETAIL A2/LA440.
32.12	METAL ROLLING GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A3/LA440.
32.14	METAL MAN GATE, SEE DETAIL A1/LA440.
32.16	RELOCATED SCULPTURE.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.21	METAL MAN GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A1/LA440.
32.22	RETAINING POND FENCE, SEE DETAIL C1/LA440.
32.23	RETAINING POND GATE @ 5'-0".

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A2 OVERALL WALL, FENCING, & GATE PLAN

SCALE: 1" = 40'-0"

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OVERALL WALL, FENCING, & GATE PLAN

LA110

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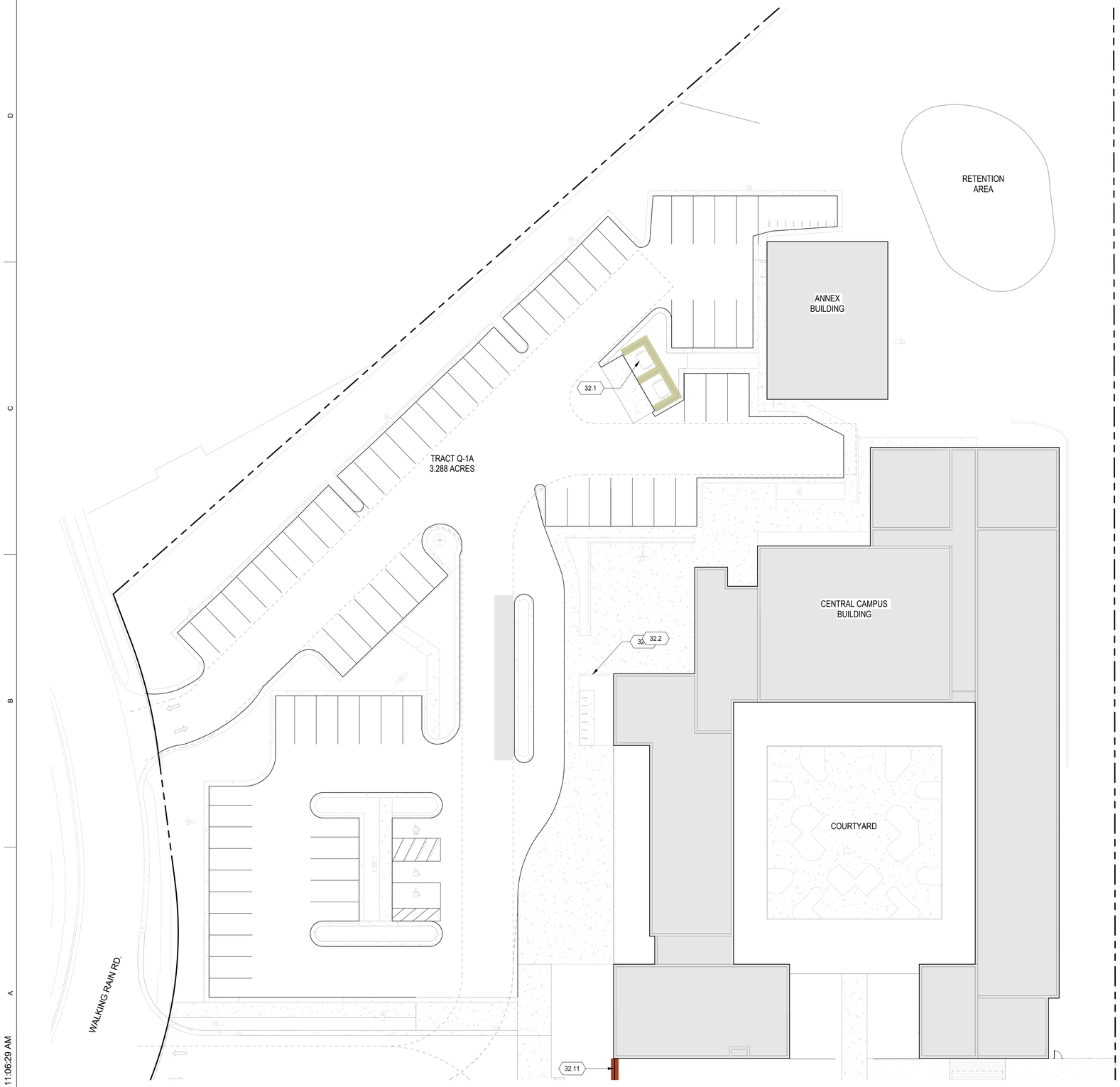


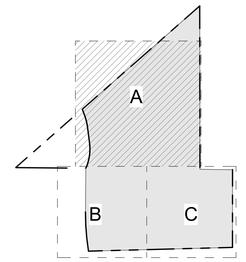
REFERENCE NOTES

32.1 REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.2 LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.11 METAL FENCING, SEE DETAIL A2/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'A'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
05-09-25
REGISTERED ARCHITECT

△ DATE REVISION

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'A'

LA111

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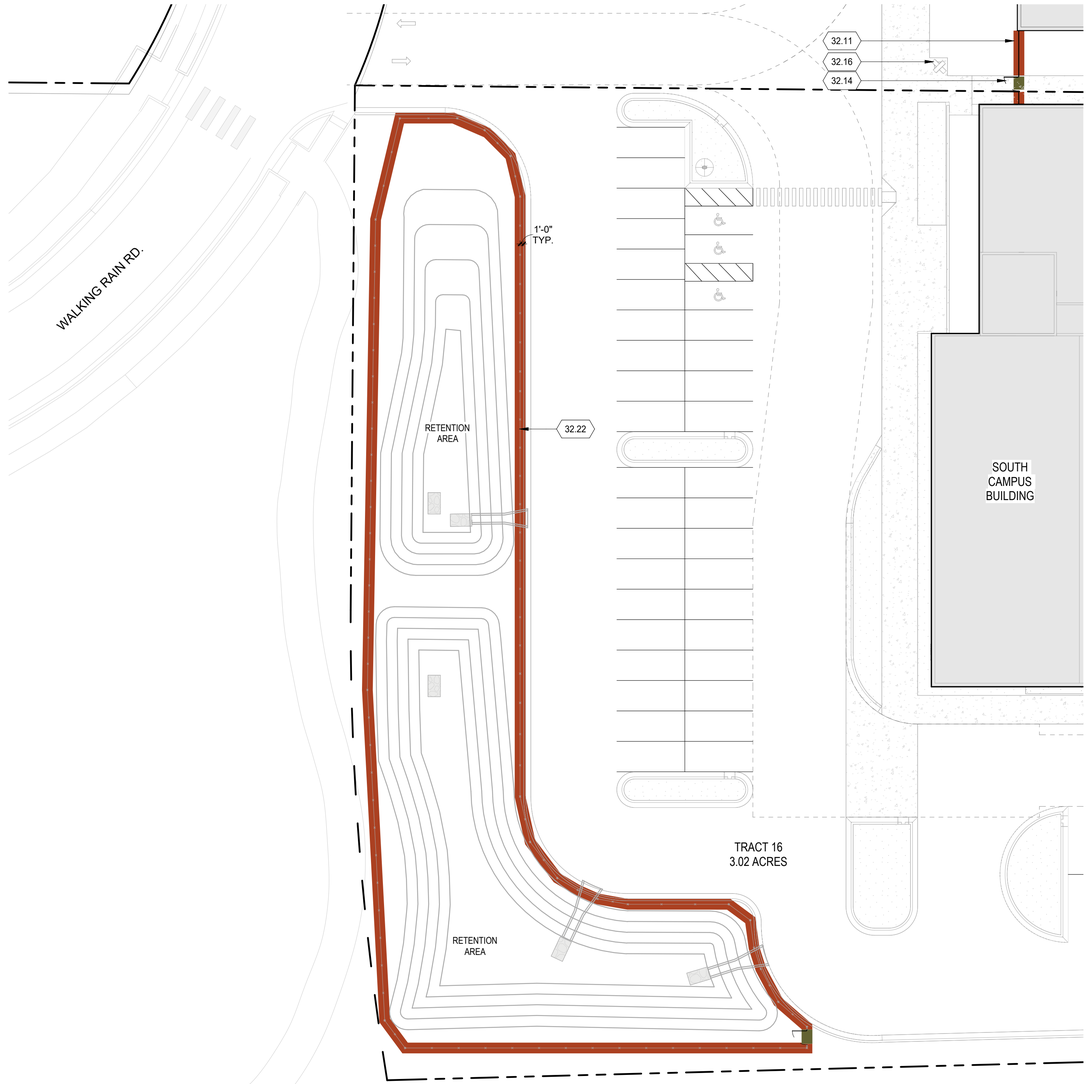


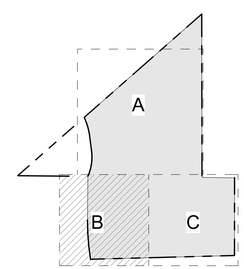
REFERENCE NOTES

32.11 METAL FENCING, SEE DETAIL A2/LA440.
32.14 METAL MAN GATE, SEE DETAIL A1/LA440.
32.16 RELOCATED SCULPTURE.
32.22 RETAINING POND FENCE, SEE DETAIL C1/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'B'
SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
KARRINA HOLT
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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'B'

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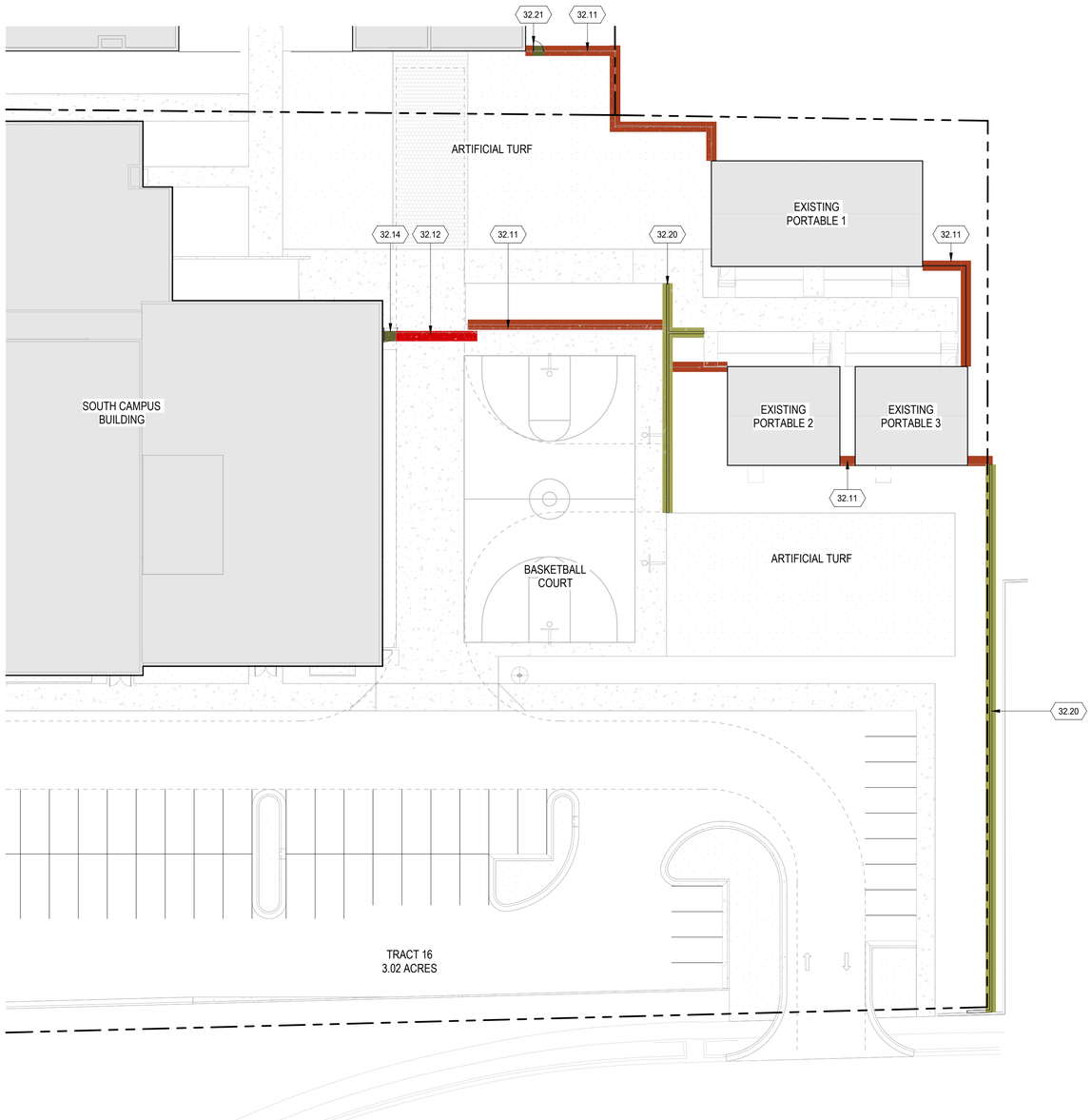


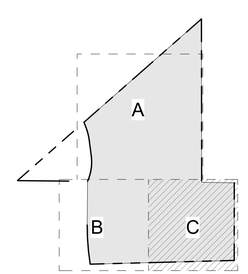
REFERENCE NOTES

32.11	METAL FENCING, SEE DETAIL A2/LA440.
32.12	METAL ROLLING GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A3/LA440.
32.14	METAL MAN GATE, SEE DETAIL A1/LA440.
32.20	RETAINING WALL, SEE DETAIL D1/LA440 AND CIVIL DRAWINGS.
32.21	METAL MAN GATE WITH FIRE ACCESS SENSOR, SEE DETAIL A1/LA440.

WALL LEGEND

- RETAINING WALL
- METAL FENCING
- METAL GATE
- AUTOMATIC METAL ROLLING GATE W/ FIRE ACCESS SENSOR
- CMU WALL

KEY PLAN



A1 WALL, FENCING, & GATE PLAN AREA 'C'

SCALE: 1" = 20'-0"

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MARINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△ DATE REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

WALL, FENCING, & GATE PLAN AREA 'C'

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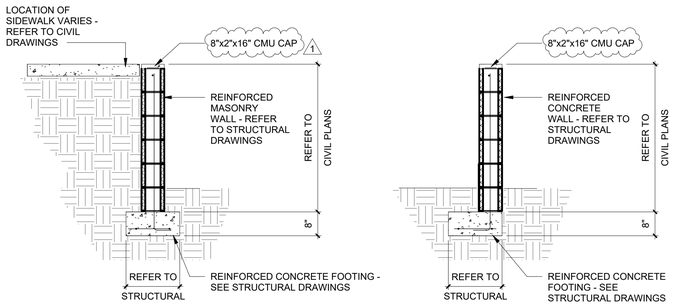
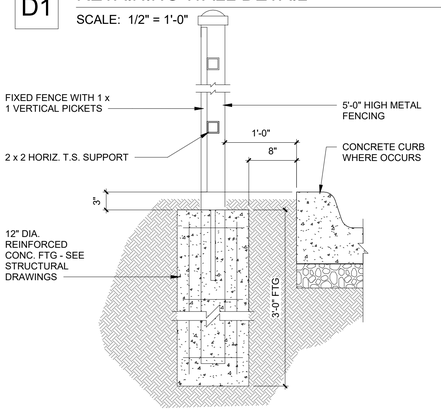


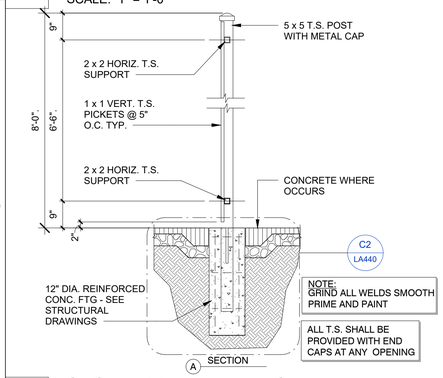
D1 RETAINING WALL DETAIL

SCALE: 1/2" = 1'-0"



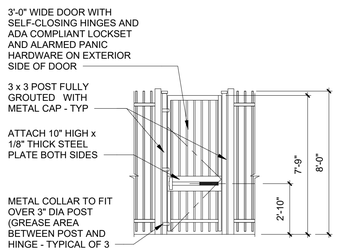
C1 FENCE FOOTING DETAIL

SCALE: 1" = 1'-0"



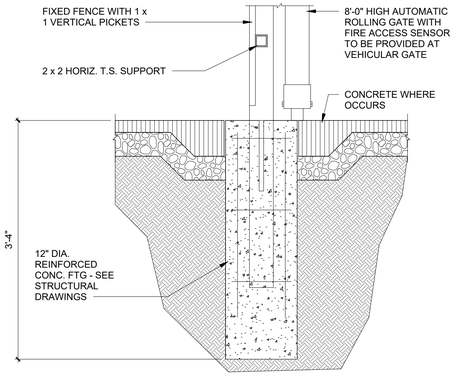
B1 SECURITY METAL FENCE

SCALE: 1/2" = 1'-0"



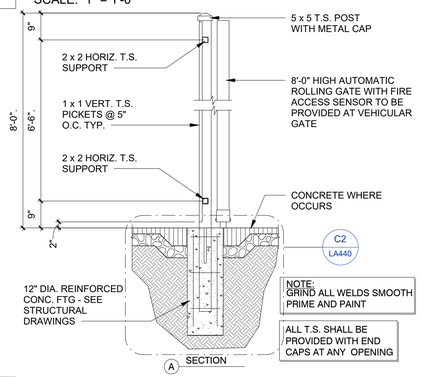
A1 METAL MAN GATE ELEVATION

SCALE: 1/4" = 1'-0"



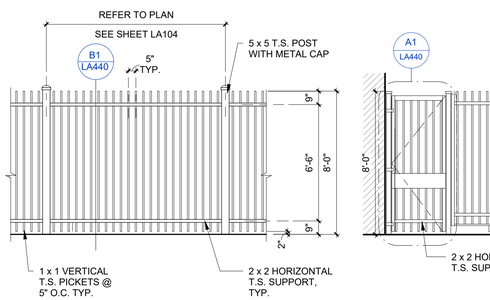
C2 SECURITY FENCE FOOTING DETAIL

SCALE: 1" = 1'-0"



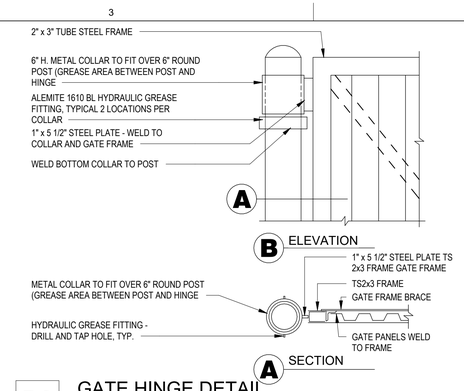
B2 SECURITY FENCE AND GATE DETAIL

SCALE: 1/2" = 1'-0"



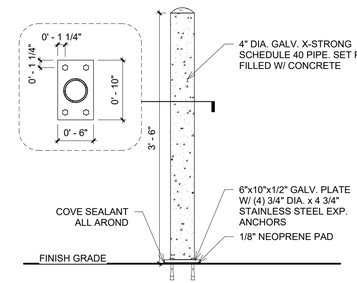
A2 METAL FENCE ELEVATION

SCALE: 1/4" = 1'-0"



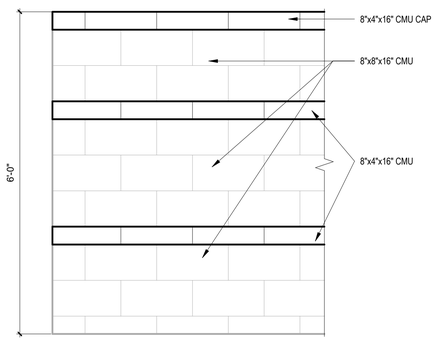
D3 GATE HINGE DETAIL

SCALE: 1" = 1'-0"



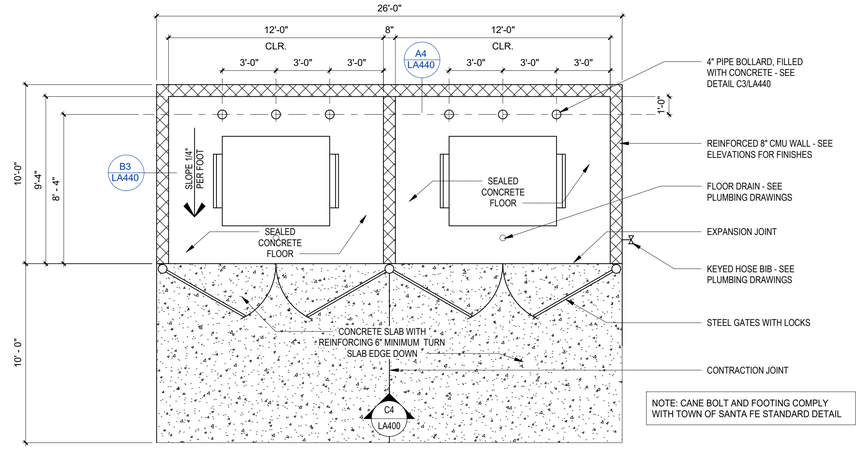
C3 BOLLARD DETAIL

SCALE: 1" = 1'-0"



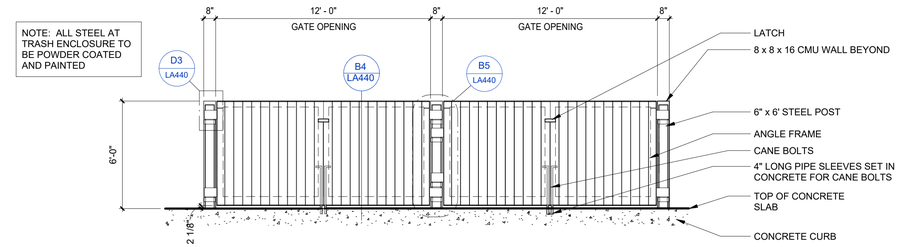
B3 TRASH ENCLOSURE WALL ELEVATION

SCALE: 3/4" = 1'-0"



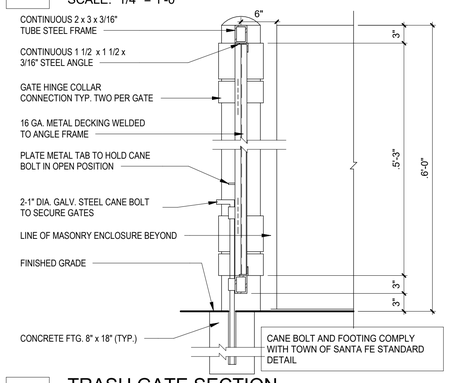
D4 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



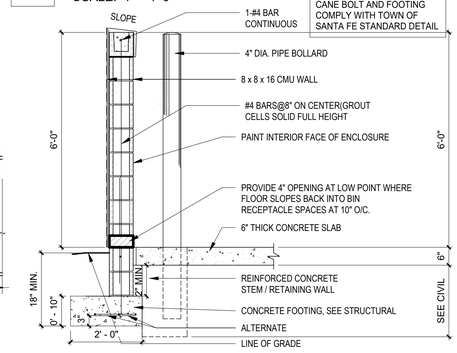
C4 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



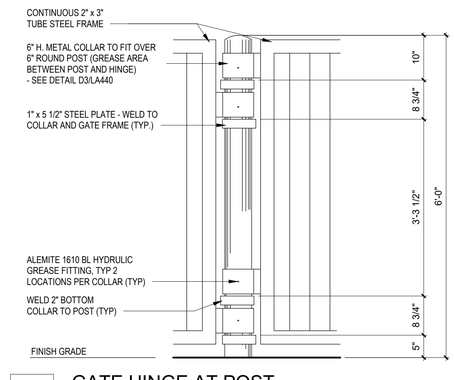
B4 TRASH GATE SECTION

SCALE: 1" = 1'-0"



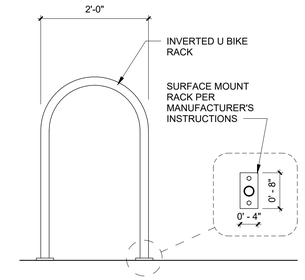
A4 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



B5 GATE HINGE AT POST

SCALE: 3/4" = 1'-0"



A5 INVERTED U-BIKE RACK DETAIL

SCALE: 3/4" = 1'-0"

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1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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SITE DETAILS

LA440

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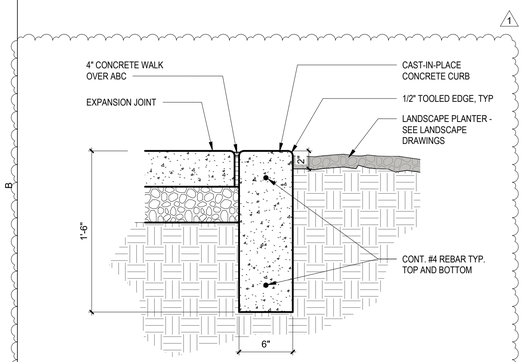
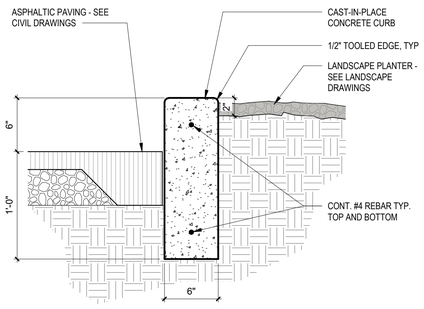


B1 MULCH DEPTH AT SIDEWALK DETAIL

SCALE: 1 1/2" = 1'-0"



A1 MULCH DEPTH AT CURB DETAIL

SCALE: 1 1/2" = 1'-0"

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WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE DETAILS

LA441

TREE SCHEDULE

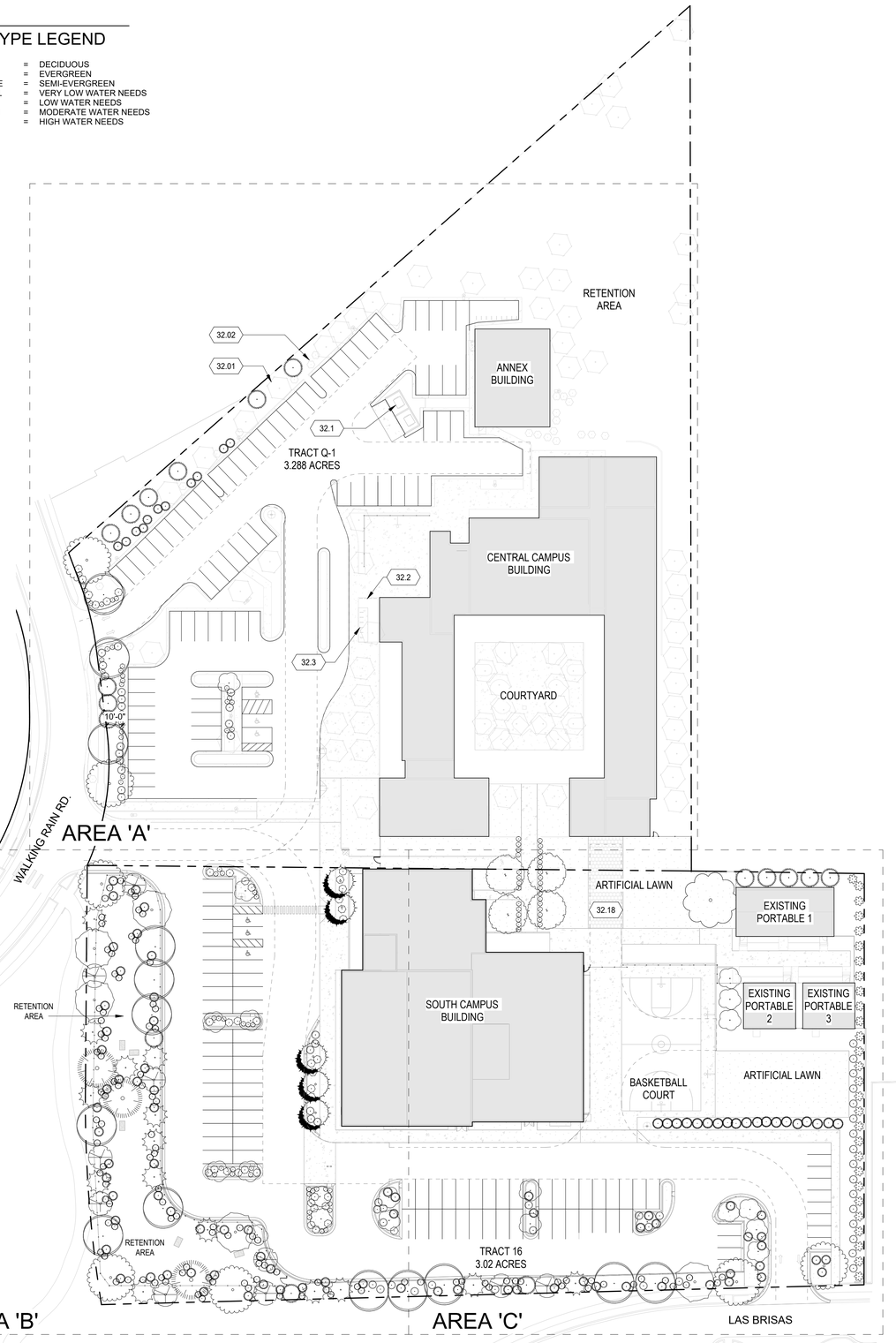
BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Tree					
Existing Tree				67	
Acer grandidentatum					
Bigtooth Maple	Ag	2" Cal.	M	10	D
Acer negundo 'Sensation'					
Sensation Boxelder	An	2" Cal.	L-M	1	D
Acer trancatum 'Fire Dragon'					
Shantung Maple	At	2" Cal.	L-M	3	D
Calocedrus decurrens					
Incense Cedar	Cd	6' - 8' H	L-M	15	E
Cercis reniformis Oklahoma					
Oklahoma Redbud	Cr	2" Cal.	L-M	21	D
Cladrastis kentukea					
Kentucky Yellowwood	Ck	2" Cal.	L-M	14	D
Cotinus obovatus					
American Smoketree	Co	2" Cal.	L-M	5	D
Crataegus crus-galli					
Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	17	D
Pinus nigra					
Austrian Black Pine	Pn	6' - 8' H	L-M	7	E
Pistacia chinensis					
Chinese Pistache	Pc	2" Cal.	L-M	4	D
Platycladus Thuja occidentalis 'Van Hoey Smith'					
Oriental Arborvitae	Pt	6' - 8' H	L-M	28	E
Zelkova serrata 'Green Vase'					
Japanese zelkova	Zs	2" Cal.	L-M	5	D
TOTAL				197	

SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Shrub					
Existing Shrub				27	
Artemisia filifolia					
Sand/Threadleaf Sage	Af	5 gal	VL-L	88	D
Buxus microphylla Winter Gem					
Winter Gem Boxwood	Bm	5 gal	L-M	19	E
Caragana pygmaea					
Pygmy Peashrub	Cp	5 gal	L-M	91	D
Dalea formosa					
Feather dalea	Df	5 gal	VL-L	109	SE
Hesperaloe parviflora					
Red Yucca	Hp	5 gal	L-M	56	E
Nolina microcarpa					
Bear grass	Nm	5 gal	VL-L	41	E
TOTAL				431	

TYPE LEGEND

D = DECIDUOUS
E = EVERGREEN
SE = SEMI-EVERGREEN
VL = VERY LOW WATER NEEDS
L = LOW WATER NEEDS
M = MODERATE WATER NEEDS
H = HIGH WATER NEEDS



REFERENCE NOTES

32.1 REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.01 TREE TO BE PRESERVED, TYP.
32.2 LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.02 SHRUB TO BE PRESERVED, TYP.
32.3 LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.
32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

TREE PLANTING CODE REQUIREMENTS

REQUIRED VEGETATION	AREA	REQUIRED	PROVIDED
STREET TREES			
1 TREE / 25'-35' OF LF (30'AVG)	326'-5" LF	11	11
OPEN SPACE - RETENTION PONDS			
1 TREE / 500SF	28,182 SQ	56	56
OPEN SPACE (INCLUDING PARKING LOT OPEN SPACE)			
1 TREE / 500SF	65,420 SQ	130	130
TOTAL		197	197
EVERGREEN TREES			
EVERGREEN TREES (25% OF TOTAL 197)		50	50
EVERGREEN TREES (SIGNIFICANT TREES REPLACED)		44	
SIGNIFICANT TREE REPLACEMENT			

Calocedrus decurrens (QTY 15)
Incense Cedar
SIGNIFICANT EVERGREEN TREE REPLACEMENT
15 of 44

Pinus nigra (QTY 7)
Austrain Black Pine
SIGNIFICANT EVERGREEN TREE REPLACEMENT
1 of 44

Platycladus Thuja occidentalis 'Van Hoey Smith' (QTY 28)
Oriental Arborvitae
SIGNIFICANT EVERGREEN TREE REPLACEMENT
28 of 44

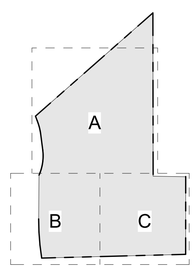
SHRUB PLANTING CODE REQUIREMENTS

REQUIRED VEGETATION	AREA	REQUIRED	PROVIDED
OPEN SPACE - RETENTION PONDS			
3 SHRUBS / 500SF	28,182 SQ	169	169
OPEN SPACE			
2 SHRUBS / 500SF	65,420 SQ	262	262
TOTAL		431	431
EVERGREEN SHRUBS			
EVERGREEN SHRUBS (25% OF TOTAL 431)		116	116

PLANTING GENERAL NOTES

1. ALL REQUIRED DECIDUOUS TREES SHALL BE TWO (2) INCH CALIPER, MIN.
2. ALL REQUIRED SHRUBS SHALL BE (5) GALLON MIN. EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.
3. ALL REQUIRED EVERGREENS SHALL BE A MIN. OF (6) FEET IN HEIGHT.
4. ANY PLANT MATERIAL REQUIRED BY SECTION 14.8.4 OF THE CITY OF SANTA FE CODE OF ORDINANCES, THAT FAILS TO SHOW HEALTHY GROWTH DUE TO DAMAGE, PEST, DISEASE OR NEGLECT SHALL BE PROMPTLY REPLACED WITH A SIMILAR PLANT.
5. NEW PLANT MATERIAL SHALL BE MULCHED AT THE BASE OF ALL TREES TO A MINIMUM DEPTH OF (2) INCHES WITH AN AIR GAP OF 2" AT THE ROOT FLAIR.
6. THE MULCH SHALL BE RENEWED YEARLY OR AS NEEDED. MULCH MAY BE OF ORGANIC OR INORGANIC MATERIAL.
7. MALE VARIETIES ARE TO BE USED WHEN THE OPTION IS BETWEEN A FRUITING OR NON-FRUITING PLANTS
8. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, TO CREATE A CLEAN CONSISTENT GRADE.
9. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIP-LINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
10. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE RE-VEGETATED AND IRRIGATED INCLUDING SPOIL PILES AND STOCKPILES OF ANY MATERIAL.
11. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.

KEY PLAN



A2 OVERALL PLANTING PLAN
SCALE: 1" = 40'-0"

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STATE OF NEW MEXICO
ARRINA HOLT
NO. 009712
06-13-25
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△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

OVERALL PLANTING PLAN

LA500

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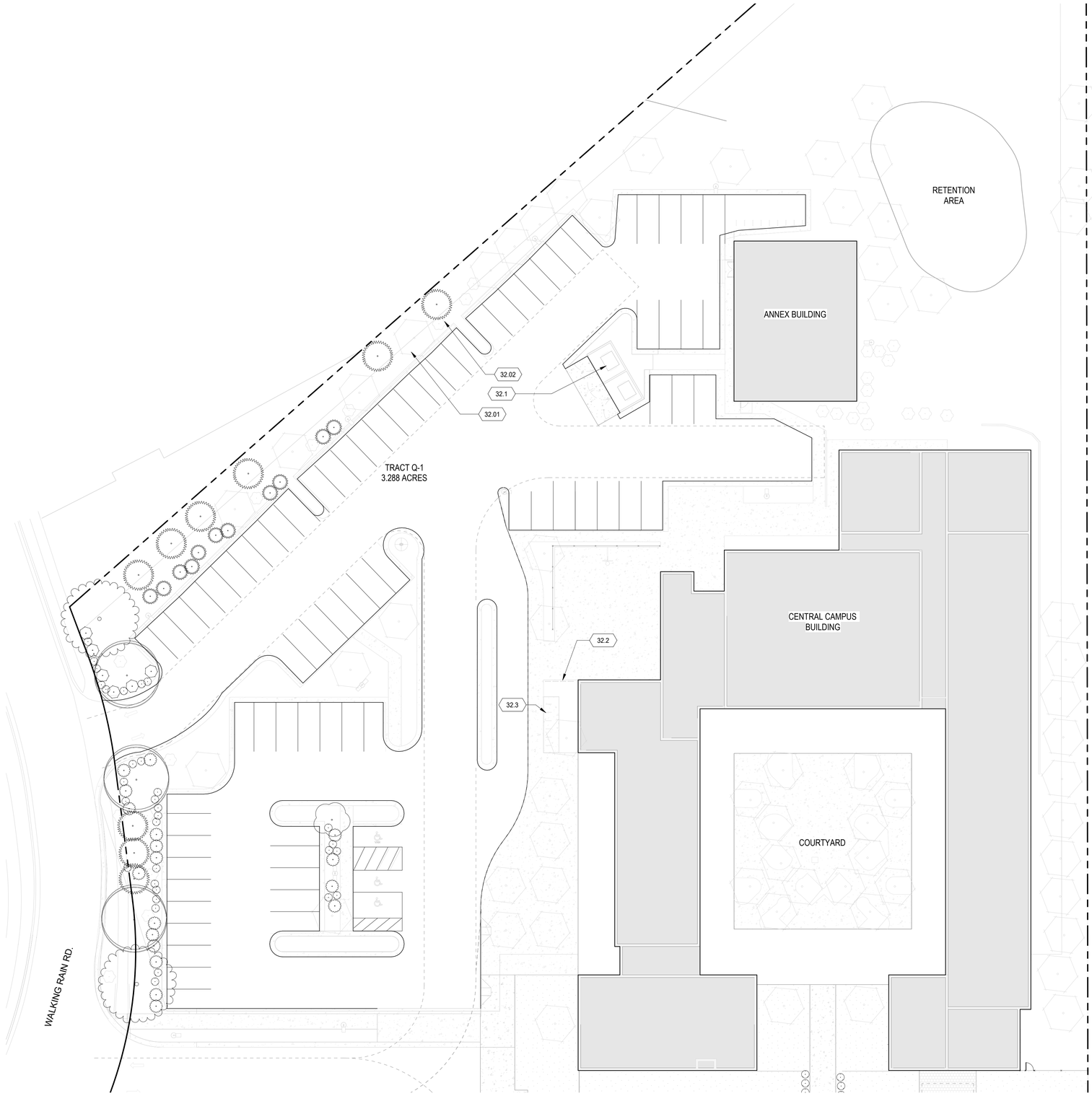


A1 PLANTING PLAN AREA 'A'

SCALE: 1" = 20'-0"

REFERENCE NOTES

32.1	REFUSE ENCLOSURE AND CONCRETE PAD PER STANDARD DETAIL, SEE DETAIL D4/LA440.
32.01	TREE TO BE PRESERVED, TYP.
32.2	LOCATION OF EXISTING BIKE RACK TO REMAIN.
32.02	SHRUB TO BE PRESERVED, TYP.
32.3	LOCATION OF NEW BIKE RACKS, SEE DETAIL A5/LA440.

TREE SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Tree					
Existing Tree				63	
Acer negundo 'Sensation'					
Sensation Boxelder	An	2" Cal.	L-M	1	D
Cercis reniformis Oklahoma					
Oklahoma Redbud	Cr	2" Cal.	L-M	1	D
Cladrastis kentukea					
Kentucky Yellowwood	Ck	2" Cal.	L-M	3	D
Crataegus crus-galli					
Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	9	D
Pinus nigra					
Austrian Black Pine	Pn	6' - 8' H	L-M	2	E
Pistacia chinensis					
Chinese Pistache	Pc	2" Cal.	L-M	2	D
TOTAL				81	

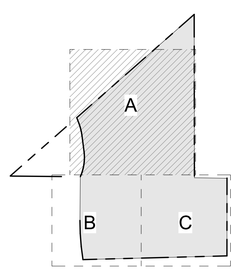
SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Existing Shrub					
Existing Shrub				27	
Artemisia filifolia					
Sand/Threadleaf Sage	Af	5 gal	VL-L	11	D
Caragana pygmaea					
Pygmy Peashrub	Cp	5 gal	L-M	37	D
Hesperaloe parviflora					
Red Yucca	Hp	5 gal	L-M	18	E
Nolina microcarpa					
Bear grass	Nm	5 gal	VL-L	6	E
TOTAL				99	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



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NO. 009712
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PLANTING PLAN- AREA 'A'

LA501

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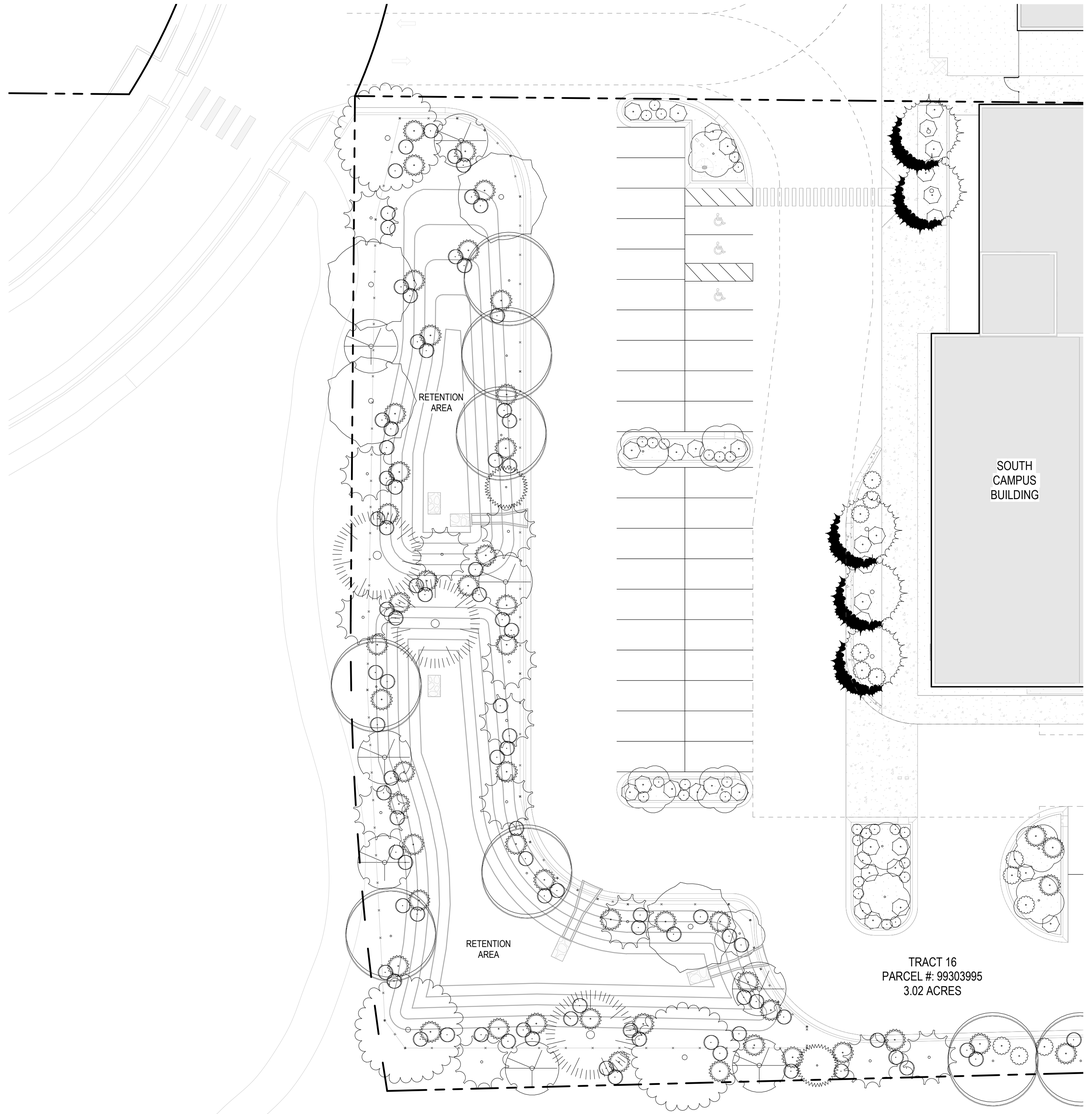


TREE SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Acer grandidentatum Bigtooth Maple	Ag	2" Cal.	M	8	D
Acer trancatum 'Fire Dragon' Shantung Maple	At	2" Cal.	L-M	3	D
Calocedrus decurrens Incense Cedar	Cd	6' - 8' H	L-M	13	E
Cercis reniformis Oklahoma Oklahoma Redbud	Cr	2" Cal.	L-M	10	D
Cladrastis kentukea Kentucky Yellowwood	Ck	2" Cal.	L-M	8	D
Cotinus obovatus American Smoketree	Co	2" Cal.	L-M	4	D
Crataegus crus-galli Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	2	D
Pinus nigra Austrian Black Pine	Pn	6' - 8' H	L-M	3	E
Zelkova serrata 'Green Vase' Japanese zelkova	Zs	2" Cal.	L-M	5	D
TOTAL				56	

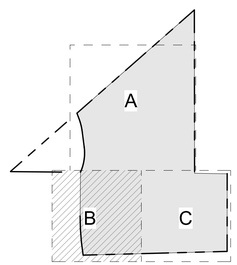
SHRUB SCHEDULE

BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Artemisia filifolia Sand/Threadleaf Sage	Af	5 gal	VL-L	50	D
Caragana pygmaea Pygmy Peashrub	Cp	5 gal	L-M	29	D
Dalea formosa Feather dalea	Df	5 gal	VL-L	87	SE
Hesperaloe parviflora Red Yucca	Hp	5 gal	L-M	12	E
Nolina microcarpa Bear grass	Nm	5 gal	VL-L	35	E
TOTAL				213	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



A1 PLANTING PLAN AREA 'B'

SCALE: 1" = 20'-0"

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2025 / 03 / 17

PLANTING PLAN- AREA 'B'

LA502

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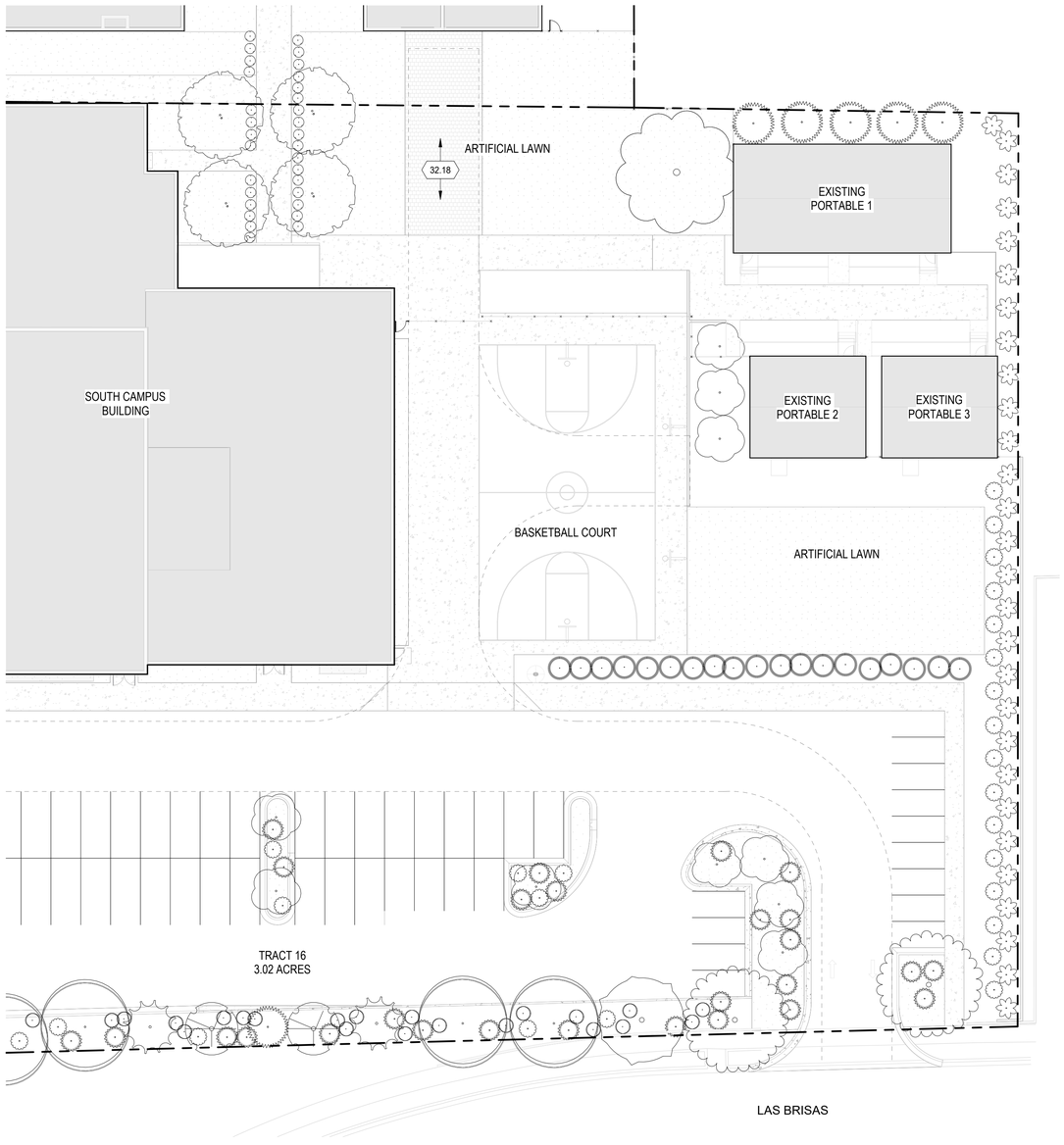
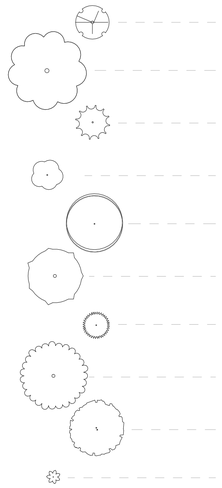


REFERENCE NOTES

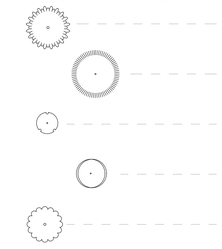
32.18 FIRE LANE SURFACE TO BE CONSTRUCTED WITH POROUS CONCRETE PAVERS OR GEOBLOCK GRASS PAVERS WITH 6" ENGINEERED BASE ABLE TO WITHSTAND WEIGHT OF AN EMERGENCY/FIRE VEHICLE.

TREE SCHEDULE



BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Acer grandidentatum Bigtooth Maple	Ag	2" Cal.	M	2	D
Acer negundo 'Sensation' Sensation Boxelder	An	2" Cal.	L-M	1	D
Calocedrus decurrens Incense Cedar	Cd	6' - 8' H	L-M	2	E
Cercis reniformis Oklahoma Oklahoma Redbud	Cr	2" Cal.	L-M	10	D
Cladrastis kentukea Kentucky Yellowwood	Ck	2" Cal.	L-M	4	D
Cotinus obovatus American Smoketree	Co	2" Cal.	L-M	1	D
Crataegus crus-galli Thornless Cockspur Hawthorn	Cc	2" Cal	L-M	6	D
Pinus nigra Austrian Black Pine	Pn	6' - 8' H	L-M	2	E
Pistacia chinensis Chinese Pistache	Pc	2" Cal.	L-M	4	D
Platycladus Thuja occidentalis 'Van Hoey Smith' Oriental Arborvitae	Pt	6' - 8' H	L-M	28	E
TOTAL				60	

SHRUB SCHEDULE

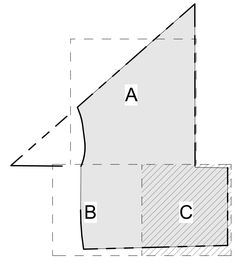


BOTANICAL/ COMMON NAME	CODE	SIZE	WATER NEEDS	QTY	TYPE
Artemisia filifolia Sand/Threadleaf Sage	Af	5 gal	VL-L	27	D
Buxus microphylla Winter Gem Winter Gem Boxwood	Bm	5 gal	L-M	19	E
Caragana pygmaea Pygmy Peashrub	Cp	5 gal	L-M	31	D
Dalea formosa Feather dalea	Df	5 gal	VL-L	22	SE
Hesperaloe parviflora Red Yucca	Hp	5 gal	L-M	26	E
TOTAL				125	

TYPE LEGEND

D	=	DECIDUOUS
E	=	EVERGREEN
SE	=	SEMI-EVERGREEN
VL	=	VERY LOW WATER NEEDS
L	=	LOW WATER NEEDS
M	=	MODERATE WATER NEEDS
H	=	HIGH WATER NEEDS

KEY PLAN



A1 PLANTING PLAN AREA 'C'

SCALE: 1" = 20'-0"

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STATE OF NEW MEXICO
KARRIN A. HOLT
NO. 009712
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Monte del Sol Development Plan Amendment

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2025 / 03 / 17

PLANTING PLAN- AREA 'C'

LA503

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LANDSCAPE IRRIGATION WATER CALCULATIONS

FOR TRACT 16 ONLY. TRACT Q-1 LANDSCAPE IRRIGATION SYSTEM IS EXISTING
IRRIGATION TO BE PROVIDED AS FOLLOWS:
-DRIP IRRIGATION TO TREES AND SHRUBS (SEPARATE ZONES FOR TREES).

DEMAND ASSUMPTIONS / SIX (6) MONTH IRRIGATION PERIOD

Planter Area (North Facing)	0.25 gallons per week per square foot (shaded)
Planter Area (East Facing)	0.40 gallons per week per square foot (slightly shaded)
Planter Area (South Facing)	0.75 gallons per week per square foot (with reflected heat)
Planter Area (West Facing)	0.50 gallons per week per square foot (typical condition)
Trees (New)	16.0 gallons per week: (8) 1gal/hr emitters per tree, run 1 hour, twice a week

REDUCTION FACTOR — Reduction Factor assumes a reduction in water use for drought tolerant plants once they have been established.

MONTHLY WATER ALLOTMENT — Percent of water allocated to plants based on climate and average needs.

Landscape Water Budget Calculations - YEAR 1 (Establishment Period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Planter Area (North Facing)		1173	293	100%	293
Planter Area (East Facing)		762	305	100%	305
Planter Area (South Facing)		8057	6043	100%	6043
Planter Area (West Facing)		882	441	100%	441
Trees (new)	197		3152	100%	3152

Landscape Water Budget Calculations - YEARS 2&3

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Planter Area (North Facing)		1173	293	85%	249
Planter Area (East Facing)		762	305	85%	259
Planter Area (South Facing)		8057	6043	85%	5136
Planter Area (West Facing)		882	441	85%	375
Trees (new)	197		3152	100%	3152

1

YEAR 1 (ESTABLISHMENT PERIOD)

Planter Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
	5%	5%	15%	38%	64%	100%	90%	85%	62%	35%	20%	5%	
Planter Area (North Facing)	150.0	150.0	754.0	1945.0	2475.0	3038.0	2637.0	2386.0	1945.0	166.0	425.0	150.0	16,221
Planter Area (East Facing)	99.0	99.0	502.0	1296.0	1650.0	2026.0	1758.0	1591.0	1296.0	111.0	284.0	99.0	10,811
Planter Area (South Facing)	999.0	999.0	5023.0	12963.0	16501.0	20255.0	17582.0	15907.0	12963.0	1107.0	2836.0	999.0	108,134
Planter Area (West Facing)	99.0	99.0	502.0	1296.0	1650.0	2026.0	1758.0	1591.0	1296.0	111.0	284.0	99.0	10,811
Trees (new)	900.0	1000.0	6304.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	6304.0	1200.0	103,964
Monthly Demand	**2247.0**	**2347.0**	**13085.0**	**30108.0**	**34884.0**	**39953.0**	**36343.0**	**34083.0**	**30108.0**	**14103.0**	**10133.0**	**2547.0**	
Year 1 Demand												**gal/yr**	**249,941**
												ac-ft/yr	**0.77**

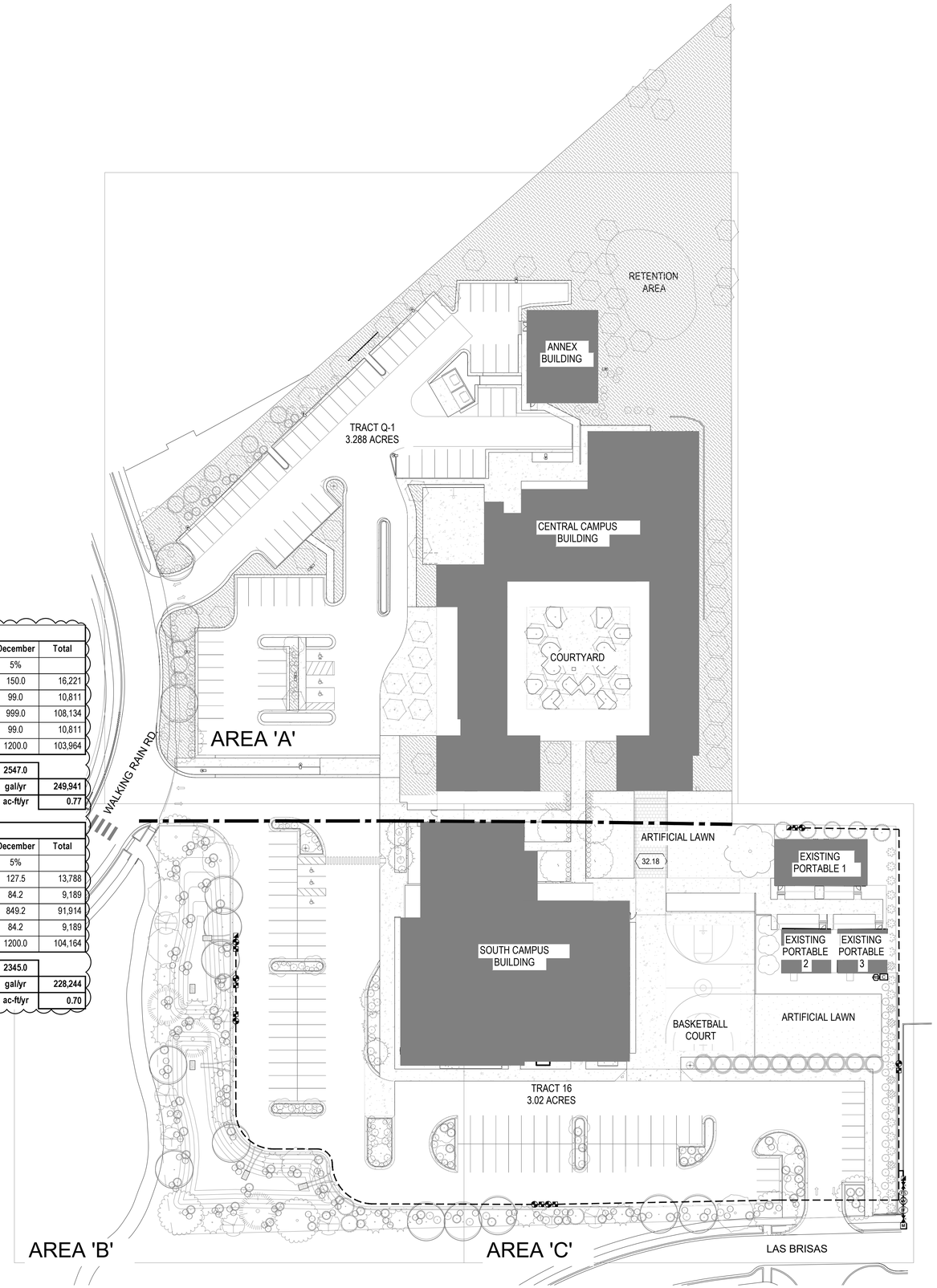
YEAR 2 & 3

Planter Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
	5%	5%	15%	38%	64%	100%	90%	85%	62%	35%	20%	5%	
Planter Area (North Facing)	127.5	127.5	640.9	1653.3	2103.8	2582.3	2241.5	2028.1	1653.3	141.1	361.3	127.5	13,788
Planter Area (East Facing)	84.2	84.2	426.7	1101.6	1402.5	1722.1	1494.3	1352.4	1101.6	94.4	241.4	84.2	9,189
Planter Area (South Facing)	849.2	849.2	4269.6	11018.6	14025.9	17216.8	14944.7	13521.0	11018.6	941.0	2410.6	849.2	91,914
Planter Area (West Facing)	84.2	84.2	426.7	1101.6	1402.5	1722.1	1494.3	1352.4	1101.6	94.4	241.4	84.2	9,189
Trees (new)	900.0	1200.0	6304.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	12608.0	6304.0	1200.0	104,164
Monthly Demand	**2045.0**	**2345.0**	**12067.9**	**27483.0**	**31542.6**	**35851.3**	**32782.8**	**30861.8**	**27483.0**	**13878.8**	**9558.7**	**2345.0**	
Year 2&3 Demand												**gal/yr**	**228,244**
												ac-ft/yr	**0.70**

1

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
C1	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	0.7	20	27.1	50.6	1.02 in/h
C2	Rain Bird PESB	1"	Tree Bubbler	5	20	22.6	46.1	3.83 in/h
C3	Rain Bird PESB	1"	Tree Bubbler	7	20	24.4	45.7	3.83 in/h
C4	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.57	20	27.1	48.2	1.02 in/h
C5	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.34	20	27.2	52.7	1.02 in/h
C6	Rain Bird PESB	1"	Tree Bubbler	3.5	20	22.1	47.8	3.83 in/h
C7	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	3.17	20	27.5	53.3	1.02 in/h
C8	Rain Bird PESB	1"	Tree Bubbler	13.5	20	25.7	51.5	3.83 in/h
C9	Rain Bird PESB	1"	Tree Bubbler	14.5	20	24.8	57.0	3.83 in/h
C10	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	3.11	20	27.2	59.6	1.02 in/h
C11	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	1.04	20	27.0	59.7	1.02 in/h
C12	Rain Bird PESB	1"	Tree Bubbler	2.5	20	21.6	54.3	3.83 in/h
C13	Rain Bird XCZ-100-LC	1"	Area for Shrub Drip Emitters	0.57	20	27.0	59.8	1.02 in/h
C14	Rain Bird PESB	1"	Tree Bubbler	2.5	20	21.9	54.7	3.83 in/h



REFERENCE NOTES

A2 OVERALL IRRIGATION PLAN
SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 026712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	6.13.2025	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

OVERALL IRRIGATION PLAN

LA700

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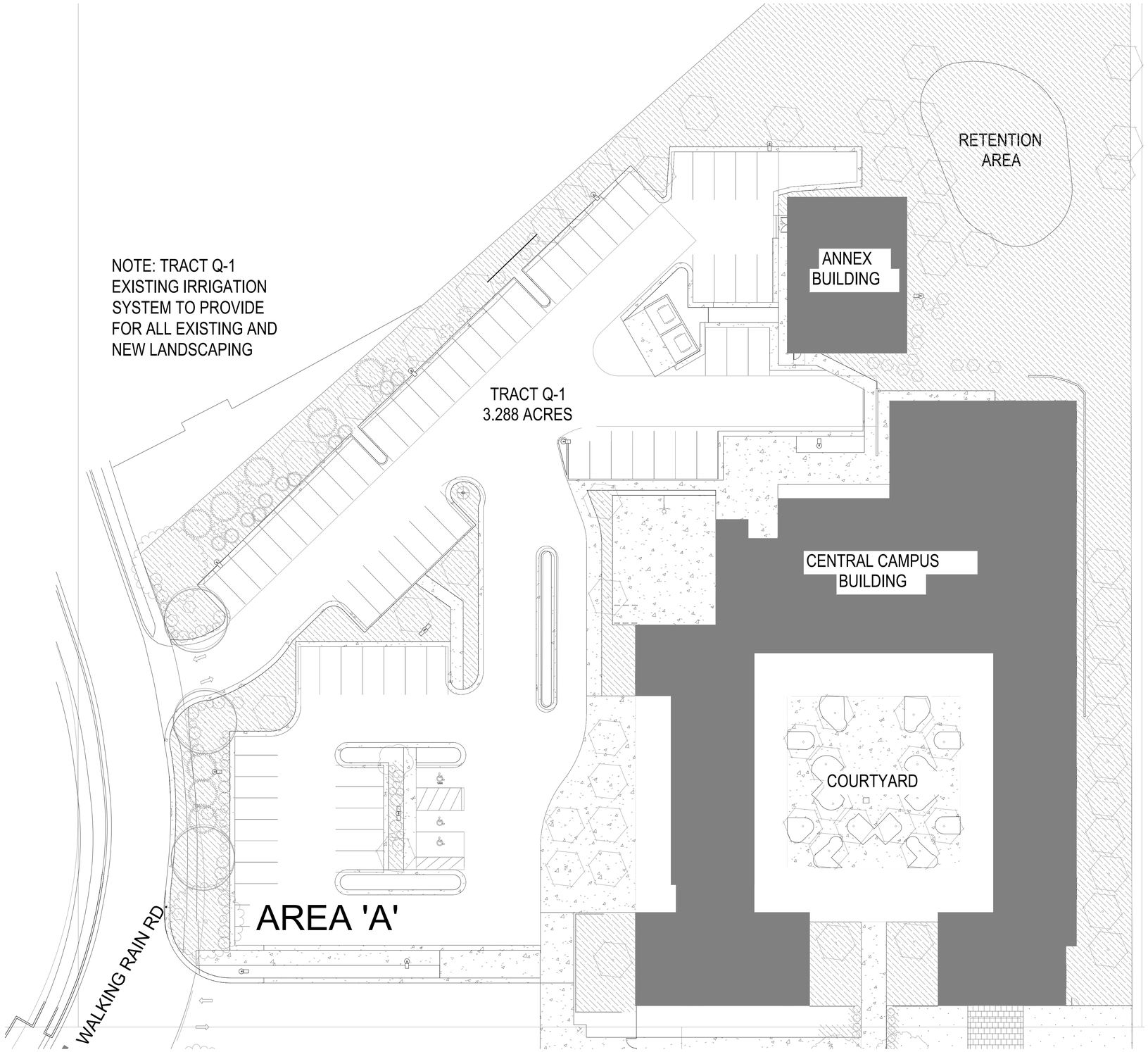


A1 ENLARGED IRRIGATION PLAN AREA 'A'

SCALE: 1" = 20'-0"

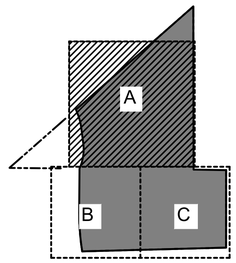
1

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	**MANUFACTURER/MODEL**	**PSI**	**DETAIL**
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
F	Netafim TLSOV		
DI	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	**MANUFACTURER/MODEL**		**DETAIL**
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
MV	Griswold 2000-E 1"		
BF	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
RS	Hunter WR-CLIK		
FS	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

KEY PLAN



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JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION PLAN- AREA 'A'

LA701

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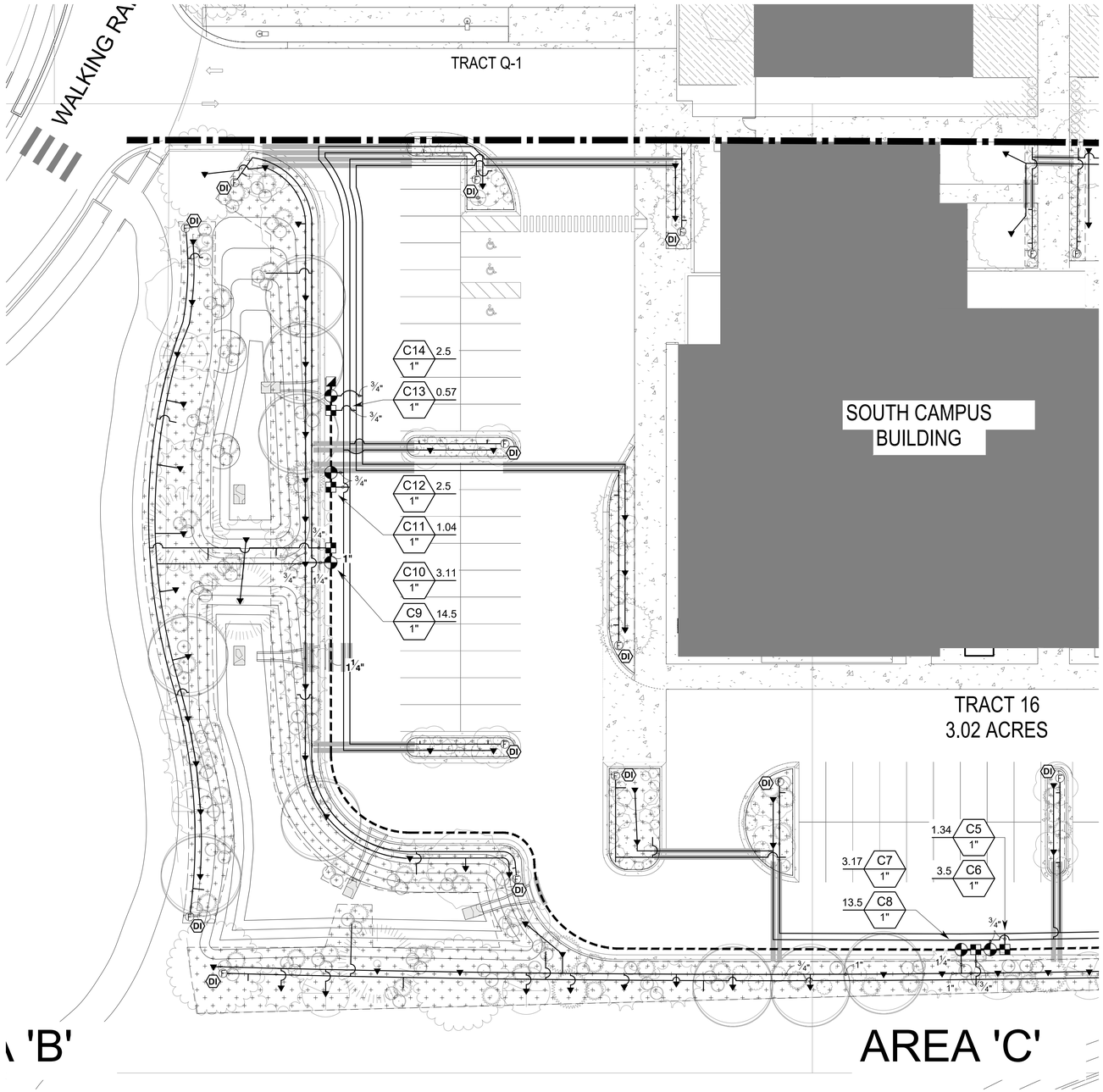
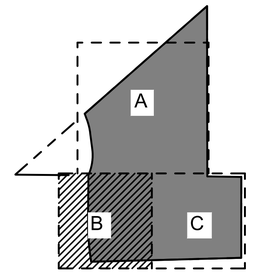


IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL	PSI	DETAIL
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
(F)	Netafim TLSOV		
(DI)	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	MANUFACTURER/MODEL		DETAIL
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
(MV)	Griswold 2000-E 1"		
(BF)	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
(RS)	Hunter WR-CLIK		
(FS)	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

KEY PLAN



A1 ENLARGED IRRIGATION PLAN AREA 'B'

SCALE: 1" = 20'-0"

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JURISDICTION: CITY OF SANTA FE

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IRRIGATION PLAN- AREA 'B'

LA702

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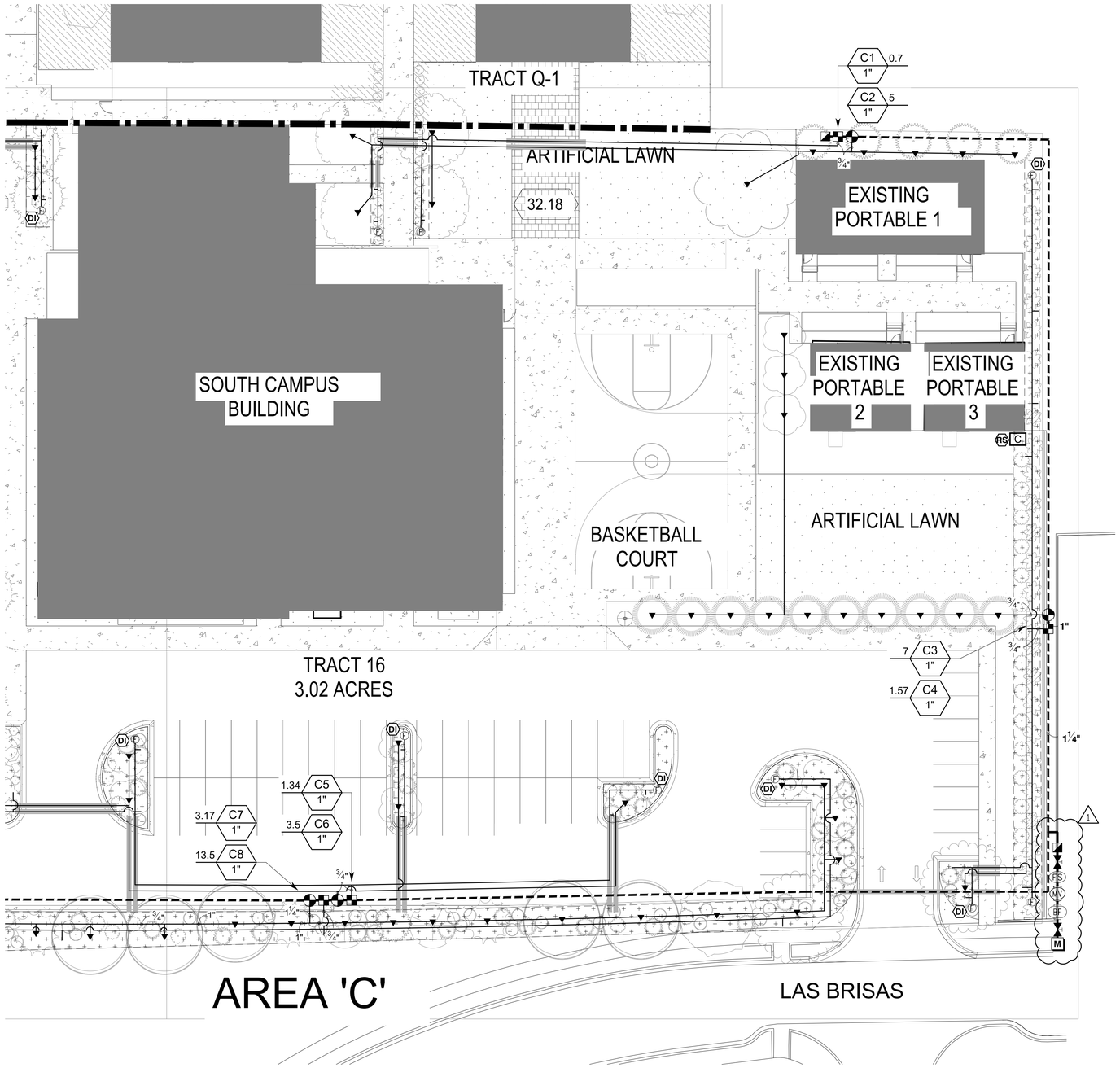


1

IRRIGATION SCHEDULE

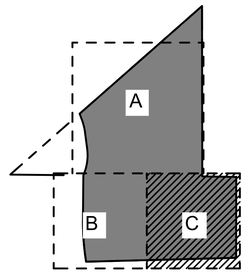
SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL	PSI	DETAIL
▼	Tree Bubbler	20	
	Rain Bird XCZ-100-LC		
Ⓕ	Netafim TLSOV		
DI	Hunter ECO-ID		
	Area to Receive Drip Emitters Rain Bird XBCV-PC	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		
SYMBOL	MANUFACTURER/MODEL		DETAIL
	Rain Bird PESB		
	Rain Bird 44-LRC		
	Nibco T-113-K		
MV	Griswold 2000-E 1"		
BF	Febco 825YA 3/4"		
C	Hunter A2C-2400-SS		
RS	Hunter WR-CLIK		
FS	Flomec QS200-10		
M	Water Meter 3/4"		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

A1 ENLARGED IRRIGATION PLAN AREA 'C'

SCALE: 1" = 20'-0"

KEY PLAN



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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

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IRRIGATION PLAN- AREA 'C'

LA703

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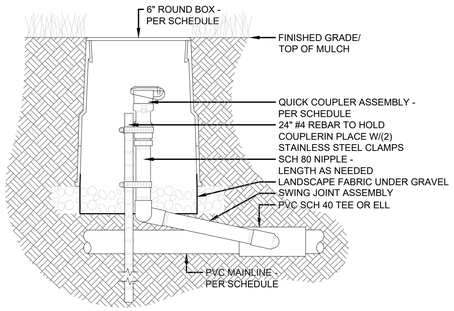
NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT



QUICK COUPLER
NOT TO SCALE

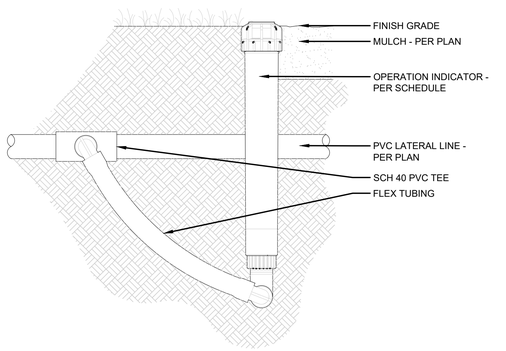
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISTING IRRIGATION - PROTECT IN PLACE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
▼	Tree Bubbler (2) Rain Bird RSW-M-B-C w/ RWS-SOCK Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM bubbler. With Check Valve, and Sand Sock for sandy soil.	20	
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		
F	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank tubing to extend valve out of valve box.		
D	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.		
	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve.	20	
	Emitter Notes: 10PC emitters (2 assigned to each plant)		

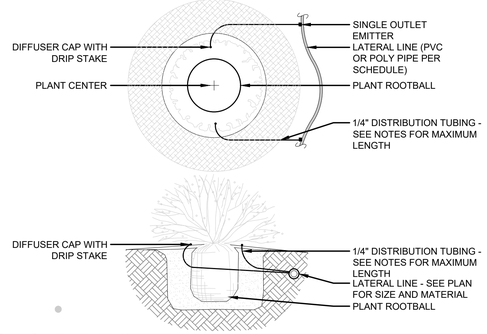
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird PESB 1in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	
MV	Griswold 2000-E 1" Solenoid, Normally Closed Remote Control Valve with Epoxy Coating. Cast Iron and Bronze Material. NPT End Connection.	
BF	Febco 825YA 3/4" Reduced Pressure Backflow Preventer in Strong Box Insulated Aluminum Front Entry Security Enclosure. Provide GFI receptacle with heat tape.	
C	Hunter A2C-2400-SS 24-Station controller with two (2) A2M-600 modules in an outdoor stainless steel wall mount enclosure.	
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
FS	Flomec QS200-10 1in. insertion flowmeter, schedule 80 PVC housing. 0.22-33 gpm range, max. operating pressure 150psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.	
M	Water Meter 3/4" Dedicated Irrigation Meter	
	Irrigation Lateral Line: PVC Schedule 40 3/4" unless specified otherwise.	
	Irrigation Mainline: PVC Schedule 40 1" unless specified otherwise.	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	

NOTES:
1. TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8', SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
5. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
6. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
7. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.

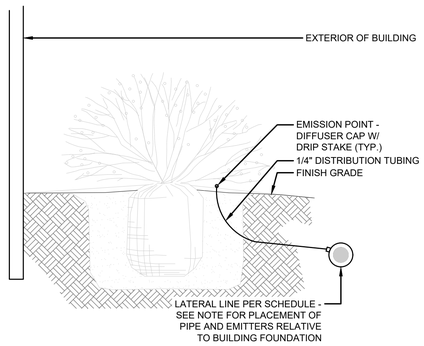


B1 DRIPLINE OPERATION INDICATOR (HUNTER)
NOT TO SCALE F-IRG-124

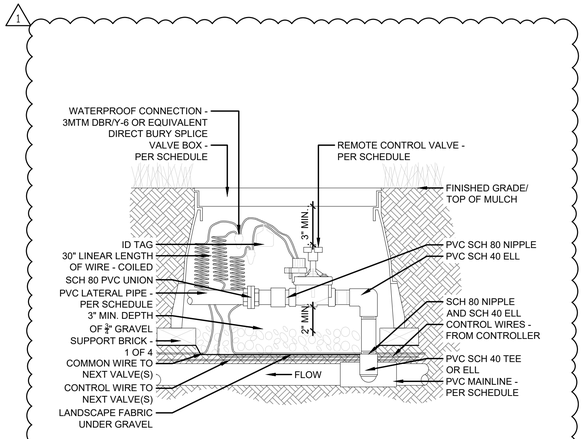


B2 SHRUB EMITTER
1" = 1'-0"

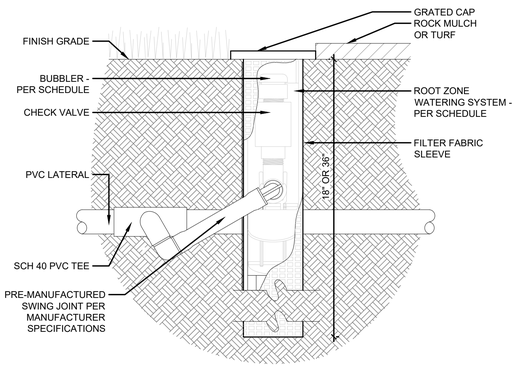
NOTES:
1. ALL IRRIGATION TO BE A MINIMUM OF 5' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.



B3 SHRUB EMITTER PLACEMENT NEAR BUILDING
NOT TO SCALE F-IRG-112

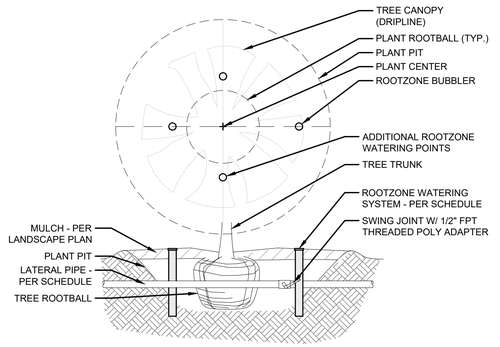


B4 TURF VALVE ASSEMBLY
NOT TO SCALE DETAIL-FILE

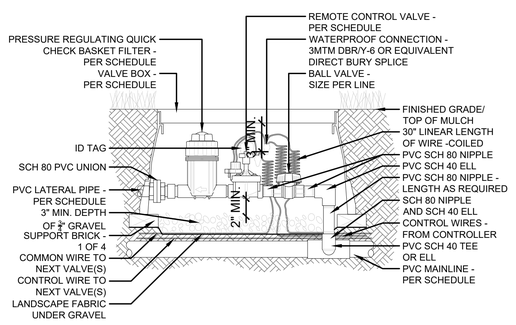


A1 ROOTZONE BUBBLER
NOT TO SCALE

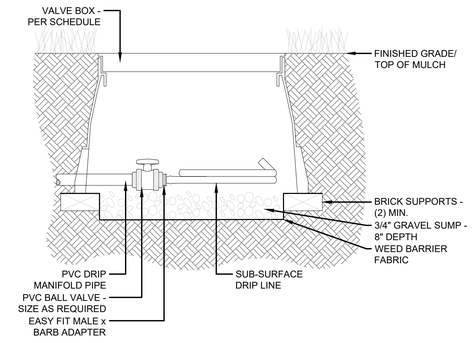
NOTES:
1. POSITION UNITS EVENLY SPACED AROUND TREE. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES, PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
4. AFTER UNIT IS INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.



A2 ROOTZONE BUBBLER PLACEMENT
NOT TO SCALE F-IRG-122



A3 DRIP VALVE ASSEMBLY W/PRS BASKET W/BALL VALVE
NOT TO SCALE DETAIL-FILE



A4 DRIPLINE FLUSH - BALL VALVE
NOT TO SCALE

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WALTZ

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Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

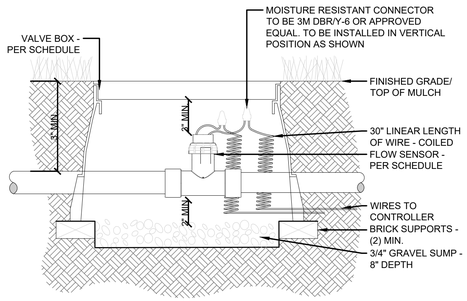
4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION DETAILS

LA800

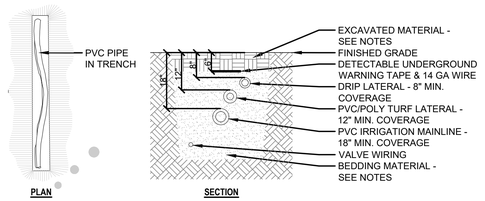
3/10/2025 5:00:45 PM

NOTES:
1. STRAIGHT PIPE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM



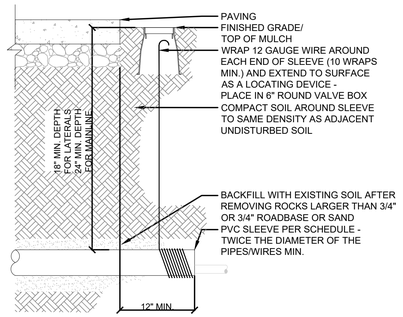
C1 FLOW SENSOR
NOT TO SCALE

NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH 3MTM DBR/Y-6 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING IN 10' INTERVALS.
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WIRE WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER BETWEEN LIFTS.



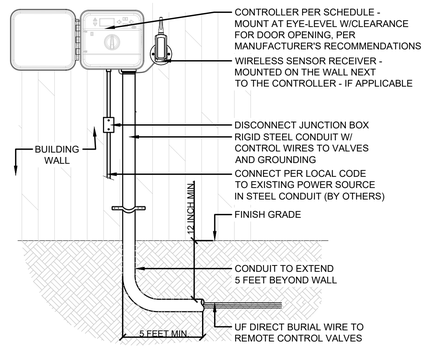
C2 IRRIGATION PIPE TRENCH
NOT TO SCALE

NOTES:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES WITH 90° FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVED.
5. MARK/STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB OR ROOFING NAIL IN ASPHALT



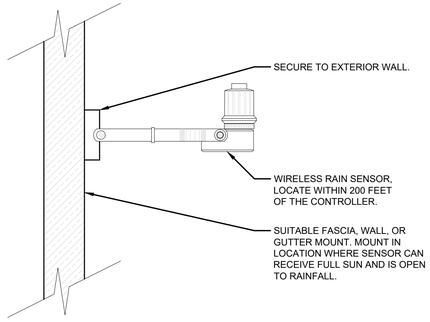
C3 IRRIGATION PIPE SLEEVING
NOT TO SCALE

NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).



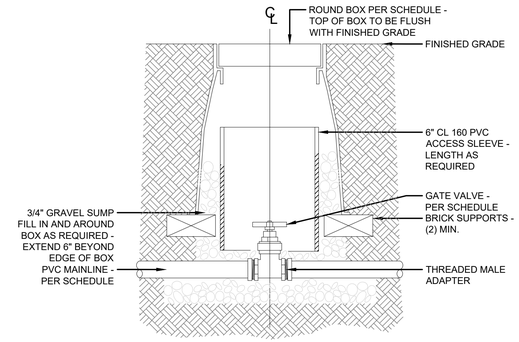
B3 CONTROLLER - WALL MOUNTED
NOT TO SCALE

NOTES:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.

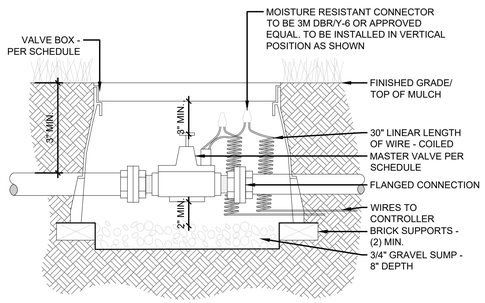


B4 RAIN SENSOR - WIRELESS
NOT TO SCALE

NOTES:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.



A1 GATE VALVE - 2-1/2" OR SMALLER
NOT TO SCALE

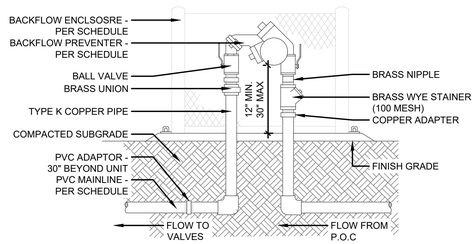


A2 MASTER VALVE
NOT TO SCALE

1

DETAIL REMOVED

NOTES:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
3. BACKFLOW PREVENTION DEVICE(S) SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERIVCE LINE.
4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.



A4 BACKFLOW PREVENTER - FEBCO 825YA
NOT TO SCALE

F-IRG-115

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation www.CSDC.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 006712
06-13-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	6.13.2025	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd Santa Fe, NM 87507

IRRIGATION DETAILS

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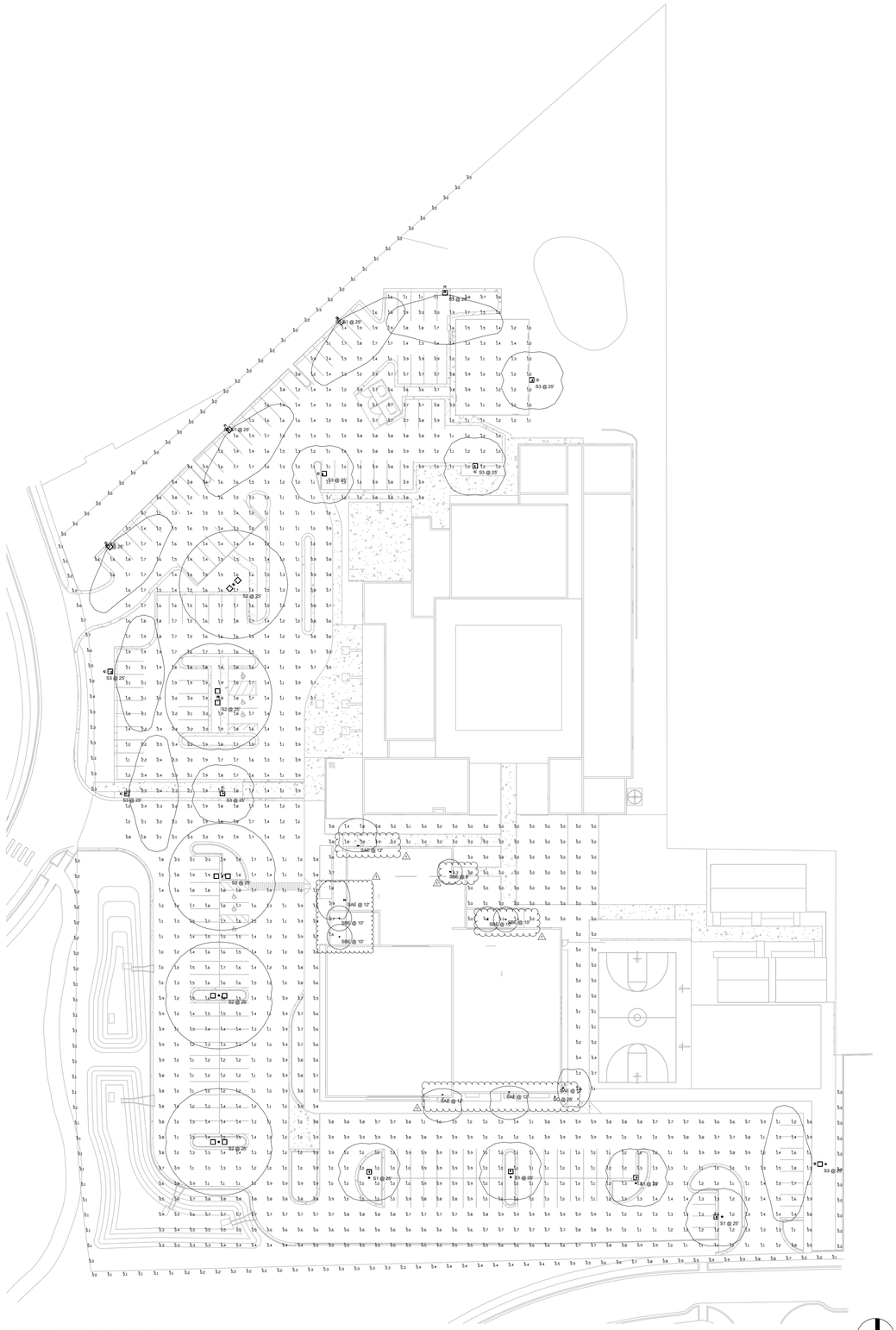


GENERAL NOTES

1. EXISTING LIGHT POLE LIGHTS ARE TO BE RETROFITTED WITH NEW LAMPS TO COMPLY WITH ALLOWABLE FOOT CANDLES.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING ENTRY ADJUACENT	Illuminance	Fc	0.39	4.3	0.0	N.A.	N.A.
EXISTING PARKING (NORTH)	Illuminance	Fc	1.37	2.5	0.4	3.43	6.25
EXISTING PROPERTY LINE NORTH	Illuminance	Fc	0.20	0.7	0.0	N.A.	N.A.
PARKING (SOUTH)	Illuminance	Fc	1.04	2.1	0.3	3.47	7.00
PROPERTY LINE SOUTH	Illuminance	Fc	0.30	0.9	0.0	N.A.	N.A.

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
S1		Type 5 Area Single Head Site Light	0-10v	CLI RSX1 LED P2 50K R5 MOVOLT * DMG	Integrated LED Module, 5000k, 10000lm, Type 5 Distribution, 70CRI	UNV-VAC	72	Single Head Mounted @ 25'-0" AFG.
S2		Type 5 Area Double Head Site Light	0-10v	CLI RSX1 LED P1 50K R5 MOVOLT * DMG	2 Integrated LED Modules, 5000k, 2x7000lm, Type 5 Distribution, 70CRI	UNV-VAC	102	Double Head Mounted @ 25'-0" AFG.
S3		Type 3 Wide Area Site Light with House Side Shield	0-10v	CLI RSX1 LED P1 50K R3 MVOLT * HS DMG	Integrated LED Module, 5000k, 7000lm, Type 3 Distribution, 70CRI	UNV-VAC	51	Single Head Mounted @ 25'-0" AFG.
SAE		Wall Pack	0-10v	CLI WDGE2 LED P1 30K 80CRI VW MVOLT SRM DMG	Integrated LED Module, 3000k, 1200lm, Wide Distribution, 80CRI	UNV-VAC	10	Wall Mounted @ 12'-0" AFG.
SBE		Recessed 4" Fixed Downlight	0-10v (1%)	CLI LDN6 30_05 LO6AR LSS * MVOLT GZ10	Integrated LED Module, 3000k, 500lm, 90CRI	UNV-VAC	5.8	Recessed with trim within ceiling. Provided with sealed wet location trim and integral driver.

A1 OVERALL PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

STATE OF NEW MEXICO
JARRINA HOLT
NO. 006712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION
1	06.13.25	City Comments

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

OVERALL PHOTO-METRIC SITE PLAN

LA900

3/12/2025 3:24:25 PM

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: S1, S2, S3



RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Fill the Tab box or mouse over the page to see all interactive elements.

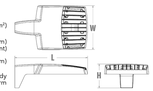
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	WVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RQ pole for 2, 3, 4 at 90°, 3.2" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [1]	
	P4		R4 Type 4 Wide		MA Mast arm adapter (fits 2-3/8" OD tenon) [4]
			R4S Type 4 Short		IS Adjustable slipfitter [5]
			R5 Type 5 Wide [2]		WBA Wall bracket [6]
			R5S Type 5 Short [2]	208 [3] 347 [3]	WBACI Wall bracket with surface conduit box
			R5W Automotive Front Row	240 [3] 480 [3]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRRHO Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRLHO Automotive Front Row Left Rotated		AAWBC Adjustable tilt arm wall bracket and surface conduit box [6]

(use specific voltage for options as noted)

120 [3]	277 [3]
208 [3]	347 [3]
240 [3]	480 [3]

Options		Finish	
Shipped Installed		**Shipped Installed**	
PE Photocontrol, button-style [8]		***Standalone and Networked Sensors/Controls (factory-default settings, see table page 9)**	
PER7 Seven-wire twist-lock receptacle only (no controls) [7,8,9,10]		NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [7,8,9,10,11]	
SF Single fuse (120, 277, 347) [1]		BAA Buy American Act and/or Build America Buy America Qualified	
DF Double fuse (208, 240, 480) [1]		CCE Coastal Construction [8]	
SPD20KV 20kV Surge pack (10kV standard)		*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	
FAO Field adjustable output [8]		**Shipped Separately (requires some field assembly)**	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [8]		ESS External glare shield [8]	
		EGFV External glare full visor (360° around light aperture) [8]	
		BS Bird spikes [8]	

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories

Ordered and shipped separately

RSX1RS Round Tenon Mount - Pole Top Slipfitters
RSX1HSSBF Handhole Slipfitter
RSX1SSS (FINISH) Side Shield
RSX1SSVF (FINISH) External glare full visor (specify finish)
RSXBRK (FINISH) Bird Spikes
RSXWBA (FINISH) Wall Bracket
RSXSCA (FINISH) Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU Photocell - ISL twist-lock (120-277V) *
DLL347F 1.5 CUL JU Photocell - ISL twist-lock (347V) *
DLL480F 1.5 CUL JU Photocell - ISL twist-lock (480V) *
DSHORT SBK U Shorting cap *

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as a accessory.
8 Must be ordered with NLTAIR2.
9 Two or more of the following options cannot be combined including PE, DMG, PERT, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined, also PE and DMG can be combined).
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4-Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Telefonix photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PERT, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 Must be ordered with PIRHN.
13 Requires MVOLT or HVOLT.
14 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15 CCE option not available with WBA, WBACI, AASP, AARP, AAWBC, ESS, ESVF and BS.
16 Must be ordered with fixture for factory pre-drilling.
17 Requires luminaire to be specified with PERT option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield



External 360 Full Visor

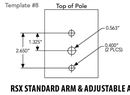
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	Rib Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AS5S-190	AS5S-280	AS5S-290	AS5S-320	AS5S-390	AS5S-490
4"	RPA, AARP	AS5S-190	AS5S-280	AS5S-290	AS5S-320	AS5S-390	AS5S-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor		0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor	0 °	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.39	2.3	3.21	2.87	4.36	2.49	3.73	4.97
I5 - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.33	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: SAE



WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

Notes

Type

Fill the Tab Box or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 P25W	27K 2700K	80CRI 90CRI	VF Visual comfort forward throw	MVOLT 347 [1]	**Shipped included**
	P2 P25W	30K 3000K		VW Visual comfort wide	480 [1]	SRM Surface mounting bracket
	P3 P35W	35K 3500K				IC Indirect Canopy/Ceiling Washer bracket (ship/factory locations only)*
	P4 P40W	40K 4000K				
	P5 P50W	50K 5000K				

Shipped separately
AWS Lithonia Architectural wall spacer*
PBBW Surface-mounted back box (1pg. left, right conduit entry). Use when there is no junction box available.*

Options		Finish	
E4WH Emergency battery backup, Certified in CA Title 20 MAUDS (4W, 0°C min)		**Standalone Sensors/Controls** (only available with P13W, P25W & P35W)	
E10WH Emergency battery backup, Certified in CA Title 20 MAUDS (10W, 0°C min)		PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	
E20WC Emergency battery backup, Certified in CA Title 20 MAUDS (18W, -20°C min)		PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	
PE Photocell, Button Type*		PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*		PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*		**Networked Sensors/Controls** (only available with P13W, P25W & P35W)	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.		NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.	
DSLC Dual Switching (1 Driver, 2 Light Engines)		NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.	
CCE Coastal Construction*		NLTAIRE2 PIR Embedded wireless controls by nLight with LEDGX-rated emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights*	
		NLTAIRE2 PIRH Embedded wireless controls by nLight with LEDGX-rated emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights*	
		See page 4 for out of box functionality	

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Job Name: MDS SITE - Santa Fe, NM

Catalog #:

TYPE: SBE

LITHONIA LIGHTING

Catalog Number

Notes

Type

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½" & ¾" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General Illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is used for fixtures aimed at walls with a cut-off equal to or less than 40 deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-america for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

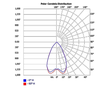
PERFORMANCE DATA

LDN6 3500K 80 CRI 5-90CRI

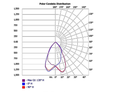
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI, R9 typical.

DISTRIBUTIONS



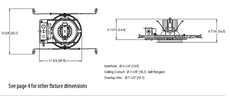
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

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WALTZ

STATE OF NEW MEXICO
KARRINA HOLT
NO. 026712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

SITE LIGHTING CUT-SHEETS

LA901

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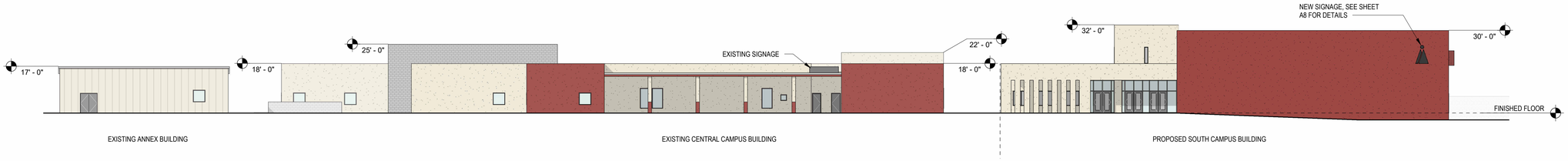
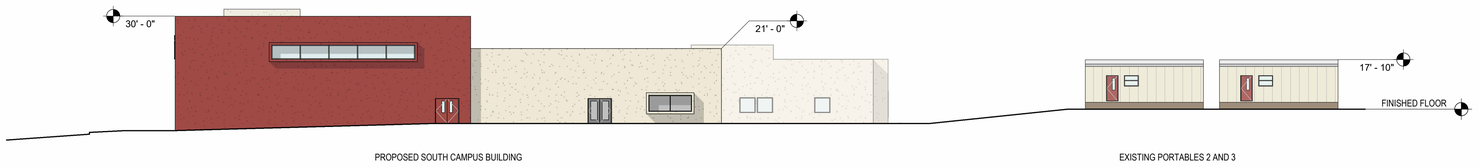


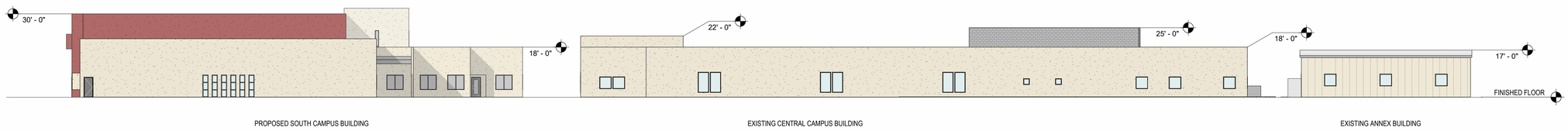
D1 OVERALL SITE ELEVATION - WEST

SCALE: 1" = 20'-0"



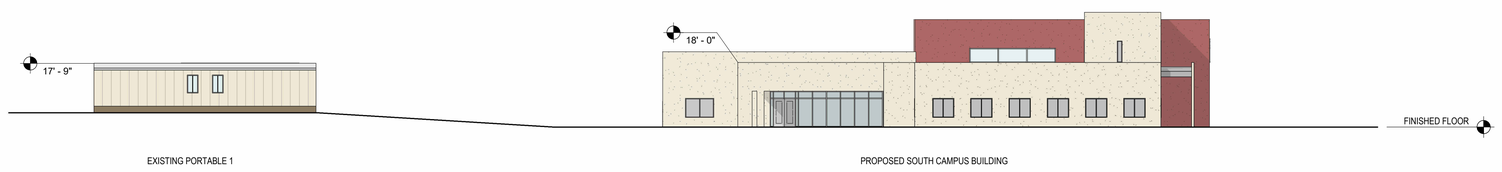
C1 OVERALL SITE ELEVATION - SOUTH

SCALE: 1" = 20'-0"



B1 OVERALL SITE ELEVATION - EAST

SCALE: 1" = 20'-0"



A1 OVERALL SITE ELEVATION - NORTH

SCALE: 1" = 20'-0"

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JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

OVERALL CAMPUS BUILDING ELEVATIONS

A1

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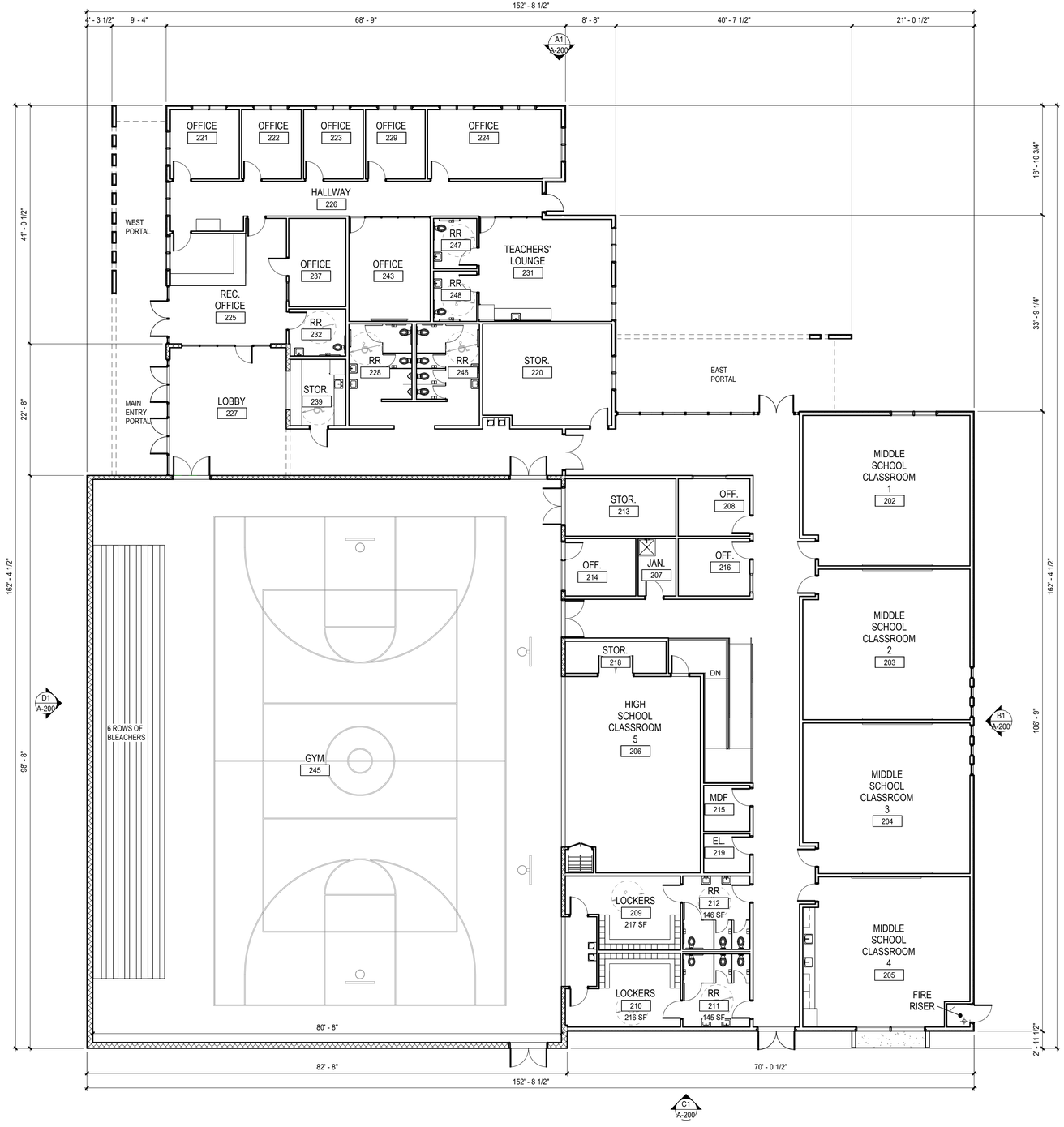

SOUTH CAMPUS BUILDING

MIDDLE SCHOOL CLASSROOMS - 4
HIGH SCHOOL CLASSROOMS - 1
SHARED OFFICES - 8

A2 LEVEL 1 FLOOR PLAN

SCALE: 1" = 10'-0"

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JURISDICTION: CITY OF SANTA FE

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ENLARGED SOUTH CAMPUS BUILDING - FLOOR PLAN

A2

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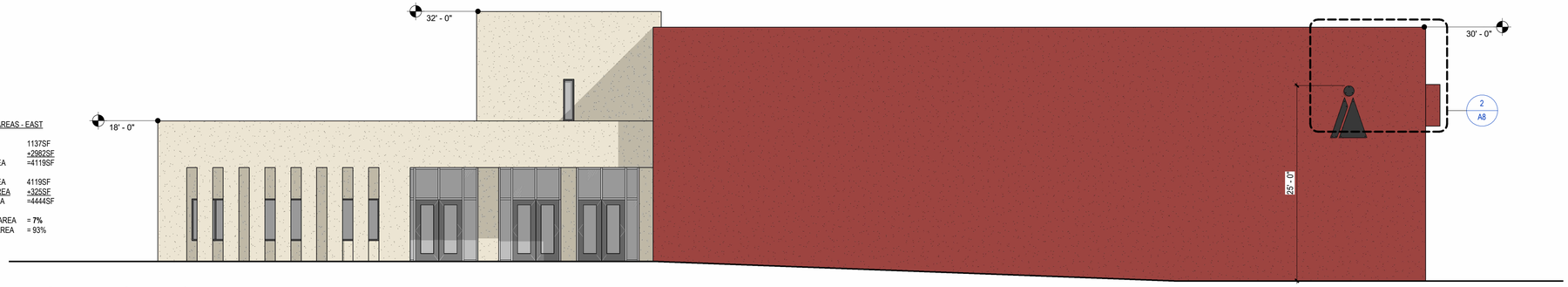
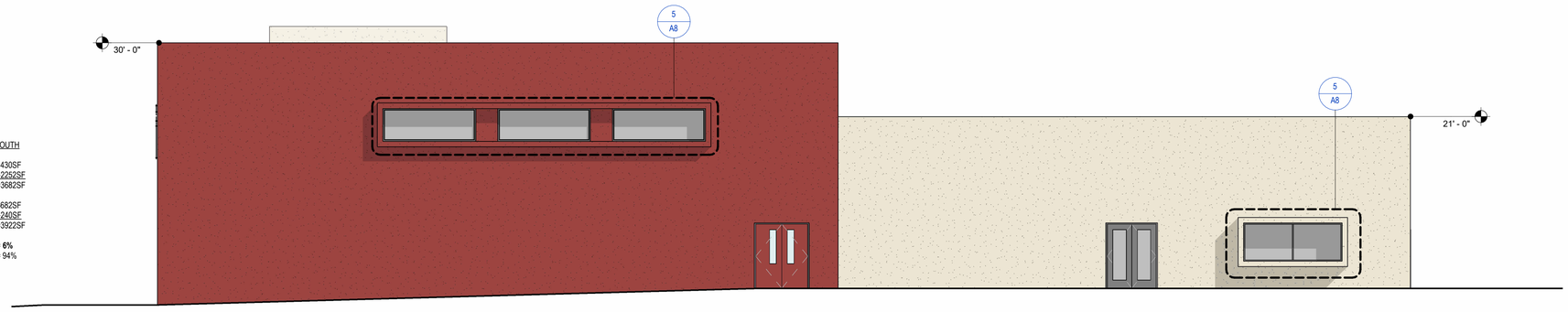


BUILDING FACADE AREAS - EAST

TAN STUCCO	1137SF
RUST STUCCO	+2982SF
TOTAL STUCCO AREA	=4119SF
TOTAL STUCCO AREA	4119SF
TOTAL OPENING AREA	+325SF
TOTAL FACADE AREA	=4444SF
TOTAL % OPENING AREA	= **7%**
TOTAL % STUCCO AREA	= 93%

D1 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"

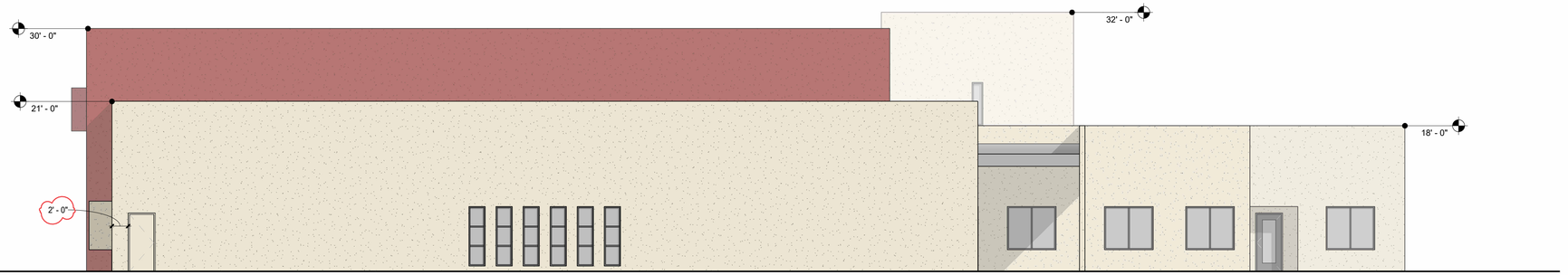


BUILDING FACADE AREAS - SOUTH

TAN STUCCO	1430SF
RUST STUCCO	+2252SF
TOTAL STUCCO AREA	=3682SF
TOTAL STUCCO AREA	3682SF
TOTAL OPENING AREA	+240SF
TOTAL FACADE AREA	=3922SF
TOTAL % OPENING AREA	= **6%**
TOTAL % STUCCO AREA	= 94%

C1 BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

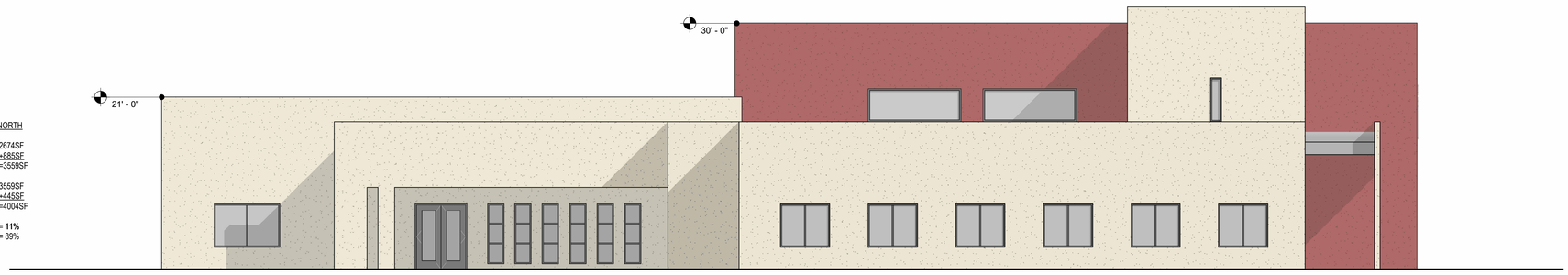


BUILDING FACADE AREAS - EAST

TAN STUCCO	3301SF
RUST STUCCO	+967SF
TOTAL STUCCO AREA	=4268SF
TOTAL STUCCO AREA	4268SF
TOTAL OPENING AREA	+192SF
TOTAL FACADE AREA	=4460SF
TOTAL % OPENING AREA	= **4%**
TOTAL % STUCCO AREA	= 96%

B1 BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"



BUILDING FACADE AREAS - NORTH

TAN STUCCO	2674SF
RUST STUCCO	+885SF
TOTAL STUCCO AREA	=3559SF
TOTAL STUCCO AREA	3559SF
TOTAL OPENING AREA	+445SF
TOTAL FACADE AREA	=4004SF
TOTAL % OPENING AREA	= **11%**
TOTAL % STUCCO AREA	= 89%

A1 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- RUST STUCCO TO MATCH EXISTING
- TAN STUCCO TO MATCH EXISTING

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ARRINA HOLT
NO. 009712
03-17-25
REGISTERED ARCHITECT

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1	Date 1	Revision 1

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

ENLARGED SOUTH CAMPUS BUILDING - ELEVATIONS

A3

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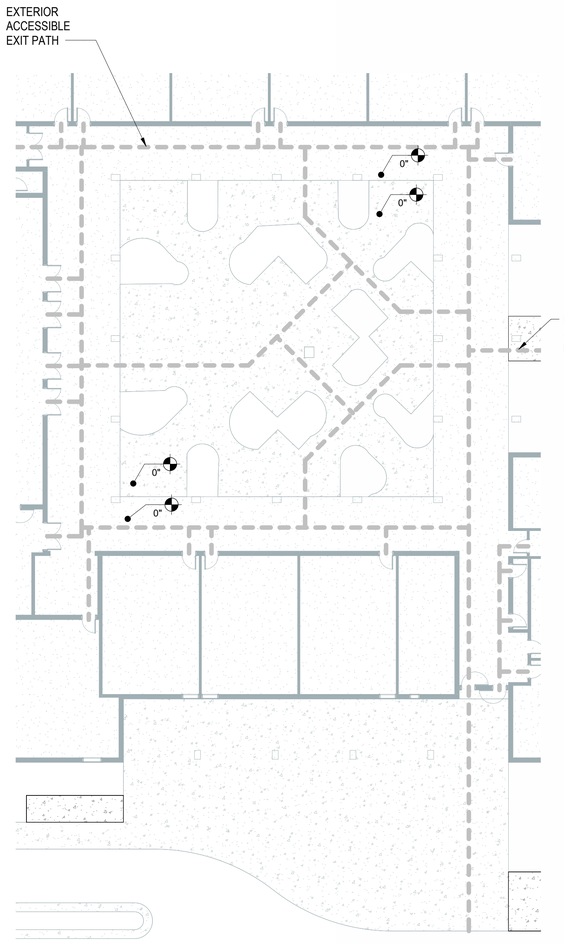
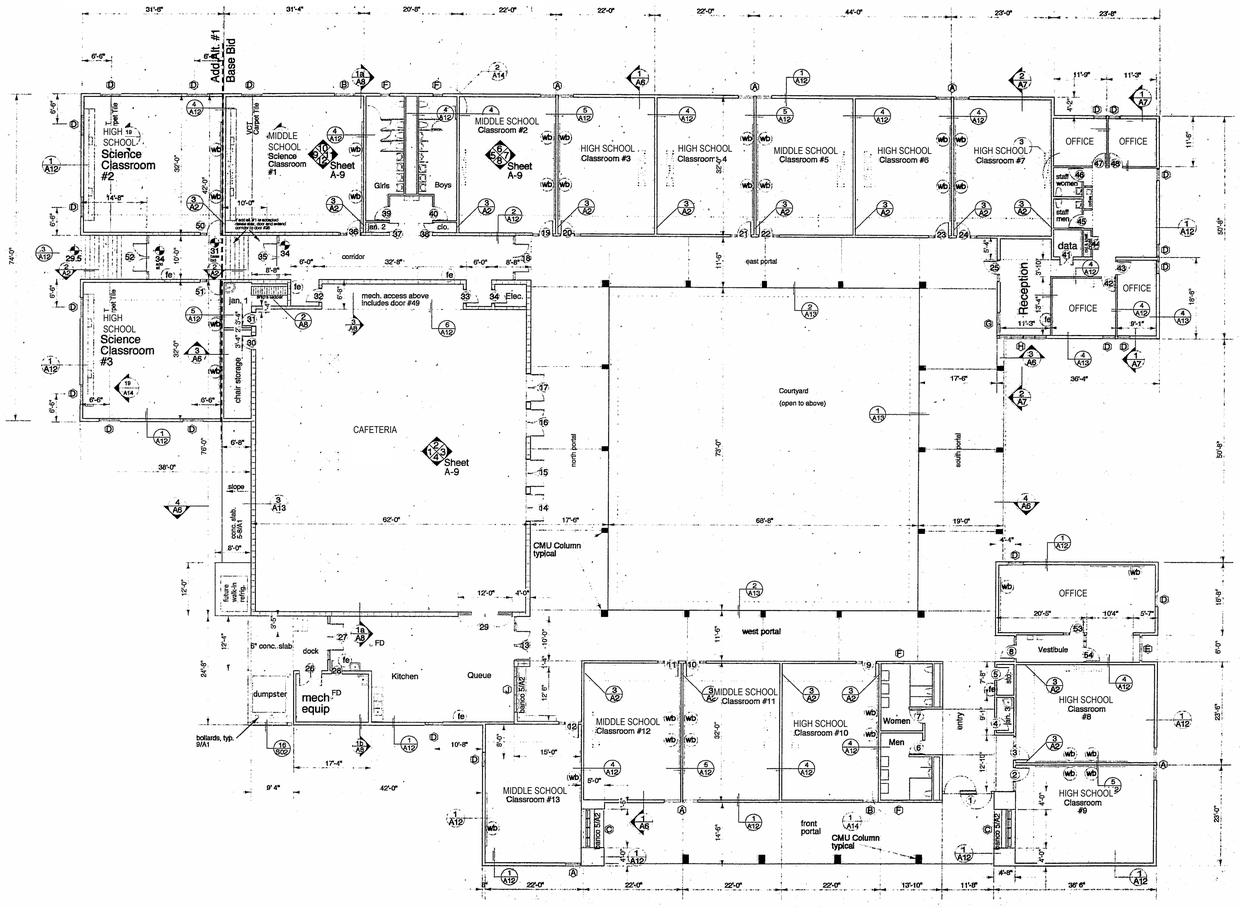


2 COURTYARD ACCESSIBILITY DIAGRAM

SCALE: 1/16" = 1'-0"



1 EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN

SCALE: 1/16" = 1'-0"

CENTRAL CAMPUS BUILDING

MIDDLE SCHOOL CLASSROOMS - 6
HIGH SCHOOL CLASSROOMS - 9
SHARED OFFICES - 5

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EXISTING CENTRAL CAMPUS BUILDING - FLOOR PLAN

A4

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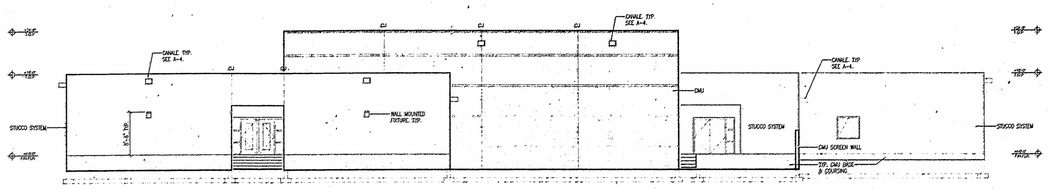
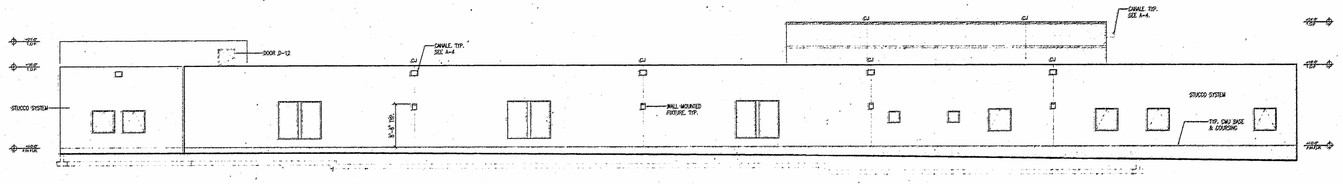
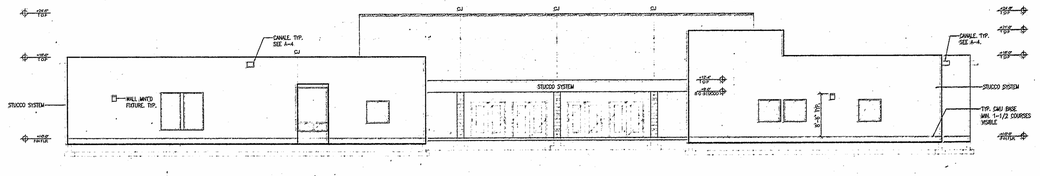


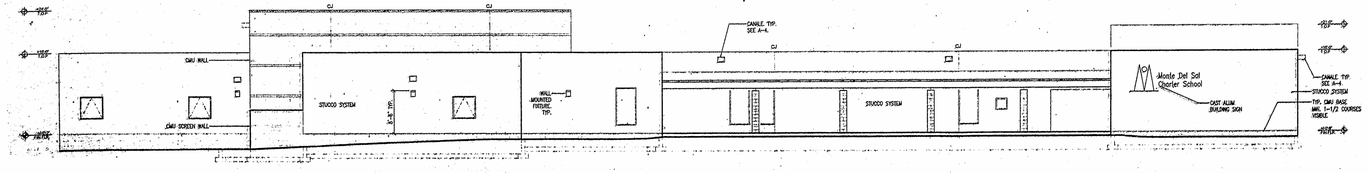
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS
SCALE: 1/8" = 1'-0"

5/9/2025 9:32:30 AM

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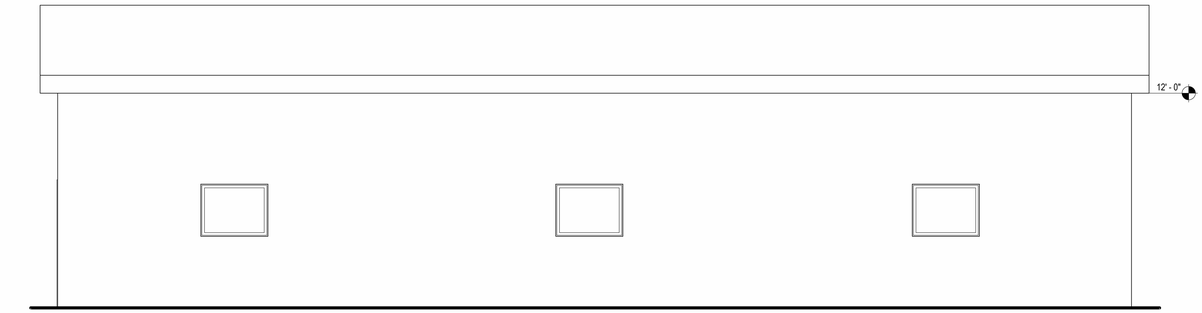
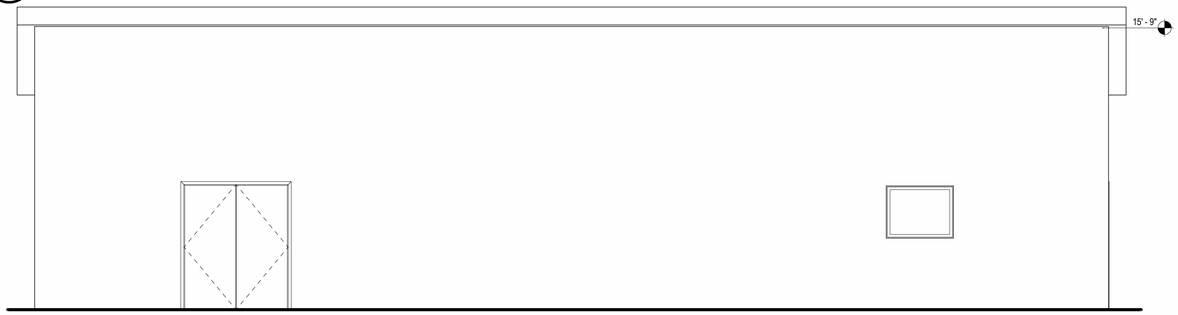
EXISTING CENTRAL CAMPUS BUILDING - ELEVATIONS

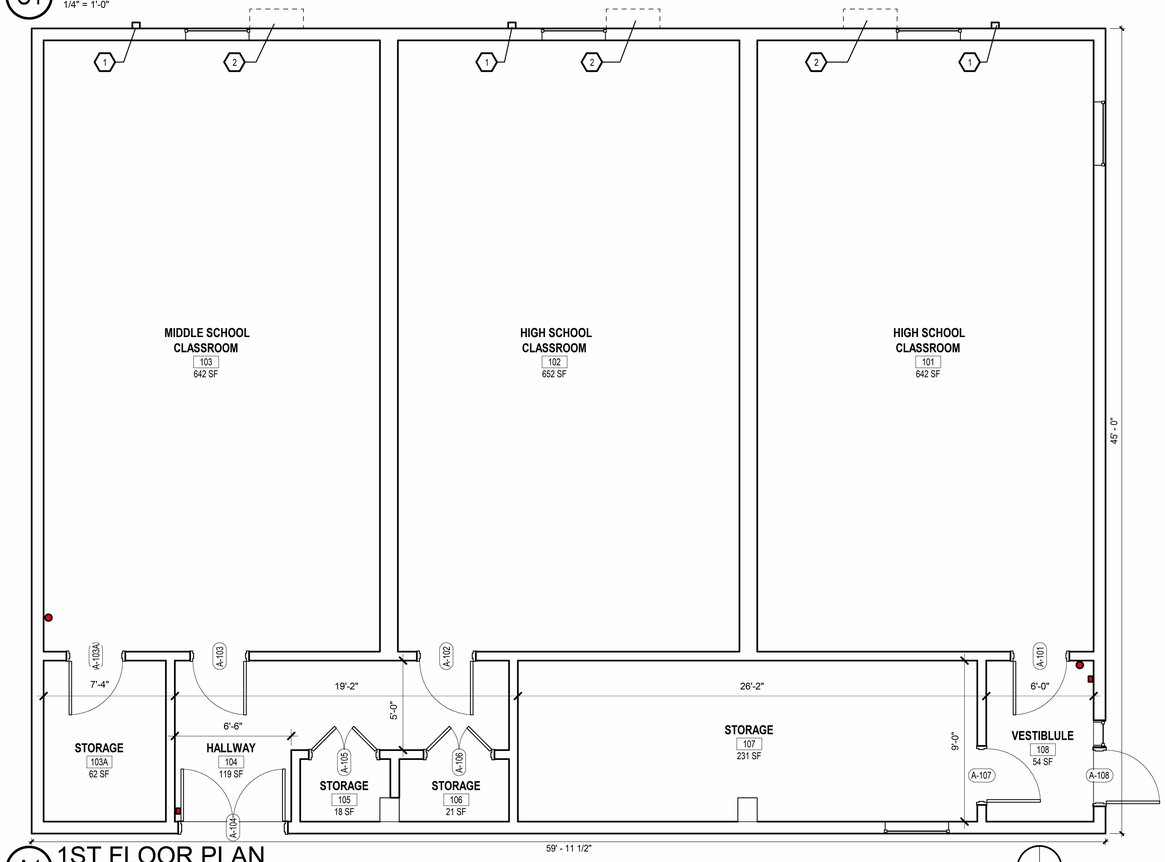
A5



D1 NORTH BUILDING ELEVATION
1/4" = 1'-0"



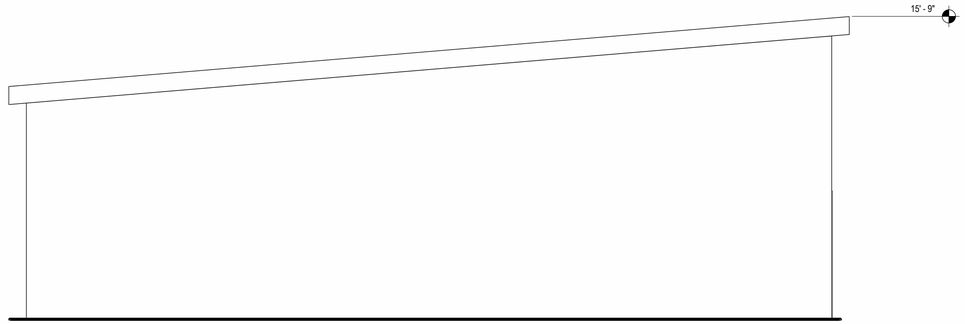
C1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



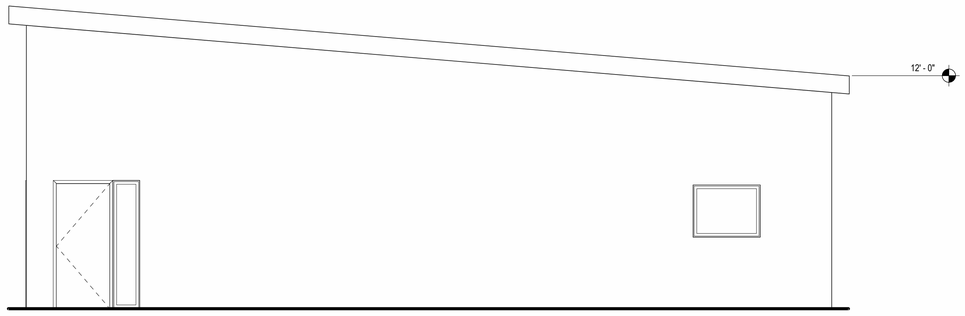
A1 1ST FLOOR PLAN
1/4" = 1'-0"

ANNEX BUILDING

MIDDLE SCHOOL CLASSROOMS - 1
HIGH SCHOOL CLASSROOMS - 2



B4 WEST BUILDING ELEVATION
1/4" = 1'-0"



A4 EAST BUILDING ELEVATION
1/4" = 1'-0"

GENERAL NOTES

A) THIS DRAWING IS A REPRESENTATION OF EXISTING CONDITIONS AND DOES NOT INCLUDE ANY MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TECHNOLOGY, OR CIVIL ENGINEERING CONDITIONS OR DESIGN.

KEYED NOTES

1) DOWN LEADER
2) MINI SPLIT

LEGEND

FIRE EXTINGUISHER
FIRE ALARM PULL

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EXISTING ANNEX BUILDING - PLAN AND ELEVATIONS

A6

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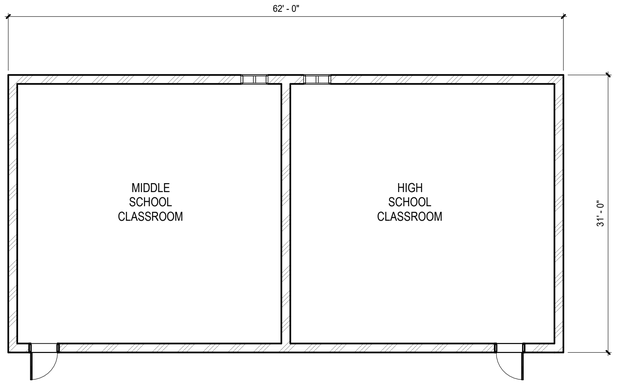
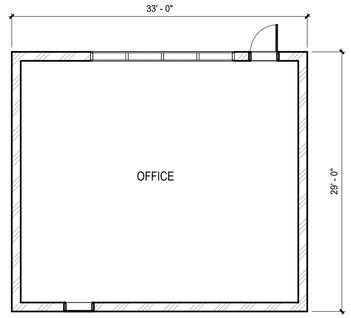


C1 FLOOR PLAN - PORTABLE 1

SCALE: 1/8" = 1'-0"

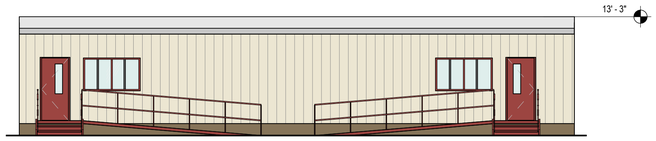


C4 FLOOR PLAN - PORTABLES 2 & 3

SCALE: 1/8" = 1'-0"

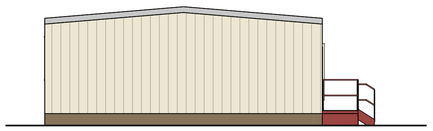
PORTABLE BUILDINGS

MIDDLE SCHOOL CLASSROOMS - 1
HIGH SCHOOL CLASSROOMS - 1
SHARED OFFICES - 1



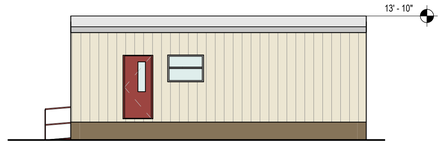
B1 PORTABLE 1 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



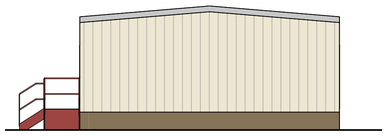
B2 PORTABLE 1 ELEVATION - WEST

SCALE: 1/8" = 1'-0"



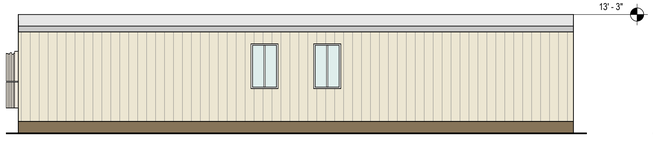
B4 PORTABLE 2 & 3 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



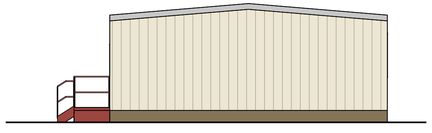
B5 PORTABLE 2 & 3 ELEVATION - WEST

SCALE: 1/8" = 1'-0"



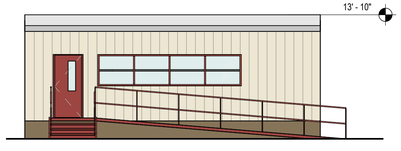
A1 PORTABLE 1 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



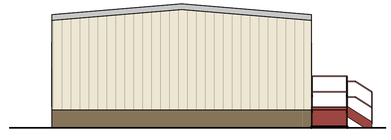
A2 PORTABLE 1 ELEVATION - EAST

SCALE: 1/8" = 1'-0"



A4 PORTABLE 2 & 3 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



A5 PORTABLE 2 & 3 ELEVATION - EAST

SCALE: 1/8" = 1'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
ARRINA HOLT
NO. 026712
05-09-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

EXISTING PORTABLE BUILDING - PLANS AND ELEVATIONS

A7

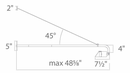
5/9/2025 9:32:38 AM

SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING
Responsible Lighting®





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangable rods included

SPECIFICATIONS

Construction: Die-cast aluminum
Power: Line Voltage input (120V)
CRI: 85
Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer
Finish: Architectural Bronze, Black, Graphite and White
Operating Temp: -40˚F to 122˚F (-40˚C to 50˚C)
Standards: IP66, Wet Location, ETL & cETL Listed
Rated Life: 50,000 hours

ORDER NUMBER

	Power	Comparable	Beam	Delivered Lumens	CBCP	Color Temp		Finish	
WP-LED514 *Single*	15W	150W PAR38	15°	600	4145	**30**	3000K	**ABZ**	Architectural Bronze
			60°	985	875			**ABK**	Architectural Black
			15°	695	4800	**40**	4000K	**AGH**	Architectural Graphite
			60°	1140	1015			**AWT**	Architectural White

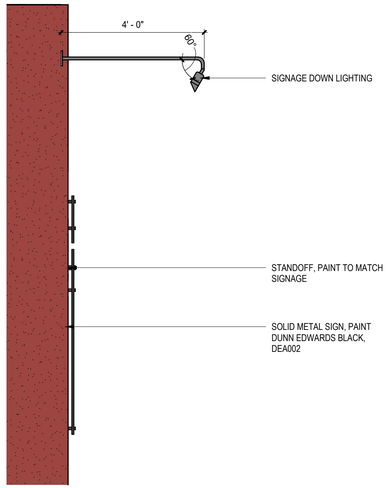
Example: **WP-LED514-40-AGH**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

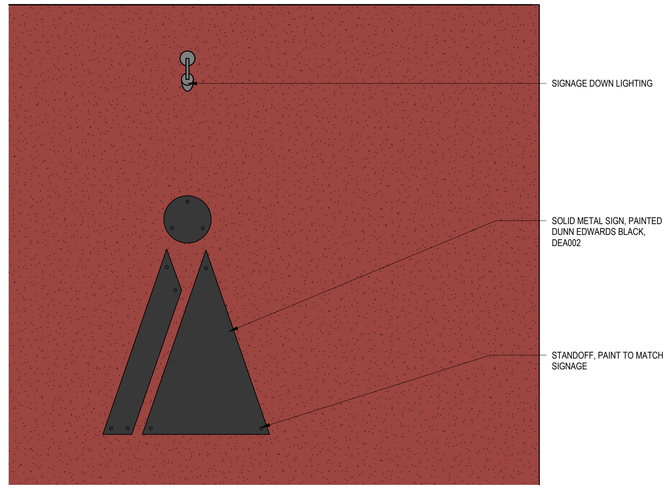
Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

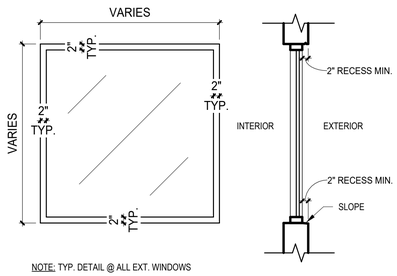
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017



1 SIGNAGE DETAIL - SIDE ELEVATION
SCALE: 1/2" = 1'-0"

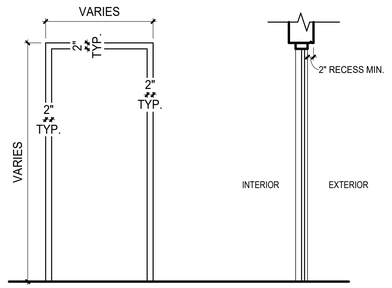


2 SIGNAGE DETAIL - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



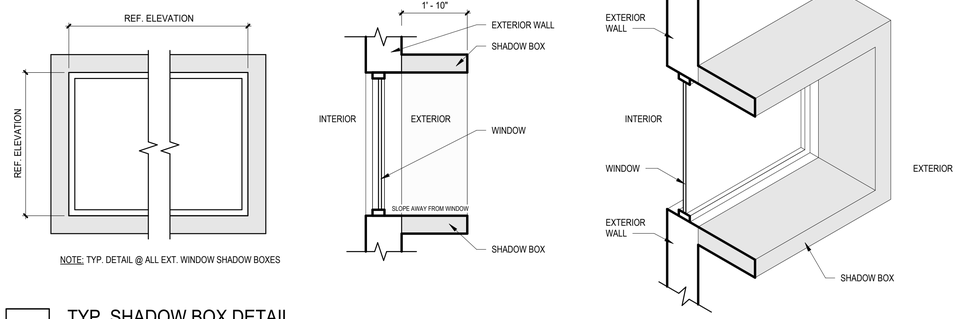
NOTE: TYP. DETAIL @ ALL EXT. WINDOWS

3 TYP. WINDOW RECESS DETAIL
SCALE: 1/2" = 1'-0"



NOTE: TYP. DETAIL @ ALL EXT. DOORS

4 TYP. DOOR RECESS DETAIL
SCALE: 1/2" = 1'-0"



NOTE: TYP. DETAIL @ ALL EXT. WINDOW SHADOW BOXES

5 TYP. SHADOW BOX DETAIL
SCALE: 1/2" = 1'-0"

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 **FFKR.COM**

Charter Schools Development Corporation
www.csdc.org

WALTZ

STATE OF NEW MEXICO
MARINA HOLT
NO. 006712
03-17-25
REGISTERED ARCHITECT

△	DATE	REVISION

PROJECT NUMBER 24094

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 04 / 22

TYPICAL DETAILS

A8

6/16/2025 11:16:39 AM

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

May 9, 2025

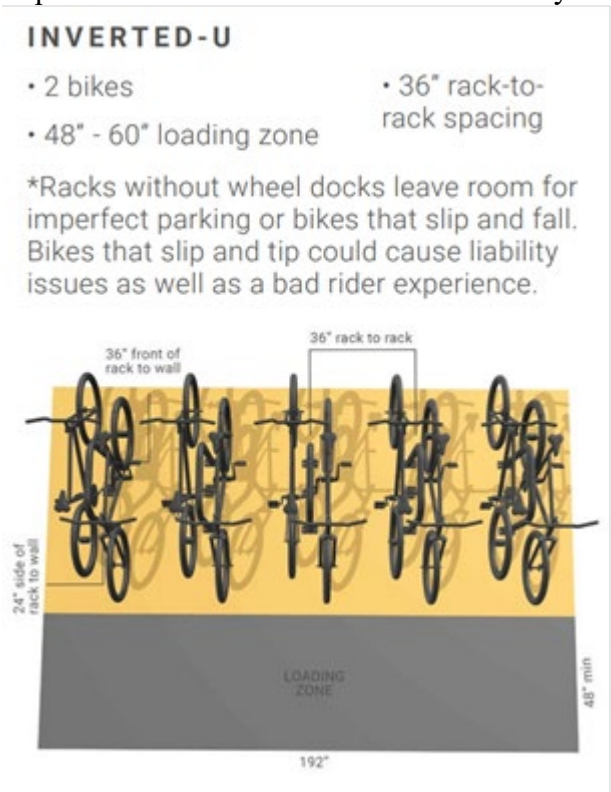
Joel Cruz-Haber, Senior Planner
Land Use Department
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Development Review Team Responses – 4157 and 4161 Walking Rain Road
Monte del Sol Charter School
Special Use Permit and Development Plan Amendment Applications

Dear Joel:

This letter is respectfully submitted on behalf of Monte del Sol ("MDS") and Charter Schools Development Corporation (CSDCPC Monte del Sol, LLC) ("Applicant") to address the key items highlighted in your memo dated May 2, 2025. The report has been updated to reflect any revisions required from the DRT responses.

A(1) Bicycle Parking – Bicycle parking has been updated on the attached plan set to reflect the requirements of Table 18-8.6-5 with 29 bicycle racks required for the 380 students.



380 student /20 x 1.5 = 29 required. Rack will be located to the north of the Annex Building and to the west of the Central Campus Building for a total of 37 bicycles spaces provided.

Existing Wave Loop:	7 bike spaces
15 Inverted U:	30 bike spaces
Total required:	29 bike spaces
Total provided:	37 bike spaces

A detail of the bicycle rack is included on Sheet C-301.

A(2) Proposed Parking Spaces – Sheet AS2 had an error in the number of spaces shown in the south parking lot. This has been corrected in the revised plan set. The total proposed spaces are 162 with 6 ADA spaces included.

Total Parking Spaces for Campus	**162 spaces**
North Lot - Students	53 spaces
Central Campus Lot – Teachers, Administration	25 spaces
West Lot – Parents/Visitors, Administration, Teachers	37 spaces
South Lot – Bus, Drop-Off/Pick-Up and Overflow/Events	47 spaces

A(3) School Bus Parking – There will be no parking of school buses on site. School bus service is contracted with a private company and the buses are stored at their facilities.

A(4) Zero-Lot Line Affidavit – The recorded lot line affidavit was submitted with the original application and is included with the DRT response submittal package. The lot line between Tract Q-1 and Tract 16 is the side yard for both lots as their respective front yards are on the west facing Walking Rain Road. With the zero-lot line affidavit, 20' side yard setback is provided between the existing school building and the new proposed building.

A(5) Middle School versus High School Space Allocation – The school of 380 maximum students per their State Charter serves both middle and high school students, essentially operating as a one school, not two separate schools. Administration serves all students and is not segregated into only middle or only high school services. The 14 offices spaces are labeled on the floor plan sheets in the revised plan set. For parking calculations, 7 offices have been allocated to middle school and 7 parking spaces have been allocated to high school for a 50/50 split.

Classrooms are dedicated to either middle school or high school, and the floor plans have been labeled accordingly. The school has 25 classroom spaces with 12 assigned to middle school instruction, with 1 of the 12 for a science lab. The remaining 13 classrooms are for high school instruction, with 2 of the 13 for science labs.

Engineering Request – The 2006 Cistern Permit Set is included in the submittal documents per Conditions of Approval #1.

In support of these requests, the following documentation is submitted herewith for your review per the DRT comments:

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

1. Special Use Permit and Development Plan Amendment Application
2. Letter of Owner Authorization
3. Lot of Record Information
4. Deeds
5. Zero-Lot Line Affidavit
6. State Charter School Contract
7. State Charter School Renewal Letter
8. Architectural Points Check List
9. Sewer Service Application
10. Water Service Application
11. Water Offset Program/Water Rights Evaluation Request
12. Preliminary Drainage Report
13. Geotechnical Report and Soils Report Addendum
14. Initial Traffic Assessment
15. ENN Packet and Meeting Notes
16. Nava Adé Subdivision Phase 2A Plat
17. Revised Development Plan Amendment Plan Set
18. 2006 Cistern Permit Set
19. Landscape Responses

Please let us know if you have any questions or need additional information.

Thank you.

Sincerely,
JenkinsGavin, Inc.



Colleen C. Gavin
Principal

130 GRANT AVENUE, SUITE 101 SANTA FE, NEW MEXICO 87501 PHONE: 505.820.7444

FFKR ARCHITECTS

09 April 2025

Attn: Colleen Gavin
JenkinsGavin
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com

Re: **Monte del Sol Development Plan Amendment** (submitted March 17, 2025)
Case# Special Use Permit 2025-010172 & Development Plan 2025-010189
Address: 4157 & 4161 Walking Rain Rd.
Santa Fe, NM 87507

The following is our landscape response letter to the above-mentioned Plan Check Report.

General Comments

Comment:
1. The development plan indicates existing bicycle parking will be relocated at time of development but does not mention where they will be relocated to. Furthermore, bicycle parking calculations seem to be calculated based on the parking spaces provided. Bicycle parking calculations shall be recalculated based on Table 14-8.6-5: School off-street bicycle parking, 1.5 bicycle spaces per 20 student seating capacity, 2 space minimum. In addition, provide civil details for the proposed bicycle parling dimensions that comply with bicycle rack standards and dimensions per Exhibit C of chapter 14 appendix.

Response: Please refer to sheet LA001.
15 Inverted-U bike racks have been added, not to be relocated. Existing Loop Wave bike rack will remain as-is, unless preference is to remove. If removed, number of required bike racks will be maintained.
Existing Wave Loop: 7 bikes
15 Inverted U: 30 bikes
Total required: 29
Total provided: 37

Dee Beingessner, Engineer Comment

Comment:
4. It appears that all ponds will retain water at over 3' of depth. This will require fencing

Response: Please refer to sheet LA110, LA112, C1/LA440, and Civil
Fencing has been provided around the retaining ponds. 3'-0" footing with a 5'-0" high fence.

Lawrence Rivera, Landscaping Comment

Comment:
(1.) Landscape is not code compliant. Ensure all plant species are all on the city approved plant material list.

Response: Plants have been updated to the Santa Fe recommended plant lists linked below:

https://santafenm.gov/media/files/Recommended%20Woody%20Plants%20List%20MTB%20page.pdf
https://santafenm.gov/document_center/document/161
NPGuide_SantaFe_Gardening_Landscape.pdf

Comment:

(2.) City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the bark beetle infestations plaguing Pinon in many areas of Santa Fe.

Response: Pinus edulis Pinon Pine will be replaced with Calocedrus decurrens. Incense Cedar

Comment:

(3.) Due to the Shade Master Bore epidemic throughout Santa Fe, City Staff respectfully request the replacement of Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.

Response: Gleditsia triacanthos var inermis. Thornless Honeylocust will be replaced with Acer negundo 'Sensation' Sensation Boxelder

Comment:

(4.) Provide the plant water need as shown on the city approved plant list for each plant on the Plant Legend.

Response: Water needs have been added to Plant Legend, please refer to the LA500 sheets

Comment:

(5.) Provide strategic curb cuts in planting and parking areas for secondary plant irrigation. (E) Water Harvesting and Irrigation Standards: Water conservation and stormwater management shall guide landscape and site planning, design, installation and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principles of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system.

Response: Refer to Civil and LA Plans for curb cut locations

(6.) Transition line between excavation and native soil shall be smoothly raked, creating a clean consistent grade. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic or inorganic debris shall be abandoned under native plant material canopies. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated including spoil piles and stockpiles of any material. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or
equal. Seed rate shall be 2 lbs. per 1,000 sf. Areas of natural gravel, cobble, fractured stone, and/or boulder fields shall be restored to the natural state that existed prior to construction. Grade out any damage to the natural terrain prior to the re-application of native stone material.

Response: Refer to Planting General Notes on Sheet LA500

Comment:

(7.) Provide retaining wall details.

Response: Refer to detail D1/LA440

Comment:
(8.) Provide a Reduced Pressure Backflow Preventer with a heated and insulated enclosure above ground. Include heating equipment for the enclosure designed and furnished by the manufacturer to maintain an interior temperature of +40° F with an exterior/outside temperature of -30° F and a wind velocity of 15 mph. Provide an electric power source for heat and accessories, G.F.I. protected with at least six inches minimum clearance above any water discharge point and near the pipe riser on the
enclosure access side or per local code. For boxes using self-regulating tape heat source, secure tape to valve with wire ties or electrician's tape; no covering is necessary.

Response: Will comply

Comment:
(9.) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most
efficient water use, plant with similar water use requirements shall be grouped together.
Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines. Provide the "water need" as shown on the city approved plant list for each plant on the Plant Legend.

Response: Will comply

Comment:
(10.) Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.

Response: Will comply

Comment:
(11.) 14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most
efficient water use, plant with similar water use requirements shall be grouped together.
Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree a separate zone. Separate zones are required for permanent and temporary irrigation lines. Provide the "water need" as shown on the city approved plant list for each plant on the Plant Legend.

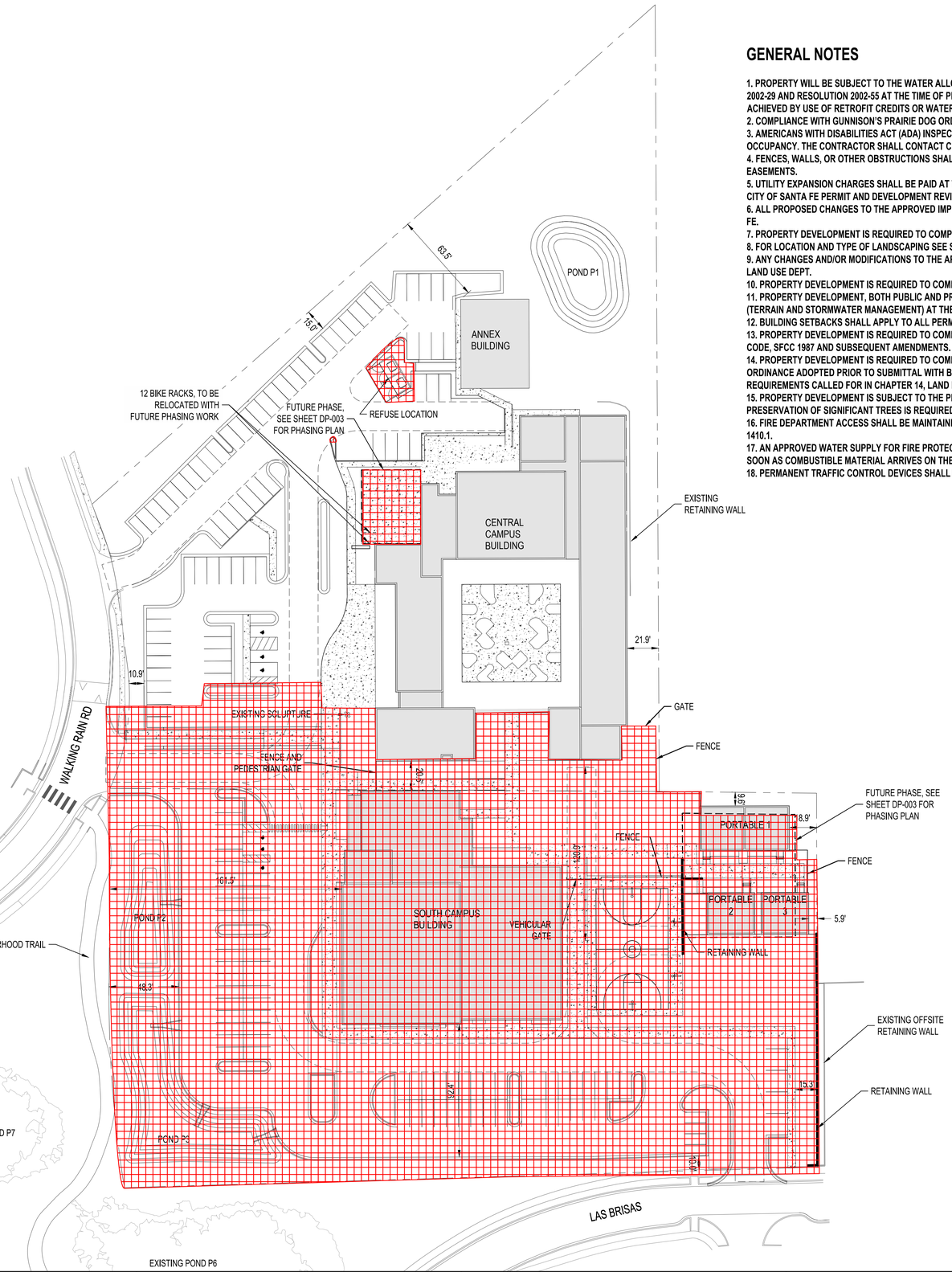
Response: Will comply

Comment:
(12.) Photometrics do not meet Code requirements. See Article 14-8.9 and revise for
compliance.

Response: Refer to sheets LA900 & LA901

Best,

Abigail Udom
Project Manager
FFKR Architects



GENERAL NOTES

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
8. FOR LOCATION AND TYPE OF LANDSCAPING SEE SHEET _____.
9. ANY CHANGES AND/OR MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE COSF PLANNING & LAND USE DEPT.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(f)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
18. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.

LEGEND

- FIRE LANE
- CONCRETE
- RETAINING WALL
- EXISTING RETAINING WALL

N

40 20 0 40

1"=40'

PROJECT DATA

ZONING DISTRICT: TRACT Q-1: PRC
TRACT 16 : R-1

LEGAL DESCRIPTION:
Santa Fe, New Mexico
Section 17, Township 16 North, Range 9East

SITE AREA:
TRACT Q-1: 3.28 AC +/-
TRACT 16 : 3.02 AC +/-
TOTAL: 6.30 ACRES (274,428 sf)

GROSS FLOOR AREAS:

CENTRAL CAMPUS:	29,061.57 sf
SOUTH CAMPUS:	20,432.47 sf
ANNEX:	2,792.17 sf
PORTABLES:	2,792.17 sf
TOTAL:	**56,128.52 sf**

BUILDING ROOFED AREA: 56,128.52 SF

LOT COVERAGE: 20%

OPEN SPACE:
20% REQUIRED: 54,885 sf
34% PROVIDED: 93,632 sf

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT: 35'
MAXIMUM PROPOSED BUILDING HEIGHT: 32'

PARKING CALCULATIONS:
CLASSROOMS
TOTAL CLASSROOMS = 25
MIDDLE SCHOOL: 13 x 1 = 13 SPACES REQUIRED
HIGH SCHOOL: 12 x 4 = 48 SPACES REQUIRED

OFFICES
TOTAL OFFICES* = 14
* OFFICES SHARED BETWEEN MIDDLE SCHOOL AND HIGH SCHOOL
MIDDLE SCHOOL: 6 OFFICES x 1 = 6 SPACES REQUIRED
HIGH SCHOOL: 8 OFFICES x 4 = 32 SPACES REQUIRED

ASSEMBLY SPACES
GYMNASIUM: 7798 sf/200 sf = 39 SPACES REQUIRED
CAFETERIA: 4079 sf/200 sf = 21 SPACES REQUIRED

TOTAL REQUIRED: 159 SPACES
TOTAL PROVIDED: 164 SPACES
6 ADA SPACES
158 STANDARD SPACES (20% CAN BE COMPACT)

BICYCLE PARKING
REQUIRED: 12
PROVIDED: 12

FFKR ARCHITECTS
58 S River Drive, Suite 380, Tempe, AZ 85288
480.362.1361 FFKR.COM

Charter Schools Development Corporation
www.CSDC.org

WALTZ

Bohannan Huston
www.bhinc.com
800.877.5332

KELLY M. KLEIN
NEW MEXICO
14834
03-17-2025
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

△	DATE	REVISION

PROJECT NUMBER 20250209

Monte del Sol Development Plan Amendment

JURISDICTION: CITY OF SANTA FE

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

2025 / 03 / 17

DEVELOPMENT PLAN AMENDMENT

DP-002

Thu, 13-Mar-2025 - 7:53:am, Plotted by: JRESTREPO
C:\Users\jrestrepo\appdata\local\temp\AcPublish_32080\20250209_Site Development Plan.dwg

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May 19, 2025

To: Dee Beingessner

From: Kelly Klein, PE
Regina Villalobos

Re: Comment Response Letter for Case # Special Use Permit 2025-010172 & Development Plan 2025-010189

Dear Dee,

Enclosed for your review is BHI's response to the comments received on May 12, 2025. Below is a brief description of how the comments were addressed:

Dee Beingessner, Engineer Comment

Conditions of Approval:

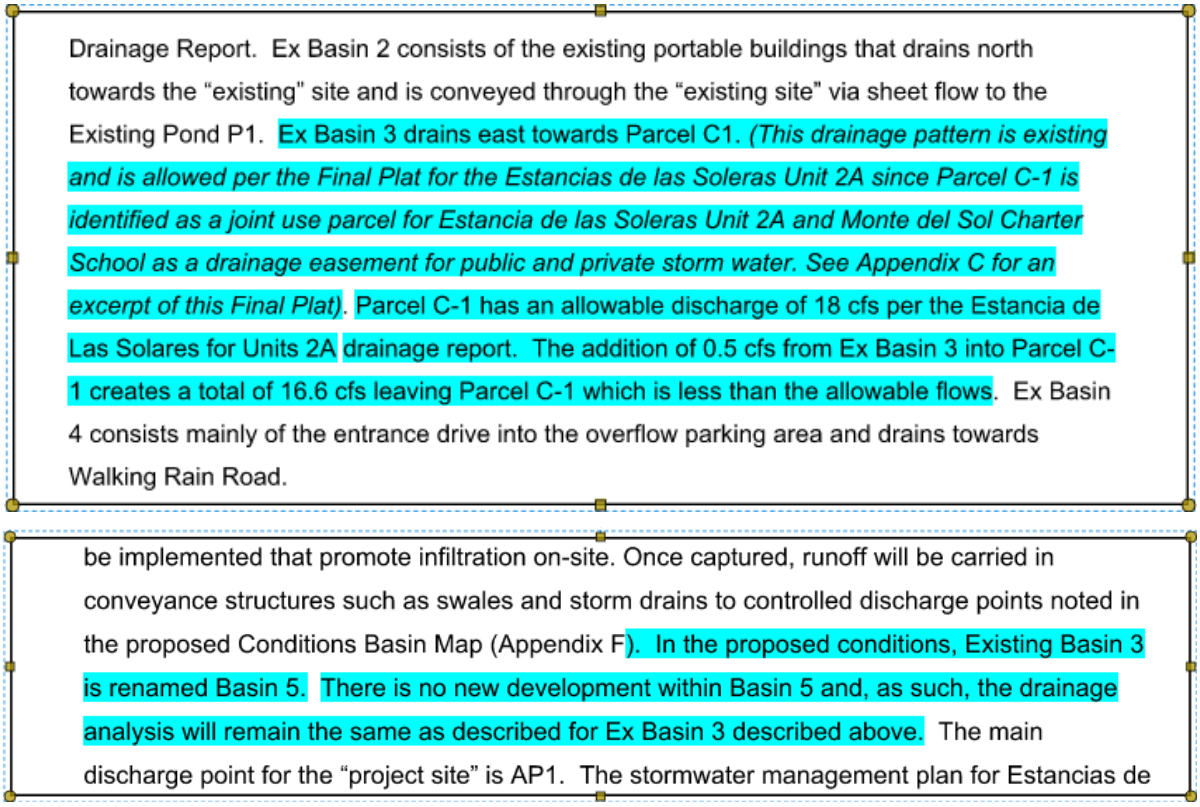
1. Provide information in the drainage report on permitting of existing cisterns. Provide discussion on proposed conditions that the new volume of the pond will eliminate the need for cisterns for required reduction in flows to pre-development flows. Although the new grading of the pond does not appear to require cisterns any longer for volume, none of this was provided in drainage plan. Could not locate the **permit** information for cistern. State what page this is found for ease of review.
   - ***BHI RESPONSE: Permitting of existing cisterns has been added to Drainage Report, Appendix H (located at the end of the drainage report). In addition, the following paragraph was added to the drainage report on page 1 and page 5:***

> The "existing site" is currently developed and drains via surface flow across the parking lots to two discharge points: 1) towards Walking Rain Road, and 2) towards the existing retention pond in the northeast corner. Based on The Monte del Sol Charter School Grading and Drainage Plan designed in 2002 (See Appendix C), the existing Pond P1 was designed for 9,669 cf of volume to capture the developed flows from the building and northeast portion of the parking lot. In current conditions, the pond volume is 6,838 cf which is less than design. With this project, the Existing Pond P1 will be re-graded to accommodate the required volumes per the drainage analysis discussed later in this report. In 2006, an underground cistern system was installed on the "existing" site to capture the roof runoff so that stormwater could be captured and reused for irrigation to water the gardens created by the students. The cistern's capacity is 6,767 cf. The cistern overflow is directed to Existing Pond P1. The volume of the cistern is not included in the required volume calculations for Pond P1.

> rainwater cistern located just north of the building. According to the "as-built" records, the existing cistern holds 6,767 cf and is primarily used for irrigation purposes. However, the overflow discharge point for the cistern is the Existing Pond P1. In this drainage analysis it is assumed that the cistern is full and the storage volume of the cistern is not included in the required volume for Pond P1. See Appendix H for information on permitting existing cisterns.

2. Was any control of discharge from new impervious surfaces from the installation of the portable structures ever calculated or provided? Provide information on this in the drainage report. I could not find that this was answered in drainage report. Drainage from one of the portables goes offsite to a pond that is not under the control of the school. Although there was an allowable discharge from Monte del Sol, this should be accounted in the drainage ponding requirements for the school. Include what page(s) this is found for ease of review.

   - ***BHI RESPONSE: Yes, the existing and proposed Drainage Management Plans have accounted for this portable's developed flows. Monte del Sol (Ex Basin 3 and Proposed Basin 5) is permitted to drain to Parcel C-1 as shown on the Final Plat for Estancia de las Soleras Unit 2A. An excerpt of this Final Plat is included in Appendix C. The following narrative was added to the drainage report on page 6 and page 7:***



Drainage Report. Ex Basin 2 consists of the existing portable buildings that drains north towards the "existing" site and is conveyed through the "existing site" via sheet flow to the Existing Pond P1. Ex Basin 3 drains east towards Parcel C1. *(This drainage pattern is existing and is allowed per the Final Plat for the Estancias de las Soleras Unit 2A since Parcel C-1 is identified as a joint use parcel for Estancia de las Soleras Unit 2A and Monte del Sol Charter School as a drainage easement for public and private storm water. See Appendix C for an excerpt of this Final Plat)*. Parcel C-1 has an allowable discharge of 18 cfs per the Estancia de Las Solares for Units 2A drainage report. The addition of 0.5 cfs from Ex Basin 3 into Parcel C-1 creates a total of 16.6 cfs leaving Parcel C-1 which is less than the allowable flows. Ex Basin 4 consists mainly of the entrance drive into the overflow parking area and drains towards Walking Rain Road.

be implemented that promote infiltration on-site. Once captured, runoff will be carried in conveyance structures such as swales and storm drains to controlled discharge points noted in the proposed Conditions Basin Map (Appendix F). In the proposed conditions, Existing Basin 3 is renamed Basin 5. There is no new development within Basin 5 and, as such, the drainage analysis will remain the same as described for Ex Basin 3 described above. The main discharge point for the "project site" is AP1. The stormwater management plan for Estancias de

3. Provide a table of the pond volumes in section 2 of the drainage report. Could not locate in drainage report.

   - ***BHI RESPONSE: The table showing the pond volumes is now provided in the Drainage Report in Appendix G. We added text at the end of section 2 (pg. 8) referring to Appendix G.***

4. It appears that all ponds will retain water at over 3' of depth.
   This will require fencing. Could not locate on Terrain Management Plan. No fencing found on fencing/wall plan for pond 1. It appears to be 4' deep.

- ***Per our email correspondence with you, if the water depth can't reach more than 3', we will not need fencing. Fencing was added to Ponds P2 and P3. Pond P1 was enlarged to reduce the depth of water to less than 3' and therefore, no fencing is required.***

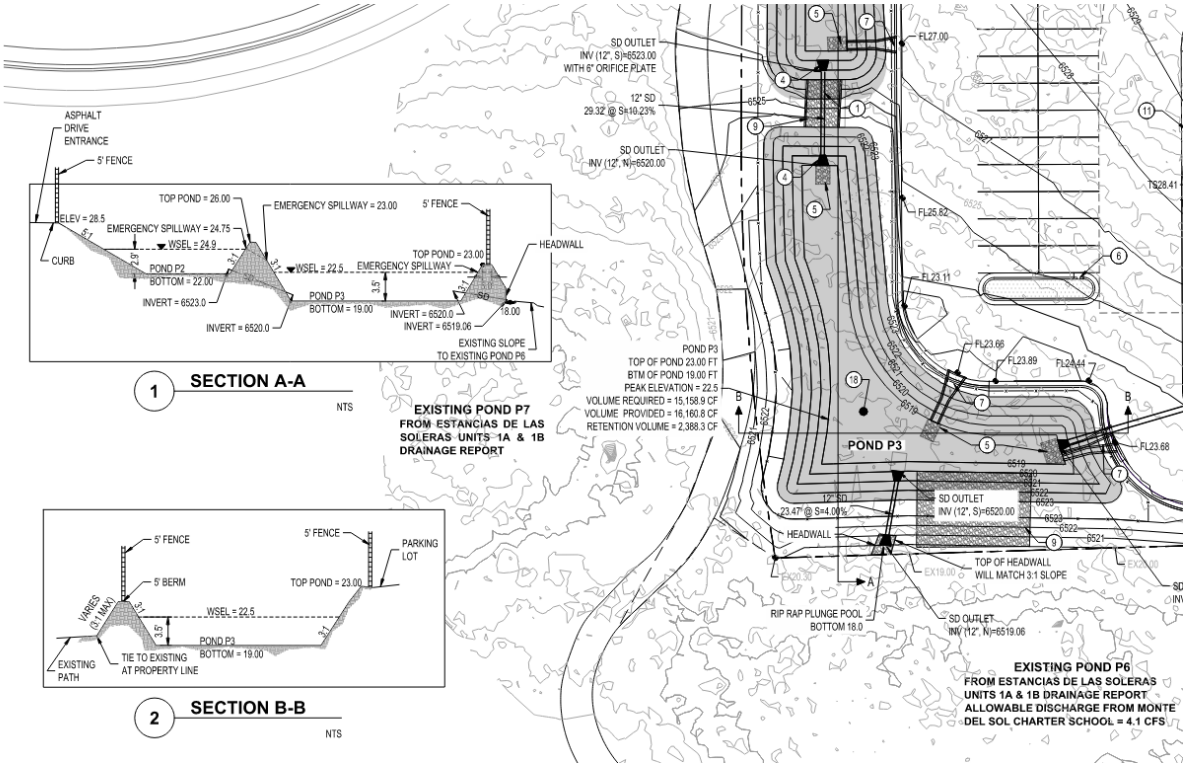
5. Outlet structure from Pond 3 should terminate some distance from the property line and erosion control must be placed at the outlet before water enters adjacent property unless an agreement is reached with adjacent property owner for erosion control to be placed on their property. **This appears to have been completed on C-105 but does not match pond 3 in drainage report.**

- ***BHI RESPONSE: A headwall has been added to move the outlet end of the pipe further from the property line to allow for installation of rip rap erosion control prior to discharge on to adjoining property. Both Sheet C-105 and the Proposed Conditions Basin Map in the drainage report show the outlet and headwall with provisions for an emergency spillway.***

6. Include pond section and show how ponds will overflow. Could not locate this in plans.

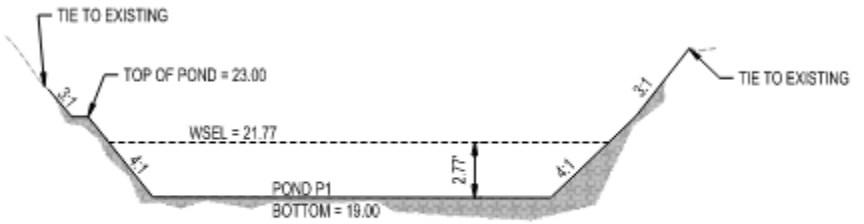
- ***BHI RESPONSE: Pond sections and overflow have been specified on sheet C-105 and C-107 as shown on the snips below. The outflow of the ponds P2 and P3 are controlled by storm drain with provisions for emergency overflow with a weir spillway. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. The drainage report has been updated with the following narrative on page 8.***

Sheet C-105



Pond P6 located at the southwest corner of the site (AP1). The ponds will work in series such that each pond will capture their respective basin's developed flows and release the flows at a controlled rate via a pipe outlet to the next downstream pond. Pond P2 has a weir emergency overflow directed towards Pond 3. Pond 3 also has an emergency weir overflow directed towards Existing Pond P6. Each pond will have a retention component at the bottom of the

Sheet C-107



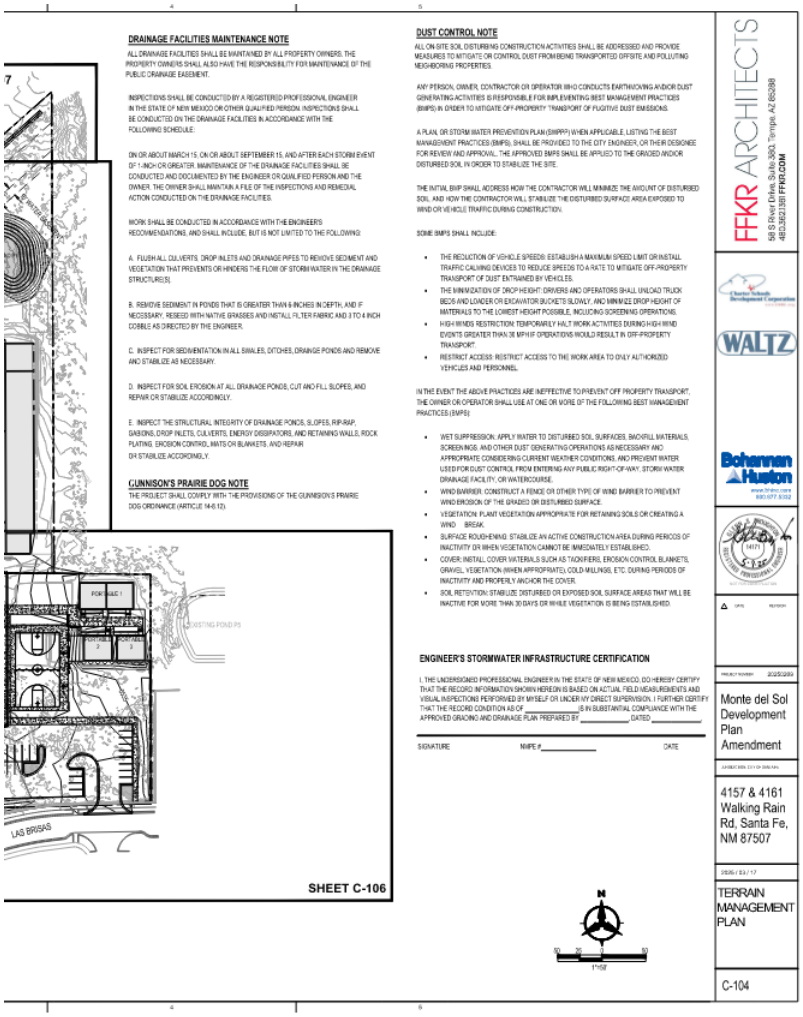
6 SECTION D-D

NTS

Basin 6, Offsite Basin 1 and 16 fs from Existing Pond P5. For proposed conditions, improvements made to the pond and the pond's outfall with this project will control this discharge rate to 35.4 cfs which is less than the allowable flows of 41.2 cfs as defined in the Vista de La Sierra Drainage Report. The outflow for pond P1 is controlled by a weir overflow spillway and directed through a swale to sites' discharge point at AP3. Together with the reduced discharge from Vista de La Sierra subdivision and the reduced flows from Monte del

Technical Corrections:

1. Include attached notes.
   - ***Notes have been included on sheet C-104 as shown on snip below:***



DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES;

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6 INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-6.12).

DUST CONTROL NOTE

ALL ON SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 36 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS):

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD MULCHES, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____

SIGNATURE NMPE #_____ DATE

SHEET C-106

FFKR ARCHITECTS
98 B River Drive, Suite 360, Tempe, AZ 85288
480.362.1991 FFKR.COM

Monte del Sol Development Plan Amendment

4157 & 4161 Walking Rain Rd, Santa Fe, NM 87507

TERRAIN MANAGEMENT PLAN

C-104

2. Include pond numbers on Sheet C-105 and C-107.
   - ***Pond numbers have been included to Sheets C-105 and C-107. We have updated the sheets and added a bigger text for them to stand out.***

With this resubmittal, Bohannan Huston Inc. are requesting planning commission approval for the special use permit and development plan. If you have any questions or require further information, please feel free to contact me.

Sincerely,

Kelly Klein, P.E.
Project Manager
Community Development and Planning

KMK/RMV
Enclosures

From:	PETERSON, CLINTON D.
To:	Kelly Klein
Cc:	Matt Johnson; Benji Williamson; Colleen Gavin; Angelica Wolff
Subject:	RE: Monte del Sol Public Water Plan
Date:	Monday, June 9, 2025 9:24:55 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png

---

This looks good to me, feel free to drop off a mylar when you get a chance. I will need to schedule a time for Geronimo to sign as well and I will get you back a scanned signed mylar when that happens. Thanks,

-Clinton

From: Kelly Klein <kklein@bhinc.com>
Sent: Friday, June 6, 2025 2:32 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Benji Williamson <bwilliamson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Clinton,

We had some additional irrigation conversions with our landscapers and have updated the plan accordingly. We have updated the irrigation meter to ¾" with the 1" line per the CoSF drawing 02A. The irrigation back flow preventer has also been resized to ¾" Febco 825YA or approved equal. Please let me know if you have any additional questions.

Thank you for your help,

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 4:17 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>

Subject: RE: Monte del Sol Public Water Plan

Sorry Note 11 as well:

11. 2" IRRIGATION LINE AND 2" REDUCED PRESSURE BACKFLOW PREVENTER (ZURN 375DA OR APPROVED EQUAL). BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION, SEE PRIVATE IRRIGATION PLANS FOR DETAILS.

From: Kelly Klein <kklein@bhinc.com>
Sent: Thursday, June 5, 2025 3:54 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Clinton,

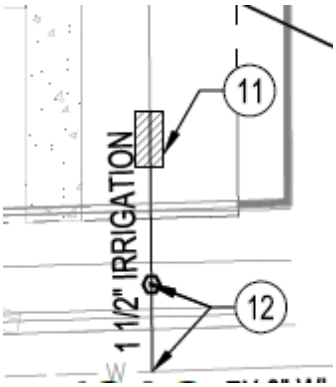
Please see attached.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 3:27 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: RE: Monte del Sol Public Water Plan

Kelly,

Thanks for the prompt replies. Looks like a 2” domestic meter would be acceptable based on your meter sizing sheet. And thanks for changing the meter size for the irrigation accordingly. Do you mind reflecting this change in the following locations? Looks like there are several places where it still says 1-1/2”. Also, for keynote 12, a ¾” meter size would correspond to Standard Detail 02A and a service line size of 1” in the irrigation table.



1 1/2" IRR — PROPOSED IRRIGATION WATER LINE

12. INSTALL 3/4 " SINGLE IRRIGATION SERVICE WITH METER BOX AND CORP STOP. CONNECT TO EXISTING 8" PUBLIC WATER LINE WITH SERVICE SLEEVE. NEW SERVICE TO BE INSTALLED PER COSF WATER DIVISION STANDARD DETAIL 04 METER.

SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
2" DS	2"
1 1/2" IR	3/4 " IR

From: Kelly Klein <kklein@bhinc.com>
Sent: Thursday, June 5, 2025 3:14 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: Matt Johnson <mjohnson@ffkr.com>; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: FW: Monte del Sol Public Water Plan

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Hello Clinton,

The Irrigation meter should be a ¾", not a 1/1/2" please see attached revision.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: Kelly Klein <kklein@bhinc.com>

Sent: Thursday, June 5, 2025 3:08 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Hello Clinton,

Attached is the Monte del Sol Water Meter Sizing Form we received from the MEP. I will reach out to the landscaping team to clarify the water meter size for the irrigation needs.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Thursday, June 5, 2025 3:01 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Before approving, do you mind sending me a water meter sizing form for the domestic meter? I've attached it here. Also – can you justify the 1-1/2" irrigation meter? It is quite large. I just want to make sure we're sizing the meters correctly for both irrigation and domestic.

From: Kelly Klein <kklein@bhinc.com>
Sent: Wednesday, June 4, 2025 5:30 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

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Hello Clinton,

Please see attached plans per your comments. Thank you for working with us.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: Kelly Klein <kklein@bhinc.com>
Sent: Wednesday, June 4, 2025 3:43 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Thank you Clinton,

We are updating them now and hope to get them to you by the end of the day.

Kelly Klein, PE
p. 505.823.1000 **| d.** 505.798.7844

From: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Sent: Wednesday, June 4, 2025 12:08 PM
To: Kelly Klein <kklein@bhinc.com>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: RE: Monte del Sol Public Water Plan

Just some minor comments here. See attached.

-Clinton

From: Kelly Klein <kklein@bhinc.com>
Sent: Tuesday, June 3, 2025 2:43 PM
To: PETERSON, CLINTON D. <cdpeterson@santafenm.gov>
Cc: GRIEGO, GERONIMO G. <gggriego@santafenm.gov>; jennifer@jenkinsgavin.com; Colleen Gavin <colleen@jenkinsgavin.com>; Angelica Wolff <angelica@jenkinsgavin.com>; Matt Johnson <mjohnson@ffkr.com>
Subject: Monte del Sol Public Water Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Clinton,

Thank you for working with us on this plan. I have attached the current plans based on our

discussions. Below is a summary of our discussions that are reflected on this revised water plan:

1. We removed the redundant FH at the Walking Rain entrance since there is an existing fire hydrant directly across the street from this proposed location. I spoke with Geronimo Griego regarding this change and he was in agreement. He is copied on this email.
2. I coordinated with our Architect/MEP and included **fire suppression system required flows for the building with the required flows for the Fire Hydrant. The new required file flows(1,187 gpm) are updated in the table.**
3. I updated the Back flow Preventer size for the fire line to 8" due to the increase in the fire flows (item 2 above) and the required 10ft/sec velocity.
4. Per our discussions, we kept the backflow preventers in a hot boxes near the ROW of Las Brisas, but added to the keyed notes that the hot box must provide vandalism protection. Safe-T-Cover is once such brand that offers this as a feature.

Please let me know if you have any other questions or need anything else to approve this plan. Again, I appreciate all your help and quick responses.

Kelly Klein, PE
Project Manager Community Development & Planning
Bohannan Huston
p. 505.823.1000 | **d.** 505.798.7844
bhinc.com

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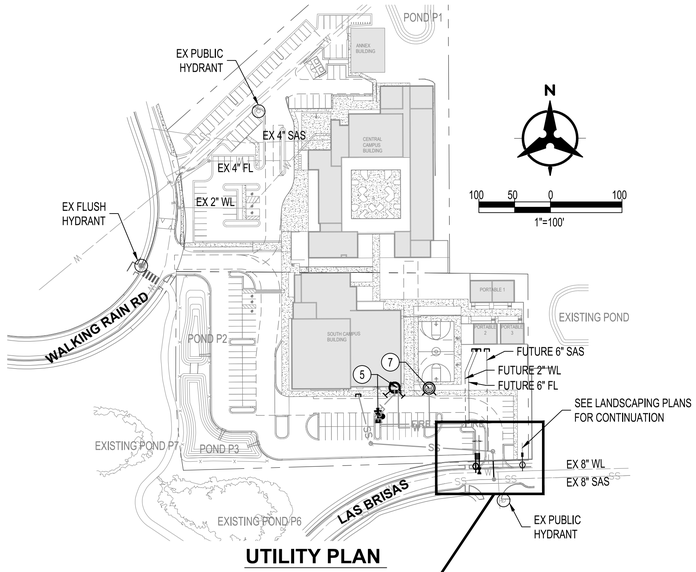
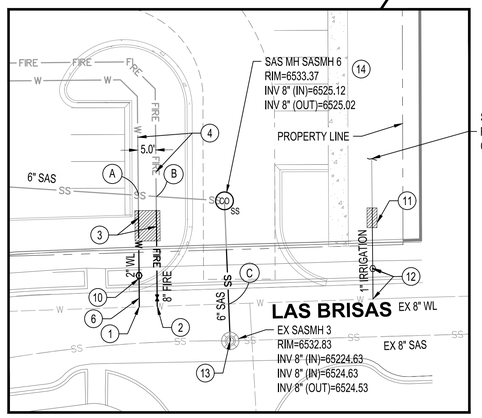
PUBLIC WATERLINE IMPROVEMENTS
FOR MONTE DEL SOL CHARTER SCHOOL
4161 WALKING RAIN ROAD



UTILITY PLAN



ENLARGED UTILITY CONNECTIONS

SCALE: 1" = 20'

NOTE: PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED PER UPDATED COSF WATER DIVISION DETAIL 10A. SEE COSF WATER DIVISION STANDARD DETAIL 10B FOR DIAGRAMATIC REPRESENTATION OF JOINT RESTRAINT LENGTHS.

Crossings			
DES	SAS	WL	Clearance
A	8" TP 26.05	2" TP 29.33	03.07
	8" BP 25.34	2" BP 29.13	
B	8" TP 26.00	6" TP 29.88	03.34
	8" BP 25.29	6" BP 29.34	
C	8" TP 25.42	8" TP 28.69	02.55
	8" BP 24.71	8" BP 27.98	

LEGEND

- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- NG — EXISTING NATURAL GAS LINE
- UGEL — EXISTING UNDERGROUND ELECTRIC LINE
- 2" WL — PROPOSED DOMESTIC WATER LINE
- 1 " IRR — PROPOSED IRRIGATION WATER LINE
- 8" FW — PROPOSED FIRE LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED CAP
- PROPOSED REDUCER

GENERAL NOTES

1. PRIVATE WATER AND FIRE SERVICE SHALL UTILIZE EXISTING SERVICES CONSTRUCTED AS PART OF THE MONTE DEL SOL CHARTER SCHOOL.
2. HEATED ENCLOSURE AND METER CANS SHALL HAVE A MINIMUM OF 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.

◯ KEYED NOTES

1. CONNECT NEW 2" COPPER WATER SERVICE TO EXISTING 8" WL. INSTALL SERVICE SADDLE.
2. CONNECT NEW 8" FIRE LINE TO EXISTING 8" WL. INSTALL 8X8X8 TEE MJ X FLG AND 8" MJ X FGL GATE VALVE PER COSF WATER DIVISION STANDARD DETAIL 08.
3. 8" FIRE WATER & 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTERS (ZURN 375DA OR APPROVED EQUAL) PER COSF WATER DIVISION STANDARD DETAIL 32. BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
4. PRIVATE FIRE WATER SERVICE LINE & DOMESTIC WATER SERVICE LINE TO BE INSTALLED WITH PRIVATE UTILITY PANS.
5. FIRE DEPARTMENT CONNECTION (FDC) & POST INDICATOR VALVE TO BE INSTALLED WITH PRIVATE UTILITY PLANS.
6. INSTALL 2" CORP STOP PER COSF STANDARD DETAIL 05.
7. PRIVATE FIRE HYDRANT, SEE PRIVATE UTILITY PLANS.
8. NOT USED
9. NOT USED
10. INSTALL 2" WATER METER PER COSF WATER DIVISION STANDARD DETAIL 05.
11. 1" IRRIGATION LINE AND 3/4" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825YA OR APPROVED EQUAL). BFP TO BE INSTALLED IN A HEATED ENCLOSURE ,"SAFE-T-COVER" (OR APPROVED EQUAL), WITH VANDALISM PROTECTION. SIZE TO BE DETERMINED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION, SEE PRIVATE IRRIGATION PLANS FOR DETAILS.
12. INSTALL 3/4" SINGLE IRRIGATION SERVICE WITH METER BOX AND CORP STOP. CONNECT TO EXISTING 8" PUBLIC WATER LINE WITH SERVICE SLEEVE. NEW SERVICE TO BE INSTALLED PER COSF WATER DIVISION STANDARD DETAIL 02A.
13. CONNECT NEW 6" SAS TO EXISTING SAS MANHOLE.
14. SAS CLEANOUT TO BE INSTALLED WITH ONSITE PLANS.



VICINITY MAP

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES

DRAWN BY:	DATE: 09/2008
CHECKED:	SCALE:
APPROVED:	

01

SURVEY INFORMATION FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL



By	REMARKS	DATE:
	REVISIONS	DATE: 17/2025
	DESIGN	DATE: 17/2025

No.	Date	
Designed By:	KMK	
Drawn By:	RV	
Checked By:	KMK	

DOMESTIC WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
4161 WALKING RAIN	LAS BRISAS	2" DS	2"
4161 WALKING RAIN	LAS BRISAS	1" IR	3/4 " IR

NOTE: EXTENSION OF EXISTING FIRE WATER SERVICE LINE TO THE PROPOSED BACKFLOW PREVENTION DEVICE SHALL REQUIRE A CITY OF SANTA FE WATER DIVISION AGREEMENT TO CONSTRUCT AND DEDICATE PUBLIC IMPROVEMENTS (ACD) AND MUST BE EXECUTED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER TO PREPARE AND SUBMIT THE ACD TO THE CITY OF SANTA FE PUBLIC UTILITIES WATER DIVISION.

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

EXISTING UTILITIES AND APPURTENANCES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE. ACCURACY, LOCATION, AND COMPLETENESS OF UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, PRIOR TO THE INITIATION OF CONSTRUCTION. EXISTING UTILITIES NOT SHOWN ON THE DOCUMENTS ARE LIKELY TO EXIST.

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE ** PSI	BUILDING(S) SERVED
8"	1,187	89	4161 WALKING RAIN RD

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

*PEAK FLOW IS IN GALLONS PER MINUTE. INCLUDES FIRE HYDRANT FLOWS PLUS BUILDING FIRE SUPPRESSION SYSTEM IN THE BUILDING

**RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT THE POINT OF CONNECTION TO MAIN.

UTILITY CONTACT INFORMATION

NEW MEXICO GAS COMPANY
STEVE LARRANAGA
505-412-2904

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WATER DIVISION:
JOHN DEL MAR 505-955-4231

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES - WASTE WATER DIVISION:
DOUG FLORES 505-955-4650

Bohannan Huston
www.bhinc.com 800.877.5332

MONTE DEL SOL CHARTER SCHOOL

PUBLIC WATER PLAN

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____
DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N15	16N-R9E-10	

2025
13
SHEET 1 OF 1

FFKR ARCHITECTS

13 June 2025

Attn: Colleen Gavin
JenkinsGavin
130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com

Re: **Monte del Sol Development Plan Amendment** (submitted March 17, 2025)
Case# Special Use Permit 2025-010172 & Development Plan 2025-010189
Address: 4157 & 4161 Walking Rain Rd.
Santa Fe, NM 87507

The following is our landscape response letter to the above mentioned Plan Check Report.
All revisions have been clouded Delta 1 | City Comments | 06.13.2025

Lawrence Rivera, Landscaping Comments

Comment:
1. Provide CMU caps to all CMU retaining, yard walls.

Response: CMU caps have been noted. Please refer to detail D1/LA440

Comment:
2. Provide 2- inch minimum of mulch at all open spaces and planting beds per the open space code 14-8.4(H)(2). Provide the following information for all mulching materials: type, size, and depth. Provide the quantity of mulch in tons or cubic yards. Provide a detail showing the mulch depth and edge of concrete.

Response: Please refer to Planting General Notes on sheet LA500, Sheets LA100 – LA103 Materials Site Plans, and details on sheet LA441

Comment:
3. Provide a 2-inch minimum of organic mulch at the base of all trees and shrubs. An air gap of 2 inches at the root flair of all plant material as required.

Response: Please refer to Planting General Notes on sheet LA500

Comment:
4. Water budget requires winter watering for December, January, and February at a minimum of once per month. Please revise water budget.

Response: Information added as requested

Comment:
5. No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.

Response: Valves removed as requested.

Comment:

6. Include in all valve manifolds schedule 80 PVC unions downstream of each control valve for easy removal and repair, per COSF Irrigation Design Standards. 4.2.1.B Automatic Control Valves.

Response: Valve added as requested.

Comment:

7. Install insulated backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards 4.15. Provide an electric power source for heat and accessories, G.F.I. protection with at least six inches minimum clearance above any water discharge point and near the pipe riser on the enclosure access side or per local code, 4.15.2B Heating Equipment.

Response: Legend updated with insulated backflow preventer.

Comment:

8. Provide a list of zones with type of irrigation, i.e., Drip, Bubbler, and Popup etc. In addition, provide the type of plant material irrigated, i.e., Tree, Shrub, Native Seeding, etc.

Response: Information added as requested.

Comment:

9. Photometrics do not meet Code requirements. Nine points are above the maximum allowed illumination. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.

Response: The output for the wall packs and downlights have been lowered. The wall packs have been raised to 12'. The calculation to Building Entry has been relabeled to better address the maximum being 5fc.

Best,

Abigail Udom
Project Manager
FFKR Architects

From:	BEINGESSNER, DEE
To:	Colleen Gavin; CRUZ-HABER, JOEL A.; Land Use Planning
Cc:	ESQUIBEL, DANIEL A.; Angelica Wolff
Subject:	RE: Monte del Sol - Response to 2nd DRT Review from Engineering
Date:	Wednesday, May 28, 2025 9:50:53 AM

Colleen and Joel,

My comments seem to have been addressed adequately.

Thanks,

Dee

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Tuesday, May 20, 2025 1:25 PM
To: CRUZ-HABER, JOEL A. <jacruzhaber@santafenm.gov>; Land Use Planning <planning@santafenm.gov>; BEINGESSNER, DEE <dabeingessner@santafenm.gov>
Cc: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>; Angelica Wolff <angelica@jenkinsgavin.com>
Subject: Monte del Sol - Response to 2nd DRT Review from Engineering
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joel and Dee,

In response to Engineering's 2nd comments, included in the link below are updated drainage report, updated terrain management plan set, the updated development plan along with a more detailed comment response letter for clarity to Dee's questions prepared by our civil engineer. Also, per our conversation, Monte del Sol would like to be on the June 17th Planning Commission agenda.

Thank you.

https://sfspublic.bhinc.com/?tk=TKkkleinD1952025185717

-Link Expires: 6/19/2025

Files being shared:

- \2025-05-019 Monte del Sol\Comment Response Letter_DRT Intital Review.pdf

- \2025-05-019 Monte del Sol\Development Plan Amendment_Monte Del Sol Charter School(stamped 05-19-2025)-f.pdf

- \2025-05-019 Monte del Sol\Monte de Sol_Drainage Report (stamped 05-19-2025)-f.pdf

- \2025-05-019 Monte del Sol\Monte del Sol_Site Development Plan(stamped 05-19-2025)-f .pdf

- \2025-05-019 Monte del Sol\Monte del Sol_Terrain Management Plan(stamped 05-19-2025)-f .pdf

CG

Colleen C. Gavin, Principal

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

PLEASE NOTE: I will be out of the office with limited availability starting May 22nd through June 3rd.

Builder/Contractor Responsibilities

Drawing Validity – These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

Builder Acceptance of Drawings – Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC code of standard practice Sept 86 Section 4.2.1)(Mar 05 Section 4.4.1)

Code Official Approval – It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

Building Erection – The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary guys, braces, false work or other elements required for erection will be determined, furnished and installed by the erector (AISC Code of Standard Practice Sept 86 Section 7.9.1) (Mar 05 Section 7.10.3) (CSA/S16–09 Section 29).

Discrepancies – Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC Code of Standard Practice Sept 86 Section 3.3) (Mar 05 Section 3.3)

Materials by Others – All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials if furnished as a part of the order documents, the manufacturers assumptions will govern.

Modification of the Metal Building from Plans – The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown on this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

Foundation Design
The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)
such conditions and if found, they should be removed.

METAL DEPOTS

4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344–8141 (800) 677–2524
FAX (505) 345–7413
A DIVISION OF NCI

ENGINEERING DESIGN CRITERIA

Building Code	2009 International Building Code		
Occupancy Category	Normal (Category II)		
Roof Dead Load			
Superimposed	2.22 psf		
Collateral	0.50 psf		
(0.00 psf Ceiling 0.50 psf Other)			
Roof Live Load	30.00 psf no reduction		
Snow			
Ground Snow Load (Pg)	42.00 psf		
Snow Load Importance Factor (I)	1.00		
Flat Roof Snow Load (Pf)	32.34 psf		
Snow Exposure Factor (Ce)	1.00		
Thermal Factor (Ct)	1.10		
Wind			
Basic Wind Speed	90.00 mph		
Wind Importance Factor (I)	1.00		
Wind Exposure Category	B		
Internal Pressure Coef (GCpi)	0.18/-0.18		
Loads for components not provided by building manufacturer			
Corner Areas (within 4.50' of corner)	13.33 psf pressure -17.78 psf suction		
Other Areas	13.33 psf pressure -14.44 psf suction		
These values are the maximum values required based on a 10 sq ft area.			
Components with larger areas may have lower wind loads.			
Seismic			
Seismic Importance Factor (Ie)	1.00		
Seismic Design Category	D		
Soil Site Class	D Stiff Soil		
Ss	0.640 g	Sds	0.550 g
S1	0.190 g	Sd1	0.258 g
Analysis Procedure	Equivalent Lateral Force		
Column Line	1-4	SWA & SWC	
Basic Force Resisting Systen	C4	B4 & C4	
Response Modification Coefficient (R)	3.50	3.25	
Seismic Response Coefficient (Cs)	0.157	0.169	
Design Base Shear in kips (V)	3.33	5.20	
Basic Structural System (from ASCE 7-05 Table 12.2-1)			
B4 - Ordinary Steel Concentrically Braced Frame			
C4 - Ordinary Steel Moment Frame			

PROJECT NOTES

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A529, ASTM A572, ASTM A1101 SS, or ASTM A1011 HSLAS with a minimum yield point of 50 ksi. Material properties of hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with a minimum specified yield point of 50 ksi. Hot rolled angles, other than flange braces, conform to ASTM 36 minimum. Hollow structural shapes conform to ASTM A500 grade B, minimum yield point is 42 ksi for round HSS and 46 ksi for rectangular HSS. Material properties of cold-formed light gage steel members conform to the requirements of ASTM A1011 SS Grade 55, or ASTM A1011 HSLAS Class 1 grade 55, with a minimum yield point of 55 ksi. For Canada, material properties confirm to CAN/CSA G40.20/G40.21 or equivalent.

Bolted joints with A325M-09 Type 1 bolts greater than 1/2" diameter are specified as pretensioned joints in accordance with the Specification for Structural Joints Using ASTM A325 or A490 Bolts, June 30, 2004. Pre-Tensioning can be accomplished by using the turn-of-nut method of tightening, calibrated wrench, twist off type tension control bolts or direct tension indicator as acceptable to the Inspecting Agency and Building Official. Installation Inspection requirements for Pre-Tensioned Joints (Specification for Structural Joints Section 9.2) using turn-of-nut method is suggested.
The connections on this project are not slip critical.

Using 5 x 5 gutter with 4 x 5 downspouts, the roof drainage system has been designed using the method outlined in the MBMA Metal Building Systems Manual. Downspout locations have not been located on these drawings. The downspouts are to be placed on the building sidewalls at a spacing not to exceed 40 feet with the first downspout from both ends of the gutter run within 10 feet of the end. Downspout spacing that does not exceed the maximum spacing will be in compliance with the building code. The gutter and downspout system as provided by the manufacturer is designed to accomodate 4 in/hr rainfall intensity as it corresponds to a 5 year recurrence interval.

Drawing Index

Page	Description
F1	Anchor Rod
F2	Anchor Rod Details
F3	Reaction Drawings
E1	Cover Sheet
E2	Primary Steel BLDGA
E3	Roof Framing BLDGA
E4	Roof Sheeting
E5	Sidewall BLDGA WALLSWA
E6	Sidewall BLDGA WALLSWC
E7	Endwall BLDGA WALLEWB
E8	Endwall BLDGA WALLEWD
E9–E10	Main Frame Cross Sections
E11	Portal Frame Cross Section 12 FRAMELINEA–SWC
E12	Connection Detail
R1–R13	Construction Drawings

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

PHYSICALLY HANDICAPPED
NEW MEXICO BUILDING CODE REQUIRES FACILITIES FOR THE PHYSICALLY HANDICAPPED.

NOTICE
Issuance of this Building Permit and the Certificate of Occupancy at Final Inspection DOES NOT certify compliance with the requirements of any other regulatory agency that has separate enforcement jurisdiction on this project. Contact the State Fire Marshal, the Department of Health, the Environment Department, and any other such regulatory agency that may have code enforcement jurisdiction on this project to ensure compliance with their procedures and/or to obtain their final approval.

NOTE
APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT AUTHORIZATION FROM CONSTRUCTION INDUSTRIES DIVISION.

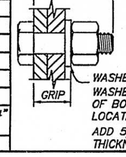
ALL INSPECTIONS MUST BE MADE AND A CERTIFICATE OF OCCUPANCY ISSUED BEFORE THIS BUILDING MAY BE OCCUPIED.

PLANS APPROVED
Construction Industries Division
General Construction Bureau
☐ NO EXCEPTIONS TAKEN
☐ EXCEPTIONS AS NOTED
By
Permit No. 20120212
Does not include Mechanical or Electrical

NOTE
ALL SECTIONS OF THE NEW MEXICO BUILDING ELECTRICAL, MECHANICAL AND PLUMBING CODES MUST BE COMPLIED WITH

NOTICE!
THE APPROVED PLANS MUST BE AT THE JOB

¾"ø A325 BOLT GRIP TABLE	
GRIP	LENGTH
0 TO 9/16"	1 1/4" F.T.
Over 9/16" TO 1 1/16"	1 3/4" F.T.
Over 1 1/16" TO 1 5/16"	2"
Over 1 5/16" TO 1 9/16"	2 1/4"
Over 1 9/16" TO 1 13/16"	2 1/2"
Over 1 13/16" TO 2 1/16"	2 3/4"
LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS	
F.T. DENOTES FULLY THREADED	



NOTE:
FULL THREAD ENGAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.

WASHER REQUIRED ONLY WHEN SPECIFIED. WASHER MAY BE LOCATED UNDER HEAD OF BOLT, UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS.

ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
CONTRACTER
4157 WALKING R. ROAD
SANTA FE NM 87507

Customer:
CONTRACTOR CONSTRUCTION
P.O. BOX 50659
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (0115404)
Sheet Number:	E1 of 12

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Jay S. Surmieda, P.E.
New Mexico P.E. 16053

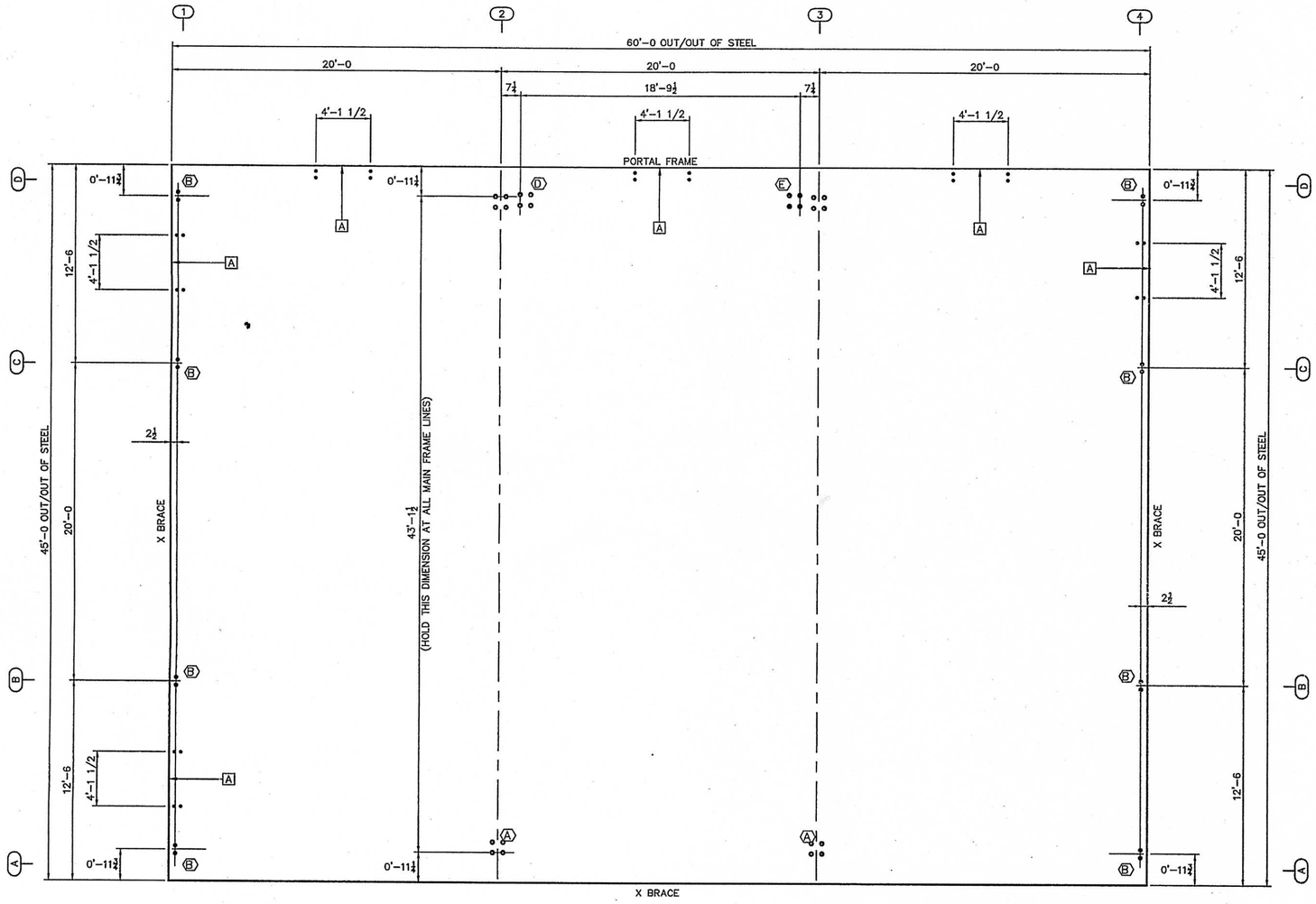
JAY S. SURMIEDA
NEW MEXICO
State of New Mexico
Construction Industries Division
PROFESSIONAL ENGINEER

May 09, 2012

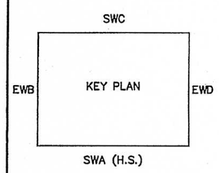
Anchor Rod Drawings

1) This drawing is for anchor rod placement only and is not foundation design.
2) Foundation must be square and level with all anchor rods true in size, location, and projection.
3) Projection shown must be held to keep threads clear of finished concrete.
4) This structural design data includes magnitude and location of design loads and suppose conditions, material properties, and type and size of major structural members necessary to show compliance with the Order Documents at the time of this issue. Any change to building loads or dimensions may change structural member sizes and locations shown. This structural design data will be superseded and voided by any future mailing.
5) Anchor rod size is determined by shear and tension at the bottom of the base plate. The length of the anchor rod and method of load transfer to the foundation are to be determined by the foundation engineer, and are not provided by the manufacturer.
6) Anchor rods are ASTM F1554 Gr. 36 material unless noted otherwise.

FINISH FLOOR AT ELEVATION 100'-0



ANCHOR ROD SETTING PLAN



ACCESSORY SCHEDULE			
MARK	DESCRIPTION	DETAIL	QUAN.
A	3-10 X 3-0 1/2 W/SILL AT 4-0 F.O. FIELD LOC.	C	6

ANCHOR BOLTS TO BE DESIGNED BY FOUNDATION ENGINEER USING DIAMETERS SHOWN IN THIS TABLE.

ANCHOR ROD DESCRIPTION	QUANTITY
⅝"ø DIAMETER X	40
¾"ø DIAMETER X	24

Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval
☐ Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: F1 of 3

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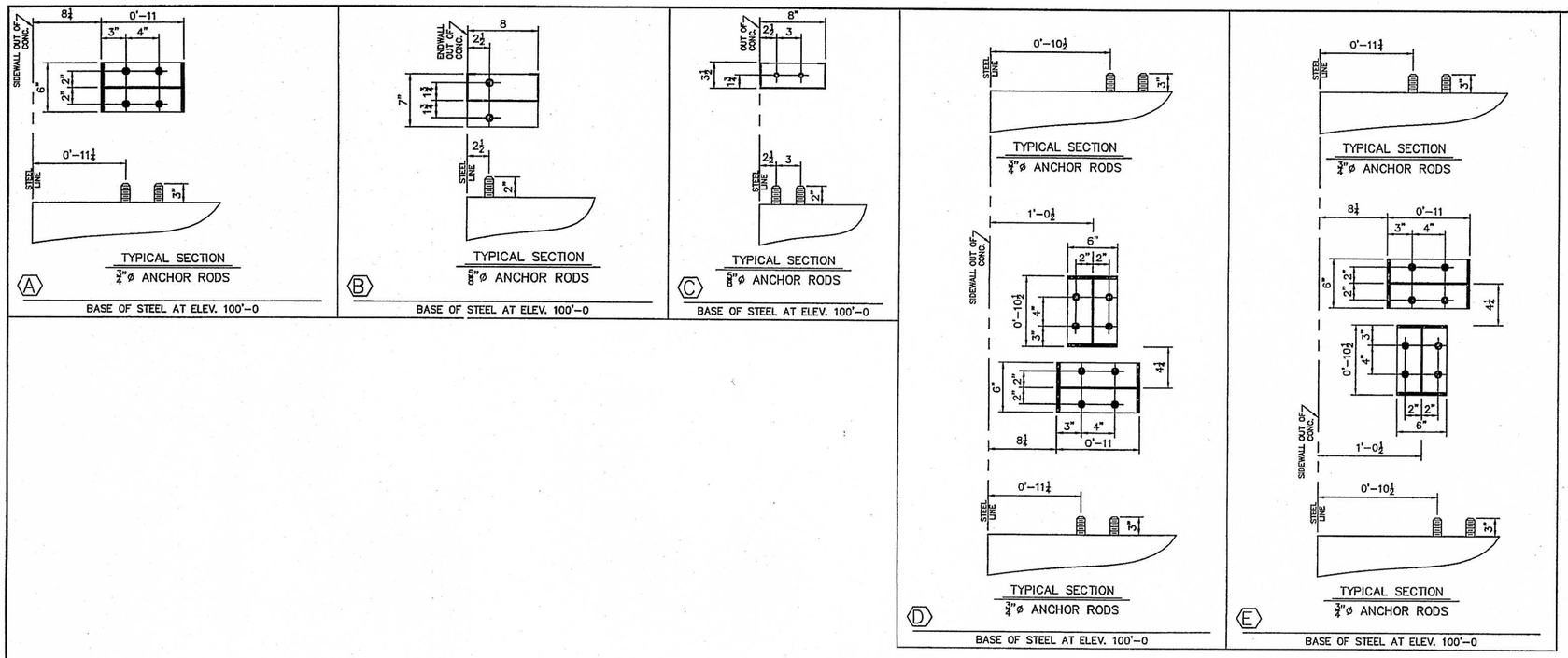
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 PROFESSIONAL ENGINEER
State of New Mexico Construction Industries Division

May 09, 2012



Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

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Project Name & Location:
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Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: F2 of 3

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Jay S. Surmieda, P.E.
New Mexico P.E. 16053

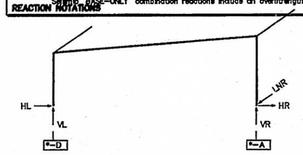
JAY S. SURMIEDA
NEW MEXICO
16053
LICENSED PROFESSIONAL ENGINEER

May 09, 2012

FRAME ID #01 | USER NAME:rekalra | DATE: 4/27/12 | PAGE: 1-2
ss 45./12./19.833 30./90./4 | JOB NAME:15404A | FILE:frames_2-3.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
*LOCATION: gridlines 2 3
NOTES:(1) All reactions are in kips and kip-ft. TIME:14:22:26
(2) The seismic overstrength factor (Omega) is not included in the "LEQ" Load Group reactions.
(3) For "BASE-ONLY" combination reactions include an overstrength factor of: 2.000

REACTION NOTATIONS



LOAD GROUP REACTION TABLE * = 2 3

COLUMN	*-D			*-A		
BASE PLATE	6.0X11.0X0.375			6.0X11.0X0.375		
ANC. RODS	(4)-3/4			(4)-3/4		
LOAD GROUP	HL	VL	LNL	HR	VR	LNR
DL	0.7	1.6	0.0	-0.7	1.6	0.0
COLL	-0.1	0.2	0.0	-0.1	0.2	0.0
SNOW	6.6	14.4	0.0	-6.6	14.4	0.0
LL	6.1	13.4	0.0	-6.1	13.4	0.0
RSDWEQ	0.0	0.0	0.0	0.0	2.1	0.0
EQ	-1.0	-0.5	0.0	-0.7	0.5	0.0
RSUPEQ	0.0	0.0	0.0	0.0	-2.1	-2.6
WL1	-3.0	-5.4	0.0	0.9	-3.8	0.0
WL2	-2.5	-3.1	0.0	0.4	-1.4	0.0
WL3	-0.1	-3.4	0.0	3.4	-5.8	0.0
WL4	0.4	-1.1	0.0	3.0	-3.5	0.0
LWL1	-1.4	-8.5	0.0	1.7	-5.8	0.0
RSUPLW	0.0	0.0	0.0	0.0	-1.5	-1.8
LWL2	-1.4	-5.6	0.0	1.8	-6.6	0.0
LWL3	-0.6	-4.0	0.0	0.6	-3.5	0.0
LWL4	-0.8	-3.6	0.0	0.6	-3.9	0.0
RSDWLW	0.0	0.0	0.0	0.0	1.5	0.0

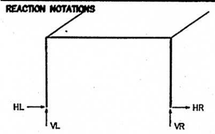
LOAD GROUP DESCRIPTION

DL	:	Roof Dead Load
COLL	:	Roof Collateral Load
SNOW	:	Roof Snow Load
LL	:	Roof Live Load
RSDWEQ	:	Downward Acting Rod Brace Load from Long. Seismic
EQ	:	Lateral Seismic Load [parallel to plane of frame]
RSUPEQ	:	Upward Acting Rod Brace Load from Longit. Seismic
WL1	:	Lateral Primary Wind Load
WL2	:	Lateral Primary Wind Load
WL3	:	Lateral Primary Wind Load
WL4	:	Lateral Primary Wind Load
LWL1	:	Longitudinal Primary Wind Load
RSUPLW	:	Upward Acting Rod Brace Load from Longitud. Wind
LWL2	:	Longitudinal Primary Wind Load
LWL3	:	Longitudinal Primary Wind Load
LWL4	:	Longitudinal Primary Wind Load
RSDWLW	:	Downward Acting Rod Brace Load from Longit. Wind

FRAME ID #02 | USER NAME:rekalra | DATE: 4/27/12 | PAGE: 2-2
pf 20./12. main building at p | JOB NAME:15404A | FILE:p2.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
LOCATION:bays 2-(relative 0)
NOTE: All reactions are in kips and kip-ft. TIME:14:22:25

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	LEFT COLUMN			RIGHT COLUMN		
BASE PLATE	6.0X10.5X0.375			6.0X10.5X0.375		
ANC. RODS	(4)-3/4			(4)-3/4		
LOAD GROUP	HL	VL	LNL	HR	VR	LNR
DL	0.0	0.3	0.0	0.0	0.3	0.0
EQ	-1.3	-1.6	0.0	-1.4	1.6	0.0
WL1	-0.8	-1.0	0.0	-0.8	1.0	0.0
WL2	0.8	1.0	0.0	0.8	-1.0	0.0

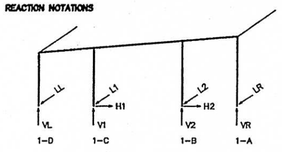
LOAD GROUP DESCRIPTION

DL	:	Roof Dead Load
EQ	:	Lateral Seismic Load [parallel to plane of frame]
WL1	:	Lateral Primary Wind Load
WL2	:	Lateral Primary Wind Load

FRAME DESCRIPTION: Endwall END | USER NAME:rekalra | DATE: 4/27/12 | PAGE: EW-1
PATH: L:\Jobs\Active\ENG\81-B-15404\ver01-rekalra\Bldg-A\run01\ | JOB NAME:15404A | FILE:REWSELD01

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. TIME:10:27:57

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	1-D			1-A			1-C			1-B		
BASE PLATE	7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25		
ANC. BOLTS	(2)-5/8			(2)-5/8			(2)-5/8			(2)-5/8		
LOAD GROUP	HL	VL	LL	HR	VR	LR	H1	V1	L1	H2	V2	L2
D	0.	0.2	0.0	0.	0.2	0.0	0.	0.6	0.0	0.	0.6	0.0
C	0.	0.0	0.0	0.	0.0	0.0	0.	0.1	0.0	0.	0.1	0.0
L	0.	1.3	0.1	0.	1.3	-0.1	0.	5.6	-0.3	0.	5.6	-0.3
S	0.	1.4	0.1	0.	1.4	-0.1	0.	6.0	-0.3	0.	6.0	-0.3
SBAL	0.	1.4	0.1	0.	1.4	-0.1	0.	6.0	-0.3	0.	6.0	-0.3
W+	0.	-0.8	0.0	0.	-1.1	0.1	0.	-3.5	1.3	0.	-3.7	1.4
W-	0.	-0.8	0.0	0.	-1.1	0.1	0.	-3.5	-1.0	0.	-3.7	-1.2
WR	0.	-0.8	0.0	0.	-1.1	0.1	0.	-2.7	0.2	1.2	-4.5	0.2
WL	0.	-0.8	0.0	0.	-1.1	0.1	-0.5	-3.9	0.2	0.	-3.3	0.2
ER	0.	0.	0.	0.	0.	0.	0.	0.6	0.	0.8	-0.6	0.
EL	0.	0.	0.	0.	0.	0.	-0.8	-0.6	0.	0.	0.6	0.

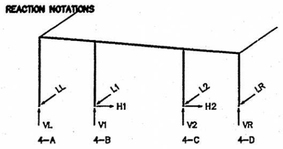
LOAD GROUP DESCRIPTION

D	:	DEAD LOAD
C	:	COLLATERAL LOAD
L	:	LIVE LOAD
S	:	DESIGN SNOW LOAD
SBAL	:	BALANCED ROOF SNOW
W+	:	WIND LOAD AS AN INWARD ACTING PRESSURE
W-	:	WIND LOAD AS AN OUTWARD ACTING SUCTION
WR	:	WIND FORCE FROM THE RIGHT
WL	:	WIND FORCE FROM THE LEFT
ER	:	EARTHQUAKE FORCE FROM RIGHT
EL	:	EARTHQUAKE FORCE FROM LEFT

FRAME DESCRIPTION: Endwall END | USER NAME:rekalra | DATE: 4/27/12 | PAGE: EW-3
PATH: L:\Jobs\Active\ENG\81-B-15404\ver01-rekalra\Bldg-A\run01\ | JOB NAME:15404A | FILE:REW4ELD01

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. TIME:10:27:57

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	4-A			4-D			4-B			4-C		
BASE PLATE	7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25			7.0X8.0X0.25		
ANC. BOLTS	(2)-5/8			(2)-5/8			(2)-5/8			(2)-5/8		
LOAD GROUP	HL	VL	LL	HR	VR	LR	H1	V1	L1	H2	V2	L2
D	0.	0.2	0.0	0.	0.2	0.0	0.	0.6	0.0	0.	0.6	0.0
C	0.	0.0	0.0	0.	0.0	0.0	0.	0.1	0.0	0.	0.1	0.0
L	0.	1.3	0.1	0.	1.3	-0.1	0.	5.6	-0.3	0.	5.6	-0.3
S	0.	1.4	0.1	0.	1.4	-0.1	0.	6.0	-0.3	0.	6.0	-0.3
SBAL	0.	1.4	0.1	0.	1.4	-0.1	0.	6.0	-0.3	0.	6.0	-0.3
W+	0.	-1.1	-0.1	0.	-0.8	0.0	0.	-3.7	1.4	0.	-3.5	1.3
W-	0.	-1.1	-0.1	0.	-0.8	0.0	0.	-3.7	-1.2	0.	-3.5	-1.0
WR	0.	-1.1	-0.1	0.	-0.8	0.0	0.	-3.3	0.2	0.5	-3.9	0.2
WL	0.	-1.1	-0.1	0.	-0.8	0.0	-1.2	-4.5	0.2	0.	-2.7	0.2
ER	0.	0.	0.	0.	0.	0.	0.	0.6	0.	0.8	-0.6	0.
EL	0.	0.	0.	0.	0.	0.	-0.8	-0.6	0.	0.	0.6	0.

LOAD GROUP DESCRIPTION

D	:	DEAD LOAD
C	:	COLLATERAL LOAD
L	:	LIVE LOAD
S	:	DESIGN SNOW LOAD
SBAL	:	BALANCED ROOF SNOW
W+	:	WIND LOAD AS AN INWARD ACTING PRESSURE
W-	:	WIND LOAD AS AN OUTWARD ACTING SUCTION
WR	:	WIND FORCE FROM THE RIGHT
WL	:	WIND FORCE FROM THE LEFT
ER	:	EARTHQUAKE FORCE FROM RIGHT
EL	:	EARTHQUAKE FORCE FROM LEFT

NOTES

1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
2) THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTED OTHERWISE).
a) A REACTION TABLE IS PROVIDED WITH THE REACTIONS FOR EACH LOAD GROUP.
b) RIGID FRAMES
(1) GABLED BUILDINGS
(a) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE LEFT SIDE OF THE BUILDING, AS SHOWN ON THE ANCHOR ROD DRAWING, FROM THE OUTSIDE OF THE BUILDING.
(b) INTERIOR COLUMNS ARE SPACED FROM LEFT SIDE TO RIGHT SIDE.
(2) SINGLE SLOPE BUILDINGS
(a) LEFT COLUMN IS THE LOW SIDE COLUMN.
(b) RIGHT COLUMN IS THE HIGH SIDE COLUMN.
(c) INTERIOR COLUMNS ARE SPACED FROM LOW SIDE TO HIGH SIDE.
c) ENDWALLS
(1) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE WALL FROM THE OUTSIDE.
(2) INTERIOR COLUMNS ARE SPACED FROM LEFT TO RIGHT.
d) ANCHOR ROD SIZE IS DETERMINED BY SHEAR AND TENSION AT THE BOTTOM OF THE BASE PLATE. THE LENGTH OF THE ANCHOR ROD AND METHOD OF LOAD TRANSFER TO THE FOUNDATION ARE TO BE DETERMINED BY THE FOUNDATION ENGINEER.
e) ANCHOR RODS ARE ASTM F1554 Gr. 36 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.
f) X-BRACING
(1) ROD BRACING REACTIONS HAVE BEEN INCLUDED IN VALUES SHOWN IN THE REACTION TABLES.
(2) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ AND RBDWEQ) DO NOT INCLUDE THE AMPLIFICATION FACTOR, Ω_0.
(3) FOR CANADA BUILDING CODE (NBC), WHEN X-BRACING IS PRESENT IN THE SIDEWALL OR ENDWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ & RBDWEQ) ARE MULTIPLIED BY FORCE REDUCTION FACTOR, Rd, WHEN SPECIFIED SHORT-PERIOD SPECTRAL ACCELERATION RATIO $I_E F_a S_a(0.2)$ IS GREATER THAN 0.45.
3) REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.

THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.

Revision	Date	Description	By	Ck'd
0	05/03/12	FOR ERECTOR INSTALLATION	BFV	CCR

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 345-8741 (800) 677-2524
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A DIVISION OF NCI

Project Name & Location:
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4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
BOX 1053
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/3/12
Checked by: CCR 5/4/12
Project Engineer: REK
Job Number: 81-B-15404-1 (0115404)
Sheet Number: F3 of 3

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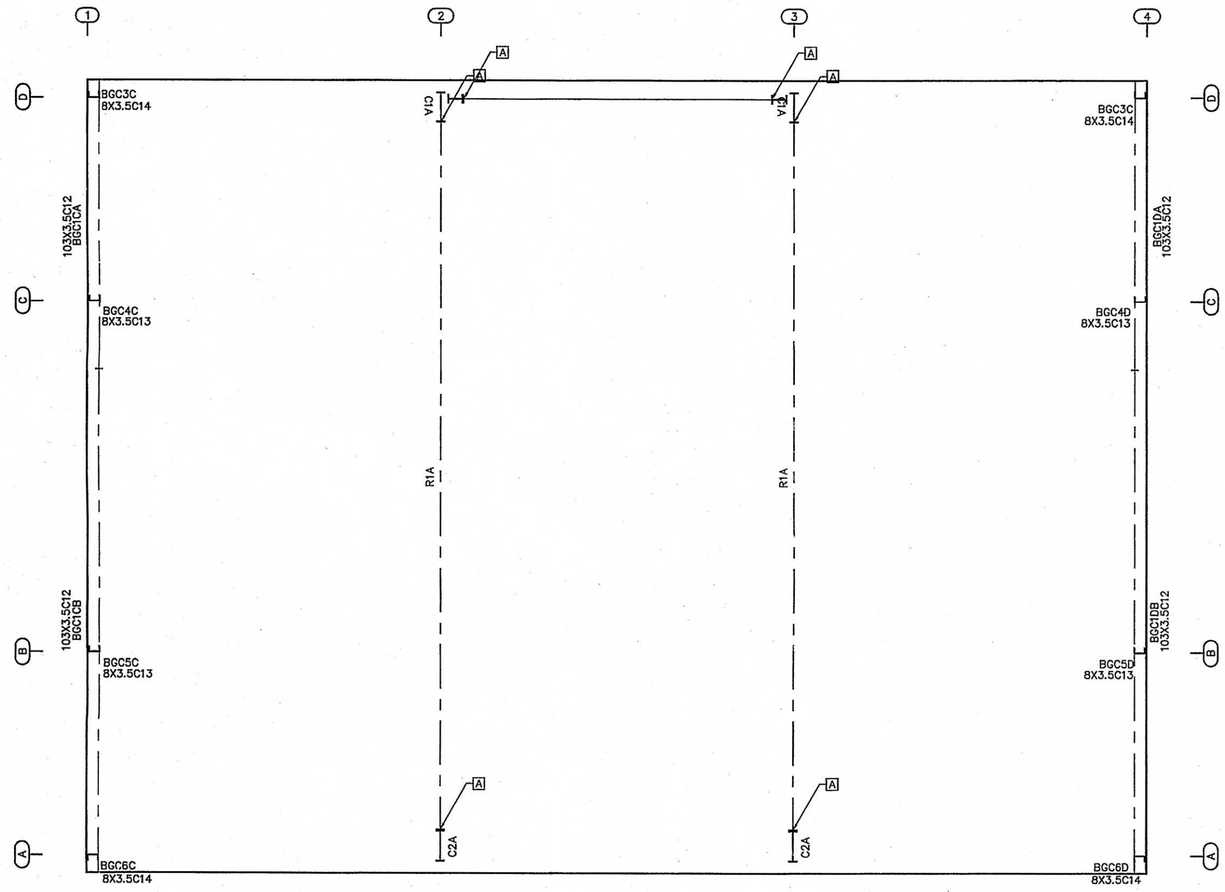
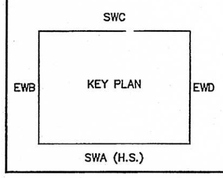
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

SPLICE BOLT TABLE					
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	(8)	¾ X 2½	A325 B&N	0	0



PRIMARY STEEL LOCATION PLAN



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 345-4555 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
PO BOX 5983
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: E2 of 12

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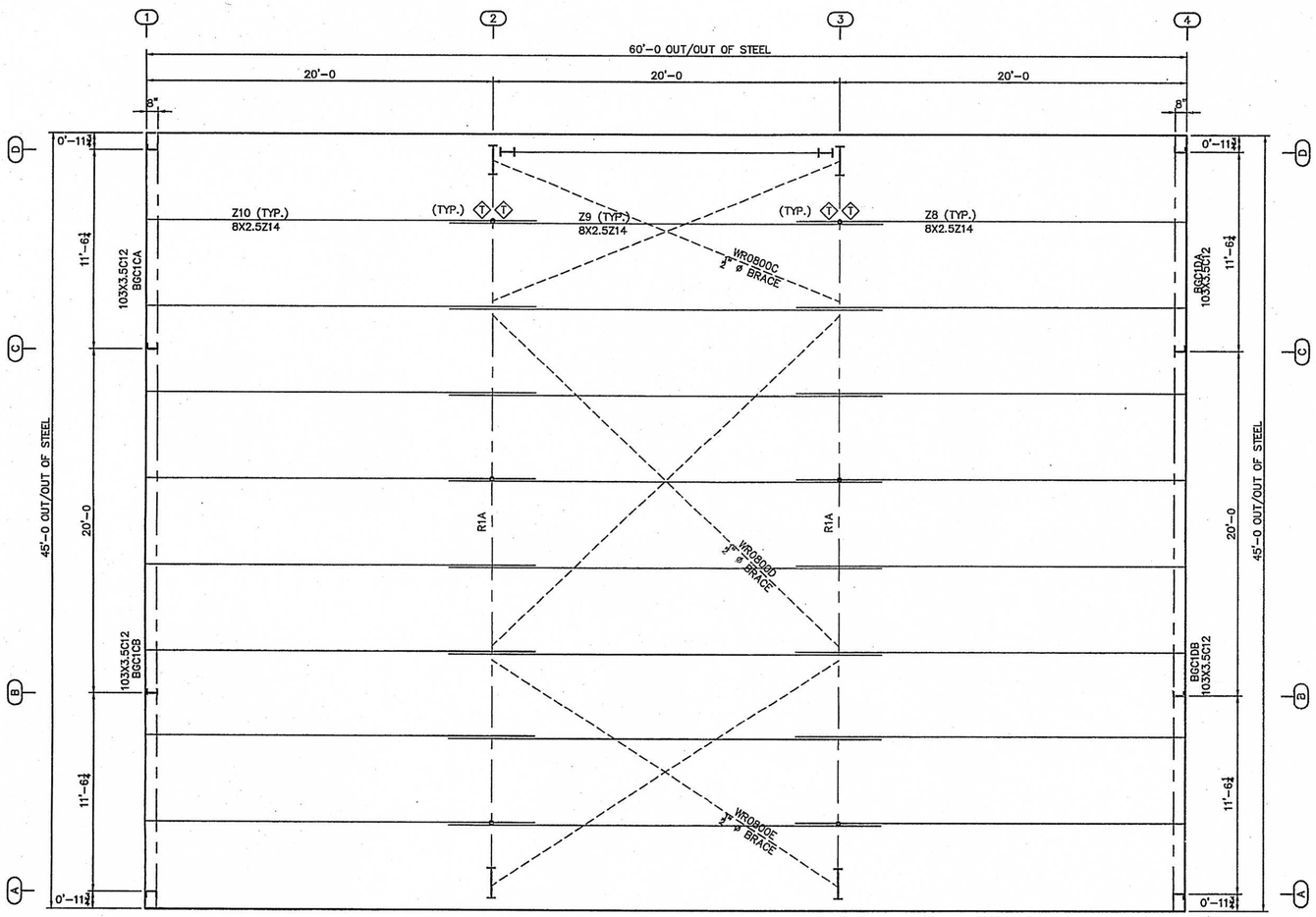
New Mexico P.E. 16053

JAY S. SURMIEDA
STATE OF NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

● – DENOTES: CLIP LOCATION
SC90 AT 8" PURLINS
SC92 AT 10" PURLINS
SC94 AT 12" PURLINS



ROOF FRAMING PLAN

SWC
EWB KEY PLAN EWD
SWA (H.S.)

Z_SECTION LAP TABLE			
SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
⟨S⟩	0'–2" (3½")	⟨T⟩	2'–4"(2'–5½")
⟨R⟩	1'–4"(1'–5½")	⟨V⟩	3'–0"(3'–1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 877-2324
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E3 of 12

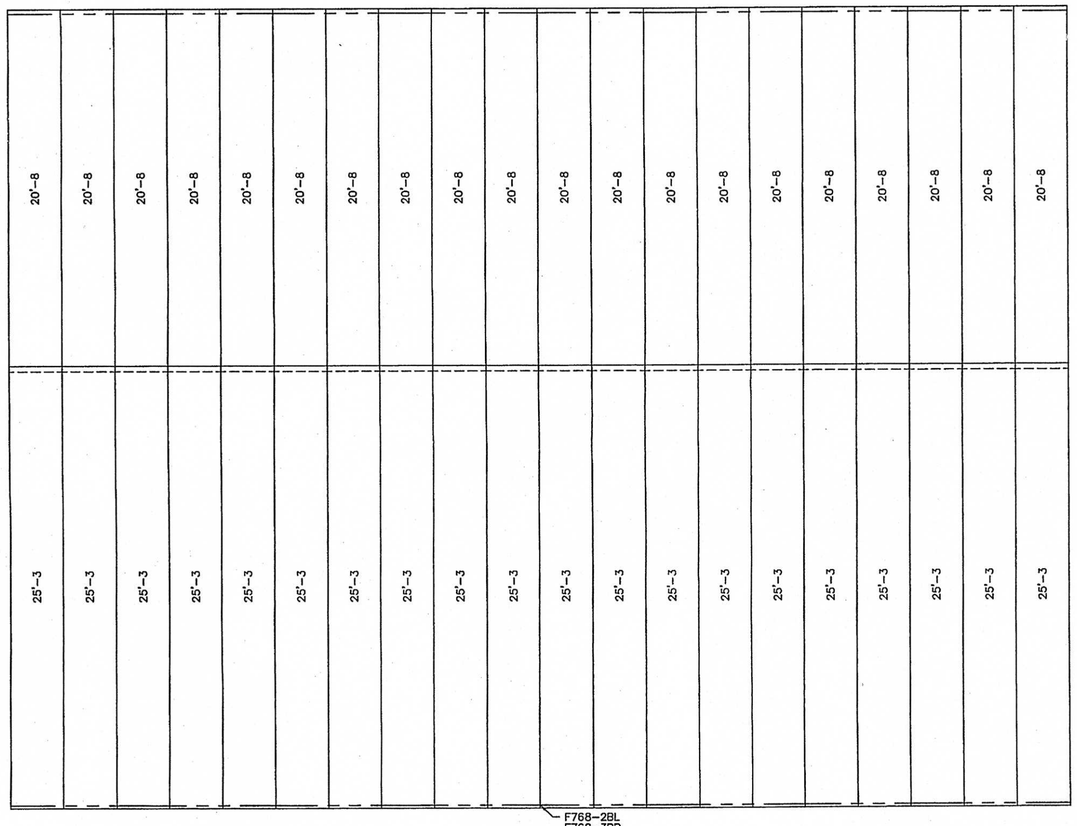
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

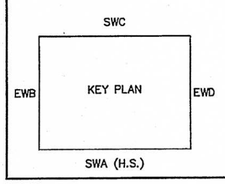
JAY S. SURMIEDA
NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

ROOF TO MEET UL90 REQUIREMENTS, SEE DETAILS FOR SPECIFIC INSTRUCTIONS.

PANEL TYPE = PBR (GALVALUME)
PANEL OVERHANG = 3"
FROM OUTER STEEL



ROOF SHEETING PLAN



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO 87107
(505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction).
☐ For Approval (Not For Construction).
☐ For Construction Permit.
☒ For Erector Installation.

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E4 of 12

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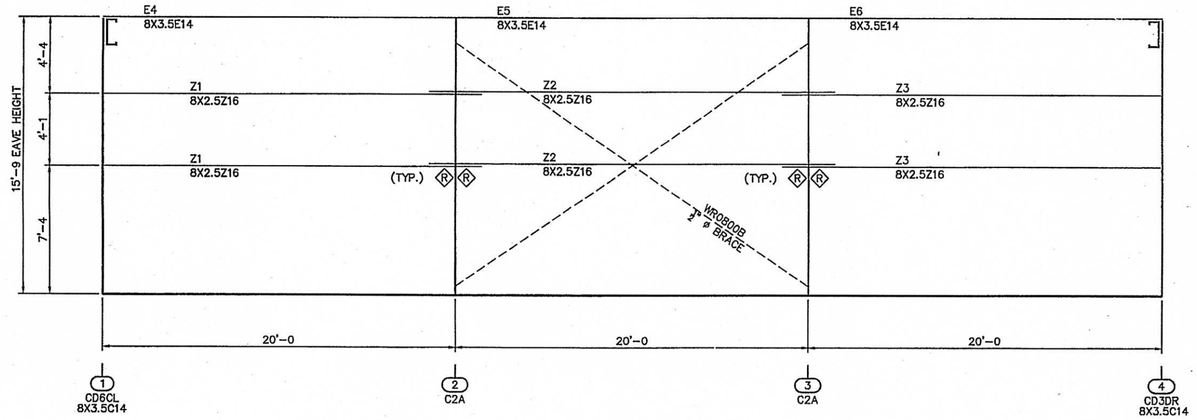
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

State of New Mexico
Construction Engineer
JAY S. SURMIEDA
NEW MEXICO
16053
LICENSED PROFESSIONAL ENGINEER
May 09, 2012

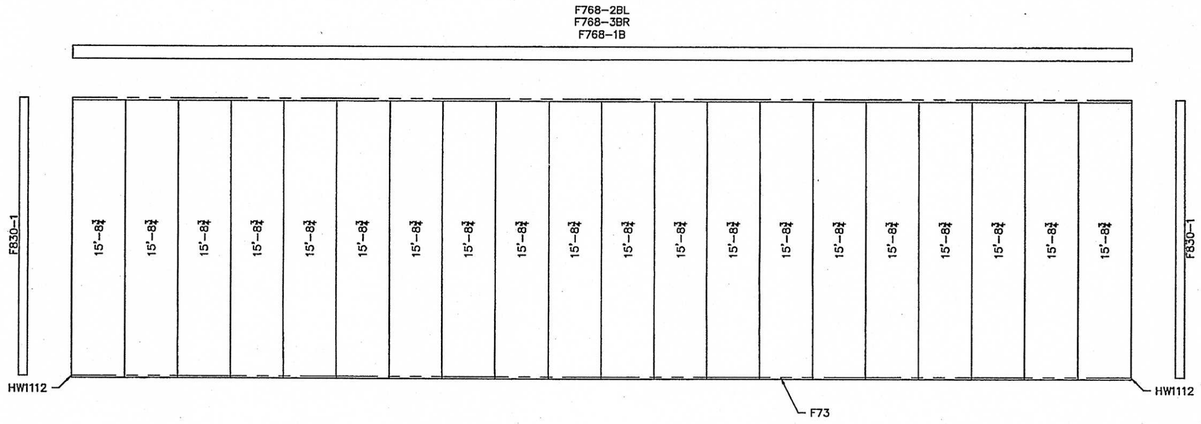
SCHEDULE OF ACCESSORIES

NO. REQD	DESCRIPTION
6	3'-10 X 3'-0½ W/ SILL AT 4-0 FIELD LOCATED FRAMED OPENINGS FOR WINDOWS

REFER TO DETAILS ON INSTALLATION OF FRAMED OPENINGS.
USE STANDARD WALL PROCEDURES TO ERECT THE SIDEWALL AND ENDWALL PANELS.

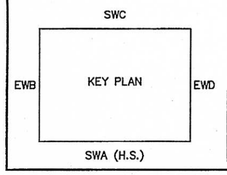


SIDEWALL ELEVATION "SWA" AT GRID LINE "A"



PBR WALL PANELS
PANEL COVERAGE = 3'-0
COLOR = SADDLE TAN

WALL SHEETING ELEVATION "SWA"
BLDG A



Z_SECTION LAP TABLE			
SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
S	0'-2" (3½")	T	2'-4"(2'-5½")
R	1'-4"(1'-5½")	V	3'-0"(3'-1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E5 of 12

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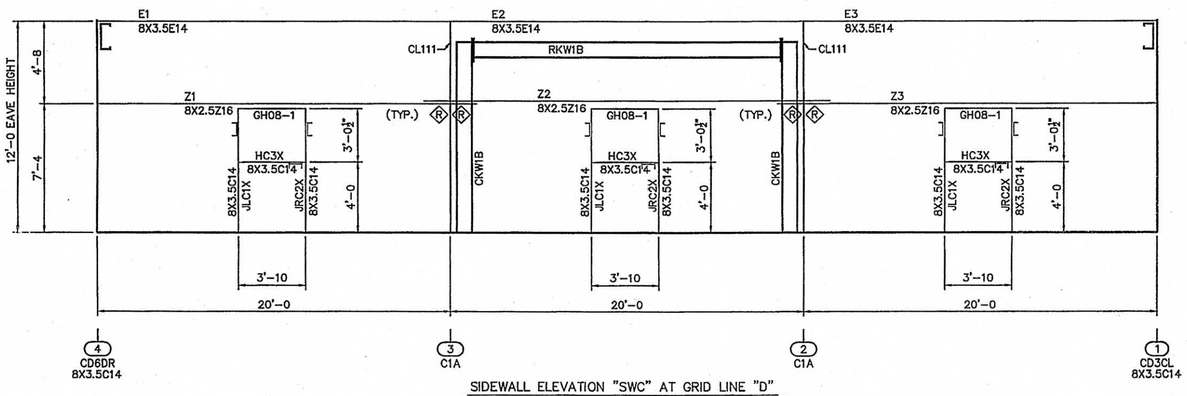
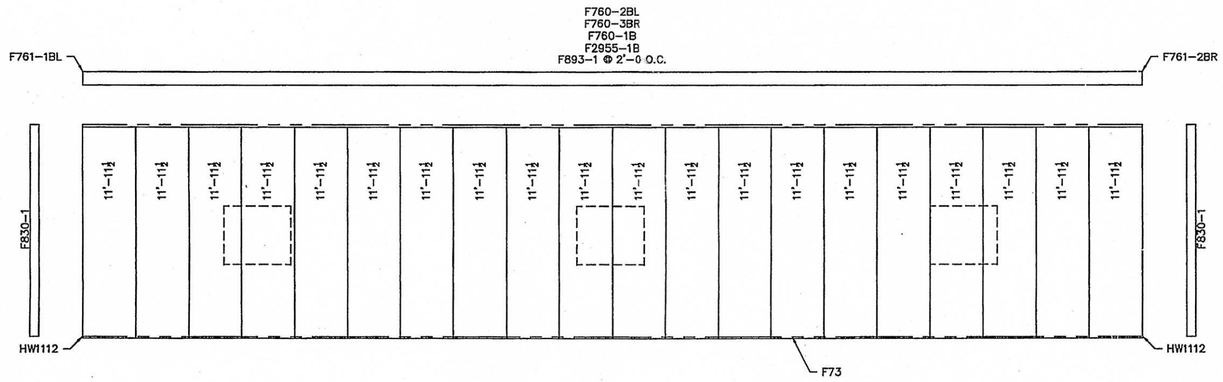
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
Construction Industries Division
May 09, 2012

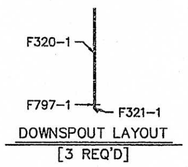


SIDEWALL ELEVATION "SWC" AT GRID LINE "D"

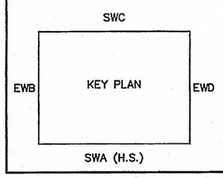


PBR WALL PANELS
PANEL COVERAGE = 3'-0
COLOR = SADDLE TAN

WALL SHEETING ELEVATION "SWC"
BLDG A



DOWNSPOUT LAYOUT
[3 REQ'D]



Z_SECTION LAP TABLE

SYMBOL	LAP (LENGTH)	SYMBOL	LAP (LENGTH)
S	0'-2" (3½")	T	2'-4"(2'-5½")
R	1'-4"(1'-5½")	V	3'-0"(3'-1½")

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50689
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval
☐ Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E6 of 12

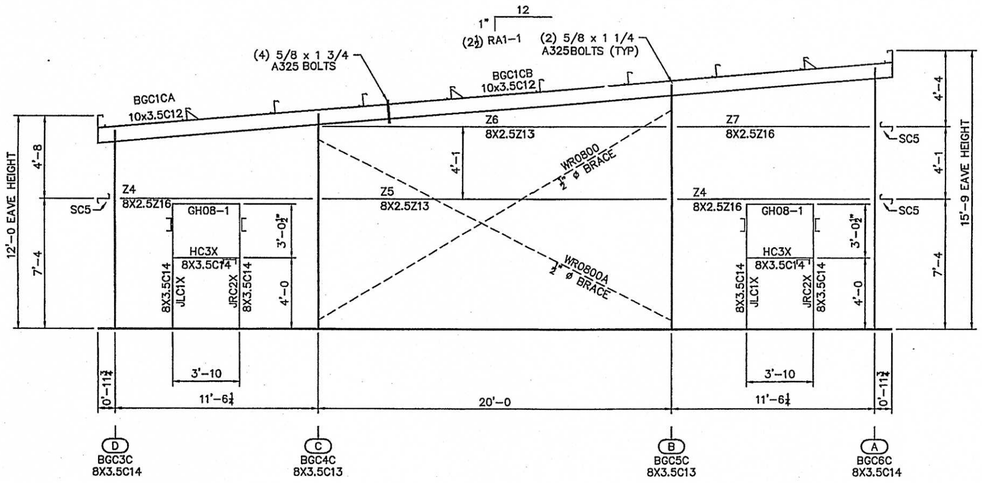
The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
STATE OF NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER

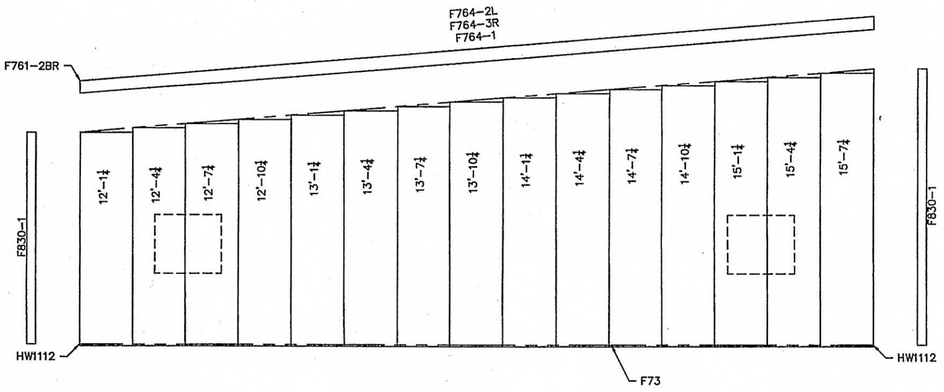
May 09, 2012

CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE ENDWALL COLUMNS, AT ALL GIRT ELEVATIONS. REFER TO DETAILS.

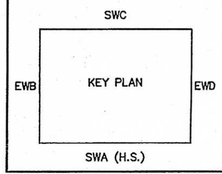


ENDWALL ELEVATION "EWB" AT GRID LINE "1"

PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = SADDLE TAN
PANEL PKG. REQ'D. = PBS–1



WALL SHEETING ELEVATION "EWB"
BLDG A



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344–8141 (800) 877–2324
(505) 345–7413
FAX
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction.
☐ For Approval Not For Construction.
☐ For Construction Permit.
☒ For Erector Installation.

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81–B–15404–1 (0115404)
Sheet Number:	E7 of 12

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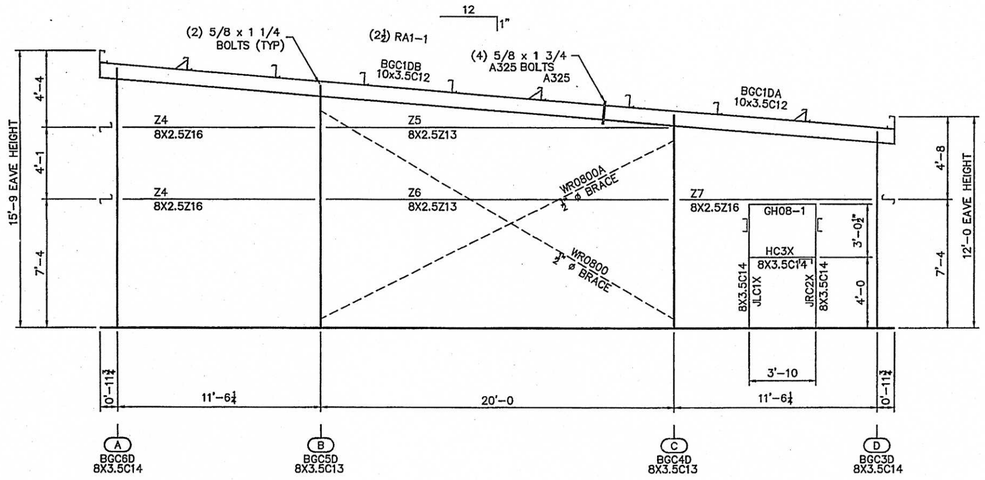
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

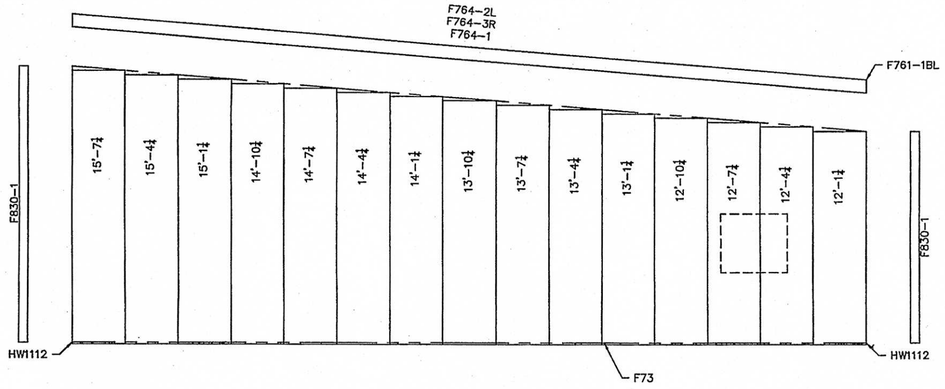
JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE ENDWALL COLUMNS, AT ALL GIRT ELEVATIONS. REFER TO DETAILS.

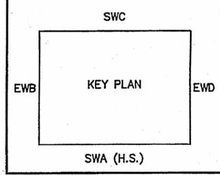


ENDWALL ELEVATION "EWD" AT GRID LINE "4"

PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = SADDLE TAN
PANEL PKG. REQ'D. = PBS–2



WALL SHEETING ELEVATION "EWD"
BLDG A



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344–8141 (800) 677–2524
FAX (505) 345–7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81–B–15404–1 (Q115404)
Sheet Number: E8 of 12

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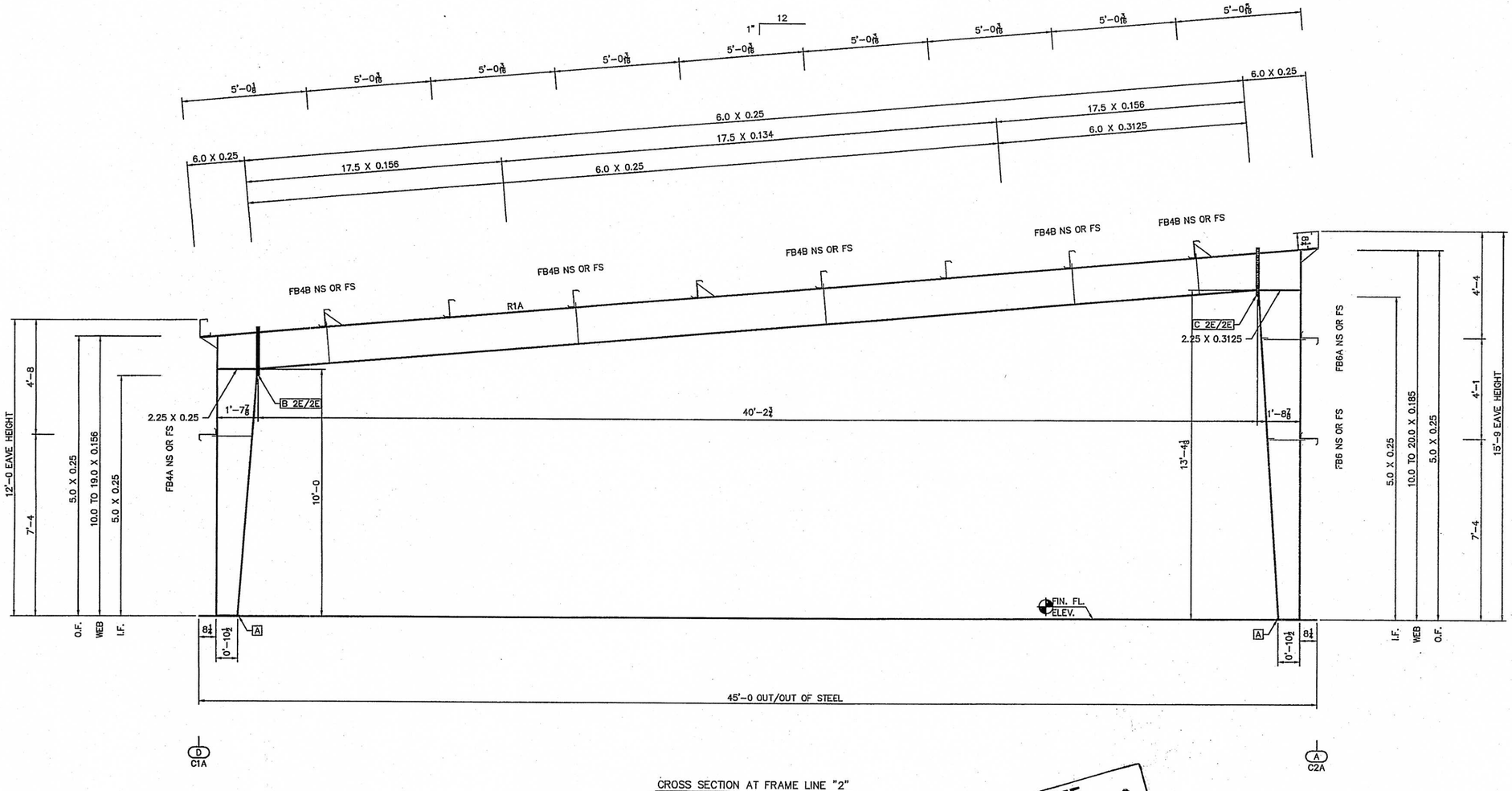
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "2"

	PLATE SIZE TABLE		SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 0'-11						
B	6 X 0.625 X 1'-11 7/8"	6 X 0.625 X 1'-10 15/16"	(8)	3/4 X 2 1/2	A325 B&N	0	0
C	6 X 0.625 X 1'-11 7/8"	6 X 0.625 X 1'-11 7/8"	(8)	3/4 X 2 1/2	A325 B&N	0	0

NOTE
SECTIONS 1201 CMC
OF THE INTERNATIONAL BUILDING
CODE MUST BE COMPLIED
WITH. (N.M. COMMERCIAL BUILDING CODE)
STEEL

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction.
☐ For Approval Not For Construction.
☐ For Construction Permit
☒ For Erector Installation.

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: E9 of 12

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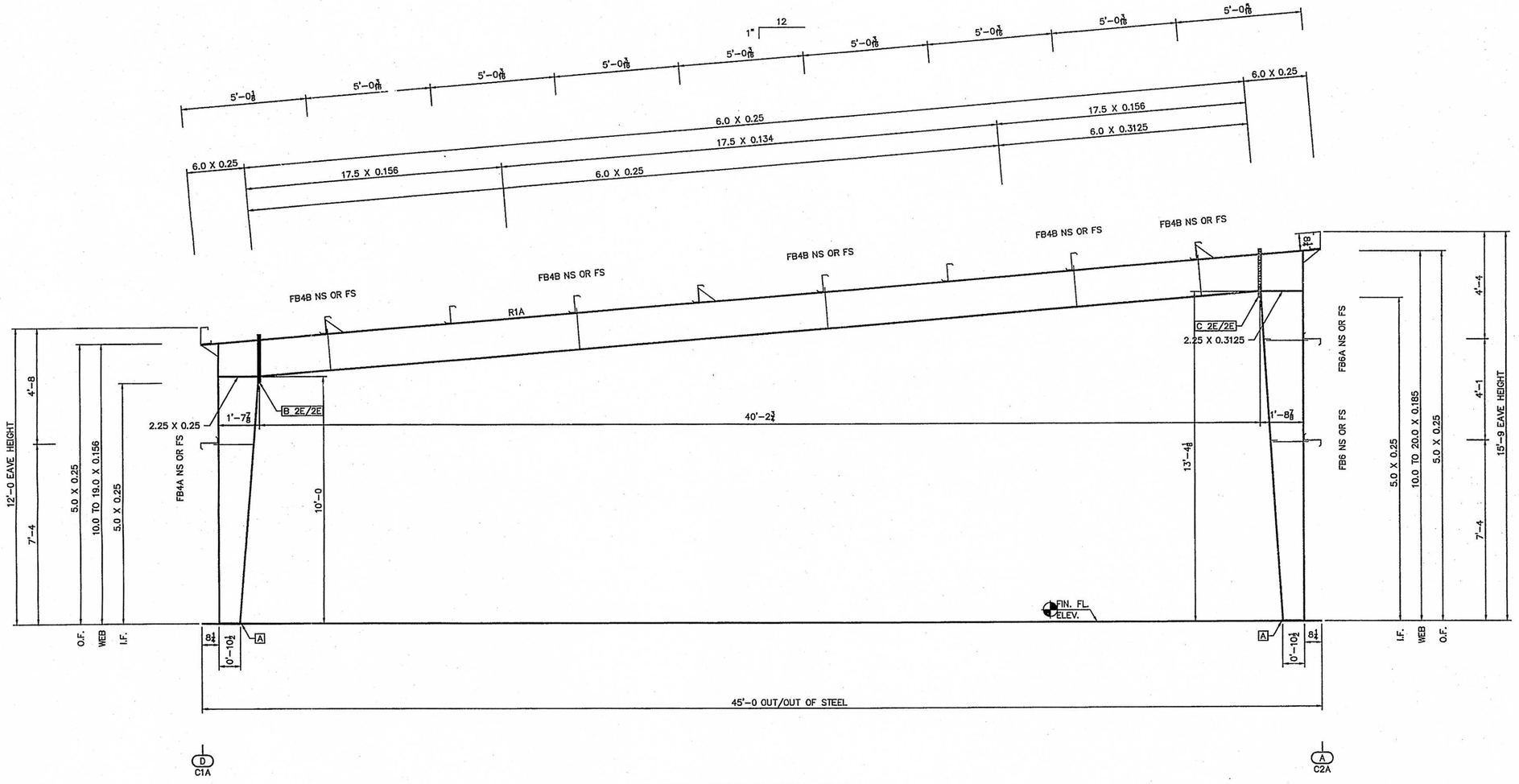
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

/PROJECTS\XDS-V400-20120314 FRAME = Active/Eng/81-B-15404/ver01-rekaire/Bldg-A/Drftg/x01L 4/27/12 14:22:26
/PROJECTS\XDS-V400-20120314 FB SET = Eng/81-B-15404/ver01-rekaire/Bldg-A/DRFTG/x01L

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "3"

	PLATE SIZE TABLE		SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 0'-11					
B	6 X 0.625 X 1'-11⅞	6 X 0.625 X 1'-10⅜	(8) ¾ X 2½	A325 B&N	0	0
C	6 X 0.625 X 1'-11⅞	6 X 0.625 X 1'-11⅞	(8) ¾ X 2½	A325 B&N	0	0

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7415
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E10 of 12

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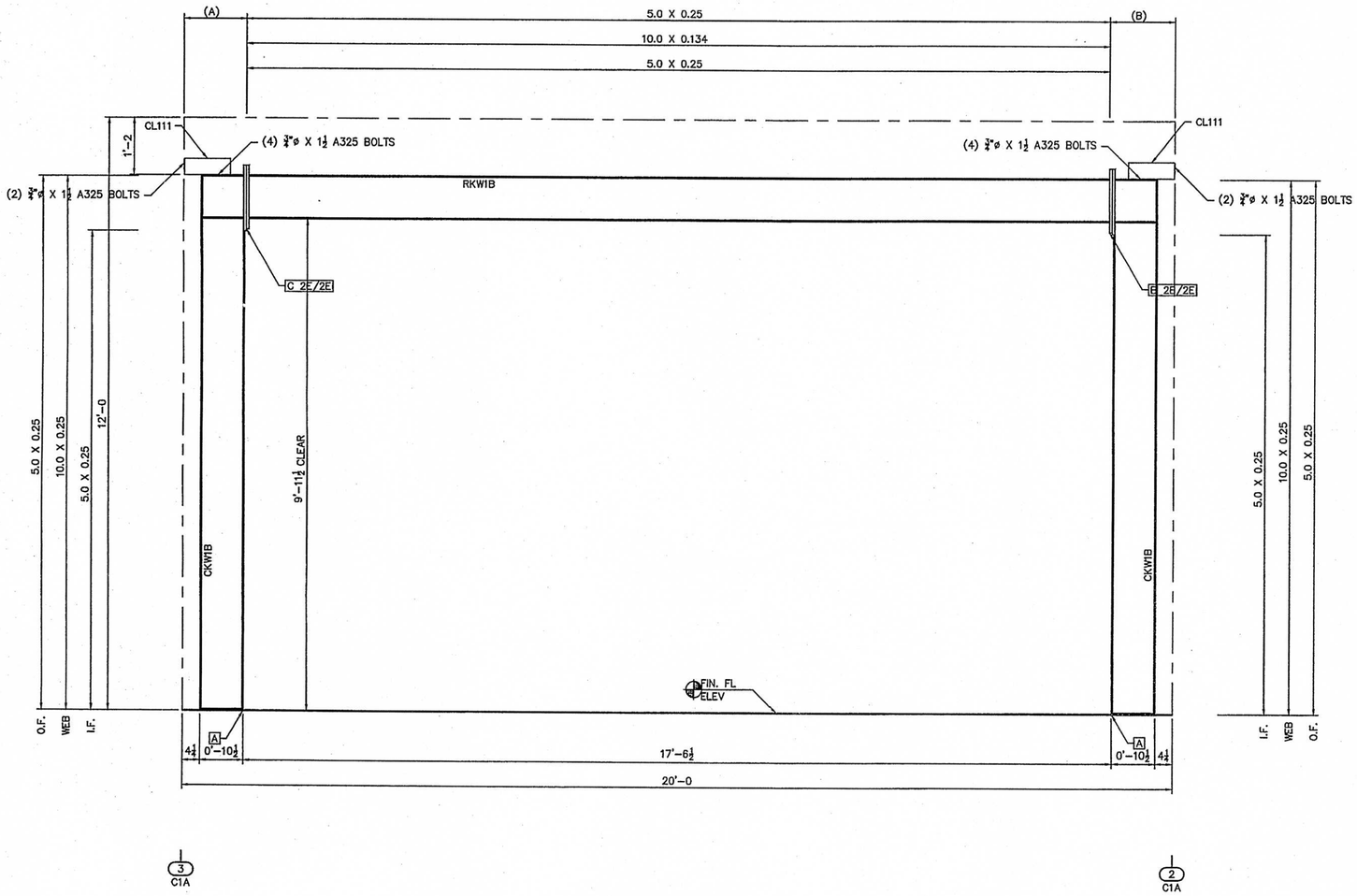
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA NEW MEXICO 16053 PROFESSIONAL ENGINEER
May 09, 2012

/PROJECTS\XDS-V400-20120314 FRAME = Active/Eng/81-B-15404/ver01-rekalre/Bldg-A/Drftg/x02L 4/27/12 14:22:25

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT PORTAL FRAME

PLATE SIZES
(A) 5.0 X 0.25
(B) 5.0 X 0.25

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6" X 0.375 X 0'-10½"					
B	6" X 0.625 X 1'-3⅜"	6" X 0.625 X 1'-3⅜"	(8) ¾ X 2½	A325 B&N	0.0	0
C	6" X 0.625 X 1'-3⅜"	6" X 0.625 X 1'-3⅜"	(8) ¾ X 2½	A325 B&N	0.0	0

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4600 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8841 (800) 877-2324
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer: REK
Job Number: 81-B-15404-1 (0115404)
Sheet Number: E11 of 12

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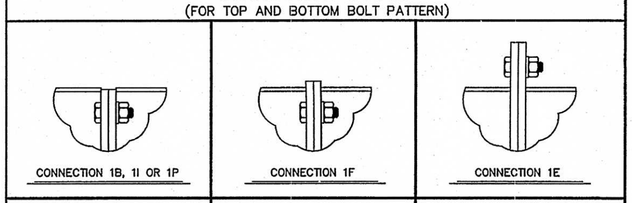
Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA
STATE OF NEW MEXICO
16053
REGISTERED PROFESSIONAL ENGINEER
May 09, 2012

CONNECTION CODES
(FOR TOP AND BOTTOM BOLT PATTERN)

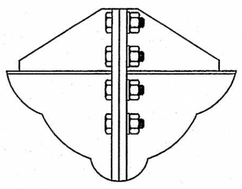


CONNECTION 1B, 1I OR 1P | CONNECTION 1F | CONNECTION 1E

CONNECTION 2B, 2I OR 2P | CONNECTION 2F | CONNECTION 2E

CONNECTION 3B, 3I OR 3P | CONNECTION 3F | CONNECTION 3E

CONNECTION 4B, 4I OR 4P | CONNECTION 4F | CONNECTION 4E



CONNECTION 4X

4 E /2 E H
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- BOTTOM CONNECTION CODE
- BOTTOM QUANTITY OF BOLT ROWS
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- TOP CONNECTION CODE
- TOP QUANTITY OF BOLT ROWS

CONNECTION CODE FORMAT

CONNECTION CODE DESCRIPTION

B = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE OUTER FLANGE.

I = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE OUTER FLANGE.

P = THIS DESCRIPTION CODE IS THE SAME AS B CODE, BUTT PLATE LENGTH MUST BE A MINIMUM OF 1/2" THE RAFTER DEPTH AND SHALL NOT EXCEED RAFTER TOTAL DEPTH.

F = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE OUTER FLANGE AND CONNECTION PLATE PROJECTS 1/2" ABOVE THE OUTER FLANGE.

E = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH ONE SET OUTSIDE THE OUTER FLANGE AND REMAINDER SETS LOCATED INSIDE THE OUTER FLANGE.

4X = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH TWO SETS EITHER SIDE THE OUTER FLANGE WITH A GUSSET PLATE OUTSIDE THE OUTER FLANGE OR COLUMN CAP PLATE.

CONNECTION BOLT DATA

NAME	DESCRIPTION FOR A325 BOLT DIMENSIONS	A325 CONNECTION BOLT DIMENSIONS					
D	DIAMETER OF THE BOLT	1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"
HD	BOLT HOLE DIAMETER	9/16"	13/16"	15/16"	1 1/16"	1 5/16"	1 9/16"
G	BOLT GAUGE	2 1/2"	3"	4"	3 1/2"	4"	5 1/2"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITHOUT WASHER	1"	1 1/8"	1 7/8"	1 1/4"	1 3/8"	2 1/8"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITH WASHER	3/4"	7/8"	1 5/8"	7/8"	7/8"	1 7/8"
HG	HEAVY CONN. BOLT GAUGE	N/A	2 1/4"	2 5/8"	3"	3 3/4"	4"
S	NORMAL BOLT SPACING	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"
BSMIN	MINIMUM SPACING BETWEEN TOP & BOTTOM SETS OF BOLTS	1 1/2"	2 1/4"	2 5/8"	3"	3 3/4"	4"
BSMAX	MAXIMUM BOLT SPACING BETWEEN TOP AND BOTTOM SETS OF BOLTS ON CONNECTION PLATES LESS THAN OR EQUAL TO 3/4" THICK	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
	SPLICE BOLT SPACING (NOT TO EXCEED 2'-0")	1/2 BSMAX (±1/16") WHEN BSMAX = 2'-0 1/16" TO 4'-0 1/3 BSMAX (±1/16") WHEN BSMAX = 4'-0 1/16" TO 6'-0 1/4 BSMAX (±1/16") WHEN BSMAX = 6'-0 1/16 TO 8'-0					
BFCD	STANDARD BOLT-TO-FLANGE CLEARANCE DIMENSION (LARGER ON SLOPES 2:12 AND GREATER)	7/8"	1 1/8"	1 1/4"	1 3/8"	1 5/8"	1 7/8"
TT	THICKNESS TOP FLANGE	REFER TO FRAME PROFILE FOR LARGEST FLANGE THICKNESS EITHER SIDE OF SPLICE					
TB	THICKNESS BOTTOM FLANGE						
YT	BOLT SPACING TOP (MIN = S)	1 3/4" + TT	2 1/4" + TT	2 1/2" + TT	2 3/4" + TT	3 1/4" + TT	3 3/4" + TT
YB	BOLT SPACING BOTTOM (MIN = S)	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped
EED(S)	MINIMUM SHEARED END EDGE DIMENSION	1 1/4"	1 1/4"	1 1/2"	1 3/4"	2 1/4"	2 5/8"
EED(R)	MINIMUM ROLLED END EDGE DIMENSION	3/4"	1"	1 1/8"	1 1/4"	1 5/8"	2 1/4"
EEDK	END EDGE DIMENSION AT KNEE CONNECTION	1 3/8"	1 3/8"	1 5/8"	1 7/8"	2 3/8"	2 3/4"
BCWM	MIN. BOLT CLEARANCE FROM A FLANGE OR WEB WELD — WITHOUT WASHER	7/16"	5/8"	3/4"	13/16"	1"	1 3/8"
	MIN. BOLT CLEARANCE FROM A FLANGE OR WEB WELD — WITH HARDENED WASHER	9/16"	3/4"	7/8"	1"	1 1/4"	1 1/2"
WCSM	MIN. WIDTH OF CONN. PL. (Standard Connection)	5"	6"	8"	8"	10"	12"
WCHM	MIN. WIDTH OF CONN. PL. (Heavy Connection)	N/A	10"	12"	12"	16"	18"
TCMIN	MINIMUM THICKNESS OF	1/4"	3/8"	7/16"	1/2"	5/8"	1"

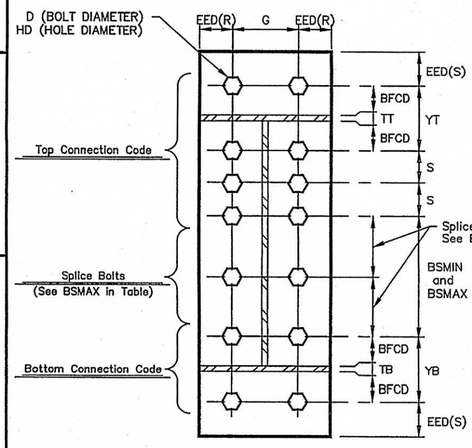
Frame Documentation
Connection Bolt Details (A325)

Page 05-12-10
Date Mar '11 Rev. 02

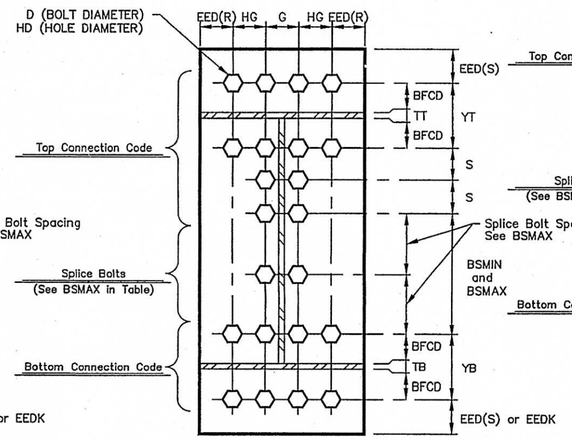
B 4E/2EH
- Connection Code (See "Connection Code Format" on this drawing)
- Connection Location

CROSS SECTION CONNECTION CODE KEY
(AS SHOWN AT CONNECTIONS ON FRAME CROSS SECTION DRAWINGS)

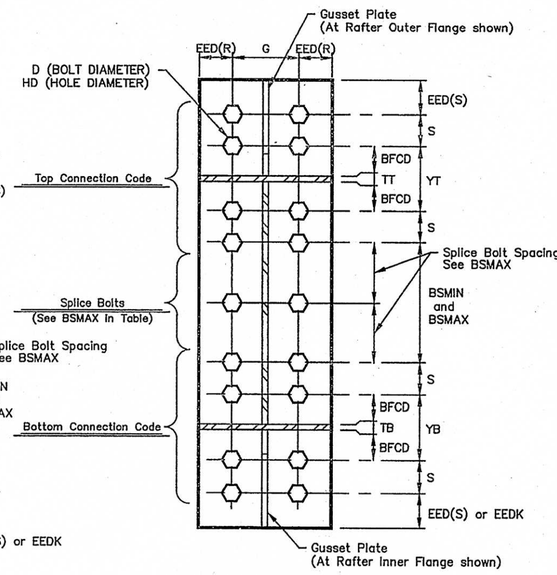
Flange Brace Material Schedule	
Part Mark	Material
FB4_	L 2" x 2" x 14 Ga.
FB5_	L 2" x 2" x 14 Ga.
FB6_	L 2" x 2" x 1/8"
FB7_	L 2 1/2" x 2 1/2" x 3/16"



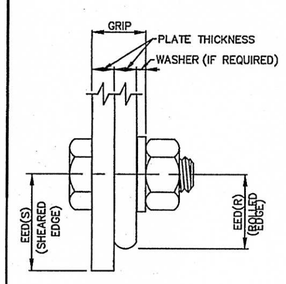
STANDARD CONNECTION DESIGNATION
(CODE 4E/2E SHOWN)



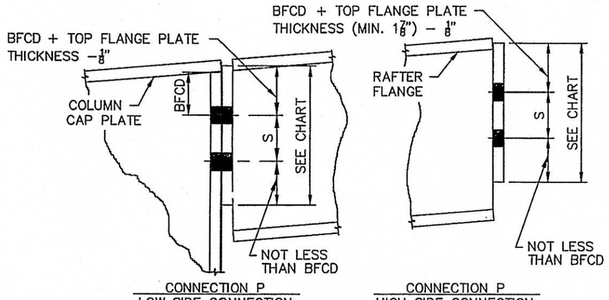
HEAVY CONNECTION DESIGNATION



4X CONNECTION DESIGNATION
(CODE 4X/4X SHOWN)



A325 BOLT EDGE DISTANCE



LEAN-TO CONNECTIONS

LEAN-TO BUTT PLATE LENGTH* CHART				
BOLT DIA \ BOLT QTY	2	4	6	8
1/2"ø BOLT	6"	6"	7 1/2"	10"
3/4"ø BOLT	6"	6"	9"	1'-0
7/8"ø BOLT	6"	6 1/2"	9 3/4"	1'-1
1"ø BOLT	6"	7"	10 1/2"	1'-2

* NOTE; BUTT PLATE LENGTH MUST BE A MINIMUM OF 1/2 THE RAFTER WEB DEPTH AND SHALL NOT EXCEED RAFTER TOTAL DEPTH.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4600 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO ZIP 87107 (505) 344-8851 FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	REK
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	E12 of 12

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Jay S. Surmieda, P.E.
New Mexico P.E. 16053

JAY S. SURMIEDA — State of New Mexico — Construction Industries Division — 16053 — REGISTERED PROFESSIONAL ENGINEER

May 09, 2012

FIELD SERVICE PROCEDURES

IN ORDER TO GIVE YOU PROMPT SERVICES AND KEEP PROBLEMS TO A MINIMAL, PLEASE HANDLE ANY SHORTAGES OR BACK CHARGES IN THE FOLLOWING MANNER:
CAREFULLY CHECK YOUR PACKING LIST WHILE UNLOADING. MARK ANY ITEMS, WHICH APPEAR TO BE MISSING AND NOTIFY THE FIELD SERVICE DEPARTMENT AT THE NUMBER SHOWN IN THE TITLEBLOCK AS SOON AS POSSIBLE. CALLING SOMEONE ELSE COULD DELAY THE PROPER RESPONSE.

SHORT MATERIALS – IMMEDIATELY UPON DELIVERY OF MATERIAL, QUANTITIES ARE TO BE VERIFIED BY THE CUSTOMER AGAINST QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENT. NEITHER THE MANUFACTURER NOR THE CARRIER IS RESPONSIBLE FOR THE MATERIAL SHORTAGES AGAINST THE QUANTITIES BILLED ON SHIPPING DOCUMENT IF SUCH SHORTAGES ARE NOT NOTED ON SHIPPING DOCUMENTS WHEN THE MATERIAL IS DELIVERED, AND THEN ACKNOWLEDGED BY THE CARRIER'S AGENT. IF THE CARRIER IS THE MANUFACTURER, CLAIMS FOR SHORTAGES ARE TO BE MADE BY THE CUSTOMER TO THE COMMON CARRIER. IF THE MATERIAL QUANTITIES RECEIVED ARE CORRECT ACCORDING TO THE QUANTITIES THAT ARE BILLED ON THE SHIPPING DOCUMENTS, BUT ARE LESS THAN THE QUANTITIES ORDERED OR THE QUANTITIES THAT ARE NECESSARY TO COMPLETE THE METAL BUILDING ACCORDING TO THE ORDER DOCUMENTS, CLAIM IS TOO BE MADE OF THE MANUFACTURER.

DAMAGED OR DEFECTIVE MATERIAL – DAMAGED OR DEFECTIVE MATERIAL, REGARDLESS OF THE DEGREE OF DAMAGE, MUST BE NOTED ON THE SHIPPING DOCUMENTS BY THE CUSTOMER AND ACKNOWLEDGED IN WRITING BY THE CARRIER'S AGENT. THE MANUFACTURER IS NOT RESPONSIBLE FOR MATERIAL DAMAGED IN UNLOADING OF PACKAGED OR NESTED MATERIALS, INCLUDING, BUT NOT LIMITED TO: FASTENERS, SHEET METAL, "C" & "Z" SECTIONS & COVERING PANELS THAT BECOME WET AND/OR DAMAGED BY WATER WHILE IN THE POSSESSION OF OTHERS. PACKAGED OR NESTED MATERIAL THAT BECOMES WET IN TRANSIT MUST BE UNPACKED, UNSTACKED AND DRIED BY THE CUSTOMER.
IF THE CARRIER IS THE MANUFACTURER, THE CUSTOMER MUST MAKE CLAIM FOR DAMAGE DIRECTLY TO THE MANUFACTURER. IF THE CARRIER IS A COMMON CARRIER, THE CUSTOMER MUST MAKE THE CLAIM FOR DAMAGE TO THE COMMON CARRIER. THE MANUFACTURER IS NOT LIABLE FOR ANY CLAIM WHATSOEVER INCLUDING, BUT NOT LIMITED TO LABOR CHARGES OF CONSEQUENTIAL DAMAGES RESULTING FROM THE CUSTOMER'S USE OF DAMAGED OF DEFECTIVE MATERIALS THAT CAN BE DETECTED BY VISUAL INSPECTION.

OIL CANNING IS NOT CAUSE FOR REJECTION – SEE INSTALLATION MANUAL

EXCESSIVE MATERIAL – THE MANUFACTURER RESERVES THE RIGHT TO RECOVER ANY MATERIAL DELIVERED IN EXCESS OR THOSE REQUIRED BY THE ORDER DOCUMENTS.

INITIAL CLAIM – IN THE EVENT OF ERROR, THE CUSTOMER MUST PROMPTLY MAKE A WRITTEN OR VERBAL "INITIAL CLAIM" TO THE MANUFACTURER FOR THE CORRECTION OF DESIGN, DRAFTING, BILL OF MATERIALS OF FABRICATION ERROR. THE "INITIAL CLAIM" INCLUDES:
1. DESCRIPTION OF THE NATURE AND EXTENT OF THE ERRORS, INCLUDING QUANTITIES.
2. DESCRIPTION OF THE NATURE AND EXTENT OF PROPOSED CORRECTIVE WORK INCLUDING ESTIMATED MAN-HOURS.
3. MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING ESTIMATED QUANTITIES AND COST.
4. MAXIMUM TOTAL COST OF PROPOSED CORRECTIVE WORK AND MATERIAL TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER.

R1–01

AUTHORIZATION FOR CORRECTIVE WORK

NORMAL ERECTION OPERATIONS INCLUDE THE CORRECTION OF MINOR MISFITS BY MODERATE AMOUNTS OF REAMING, CHIPPING, WELDING OR CUTTING AND THE DRAWING OF ELEMENTS INTO LINE THROUGH THE USE OF DRIFT PINS. ERRORS WHICH CANNOT BE CORRECTED BY THE FOREGOING MEANS OR WHICH REQUIRE MAJOR CHANGES IN THE MEMBER CONFIGURATION SHOULD BE REPORTED EXPEDITIOUSLY TO THE OWNER AND FABRICATOR BY THE ERECTOR, TO ENABLE WHICHEVER IS RESPONSIBLE EITHER TO CORRECT THE ERROR OR TO APPROVE THE MOST EFFICIENT AND ECONOMICAL METHOD OF CORRECTION TO BE USED BY OTHERS. (AISC 303-10, SECTION 7.14) (MAR 05 SECTION 7.14)
IF THE ERROR IS THE FAULT OF THE MANUFACTURER, AN "AUTHORIZATION FOR CORRECTIVE WORK" MUST BE ISSUED IN WRITING BY THE MANUFACTURER TO AUTHORIZE THE CORRECTIVE WORK AT A COST NOT TO EXCEED THE MAXIMUM TOTAL COST SET FORTH.
ALTERNATIVE CORRECTIVE WORK OTHER THAN THAT PROPOSED IN THE "INITIAL CLAIM" MAY BE DIRECTED BY THE MANUFACTURER IN THE "AUTHORIZATION OF CORRECTIVE WORK." ONLY THE FIELD SERVICE DEPARTMENT MAY AUTHORIZE CORRECTIVE WORK.

FINAL CLAIM – THE "FINAL CLAIM" IN WRITING MUST BE FORWARDED BY THE CUSTOMER TO THE MANUFACTURER WITHIN TEN (10) DAYS OF COMPLETION OF THE CORRECTIVE WORK AUTHORIZED BY THE MANUFACTURER.

THE "FINAL CLAIM" MUST INCLUDE:
1. ACTUAL NUMBER OF MAN-HOURS BY DATE OF DIRECT LABOR USE ON CORRECTIVE WORK AND ACTUAL HOURLY RATES OF PAY
2. TAXES AND INSURANCE ON TOTAL ACTUAL DIRECT LABOR.
3. OTHER DIRECT COSTS ON ACTUAL DIRECT LABOR.
4. COST OF MATERIAL (NOT MINOR SUPPLIES) AUTHORIZED BY THE MANUFACTURER TO BE PURCHASED FROM OTHER THAN THE MANUFACTURER, INCLUDING COPIES OF PAID INVOICES.
5. TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK (SUM OF 1, 2, 3 & 4). THE "FINAL CLAIM" MUST BE SIGNED AND CERTIFIED TRUE AND CORRECT BY THE CUSTOMER. "FINAL CLAIMS" ARE CREDITED TO THE CUSTOMER BY THE MANUFACTURER IN AN AMOUNT NOT TO EXCEED THE LESSER OF THE MAXIMUM TOTAL COST SET FORTH IN WRITING IN THE "AUTHORIZATION FOR CORRECTIVE WORK" OR TOTAL ACTUAL DIRECT COST OF CORRECTIVE WORK.
** IMPORTANT NOTE ** – COST OF EQUIPMENT (RENTAL OR DEPRECIATION), SMALL TOOLS, SUPERVISION, OVERHEAD AND PROFIT ARE NOT SUBJECTED TO CLAIMS.

SHIPMENT ARRIVAL TIME – EVERY EFFORT WILL BE MADE TO SEE THAT THE CARRIER ARRIVES AT THE JOBSITE ON THE REQUESTED DAY AND AT THE REQUESTED HOUR. MANUFACTURER MAKES NO WARRANTY AND ACCEPTS NO RESPONSIBILITY FOR COSTS ASSOCIATED WITH A SHIPMENT NOT ARRIVING AT A REQUESTED TIME UNLESS A SEPARATE AGREEMENT HAS BEEN MADE IN WRITING FOR A GUARANTEED ARRIVAL TIME.

R1–02

UNLOADING, HANDLING, AND STORING MATERIALS

STRUCTURAL – A GREAT AMOUNT OF TIME AND TROUBLE CAN BE SAVED IF THE BUILDING PARTS ARE UNLOADED AT THE BUILDING SITE ACCORDING TO A PRE-ARRANGED PLAN. PROPER LOCATION AND HANDLING OF COMPONENTS WILL ELIMINATE UNNECESSARY HANDLING.

NOTE: PIECE MARKS ARE STENCILED ON PRIMARY STRUCTURAL MEMBERS AT LOWER END, 1'-0" FROM END.
INSPECT ALL SHIPMENTS PRIOR TO RELEASING THE TIE-DOWNS FOR LOADS THAT MAY HAVE SHIFTED DURING TRANSIT!

REMEMBER, SAFETY FIRST!

BLOCKING UNDER THE COLUMNS AND RAFTERS PROTECTS THE SPLICE PLATES AND THE SLAB FROM DAMAGE DURING THE UNLOADING PROCESS. IT ALSO FACILITATES THE PLACING OF SLINGS OR CABLES AROUND THE MEMBERS FOR LATER LIFTING AND ALLOWS MEMBERS TO BE BOLTED TOGETHER INTO SUB-ASSEMBLIES WHILE ON THE GROUND. EXTRA CARE SHOULD ALWAYS BE EXERCISED IN THE UNLOADING OPERATION TO PREVENT INJURIES FROM HANDLING THE STEEL AND TO PREVENT DAMAGE TO MATERIALS AND THE CONCRETE SLAB.

IF WATER IS ALLOWED TO REMAIN FOR EXTENDED PERIODS IN BUNDLES OF PRIMED PARTS SUCH AS GRTS, PURLINS, ETC., THE PIGMENT WILL FADE AND THE PAINT WILL GRADUALLY SOFTEN REDUCING ITS BOND TO THE STEEL. THEREFORE, UPON RECEIPT OF A JOB, ALL BUNDLES OF PRIMED PARTS SHOULD BE STORED AT AN ANGLE TO ALLOW ANY TRAPPED WATER TO DRAIN AWAY AND PERMIT AIR CIRCULATION FOR DRYING. PUDDLES OF WATER SHOULD NOT BE ALLOWED TO COLLECT AND REMAIN ON COLUMNS OR RAFTERS FOR THE SAME REASON.

THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. THE COAT OF SHOP PRIMER DOES NOT PROMISE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER.

TOUCH-UP OF THESE MINOR ABRASIONS IS THE RESPONSIBILITY OF THE END CUSTOMER.
ALL PRIMER SHOULD BE TOUCHED UP AS REQUIRED BEFORE ERECTION! – SEE R1-06 TITLED "SHOP PRIMED STEEL"

TEMPORARY SUPPORTS

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION OR COLLISION. (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.).

R1–03

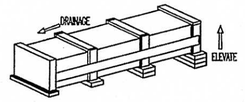
ROOF AND WALL PANELS

MANUFACTURER'S WALL AND ROOF PANELS INCLUDING COLOR COATED, GALVALUME & GALVANIZED, PROVIDE EXCELLENT SERVICE UNDER WIDELY VARIED CONDITIONS. ALL UNLOADING & ERECTION PERSONNEL SHOULD FULLY UNDERSTAND THAT *THESE PANELS ARE QUALITY MERCHANDISE, WHICH MERITS CAUTIOUS CARE IN HANDLING.*

UNDER NO CIRCUMSTANCES SHOULD PANELS BE HANDLED ROUGHLY. PACKAGES OF SHEETS SHOULD BE LIFTED OFF THE TRUCK WITH EXTREME CARE TAKEN TO INSURE THAT NO DAMAGE OCCURS TO ENDS OF THE SHEETS OR TO SIDE RIBS. THE PACKAGES SHOULD BE STORED OFF THE GROUND SUFFICIENTLY HIGH TO ALLOW AIR CIRCULATION UNDERNEATH THE PACKAGES. THIS AVOIDS GROUND MOISTURE & DEFERS PEOPLE FROM WALKING ON THE PACKAGES. ONE END OF THE PACKAGE SHOULD ALWAYS BE ELEVATED TO ENCOURAGE DRAINAGE IN CASE OF RAIN.
THE MTDS EXERCISES EXTREME CAUTION DURING FABRICATING AND SHIPPING OPERATIONS TO INSURE THAT ALL PANEL STOCK IS KEPT DRY. HOWEVER, DUE TO CLIMATIC CONDITIONS, WATER FORMED BY CONDENSATION OF HUMID AIR CAN BECOME TRAPPED BETWEEN STACKED SHEETS. WATER CAN ALSO BE TRAPPED BETWEEN THE STACKED SHEETS WHEN EXPOSED TO RAIN. THIS MAY CAUSE DISCOLORATION CAUSED BY TRAPPED MOISTURE.
THE STAIN IS USUALLY SUPERFICIAL & HAS LITTLE EFFECT ON THE APPEARANCE OR SERVICE LIFE OF THE PANELS AS LONG AS IT IS NOT PERMITTED TO REMAIN ON THE PANELS. HOWEVER, MOISTURE IN CONTACT WITH THE SURFACE OF THE PANELS OVER AN EXTENDED PERIOD CAN SEVERELY ATTACK THE FINISH & REDUCE THE EFFECTIVE SERVICE LIFE. SEE R1-07 "DAMAGE FROM CONDENSATION OR TRAPPED WATER."

CAUTION: CARE SHOULD ALWAYS BE TAKEN WHEN WALKING ON PANELS. USE SAFETY LINES AND NETS WHEN NECESSARY! PANELS ARE SLIPPERY. WIPE DRY ANY MOISTURE OR SURFACE MATERIAL THAT HAS PUDDLED FROM BUNDLES STORED ON A SLOPE. DEW, FROST, OR OTHER FORMS OF MOISTURE GREATLY INCREASE THE SLIPPERINESS OF THE PANELS. ALWAYS ASSUME PANEL SURFACE IS SLIPPERY & ACT ACCORDINGLY. NEVER WALK OR STEP ON SKYLIGHTS OR TRANSLUCENT PANELS!

USE WOOD BLOCKING TO ELEVATE & SLOPE THE PANELS IN A MANNER THAT WILL ALLOW MOISTURE TO DRAIN. WOOD BLOCKING PLACED BETWEEN BUNDLES WILL PROVIDE ADDITIONAL AIR CIRCULATION.
WHEN HANDLING OR UNSTACKING THE PANELS, LIFT RATHER THAN SLIDE THEM APART. BURRED EDGES MAY SCRATCH THE COATED SURFACES WHEN SHEETS ARE SLID OVER ONE ANOTHER. NEVER ALLOW PANELS TO BE WALKED ON WHILE ON THE GROUND.



R1–04

DAMAGE DURING CONSTRUCTION

THE QUALITY OF WORKMANSHIP BY STEEL ERECTION, CONSTRUCTION PRACTICES, AND HANDLING METHODS USED DURING THE CONSTRUCTION OF THE METAL BUILDING CAN SIGNIFICANTLY AFFECT THE APPEARANCE AND PERFORMANCE OF THE BUILDING PANELS. MOST PANEL DAMAGE DURING CONSTRUCTION IS THE RESULT OF FAULTY METHODS OR CARELESSNESS.

OVERDRIVEN FASTENERS CAUSE INDENTATIONS OR SHALLOW POCKETS IN THE PANEL AROUND THE FASTENER HEAD. RUSH WATER OR CONDENSED MOISTURE COMBINED WITH ATMOSPHERIC POLLUTANTS (PRINCIPALLY SULFUR DIOXIDES) AND DIRT PARTICLES COLLECT IN THESE POCKETS. THE CONTINUATION OF POLLUTANTS AND WATER CREATES ACID SOLUTIONS THAT WILL CAUSE CORROSION DAMAGE TO THE PANEL AND FASTENER. RAIN MAY WASH SOME POLLUTANTS AWAY, BUT MOISTURE IN THE FORM OF HIGH HUMIDITY CAN KEEP THESE AREAS WET AND CONTINUE THE PROBLEM. OVERDRIVING THE FASTENER ALSO FORCES THE SEALING WASHER FROM UNDER THE FASTENER HEAD CREATING A LEAK AT THIS POINT. PROPER TORQUE ADJUSTMENT OF THE SCREW GUN OR PREFERABLY THE USE OF A DEPTH GAUGE WILL ELIMINATE THE PROBLEM OF OVERDRIVEN FASTENERS.

IT IS EXTREMELY IMPORTANT THAT ALL DRILL SHAVINGS FROM THE INSTALLATION OF PANEL FASTENERS AND FILLINGS FROM THE SAW CUTTING OF PANELS BE REMOVED FROM THE PANEL SURFACE. CORROSION CAN OCCUR IN A MATTER OF HOURS WHEN THESE SHAVINGS OR FILLINGS ARE NOT REMOVED AND ARE ALLOWED TO COME IN CONTACT WITH WATER OR CONDENSED MOISTURE. WHEN PANELS ARE PRE-DRILLED OR CUT IN THE SHOP, PRIOR TO ERECTION ALL SHAVINGS OR FILLINGS MUST BE CLEANED FROM BOTH SIDES OF THE PANEL TO PREVENT CORROSION OF THE PANEL BY THESE PARTICLES IT IS IMPERATIVE THAT THE ROOF BE SWEPT CLEAN AT LEAST DAILY AND CERTAINLY AT JOB COMPLETION. THE FINAL CLEANING OF THE ROOF SHOULD BE DONE PRIOR TO INSTALLING THE GUTTER SO THAT THE SHAVINGS ARE NOT DEPOSITED INTO THE GUTTER AND LEFT TO CORRODE. ANY OTHER FOREIGN OBJECTS OR DEBRIS LEFT BY CONSTRUCTION PERSONNEL SHOULD ALSO BE REMOVED FROM THE ROOF. DURING THE ERECTION OF THE ROOF AND THE INSTALLATION OF EQUIPMENT SUCH AS AIR CONDITIONING UNITS, ETC...

PERSONNEL WALKING ON THE PANELS CAN CAUSE DAMAGE. WORKMEN SHOULD STEP OR WALK IN THE BROAD FLAT AREAS OF THE PANEL AND AVOID STEPPING ON THE PANEL ENDS AND EDGES WHICH CAN BE DENT BY CARELESS HANDLING. IF THIS DAMAGE IS SEVERE, THE EDGES MUST BE STRAIGHTENED PRIOR TO ERECTION SINCE THE APPEARANCE AND/OR WEATHER TIGHTNESS OF THE PANEL COULD BE AFFECTED. DRAGGING ONE PANEL ACROSS ANOTHER CAN CUT OR ABRADE THE COATING CAUSING UNSIGHTLY MARKS ON THE PANEL SURFACE.

ATTEMPTS TO ERECT PANELS DURING WINDY CONDITIONS SHOULD BE AVOIDED TO PREVENT DAMAGE AND FOR SAFETY CONSIDERATIONS.

LEAVING DIRT PILED AGAINST THE EXTERIOR WALL PANELS AT THE FOUNDATION WILL CAUSE PANEL DAMAGE. THIS DIRT MAY BE WET OR AT LEAST WILL CONTAIN SOME MOISTURE. MUD MAY HAVE BEEN SPLASHED ONTO THE WALL DURING CONSTRUCTION. CORROSION DAMAGE MAY OCCUR WHERE THIS DIRT OR MUD CONTACTS THE PANELS. IN AREAS WHERE LIME STABILIZATION OF THE SOIL IS REQUIRED, CORROSION DAMAGE FROM THE SOIL'S CONTENT WILL BE ACCELERATED AND MOST LIKELY BE SEVERE. ALL DIRT MUST BE REMOVED FROM THE PANEL. WALLS AT THE COMPLETION OF THE WORK. PRE-PAINTED PANELS MAY REQUIRE TOUCH-UP IF THE COATING HAS BEEN DAMAGED DURING HANDLING OR ERECTION.

THE APPEARANCE OF THE BLDG. MAY BE AFFECTED IF DAMAGED SPOTS OR SCRATCHES ARE LOCATED IN HIGHLY VISIBLE PLACES SUCH AS AROUND DOORS, WINDOWS, ETC... IF THE DAMAGE IS EXTENSIVE THEN REPLACEMENT OF THE ENTIRE PANEL SHOULD BE CONSIDERED. TOUCH-UP PAINT CAN BE SUPPLIED BY MANUFACTURER ON REQUEST. THE PAINT SHOULD BE APPLIED WITH A SMALL, SOFT BRISTLE ARTIST'S STYLE BRUSH.

R1–05

TYPES OF FINISHES

SHOP PRIMED STEEL
ALL STRUCTURAL MEMBERS OF THE METAL BUILDING SYSTEM NOT FABRICATED OF CORROSION RESISTANT MATERIAL OR PROTECTED BY A CORROSION RESISTANT COATING ARE PAINTED WITH ONE COAT OF SHOP PRIMER MEETING THE PERFORMANCE REQUIREMENTS OF SSPC PAINT SPECIFICATION NO. 15. THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. SHOP PRIMED STEEL WHICH IS STORED IN THE FIELD PENDING ERECTION SHOULD BE KEPT FREE OF THE GROUND AND SO POSITIONED AS TO MINIMIZE WATER-HOLDING POCKETS, DUST, MUD AND OTHER CONTAMINATION OF THE PRIMER FILM. REPAIRS OF DAMAGE TO PRIMED SURFACES AND/OR REMOVAL OF FOREIGN MATERIAL DUE TO IMPROPER FIELD STORAGE OR SITE CONDITIONS ARE NOT THE RESPONSIBILITY OF THE MANUFACTURER. THE MANUFACTURER IS NOT RESPONSIBLE FOR DETERIORATION OF THE SHOP COAT OF PRIMER OR CORROSION THAT MAY RESULT FROM EXPOSURE TO ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS, NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING. MINOR ABRASIONS TO THE SHOP COAT (INCLUDING GALVANIZING) CAUSED BY HANDLING, LOADING, SHIPPING UNLOADING AND ERECTION AFTER PAINTING OR GALVANIZING ARE UNAVOIDABLE. (MBMA 06 IV 4.2.4)

GALVALUME
GALVALUME IS THE TRADE NAME FOR A PATENTED STEEL SHEET & COIL PRODUCT HAVING A COATING OF CORROSION RESISTANT ALUMINUM-ZINC ALLOY. THE ALLOY MIXTURE IS BALANCED TO OBTAIN THE COATING THAT RETAINS THE CORROSION RESISTANCE & HEAT REFLECTIVITY OF ALUMINUM & THE SACRIFICIAL ACTION OF GALVANIZED. THE BEST PROPERTIES OF BOTH ALUMINUM & ZINC ARE COMBINED IN THIS COATING & OFFER ADDED SERVICE LIFE FOR BUILDING PANELS.

PRE-PAINTED
USING GALVALUME STEEL AS A SUBSTRATE, PRE-PAINTED STEEL IS GIVEN AN ADDITIONAL RUST INHIBITOR PRIMER COAT. THIS PRIMER COAT FURTHER INCREASES THE CORROSION RESISTANCE. THESE COATINGS ARE APPLIED TO THE EXTERIOR SURFACE OF THE PANELS AND THE WASH COAT, DESIGNED ONLY FOR INTERIOR USE, IS APPLIED ON THE OPPOSITE SIDE. GALVALUME AND PRE-PAINTED STEEL CAN GIVE EXCELLENT SERVICE FOR MANY YEARS IF A FEW RULES CONCERNING THEIR CARE AND MAINTENANCE ARE OBSERVED. ALL OF THESE FINISHES ARE EQUALLY SUBJECT TO DAMAGE AND CORROSION WHEN CARE IS NOT PROVIDED.

PAINT AND COATING MAINTENANCE

REMOVE SMUDGE MARKS FROM BARE GALVALUME®. FORMULA 409 HAS PROVEN TO BE SOMEWHAT EFFECTIVE. LIGHTLY RUB WITH A CLEAN CLOTH AND RINSE WITH WATER. DO NOT RUB MORE THAN REQUIRED TO REMOVE SMUDGE. NO PRODUCT WILL REMOVE ALL SMUDGE MARKS. REMOVE RUST STAINS: SOFT SCRUB WITHOUT BLEACH HAS PROVEN TO BE SOMEWHAT EFFECTIVE. LIGHTLY RUB WITH A SOFT CLOTH AND RINSE WITH WATER. DO NOT RUB MORE THAN REQUIRED TO REMOVE STAIN. NO PRODUCT WILL COMPLETELY REMOVE RUST STAINS. TO TOUCH-UP SCRATCHES IN PAINT (NOT TO BARE METAL), CLEAN AREA TO BE PAINTED WITH MINERAL SPIRITS. RINSE THOROUGHLY AND DRY. USING A SMALL ARTIST'S BRUSH, LIGHTLY APPLY THE ABSOLUTE MINIMUM AMOUNT OF TOUCH-UP PAINT REQUIRED TO FILL THE SCRATCH. USE ONLY TOUCH-UP PAINT SUPPLIED BY MANUFACTURER. CONTACT YOUR SALES REPRESENTATIVE FOR ASSISTANCE WITH PURCHASING TOUCH-UP PAINT AS NEEDED.

R1–06

DAMAGE FROM CONDENSATION OR TRAPPED WATER

IT IS EXTREMELY IMPORTANT THAT THE PANELS BE MONITORED FOR EVIDENCE OF TRAPPED WATER OR MOISTURE CONDENSATION WHILE AWAITING ERECTION. HIGH HUMIDITY CONDITIONS WITH TEMPERATURE CYCLING WILL CAUSE CONDENSATION BETWEEN THE PANELS WITHIN THE BUNDLE. CONDENSATION CAN OCCUR FREQUENTLY NEAR THE SEA COAST OR OTHER LARGE BODIES OF WATER.

IF JOBSITE COVERS ARE USED, THEY SHOULD BE TIED AWAY FROM THE BUNDLE AT THE CORNERS TO ALLOW AIR CIRCULATION AROUND THE BUNDLE. THIS WILL HELP PREVENT MOISTURE EVAPORATING FROM THE GROUND OR BUILDING FLOOR FROM CONDENSING ON THE PANELS. PLASTIC OR OTHER IMPERMEABLE COVERS ARE NOT RECOMMENDED. IMMEDIATE ACTION IS REQUIRED IF THE PANELS ARE FOUND TO BE WET FROM ANY CAUSE. THE BUNDLES MUST BE OPENED AND EACH PANEL UNSTACKED AND THOROUGHLY DRIED ON BOTH SIDES. RE-STACKING THE PANELS AT A SLIGHT ANGLE TO EACH OTHER TO PREVENT NESTING WILL ALLOW AIR CIRCULATION AND ASSIST IN KEEPING THE PANELS DRY. IN SEVERE CONDITIONS LARGE FANS CAN BE USED TO CIRCULATE AIR BETWEEN THE UNSTACKED PANELS AND ACCELERATE DRYING. DAMAGE TO THE PANEL COATING OCCURS WHEN PANELS BECOME WET AND ARE ALLOWED TO STAY WET. DAMAGE CAN OCCUR TO NESTED PANELS WITHIN 24-48 HOURS. THIS DAMAGE SHOWS AS CORROSION AND DISCOLORATION OF THE PANEL SURFACE AND IS COMMONLY CALLED WET STORAGE STAIN, ZINC OXIDATION, OR "WHITE RUST".



A SOFTENING OF THE PAINT FILM CAN OCCUR WITH PRE-PAINTED STEEL UNDER WET STORAGE CONDITIONS AND THE DURABILITY OF THE PANEL FINISH SUBSTANTIALLY DECREASED. BARE GALVANIZED AND GALVALUME PANELS REACT MORE QUICKLY TO SURFACE OXIDATION SINCE THEY LACK THE ADDITIONAL PROTECTION OF PAINT. ZINC COATED OR GALVALUME PANELS UNDER NORMAL EXPOSURE FORM A ZINC OR ALUMINUM OXIDE FILM ON THEIR SURFACE ALLOWING A SLOW OXIDATION PROCESS CALLED "WEATHERING" TO OCCUR THAT INHIBITS FURTHER CORROSION. IN NESTED BUNDLES CONSTANT CONTACT OF THE PANELS WITH CONDENSED OR TRAPPED WATER PREVENTS THIS WEATHERING PROCESS.

RAPID OXIDATION OF THE ZINC OR ZINC ALUMINUM COATING CAN NOW OCCUR AND MAY LEAD TO "RED RUST" IN A SHORT TIME. IF DISCOLORATION OR STAINS ARE MINOR, A HOUSEHOLD CLEANER OF THE TYPE USED ON PORCELAIN SINKS AND BATHTUBS MAY BE USED TO REMOVE THE STAINS. WIRE BRUSHING OR USING ABRASIVE MATERIALS SHOULD BE AVOIDED SINCE SCRATCHING OR REMOVAL OF THE COATING COULD OCCUR. PANELS WITH SIGNIFICANT DAMAGE SHOULD BE REPLACED BY THE BUYER BEFORE ERECTION.

R1–07

SAFETY COMMITMENT

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR APPLYING AND OBSERVING ALL PERTINENT SAFETY RULES AND OSHA STANDARDS AS APPLICABLE.
THE BUILDING MANUFACTURER HAS A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED. HOWEVER, THE SAFETY COMMITMENT AND JOB SITE PRACTICES OF THE ERECTOR ARE BEYOND THE CONTROL OF THE BUILDING MANUFACTURER.
IT IS STRONGLY RECOMMENDED THAT SAFE WORKING CONDITIONS AND ACCIDENT PREVENTION PRACTICES BE THE TOP PRIORITY OF ANY JOB SITE.
LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, WHETHER STANDARD STATUTORY OR CUSTOMARY, SHOULD ALWAYS BE FOLLOWED TO HELP INSURE WORKER SAFETY.
MAKE CERTAIN ALL EMPLOYEES KNOW THE SAFEST AND MOST PRODUCTIVE WAY OF ERECTING A BUILDING. EMERGENCY PROCEDURES SHOULD BE KNOWN TO ALL EMPLOYEES.
DAILY MEETINGS HIGHLIGHTING SAFETY PROCEDURES ARE ALSO RECOMMENDED. THE USE OF HARD HATS, RUBBER SOLE SHOES FOR ROOF WORK, PROPER EQUIPMENT FOR HANDLING MATERIAL AND SAFETY NETS WHERE APPLICABLE, ARE RECOMMENDED.
FOR PURPOSES OF DETERMINING LIFT REQUIREMENTS, NO BUNDLE SUPPLIED BY THE MANUFACTURER WILL EXCEED 4,000 POUNDS. FOR FURTHER INFORMATION ALSO REFERENCE THE BILL OF MATERIALS FOR INDIVIDUAL MEMBER WEIGHTS OF OTHER STRUCTURAL MEMBERS. IF ADDITIONAL INFORMATION IS REQUIRED CONTACT THE FIELD SERVICE DEPARTMENT.

ICE AND SNOW REMOVAL

EXCESSIVE ICE AND SNOW SHOULD BE REMOVED FROM ROOF IMMEDIATELY TO PREVENT DAMAGE TO ROOF AND POSSIBLE COLLAPSE. DO NOT USE METAL TOOLS TO REMOVE THE ICE OR SNOW AS THIS CAN DAMAGE THE PAINT AND/OR GALVALUME COATINGS. ALSO, BE CAREFUL AROUND PLUMBING PIPES AND FLASHINGS.
BE EXTREMELY CAREFUL IF YOUR ROOF HAS LIGHT TRANSMITTING PANELS. THESE PANELS WILL NOT SUPPORT A PERSON'S WEIGHT AND WILL BE DIFFICULT OR IMPOSSIBLE TO SEE IF THEY ARE COVERED WITH ICE AND SNOW. SEE 2002 MBMA LOW-RISE BUILDING SYSTEMS MANUAL APPENDIX A6 FOR DETAILS ON SNOW REMOVAL PROCEDURES. THESE PROCEDURES SHOULD COMMENCE WHEN HALF OF THE DESIGN ROOF SNOW LOAD SHOWN ON THIS SHEET IS REALIZED.

DEBRIS REMOVAL

ANY FOREIGN DEBRIS SUCH AS SAWDUST, DIRT, LEAVES, ANIMAL DROPPINGS, ETC. WILL CAUSE CORROSION OF THE ROOF, GUTTERS, TRIM, ETC. IF LEFT ON BUILDING SURFACE FOR A LONG ENOUGH TIME. THE ROOF SHOULD BE PERIODICALLY INSPECTED FOR SUCH CONDITIONS AND IF FOUND, THEY SHOULD BE RECTIFIED IN A MANNER CONSISTENT WITH THESE ROOF MAINTENANCE GUIDELINES. NEVER ALLOW TREATED LUMBER OR CONCRETE/MORTAR/GROUT TO COME IN CONTACT WITH ROOF PANELS, ESPECIALLY GALVALUME®, FOR EXTENDED PERIODS OF TIME.

PERIODIC INSPECTION

ALL HIGH-STRENGTH BOLTS SHALL BE PERIODICALLY INSPECTED FOR TIGHTNESS, PARTICULARLY IN CRANE BUILDINGS AND AFTER ANY SEISMIC ACTIVITY OR WIND ACTIVITY. THE CRANE MANUFACTURER WILL SPECIFY A MINIMUM PERIOD BUT IT SHOULD NOT EXCEED 2 YEARS.

DRAINAGE

* KEEP ROOF FREE OF DEBRIS AND KEEP DEBRIS OUT OF GUTTER TO ALLOW WATER TO QUICKLY DRAIN FROM ROOF.
* DO NOT USE WOOD BLOCKING TO HOLD EQUIPMENT OFF OF PANEL SEAMS. THIS BLOCKS THE FLOW OF WATER AND HOLDS MOISTURE.
* DO NOT ALLOW ROOFTOP AC UNITS OR EVAPORATIVE COOLERS TO DRAIN ONTO THE ROOF.
* ANYTHING THAT TRAPS OR HOLDS MOISTURE ON A ROOF WILL CAUSE PREMATURE CORROSION.

R1–08

ROOF MAINTENANCE GUIDELINES

* INSPECT ROOF FOR DAMAGE AFTER HEAVY STORMS.
* INSPECT AND RESEAL AS NECESSARY ALL ROOF CURBS AND OTHER PENETRATIONS WITH URETHANE SEALANT.
* ALWAYS GET MANUFACTURER APPROVAL BEFORE MAKING ANY MODIFICATIONS TO THE ROOF.
* REPAINT ANY AREAS THAT ARE SUSCEPTIBLE TO RUST AS REQUIRED.
* WHEN PERFORMING ROOF MAINTENANCE, ALWAYS TAKE THE FOLLOWING PRECAUTIONS:
  * USE FALL PROTECTION AND OTHER SAFETY EQUIPMENT AS REQUIRED.
  * DO NOT WALK ON ROOF FLASHINGS SUCH AS GUTTER, RAKE, HIP OR RIDGE FLASH.
  * DO NOT WALK ON LIGHT TRANSMITTING PANELS (LTPS). THEY WILL NOT SUPPORT A PERSON'S WEIGHT.
  * GUARD ALL LTPS AND ROOF OPENINGS.
* STEP ONLY IN THE PANEL FLAT DIRECTLY ON OR IN CLOSE PROXIMITY TO A SUPPORTING ROOF STRUCTURAL.
* A

AISC CODE OF STANDARD PRACTICE
TOLERANCES FOR SETTING ANCHOR RODS

7.5.1. Anchor rods, foundation bolts and other embedded items shall be set by the owner's designated representative for construction in accordance with embedment drawings that have been approved by the owner's designated representatives for design and construction. The variation in location of these items from the dimensions shown in the embedment drawings shall be as follows:

(a) The variation in dimension between the centers of any two anchor rods within an anchor–rod group shall be equal to or less than 1/8 in. [3 mm].

(b) The variation in dimension between the centers of adjacent anchor–rod groups shall be equal to or less than 1/4 in. [6 mm].

(c) The variation in elevation of the tops of anchor rods shall be equal to or less than plus or minus 1/2 in. [13 mm].

(d) The accumulated variation in dimension between centers of the anchor–rod groups along the column line through multiple anchor–rod groups shall be equal to or less than 1/4 in. per 100 ft [2 mm per 10000 mm], but not to exceed a total of 1 in. [25 mm]

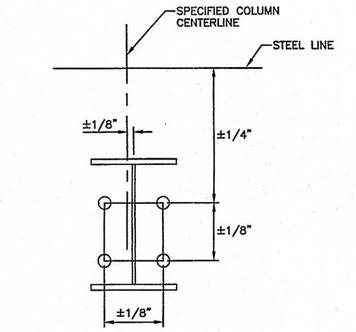
(e) The variation in dimension from center of any anchor–rod group to the column line through that group shall be equal to or less than 1/4 in. [6 mm].

The tolerances that are specified in (b), (c) and (d) shall apply to offset dimensions shown in the structural design drawings, measured parallel and perpendicular to the nearest column line, for individual columns that are shown in the structural design drawings as offset from column lines.

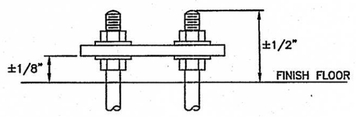
7.5.2. Unless otherwise specified in the contract documents, anchor rods shall be set with their longitudinal axis perpendicular to the theoretical bearing surface.

7.5.3. Embedded items and connection materials that are part of the work of other trades, but that will receive structural steel, shall be located and set by the owner's designated representative for construction in accordance with an approved embedment drawing. The variation in location of these items shall be limited to a magnitude that is consistent with the tolerances that are specified in Section 7.13 for the erection of the structural steel.

7.5.4. All work performed by the owner's designated representative for construction shall be completed so as not to delay or interfere with the work of the fabricator and the erector. The owner's designated representative for construction shall conduct a survey of the as–built locations of anchor rods, foundation bolts and other embedded items, and shall verify that all items covered in Section 7.5 meet the corresponding tolerances. When corrective action is necessary, the owner's designated representative for construction shall obtain the guidance and approval of the owner's designated representative for design.



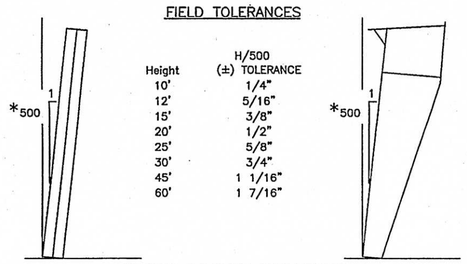
ANCHOR ROD SETTING TOLERANCES



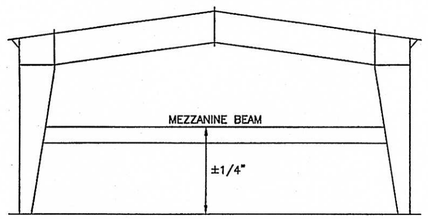
BASE PLATE AND ANCHOR ROD TOLERANCES

FIELD TOLERANCES

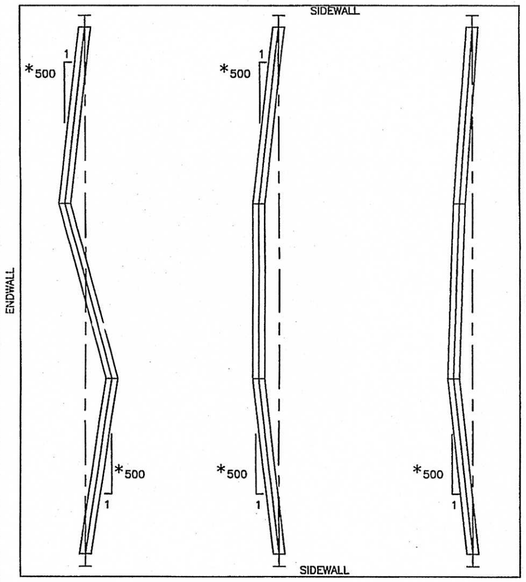
Height	H/500 (±) TOLERANCE
10'	1/4"
12'	5/16"
15'	3/8"
20'	1/2"
25'	5/8"
30'	3/4"
45'	1 1/16"
60'	1 7/16"



COLUMN ALIGNMENT TOLERANCES



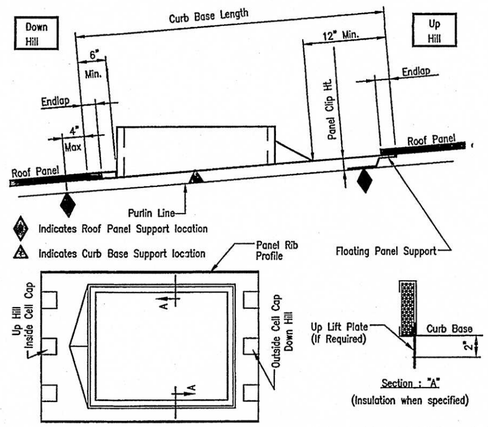
MEZZANINE BEAM HEIGHT TOLERANCE



PLAN VIEW

ALIGNMENT TOLERANCE FOR MEMBERS WITH FIELD SPLICES

*500 FOR PROJECTS ERECTED IN CANADA

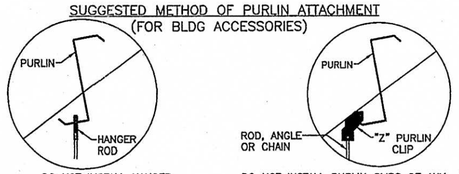


The curb details shown illustrate the building manufacturers recomended curb style and installation method. It is the erector / installer's responsibility to provide the proper curb style and install them in accordance with the procedures established by these details. Failure by the erector / installer to follow these recommendations may result in the curbs damaging the roof system or excluded from warranties.
All roof curbs to be:

1. .080 Aluminum or 18ga. Stainless (No Galvalume/No Galvanized)
2. Panel rib to rib installation (No flat skirt or lay–over Curbs)
3. Installed over low end / under high end application for water flow at panel splice
4. Up lift prevention for clip applied roof systems are required if:
   a. Wind load exceeds 110 mph or
   b. Curb base crosses a purlin
5. Supported on (4) four side by primary or secondary framing
6. Max Single Curb weight Recommend = 1500#

Roof Curbs
(When not Supplied by Building Manufacturer)

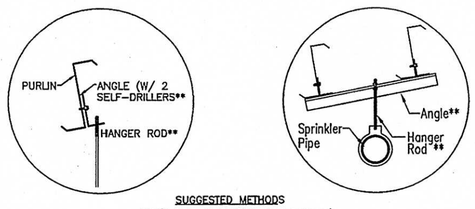
SUGGESTED METHOD OF PURLIN ATTACHMENT
(FOR BLDG ACCESSORIES)



DO NOT INSTALL HANGER ROD IN FLANGE OF PURLIN

DO NOT INSTALL PURLIN CLIPS OF ANY KIND ON FLANGE OF PURLIN AS SHOWN

THE INCORRECT WAY



SUGGESTED METHODS
**(Not by Metal Bldg Manufacturer)

An angle is self–tapped to the web of the purlin to catch hanger rod. This method does not preclude other forms of attachment to the purlin web.

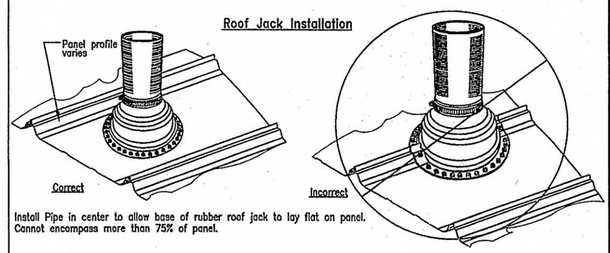
The total hanger load shall not exceed the design collateral load for the building. a sample calculation is shown below:

5' (purlin spacing) x 5' (hanger spacing) x 6 psf (collateral load) = 150 lbs.

See cover sheet for design collateral load for this building.

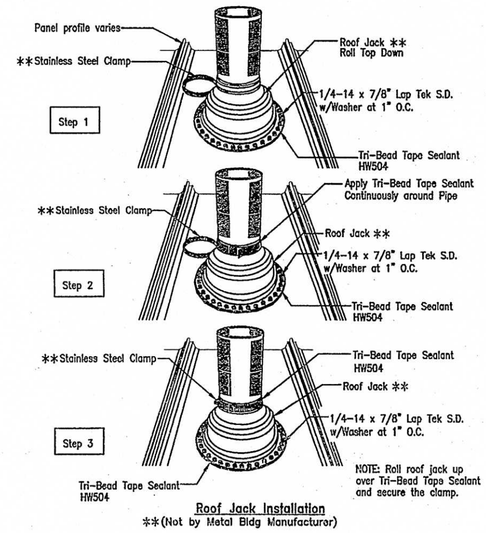
Note: If this building is designed for 0 psf collateral load, then adding any suspended system (ie. duct work, piping, lights, ceilings, etc.) will correspondingly reduce the design live load.

Roof Jack Installation



Install Pipe in center to allow base of rubber roof jack to lay flat on panel. Cannot encompass more than 75% of panel.

- ☐ Do not use galvanized roof jacks, lead hats or other residential grade roof jacks. These roof jacks do not have 20–year service life and, in the case of lead hats, will cause galvanic corrosion of the roof panels.
- ☐ Use EPDM rubber roof jacks with an integral aluminum band bonded into the perimeter of the base. For high temperature applications (200–400 degrees Fahrenheit) use silicone rubber roof jacks. Retrofit rubber roof jacks are available for applications in which the top of the pipe is inaccessible, eliminating the possibility of sliding the roof jack over the top of the pipe.
- ☐ Do not use tube caulk/silicone to seal roof jack to the roof panels. Use only tape sealant as supplied by Metal Bldg Manufacturer. Fasten the roof jack to the roof panels with 1/4"–14 x 7/8" Lap Tek Stitch Screws at 1" on center around base of roof jack.
- ☐ Roll down the top of the roof jack and apply tape sealant continuously around the exposed portion of the pipe. Roll the top of the roof jack back over the tape sealant. Apply the stainless steel clamp over top of roof jack and firmly tighten to form a secure compression seal.
- ☐ Do not install a pipe through the standing seam of the roof panel. Keep pipe penetration in center of panel to allow the base of the rubber roof jack to seal to the pan of the panel.
  If a pipe must be installed through a panel seam, or if the pipe diameter is so large to block the flow of water down the roof panel, you must install a "pipe curb" into the roof and then seal the pipe curb with rubber roof jack. For pipes in which top cannot be accessed, a two–piece pipe curb is available.
- ☐ In Northern climates, protect all pipe penetrations from moving ice or snow with a snow retention system immediately up slope from the pipe.



Roof Jack Installation
**(Not by Metal Bldg Manufacturer)

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO 87107
(505) 344–8141 (800) 877–2224
FAX (505) 345–7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM. 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM. 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (0115404)
Sheet Number:	R2 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

Erection Guide | Page R2 | Date Jan '12 | Rev 00

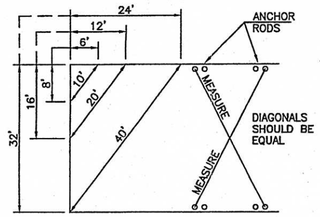
State of New Mexico
Construction Industries Division

PRE–ERECTION NOTES:

The following notes, procedures and suggested recommendations are important parts of the pre–erection process.

1.) Prior to the time the erection crew arrives, a responsible person should check the job site for foundation readiness, square, and accuracy and Anchor Rod size and location.

The drawing shown below indicates a method which may be used to check the foundation and bolts for square.



Measure along adjacent sides of foundation using a pair of dimensions shown. If the diagonal distance between these points is as noted, the corner is square. Diagonal measurements between opposite Anchor Rods will indicate if these bolts are set square.

2.) When unloading the building, carefully check off each item from the packing list. Bundles and boxes will have a list attcched indicating the contents.

3.) Unload and layout the building columns on the foundation.

4.) Unload the rafters onto the foundation so that they can be erected from whichever end of the building you wish to start. Your crane will move from one end of the building to the other while standing columns and hanging rafters.

5.) Layout the girts and purlins on dunnage or wood blocking around the foundation as near as possible to where they will be installed.

6.) Unload and place trim crates out of the way, since these will be the last required.

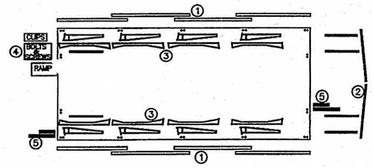
7.) Unload and place panels and insulation out of the way.

NOTE: In extremely cold conditions, the vinyl facing on insulation will become brittle, requiring very careful handling.

8.) Avoid lifting panel stacks with cables, chains or other devices which could damage the panel. Upon unloading, and every morning thereafter, inspect he panel bundles for moisture between the panels. This is especially important with galvalume or galvanized panels. The panel finish must be protected at all times before and during erection to preserve the appearance and function of the panels.

9.) All hardware boxes should be protected from theft and moisture, especially items such as tube caulking and locksets. Store mastic away from heat.

LAYOUT OF BUILDING COMPONENT



1. Girts, Eave Struts and Purlins
2. End Frames and Endpost
3. Main Frames
4. Clips, Bolts, Screws, ETC.
5. Endwall Girts

1.) Layout primary and secondary framing around the slab as shown.

2.) Place components and crates on the slab or on wood blocking to prevent contact with the ground.

3.) Block one end of components higher than other end to allow drainage of rain water.

4.) Leave one end of the building open for erection equipment access.

5.) Construct temporary ramp of timbers from grade to slab to prevent damage to concrete edge from equipment traffic.

6.) Install clips and flange braces onto columns and rafters before these members are in the air. Clip and flange brace locations are shown on erection dawings.

GENERAL ERECTION NOTES

1.) All clips, flange braces, bolts, bracing systems, ETC. must be installed as shown on erection drawings.

2.) It is extremely important, especially during construction, that panels at the eaves, rakes and ridges be kept secure.

3.) Column bases must not be lag screwed or "RED HEADED" to concrete unless specified on erection drawings for the building.

4.) Tighten column wind brace rods/cables (exterior and interior) before tightening roof rods/cables. Roof rods/cables are tightened from eave to peak.

5.) High strength bolts (A325) must be used where specified.

TEMPORARY CONSTRUCTION BRACING

1.) It is the responsibility of the erector to maintain stability of the structure during all stages of erection, particularly when left overnight.

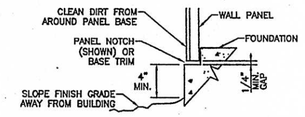
2.) Temporary supports, such as temporary guys, braces or other elements shall be the total and complete responsibility of the erector. The temporary supports required shall be determined and furnished by the erector.

3.) Temporary construction supports shall be provided wherever necessary to accommodate all construction loads to which the structure may be subjected, left in place as long as may be required for safety.

PANEL CAUTIONS AND NOTES

To minimize potential of corrosive action at the bottom edge of wall panels, the contractor must assure that the following procedures are followed:

1.) The concrete foundation should be cured for a minimum of seven (7) days before wall panels are installed. (un–cured concrete is highly alkaline and metal panels can undergo varying degrees of corrosive attack when in direct contact with the concrete.) After the first week of the curing cycle, the reaction between metallic coatings on steel and the concrete is essentially halted.



2.) Top of finish grade at building to be a minimum of four (4) inches below bottom of panel.

3.) Finish grade is to slope away from building to insure proper drainage.

4.) Upon completion of finish grading, all dirt is to be cleaned from around base of wall panel where it may have collected in panel notch or on base trim.

FASTENER INSTALLATION

Correct fastener installation is one of the most critical steps when installing roof/wall panels. Drive the fastener in until it is tight and the washer is firmly seated. Do not overdrive fasteners. A slight extrusion of neoprene around the washer is a good visual tightness check.

Always use the proper tool to install fasteners. A fastener driver (screw gun) with a RPM of 1700–2000 should be used for self–drilling screws. A 500–600 RPM fastener driver should be used for self–tapping screws. Discard worn sockets, these can cause the fastener to wobble during installation.

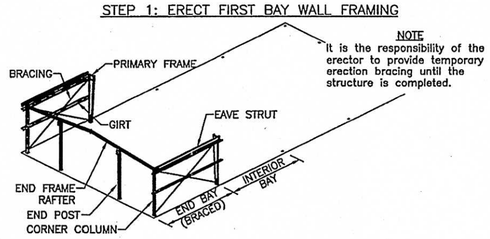


NOTE: Always remove metal filings from surface of panels at the end of each work period. Rusting filings can destroy the paint finish and void any warranty.

MASTIC SEALANT

Proper mastic application is critical to the weather tightness of a building. Mastic should not be stretched when installed. Apply only to clean, dry surfaces. Keep only enough mastic on the roof that can be installed in a day. During warm weather, store mastic in a cool dry place. During cold weather (below 60°) mastic must be kept warm (60°–90°) until application. After mastic has been applied, keep protective paper in place until panel is ready to be installed.

STEP 1: ERECT FIRST BAY WALL FRAMING



1A: Determine from erection drawings furnished with the building the location of the first braced bay. Framing for this bay will be erected first.

1B: Stand adjacent primary frame column and corner column over the anchor rods. Shim or chip out under the base plate if required to ensure that the base is level, at the correct elevation, and is in full contact with the foundation. Plumb and align the columns and install washers and nuts onto the Anchor Rods.

NOTE: The end frame may be a bearing frame with the rafter supported by end posts, or a rigid frame with the rafter self–supporting, and not attached to the end posts. The procedure shown is for a bearing frame. If the building has a rigid end frame, it is erected the same as interior frames as described in steps 1 and 2.

1C: Attach wall girts to the primary frame column and corner column. Bolt girts to the corner column with two bolts. Bolt girt to primary frame column with one bolt through the column flange and secure bolt with sub–nut (see detail on erection drawings).

1D: Install the eave strut by bolting to the top of the columns. Refer to the erection drawings and attach column flange brace where shown. Flange braces may be required on one or both sides of the columns. If a flange brace connects to a girt in the adjacent bay, that brace will be bolted to the girt after the adjacent bay girts are installed.

NOTE: As wall girts are installed around the building, framing for factory located framed openings and accessory framing to which the girts attach should be installed. Field located accessory framing may be installed at the same time as girts or at a later time.

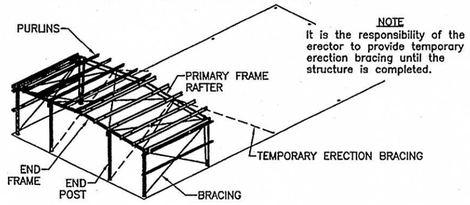
1E: Install wall bracing systems (rods, cables, knee bracing, portal bracing) at this time but do not tighten completely until the bay is plumbed.

1F: Repeat steps 1B thru 1E for wall framing on the opposite side of the building.

1G: Attach clips to the end posts and stand these posts over the Anchor Rods. follow the procedure as described for corner columns in step 1B.

1H: Bolt required clips and flange braces to the end frame rafter sections and lift into place atop the end posts. Bolt rafter sections to corner column and end post cap plates. Bolt rafter sections together at peak.

STEP 2: ERECT FIRST BAY ROOF FRAMING



CAUTION

Until rafters are bolted in place with purlins and flange braces installed, they are easily damaged by incorrect or careless handling procedures. Use extreme caution when lifting rafters. Two booms should be used to lift any pinched rafter section 80 feet or more in length.

2A: Bolt primary frame rafter together at peak connection (unless rafter length requires lifting in sections). Attach the required clips and flange braces to the rafter before lifting since these items are more easily installed on the ground. Lift rafter into place between sidewall columns and install bolts in raftar to column knee connections.

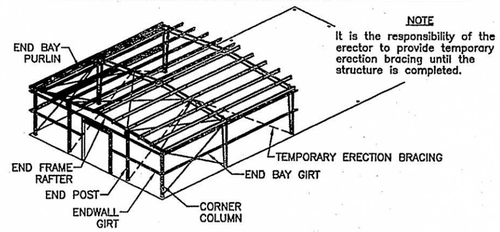
2B: Install end bay purlins from end frame rafter to the first interior frame rafter. The end bay purlins will overlap the interior bay purlins at the frame as described in step 1C. Complete flange brace connection to purlins.

2C: Install roof bracing systems but do not tighten completely until the bay is plumbed.

2D: Plumb and square the first bay. After alignment, tighten wall bracing first and the roof bracing working from eave to peak. Tighten any remaining bolts.

Plumbing and aligning a total structural system begins with the first braced bay and continues through completion. Accurate alignment of the first bay is essential for correct alignment of succeeding bays. The installer is responsible for choosing the best method suited for plumbing and aligning the structural system.

STEP 3: ERECT ENDWALL GIRTS AND FIRST INTERIOR BAY



3A: After end frame is plumb and square, install endwall girts and flange braces for end post if required.

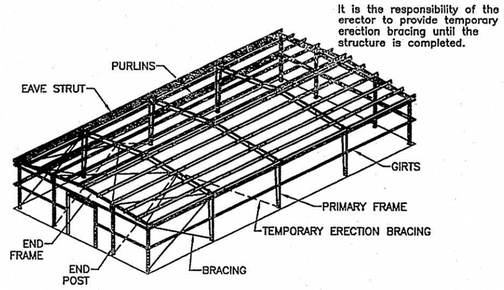
3B: Attach wall girts to the primary frame columns (see step 1C).

3C: Install eave struts (see step 1D).

3D: Attach roof purlins for this bay to the two rafters. Purlins will bolt to the rafter flange in the same manner as girts to column flanges (see step 1C). connect flange braces to purlins.

3E: Check alignment, plumb and square the two bays just erected. Tighten all bolts and bracing.

STEP 4: ERECT REMAINING STRUCTURAL FRAMING



Starting at the opposite end of the first bay erected, install the remaining interior frames, girts, purlins, eave struts, bracing, end frames and end posts using the procedures described in the preceding steps. Be sure all wall girts, roof purlins and flange braces as shown on the erection drawings are installed. Constant checks should be made to ensure the building is square, plumb and aligned.

All X–Bracing should be checked that it is installed to a taut condition with all slack removed. Do not tighten beyond this state.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4500 2nd ST NW ALBUQUERQUE, NM USA 87107
(505) 344–8141 (800) 877–2324
FAX (505) 345–7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

☐ For Construction Permit
☒ For Erector Installation

METAL DEPOTS

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50659
ALBUQUERQUE NM 87123

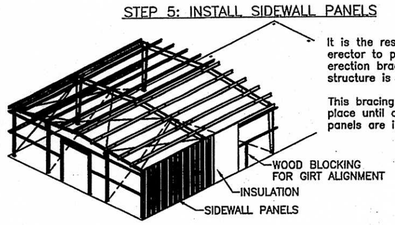
Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (0115404)
Sheet Number:	R3 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Division

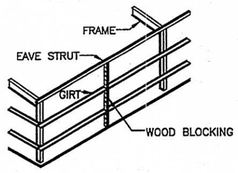
STEP 5: INSTALL SIDEWALL PANELS



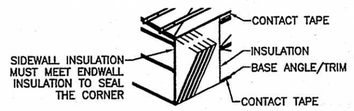
5A: Before installing wall panels, the girts must be aligned to a level position so that there is no visible sag. This should be done directly ahead of panel installation.

Girt leveling may be accomplished by standing a section of gable angle vertically against the outside girt flanges at approximate mid-bay location. When girts are level, attach the girt flanges to the angle with vise grip pliers or temporary screws. Wood blocking cut to fit the spaces may also be used for alignment.

NOTE: Temporary girt blocking is not recommended on concealed fastener panels. The removal of the blocks after panel installation can cause oil canning.

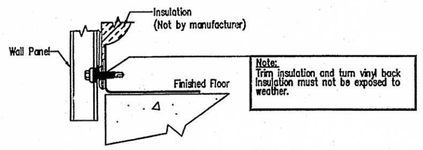


NOTE: Wall panel type and installation details will vary. Refer to the erection drawings and details for the specific panel used for your building.



5B: If walls are to be insulated, place a continuous run of contact tape along the eave strut and base member.

NOTE: At the base, cut off the insulation a minimum of 1/2" above the bottom of the wall panel. This will prevent the insulation from hanging below the wall panel and wicking moisture.



Base Detail
(See Erection Drawings)

Starting at a building corner, attach the first piece of blanket insulation to the contact tape on the eave strut. Pull tight and adhere to tape at the base. It is recommended that insulation not be installed more than 6 feet ahead of panels.

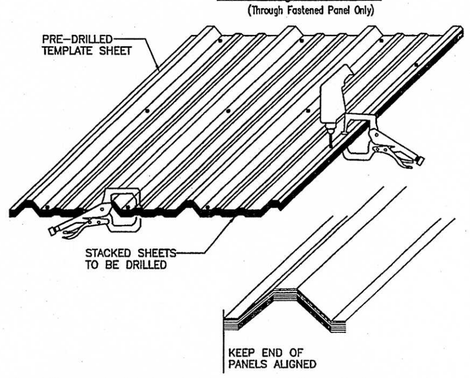
5C: Sidewall panels should be installed so that the panel sidelap is in a direction away from the prevailing wind. (refer to appropriate lap detail included with erection drawings.)

5D: Install remaining sidewall insulation and panels, being careful to maintain correct panel coverage. It is suggested that the foundation be marked in increments of panel width to allow visual checking of panel coverage as installation progresses.

NOTE: Check periodically to ensure that all panels are aligned and plumb.

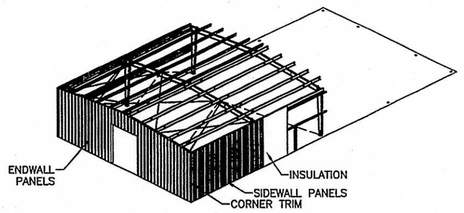
5E: At the finishing corner of a sidewall, the last panel may required additional lap or trimming for installation of corner trim refer to the details in the erection drawings.

Screw Alignment Panel
(Through Fastened Panel Only)



NOTE: After drilling panels, it is important to clean metal filings off all panel surfaces, including between panels that are not installed that day, to avoid rust stains.

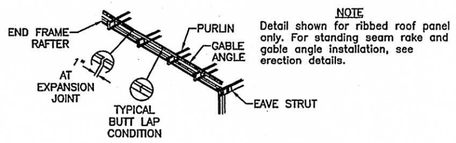
STEP 6: INSTALL ENDWALL PANELS



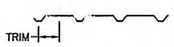
6A: Install gable angles/supports onto the ends of purlins and eave struts. This angle is to butt-up to each other or is spliced as required except at expansion joints where a one inch gap is maintained between ends of adjacent sections to allow for expansion.

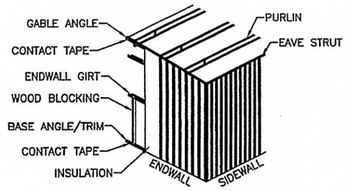
Gable angle splices may occur on or between purlins and the angle must be attached to each purlin and the eave strut.

NOTE: Wall panel type and installation details will vary. Refer to the erection drawings and details for the specific panel used for your building.



6B: See erection drawings sheeting layouts for panel starting dimensions, panel trim locations, and lap locations.





6C: Align and level girts on endwall.

6D: If the walls are to be insulated, place a continuous run of contact tape along the gable angle and base member. Starting at the corner of the endwall, attach the first piece of insulation to the contact tape on the gable angle, pull tight and adhere to tape at the base. Cut off excess insulation. It is recommended that insulation not be installed more than 6 feet ahead of panels.

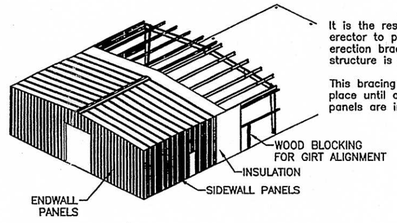
NOTE: At the base cut off the insulation a minimum of 1/2 inch above the bottom of the wall panel. This will prevent the insulation from hanging below the wall panel and wicking moisture.

6E: Start at the corner, trim panel (if required) and set in place. Refer to corner details in the erection drawings for the panel starting distance from the corner, When the panel is located and plumb, install fasteners.

6F: Install remaining endwall insulation and panels, being careful to maintain the correct panel coverage as suggested in step 5D.

6G: Install corner trim.

STEP 7: INSTALL ROOF PANELS



7A: Install eave trim over top of sidewall panels and eave struts with fasteners per erection drawings eave detail.

7B: If the roof is insulated, place a continuous run of contact tape along top of eave struts at both sidewalls. Lay a starter roll of blanket insulation from eave to eave across roof and secure to contact tape. (refer to packing list for width of insulation starter roll). It is recommended that insulation be installed no more than 6 feet ahead of panels.

7C: Install the first run of roof panels across the building from eave to eave, or eave to ridge. To allow proper installation of rake trim, the starting location for the first panel must be as shown in rake details included with the erection drawings. When the first run is properly located and aligned with the correct endlaps and eave overhang, fasten to purlins. Roof panels should be installed so that the sidelap is in a direction away from the prevailing wind. Refer to appropriate lap detail.

7D: Install remaining roof insulation and panels. To avoid accumulative error due to panel coverage gain or loss, properly align each panel before it is fastened. Occasional checks should be made to ensure that correct panel coverage is maintained. Special attention should be given to fastener, mastic and closure requirements. Refer to details with erection drawings.

7E: At finishing end of roof, the last panels may require field modification for installation of rake trim. Refer to rake details. DO NOT BACK LAP THROUGH FASTENED ROOF SHEETS.

NOTE: Roof panel types and installation requirements will vary. Refer to the appropriate details for the specific panel used.

IMPORTANT: Loose fasteners, blind rivets, drill shaving, ETC.. must be removed from roof to guard against corrosion.

NEVER STEP ON LIGHT TRANSMITTING PANELS, TRANSLUCENT PANELS, OR UNATTENDED ROOF PANELS.



Panels May Collapse If Not Properly Secured!

Roof panels must be completely attached to the purlins and to panels on either side before they can be a safe walking surface. Light transmitting panels or translucent panels can never be considered as a walking surface.

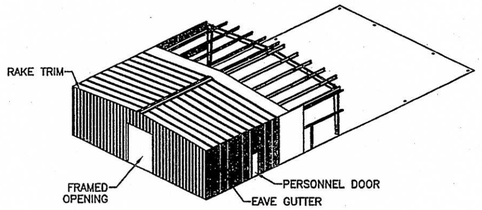
Partially attached or unattached panels should never be walked on!

Do Not:

1. Step on rib at edge of panel.
2. Step near crease in rib at edge of panel.
3. Step within 5 feet of edge on unsecured panel.

A single roof panel must never be used as a work platform. An OSHA approved runway should be used for work platforms! (Consult OSHA Safety and Health Regulations for the Construction Industry). Safety First!

STEP 8: INSTALL TRIM AND ACCESSORIES



8A: Install rake trim and gable closure.

8B: If included with the building, install the eave gutter, corner closures and downspouts.

NOTE: Remove all loose fasteners, blind rivets, drill shavings, etc... from gutter to guard against corrosion.

8C: Install accessories (doors, windows, louvers, etc...) not previously installed. Refer to the appropriate details for installation instructions.

IMPORTANT:
Remove debris from roof and wall surfaces during installation and after. Clean surface of sheeting as required to remove smudges and touch-up any minor/mild scratches with manufacturer color match touch-up paint if purchased.

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4000 2nd ST. NW, ALBUQUERQUE, NEW MEXICO 87107
(505) 344-8141 (800) 677-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-8-15404-1 (CI15404)
Sheet Number: R4 of 13

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State of New Mexico
Construction Industries Division

By-Pass Purlin and Girt Connections

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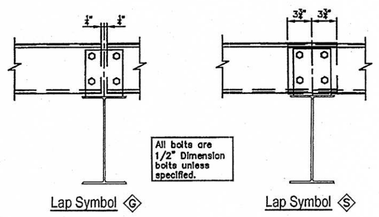

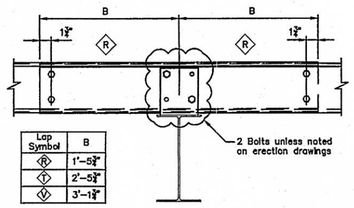

Lap Symbol	B
Ⓡ	1'-5½"
Ⓣ	2'-5½"
Ⓥ	3'-1½"

Lap Detail

By-Pass Purlin / Girt Lap Details

Portal Frame to Floor with Clip - Inside of Girt Line

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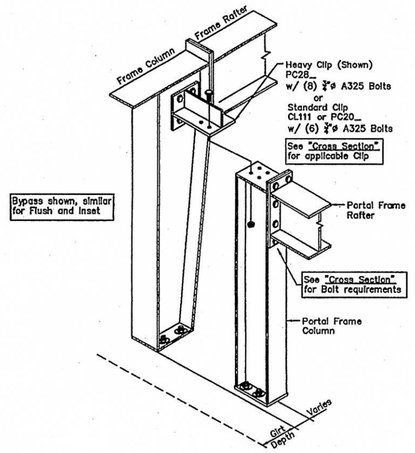

NOTE: FRAME SHAPES MAY VARY.
SEE FRAMING PLAN FOR PORTAL FRAME LOCATIONS

Rod Brace Attachment at Web

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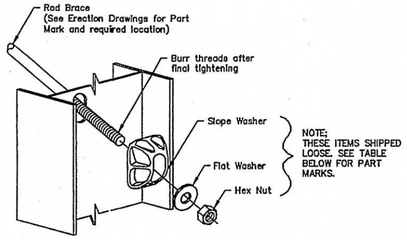

ERECTION NOTE: DETAIL SHOWN AT COLUMN SIMILAR AT RAFTER.

PART MARKS FOR ROD BRACE				
THREAD SIZE	ROD BRACE	SLOPE WASHER	FLAT WASHER	HEX NUT
⅝"ø	WR08___	WS110	WFH500	HSN500
⅝"ø	WR10___	WS110	WFH625	HSN625
¾"ø	WR12___	WS120	WFH750	HSN750
⅞"ø	WR14___	WS120	WFH875	HSN875
1"ø	WR16___	WS130	WFH1000	HSN1000

By-Pass Girt to Column Standard Connection - Flange Brace FB4_

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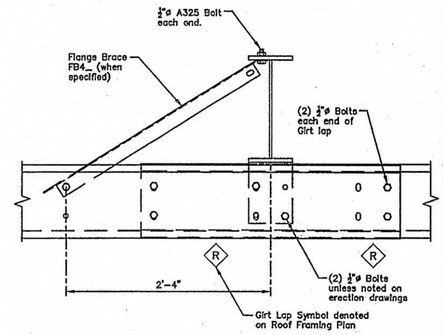
Erection Note
Lap and attachment of Girt varies refer to "Elevation Plan" and Lap Detail for requirements.



Erection Note
Flange Braces may be required one or both sides of Column.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Elevation Plan".

By-Pass Girt to Column Standard Connection - Flange Brace FB6_ or FB7_

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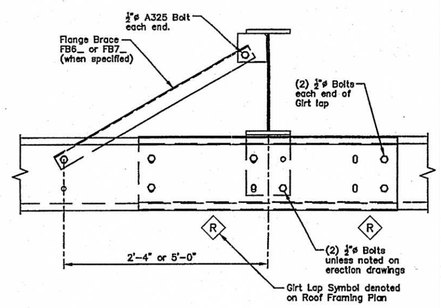
Erection Note
Lap and attachment of Girt varies refer to "Elevation Plan" and Lap Detail for requirements.

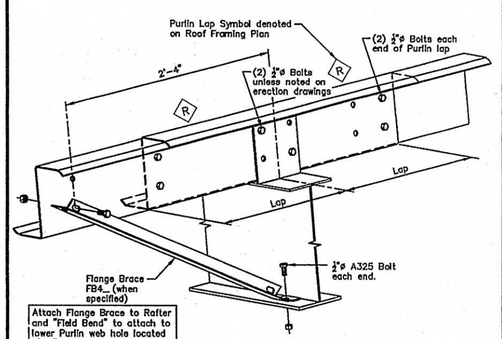


Erection Note
Flange Braces may be required one or both sides of Column.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Elevation Plan".

Purlin to Rafter Standard Connection - Flange Brace FB4_

Page CF02036 | Date Dec '10 | Rev. 00

Erection Note
Lap and attachment of Purlin varies refer to Roof Plan and Lap Detail for requirements.

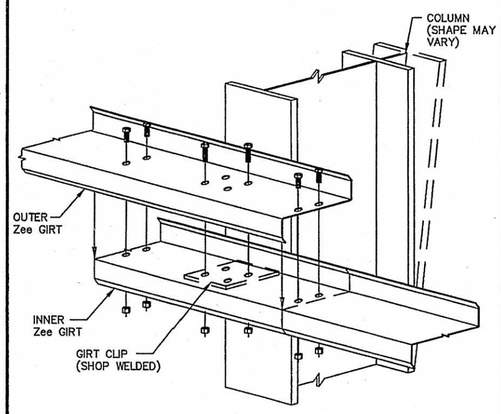


Attach Flange Brace to Rafter and "Field Bend" to attach to lower Purlin web hole located 2'-4" from center of Rafter.

Erection Note
Flange Braces may be required one or both sides of Rafter.
For requirements, and locations at Main Frame and Rigid Frame in Endwall refer to "Cross Section".
For requirements, and locations at Bearing Frame Endwall refer to "Roof Plan".

WELDED CLIP PRIMARY FRAME DETAIL GIRT ATTACHMENT DETAIL TO GIRT CLIP

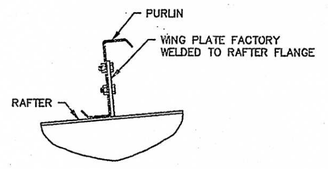
Shr. No. CF01120 | Date Feb '11 | Rev. 01



ALL BOLTS ARE A325 WITHOUT WASHERS

PRIMARY FRAME DETAIL PURLIN ATTACHMENT DETAIL TO WING PLATE

Shr. No. CF02020 | Date May 09 | Rev. 00



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO 87107
(505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (0115404)
Sheet Number:	R5 of 13

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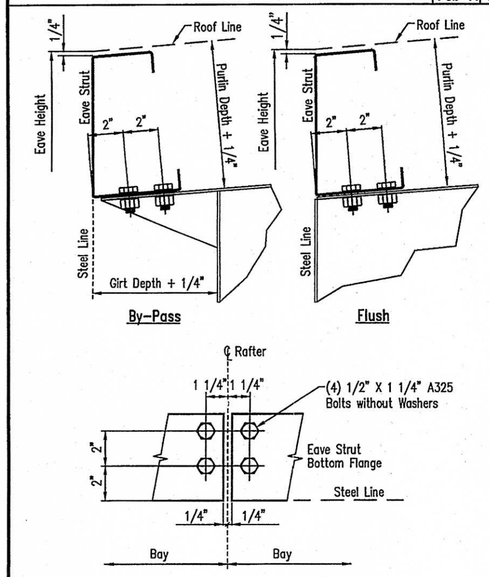
State of New Mexico Construction Industries Division

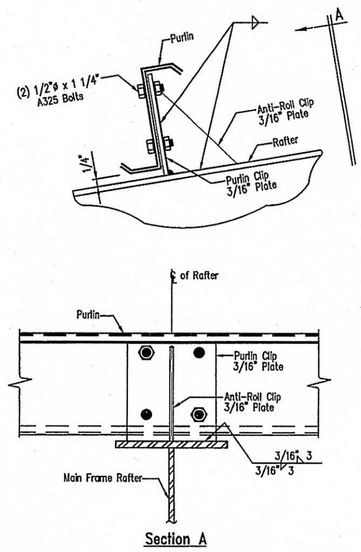
Eave Strut Connection at Main Frame Interior Bay

Det. No. CF02030 | Date Feb '11 | Rev. No. 01



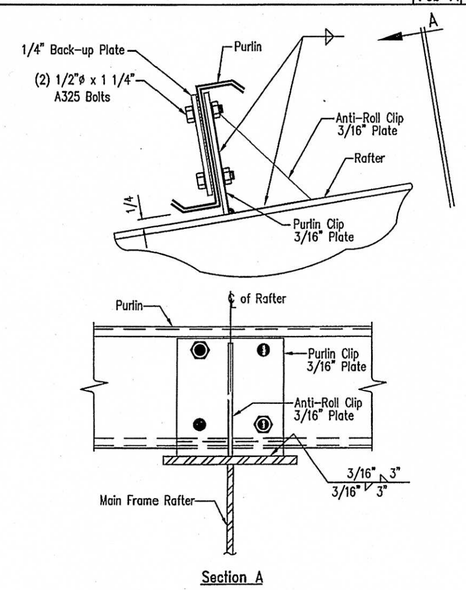
Purlin Anti-Roll Clip (at Built-up/Hot-Rolled Rafter)

Det. No. CF02034 | Date Feb '11 | Rev. No. 01



Purlin Anti-Roll Clip (W/Back-up Plate) (at Built-up/Hot-Rolled Rafter)

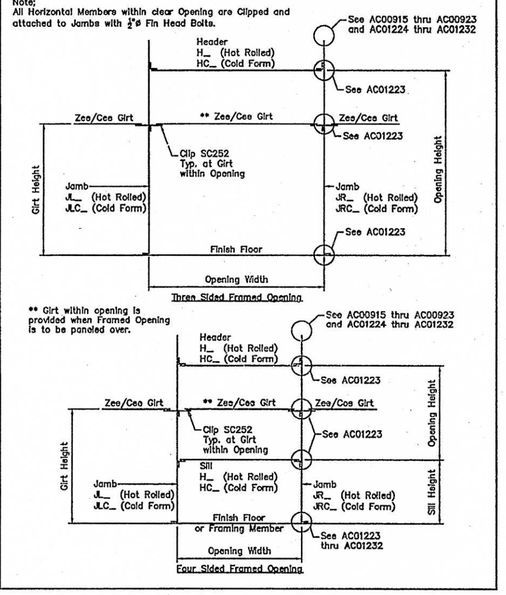
Det. No. CF02035 | Date Feb '11 | Rev. No. 01



Welded Clips - Framed Opening Connections Cold Form and Hot Rolled Cee - Three and Four Sided Openings

Page AC01220 | Date Nov '11 | Rev. 01

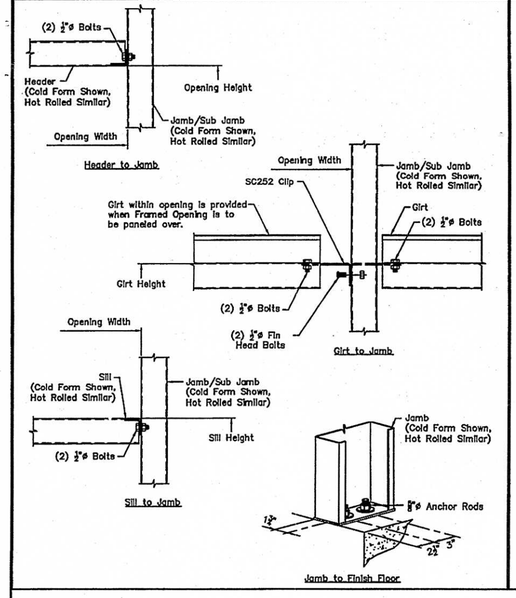
Note:
All Horizontal Members within clear Opening are clipped and attached to Jambs with ½"ø Fin Head Bolts.



** Girt within opening is provided when Framed Opening is to be paneled over.

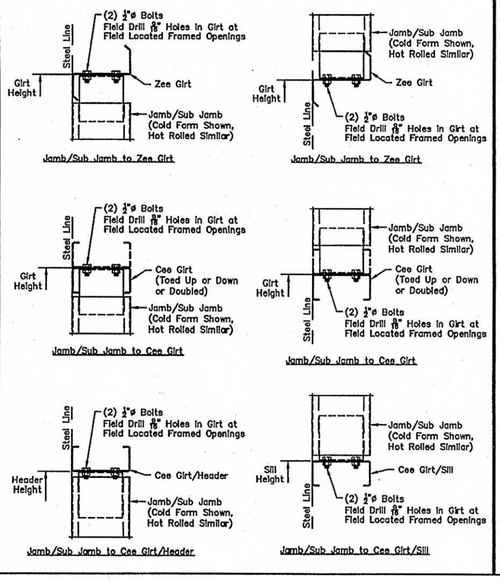
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled - Base, Girt, Header, and Sill to Jamb

Page AC01223 | Date Nov '11 | Rev. 01



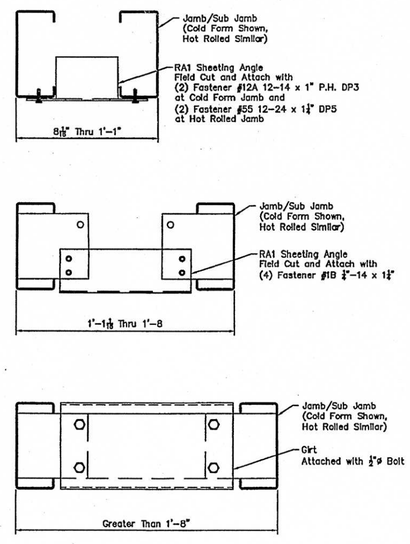
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled - Jamb/Sub Jamb to Zee/Cee Girt or Header/Sill

Page AC01224 | Date Jul '11 | Rev. 00



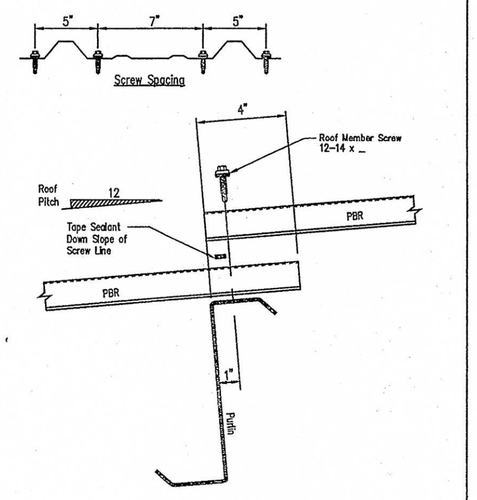
Welded Clips - Framed Opening Connections Cold Form and Hot Rolled Cee - Framing Between Jambs

Page AC01233 | Date Jul '11 | Rev. 00



PBR Panel Panel Lap

Sht. No. WPR04015 | Date April '10 | Rev. 01



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4300 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 345-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50693
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval, Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R6 of 13

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State of New Mexico
Construction Industries Division

Fasteners

Shr. No. G000004 | Date Mar 26 | Rev. 02

FASTENER #271
8–18 x 1/2"
Trim Screw

FASTENER #24
8 x 5/8"
Nibbed Driller

FASTENER #228
10 x 1/2"
Grommet Washer

FASTENER #14
1/8" x 3/16"
Pop Rivet
Stainless Steel

FASTENER #14A
1/8" x 3/8"
Pop Rivet
Stainless Steel

FASTENER #226
3/16" x 9/16"
Closed End Rivet

FASTENER #43
L.T.P. Member Screw
1/4"–14 x 1 1/4"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #43L
L.T.P. Member Screw (Long Life)
1/4"–14 x 1 1/4"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #HW399
#6 x 1" Rubber Grommet
1/4" Hex Head w/ Washer

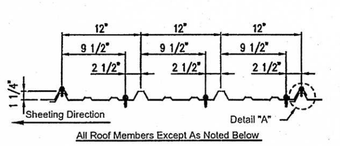
FASTENER #44
L.T.P. Stitch Screw
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

FASTENER #44L
L.T.P. Stitch Screw (Long Life)
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ 1 1/8" O.D. Washer

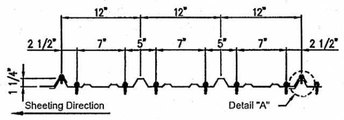
FASTENER #35
#14 x 1 1/8" O.D.
Bonded Washer

PBR Roof Panel Fastener Location

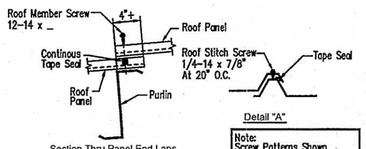
Shr. No. WPR00011 | Date MAR '10 | Rev. 00



All Roof Members Except As Noted Below



At Eave Strut, Panel End Lap, and Peak Purlin



Section Thru Panel End Laps

Note:
Screw Patterns Shown
Satisfy U.L. 90 Requirements
For Roof

PBR – PBU – PBA – VISTASHADOW Panel Fasteners

Shr. No. G000006 | Date FEB '11 | Rev. 01

Wall Fasteners

Member Screw
Fastener #17A
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #17B
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4A
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer

Roof Fasteners
Long Life
(Optional At Wall)

Member Screw
Fastener #3
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #3A
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer

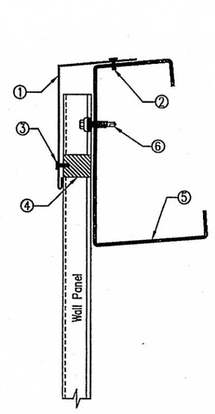
Optional Roof or Wall Fasteners
Stainless Steel Cap

Member Screw
Fastener #3SS
12–14 x 1 1/4"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #3ASS
12–14 x 1 1/2"
5/16" Hex Washer Head
w/ Washer

Member Screw Optional
Fastener #272SS
12–14 x 2"
5/16" Hex Washer Head
w/ Washer

Stitch Screw
Fastener #4SS
1/4"–14 x 7/8"
5/16" Hex Washer Head
w/ Washer



Optional Outside Panel Closure Detail at Eave

04/30/10

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD109

Various Fasteners

Shr. No. G000009 | Date Jan '12 | Rev. 04

Fastener #17
12–14 x 1"
5/16" Hex Washer Head
w/ Washer

Fastener #38
1/4"–14 x 7/8" Lap TEK
5/16" Hex Washer Head

Fastener #268
12–14 x 1 7/8" Standoff
Long Life
5/16" Hex Washer Head
w/ Washer

Fastener #268SS
12–14 x 1 7/8" Standoff
Stainless Steel Cap
5/16" Hex Washer Head
w/ Washer

Fastener #12A
12–14 x 1" DP3
Pancake Head

Fastener #7
1/4"–20 x 1 1/4"
Shoulder DP4
5/16" Hex Washer Head

Fastener #55
12–24 x 1 1/4" DP5
5/16" Hex Washer Head

Fastener #70
12–24 x 1 1/2" DP5
5/16" Hex Washer Head

Fastener #142
1/4"–14 x 1 1/2"
5/16" Hex Washer Head

Fastener #76
12–14 x 2"
5/16" Hex Washer Head

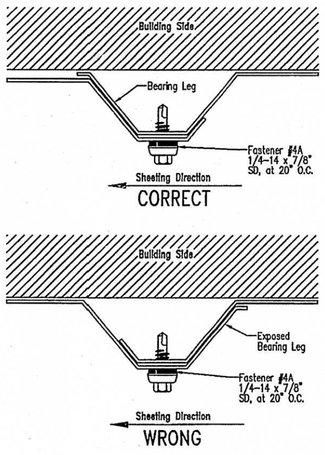
Fastener #61
12–14 x 1 1/4"
5/16" Hex Washer Head

Fastener #1B
1/4"–14 x 1 1/4"
5/16" Hex Washer Head

Fastener #207
12–24 x 1 1/2" DP5
Pancake Head

PBR Wall Panel Panel Side Lap

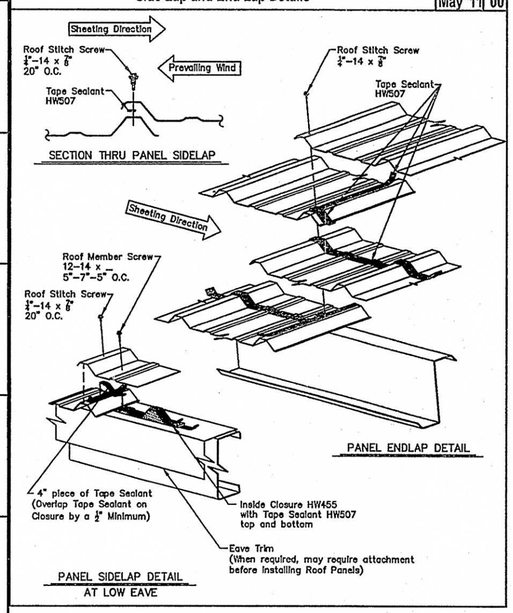
Shr. No. PW05002 | Date Jan. 09 | Rev. 00



Reference Drawings | SD16A

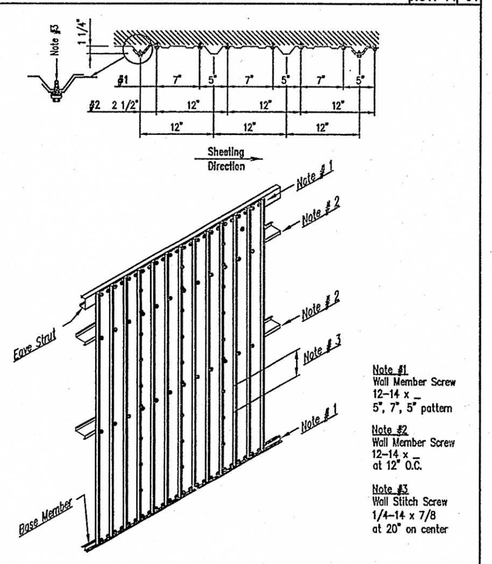
PBR Panel Side Lap and End Lap Details

Proj. PR04016 | Date May '11 | Rev. 00



PBR Wall Panel Fastener Location

Proj. PW05003 | Date Nov. '11 | Rev. 01



Note #1
Wall Member Screw
12–14 x _
5", 7", 5" pattern

Note #2
Wall Member Screw
12–14 x _
at 12" O.C.

Note #3
Wall Stitch Screw
1/4–14 x 7/8
at 20" on center

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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P. O BOX 50659
ALBUQUERQUE NM 87123

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Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R7 of 13

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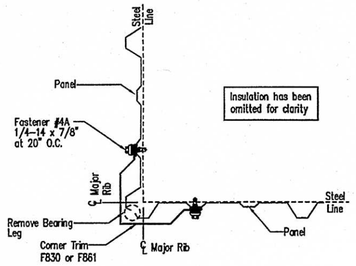
State of New Mexico
Construction Industries Division

PBR Wall Panel Outside Corner Trim

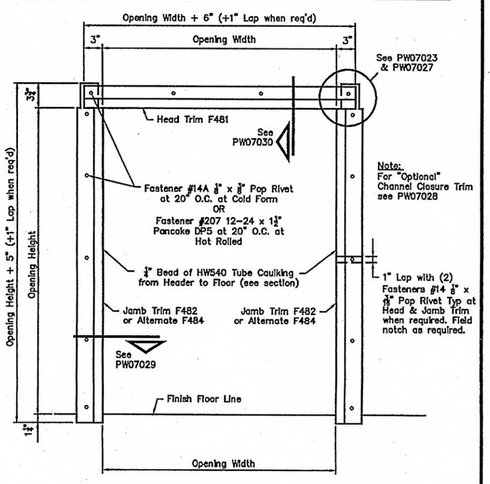
Sht. No. PW03001 | Date SEP. 09 | Rev. 01



PBR Wall Panel - Three Sided Framed Opening Trim Installation with Field Notch Panel at Head Trim

Page PW07022 | Date Jan '12 | Rev. 00

Note: Trim Installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



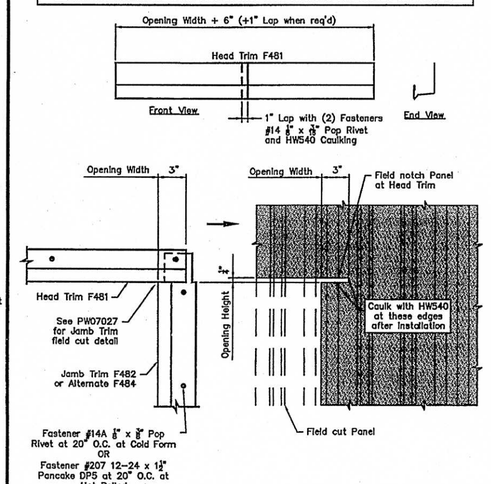
Note: All trim is to be installed BEFORE blanket insulation is applied to walls.

Note: Field measure Opening Width and Height before making field cuts and adjust cut dimensions accordingly.

PBR Wall Panel - Three Sided Framed Opening Field Notch Panel at Head Trim

Page PW07023 | Date Jan '12 | Rev. 00

Note: Trim Installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



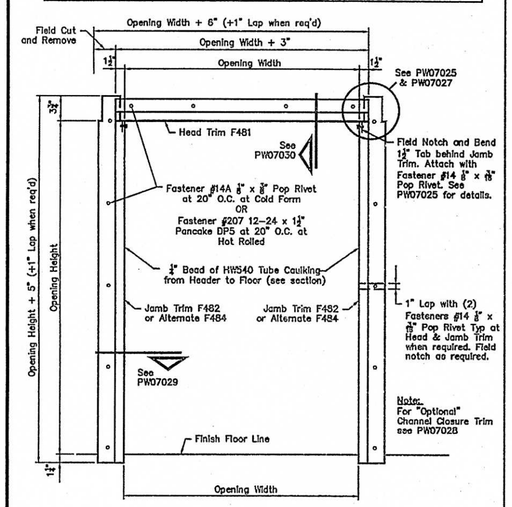
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib and Opening on 1'-0 module. Location of Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.

PBR Wall Panel - Three Sided Framed Opening Trim Installation with Field Notch and Bend Tabs at Head Trim

Page PW07024 | Date Jan '12 | Rev. 00

Note: Trim Installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.



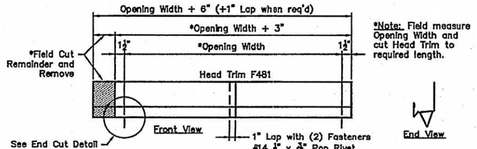
Note: All trim is to be installed BEFORE blanket insulation is applied to walls.

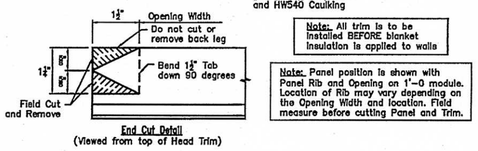
Note: Field measure Opening Width and Height before making field cuts and adjust cut dimensions accordingly.

PBR Wall Panel - Three Sided Framed Opening Field Notch and Bend Tabs at Head Trim

Page PW07025 | Date Jan '12 | Rev. 00

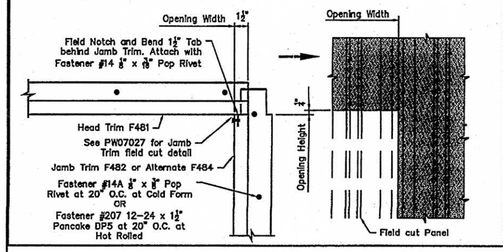
Note: Trim Installation can be done by Field Notch Panel as shown on PW07022 & PW07023 OR with Field Notch and Bend Tabs at Head Trim as shown on PW07024 & PW07025.





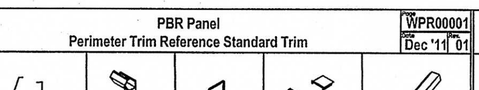
Note: All trim is to be installed BEFORE blanket insulation is applied to walls

Note: Panel position is shown with Panel Rib and Opening on 1'-0 module. Location of Rib may vary depending on the Opening Width and location. Field measure before cutting Panel and Trim.



PBR Panel Perimeter Trim Reference Standard Trim

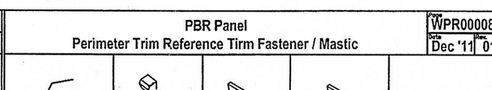
Page WPR00001 | Date Dec '11 | Rev. 01



GUTTER	GUTTER LAP	GUTTER CAP	EXPANSION COVER	GUTTER CLIP
F760	2" LAP	F761	F843/F835	F833
Roof Stitch Screw 12" O.C. Roof Color	42" Tube Sealant (13) Fastener #14 Trim Color	19" Tube Sealant (12) Fastener #14 Trim Color	(11) Fastener #14 Trim Color	(2) Roof Stitch Screw Roof Color (1) Roof Stitch Screw Trim Color
¼" end ¼" Wall Panel				
RAKE	RAKE LAP	RAKE CAP		GABLE CLOSURE
F764	2" LAP	F765		F160
Roof Stitch Screw 12" O.C. Wall Stitch Screw 12" O.C. Trim Color	21" Tube Caulking (7) Fastener #14 (3) Roof Stitch Screw Trim Color	18" Tube Sealant (7) Fastener #14 Trim Color		(10) Roof Stitch Screw (3) Wall Stitch Screw Trim Color
¼" end ¼" Wall Panel				
HIGHSIDE	HIGHSIDE LAP	OUTSIDE CORNER	INSIDE CORNER	
F768	2" LAP	Right as Shown	Field Work	
Roof Stitch Screw 12" O.C. Wall Stitch Screw 12 O.C. Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	19" Tube Sealant (8) Fastener #14 (3) Roof Stitch Screw Trim Color	
Mitered Rake Gutter	Rake Gutter	Gutter Gutter	Gutter Gutter	
OUTSIDE CORNER	INSIDE CORNER	OUTSIDE CORNER	INSIDE CORNER	
Right as Shown	Field Work	Field Work	Field Work	
21" Tube Sealant (21) Fastener #14 (3) Roof Stitch Screw Trim Color	28" Tube Sealant (13) Fastener #14 (3) Roof Stitch Screw Trim Color	28" Tube Sealant (14) Fastener #14 Trim Color	28" Tube Sealant (14) Fastener #14 Trim Color	

PBR Panel Perimeter Trim Reference Tirm Fastener / Mastic

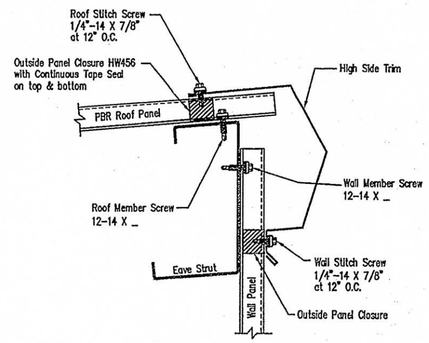
Page WPR00008 | Date Dec '11 | Rev. 01



Eave Trim	Eave Trim LAP	Closure Vented Ridge	Metal Closure	Back-Up Plate Longitudinal Ridge
F771	2" LAP	HW4040	HW4041	HW2998
Wall Stitch Screw 12" O.C. Fastener #14A 10'-0" O.C. Trim Color	12" Tube Sealant (8) Fastener #14 Trim Color	(3) Roof Member Screw (2) Roof Stitch Screw Roof Color 28" Tape Mastic	(3) Roof Member Screw (2) Roof Stitch Screw Roof Color 28" Tape Mastic	20'-0" Long
Expansion Ridge Trim	Ridge Closure	Flooting Eave Trim	Inside Closure	Outside Closure
F675	F679	F2955	HW455	HW456
Roof Stitch Screw 2 runs at 6" O.C. (16) Roof Stitch Screw per lap Trim Color 68" Tube Sealant	30" Tube Caulking (12) Roof Stitch Screw Trim Color	13" Tube Sealant (2) #14 per 2" Lap #14 36" o.c w/cut Closure #14A 12" o.c. w/Closure Trim Color		
Rake Side Trim	Ridge Cap	Parapet High Sids		
F115	F52	F195		
Wall Stitch Screw 12 O.C. Trim Color	121" Tape Mastic (12) Roof Member Screw (6) Roof Stitch Screw Panel Color	14" Tube Sealant (2) Fastener #14 & (2) Roof Stitch Screw at Lap Roof Stitch Screw 12" O.C. Trim Color		

PBR Panel High Side Eave Trim Sheeted Wall

Sht. No. WPR06008 | Date FEB. '11 | Rev. 03



Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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ZIP 87107 (505) 344-8141 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P.O. BOX 50689
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary, Not For Construction
☐ For Approval Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: R8 of 13

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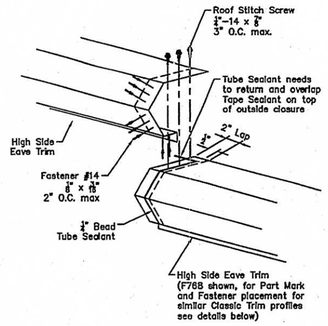
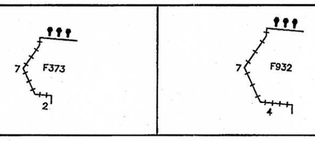
High Side Eave Trim End Lap Installation

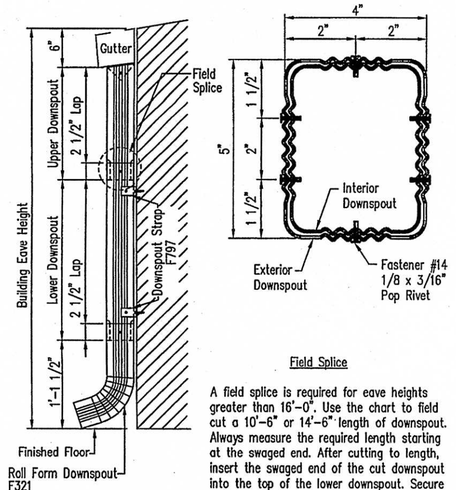
Part WPR06012 | Date Dec '11 | Rev 00





"NCI/MBCI" "Roll Form" Downspout

Sht. No. DP01001 | Date MAR 10 | Rev 01



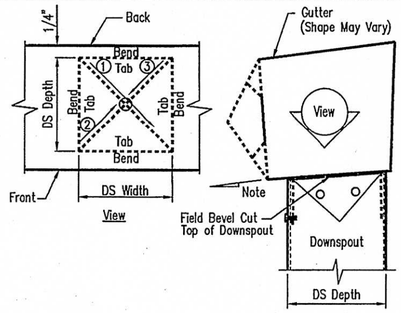
F320 = 10'-6"
F313 = 14'-6"

Field Splice

A field splice is required for eave heights greater than 16'-0". Use the chart to field cut a 10'-6" or 14'-6" length of downspout. Always measure the required length starting at the swaged end. After cutting to length, insert the swaged end of the cut downspout into the top of the lower downspout. Secure with pop rivets.

"Roll Form" Gutter to Downspout

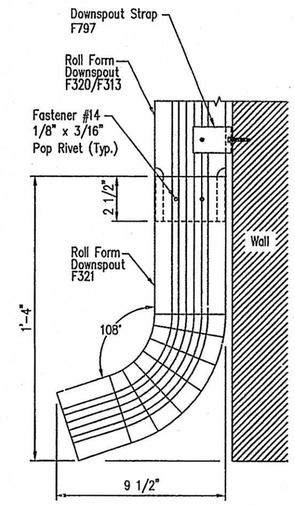
Sht. No. DP01003 | Date May 09 | Rev 00



1. Refer to the building erection drawings for the location and spacing of the downspouts.
2. Locate all downspouts over a major panel rib if possible.
3. Make a cardboard template of the downspout shape. Place the template on the bottom of the gutter and trace the outline. Remove the template and draw a line from corner to corner, forming an "x" pattern.
4. Drill a whole at the center of the "x". Using tin snips, cut along the lines of the x only. Do not cut along the outside lines of the downspout square.
5. Bend each triangular tab down toward the ground, 90 Degrees to the bottom of the gutter.
6. Position the top of the downspout under the gutter. Make sure all four gutter tabs are on the inside of the downspout.
7. Install Fastener #14 through the downspout into the gutter tab. Only the two sides and the front of the downspout will receive fasteners.

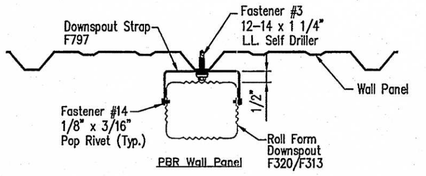
"NCI/MBCI" "Roll Form" Downspout Kickout

Sht. No. DP01004 | Date MAR 10 | Rev 01

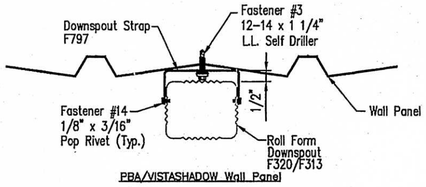


"NCI/MBCI" "Roll Form" Strap Attachment to Wall Panel

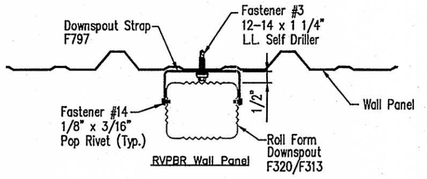
Sht. No. DP01010 | Date FEB. '11 | Rev 02



PBR Wall Panel



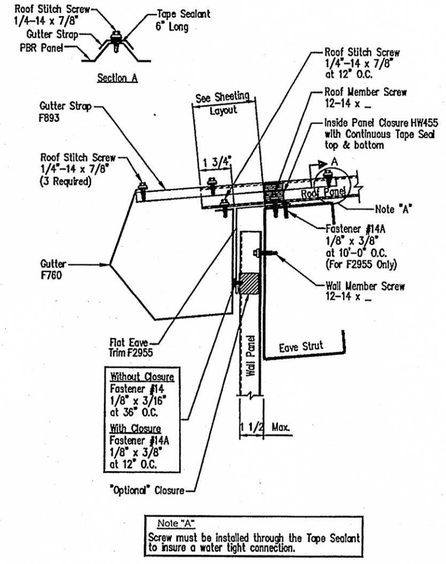
PBA/VISTASHADOW Wall Panel



RVPBR Wall Panel

PBR Panel Standard Gutter Sheeted Wall

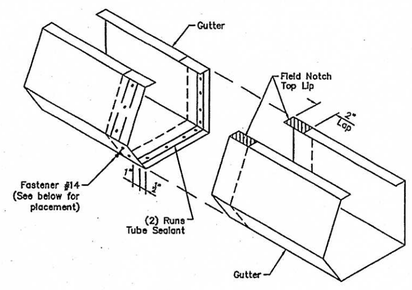
Sht. No. WPR02001 | Date FEB. '11 | Rev 02



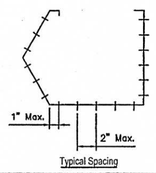
Note "A"
Screw must be installed through the Tape Sealant to insure a water tight connection.

Gutter End Lap Installation PBR Roof

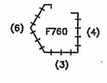
Part WPR04002 | Date Dec '11 | Rev 01

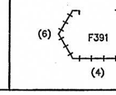


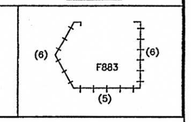
Lap Detail



Typical Spacing

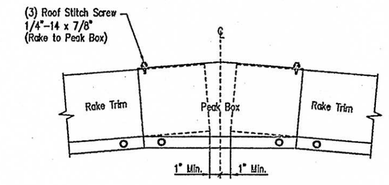


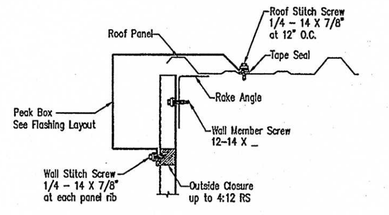




PBR Panel Peak Box

Sht. No. PR05001 | Date April '10 | Rev 02





Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

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ZIP 87107 (505) 344-8141 (800) 677-2524
FAX (505) 345-7413
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Project Name & Location:
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SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
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☐ For Approval
☐ Not For Construction
☐ For Construction Permit
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Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (QI15404)
Sheet Number:	R9 of 13

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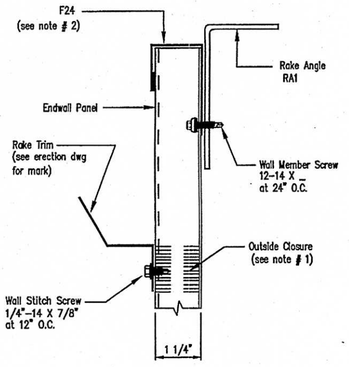
PBR Panel — End Panel Cap Trim — Sheeted Wall

Sht. No. PR05005 | Date MAR 10 | Rev. 02

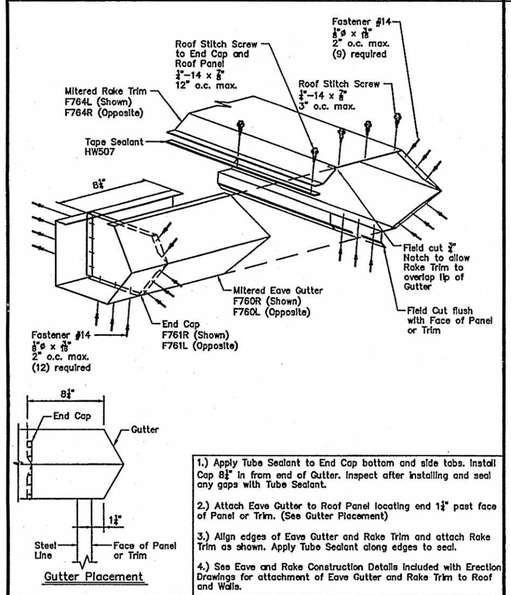
Note # 1: Outside panel closures are required on all sheeted endwalls with a roof slope of 4:12 or less.

Note # 2: F24 Cap Trim will replace the outside panel closures on all sheeted endwalls with a roof slope greater than 4:12.



PBR Roof Panel - Standard — Low Eave Rake Corner with Eave Gutter

Page WPR04004 | Date Feb '12 | Rev. 01



Gutter Placement

1.) Apply Tube Sealant to End Cap bottom and side tabs. Install Cap 8½" in from end of Gutter. Inspect after installing and seal any gaps with Tube Sealant.

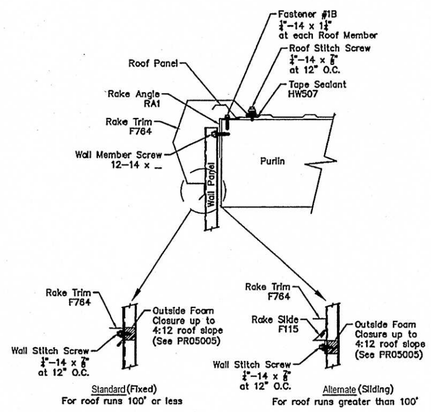
2.) Attach Eave Gutter to Roof Panel locating end 1¾" past face of Panel or Trim. (See Gutter Placement)

3.) Align edges of Eave Gutter and Rake Trim and attach Rake Trim as shown. Apply Tube Sealant along edges to seal.

4.) See Eave and Rake Construction Details included with Erection Drawings for attachment of Eave Gutter and Rake Trim to Roof and Walls.

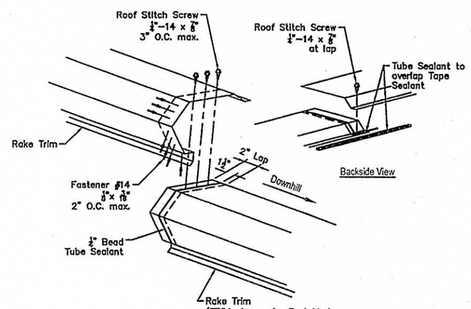
PBR Panel — Standard Rake Trim - Sheeted Wall

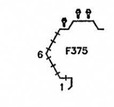
Sht. No. WPR05002 | Date Sep '11 | Rev. 03

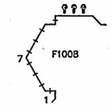


Rake End Lap Installation — PBR Roof

Page WPR05010 | Date Dec '11 | Rev. 00

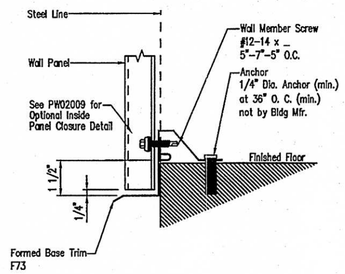






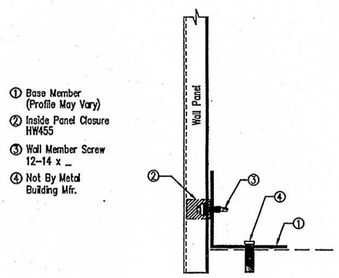
PBR Wall Panel — Formed Base Trim — Without Panel Recess

Sht. No. PW02001 | Date Jun '11 | Rev. 02



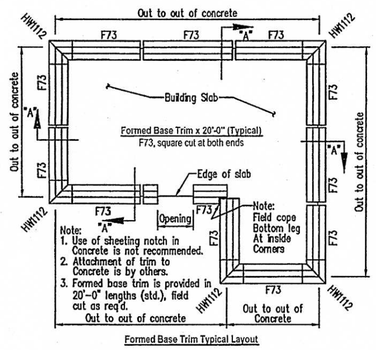
PBR Wall Panel — Inside Panel Closure at Base

Sht. No. PW02009 | Date Jun '11 | Rev. 01

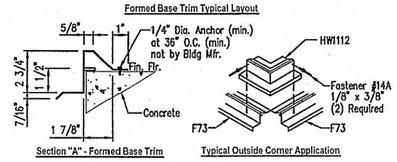


Formed Base Trim Details

Sht. No. PW02010 | Date Sep '10 | Rev. 00



Formed Base Trim Typical Layout

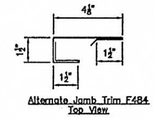


Section "A" - Formed Base Trim

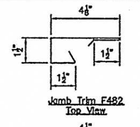
Typical Outside Corner Application

PBR Wall Panel - Three Sided Framed Opening — Jamb Trim Field Cut Details

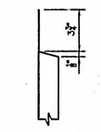
Page PW07027 | Date Jan '12 | Rev. 00



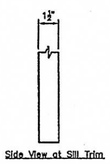
Alternate Jamb Trim F484
Top View



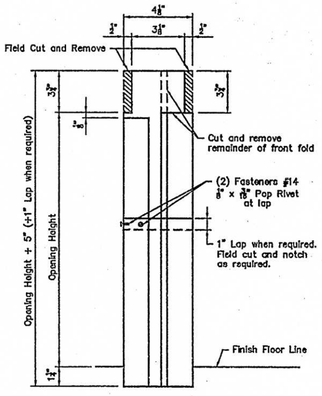
Jamb Trim F482
Top View



Side View at Head Trim



Side View at Sill Trim



Jamb Trim F482 and
Alternate Jamb Trim F484
Front View
Right Jamb Trim as shown
Left Jamb Trim opposite hand

Note: Field measure Opening Height before making field cuts and adjust cut dimensions accordingly.

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ZIP 87107 (505) 344-8141 (800) 677-2624
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Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81-B-15404-1 (Q115404)
Sheet Number:	R10 of 13

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These guidelines will apply to all Aluminum Horizontal Sliding windows (AHS) to be installed with a framed opening. All aluminum windows to be installed in a framed opening must be prepared with "flat" window fins CF400 on each jamb. The framed opening must be installed first, then the window and finally the sheeting.

1. Pre-assemble the framed opening including the jambs, header and sill. The framed opening width should measure the same as the nominal window width minus 2 1/2". As a unit install the face of the left jamb off center of the wall panel rib by 1 1/4".
2. From the outside of the building, insert the window into the framed opening. Attach the window fins to the framed opening jambs with (2) Fastener #12A (12-14 x 1" Pancake Head) on each jamb. The window will be secured with member screws later.
3. Apply tube sealant on each jamb from floor to window head.
4. On top of the tube sealant install F164 Window Jamb Stiffener in front of the framed opening jamb on the wall panel center line.
5. Repeat step #4 for the right side of the window.
6. Install the insulation across the window. Carefully cut the insulation and the vinyl away from the window glass.
7. Remove insulation only, not the vinyl backing, from behind the location of the foam wall panel closures at the window head and sill and also along each jamb where the window fin will be attached.
8. Cut and install the wall panel above, below and to the right of the window.
9. From the outside of the building along the left and right Window Jamb Stiffeners (F146) pre-drill & install hex head screws (12-14 x 1 1/4" SD) through the panel rib and window fin at 12" on center. Remove any exposed insulation.
10. At the window head, install a foam closure with tube sealant on top and bottom against the window head fin.
11. Install the upper wall panel. From the upper wall panel to the window head with hex head member screws (12-14 x 1 1/4" SD) at 2 1/2", 7", 2 1/2" on center.

PBR Aluminum Window Installation With Framed Opening

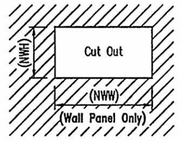
04/30/10

Created On: 04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92

12. At the window sill, install a foam closure with tube sealant on top and bottom against the window sill fin.
13. Install the lower wall panel. From the inside of the building, attach the wall panel to the window sill with hex head member screws (12-14 x 1 1/4" SD) at 2 1/2", 7", 2 1/2" on center.
14. Inspect the window installation and remove any exposed insulation. Use tube sealant to close any gaps that water may penetrate at perimeter of window.
15. Install the aluminum trim fin CF500 on each window jamb by snapping them in place.



Nominal Window Height (NWH)

	Nominal Window Width (NWW)			
4'-0"	34" X 48 1/2"	46" X 48 1/2"	70" X 48 1/2"
3'-0"	34" X 36 1/2"	46" X 36 1/2"	70" X 36 1/2"
	3'-0"	4'-0"	6'-0"

Rough Opening Cutout Dimensions (Wall Panel Only)

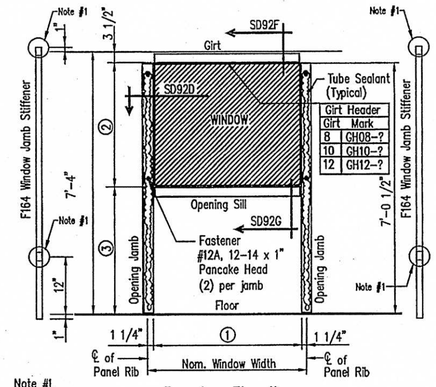
PBR Aluminum Window Installation With Framed Opening

04/30/10

Created On: 04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92A



Note #1
Strip outside leg and attach to Jamb with Fastener #12A 12-14 x 1"

Framing Elevation

With Girt Header

① = Nominal Window Width minus 2 "
② = Nominal Window Height plus 1/2"
③ = 7'-4" Minus ②

Attach window to framing with Fastener #12A 12-14 x 1" Pancake Head (4) Required - (2) per jamb

PBR Aluminum Window Installation With Girt Header Framed Opening

04/30/10

Created On: 04/30/10

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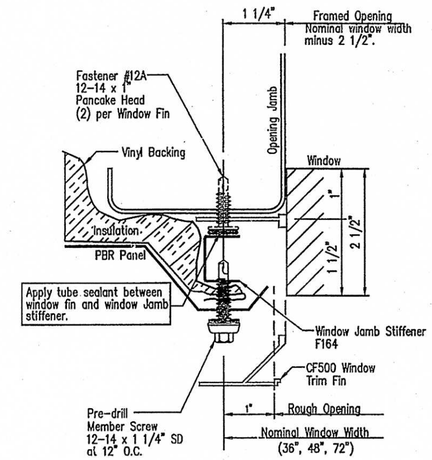
DRAWING NO. SD92C-X



Jamb Detail

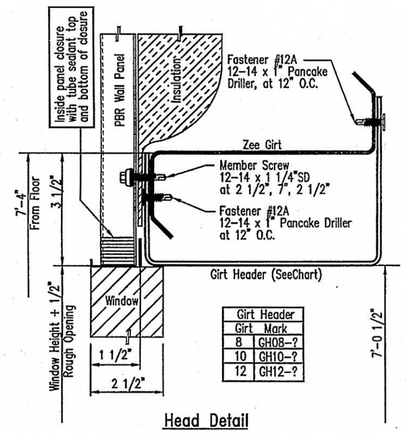
PBR Aluminum Window Installation With Framed Opening

04/30/10

Created On: 04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92D



Head Detail

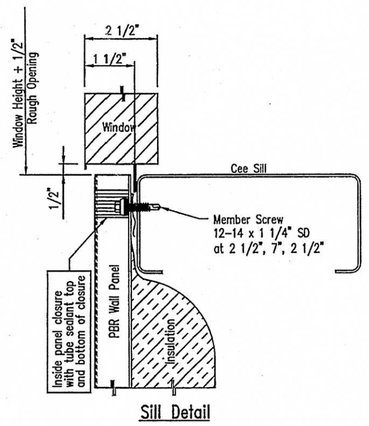
PBR Aluminum Window Installation With Girt Header Framed Opening

04/30/10

Created On:04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92F



Sill Detail

PBR Aluminum Window Installation With Cee Sill Framed Opening

04/30/10

Created On: 04/30/10

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD92G

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W., ALBUQUERQUE, NEW MEXICO (800) 671-2524
ZIP 87107 (505) 344-8141 FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary
☐ For Approval
☐ Not For Construction
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (Q115404)
Sheet Number: R11 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Division

Wall Tape
Tape seal is required at each panel sidelap and at each location between the corner trim and the wall panel.

Wall Base
Inside closed cell panel closures with field applied tape sealant on panel side is required between the insulation/base member and the wall panel.

Wall Rake
Outsiue closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and rake trim.

Wall Eave
Outside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and eave trim.

Corner Trim
Field applied tape sealant is required between the wall panel and the trim screw flange.

Framed Opening Head and Sill
Head–Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel framing member.

Sill–Outside closed cell panel closures with field applied tape sealant on both sides are required between the trim leg and the wall panel.

Window Head and Sill
Head–Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel framing member.

Sill–Outside closed cell panel closures with field applied tape sealant on both sides are required between the trim leg and the wall panel.

Walk Doors
Inside closed cell panel closures with field applied tape sealant on both sides are required between the wall panel and walk door head trim.

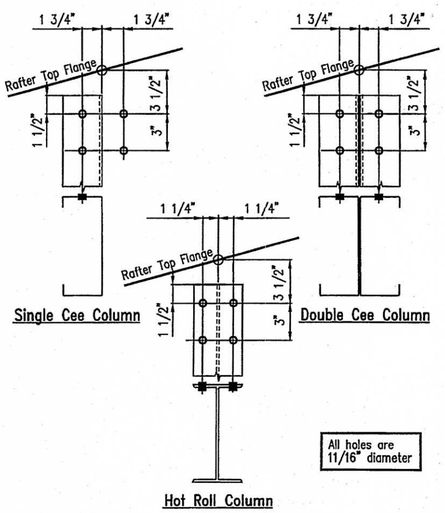
Sealed Wall Requirements

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD200



Single Cee Column | Double Cee Column

Hot Roll Column

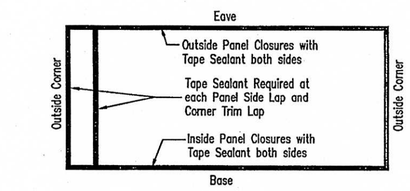
Cold Form Rafter Column Connections

08/21/09 Web Bolted – 2 or 4 Bolts

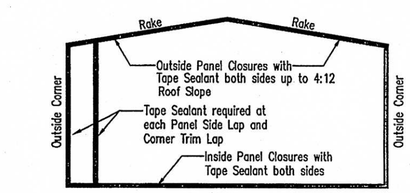
Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD669



Sidewall



Endwall

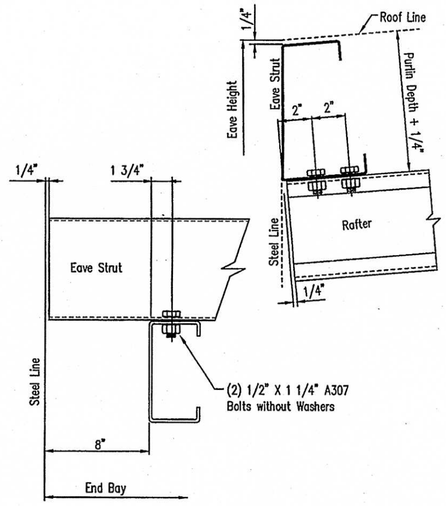
Sealed Wall Requirements

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD201



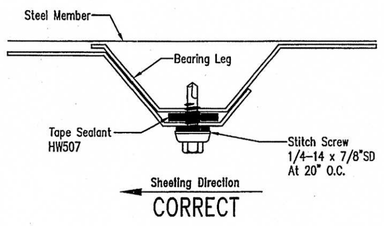
Eave Strut Connection at Bearing Frame

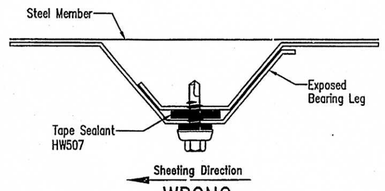
08/21/09 End Bay–Cold Form Rafter–Flush Girt Endwall

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD782





PBR Panel Side Lap with Tape Sealant

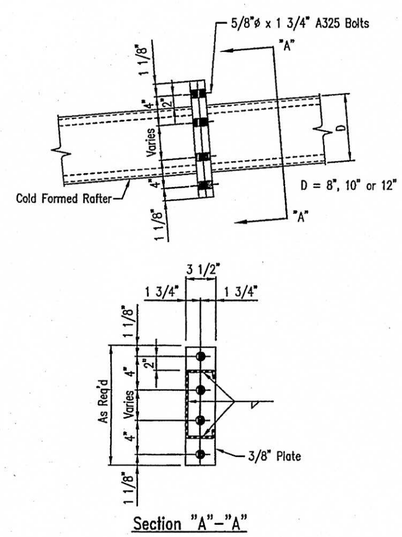
08/21/09

Sealed Wall Requirements

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD203



Section "A"–"A"

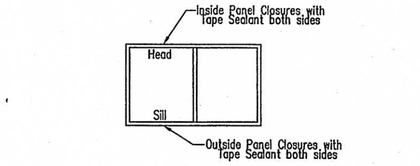
Cold Formed Endwall Rafter Splice Conn.

08/21/09

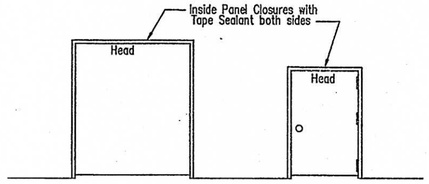
Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD241



Aluminum Horizonal Side Window



Framed Opening | Walk Door

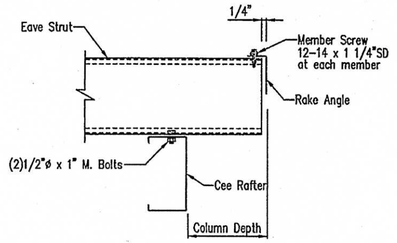
Sealed Wall Requirements

08/21/09

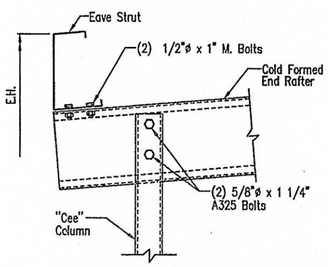
Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD205



Section A



Corner Column to Cold–Formed Bearing Rafter Conn.

(Flush Endwall)

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD–Sheets for further guidelines and/or clarifications.

DRAWING NO. SD242

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO ZIP 87107
(505) 344-8141 (800) 877-2324
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

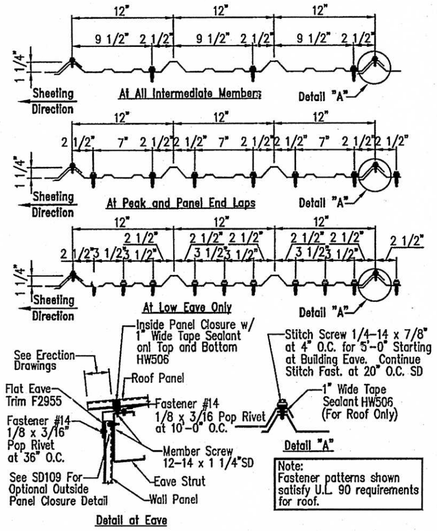
Customer:
CONTRERAS CONSTRUCTION
P. O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary (Not For Construction)
☐ For Approval (Not For Construction)
☐ For Construction Permit
☒ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	BFV 5/8/12
Checked by:	CVC 5/8/12
Project Engineer:	
Job Number:	81–B–15404–1 (Q115404)
Sheet Number:	R12 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Division



Low Eave Icing Condition
(For "PBR" Roof Panels Only)

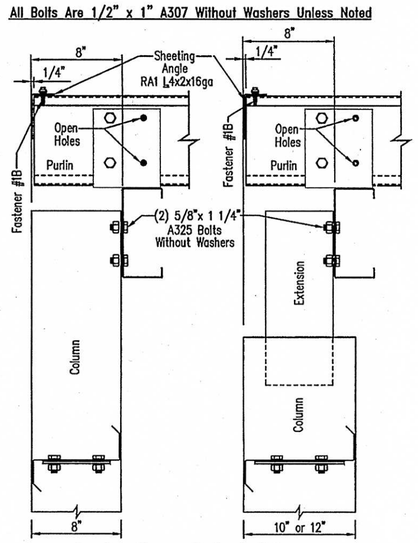
08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD2A

All Bolts Are 1/2" x 1" A307 Without Washers Unless Noted



Bearing Frame Endwall Column
Flush Endwall-Cold Form Rafter

08/21/09

Created On: 08/21/09

NOTE: These drawings are intended to depict general installation of item(s) described above. Some item(s) may have been omitted for clarity of presentation. Consult your erection manual or additional SD-Sheets for further guidelines and/or clarifications.

DRAWING NO. SD11B

Revision	Date	Description	By	Ck'd
0	05/07/12	FOR ERECTOR INSTALLATION	BFV	CVC

METAL DEPOTS
4900 2nd ST. N.W. ALBUQUERQUE, NEW MEXICO
ZIP 87107 (505) 344-8411 (800) 877-2524
FAX (505) 345-7413
A DIVISION OF NCI

Project Name & Location:
MONTE DEL SOL CHARTER
4157 WALKING RAIN ROAD
SANTA FE NM 87507

Customer:
CONTRERAS CONSTRUCTION
P O BOX 50669
ALBUQUERQUE NM 87123

Drawing Status:
☐ Preliminary Not For Construction
☐ For Approval
☐ For Fabrication (Not For Construction)
☐ For Permit
☐ For Construction Permit
☒ For Erector Installation

Scale: NOT TO SCALE
Drawn by: BFV 5/8/12
Checked by: CVC 5/8/12
Project Engineer:
Job Number: 81-B-15404-1 (0115404)
Sheet Number: R13 of 13

The engineer whose seal appears hereon is an employee for the manufacturer, NCI Groups, Inc. or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

State of New Mexico
Construction Industries Division

FacilityBUILD

CONSTRUCTION BUDGET PROPOSAL

FacilityBUILD Inc.
5904 Florence Avenue NE
Albuquerque, NM 87113
ph. (505) 828-0060 fax (505) 823-0161
www.facilitybuild.com

CONSTRUCTION COST PROPOSAL SUBMITTED TO: **Monte Del Sol Charter School**	DATE: **3/23/12**	RFE # **12-018**
CONTACT NAME: **James Ledyard**	PROJECT NAME: **Monte Del Sol Cahrter School - Pre Engineered Building**	
OWNER'S NAME: (IF OTHER THAN ABOVE)	PROJECT PHYSICAL ADDRESS: **4157 Walking Rain Rd**	
MAILING ADDRESS/STREET: **4157 Walking Rain Rd**	PHONE: **505-982-5225**	FAX: **505-982-5321**
CITY, STATE, ZIP CODE: **Santa Fe, NM 87507**	EMAIL: **jledyard@montedelsol.org**	

SCOPE OF WORK:

New Storage Building budget proposal per the attached plan sheet A-1 & A-2 dated 2/27/12 to include:

1) Demolition of asphalt, 2' below footing over-excavation and building pad.
2) Monolithic concrete foundations to include footing and reinforcing and one entry door apron.
3) One hollow metal entry door and frame with side light, six windows and door hardware.
4) One pre-engineered building 45' x 60' to include 26 gauge multi rib color wall panels , 26 gauge multi rib roof panels, gutters, downspouts and building insulation.

Clarifications:

1) Building size has been changed to 45' wide by 60' long.
2) No site work or utility work is included beyond the building foundation.
3) Costs do not include sewer, water, or gas hook-ups.
4) No concrete is included beyond the building foundation.
5) One concrete 5' by 5' entry door apron is included.
6) FacilityBUILD is to provide utility spots at building pan location.
7) Building plumbing, mechanical and electrical is not included.
8) Cost includes utilizing existing site borrow as necessary to bring pad to sub grade.
9) Pre-engineered building to have a single slope with 1/12pitch and minimum 10' low eave.

Alternate No. 1 (Not including Tax).

8) Electrical to include one 200 amp panel, ten interior florescent lights, one porch light, one exterior wall pack, one 200 amp electrical panel, conduit & box for fire alarm and electrical hook-up. **ADD: $21,371.07**

Includes: Prevailing Wages, performance and payment bonds, insurance, permits and applicable fees unless specifically excluded in the scope of work.

Other Inclusions:

All site utilities beyond building foot print.

Excludes: Repair or replacement of existing architectural, structural, electrical, fire systems life safety, code violations, hidden condition or any design or construction work not specifically described in the scope of work.

Other Exclusions:

CSI Division 1 - 16	Amount
(1) General Requirements	$16,827.04
(2) Site Work / Demolition	$26,878.44
(3) Concrete	$31,524.44
(4) Masonry	$0.00
(5) Metals	$57,365.08
(6) Wood & Plastics	$0.00
(7) Thermal/Moisture	$9,200.00
(8) Doors & Windows	$2,146.49
(9) Finishes	$0.00
(10) Specialties	$0.00
(11) Changing Table	$0.00
(12) Furnishings	$0.00
(13) Special Construction	$0.00
(14) Conveying Systems	$0.00
(15) Mechanical	$0.00
(16) Electrical	$0.00
SUBTOTAL	$143,941.49
NM GRT RATE City of SF	8.1875% $11,785.21
TOTAL	$155,726.70

General Requirements includes bonds, insurance, design, engineering, permits, fees, project management, field supervision, mobilization, temporary facilities & utilities and equipment unless other wise excluded.

CSI Division 1 - 16 Is the standard of the Construction Specifications Institute. See CSInet.org for more details.

This agreement is the only agreement expressed or implied in which the work will be completed. This agreement takes precedent over any previous oral agreements and representations. See attached General Conditions on pages 2 and 3 of this proposal.

NM Contractors License GB 98, EE 98, MM 98, GF 05 #88676

Costs are valid for 30 days.

FacilityBUILD Inc. authorized signature: R Long — Date: 3/23/2012

Acceptance: The above prices, scope of work and general conditions are hereby accepted. You are authorized to do the work as specified. Payment - 100% upon completion of work unless credit arrangements have been made.

Owner/Client authorized signature: — Date: 3/29/12

Renier

cell: 934-9777

Services Agreement/General Conditions

FacilityBUILD ™

1. Scope of Work: Contractor agrees to furnish necessary labor, materials, supplies, equipment; tools and subcontractors to perform and complete in a professional workmanlike manner, the services as described under the attached scope of work. All conclusions and recommendations regarding the work represent the professional opinions of Contractor personnel involved in the work and should not be considered a legal interpretation of existing codes or regulations. Contractor assumes no responsibility for errors in architectural plans/specifications, existing code deficiencies, or incorrect information provided by Owner/Client that Contractor relied on in preparing proposal/estimates.

2. Payment: 100% upon completion of scope of work unless credit arrangements have been made, or work duration is longer than one (1) month. Then the contractor will submit invoices monthly, or as otherwise agreed, for completed portions of services or additional work authorized pursuant to Paragraph 5 herein. Owner/Client agrees to pay the invoiced amount within 20 days from date of invoice. Any payment not received by Contractor within 30 days shall be considered delinquent and the amounts due contractor shall accrue a late charge of 1 1/2% per month for each month from date of invoice. In the event any payment due Contractor under the terms of this Agreement is delinquent, Contractor may suspend all services until all delinquent payments have been received.

3. Additional Work: The Owner/Client, without invalidating the Agreement, may order changes in the work within the general scope of the Agreement consisting of additions, deletions or revisions of the scope, cost of services and time being adjusted accordingly. All such changes in the work shall be authorized in writing. The cost or credit to the Owner/Client resulting from a change in the work shall be determined by one or more of the following: by mutual agreement of either a lump sum, and/or unit price to be multiplied by the units worked in determining the total sum; hourly rate per man hour multiplied by the man hours expended; or by other mutually agreeable cost methods. Where differing site conditions are encountered that materially affect the Contractor's cost of completing the scope of work, the Contractor will notify the Owner/Client and will use his best professional judgment in assisting the Owner/Client in deciding how to proceed. The cost of services will be equitably adjusted by written changer order or supplemental agreement between both parties within twenty (20) days from the first observance of the differing site condition.

4. Access/ Approvals/ Permits: Owner/Client shall arrange for access and make all provisions for Contractor to enter public and private property as required for Contractor to perform the specified services. Owner/Client shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approval and consent from others as may be necessary. Owner/Client is responsible for informing Contractor of the structures. Contractor will not be responsible for inadvertent damage to utility locations of any underground lines or other subsurface structures that were not made known to Contractor prior to the start of work pursuant to Paragraph 5 herein.

5. Client Information: Work will not commence until the Contractor has received a duly executed copy of this contract. The Owner/Client shall direct its officers, directors, employees, subcontractors and agents to render reasonable assistance and to provide (promptly upon request) any necessary or appropriate data to the Contractor in connection with its performance under this agreement. Any data furnished shall be furnished at the Owner/Client's expense, and the Contractor shall be entitled to rely upon its accuracy and completeness. The Owner/Client shall locate for the Contractor, and shall assume responsibility for the accuracy of his representations, as to the locations of all underground utilities, tanks, structures, or other installations, unless the express responsibility of the Contractor as stated in the "Scope of Work".

6. Emergencies: In an emergency affecting the safety of persons or property, the Contractor shall act, at his discretion, to prevent threatened damage, injury or loss. Any additional compensation and/or extension of time claimed by the Contractor on account of emergency work shall be determined as set forth under Paragraph 3, Additional Work.

7. Hazardous Substances: Nothing herein shall be construed or interpreted as requiring Contractor to identify hazardous substances or assume the status of a generator of any hazardous substances or hazardous materials, as those terms are defined under any applicable federal, state and local laws, statutes regulations, ordinances, rules or orders. If any hazardous, toxic or dangerous substances as defined by federal, state or local laws, statutes, regulations, ordinances, rules or orders, ("Hazardous Substances") are encountered at the site, Contractor will stop work and advise the Owner/Client. It is the Owner/Client's responsibility to identify and inform Contractor of Hazardous Substances at the facility. If these Hazardous Substances require handling, transportation or disposal at an off-site facility, Contractor will assist in advising the Owner/Client of the Owner/Client's options. However, Contractor will not "arrange" for disposal of, accept title to, sign manifests for, or take control of any Hazardous Substances, unless expressly stated in the "Scope of Work". Owner/Client shall indemnify and hold Contractor harmless from any claims, damages, fines and fees, litigation or expenses, arising out of or in any way related to identification, handling, transportation and disposal of any Hazardous Substances in the course of Contractor's performance of this Agreement.

8. Restoration: The Owner/Client understands that in the normal course of construction work, some minor damage to property may occur including damage to landscaping, pavement, sprinkler systems, and interior building finishes. While the Contractor will act to minimize damage, some minor damages may occur.

9. Independent Contractor: Contractor shall perform all work under this agreement as an independent contractor, retaining complete control over its personnel and operations and conforming to all legal requirements with respect to its Representatives. Neither Contractor nor its Representatives shall be, or shall be construed to be, in any sense, Owner/Client's employees or agents, or have authority to bind Owner/Client in anyway.

10. Insurance: The Contractor shall maintain policies of insurance for the following types of coverage, each with a limit of liability of one million dollars per occurrence and in the aggregate: Worker's Compensation (statutory); Comprehensive General Liability; and Comprehensive Automotive Liability, unless otherwise expressly stated in the "Scope of Work".

11. Indemnity:

a. Contractor shall indemnify and hold harmless Owner/Client, and its respective officers, directors, employees, subcontractors, agents and assigns ("Representatives"), from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Contractor or its Representatives; and, provided that such injury, death, or property damage is not caused by the sole or contributory negligence of Owner/Client, or its Representatives; and provided further, that Contractor's liability hereunder shall be limited to and not exceed the insurance coverage and limits of liability identified in Paragraph 10 or the total cost of services under of this agreement, whichever amount is less.

b. Owner/Client shall indemnify and hold harmless Contractor, and its Representatives, from and against any and all liabilities, claims, causes of action, suits, losses, damages, costs and demands, including reasonable attorneys' fees, resulting from or arising out of, personal injury, including death or property damage, to the extent such injury, death or property damage is caused by the negligence or willful misconduct of Owner/Client or its Representatives; and provided further that such injury, death, or property damage is not caused by the sole or contributory negligence of Contractor or its Representatives.

Services Agreement/General Conditions *(Continued)*

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12. Dispute Resolution: All claims, disputes and other matters in question between the Contractor and Owner/Client arising out of, or relating to, this agreement or breach thereof, shall first be submitted to non-binding mediation. Then if still unresolved, the dispute will be decided by arbitration in accordance with the construction industry rules of the American Arbitration Association, unless the parties mutually agree otherwise. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Notice of Demand for mediation arbitration shall be filed in writing with the other party to the contract agreement within 90 days after the claim, dispute or other matter in question has arisen.

13. Termination: If the work is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, through no act or fault of the Contractor or its Representatives, or if the Owner/Client has failed to make payment as provided in this Agreement for work performed, then the Contractor may at his option provide three (3) days notice to the Owner/Client, terminate this agreement and recover from the Owner/Client, payment for all work completed, with all costs arising out of such termination, and for any proved loss sustained upon any materials, equipment, and tools including reasonable profit and damages.

14. Safety/Health: By virtue of entering into this Agreement and providing services hereunder. Contractor does not assume responsibility for any existing conditions at the site that may present a danger, either potential or real, to the health, safety or the environment, except as set forth in the "Scope of Work".

15. Delays: If the Contractor is delayed at any time in the progress of the work by an act or omission of the Owner/Client, or his employees or separate contractors employed by the Owner/Client, or by changes ordered in the work, or by labor disputes, fire, unusual delay in deliveries, adverse weather conditions, permit requirements, interpretive (subjectively/capriciously enforced) code review and inspections, unavoidable casualties or other causes beyond the Contractor's control, or by delay pending arbitration, or by other causes which the Owner/Client and Contractor agree may justify delay, then the contract time shall be reasonably extended.

16. Standard of Care/Warranty: The standard of care for all construction services performed under this Agreement shall be the care and skill ordinarily used by the construction trades working under similar conditions at the same time and locality. The Contractor warrants to the Owner/Client that the construction shall be new unless otherwise specified, of good commercial quality, in conformance with the Contract Documents and free of defects in materials and workmanship for one (1) year from substantial completion. This warranty does not apply to patch and repair work.

17. Design - Build: In addition to all other terms and conditions of this Agreement, the following articles are relevant to Design-Build projects where Contractor is acting in the capacity of Designer-Builder.

a. Owner/Client shall provide Contractor with Owner/Client's Project criteria. Project criteria includes: use, space, budget, time, site, performance and expandability requirements, limitations, objectives and other relevant information. Unless otherwise stated in the scope of work, the Owner/Client will also provide, at its own cost and expense, the following:

* Surveys describing the property, boundaries, topography and reference points for use during design and construction, including existing service and utility lines;
* Geotechnical studies describing soils and subsurface conditions;
* Legal description of the site;
* As-built facility drawings and construction documents, if available;
* Environmental site evaluations and impact studies identifying existing hazardous conditions.

b. The Contractor may establish an estimate for the work based upon the Contractor's understanding of the scope of work at the time of this Agreement. The estimate will be refined during design development and replaced by a Guaranteed Maximum Price (GMP) or as agreed to by the Owner/Client and the Contractor.

c. All drawings, specifications and other documents and electronic data furnished by Contractor to Owner/Client under this Agreement ("Work Produced") are deemed to be instruments of service and Contractor shall retain an ownership and property interest therein. In the event Owner/Client fails to enter into a design-build contract on the Project with Contractor and proceeds to design and construct the Project through its employees, agents or third parties, the Contractor shall grant Owner/Client a limited license to use the Work Product to complete the Project conditioned on the following:

* Use by Owner/Client of the Work Product is at Owner/Client's sole risk and without liability or legal exposure to Contractor or anyone working by or through Contractor, including design professionals. Owner shall defend, indemnify and hold harmless the Contractor, design professionals, and design-build subcontractors from any and all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from the Work Product.
* Owner/Client agrees to pay Contractor a reasonable agreed upon sum as compensation for the right to use the Work Product in accordance with this article.

d. The Contractor shall submit to Owner/Client interim design submissions to support the overall project schedule. When needed, the Owner/Client and Contractor shall meet and confer regarding the evolution of the design including changes and deviations. The Owner/Client shall review and provide responses to the interim submissions within the turnaround times set forth in the Project schedule or as agreed.

18. Assignment: Neither Contractor nor Owner/Client shall without written consent of the other party assign or transfer any portion or part of its obligations under this Agreement.

19. Governing Law: This Agreement shall be governed by the laws of Albuquerque, New Mexico, without giving effect to its conflict of law principles.

20. Severability: If any of these General Conditions shall be finally determined to be invalid and unenforceable in sole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the Agreement between them to replace any such invalid or unenforceable provision that comes as close as possible to the intention of the stricken provision.

21. Limitations of Liability: In no event will the contractor be liable to the Owner/Client or anyone else (including third-party beneficiaries), for any consequential, incidental, special or indirect damages, including lost revenue and profits, that result in anyway connected with the services provided herein. The Owner/Client agrees that the liability of the Contractor arising out of any kind of legal claim (whether in contract, tort or otherwise) in anyway connected with the services provided will not exceed the amount the Owner/Client originally paid the Contractor for the service or the insurance coverage and limits of liability identified in paragraph 10, whichever amount is less.

FacilityBUILD

CONSTRUCTION BUDGET PROPOSAL

FacilityBUILD Inc.
5904 Florence Avenue NE
Albuquerque, NM 87113
ph. (505) 828-0060 fax (505) 823-0161
www.facilitybuild.com

CONSTRUCTION COST PROPOSAL SUBMITTED TO: **Monte Del Sol Charter School**	DATE: **3/23/12**	RFE # **12-018**
CONTACT NAME: **James Ledyard**	PROJECT NAME: **Monte Del Sol Cahrter School - Alternate #1**	
OWNER'S NAME: (IF OTHER THAN ABOVE)	PROJECT PHYSICAL ADDRESS: **4157 Walking Rain Rd**	
MAILING ADDRESS/STREET: **4157 Walking Rain Rd**	PHONE: **505-982-5225**	FAX: **505-982-5321**
CITY, STATE, ZIP CODE: **Santa Fe, NM 87507**	EMAIL: **jledyard@montedelsol.org**	

SCOPE OF WORK:

Alternate #1 Electrical

to include:

~~See FacilityBUILD quote dated 5/23/2012 for details.~~

~~2) Add two 3040 windows.~~

Clarifications:

Includes: Prevailing Wages, performance and payment bonds, insurance, permits and applicable fees unless specifically excluded in the scope of work.

Other Inclusions:

All site utilities beyond building foot print.

Excludes: Repair or replacement of existing architectural, structural, electrical, fire systems life safety, code violations, hidden condition or any design or construction work not specifically described in the scope of work.

Other Exclusions:

CSI Division 1 - 16	Amount
(1) General Requirements	$958.57
(2) Site Work / Demolition	$0.00
(3) Concrete	$0.00
(4) Masonry	$0.00
(5) Metals	$0.00
(6) Wood & Plastics	$0.00
(7) Thermal/Moisture	$0.00
(8) Doors & Windows	$0.00
(9) Finishes	$0.00
(10) Specialties	$0.00
(11) Changing Table	$0.00
(12) Furnishings	$0.00
(13) Special Construction	$0.00
(14) Conveying Systems	$0.00
(15) Mechanical	$0.00
(16) Electrical	$20,412.50
SUBTOTAL	$21,371.07
NM GRT RATE City of SF	8.1875% $1,749.76
TOTAL	$23,120.83

General Requirements includes bonds, insurance, design, engineering, permits, fees, project management, field supervision, mobilization, temporary facilities & utilities and equipment unless other wise excluded.

CSI Division 1 - 16 Is the standard of the Construction Specifications Institute. See CSInet.org for more details.

This agreement is the only agreement expressed or implied in which the work will be completed. This agreement takes precedent over any previous oral agreements and representations. See attached General Conditions on pages 2 and 3 of this proposal.

NM Contractors License GB 98, EE 98, MM 98, GF 05 #88676

Costs are valid for 30 days.

FacilityBUILD Inc. authorized signature: R Long — Date: 3/23/2012

Acceptance: The above prices, scope of work and general conditions are hereby accepted. You are authorized to do the work as specified. Payment - 100% upon completion of work unless credit arrangements have been made.

Owner/Client authorized signature: John C. Ledyard — Date: 5/25/12

Services Agreement/General Conditions

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1. Scope of Work: Contractor agrees to furnish necessary labor, materials, supplies, equipment; tools and subcontractors to perform and complete in a professional workmanlike manner, the services as described under the attached scope of work. All conclusions and recommendations regarding the work represent the professional opinions of Contractor personnel involved in the work and should not be considered a legal interpretation of existing codes or regulations. Contractor assumes no responsibility for errors in architectural plans/specifications, existing code deficiencies, or incorrect information provided by Owner/Client that Contractor relied on in preparing proposal/estimates.

2. Payment: 100% upon completion of scope of work unless credit arrangements have been made, or work duration is longer than one (1) month. Then the contractor will submit invoices monthly, or as otherwise agreed, for completed portions of services or additional work authorized pursuant to Paragraph 5 herein. Owner/Client agrees to pay the invoiced amount within 20 days from date of invoice. Any payment not received by Contractor within 30 days shall be considered delinquent and the amounts due contractor shall accrue a late charge of 1 1/2% per month for each month from date of invoice. In the event any payment due Contractor under the terms of this Agreement is delinquent, Contractor may suspend all services until all delinquent payments have been received.

3. Additional Work: The Owner/Client, without invalidating the Agreement, may order changes in the work within the general scope of the Agreement consisting of additions, deletions or revisions of the scope, cost of services and time being adjusted accordingly. All such changes in the work shall be authorized in writing. The cost or credit to the Owner/Client resulting from a change in the work shall be determined by one or more of the following: by mutual agreement of either a lump sum, and/or unit price to be multiplied by the units worked in determining the total sum; hourly rate per man hour multiplied by the man hours expended; or by other mutually agreeable cost methods. Where differing site conditions are encountered that materially affect the Contractor's cost of completing the scope of work, the Contractor will notify the Owner/Client and will use his best professional judgment in assisting the Owner/Client in deciding how to proceed. The cost of services will be equitably adjusted by written changer order or supplemental agreement between both parties within twenty (20) days from the first observance of the differing site condition.

4. Access/ Approvals/ Permits: Owner/Client shall arrange for access and make all provisions for Contractor to enter public and private property as required for Contractor to perform the specified services. Owner/Client shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approval and consent from others as may be necessary. Owner/Client is responsible for informing Contractor of the structures. Contractor will not be responsible for inadvertent damage to utility locations of any underground lines or other subsurface structures that were not made known to Contractor prior to the start of work pursuant to Paragraph 5 herein.

5. Client Information: Work will not commence until the Contractor has received a duly executed copy of this contract. The Owner/Client shall direct its officers, directors, employees, subcontractors and agents to render reasonable assistance and to provide (promptly upon request) any necessary or appropriate data to the Contractor in connection with its performance under this agreement. Any data furnished shall be furnished at the Owner/Client's expense, and the Contractor shall be entitled to rely upon its accuracy and completeness. The Owner/Client shall locate for the Contractor, and shall assume responsibility for the accuracy of his representations, as to the locations of all underground utilities, tanks, structures, or other installations, unless the express responsibility of the Contractor as stated in the "Scope of Work".

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Services Agreement/General Conditions *(Continued)*

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16. Standard of Care/Warranty: The standard of care for all construction services performed under this Agreement shall be the care and skill ordinarily used by the construction trades working under similar conditions at the same time and locality. The Contractor warrants to the Owner/Client that the construction shall be new unless otherwise specified, of good commercial quality, in conformance with the Contract Documents and free of defects in materials and workmanship for one (1) year from substantial completion. This warranty does not apply to patch and repair work.

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a. Owner/Client shall provide Contractor with Owner/Client's Project criteria. Project criteria includes: use, space, budget, time, site, performance and expandability requirements, limitations, objectives and other relevant information. Unless otherwise stated in the scope of work, the Owner/Client will also provide, at its own cost and expense, the following:

* Surveys describing the property, boundaries, topography and reference points for use during design and construction, including existing service and utility lines;
* Geotechnical studies describing soils and subsurface conditions;
* Legal description of the site;
* As-built facility drawings and construction documents, if available;
* Environmental site evaluations and impact studies identifying existing hazardous conditions.

b. The Contractor may establish an estimate for the work based upon the Contractor's understanding of the scope of work at the time of this Agreement. The estimate will be refined during design development and replaced by a Guaranteed Maximum Price (GMP) or as agreed to by the Owner/Client and the Contractor.

c. All drawings, specifications and other documents and electronic data furnished by Contractor to Owner/Client under this Agreement ("Work Produced") are deemed to be instruments of service and Contractor shall retain an ownership and property interest therein. In the event Owner/Client fails to enter into a design-build contract on the Project with Contractor and proceeds to design and construct the Project through its employees, agents or third parties, the Contractor shall grant Owner/Client a limited license to use the Work Product to complete the Project conditioned on the following:

* Use by Owner/Client of the Work Product is at Owner/Client's sole risk and without liability or legal exposure to Contractor or anyone working by or through Contractor, including design professionals. Owner shall defend, indemnify and hold harmless the Contractor, design professionals, and design-build subcontractors from any and all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from the Work Product.
* Owner/Client agrees to pay Contractor a reasonable agreed upon sum as compensation for the right to use the Work Product in accordance with this article.

d. The Contractor shall submit to Owner/Client interim design submissions to support the overall project schedule. When needed, the Owner/Client and Contractor shall meet and confer regarding the evolution of the design including changes and deviations. The Owner/Client shall review and provide responses to the interim submissions within the turnaround times set forth in the Project schedule or as agreed.

18. Assignment: Neither Contractor nor Owner/Client shall without written consent of the other party assign or transfer any portion or part of its obligations under this Agreement.

19. Governing Law: This Agreement shall be governed by the laws of Albuquerque, New Mexico, without giving effect to its conflict of law principles.

20. Severability: If any of these General Conditions shall be finally determined to be invalid and unenforceable in sole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the Agreement between them to replace any such invalid or unenforceable provision that comes as close as possible to the intention of the stricken provision.

21. Limitations of Liability: In no event will the contractor be liable to the Owner/Client or anyone else (including third-party beneficiaries), for any consequential, incidental, special or indirect damages, including lost revenue and profits, that result in anyway connected with the services provided herein. The Owner/Client agrees that the liability of the Contractor arising out of any kind of legal claim (whether in contract, tort or otherwise) in anyway connected with the services provided will not exceed the amount the Owner/Client originally paid the Contractor for the service or the insurance coverage and limits of liability identified in paragraph 10, whichever amount is less.

Agreement Between Owner, Buyer and Contractor

where the basis of payment is a
STIPULATED SUM

RECITAL

Buyer is the administering agency of a Joint Powers Agreement as authorized by Section 11-1-1, et. seq., N.M.S.A., 1978, which consists of educational entities in New Mexico that have joined together for the purpose of purchasing tangible personal property, construction, and services at economical prices.

Owner is a public educational institution, which is a Party to the aforementioned Joint Powers Agreement or is a public agency that has entered into a Participating Entity Agreement and is desiring to receive certain tangible personal property, construction, and services, in accordance with the Procurement Code, Section 13-1-129, N.M.S.A., 1978.

Seller has responded to a Request for Bid (RFB) or Request for Proposal (RFP) published by Buyer in accordance with the Procurement Code, Section 13-1-103 or 13-1-112, N.M.S.A., 1978, and a resultant contract has been issued to the Seller of construction, goods and services. Now the Buyer wishes to purchase such construction, goods, and services for the benefit of Owner. In order to consummate the agreement of the parties, it is necessary that the Buyer issue a Purchase Order to Seller under terms and conditions specified in the RFB or RFP, and that Owner issue its Purchase Order to Buyer under the same terms and conditions. This procedure ensures that the funds of New Mexico taxpayers will be spent wisely and prudently.

To this extent, Buyer is acting as a conduit through which title to tangible goods may be vested in Owner. Buyer warrants and assures the Owner that it has complied with the Procurement Code, the Public Works Contract Act and the Sub-contractor Fair Practices Act in contracting for procurements from Seller. In consideration of the recitals and for other valuable consideration, it is agreed as follows:

1. Owner shall issue its Purchase Order to Buyer in which is stated the price, terms and conditions for acceptance of the goods and services by Owner. Buyer in turn shall issue its Purchase Order to Seller under the same price, terms, and conditions. Because Buyer is acting on behalf of Owner, it is agreed that Seller will assert no claim or suit against Buyer in the event that Seller fails to receive timely payment for its services and materials as set forth below or for any other claim which arises under this Agreement or the purchase orders.

2. Buyer's obligation hereunder will be to act as a procurement agent for the goods and services provided by Seller to Owner. Both Seller and Owner agree that neither will assert a claim against Buyer in the event that a dispute arises regarding the failure of Seller or Owner to perform as provided hereunder or as called for in the Purchase Orders.

3. If Buyer is named in a suit or dispute regarding this Procurement Agreement, Seller shall pay for Buyer's reasonable costs of defense, including attorney's fees and out of pocket expenses. This paragraph does not apply if the suit or dispute involves the intentional or gross negligent breach of Buyer's obligation as the escrow agent for payment under this Procurement Agreement.

4. As between Buyer and Owner, each shall be responsible for liability arising from personal injury or damage to persons or property occasioned by its own agents or employees in the performance of this Procurement Agreement or the Purchase Orders, subject to the immunities and limitations of the New Mexico Tort Claims Act, §§41-4-1 et seq., NMSA 1978, as amended.

5. Owner and Buyer agree that Buyer's duties and responsibilities under this Agreement are limited to Buyer's obligation to provide, when requested by Owner, with lists of vendors on Buyer's records which Buyer has identified as responsible bidders willing to provide specified goods, services, construction and personal property pursuant to the New Mexico Procurement Code, to completing purchase orders forms, to making payment in accordance with Owner' written instruction and to provide strict accountability for all monies paid or received pursuant to this Agreement. Buyer's liability shall be limited to performance of such written instructions and adherence to applicable law and Buyer shall incur no liability to Seller or Owner except for liability arising from its own negligence or willful misconduct. Owner acknowledges that Owner's selection of Seller is based upon Owner's independent review of Seller's qualifications and Buyer shall not be liable to Owner as a result of any default of Seller or other persons who are not agents or employees of Buyer as Buyer is acting as procurement agent for Owner. Seller agrees to hold Buyer harmless from all costs, expenses, attorney fees and judgments based upon claims between Owner and Seller in connection with the specified goods, services, construction and personal property obtained through Buyer's cooperative procurement. Specifically, Buyer does not guarantee or make any representations concerning the quality of any goods or the performance of any services procured and Buyer has no obligation concerning delivery, quality or suitability of any goods or the quality or performance of any services.

AGREEMENT

Made as of the 8th day of May in the year of Two Thousand Twelve

BETWEEN the Owner: Monte Del Sol Charter School

And the Buyer: Cooperative Educational Services

And the Seller (hereafter called Contractor): FacilityBUILD, Inc.

The Project is Monte Del Sol Charter School Pre-Engineered Building

The Owner, Buyer and Contractor agree as set forth below:

ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of the RFB or RFP and Contractors response which resulted in Award to Contractor for these services and goods, this Agreement, Scope of Work, General Specifications, Time Lines, Budget, Addenda issued prior to execution of this agreement, and Preliminary Drawings and Modifications issued after execution of this Agreement. These form the Contract, and are fully a part of the Contract as if attached to this Agreement or repeated herein. The American Institute of Architects (AIA) Conditions of the Contract (General, Supplementary and other Conditions) are also incorporated as a part of this contract, where such items and terms are applicable. Should a conflict in these documents exist, then Articles in this contract, then the terms and conditions of the RFP or RFP shall prevail in said order. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modification, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows: None

ARTICLE 3
DATE OF COMMENCEMENT AND COMPLETION

3.1 The date of commencement is the date from which the Contract Time of paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a Notice to Proceed issued by the Owner. In no case shall the Contractor proceed without receiving a purchase order from the Buyer. April 16, 2012

Unless the date of commencement is established by a Notice to Proceed issued by the Owner, the Contractor shall notify the Owner in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than June 30, 2012

Substantial Completion shall occur when the Owner's Representative determines that only punch list items remain to be corrected, and shall mean that only a small or minor portion of the work is left to be done. Punch list will be provided within five working days of Substantial Completion acceptance.

3.3 Contractor will achieve Final Completion within 10 working days of receipt of punch list.

ARTICLE 4
CONTRACT SUM

4.1 The Owner shall pay the Buyer in current funds for the Contractor's performance of the Contract the Contract Sum of One Hundred Fifty-Five Thousand, Seven Hundred Twenty-Six Dollars and Seventy Cents ($155,726.70) including Bond and NMGRT subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: None

4.3 Unit prices, if any, are as follows: Per CES' Contract

4.4 The Owner shall pay the Buyer a 1.0% administrative fee, which is included in the Contract Sum.

ARTICLE 5
PROGRESS PAYMENTS

5.1 The Owner shall pay Buyer's invoices, not exceeding the Contract Sum (referred to in 4.1), within 21 days of receipt of each invoice.

5.2 Based upon Applications for Payment submitted to the Owner's Representative by the Contractor and Certificates for Payment issued by the Owner's Representative to the Buyer, the Buyer shall make payments to the Contractor as provided below and elsewhere in the Contract Documents. Per CES' normal payment procedure

5.3 Progress payments, approved by Owner's Representative may include invoices for stored materials, percentage of work completed, verification of sub contractor bids and awards, itemized profit and administration fees. Prior to payment of first request, Notification of Award and Statement of Intent to Pay Prevailing Wages shall be provided. The final payment request shall include Affidavit of Wages Paid of certified payroll from Contractor and all sub-contractors.

5.4 Applications for Payment may be modified as stated below: Upon written agreement between the Owner and Contractor

5.5 When an Application for Payment has been received by Owner's Representative, approval for payment indicated as Certificate for Payment, shall be transmitted to the Buyer within five (5) working days. When the Buyer receives authorization, the Owner shall be invoiced within three (3) working days.

5.6 Each Application for Payment shall be based upon the schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work, and be prepared in such form and supported by such data to substantiate its accuracy as the Buyer may require. This schedule, unless objected to by the Buyer, shall be used as a basis for reviewing the Contractor's Applications for Payment.

ARTICLE 6
FINAL PAYMENT

6.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be authorized by the Owner's Representative to the Buyer when (1) the Contract has been fully performed by the Contractor including the Contractor's responsibility to correct punch list items, and to satisfy other requirements, if any; and (2) a final Certificate for Payment has been issued by the Owner's Representative. Such final payment shall be made by the Buyer five working days after the receipt of the final payment from Owner, or as follows: Per CES' normal procedure

6.2 After the final Certificate for Payment is received by Buyer, the balance of the Administrative Fee shall be invoiced to the Owner. Payment shall be made by the Owner to the Buyer within 30 days.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. No late charges to be assessed

7.3 The Owner's representative shall be as follows, and may be modified at the option of the Owner: James Ledyard

7.4 If substantial completion is not achieved within 14 calendar days after the date specified in 3.2, Owner or Buyer has the right to assess liquidated damages in the amount of $150/day. Such amount shall be deducted from final payment or as stated below.

7.5 The foregoing notwithstanding, any dispute arising under or relating to this Agreement will first be submitted to mediation. If mediation fails to resolve the issues, then this dispute will be submitted to binding arbitration under the laws of the State of New Mexico. All parties necessary for a final and consistent resolution of the issues submitted must be joined in the arbitration, unless the parties agree otherwise. If these additional necessary parties cannot be or refuse to be joined in the arbitration, then the parties may waive arbitration and pursue resolution of the issues through litigation.

ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions per 9.1.8 below.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows: FaciilityBUILD, Inc. Job #12-502-1

9.1.2 The Supplementary and other Conditions of the Contract are those contained in the Project Manual and are as follows: None

9.1.3 The Specifications are those contained in the Project Manual dated as in paragraph 9.1.2, and are as follows: N/A

9.1.4 When a construction contract is awarded in excess of twenty-five thousand dollars ($25,000) a Performance and a Payment Bond, executed by a surety company authorized to do business in New Mexico and said surety approved in Federal Circular 570 or the State Board of Finance or the Owner in an amount equal to 100% of the contract price shall be delivered to the Buyer prior to commencement.

9.1.5 The Drawings are as follows unless a different date is shown below: FacilityBUILD, Inc. Plan Sheet A-1 & A-2, dated 2/27/12

9.1.6 The addenda, if any, are as follows: None

9.1.7 Other documents, if any, forming part of the Contract Documents are as follows:
None

9.1.8 The General Conditions are the General Conditions of the Contract for Construction, AIA Document A101, 1997 editions.

This Agreement is entered into as of the day and year first written above and is executed in at least three (3) original copies of which one is to be delivered to the Contractor, one to the Buyer for use in the administration of the Contract, and the remainder to the Owner.

OWNER

Monte Del Sol Charter School

Signature

JAMES C. REDYARD

Printed name

Head Learner

Title

CONTRACTOR

FacilityBUILD, Inc.

Signature

Daniel Gay

Printed Name

President

Title

BUYER

COOPERATIVE EDUCATIONAL SERVICES (CES)

Signature

Robin D. Stauser

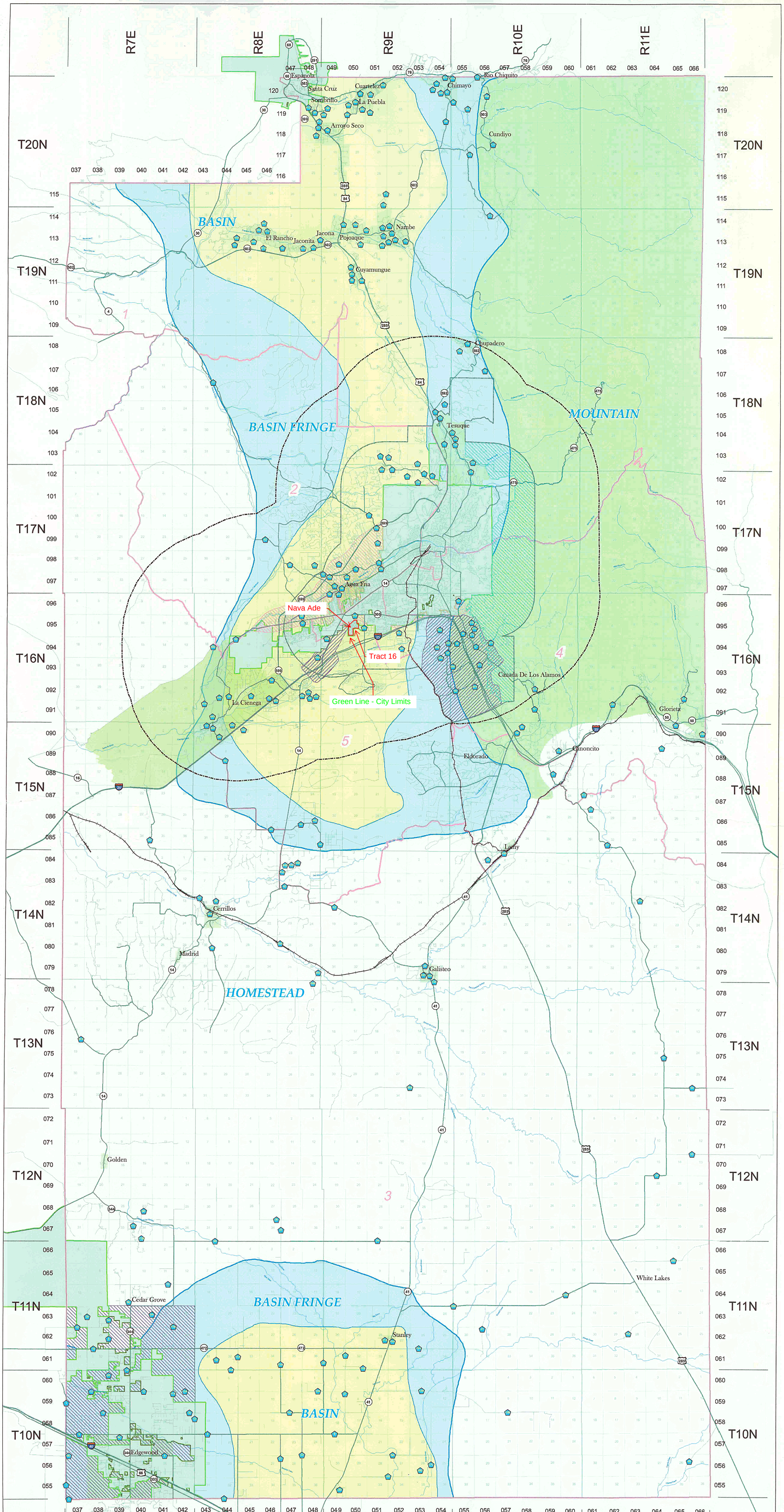
Printed Name

Deputy Executive Director

Title

Portables Information

SANTA FE COUNTY
Land Use Reference Map



Legend

Public Land Survey System

- Major Roads
- Minor Roads
- Major Streams and Arroyos
- Extraterritorial Zoning District Boundary (EZ-2)
- 5 Mile Extraterritorial Boundary (EZ-5)
- Railroads
- Incorporated City Boundaries
- County Commission Districts

Zoning Symbols

- Metropolitan Zone Boundaries
- Urban Zone Boundaries
- Mountain Special Review District
- Basin Fringe Zone 1980 Hydrologic Zones
- Basin Zone 1980 Hydrologic Zones
- Mountain Zone 1980 Hydrologic Zones
- Traditional Communities (County Zoning Designation)
- Traditional Historic Communities (State Statute Designation)

ALLOWABLE LOT SIZES
(all figures given in acres)

Water Zone	Minimum Lot Size	Maximum Allowable Adjustment	Maximum Allowable Adjustment Based On:		
			C.W.	C.S.	C.W. & C.S.
Basin	10	2.5			
Basin Fringe	50	12.5			
Mountain	80	20			
Homestead	160	40			
Metro-Basin	4	2.5	1		
Metro-Basin Fringe	20	5	2.5		
Metro-Mountain	80	20	5		
Santa Fe Urban Area	2.5	N/A	1	1	.50
Espanola Urban Area	2.5	N/A	1	1	.50
Traditional Community	.75	N/A	.75	.75	.33
Estancia Valley Agricultural					
Basin	10				
Basin Fringe	50				

C.W. - Community Water System
C.S. - Community Sewer System

Notes:
1- Figures in this column represent the maximum allowable adjustment for lot sizes, in developements employing water conservation measures, by reducing the value of U (water uses) below 1.0 acre feet per unit per year. Figures represent an assured value for U of .25 acre feet per dwelling.
2 - Adjustments for smaller lot sizes are allowed (to a minimum of 2.5 acres) based on water availability as derived under Sections 10.1.1 & 10.2.1, Article III.

N W E S

1:100,000

1 inch equals 1.58 miles

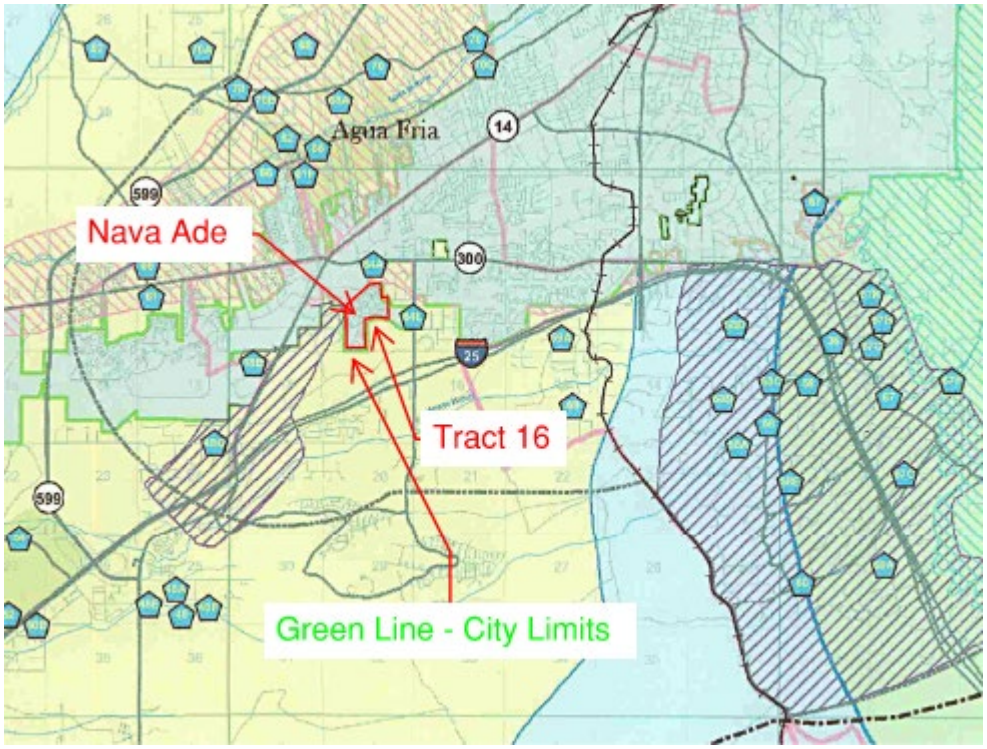
0 1 2 4 6 8 Miles

0 1.5 3 6 9 12 Kilometers

This information is for reference only.
Santa Fe County assumes no liability for errors associated with the use of these data.
Users are solely responsible for confirming data accuracy.

SANTA FE COUNTY

November 27, 2007

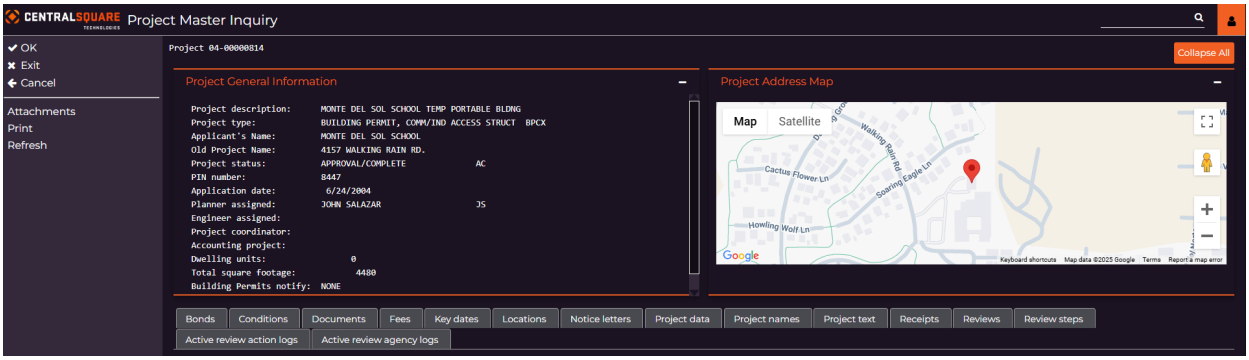


Zoom In - Santa Fe County Extraterritorial Zoning Map, 2007

From: Colleen Gavin
To: Colleen Gavin
Subject: FW: Monte De Sol School County Permit
Date: Thursday, March 13, 2025 11:56:10 AM
Attachments: image.png
Outlook-ykrlaohn.png

From: Kenneth J. Quintana <kenquintana@santafecountynm.gov>
Sent: Wednesday, March 12, 2025 4:50 PM
To: Angelica Wolff <angelica@jenkinsgavin.com>
Subject: Monte De Sol School County Permit

Good afternoon, below is a screen shot image from County data base system identifying permit approval of permit 04-814 for Monte Del Sol School Temp Portable Buildings.



Kenneth Quintana
Development Review Team Leader
Growth Management Department
Building & Development Services Division
505-986-6345
SANTA FE COUNTY

Tract A - Gardner Property

216042

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	TAN	℄ TAN
A	1041.83	10° 32'	191.53	S. 84°47' W	191.26	96.04	100.0'
B	1127.83	10° 32'	207.34	S. 84°47' W	207.05	103.96	
C	809.01	13° 28'	188.97	S. 72°47' W	188.54	94.92	100.0'
D	894.01	13° 28'	209.19	S. 72°47' W	208.70	105.08	
E	276.75	24° 09'	116.64	S. 78°47'30" W	115.78	59.20	50.0'
F	190.73	24° 09'	80.39	S. 78°07'30" W	79.80	40.80	

- ◉ U.S.G.L.O. Points found & used
- ○ Points found & used (pipe or rebar)
- • Points set, this survey - rebar w/cap #889

"/o Petchesky

"/o Beaty, et al

P.O.B. Iron Pipe & Marked Stone

T. 16 N., R. 9 E. N.M.P.M. 7

S 89°33'E

1327.46

S 89°41' E

1323.40 (58 ft)

Iron Pipe S 89°48'E.

N 1/4 corner Section 17

2607.0

88' ROW

S 0°06'E, 60.0'

S 0°06'E, 43.00'

N. 89°48'W. 100.0

S 89°48'E 60.00'

17 Tarcey

approx. Flood plain (1.654 Ac)

2641.27

30' Water, Sewer & Public Utilities/ Communications easement being created by separate instrument

1323.40

Existing encroachment fence

Tract A Gardner 116.81 ± Acres

Roadway/ ROW & utility easement being created by separate instrument

TRACT C Burttram 10.22± Ac.

N 66°05'E

270.93'

N 66°05'E

643.60'

N 23°57'W

PNM Gas & Elec. Co. Right-of-Way Easement (10 wide) Book 208 Page 351

L=575.24

Ch S 62°58'39"E 555.0

2059.31

2053.44

1699.79'

N 89°57' W

1788.79

1635.79

550.93

Tract B Burttram 121.63 ± Acres

Non Radial Curve

S 61°51'27"W

L=2105.6 Ch S 64°08'W., 2102.8

Note All boundaries are common with I-25 and Richards Ave.

1668.05

N 0°03'E (1.37')

W/4 Corner Section 17

S 60°55'W

Set Back

160' Bldg. Set Back

(2.01± Ac)

1880.07

INTERSTATE #25 R.O.W. Varies

S 64°59'W

L=1606.06

R=5684.93

R.O.W. Marker

1604.7'

Δ= 8°12'

R=1122.92'

N. 1/4 Sec. 17

254.79'

S 69°05'W

R=33.89

R.O.W. Marker

Gardner

Burttram

300 150 0 300 600 900

1"=300'

FREE CONSENT & PURPOSE: This land split survey plat is done with the free consent of and in accordance with the desire of the undersigned owners of the property covered by this plat. The purpose of this plat is to plat & create, by land split, separate ownership of the property previously held jointly by the owners hereof.

Louise M. Burttram
Louise M. Burttram

Faye E. Burdner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildren's Trust dated 28 Dec. 1977

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990 by Louise M. Burttram

My commission expires April 30, 1991 — Notary Public

The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner

My commission expires April 30, 1991 — Notary Public

AFFIDAVIT

STATE of NEW MEXICO
COUNTY of SANTA FE

This land division plat lies within the platting or planning jurisdiction of the City/County of Santa Fe N.M.

Louise M. Burttram
Louise M. Burttram

Faye E. Burdner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildrens Trust dated 28 Dec. 1977

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The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner

My commission expires April 30, 1991 — Notary Public

1. All exterior boundaries are common with adjacent properties although some distances and bearings may vary from other surveys. Distances are ground distances.
2. Creation of new easements by this Plat: This note references combined public right of way/road, (not dedicated to the County for maintenance), and public utility/communication easements (including gas, electric, water, sewer, phone, cable and other public utility uses) which are hereby created and granted by the Plat by the owners in favor of the general public. (50' or 25' easements as noted on this plat)
3. Reference Plats: Horne, PE&LS #889, Survey Plat & July 1982 titled "SURVEY FOR J.H. BURTTRAM AND GEO. R. GARDNER IN Section 17, T.16N, R.9E, N.M.P.M., SANTA FE COUNTY, N.M." (filing status unknown) and the N.M. STATE HWY R.O.W. Map for Inter state 25 (Construction Project I-025-5(33)272 Sheets 536 of 10, last amended 7-16-86, available from N.M. Dept. of Transportation
4. And subject to all existing utility easements
5. Maintenance of private roads & easements is responsibility of the user

PUBLIC SERVICE Co of N.M. D. Burnside 2/9/90

GAS CO. of N.M. R. Estassini 2/1/90

SANGRE DE CRISTO H2O Terk Jaibl 2-1-90

MOUNTAIN STATES TEL E R Thompson 2/1/90

13.30 M.S.L.

Basis of Bearing East Section line of Section 17 T.16N. R.9E. N.M.P.M. as shown on survey of Richards Ave. dated 2 Nov. 1967 and approved by S.F. city Planning Comm. 20 June 1968 and the S.F. County Comm. 8 May 1968. File No 69-37 Filed 17 July 1969 with S.F. Co. Clerk. Book 19 Page 27

No flood plain in this area according to Flood Insurance Rate Map (FIRM) Panel No 350006 0022 B Santa Fe Co. N.M. 4 Nov. 1980. Small area in NW corner of Tract A determine by observation. maintence of private roads and easements is the responsibility of the land owners.

APPROVALS

COUNTY OF SANTA FE

FOR Gil Chavez 11-7 1990
County Land Use Administrator

County Development Permit No 90-1387

SURVEYORS CERTIFICATE

I, Jack G. Horne, N.M. PE&LS No 889 do hereby certify that this plat and the survey hereon was prepared by me; that survey and plat are accurate to the best of my knowledge and belief; that this plat shows all easements of record located on the land surveyed herein or made known to me by the owner and/or proprietor of the parcels shown hereon; utility companies, title companies or other parties or as shown by my visual observation thereof; and that this plat and survey meets the current minimum standards for land surveying as adopted by the N.M. State Board of Registration for Prof. Engrs. and Land Surveyors. All new monumentation complies with the above standards. all points found were left as found

JACK G. HORNE NEW MEXICO 889 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

31 Dec. 1989
31 July 1990
Jack G. Horne
HORNE ENGINEERING CO
210 CADIZ ROAD
SANTA FE, N.M. 87501
983-4593

Jack G. Horne
PE & LS #889

Tracts A, B & C North of I-25 (Section 17, Tract A Gardner 116.81, Tract B Burttram 121.63, Tract C-Burttram 10.22)

1. Part of 960-acre tract (All of Sec. 17) acquired by Reynolds, Boyd, Gardner, Petchesky and Burttram, 8-26-63 (B. 204, p. 436)
2. All of Sec. 17 deeded by Boyd to Reynolds, Gardner, Petchesky & Burttram, 5-8-73 (B. 300, p. 914)
3. 172 acres in E/2 Sec. 17 south of I-25 deeded by Reynolds, Gardner & Burttram to Petchesky, 5-4-73 (B. 300, p. 909)
4. W/2 Sec. 17 and all of S/2 Sec. 17 except 172-acre tract deeded by Petchesky to Reynolds, Gardner & Burttram, 5-8-73 (B. 300, p. 912)
5. All of Sec. 17 except 172-acre tract deeded by Reynolds to Burttram & Gardner, 9-17-73 (B. 308, p. 844)
6. Tract within Sec. 17 deeded by Louise M. Burttram, Personal Representative, to Louise M. Burttram, 7-22-88 (B. 619, p. 779)
7. Tract within Sec. 17 deeded by Faye E. Gardner, Personal Representative, to Faye E. Gardner, 3-24-88 (B. 609, p. 337)

TRACTS A, B & C:

Beginning at the N.W. corner of Section 17, T16N, R9E, NMPM; thence
S. 89° 33' E., 1327.46 feet, thence
S. 89° 41' E., 1323.48 feet, thence
S. 89° 48' E., 2607.00 feet to the West right of way of Richards Avenue; thence S. 0° 06' E., 795.4 feet along the west right of way of Richards Avenue to the North right of way of I-25; thence along the North right of way of I-25 on a curve to the left, radius 11788 feet, length 2105.6 feet whose chord bears S. 66° 08' W., 2102.8 feet; thence
S. 60° 53' W., 1880.07 feet; thence on a curve to the right, radius 11222 feet, length 1606.06 feet whose chord bears S. 64° 59' W., 1604.7 feet; thence
S. 69° 05' W., 254.75 feet; thence
N. 0° 14' W., 716.44 feet; thence
N. 0° 03' E., 2641.27 feet
to the point of beginning. All within Section 17, T16N, R9E, NMPM, Santa Fe County, New Mexico and containing 248.66 acres, more or less.

721962
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I hereby certify that this Instrument was filed for record on the 17 day of NOV A.D. 19 90 at 3:30 o'clock P m. and was duly recorded in book 316 page 012 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Christina Garcia
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

STATE OF NEW MEXICO)
)ss
COUNTY OF SANTA FE)

Declaration of Intent

The owners of the land platted herein certify that they do not intend to sell or lease one of the five parcels (Tract C as shown on this plat) created by this plat and the plat entitled "Plat of Land Split of Residual Lands Tracts A & B for Burttram Gardner South of I-25, Section 17, T16N, R9E, NMPM, Santa Fe Co. NM, 1" = 200' Dec 1989", of this plat) as land retained by owners. If this parcel is sold within three years from the date of filing of this plat, owners acknowledge that they shall be subject to all applicable subdivision regulations with respect to such parcel and will inform the Santa Fe County Land Use Administrator accordingly.

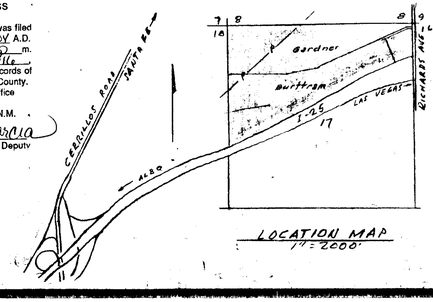
Owners: Louise M. Burttram — Faye E. Gardner

Subscribed and sworn to before me this 1st day of November, 1990 by Louise M. Burttram.

My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public

Subscribed and sworn to before me this 2nd day of November, 1990 by Faye E. Gardner.

My Commission Expires: January 19, 1992 — Ellen O. Constantino, Notary Public



LOCATION MAP
1" = 2000'

PLAT of LAND SPLIT of RESIDUAL LANDS
TRACTS A, B & C
FOR
BURTTRAM · GARDNER
NORTH of I-25 IN
SECTION 17, T.16N., R.9E., - N.M.P.M.
RICHARDS AVE & I-25
SANTA FE COUNTY, NEW MEXICO
DEC 1989

e | b Ellis / Browning Architects

Letter to SFC confirming Gardner ownership of property in 2004.

April 23, 2004

Mr. Joe Catanach
Land Use Administrator
Santa Fe County
Santa Fe, NM

Re: Monte del Sol Charter School Portable Classrooms

Dear Joe:

Attached please find a completed Santa Fe County Development Permit Application for a temporary use permit to set five (5) portable buildings in the county adjacent to Monte del Sol Charter School (located in the city), a letter from Attorney Gordon Skarsgard showing property consent for Monte del Sol to use their property in the county, a 24" x 36" site plan of the School property and the adjacent "Gardner Property" that the school intends to lease for the use of portable classroom buildings, and finally, the City of Santa Fe General Plan Amendment Map showing the proposed use of the Gardner Property as Institutional and Public.

The intention of Monte del Sol is to lease the adjacent property until the Las Soleras subdivision has been annexed into the city, at which point this land will be donated to Monte del Sol. Monte del Sol has completed construction of a 20,000 sf facility (which is in the city) last year to serve grades 7 through 11. In the 2004-5 school year, Monte del Sol will make its final expansion of another sixty (60) students to its final enrollment total of 360 students (the maximum allowable under the school charter). Monte del Sol has completed most of the construction necessary for basic classrooms, but needs these five (5) additional buildings due to the increased enrollment for 2004-5. Monte del Sol is preparing a master plan for use of the Gardner Property, anticipating this donation upon annexation, and will be reviewing the master plan with the county and city for approval.

Please feel free to contact me on this issue with any questions that you have and if you need anything else from me.

Very truly yours,

Joe Browning

Cc: Tony Gerlich, Larry Rayburn

921 Paseo del Sur, Santa Fe, New Mexico 87501-7013 (505) 984-2344 fax (505) 984-2344

Santa Fe County Fire Department
Office of the Fire Marshal
Affidavit

THIS DECLARATION is made in Santa Fe, New Mexico, this **18th** day of August 2005 by **Las Soleras Ltd. Co. and Burttram-Gardner** hereinafter for convenience referred to as the "Owner(s)" or "Applicant".

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is legally described as **Tract A, Tract B and Parcel 3** and containing a combined total of **286.18** acres, more or less, in Sections **7, 17, and 18**, Township**17** North, Range **9** East, N.M.P.M., Santa Fe County, New Mexico, according to the Plat of Survey for **Eakin, Tricky, and** Burtam-Gardner by **Gary E. Dawson**, N.M.L.S. **#7014**, dated June 24th, 2004, recorded Dec 2, 2005, under reception No. 1401133, Plat Book 606, Page 43, in the records of Santa Fe County, New Mexico.

I hereby acknowledge by my signature below that I have read this information and I agree to comply with the applicable provisions of the Santa Fe County Fire Codes as adopted by the Board of County Commissioners. **

Access

- **Roadways/Driveways**

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

- **Slope/Road Grade**

Slope shall not exceed 11%.

- **Restricted Access/Gates/Security Systems**

When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, a key box may be required to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access. Minimum gate width shall be 14 feet. Minimum overhead clearance shall be 13 feet, 6 inches.

Fire Protection Systems

- Water Storage/Delivery Systems

Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code may be required inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal. Final design shall be approved by the Fire Marshal.

- **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems may be required as per 1997 Uniform Fire, Article 10 Section1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Final design shall be approved by the Fire Marshal.

SFC Clerk 12/02/2005

Wildland-Urban Interface Requirements

Fire resistive building materials for roof, walls, windows, doors, decks, etc. shall comply with the Wildland-Urban Interface code.

Spark arresters shall be installed on chimneys and vents serving fireplaces.

Separations between structures shall comply with the Wildland-Urban Interface Code.

Vegetation management and vegetation management plans shall comply with requirements as applicable.

The developer/applicant shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Codes (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code per SFC 1998-11, 2001-11 and EZA 2001-04.

Skip Skarsgard
Managing Member

Date Nov 17, 05

05-3143/Lot Line Adjustment

COUNTY CLERK SANTA FE COUNTY NEW MEXICO VALERIE ESPINOZA

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of December, A.D., 2005 at 14:12
And Was Duly Recorded as Instrument # **1410197**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC Clerk 12/02/2005

STATE OF NEW MEXICO)
COUNTY OF ~~SANTA FE~~ BERNALILLO)

On this 17TH day of NOVEMBER, 2005, the foregoing instrument was acknowledged before me by the person whose name appears above.

Notary Public

My commission expires: Jan 25, 2006

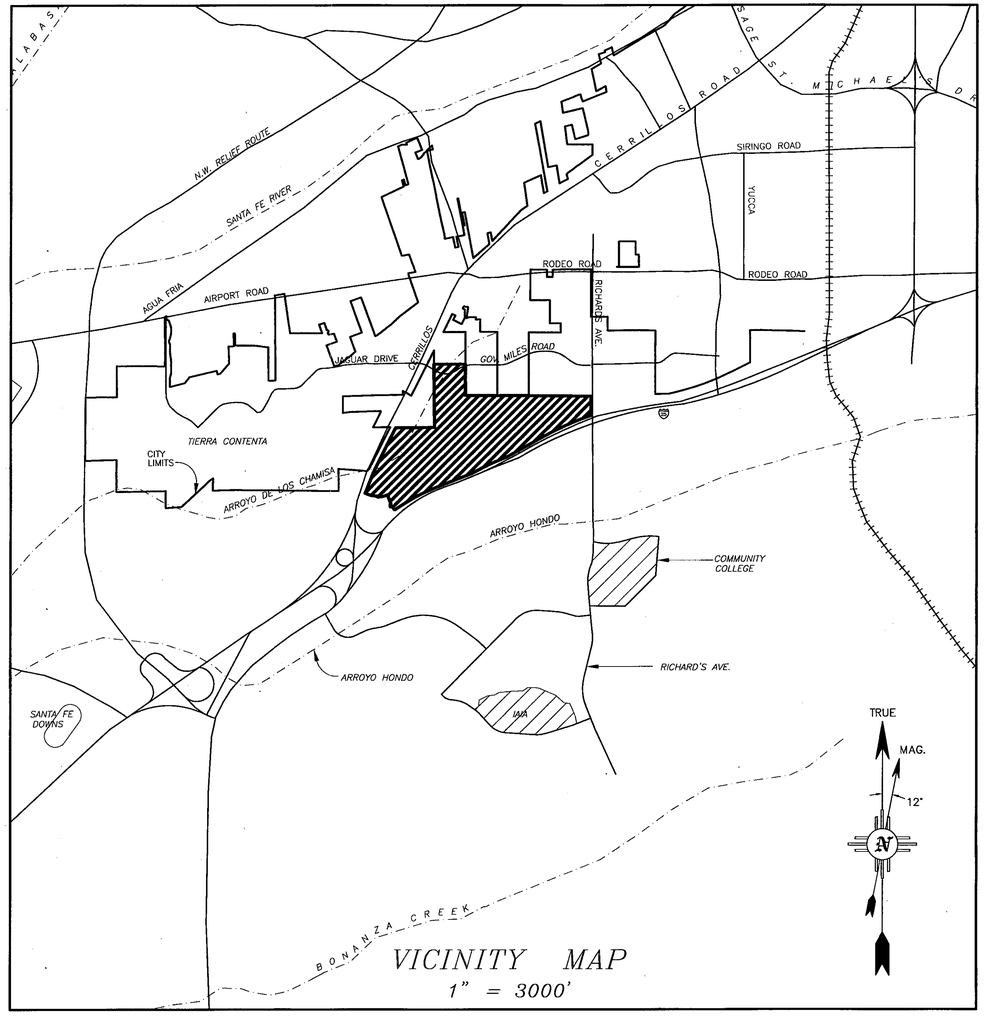
**Please refer to the attached requirements letter for additional detail. For additional information, contact the Fire Marshal's Office at (505) 992-3070.

Tract A2 Created

LAS SOLERAS

714014

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
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VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
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OPEN SPACE PLAN & PARK	P-11
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LOT LINE ADJUSTMENT PLAT	S-1~S-3
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

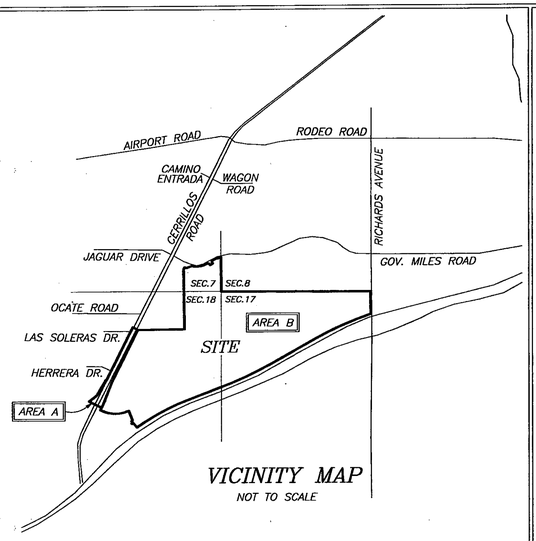
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10-01\DWG\MSPLN\0-1026 ANXCOV-12.DWG



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ___, PAGE ___. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK'S OFFICE

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA	561.65	ACRES
ANNEXATION AREA A	16.35	ACRES
**ANNEXATION AREA B	545.30	ACRES
ANNEXATION A PERIMETER	6785	FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101	FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%	
ANNEXATION B PERIMETER	26726	FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517	FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%	
TOTAL ANNEXATION PERIMETER	27482	FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618	FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%	

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B2, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANAUKEN Notary Public State of New Mexico My Commission Expires: 3/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

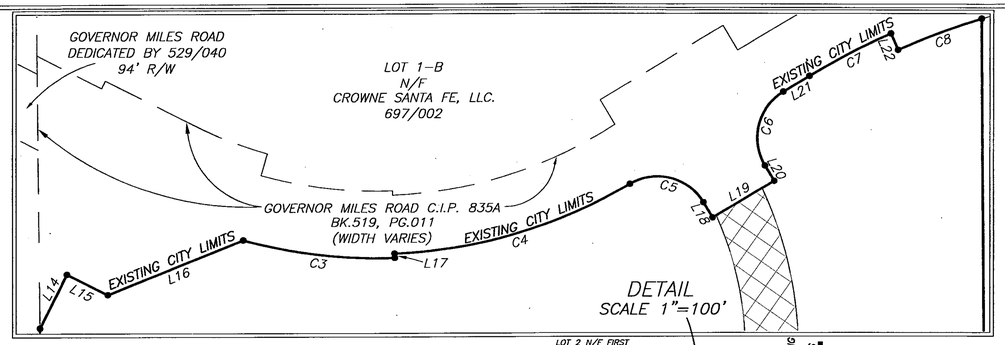
S-4

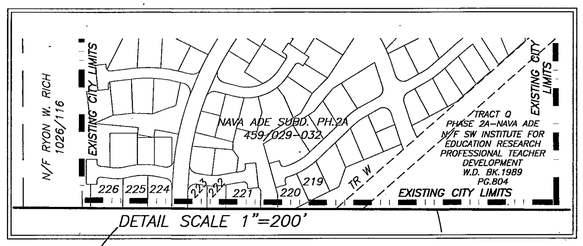
Tract A2 - Original Lot Configuration

714016

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E





LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- · — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

SCALE 1"=400'
400 0 400

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

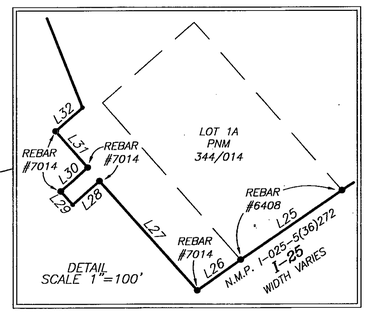
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
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L30	S48°21'32"W	50.09'
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L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
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L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT-OF-WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

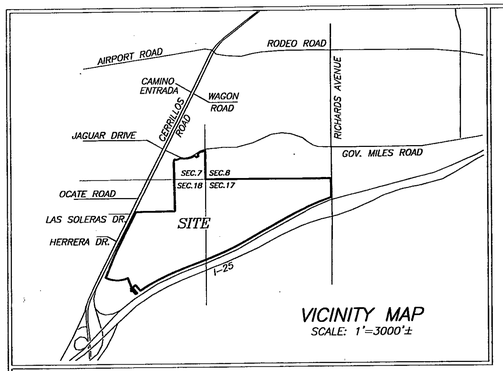
ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE-ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-6



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

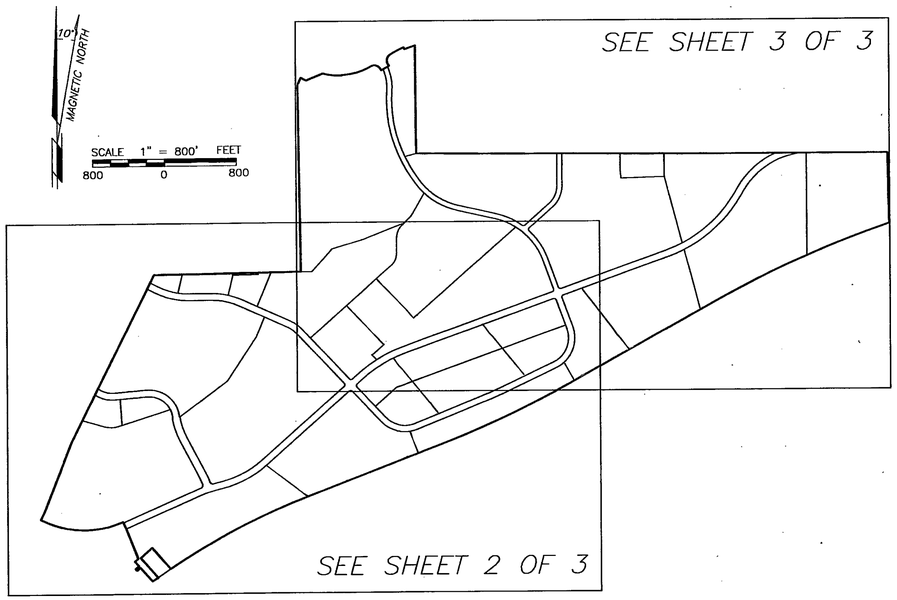
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST: COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

CERRILLOS ROAD US 85 N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

(1) 35.68 Ac.± 5407 BECKNER ROAD

(2) 2.60 Ac.± 5500 CROSSING AT CHAMISO

(3) 2.60 Ac.± 5508 CROSSING AT CHAMISO

(4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE

(5) 1.20 Ac.± 5301 LAS SOLERAS DR.

(6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE

(7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE

(8) 39.03 Ac.± 4981 BECKNER ROAD

(9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

(10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

(11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

(19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

(20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

(21) 4.70 Ac.± 5190 RAIL RUNNER ROAD

(22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

(23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

(24) 5.97 Ac.± 4354 BECKNER ROAD

(25) 8.01 Ac.± 4552 BECKNER ROAD

(26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

(27) 22.67 Ac.± 4980 BECKNER ROAD

(28) 21.77 Ac.± 5152 BECKNER ROAD

(29) 1.18 Ac.± 5400 BECKNER ROAD

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

FORMERLY "CHAMISO CROSSING" 659/146 690/29

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 5

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

20' WATERLINE EASEMENT 1179/363–368

20' WATERLINE EASEMENT 1177/468–470

20' WATERLINE EASEMENT 1177/471–473

20' WATERLINE EASEMENT 1177/471–473

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228–232 (100' WIDE ON PLAT 560/031)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 17)

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 18)

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131

50' P.N.M. EASEMENT 592/034

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

BRYANT PROPERTY

T-RAIL STA. 1581+62

T-RAIL STA. 114+47.2

T-RAIL (BENT) STA. 106+00

T-RAIL STA. 618+11

T-RAIL STA. 633+89.6

T-RAIL STA. 650+16.3

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-2

Tract A2 - Lot Line Adjustment to Tract 16

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C–2	– GENERAL COMMERCIAL
SC–2	– COMMUNITY COMMERCIAL
C–1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM–1	– RESIDENTIAL HIGH DENSITY
RM–LD	– RESIDENTIAL MEDIUM DENSITY
R–6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1314415

N/F KOBIER 2288/179

LOTS 1 & 2 N/F CANAVEBACK CO. 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

N/F HZ

N/F SC–2

N/F C–2

N/F MU

N/F RM–LD

N/F RM–1

N/F C–1

N/F R–6

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

185' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1640.00'
1" PIPE
N89°17'08"E 979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
333.78'
L46
N68°36'16"E 404.78'
372.79' S72°59'55"W
340.09' S41°29'23"W
L64
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C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD

C-2 (2) 2.60 Ac.± 5590 CROSSING AT CHAMISO

C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO

C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE

C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.

C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE

C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE

RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

HZ (8) 39.03 Ac.± 4981 BECKNER ROAD

C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD

C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD

C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD

C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

CERRILLOS ROAD - US 85 (WIDTH VARIES) N.M.P. I-025-5(36)272
INTERSTATE 25 (WIDTH VARIES) N.M.P. I-025-5(36)272
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 86' R/W
DANCING
50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' RAMBLA EASEMENT
T-RAIL STA. 1581+62
T-RAIL STA. 114+47.2
T-RAIL STA. 633+89.6
T-RAIL STA. 650+16.3
T-RAIL STA. 618+11
T-RAIL (BENT) STA. 106+00
FORMERLY "CHAMISO CROSSING" 659/146 690/29
LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #12130
REBAR #7014
REBAR #6408
4251 BECKNE
714022

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

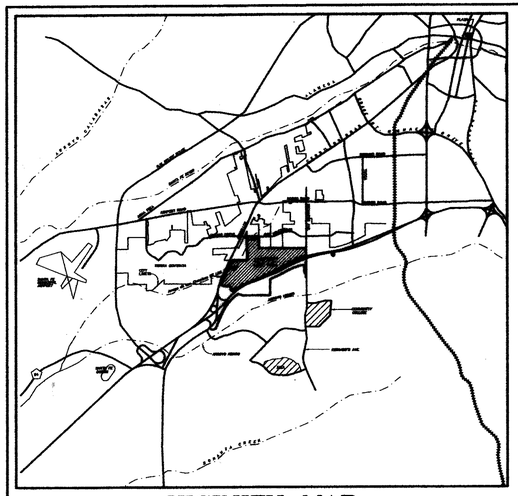
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°1'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

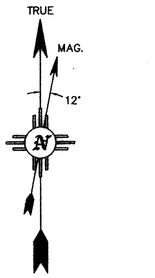
SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'



NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

2010 Tract 16 - Monte del Sol Charter School

714023

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
GOVERNOR MILES ROAD
CERRILLOS
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DAMONS GROUND RD.
NAVA AVE
RICHARDS AVE
DINOSAUR TRAIL
CROSSING AT CHAMISO
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5011 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4501 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
20 B.I.P. 10.70 AC±
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS) 4582 BECKNER RD.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' ELECTRIC TRANSMISSION LINE
50' EFFLUENT LINE EASEMENT
56' R.O.W.
O.S. 0.57 AC±
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.95 AC
OPEN SPACE 0.88 AC
OS 0.60 AC
76' R.O.W.
OPEN SPACE 0.34 AC
OS 0.10 AC
50'
SETBACK
100'
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
75'
OS 2.26 AC
OS 0.10 AC
OS 0.35 AC
70' R.O.W.
OS 0.20 AC
OS 0.45 AC
90' ACCESS/ RAMBLA EASE.
ACCESS/ RAMBLA EASE 0.71 AC
90' ACCESS/ RAMBLA EASE
RAMBLA & PLAZA EASE 1.25 AC±
158'
182'
OS 0.30 AC
OS 0.20 AC
OS 0.80 AC
OS 0.91 AC
OS 1.91 AC
OS 0.61 AC
OS 0.18 AC
OS 0.71 AC
OS 0.06 AC
OS 1.22 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
OPEN SPACE 0.17 AC
OPEN SPACE 1.71 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 06-06-2258R
86' R.O.W.
76' R.O.W.
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

CITY REVIEW
CITY ENGINEER — 02/22/10 DATE
CITY PLANNER — 02.10.10 DATE

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: 1"=400'	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HF	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	ANNEXATION MASTER PLAN	REVISED: 1/15/10	–
		WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12
		NORTH:	SHEET: P-5

\\SIBERTSERVER\V2000\20026\12010\01\ANXMSPLN-01\026-ANXMSPLN-01.dwg

CONDITIONS OF APPROVAL

FOR GENERAL PLAN AMENDMENT, ANNEXATION, LOT LINE ADJUSTMENT & REZONING
SET FORTH AT THE CITY COUNCIL MEETING OF FEBRUARY 11, 2009.

714024

Completed Conditions of Approval

	Condition	Description
Trails Development		
9	Include the amended Master Trails Plans (Sheets P-12) as part of the City's Annexation Agreement	Trails Plans is attached as exhibit to the Annexation Agreement
Historic Preservation		
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	2/5/09 ARC approved archaeological report and agrees to clearance for all of Las Soleras
Long Range Planning		
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	See Revised Annexation Master Plan with note as requested
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: •Easterly 20 ac. (including open space) - Community Commercial/SC-2 •Adjoining 48.99 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses •37.49 acres to west & northwest (including open space) – Mixed Use/MU.	Lot areas modified to reflect Revised Annexation Master Plan and General Plan Amendment Plan.
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	See revised Annexation Master Plan
Current Planning		
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)	Completed with recording of Annexation Plat
22	It appears that a portion of the 1% chance event floodplain of the Arroyo de Los Chamiso is not dedicated as Open Space or otherwise restricted from development. •Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District •Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected •Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Completed with recording of Annexation Plat
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Planning Comm. approved innovative street design. With modified road widths shown on Annexation Plat
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: •Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, •Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, •And, a public access easement is provided for the trail through the private open space.	Alternative sidewalk design approved by the Planning Commission, shown on Sheet P-18 of plan set
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: •It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. •It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Trail locations modified to avoid future roads, with few exceptions, see Trails Plan
27✱	Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Lots 9 and 11. Exact locations to be determined at time of Development Plan approval.	Lot no.'s revised, See revised Annexation Master Plan
29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	See Revised Annexation Master Plan. Distance spacing reviewed and approved by City Traffic Engineer.

	Condition	Timing
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: •Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) •Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel •Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	See Revised Annexation Master Plan Final alignment to be approved at DP. Final alignment to be approved at DP. Final alignment to be approved at DP.
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Possible alignment for pedestrian underpass shown on revised Annexation Master Plan. Discussed in I-25 Corridor recommendations to MPO.
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Completed per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Sheet P-7 from plan set removed.
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
40 ✱	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Completed with recordation of Annexation Master Plan. Annexation Master Plan constitutes revised FLU Map.
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	See Conditions Completed by 46A - 46E, This Sheet
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	Completed, see letter from Governor Richardson dated 11/14/08
Parks & Open Space		
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.40 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Lot #'s revised from date of this condition. See Revised Annexation Master Plan and Trails Plan creating connectivity.
36 ✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Revised MP shows 10' trial/maintenance path along south side of park
City Attorney		
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	Completed with recordation of Annexation Plan and Annexation Agreement

Conditions of Approval to be Submitted at Development Plan(or permit) for Applicable Parcel(s), Consistent with Approved Timing

	Condition	Timing
Solid Waste		
1	Applicant must comply with Chapter XXI of SFCC 1987	Development Plan, (DP) including any road construction plan)
2	Recommend the following solid waste measures: •Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan •Residential properties: create a specific solid waste plan	Development Plan, (DP) including any road construction plan)
3	Identify provisions for recycling	DP
Fire Department		
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	DP or plat
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official.Contact Fire Department for clarification and approval of fire hydrant locations.	DP or plat
6	Development Plan General notes shall indicate the following provisions: •Fire Department Access shall be maintained throughout all development construction phases § 1410.1. •An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	DP or plat
Trails Development		
7	Provide a standard city trail signage plan.	DP or plat including any road or trail construction plan.
8	Comply with ADA standards.	DP, plat or trail construction
10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	DP or plat including any road or trail construction plan.
Wastewater		
12	Public sanitary sewer crossings of the Arroyo de Los Chamisos (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	DP, plat or time of utility permit
13	There shall be no sewer lift stations in the "Las Soleras" area.	DP or plat
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	DP or plat
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo de Los Chamisos Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	DP
Long Range Planning		
19 ✱	All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	DP adjacent to Highway Corridor Comprehensive trail plan with 1st DP for tract adjacent to'Hwy. Corridor; easc. dedication and trail construction as each tract is developed
20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	DP adjacent to Train Stop

	Condition	Timing
Current Planning		
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	DP or plat , including any road construction plan
25✱	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	DP or plat, including any trail construction plan
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: •Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic •If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal •Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath •Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal •Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	DP or plat Location of utilities and road grades prevent a ped. underpass DP DP DP
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13: Traffic Circulation Plan to facilitate: •ROW dedications for bus loading bays or lanes •Connections to non-motorized circulation facilities •Building and tract development orientations to the transit stops	DP, including any road construction plan
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Coordinate with SF County
47	Prior to the approval of a development plan for a hospital on Parcel 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	DP for Hospital, includes Heliport
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	Construction of train station
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	Developer to submit letter to MPO prior to construction of Rail Stop
Parks & Open Space		
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	DP or park development plans
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.40 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	DP or park development plans
36✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Final alignment to be approved at time of DP approval
Public Works		
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	DP for Lot 15
46A	The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.	Consistent with approved or amended TIA

	Condition	Timing
46B	Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.	Consistent with NMDOT or FHWA
46C	As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year with the three exceptions:	DP or Plat
i.	Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.	
ii.	As determined by the approval of the Entrada Contenta Development, the Las Soleras Masterplan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Crossing at Chamiso intersection.	
iii.	Fair share contributions for Cerrillos Road and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.	
iv.	Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.	DP or Plat
v.	If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvement with the amount of contributions available at that time. Las Soleras to be reimbursed by developers sharing in improvement cost if Las Soleras is the first to construct shared improvements. Las Soleras may also receive financial offsets against traffic impact fees for road improvements identified on the City Capital Improvements Program.	
46D	Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.	DP or Plat
46E	Access spacing along Chamiso Crossing, Las Soleras Drive and Rail Runner Road, north of Beckner Road shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works.	DP or Plat

Conditions of Approval to be Submitted Prior to or With First Development Plan(s)

	Condition	Timing
Long Range Planning		
19 ✱	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 & Beckner Road, making use of the bundled open spaces to create a continuous trail system. •All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Highway Corridor Plan, Visual Impact Analysis - and detailed Trails Plan for Hwy Corridor to be submitted to Planning Comm. Concurrent with each DP along Highway Corridor Concurrent with each DP along Highway Corridor
Parks & Open Space		
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	Additional 20 acre park location to be reviewed by Planning Commission prior to submission of development plan

✱ :CONDITIONS ARE PARTIALLY COMPLETED & DUPLICATIVE

DP :DEVELOPMENT PLAN

46A–46E CONDITIONS ADDED BY TRAFFIC ENGINEERING REVIEW OF TIA

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN CONDITIONS

SCALE: 1"=300'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HP	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P–6	
WORKED ON: 1/15/10	FILE NAME: 20026 1–10 ANXMSPLN 026–ANXCONDPLN–01		

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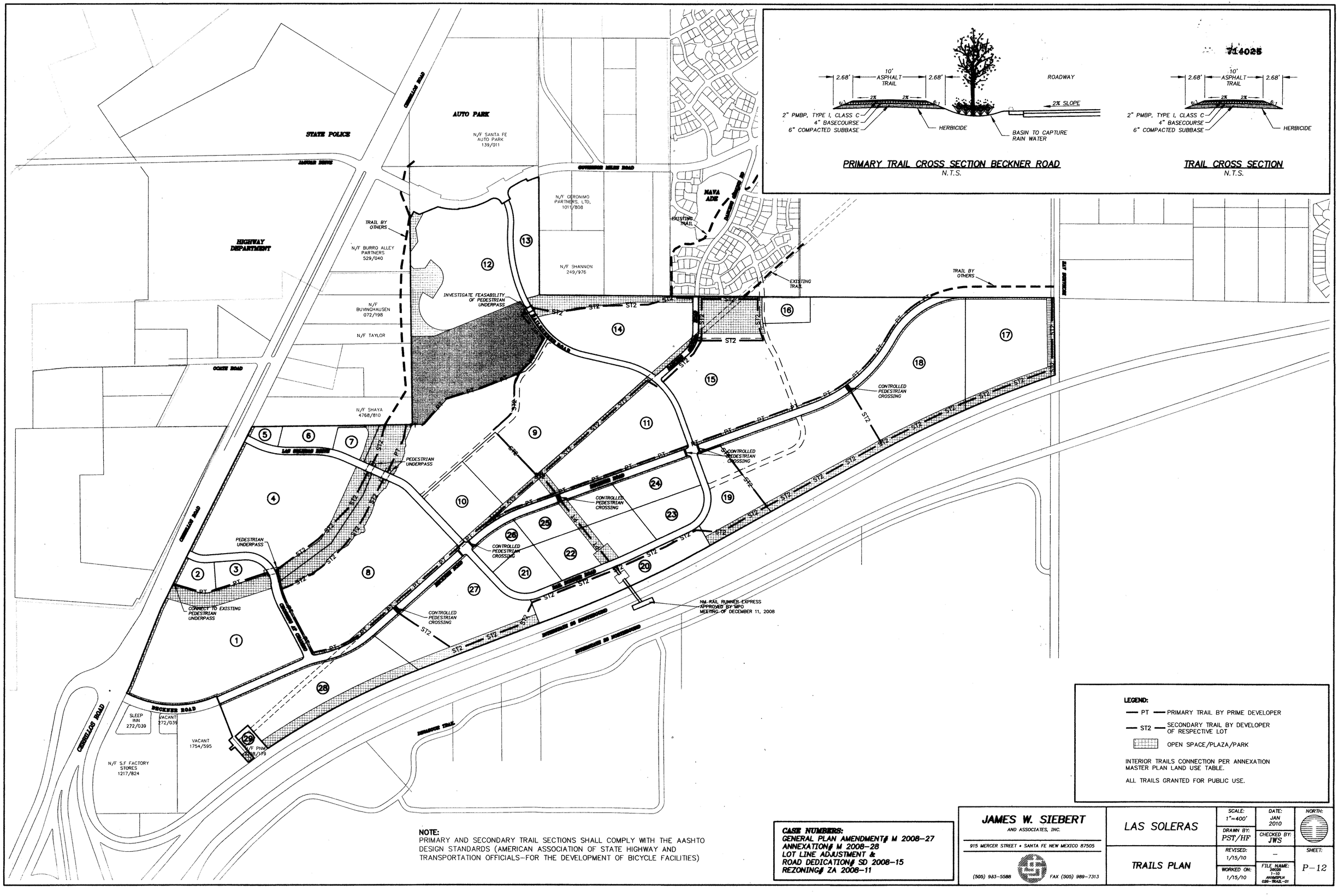

NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS–FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983–5588 FAX (505) 989–7313

LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-TRAIL-01	P–12	

JAGUAR DRIVE

GOVERNOR MILES ROAD

NOT A PART

N/F GERONIMO PARTNERS, LTD, 1011/808

DANCING GROUND RD

714026

BEATY ANNEXATION

N/F BURRO ALLEY PARTNERS 529/040

N/F SHANNON 249/976

EXISTING TRAIL

BECKNER ROAD BY OTHERS

SEE ANNEXATION PLAT PLAT BOOK 710 PAGES 21-22

RICHARDS AVE

N/F BUVINGHAUSEN 072/198

N/F TAYLOR

57' R.O.W.

MONTE DEL SOL CHARTER SCHOOL

56' R.O.W.

DANCING GROUND ROAD

RAIL RUNNER ROAD

OCATE ROAD

N/F SHAYA 4768/810

76' R.O.W.

CERRILLOS ROAD

LAS SOLERAS DRIVE

70' R.O.W.

BECKNER ROAD

RAIL RUNNER ROAD

CROSSING AT CHAMISO

86' R.O.W.

INTERSTATE 25 SOUTHBOUND

INTERSTATE 25 NORTHBOUND

92'

SLEEP INN 272/039

VACANT 272/039

VACANT 1754/595

N/F PNM 2228/179

N/F S.F FACTORY STORES 1217/824

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

LEGEND:

- PHASE I UNDER CONSTRUCTION
- PHASE II FULL BUILDOUT
- PHASE III PARTIAL BUILDOUT
- PHASE III FULL BUILDOUT
- PHASE IV

NOTES:

-PHASING OF ARROYO CHAMISO DRAINAGE CROSSINGS TO BE DETERMINED BY UPDATED TRAFFIC IMPACT ANALYSIS.

-PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SEQUENCING OF LOT SALES.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

INFRASTRUCTURE PHASING

SCALE:	DATE:	NORTH:
1"=300'	JAN 2010	
DRAWN BY: PST/HF	CHECKED BY: JWS	
REVISED: 1/15/10	–	SHEET: P-14
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-ROADPHS-01	

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3FC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
LAS SOLERAS ANNEXATION

This Annexation Agreement ("Agreement") is made and entered into this 9 day of September, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (the "City") and the owners of the property commonly known as Las Soleras ("Landowner"), whose legal entities and signatures are included at the end of this Agreement (collectively, the City and Landowner are referred to herein as "Parties").

RECITALS

A. The Landowner owns that certain property situated in Santa Fe County, New Mexico consisting of approximately 545 acres bounded by Cerrillos Road on the west, Interstate 25 on the south, Richards Avenue to the east and Governor Miles Road and lands including the Building Services of Santa Fe property and the Nava Ade subdivision on the north ("Property"), as more fully described in the Annexation Plat ("Annexation Plat") attached hereto as Exhibit I and incorporated herein by reference. Landowner encompasses a group of property owners, each of whom herein assumes responsibility for their property and not for properties owned by other landowners.

B. On, or about, January 2006, Las Soleras submitted to the Extraterritorial Zoning Authority ("EZA") an application for master plan approval to create a Village District to include high to low density residential uses and community facility, civic and commercial uses/activities around a plaza area on 437 acres. The EZA approved Las Soleras' application for master plan approval (EZ Case No. Z-04-4591) and creation of a Village District on May 25, 2006 and the Order was approved on August 31, 2006 and recorded by the Santa Fe County Clerk on

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September 6, 2006.

C. On September 27, 2007 the EZA approved an application for master plan approval (EZ Case No. Z – 04-4594) for a commercial development on 156.87 acres within the Property consisting of up to 2,236,117 square feet of commercial uses including a hospital with helicopter pad, a hotel and conference center, office uses, retail uses, a rail stop with corresponding transit station and a variance of height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance for the hospital ("Crossing Master Plan"). The Order approving the Crossing Master Plan was recorded in the records of Santa Fe County, New Mexico as Instrument # 1515869.

D. On April 29, 2008, the Santa Fe County Board of County Commissioners ("BCC") approved a Settlement Agreement and Mutual Release of Claims between the BCC, the Governing Body of the City of Santa Fe ("City Council"), the EZA and the Extraterritorial Zoning Commission ("EZC"), and the owners of Las Soleras ("Settlement Agreement").

E. On April 30, 2008, City Council approved the Settlement Agreement.

F. The Settlement Agreement provides that the Property shall be annexed via a landowner-initiated "Petition Method" application submitted to the City consisting of an (1) Annexation Petition, (2) General Plan Amendment and (3) Rezoning, all consistent with the map attached to the Settlement Agreement (See Exhibit A of Settlement Agreement). The map includes the 70-foot height variance and a helicopter pad, as granted by the EZA in its approval of the Crossing Master Plan for Parcel C1 as shown on the Annexation Plat now owned by Presbyterian Healthcare Services, a New Mexico nonprofit corporation (the "Presbyterian Healthcare Services Parcel"). The Settlement Agreement further provided that "It is expressly

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understood and agreed that this Agreement does not constitute an approval of any portion of the application or the map attached hereto as Attachment B."

G. On February 11, 2009, the City Council unanimously approved annexation of the Property to the City of Santa Fe along with General Plan Amendments, Rezoning and a Lot Line Adjustment and Road Dedication Plat subject to 50 conditions of approval, a copy of which is attached hereto as Exhibit II and incorporated herein (the "Conditions").

H. The Landowner desires to obtain annexation of, and the City agrees to annex, the Property to the City subject to the terms and conditions of this Agreement.

I. The Landowner desires to develop the Property and the City agrees to the development of the Property subject to and upon the terms and conditions of this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and the following agreements and undertakings of the Parties, the Parties agree as follows:

1) **ANNEXATION.**

a) Annexation Plat. The Landowner represents that the Annexation Plat was prepared in accordance with and complies with the Santa Fe City Code (the "Code"), the Annexation Agreement and all other applicable laws, regulations, and ordinances.

b) Annexation of the Property to the City. As of the Effective Date (defined as the date of this Agreement's recordation with the Santa Fe County Clerk's office) the Annexation Plat will be executed on behalf of the City and filed with the City and recorded in the records of Santa Fe County, New Mexico; whereupon, the Property will be deemed annexed to the City and will lie within the municipal boundaries of the City.

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c) EZA Conditions Inapplicable. Various subdivision plats have been approved under the prior extraterritorial jurisdiction. Upon recordation of a final non-appealable Annexation Plat and recordation of this Annexation Agreement, the prior approvals granted by the EZA shall become null and void including but not limited to, all conditions of approval, notes and findings and the City of Santa Fe Code shall determine the development standards within the approved Annexation.

2) **MASTER PLAN & ZONING**

2.1 Master Plan. The Master Plan for the Property ("Master Plan) is attached to this Agreement as Exhibit III and incorporated herein. In executing this Agreement, the City approves the Master Plan as the Master Plan for the Property and confirms that the Master Plan is in accordance with both the City's General Plan ("General Plan") and the Settlement Agreement. Additionally, the City approves the General Plan amendment approved concurrently with this annexation by Resolution No. 2008-27. The Parties acknowledge that the Master Plan is conceptual in nature and that the design may be modified through the subdivision platting, road realignment or development plan approval process without the necessity for a Master Plan amendment.

2.2 Zoning. The Master Plan contemplates a mix of land use and zoning designations within the Property. The tract sizes and densities may be modified without the necessity for a Master Plan amendment so long as such modifications comply with applicable Code. The mix of zoning designations, prior to application of the Conditions, includes:

- 82.5 acres of Regional Commercial (C-2)

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- 69 acres of community Commercial (C-2)
- 50.7 acres of Community Commercial (C-2) zoning with Business Park uses
- 20.2 acres of Shopping Center (SC-2)
- 41.2 acres of Office (C-1)
- 12.1 acres of Business Industrial Park (BIP)
- 6.9 acres of Mixed Use (MU)
- 39.0 acres of Institutional (HZ) for Hospital and Medical Uses
- 52.4 acres of Residential High Density (RM-1)
- 109.46 acres of Residential Medium Density (RM-LD)
- 22.2 acres of Residential Low Density (RM-6)
- 3.0 acres of Institutional (I) for Monte del Sol charter school

Up to 2,567 residential dwelling units approved in the High, Medium and Low Density Residential zoning categories.

2.3 Mixed Use Zoning Category. The Master Plan and zoning map identify a portion of the Property as "Mixed Use" (south of Beckner Road). Code section 14-7.2.B.8.c requires that 50% of a mixed-use development's total floor area consist of residential uses if located adjacent to residential zoning districts. The Parties agree that the 50% residential use requirement may be satisfied by clustering the residential uses in one or more locations on the overall Mixed Use tract shown on the Master Plan, Future Land Use Map and Zoning Map as opposed to on a parcel-by-parcel basis.

2.4 Rezoning. The Property shall be rezoned consistent with the Master Plan and in accordance with Rezoning Application No. ZA-2008-11 ("Rezoning Application") approved

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concurrently with this annexation by Ordinance No. 2009 - 07.

2.5 Satisfaction of Sunset Provision of Zoning Categories. The construction of any backbone infrastructure within Las Soleras within two years following the City Council's approval of the Rezoning Application shall satisfy the requirements of Code section 14-3.5.D with respect to Las Soleras. The Landowner may also satisfy the requirements of Code section 14-3.5.D with respect to any particular phase or subphase by any other method set out in Code section 14-3.5.D(1).

3) SUBDIVISION, PLATTING AND BUILDING PERMITS

3.1 Lot Line Adjustment and Road Dedication Plat. The Lot Line Adjustment and Road Dedication Plat attached hereto as Exhibit IV ("LLA Plat") is approved concurrently with this annexation. The LLA Plat will not require bonding for subdivision improvements and will not immediately allow for any construction or development.

3.2 Final Subdivision Plat. No development within any phase or subphase of the Property shall be commenced by the Landowner unless and until the City Planning Commission approves a Final Subdivision Plat and/or development plan for that phase or subphase and the Landowner has obtained any and all permits necessary or required to carry out such development.

3.3 Building Permits. Consistent with Section 3(e) of the Settlement Agreement, the City shall issue building permits and other necessary approvals when requested by Las Soleras without unreasonable delay, subject to the compliance of any such request with all applicable ordinances, regulations and rules.

4. CITY SERVICES AND INFRASTRUCTURE

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4.1 Fire and Police Protection. Fire and Police protection of the Development on the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan submitted with the application for final Subdivision plat approval for each phase or subphase or development plan approval shall show the size of the water mains and fire hydrant locations, together with such other features and elements as may be required by applicable Code requirements.

4.2 Refuse. Refuse disposal services shall be provided in accordance with applicable City ordinances.

4.3 Water Service.

(i) Water Delivery to Property. Water service will be provided for the development of the Property by the City of Santa Fe and in a manner consistent with the City Code. Prior to the development of each Phase or subphase, the Landowner agrees to connect the proposed development to the City's water delivery system using dedicated easements for the benefit of the City or its designee. The Landowner agrees that no water well shall be drilled on the Property.

(ii) Water Rights Transfer to the City. The City agrees that the tender of water rights for the entire Property not later than 30 days after the approval of the rezoning ordinance is not required. The City agrees that tender of water rights not later than 60 days after approval of each final subdivision plat or final development plan for each phase or subphase complies with the intent of the Water Rights Transfer Requirements set forth in City Code §14-8.16.

4.4 Storm Water Improvements. Concurrently with the development of each phase or

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subphase, the Landowner shall construct storm water improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The storm water system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances. All plans, reports, and construction documents relating to the design and construction of the storm water collection system shall be reviewed and approved by the City prior to any construction.

4.5 Sewer Service.

(i) Concurrently with the development of each phase or subphase, the Landowner shall construct sewer improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The sewer system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances.

(ii) In accordance with Section §3 (h) of the Settlement Agreement, the City issued a Sewer Can and Will Serve Letter to Las Soleras on May 23, 2008 ensuring sewer service to the Property (including the Presbyterian Healthcare Services Parcel) via the Arroyo Chamisa Interceptor sewer line. The Sewer Can and Will Serve letter is attached as Exhibit V and incorporated herein by reference and complies with Code Section(s) § 22-3, 22-5, and 22-6.

4.6 Reclaimed Water. Landowner agrees to cooperate with the City on the negotiation, construction, finance, design and reimbursement for the extension of reclaimed

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water infrastructure between the Property and the City's wastewater treatment plant to serve the Property.

4.7 Infrastructure Phasing. The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment. All infrastructure improvements reviewed and approved in Santa Fe County (i.e. Beckner Road and its associated infrastructure from Cerrillos Road to the eastern boundary of the Presbyterian Healthcare Services Parcel) shall be accepted simultaneously with the execution of this Annexation Agreement, provided that such infrastructure improvements have been or will be constructed in accordance with City standards, applicable laws, rules and regulations, and the Code, in effect at the time of construction, including, without limitation, the City's Infrastructure Completion Policy.

4.8 Streets and Other Rights of Way. All streets on the Property will be built to the minimum standards set forth in the Master Plan and in accordance with City standards, applicable laws, rules and regulations and the Code. Upon completion of construction by the Landowner and approval by the City, the streets described on any approved Final Subdivision Plat or development plan as public streets shall be dedicated to and accepted by the City as public rights-of-way. The Landowner shall pay for all construction costs of the streets. Upon acceptance by the City, the City shall be responsible for the costs of maintaining such dedicated rights of way.

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4.9 Signalized Intersections. The City agrees that in addition to the existing signalized intersection at Cerrillos Road and Beckner Road, the Property requires additional improvements, including the two signalized intersections off of Cerrillos Road north of Beckner Road as shown on Exhibit III as well as a signalized intersection and the associated street improvements at Richards Ave and Beckner Road. These three signalized intersections have already been approved by the City pursuant to the Hererra Site Plan Approval and the Building Services of Santa Fe annexation agreement.

4.10 Dedication and Letter of Credit.

(i) All required improvements for water, storm and wastewater collection, and public streets, shall be dedicated by the Landowner to the City or the City's designee and accepted by same for its use in perpetuity, as shown on the approved final subdivision plat or development plan for each phase or subphase and, once the City has inspected and approved the final construction of the improvements, the City shall accept the same and thereafter maintain the same in good operating condition at the City's expense.

(ii) In accordance with the City's Infrastructure Completion Policy and other applicable requirements, the Landowner shall provide a letter of credit, set aside letter or surety bond, in a form acceptable to the City, for the required improvements for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. The amount of the security shall be based on a certified engineer's estimate acceptable to the City.

5. **UTILITIES.** The City recognizes and accepts that the Property is currently encumbered with some above ground utilities. Future construction of utilities on the Property shall be served

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only with underground utilities, except for equipment or infrastructure that either must be located above ground or cannot be undergrounded in an economically feasible manner (such as the transmission line running east-west through the site).

6. **TRAFFIC IMPACT REPORT.** In compliance with city regulations a master traffic impact analysis prepared by Terry Brown is submitted under separate cover as part of the Master Plan and this Agreement (the "TIA"). Prior to the City Council meeting, City Traffic Engineer John Romero reviewed the TIA and recommended conditions of approval, which are included in the Conditions approved by the Council, as well as the following requirements, which the Council directed be included in this Annexation Agreement.

(i) The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road, in its final condition, shall be constructed as a four-lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.

(ii) Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.

(iii) As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public

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Works Department, on Cerrillos Road, Governor Miles Road and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year (the year 2030) with the two exceptions:

(a) Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.

(b) As determined by the approval of the Entrada Contenta Development, the Los Soleras Master Plan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Chamiso Crossing intersection.

(iv) Fair share contributions for Cerrillos Avenue and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.

(v) Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.

(vi) If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvements with the amount of contributions available at that time.

(vii) Access spacing along Beckner Road shall follow the NMDOT State Access

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Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

(viii) Access spacing along Chamiso Crossing, Las Soleras Drive and Railrunner Road, north of Beckner Road, shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works Department.

7. **HIGHWAY CORRIDOR**. The Highway Corridor Open Space as described in Condition 19 (the "Las Soleras Highway Corridor") is adopted as the highway corridor setback for Las Soleras and any future Highway Corridor Ordinance adopted by the City Council shall not affect or modify the Las Soleras Highway Corridor.

8. **AFFORDABLE HOUSING.** Residential development shall comply with the applicable Santa Fe Homes Program provisions in effect at the time of final subdivision approval for each phase or subphase or Landowner agrees to implement an affordable housing plan that is mutually acceptable to both the City of Santa Fe Governing Body and Landowner(s).

9. **IMPACT FEES.** Impact fees and credits for qualifying improvements constructed by the Landowner shall be assessed and applied pursuant to the provision of Code section 14-8.14.

10. **PARKS, OPEN SPACE AND TRAILS.** The Landowner shall meet the City's park dedication requirements by dedicating park land and land for trails within the Property to the City as generally shown on the Master Plan for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. Park improvement costs and offsets against park impact fees shall be subjected to the provisions of Code section 14-8.6. The City shall be responsible for all costs of maintaining the dedicated parks, open space and trails, including but not limited to; landscaping, irrigation & water, repair and maintenance of the

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grasses, trail surfaces, shrubs and trees.

As required by Condition #9, the amended Master Trails Plans (Sheets P-7 & P-17) is included herein as Exhibit VII.

As required by Condition #45, the applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.

11. **ASSIGNMENT.** Each property owner within Las Soleras assumes several liability related to this Agreement and shall be severally responsible for all obligations resulting from this Agreement. Each property owner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another property owner, another developer, or to an association of property owners, provided each such assignee agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such assignee assumes liability and agrees to perform all obligations of that property owner with respect to the portion of the property owned by such assignee. In such case the assigning property owner shall be released of all liability relating to this Agreement. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that each property owner is bound.

12. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

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13. **EXECUTION OF DOCUMENTS.** The Parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

14. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

15. **NO WAIVER.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

16. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

17. **GOVERNING LAW.** This Agreement and the rights of the Parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

18. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective heirs, successors and permitted assigns.

19. **AGREEMENT.** This Agreement states the entire agreement of the Parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

20. **AMENDMENTS.** Any amendments to this Agreement or any subdivision plat or development plan shall be subject to the review and approval of the Planning Commission and/or other City body having authority over such amendment.

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IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE

THE HONORABLE DAVID COSS,
MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

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LANDOWNER(S):

THE CROSSING, LLC, (PARCEL D1A)
a New Mexico Limited Liability Company

By: _____
John J. Mahoney, Managing Member

By: _____
Randall W. Eakin, Managing Oversight Member

BECKNER ROAD EQUITIES, INC., (AMENDED PARCELS A, B1, D1B2 & E)
a New Mexico Corporation

By: _____
Gordon L. Skarsgard, President

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4 & C)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

By: _____
J. Harmon Burttram, Managing Oversight Member

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3 & A4)
a New Mexico Limited Liability Company

By: _____
Fred Gardner, Managing Member

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

3FC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of _____, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF _____)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the _ day of _____, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

3FC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, President of Beckner Road Equities, Inc. a New Mexico corporation.

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member, Las Soleras Oeste, Ltd. Co., a New Mexico limited liability company. .

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Del Sur, LLC, a New Mexico Limited Liability Company.

Notary Public

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Santa Fe)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 12th day of November, 2009 by J. Harmon Burttram, Managing Oversight Member of Las Soleras Del Sur, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/23/2011

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9th day of September, 2009 by Fred Gardner, Managing Member of Geronimo Equities, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of November, 2009 by Diane Fisher, Secretary of Presbyterian Healthcare Services, a New Mexico nonprofit corporation.

Linda J. VanAuker
Notary Public

My Commission Expires: 2/12/2011

OFFICIAL SEAL
LINDA J. VANAUKER
Notary Public
State of New Mexico
My Commission Expires 2/12/11

SFC CLERK RECORDED 03/04/2010

3FC CLERK RECORDED 03/04/2010

EXHIBITS

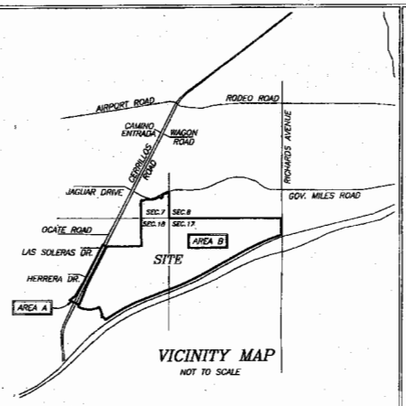
EXHIBIT I:	**ANNEXATION PLAT**
EXHIBIT II:	**CONDITIONS OF APPROVAL FOR LAS SOLERAS**
EXHIBIT III:	**MASTER PLAN FOR LAS SOLERAS**
EXHIBIT IV:	**LOT LINE ADJUSTMENT AND ROAD DEDICATION PLAT**
EXHIBIT V:	**CITY SEWER CAN AND WILL SERVE LETTER**
EXHIBIT VI:	**INFRASTRUCTURE PHASING PLAN**
EXHIBIT VII:	**AMENDED TRAILS PLAN**

3FC CLERK RECORDED 03/04/2010

EXHIBIT I

ANNEXATION, ROAD DEDICATION & VACATION PLAT

Las Soleras
Annexation Agreement



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

GARY E. DAWSON NEW MEXICO 14014 PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ____ PAGE ____ INST. NO. 1592455
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:32 o'clock P.M., and was duly recorded in book 714 page(s) 021-025 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.86 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 1317.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S37°04'14"W, 98.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"E, 82.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 69.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'48"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1560.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°43'51"E, 1559.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°35'29"W, 782.51 FEET;
THENCE N88°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N87°29'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N32°59'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S82°31'50"W, 127.50 FEET;
THENCE S59°08'14"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'39"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°25'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S89°01'32"W, 204.09 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°57'31"E, 2639.12 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6789 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-88 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1 & C AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 28 DAY OF September, 2009.
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DD, SUB, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DD, SUB, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY, THIS 12th DAY OF November, 2009.
OFFICIAL SEAL LINDA J. VANWUYEN Notary Public State of New Mexico My Commission Expires 2/12/2011
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/6/2013
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 22nd DAY OF September, 2009.
OFFICIAL SEAL Victoria Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5/23/2011
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE
CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
-2008-27
M-2008-28
ZA-2008-11
CHAIR — 2-4-10 DATE
SECRETARY — 2/2/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

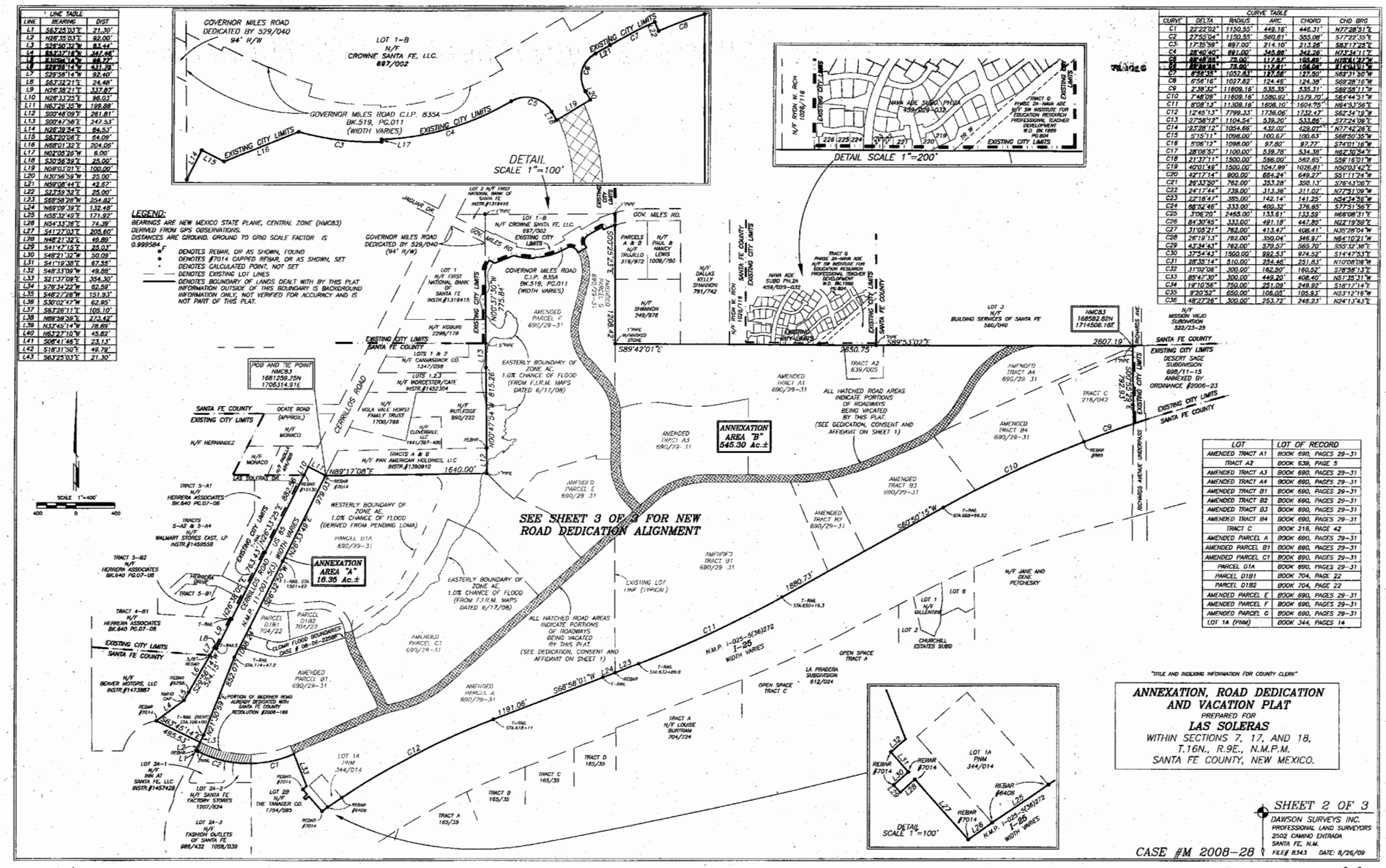
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

ANNEXATION, ROAD DEDICATIO VACATION PLAT
EXHIBIT I

SFC CLERK RECORDED 03/04/2010



LINE TABLE		
LINE	BEARING	DIST
L1	S61°25'03"E	21.30'
L2	N26°55'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S63°27'18"E	347.46'
L5	S10°04'14"W	88.77'
L6	S28°56'14"W	431.76'
L7	S29°56'14"W	92.40'
L8	S63°32'11"E	24.49'
L9	N26°38'21"E	337.87'
L10	N28°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'56"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N58°01'32"E	204.06'
L17	N02°05'28"W	6.00'
L18	S30°56'39"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'39"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'32"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'40"E	171.92'
L26	N54°32'28"E	74.38'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.80'
L29	S41°47'15"E	25.05'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.86'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'28"W	151.83'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°39'39"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.76'
L43	S63°25'03"E	21.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.81'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'28"	75.00'	117.57'	105.89'	N18°41'27"W
C6	89°48'28"	75.00'	117.61'	105.94'	N71°08'01"E
C7	6°58'35"	1052.83'	127.58'	127.50'	S82°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.39'	S89°28'16"W
C9	2°38'32"	11809.16'	535.35'	535.31'	S86°58'11"W
C10	7°48'09"	11809.16'	1580.92'	1579.70'	S86°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75"	N84°53'56"E
C12	12°46'13"	7799.33'	1736.06'	1732.47'	S82°14'12"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	428.91'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.36'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	24°33'50"	762.00'	153.28'	350.13'	S76°43'28"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	385.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N69°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.87'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°12'38"E
C30	37°54'43"	1560.00'	982.53'	974.52'	S14°17'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
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C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

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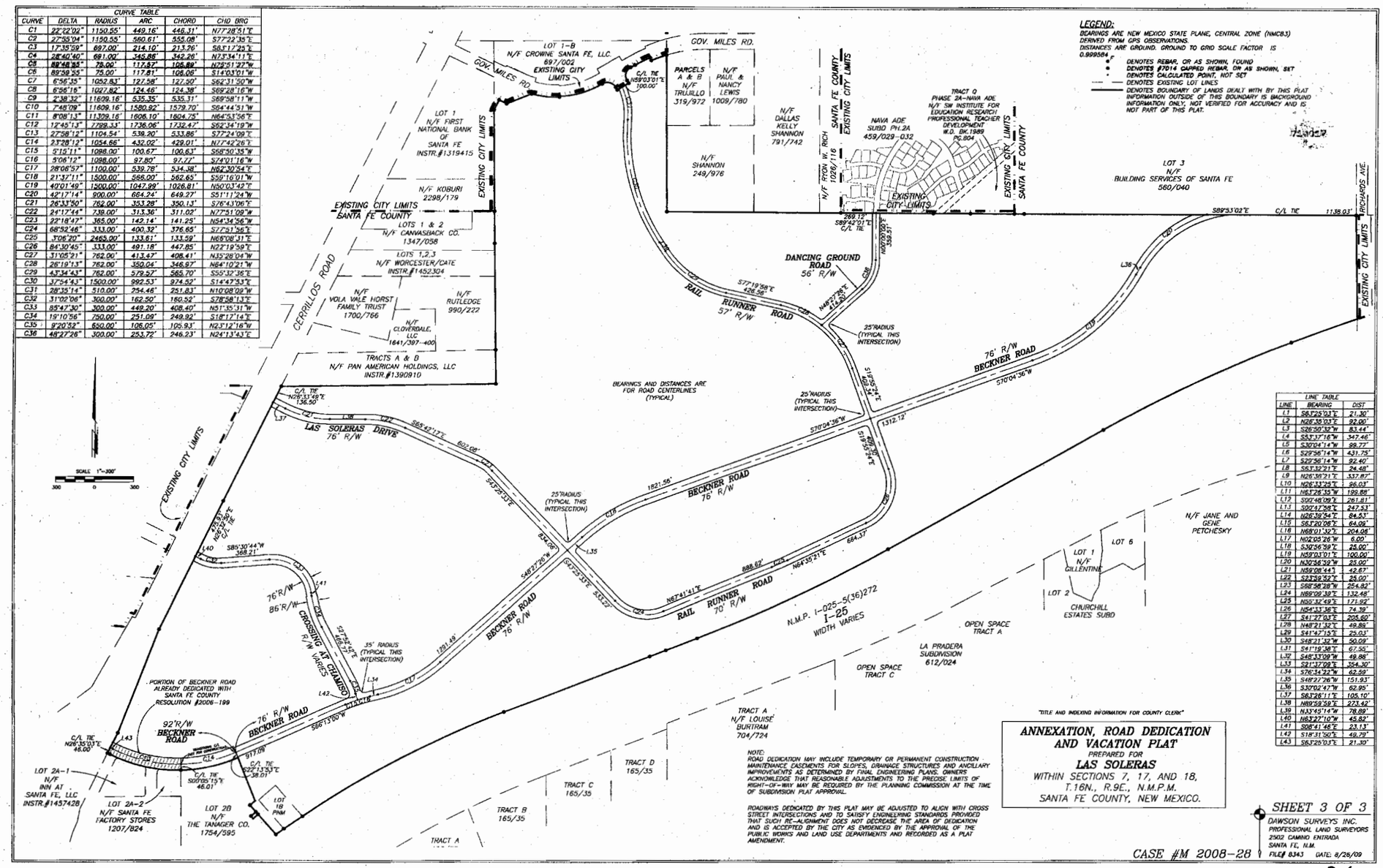

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
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C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
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C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
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C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'49"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
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C35	9°20'52"	650.00'	106.05'	105.93'	N24°13'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE

LINE	BEARING	DIST
L1	S67°29'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°36'21"E	337.87'
L10	N26°13'25"E	86.03'
L11	N63°26'35"W	199.89'
L12	S00°48'09"E	261.81'
L13	S00°47'28"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'26"E	64.09'
L16	N68°01'32"E	204.08'
L17	N02°05'26"W	6.00'
L18	S30°56'39"E	28.00'
L19	N59°03'01"E	100.00'
L20	N30°56'39"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°39'52"E	25.00'
L23	S68°56'28"W	254.62'
L24	N89°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.86'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.86'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
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L40	N63°22'10"W	45.82'
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L43	S63°29'03"E	21.30'

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EXHIBIT II

CONDITIONS OF APPROVAL

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets ~~P-7 & P-17~~ P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. __ - Exhibit VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated 1/15/10
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated 1/15/10 and revised Zoning map dated 8/26/09
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated 1/15/10
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

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	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated 8/26/09
22	It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development. • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Current Planning	Lucas Cruse	See Revised Annexation Plat dated 8/26/09 And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space.	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09 DP (Development Plan, including any road construction plan for curb cuts)
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate **only** trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated 1/15/10 and Trails Master Plan

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29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 and Road Dedication Plat
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 Also see DP (Development Plan, including any road construction plan)
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ___
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated 11/15/10
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated ____ Removed From PlanSet
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated 9/9/09
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

	additional recommended conditions in the City Council staff report.			John Romero dated ____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP

TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the "Las Soleras" area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)

SFC CLERK RECORDED 03/04/2010

20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate: • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 DP (Development

SFC CLERK RECORDED 03/04/2010

	park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

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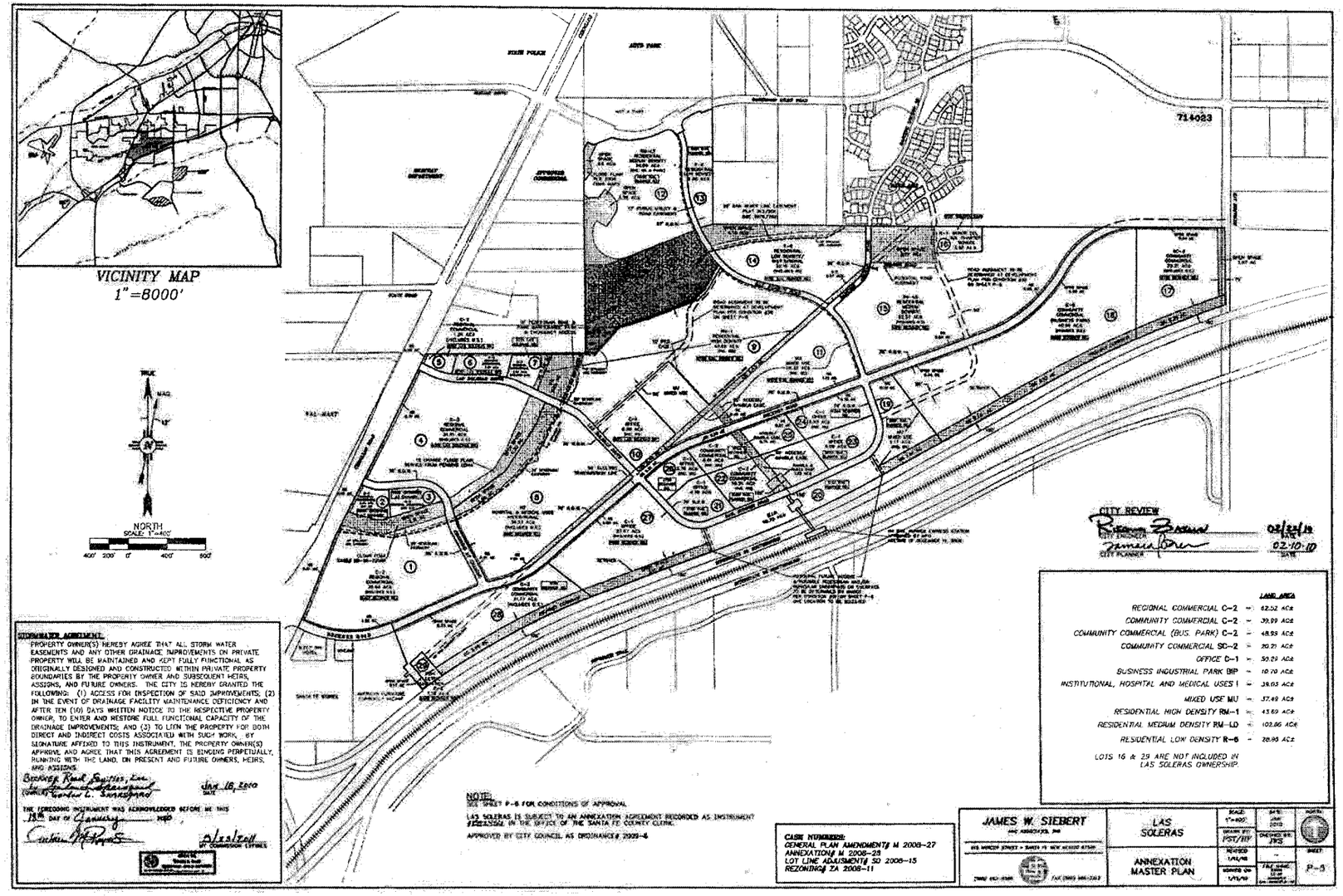
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

3FC CLERK RECORDED 03/04/2010

EXHIBIT III

ANNEXATION MASTER PLAN

Las Soleras
Annexation Agreement



LAS SOLERAS ANNEXATION MASTER PLAN
EXHIBIT III

SFC CLERK RECORDED 03/05/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT IV

LOT LINE ADJUSTMENT PLAT

SFC CLERK RECORDED 03/04/2010
LOT LINE ADJUSTMENT
EXHIBIT IV

S-1

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2504 B CAMINO ENTRADA
SANTA FE, N.M. 87507
(505) 466-8120 FAX 466-8300

CASE #SD 2008-15

DATE: 8/26/09

TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK

LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC. WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE CROSSMARTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 282 PAGES 33-34, PLAT BOOK 626 PAGE 41, PLAT BOOK 642 PAGE 28, PLAT BOOK 668 PAGES 42-43, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THE SAID REPLAT IS MADE WITH EASEMENTS SHOWN HEREON. REMAIN UNCHANGED. WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE GROSSING, LLC. (TRACT A-1A)
BY: JOHN V. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN V. MAHONEY, MANAGING MEMBER OF THE GROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF OCTOBER, 2009
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A1 & B1, E AND PARCEL D1&2)
BY: GORDON L. SOKOSACKI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SOKOSACKI, PRESIDENT OF BECKNER ROAD EQUITIES, INC. A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.
WITNESS MY HAND AND SEAL THIS 9 DAY OF OCTOBER, 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1&1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT OF CENTURY BANK THIS 23 DAY OF September 2009.
NOTARY PUBLIC
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS DEV. SUB, LLC
(AMENDED TRACTS B1, B2, B4 AND TRACT C)
BY: GORDON L. SOKOSACKI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SOKOSACKI, MANAGING MEMBER OF LAS SOLERAS DEV. SUB, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 15TH DAY OF September 2009
OFFICIAL SEAL
LINDA L. MONTOYA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5/2/2010
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS DEVELOPMENT, LLC. (AMENDED PARCELS F & G)
BY: GORDON L. SOKOSACKI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SOKOSACKI, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SOKOSACKI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SOKOSACKI, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS DEV. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SOKOSACKI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SOKOSACKI, MANAGING MEMBER OF LAS SOLERAS DEVELOPMENT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

GERMANO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARMENDI, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARMENDI, MANAGING MEMBER OF GERMANO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September 2009
OFFICIAL SEAL
Tisha A. Lopes
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 4/10/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGEND

- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
- ● DENOTES 1/2" REBAR WITH CAP "DPA 7014" TO BE SET UPON RECORDING.
- ● DENOTES CALCULATED POINT, NOT SET.
- DENOTES OLD LOT LINE (HIDDEN WHEN CROSSED BY NEW LOT LINE)
- DENOTES TRACT NUMBER.
- (#) DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT.

INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND DRAWING ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERED TO ON THE FACE OF THIS PLAT.

NOTICE:

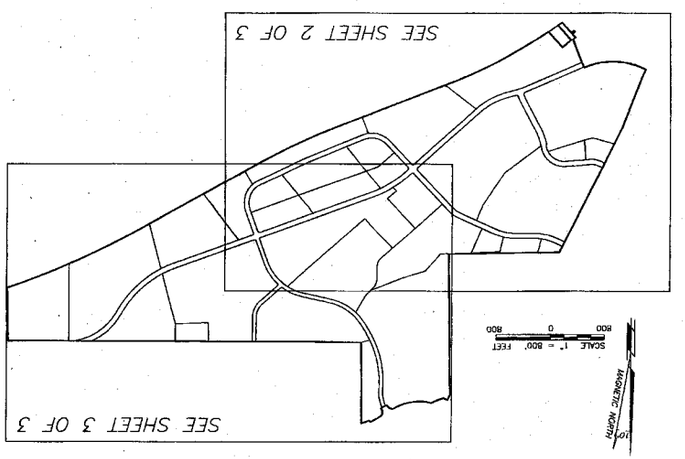
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED CITY OF SANTA 1m DEVELOPMENT PLAN ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN APPROVALS FOR EACH APPLICABLE CITY OF SANTA 1m ORDINANCE FEMA MAP REVISION THAT WORKERS AND PROVISION OF REQUIREMENTS RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THE SAID REPLAT IS MADE WITH EASEMENTS SHOWN HEREON. REMAIN UNCHANGED. WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY LAS SOLERAS DRB-231 IS WAIVED BY ACTION OF THE CITY COUNCIL AT 6/25/2008 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 29-31 AND REFLECTED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0509D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS REMOVED BY OWNER FOR INSULATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 218, PAGE 42
AMENDED TRACT D1&1	BOOK 690, PAGES 29-31
AMENDED TRACT D1&2	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31



UTILITIES

This plat is for lot line adjustment purposes only. No additional lots are created.

QWEST COMMUNICATIONS, INC. (TELEPHONE) — DATE 9-28-09
COMCAST (CABLE TV) — DATE 9-23-09
CITY OF SANTA FE WATER/WASTEWATER — DATE 10-8-09
SANGRE DE CRISTO WATER DIVISION — DATE 10-2-09
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) — DATE 09/04/2009
NEW MEXICO GAS COMPANY — DATE 9-23-2009

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 28th DAY OF AUGUST, 2009 TO THE BEST OF MY KNOWLEDGE. THE SURVEY AND PLAT ARE CORRECT. TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY L. DAWSON, NMPS# 7014

COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 3rd day of March A.D., 2010 at 4:38 o'clock P.M. and was duly recorded in book 713, page(s) 029 of the records of Santa Fe County.

Witness my hand and Seal of office
Valerie Espinoza
County Clerk, Santa Fe county, N.M.

Deputy

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — DATE 10-9-09
ATTEST: COUNTY CLERK — DATE 10-9-09

REVIEWED BY CITY OF SANTA FE:

CITY PLANNER — DATE 02.10.10
CITY ENGINEER — DATE 02/22/10

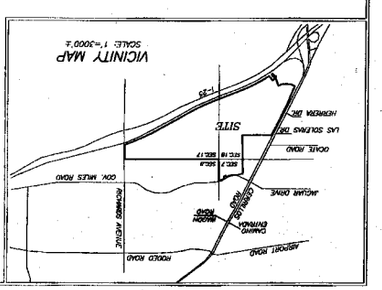
CITY OF SANTA FE APPROVAL

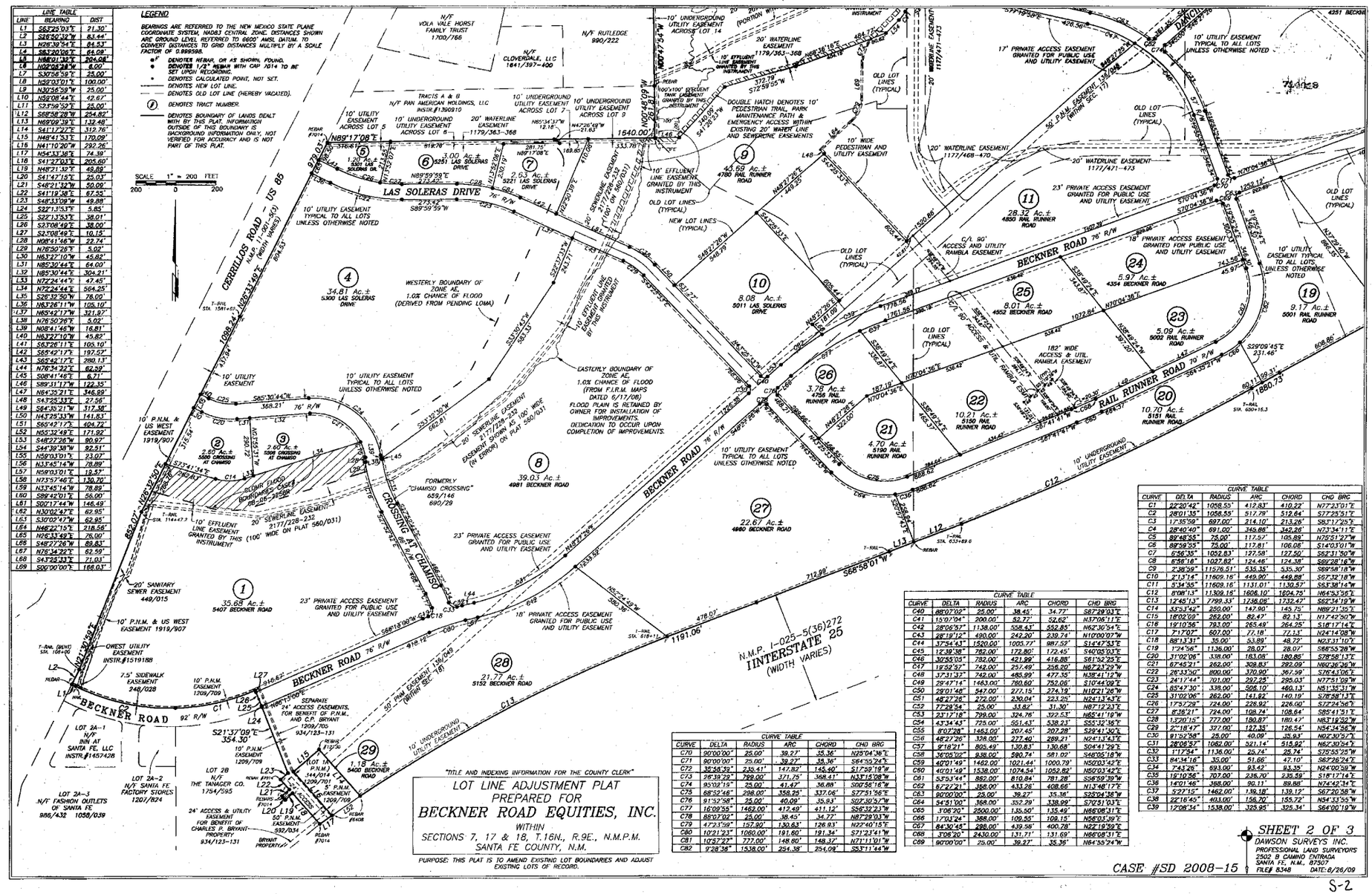
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF 2-10-10
AS ORDINANCE # 2008-6
MAYOR, DAVID COSS — DATE 2-22-10
ATTEST: CITY CLERK — DATE 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:

DATE	AS CASE #
12/18/2008	SD-2008-15
	M-2008-27
	M-2008-28
	ZA-2008-11

CHAIR — DATE 2-4-10
SECRETARY — DATE 2/1/10





LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S83°20'06"E	64.09'
L5	N86°01'32"E	204.08'
L6	N02°08'28"W	6.00'
L7	S30°56'58"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°56'52"E	25.00'
L12	S66°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'26"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.05'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S32°13'53"E	5.85'
L25	S32°13'53"E	38.01'
L26	S37°08'49"E	38.00'
L27	S2°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'28"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°39'50"W	78.09'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.87'
L38	N76°50'28"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.53'
L43	S62°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°51'17"W	122.35'
L47	N84°25'21"E	346.89'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S85°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N13°45'14"W	78.89'
L57	N59°03'01"E	13.57'
L58	N73°57'46"E	130.76'
L59	N13°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N66°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S41°58'33"E	71.03'
L69	S00°00'00"E	188.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S81°17'25"E
C4	28°40'49"	691.00'	346.86'	343.26'	N23°34'11"E
C5	89°56'35"	75.00'	117.57'	105.86'	N75°21'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	8°56'16"	1027.83'	124.46'	124.38'	S69°28'18"W
C9	2°38'59"	11578.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S65°38'14"W
C12	6°08'13"	11309.16'	1206.10'	1204.75'	N64°53'55"E
C13	12°46'13"	7789.53'	1736.06'	1732.47'	S62°34'19"W
C14	33°33'42"	250.00'	147.90'	145.75'	N88°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'36"	783.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'26"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N82°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	339.00'	508.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°3'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	2°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	81°52'58"	25.00'	40.09'	35.93'	N62°30'52"E
C31	28°06'57"	1062.00'	521.14'	515.82'	N67°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S67°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'39"W
C35	16°10'56"	707.00'	235.70'	234.79'	S18°17'14"E
C36	14°01'46"	388.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N84°33'55"W
C39	12°06'14"	1538.00'	325.06'	324.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S67°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54.43"	1520.00'	1005.77'	987.57'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'37"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'32"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°28'54"	25.00'	33.80'	31.30'	N87°12'20"E
C53	23°12'18"	799.00'	324.76'	322.53'	N65°41'18"W
C54	43°34.43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	336.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	6°2'2"21"	388.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	388.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'39"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

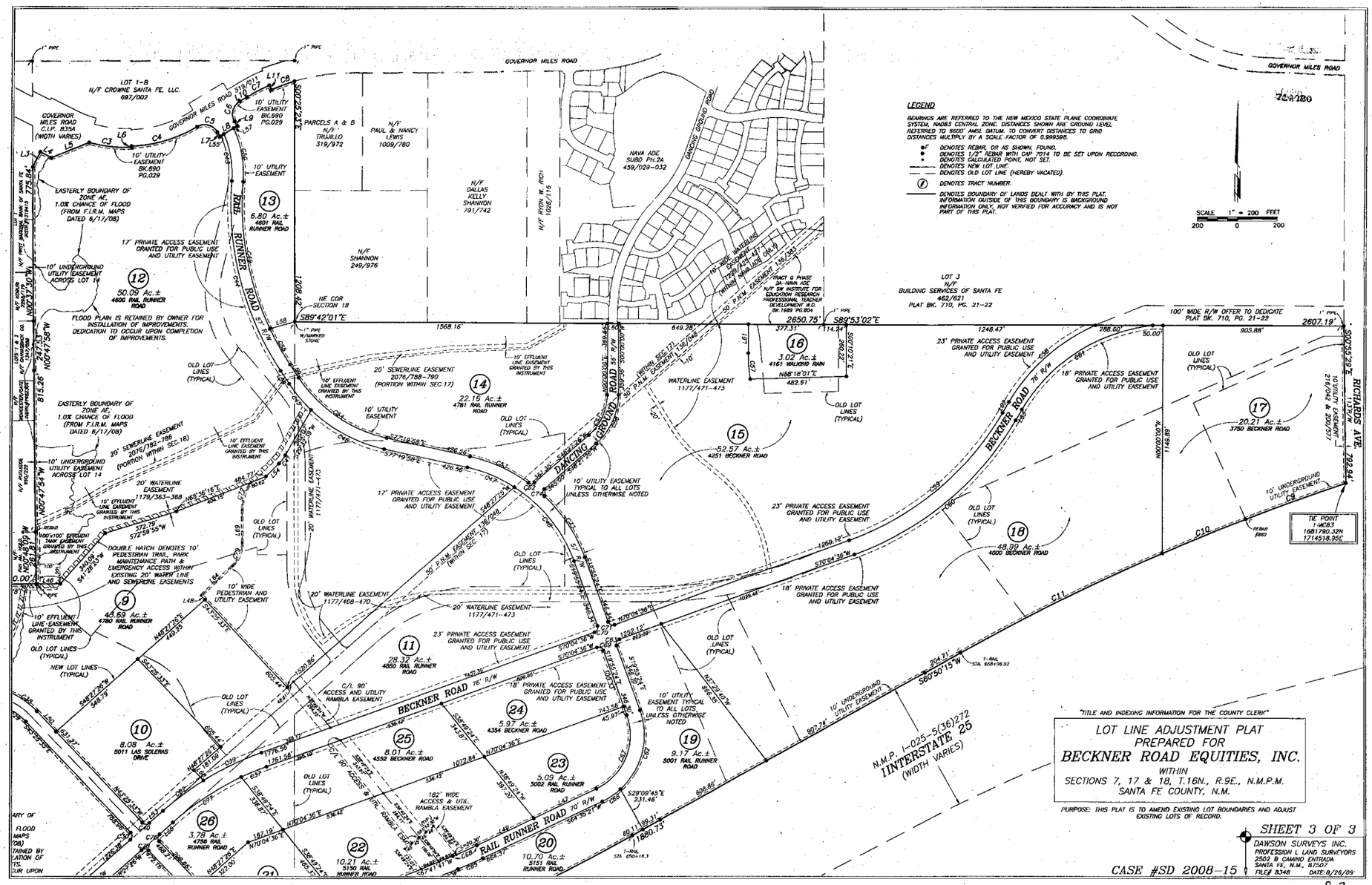
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°48.53"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39.29"	789.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S07°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S62°32'21"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°28'03"W
C79	47°23'59"	157.80'	130.63'	126.93'	N27°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°37'22"	777.00'	148.80'	148.37'	N71°11'01"W
C82	9°28'38"	1538.00'	254.38'	254.09'	S63°11'44"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

SFC CLERK RECORDED 03/04/2010


LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999588.
DENOTES REBAR, OR AS SHOWN, FOUND.
DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
DENOTES CALCULATED POINT, NOT SET.
DENOTES NEW LOT LINE.
DENOTES OLD LOT LINE (HEREBY VACATED).
DENOTES TRACT NUMBER.
DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
SCALE 1" = 200 FEET
200 0 200
GOVERNOR MILES ROAD
BECKNER ROAD 70' R/W
RAIL RUNNER ROAD 70' R/W
DANCING GROUND ROAD
RICHARDS AVE.
INTERSTATE 25
(WIDTH VARIES)
N.M.P. I-025-5(36)272
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 781/742
N/F SHANNON 249/976
N/F RYON W. RICH 1020/115
NAVA ADE SUBD PH.2A 459/029-032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21-22
N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT #2, BK.1989 PG.804
TRACT Q PHASE 3A-NAVA ADE
TIE POINT I-MON.3 1681790.32N 1714518.95E
NE COR SECTION 18
S89°42'01"E
S89°53'02"E
2650.75'
2607.19'
1568.16'
649.28'
1248.47'
905.88'
1209.42'
732.84'
1140.89'
N00°01'01"W
S00°05'29"E
S60°50'15"W
1880.73'
N70°04'36"W
S70°04'36"E
N00°47'54"W
N00°48'09"W
N00°47'58"W
N00°47'30"W
S89°27'26"W
S48°27'26"W
S41°32'34"E
S48°27'26"E
N48°27'26"E
S29°09'45"E
N29°09'45"E
S64°35'21"W
N64°35'21"W
S25°24'39"W
N25°24'39"W
S70°04'36"E
N70°04'36"E
S19°55'24"E
N19°55'24"E
S41°32'34"E
N41°32'34"E
S48°27'26"E
N48°27'26"E
S64°35'21"E
N64°35'21"E
S25°24'39"E
N25°24'39

SFC CLERK RECORDED 03/04/2010

EXHIBIT V

CITY SEWER COMMITMENT LETTER

SFC CLERK RECORDED 03/04/2010

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Date: May 23, 2008

To: Frank Katz , City Attorney
City Attorney's Office

Via: Qustandi Kassisieh, Director
Wastewater Management Division

From: Bryan Romero, Engineering Supervisor
Wastewater Management Division

Re: Las Soleras Annexation– Presbyterian Hospital

On May 19, 2008, the Settlement Agreement and Mutual Release of Claims involving the City of Santa Fe, Santa Fe County and Las Soleras property became effective. The Agreement states that Las Soleras is within the sewer service area of the County and that "upon application for annexation of Las Soleras... the City shall issue a 'can and will serve' letter to Las Soleras for sewer service in accordance with its rules and regulations."

Las Soleras has initiated the annexation application process in satisfaction of the foregoing Agreement provision. The Wastewater Management Division confirms that the City can and will provide sewer service to Las Soleras, including the proposed Presbyterian hospital within the Las Soleras property, in accordance with City Code sections 22-3, 22-5 and 22-6, as may be amended. Sewer service is available via connection to the Arroyo Chamisa Interceptor sewer line. This letter also confirms the necessity for connection to the POTW as required by section 22-5.1. All city code requirements must be met in order to obtain sewer service. It is noted that all costs associated with the design, construction and acceptance of the public sanitary sewer infrastructure and appurtenances required to serve the development is borne by the owner/developer.

If you have any questions, call me at 955-4623.

cc: File

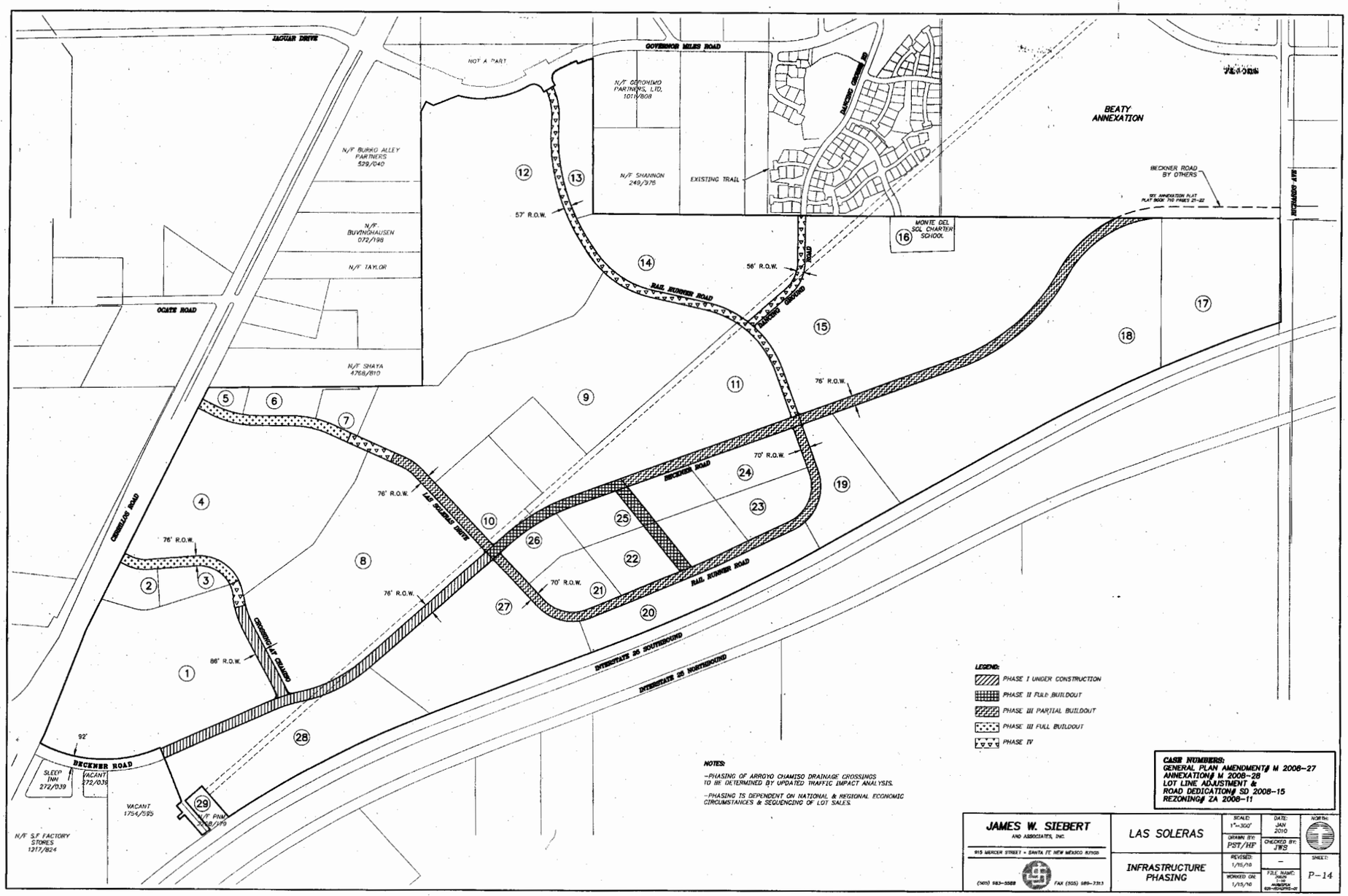
LAS SOLERAS ANNEXATION AGREEMENT
EXHIBIT V

3FC CLERK RECORDED 03/04/2010

EXHIBIT VI

INFRASTRUCTURE & PHASING PLAN

Las Soleras
Annexation Agreement



LEGEND:
- PHASE I UNDER CONSTRUCTION
- PHASE II FULL BUILDOUT
- PHASE III PARTIAL BUILDOUT
- PHASE III FULL BUILDOUT
- PHASE IV

NOTES:
-PHASING OF ARROYO CHAMISO DRAINAGE CROSSINGS TO BE DETERMINED BY UPDATED TRAFFIC IMPACT ANALYSIS.
-PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SEQUENCING OF LOT SALES.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: 1"=300'	DATE: JAN 2010	NORTH
915 MERCER STREET • SANTA FE, NEW MEXICO 87505		DRAWN BY: PST/HF	CHECKED BY: JWS	
(505) 983-5588 FAX (505) 989-7313	INFRASTRUCTURE PHASING	REVISED: 1/15/10	—	SHEET: P-14
		WORKED ON: 1/15/10	FILE NAME: 1=100	

INFRASTRUCTURE PHASING PLAN
EXHIBIT VI

SFC CLERK RECORDED 03/04/2010

3FC CLERK RECORDED 03/04/2010

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO

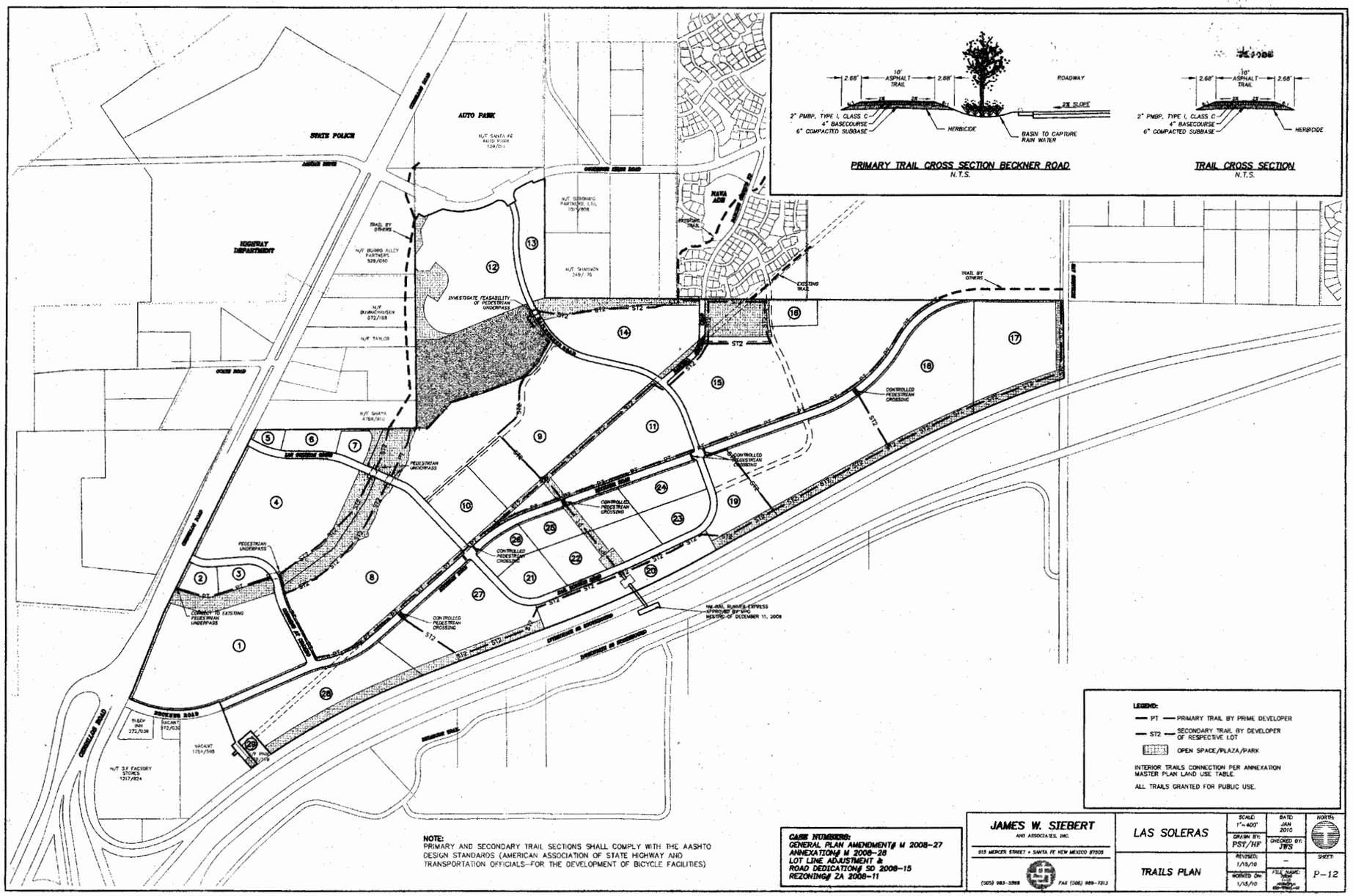
ANNEXATION AGREEMENT
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 51

I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of March, 2010 at 02:38:09 PM
And Was Duly Recorded as Instrument # 1592456
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

EXHIBIT VII

TRAILS PLAN



NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS--FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT #
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'
DATE: JAN 2010
DRAWN BY: PST/HP
CHECKED BY: JWS
REVISED: 1/15/10
WORKED ON: 1/15/10
FILE NAME:
NORTH
SHEET: P-12

TRAILS PLAN

SFC CLERK RECORDED 03/04/2010

EXHIBIT VII

Quiet Title Co.
File # 10-1010

SFC release of conditons for the Gardner Tract A due to annexation into City.

SFC CLERK RECORDED 11/19/2010

RELEASE OF FIRE MARSHAL AFFIDAVIT

Santa Fe County Fire Marshal, grantee under that certain affidavit executed by Gordon L. Skarsgard, as Managing Member of Las Soleras, Ltd. Co and Burttram-Gardner, on the 17th day of November, 2005 and recorded on the 2nd day of December, 2005 as Instrument # 1410197 in the records of Santa Fe County, New Mexico, do hereby discharge all of the real estate mentioned in said recording from the encumbrance and obligations thereof.

Witness my hand and seal this 19 day of November, 2010.

Santa Fe County Fire Department

By: Buster Patty
Its: Santa Fe County Fire Prevention Captin

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on this 19 day of November, 2010 by Buster Patty, its SFC Fire Prevention Captin of Santa Fe County Fire Department.

Victoria M. Reyes
NOTARY PUBLIC
My commission expires: 5/23/2011

SEAL

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

RELEASE
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 19TH Day Of November, 2010 at 03:46:08 PM And Was Duly Recorded as Instrument # **1617495** Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

Tract A - Gardner Property

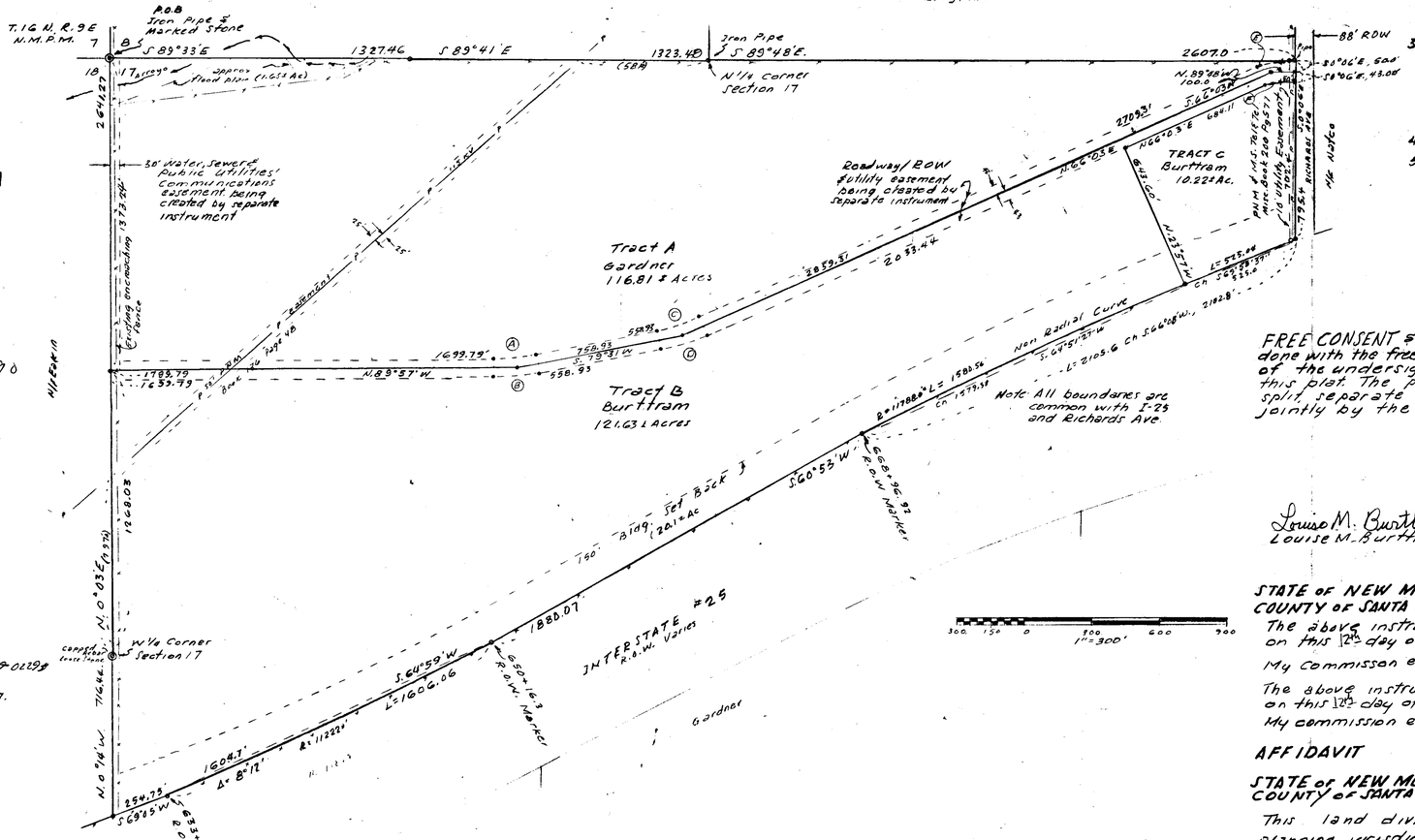
216042

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	TAN	℄ TAN
A	1041.83	10° 32'	191.53	S. 84°47' W	191.26	96.04	100.0'
B	1127.83	10° 32'	207.34	S. 84°47' W	207.05	103.96	
C	804.01	13° 28'	188.97	S. 72°47' W	188.54	94.92	100.0'
D	894.01	13° 28'	209.19	S. 72°47' W	208.70	105.08	
E	276.73	24° 09'	116.64	S. 78°47'30" W	115.78	59.20	50.0'
F	190.73	24° 09'	80.39	S. 78°07'30" W	79.80	40.80	

- ◉ U.S.G.L.O. Points found & used
- ○ Points found & used (pipe or rebar)
- • Points set, this survey - rebar w/cap #889

1. All exterior boundaries are common with adjacent properties although some distances and bearings may vary from other surveys. Distances are ground distances.
2. Creation of new easements by this Plat: This note references combined public right of way/road, (not dedicated to the County for maintenance), and public utility/communication easements (including gas, electric, water, sewer, phone, cable and other public utility uses) which are hereby created and granted by the Plat by the owners in favor of the general public. (50' or 25' easements as noted on this plat)
3. Reference Plats: Horne, PE&LS #889, Survey Plat & July 1982 titled "SURVEY FOR J.H. BURTTRAM AND GEO. R. GARDNER IN Section 17, T.16N, R.9E, N.M.P.M., SANTA FE COUNTY, N.M." (filing status unknown) and the N.M. STATE HWY R.O.W. Map for Inter state 25 (Construction Project I-025-5(33)272 Sheets 536 of 1000, last amended 7-16-86, available from N.M. Dept. of Transportation
4. And subject to all existing utility easements
5. Maintenance of private roads & easements is responsibility of the user



PUBLIC SERVICE CO OF N.M. D. Burnside 2/9/90

GAS CO. OF N.M. R. Colossini 2/1/90

SANGRE DE CRISTO H_2O Fort Apache 2-1-90

MOUNTAIN STATES TEL ER Thompson 2/1/90

Basis of Bearing East Section line of Section 17 T.16N. R.9E. N.M.P.M. as shown on survey of Richards Ave. dated 2 Nov. 1967 and approved by S.F. city Planning Comm. 20 June 1968 and the S.F. County Comm. 8 May 1968, File No 69-37 Filed 17 July 1968 with S.F. Co. Clerk Book 19 Page 27

No flood plain in this area according to Flood Insurance Rate Map (FIRM) Panel No 350006 0029 B Santa Fe Co. N.M. 4 Nov. 1980. Small area in NW corner of Tract A determine by observation. maintence of private roads and easements is the responsibility of the land owners.

APPROVALS

COUNTY OF SANTA FE

Joseph Catanach FOR GIL CHAVEZ 1-17 1990
County Land Use Administrator

County Development Permit No 90-1387

TRACTS A, B & C:

Beginning at the N.W. corner of Section 17, T16N, R9E, NMPM; thence
S. 89° 33' E., 1327.46 feet, thence
S. 89° 41' E., 1323.48 feet, thence
S. 89° 48' E., 2607.00 feet to the West right of way of Richards Avenue; thence S. 0° 06' E., 795.4 feet along the west right of way of Richards Avenue to the North right of way of I-25; thence along the North right of way of I-25 on a curve to the left, radius 11788 feet, length 2105.6 feet whose chord bears S. 66° 08' W., 2102.8 feet; thence
S. 60° 53' W., 1880.07 feet; thence on a curve to the right, radius 11222 feet, length 1606.06 feet whose chord bears S. 64° 59' W., 1604.7 feet; thence
S. 69° 05' W., 254.75 feet; thence
N. 0° 14' W., 716.44 feet; thence
N. 0° 03' E., 2641.27 feet
to the point of beginning. All within Section 17, T16N, R9E, NMPM, Santa Fe County, New Mexico and containing 248.66 acres, more or less.

Tracts A, B & C North of I-25 (Section 17,
Tract A Gardner 116.81
Tract B Burttram 121.63
Tract C-Burttram 10.22)

1. Part of 960-acre tract (All of Sec. 17) acquired by Reynolds, Boyd, Gardner, Petchesky and Burttram, 8-26-63 (B. 204, p. 436)
2. All of Sec. 17 deeded by Boyd to Reynolds, Gardner, Petchesky & Burttram, 5-8-73 (B. 300, p. 914)
3. 172 acres in E/2 Sec. 17 south of I-25 deeded by Reynolds, Gardner & Burttram to Petchesky, 5-4-73 (B. 300, p. 909)
4. W/2 Sec. 17 and all of S/2 Sec. 17 except 172-acre tract deeded by Petchesky to Reynolds, Gardner & Burttram, 5-8-73 (B. 300, p. 912)
5. All of Sec. 17 except 172-acre tract deeded by Reynolds to Burttram & Gardner, 9-17-73 (B. 308, p. 844)
6. Tract within Sec. 17 deeded by Louise M. Burttram, Personal Representative, to Louise M. Burttram, 7-22-88 (B. 619, p. 779)
7. Tract within Sec. 17 deeded by Faye E. Gardner, Personal Representative, to Faye E. Gardner, 3-24-88 (B. 609, p. 337)

721962
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I hereby certify that this Instrument was filed for record on the 17 day of NOV A.D. 19 90 at 3:30 o'clock P m. and was duly recorded in book 316 page 012 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Christina Garcia
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

SURVEYORS CERTIFICATE

I, Jack G. Horne, N.M. PE&LS No 889 do hereby certify that this plat and the survey hereon was prepared by me; that survey and plat are accurate to the best of my knowledge and belief; that this plat shows all easements of record located on the land surveyed herein or made known to me by the owners and/or proprietor of the parcels shown hereon; utility companies, title companies or other parties or as shown by my visual observation thereof; and that this plat and survey meets the current minimum standards for land surveying as adopted by the N.M. State Board of Registration for Prof. Engrs. and Land Surveyors. All new monumentation complies with the above standards; all points found were left as found

JACK G. HORNE NEW MEXICO 889 LAND SURVEYOR REGISTERED PROFESSIONAL ENGINEER

31 Dec. 1989
13 July 1990
Jack G. Horne
PE & LS #889
HORNE ENGINEERING CO
210 CADIZ ROAD
SANTA FE, N.M. 87501
983-4593

STATE OF NEW MEXICO)
)ss
COUNTY OF SANTA FE)

Declaration of Intent

The owners of the land platted herein certify that they do not intend to sell or lease one of the five parcels (Tract C as shown on this plat) created by this plat and the plat entitled "Plat of Land Split of Residual Lands Tracts A & B for Burttram Gardner South of I-25, Section 17, T16N, R9E, NMPM, Santa Fe Co. NM, 1" = 200' Dec 1989", and certify that they intend to keep this parcel (Tract C of this plat) as land retained by owners. If this parcel is sold within three years from the date of filing of this plat, owners acknowledge that they shall be subject to all applicable subdivision regulations with respect to such parcel and will inform the Santa Fe County Land Use Administrator accordingly.

Owners: Louise M. Burttram Faye E. Gardner
Louise M. Burttram Faye E. Gardner

Subscribed and sworn to before me this 1st day of November, 1990 by Louise M. Burttram.
My Commission Expires: January 19, 1992 Ellen O. Constantino Notary Public

Subscribed and sworn to before me this 2nd day of November, 1990 by Faye E. Gardner.
My Commission Expires: January 19, 1992 Ellen O. Constantino Notary Public

FREE CONSENT & PURPOSE: This land split survey plat is done with the free consent of and in accordance with the desire of the undersigned owners of the property covered by this plat. The purpose of this plat is to plat & create, by land split, separate ownership of the property previously held jointly by the owners hereof.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildren's Trust dated 28 Dec. 1977

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990 by Louise M. Burttram
My commission expires April 30, 1991 Pauline Baird Notary Public

The above instrument was acknowledged before me on this 12th day of January 1990 by Faye E. Gardner
My commission expires April 30, 1991 Pauline Baird Notary Public

AFFIDAVIT

STATE of NEW MEXICO
COUNTY of SANTA FE

This land division plat lies within the platting or planning jurisdiction of the City/County of Santa Fe N.M.

Louise M. Burttram
Louise M. Burttram

Faye E. Gardner
Faye E. Gardner, individually and as Trustee of the GRG Family Trust dated 1 May 1977 and as Trustee of the GRG Grandchildrens Trust dated 28 Dec. 1977

STATE of NEW MEXICO
COUNTY of SANTA FE

The above instrument was acknowledged before me on this 12th day of January 1990

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My Commission expires April 30, 1991 Pauline Baird Notary Public

PLAT of LAND SPLIT of RESIDUAL LANDS
TRACTS A, B & C
FOR
BURTTRAM · GARDNER
NORTH of I-25 IN
SECTION 17, T.16N., R.9E., - N.M.P.M.
RICHARDS AVE & I-25
SANTA FE COUNTY, NEW MEXICO
DEC 1989

e | b Ellis / Browning Architects

Letter to SFC confirming Gardner ownership of property in 2004.

April 23, 2004

Mr. Joe Catanach
Land Use Administrator
Santa Fe County
Santa Fe, NM

Re: Monte del Sol Charter School Portable Classrooms

Dear Joe:

Attached please find a completed Santa Fe County Development Permit Application for a temporary use permit to set five (5) portable buildings in the county adjacent to Monte del Sol Charter School (located in the city), a letter from Attorney Gordon Skarsgard showing property consent for Monte del Sol to use their property in the county, a 24" x 36" site plan of the School property and the adjacent "Gardner Property" that the school intends to lease for the use of portable classroom buildings, and finally, the City of Santa Fe General Plan Amendment Map showing the proposed use of the Gardner Property as Institutional and Public.

The intention of Monte del Sol is to lease the adjacent property until the Las Soleras subdivision has been annexed into the city, at which point this land will be donated to Monte del Sol. Monte del Sol has completed construction of a 20,000 sf facility (which is in the city) last year to serve grades 7 through 11. In the 2004-5 school year, Monte del Sol will make its final expansion of another sixty (60) students to its final enrollment total of 360 students (the maximum allowable under the school charter). Monte del Sol has completed most of the construction necessary for basic classrooms, but needs these five (5) additional buildings due to the increased enrollment for 2004-5. Monte del Sol is preparing a master plan for use of the Gardner Property, anticipating this donation upon annexation, and will be reviewing the master plan with the county and city for approval.

Please feel free to contact me on this issue with any questions that you have and if you need anything else from me.

Very truly yours,

Joe Browning

Cc: Tony Gerlich, Larry Rayburn

921 Paseo del Sur, Santa Fe, New Mexico 87501-7013 (505) 984-2344 fax (505) 984-2344

Santa Fe County Fire Department
Office of the Fire Marshal
Affidavit

THIS DECLARATION is made in Santa Fe, New Mexico, this **18th** day of August 2005 by **Las Soleras Ltd. Co. and Burttram-Gardner** hereinafter for convenience referred to as the "Owner(s)" or "Applicant".

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is legally described as **Tract A, Tract B and Parcel 3** and containing a combined total of **286.18** acres, more or less, in Sections **7, 17, and 18**, Township**17** North, Range **9** East, N.M.P.M., Santa Fe County, New Mexico, according to the Plat of Survey for **Eakin, Tricky, and** Burtam-Gardner by **Gary E. Dawson**, N.M.L.S. **#7014**, dated June 24th, 2004, recorded Dec 2, 2005, under reception No. 1401133, Plat Book 606, Page 43, in the records of Santa Fe County, New Mexico.

I hereby acknowledge by my signature below that I have read this information and I agree to comply with the applicable provisions of the Santa Fe County Fire Codes as adopted by the Board of County Commissioners. **

Access

- **Roadways/Driveways**

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

- **Slope/Road Grade**

Slope shall not exceed 11%.

- **Restricted Access/Gates/Security Systems**

When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, a key box may be required to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access. Minimum gate width shall be 14 feet. Minimum overhead clearance shall be 13 feet, 6 inches.

Fire Protection Systems

- Water Storage/Delivery Systems

Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code may be required inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal. Final design shall be approved by the Fire Marshal.

- **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems may be required as per 1997 Uniform Fire, Article 10 Section1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Final design shall be approved by the Fire Marshal.

SFC Clerk 12/02/2005

Wildland-Urban Interface Requirements

Fire resistive building materials for roof, walls, windows, doors, decks, etc. shall comply with the Wildland-Urban Interface code.

Spark arresters shall be installed on chimneys and vents serving fireplaces.

Separations between structures shall comply with the Wildland-Urban Interface Code.

Vegetation management and vegetation management plans shall comply with requirements as applicable.

The developer/applicant shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Codes (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code per SFC 1998-11, 2001-11 and EZA 2001-04.

Skip Skarsgard
Managing Member

Date Nov 17, 05

05-3143/Lot Line Adjustment

COUNTY CLERK SANTA FE COUNTY NEW MEXICO VALERIE ESPINOZA

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AFFIDAVIT
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of December, A.D., 2005 at 14:12
And Was Duly Recorded as Instrument # **1410197**
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SFC Clerk 12/02/2005

STATE OF NEW MEXICO)
COUNTY OF ~~SANTA FE~~ BERNALILLO)

On this 17TH day of NOVEMBER, 2005, the foregoing instrument was acknowledged before me by the person whose name appears above.

Notary Public

My commission expires: Jan 25, 2006

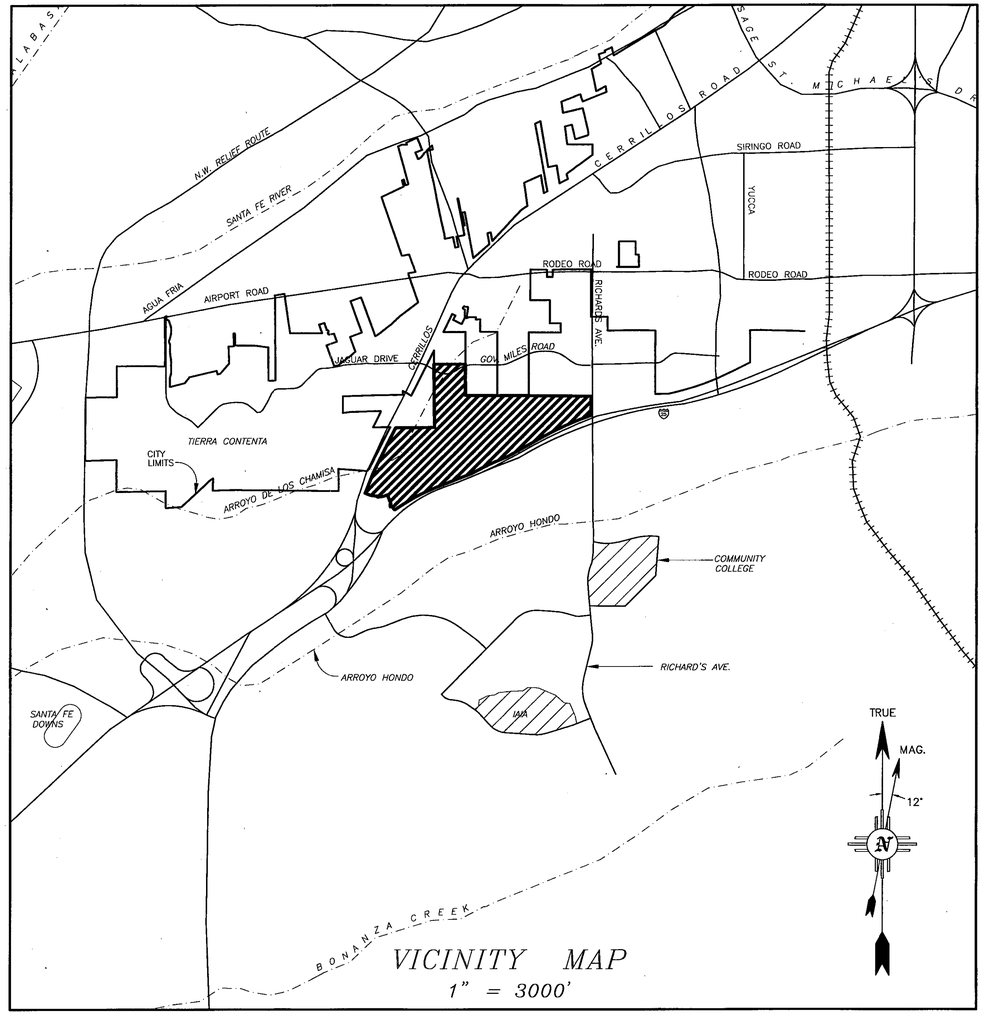
**Please refer to the attached requirements letter for additional detail. For additional information, contact the Fire Marshal's Office at (505) 992-3070.

Tract A2 Created

LAS SOLERAS

714014

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

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EXISTING CONDITIONS MAP	P-3
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ANNEXATION MASTER PLAN	P-5
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OPEN SPACE PLAN & PARK	P-11
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

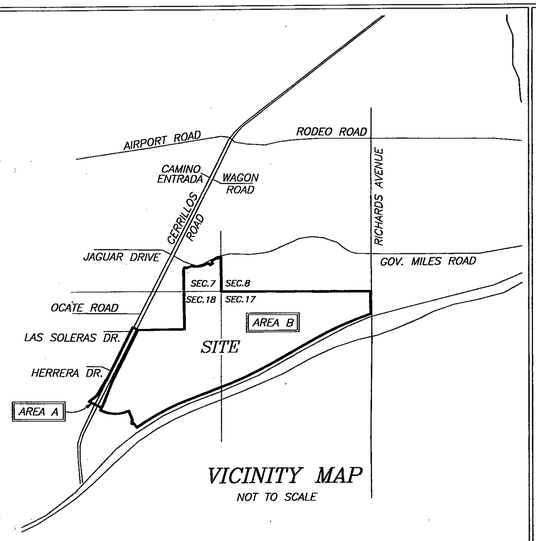
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
915 MERCER STREET • SANTA FE NEW MEXICO 87505		REVISED: 1/18/10	–
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10\1-9\ANXMSPLN-N-0.1026 ANXCOV-12.DWG



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1592456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

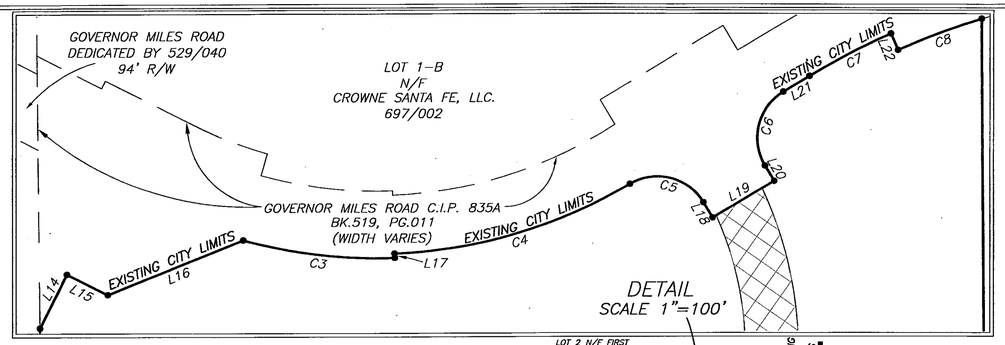
S-4

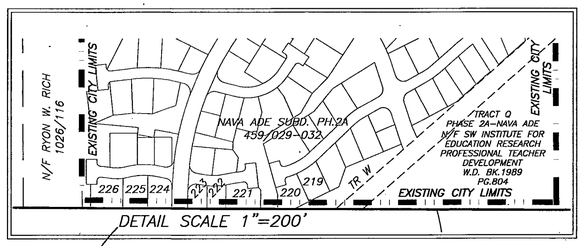
Tract A2 - Original Lot Configuration

714016

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E





LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A"
16.35 Ac.±

ANNEXATION AREA "B"
545.30 Ac.±

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

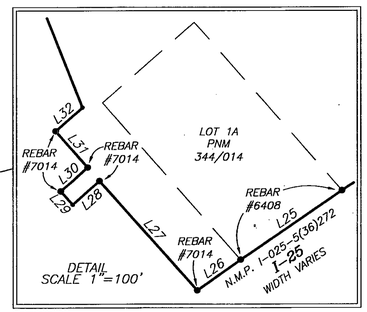
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
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C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
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C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
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C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
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C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
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C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
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L3	S26°50'32"W	83.44'
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L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
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L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
EXISTING CITY LIMITS SANTA FE COUNTY
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
SANTA FE COUNTY EXISTING CITY LIMITS
N/F RYON W. RICH 1026/116
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
EXISTING CITY LIMITS
269.12' S89°42'01"E C/L TIE
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
S89°53'02"E C/L TIE 1138.03'
RICHARDS AVE.
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 410.20'
N00°07'07"E 339.51'
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
76' R/W BECKNER ROAD
S70°04'36"W
S19°55'24"E 409.30'
1312.12'
C/L TIE N26°35'03"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S48°27'26"W
S43°25'33"E 333.22'
834.06'
1821.56'
BECKNER ROAD 76' R/W
S43°25'33"E
888.62'
N67°41'41"E
664.37'
N64°35'21"E
RAIL RUNNER ROAD 70' R/W
N.M.P. I-025-5(36)272 I-25 WIDTH VARIES
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2
CHURCHILL ESTATES SUBD
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
S66°13'00"W
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09
C/L TIE S22°13'53"E 38.01'
C/L TIE N26°35'03"E 46.00'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

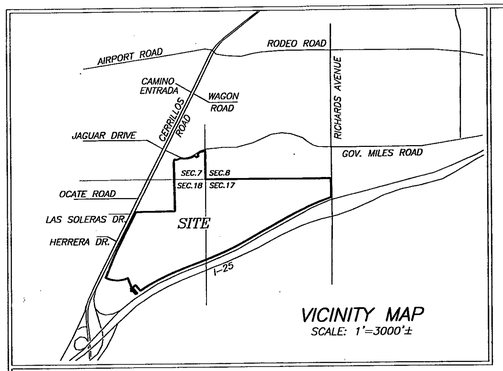
ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

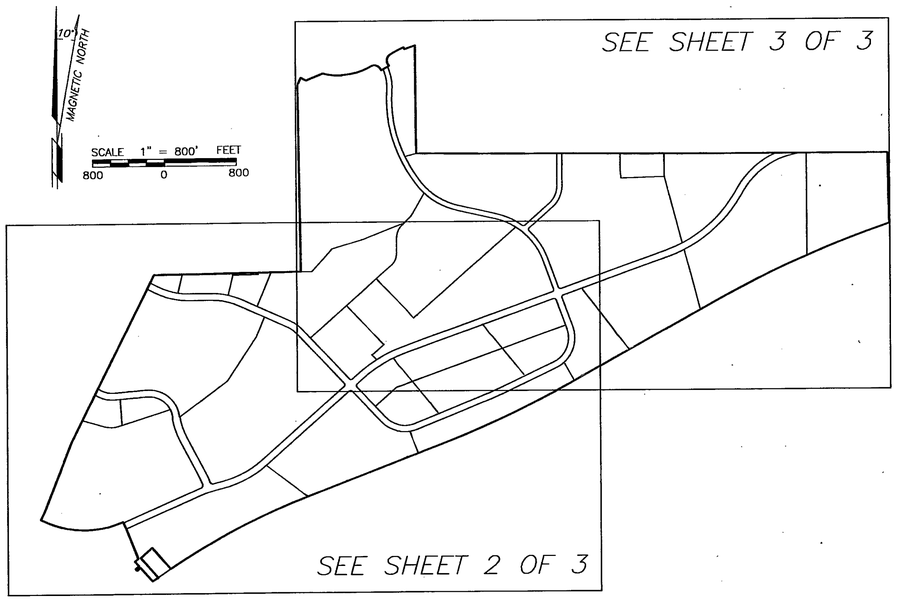
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F RUTLEDGE 990/222

N/F CLOVERDALE, LLC 1641/397–400

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

20' WATERLINE EASEMENT 1179/363–368

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 9

10' UTILITY EASEMENT ACROSS LOT 5

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

20' WATERLINE EASEMENT 1179/363–368

N89°17'08"E 1640.00'

N00°14'54"W 2613.81'

N00°14'09"W 2613.81'

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

20' WATERLINE EASEMENT 1177/468–470

20' WATERLINE EASEMENT 1177/471–473

20' WATERLINE EASEMENT 1177/471–473

50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228–232 (100' WIDE ON PLAT 560/031)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

FORMERLY "CHAMISO CROSSING" 659/146 690/29

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

ACCESS & UTIL. RAMBLA ESMT.

10' P.N.M. EASEMENT 1209/709

10' UNDERGROUND UTILITY EASEMENT

50' PNM EASEMENT 156/049 (WITHIN SEC. 18)

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

OLD LOT LINES (TYPICAL)

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

1 — 35.68 Ac.± — 5407 BECKNER ROAD

2 — 2.60 Ac.± — 5500 CROSSING AT CHAMISO

3 — 2.60 Ac.± — 5508 CROSSING AT CHAMISO

4 — 34.81 Ac.± — 5300 LAS SOLERAS DRIVE

5 — 1.20 Ac.± — 5301 LAS SOLERAS DR.

6 — 3.00 Ac.± — 5251 LAS SOLERAS DRIVE

7 — 2.63 Ac.± — 5221 LAS SOLERAS DRIVE

8 — 39.03 Ac.± — 4981 BECKNER ROAD

9 — 43.69 Ac.± — 4780 RAIL RUNNER ROAD

10 — 8.08 Ac.± — 5011 LAS SOLERAS DRIVE

11 — 28.32 Ac.± — 4850 RAIL RUNNER ROAD

19 — 9.17 Ac.± — 5001 RAIL RUNNER ROAD

20 — 10.70 Ac.± — 5151 RAIL RUNNER ROAD

21 — 4.70 Ac.± — 5190 RAIL RUNNER ROAD

22 — 10.21 Ac.± — 5150 RAIL RUNNER ROAD

23 — 5.09 Ac.± — 5002 RAIL RUNNER ROAD

24 — 5.97 Ac.± — 4354 BECKNER ROAD

25 — 8.01 Ac.± — 4552 BECKNER ROAD

26 — 3.78 Ac.± — 4756 RAIL RUNNER ROAD

27 — 22.67 Ac.± — 4980 BECKNER ROAD

28 — 21.77 Ac.± — 5152 BECKNER ROAD

29 — 1.18 Ac.± — 5400 BECKNER ROAD

CERRILLOS ROAD — US 85 — N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

BECKNER ROAD 70' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

T–RAIL STA. 1581+62

T–RAIL STA. 114+47.2

T–RAIL STA. 618+11

T–RAIL STA. 633+89.6

T–RAIL STA. 650+16.3

T–RAIL (BENT) STA. 106+00

LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A–3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

(LOT 1A P.N.M.) 344/014 1209/701 5' P.N.M. EASEMENT 1209/709

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S-2

Tract A2 - Lot Line Adjustment to Tract 16

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C–2	– GENERAL COMMERCIAL
SC–2	– COMMUNITY COMMERCIAL
C–1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM–1	– RESIDENTIAL HIGH DENSITY
RM–LD	– RESIDENTIAL MEDIUM DENSITY
R–6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1314415

N/F KOBIR 2288/179

LOTS 1 & 2 N/F CANAVEBACK CO. 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

N/F HZ

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

RICHARDS' AVE. 113'R/W

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RM–LD (12)	50.09 Ac.±	4600 RAIL RUNNER ROAD	
R–6 (13)	6.80 Ac.±	4601 RAIL RUNNER ROAD	
R–6 (14)	22.16 Ac.±	4781 RAIL RUNNER ROAD	
RM–LD (15)	52.57 Ac.±	4251 BECKNER ROAD	
R–1 (16)	3.02 Ac.±	4161 WALKING RAIN	
SC–2 (17)	20.21 Ac.±	3750 BECKNER ROAD	
C–2 (18)	48.99 Ac.±	4000 BECKNER ROAD	
MU (19)	9.17 Ac.±	5001 RAIL RUNNER ROAD	
BIP (20)	10.70 Ac.±	5151 RAIL RUNNER ROAD	
C–2 (22)	10.21 Ac.±	5150 RAIL RUNNER ROAD	
C–1 (23)	5.09 Ac.±	5002 RAIL RUNNER ROAD	
C–1 (24)	5.97 Ac.±	4354 BECKNER ROAD	
C–2 (25)	8.01 Ac.±	4552 BECKNER ROAD	
C–1 (26)	3.78 Ac.±	4756 RAIL RUNNER ROAD	
RM–1 (9)	43.69 Ac.±	4780 RAIL RUNNER ROAD	
C–1 (10)	8.08 Ac.±	5011 LAS SOLERAS DRIVE	
MU (11)	28.32 Ac.±	4850 RAIL RUNNER ROAD	
C–1 (21)			

CASE #SD 2008–15

SHEET 1 OF 2

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507 FILE# 8348 DATE: 8/26/09

S-9

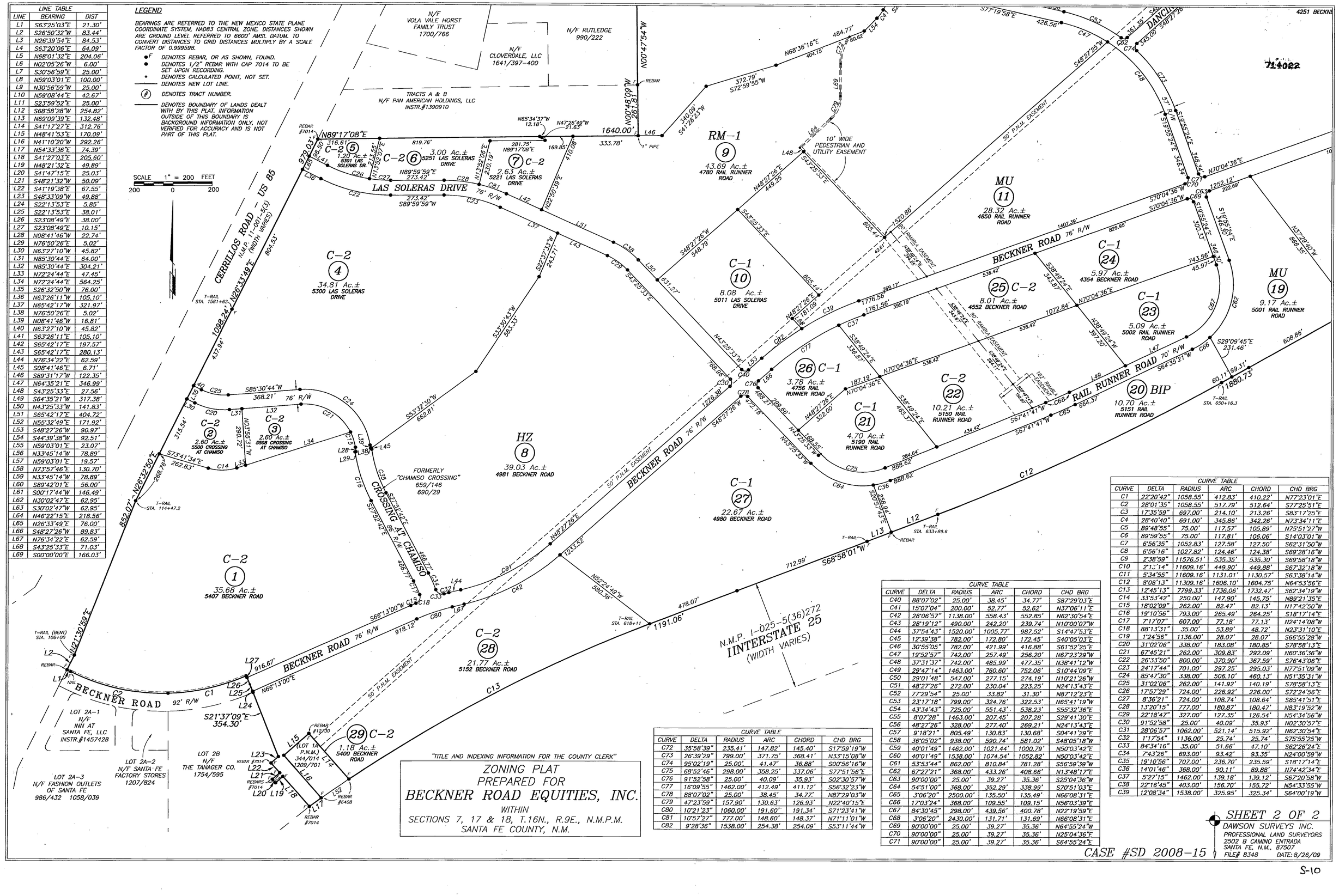
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°1'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

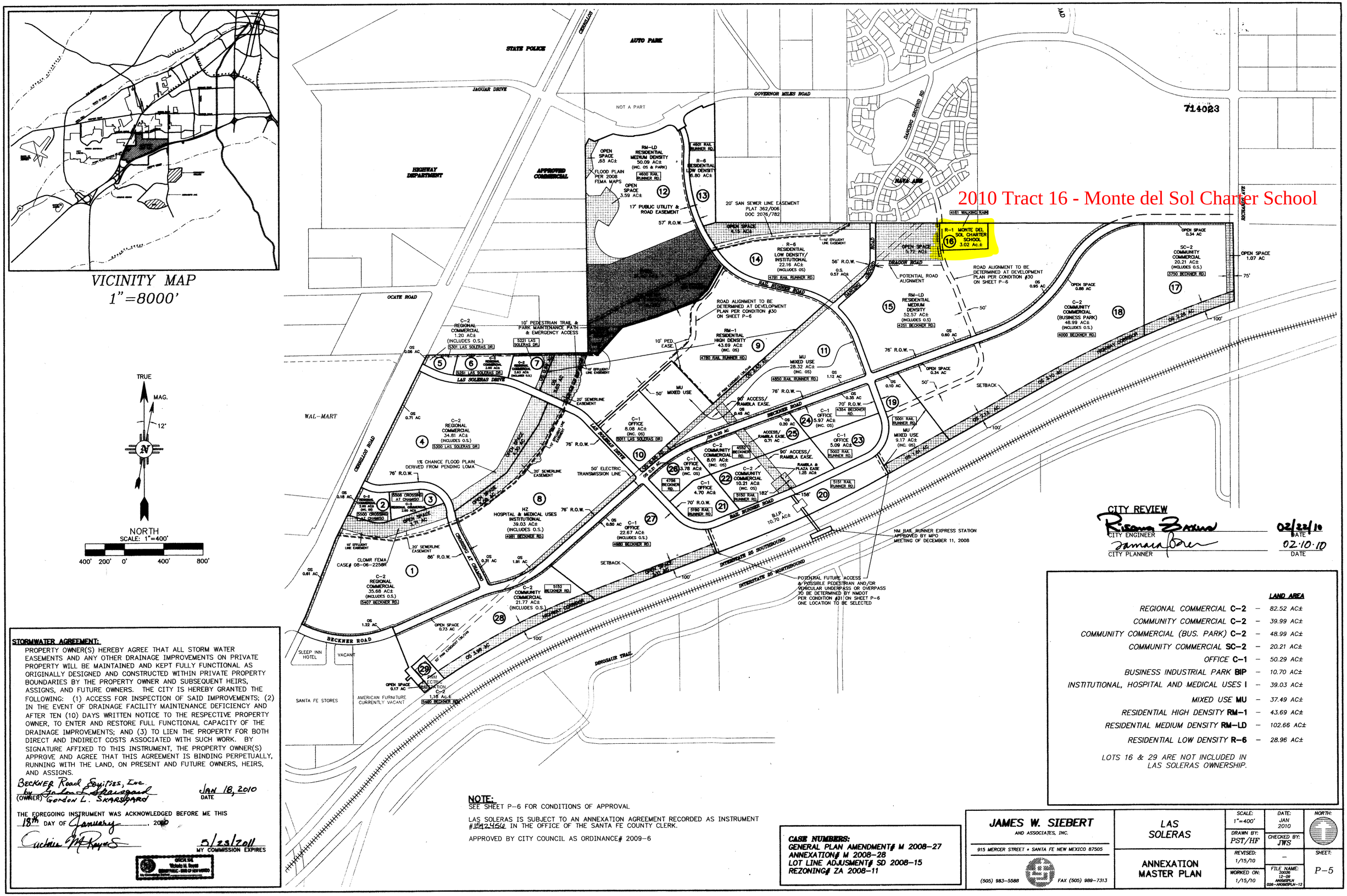
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard

JAN 18, 2010
DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cuchita M Reyes

5/23/2011
MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

CITY REVIEW

Rosana Baxus — CITY ENGINEER — 02/22/10 DATE

Tamara Baker — CITY PLANNER — 02.10.10 DATE

		LAND AREA
REGIONAL COMMERCIAL C-2	–	82.52 AC±
COMMUNITY COMMERCIAL C-2	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	–	48.99 AC±
COMMUNITY COMMERCIAL SC-2	–	20.21 AC±
OFFICE C-1	–	50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	–	39.03 AC±
MIXED USE MU	–	37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	–	102.66 AC±
RESIDENTIAL LOW DENSITY R-6	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12	P-5	

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CONDITIONS OF APPROVAL

FOR GENERAL PLAN AMENDMENT, ANNEXATION, LOT LINE ADJUSTMENT & REZONING
SET FORTH AT THE CITY COUNCIL MEETING OF FEBRUARY 11, 2009.

714024

Completed Conditions of Approval

	Condition	Description
Trails Development		
9	Include the amended Master Trails Plans (Sheets P-12) as part of the City's Annexation Agreement	Trails Plans is attached as exhibit to the Annexation Agreement
Historic Preservation		
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	2/5/09 ARC approved archaeological report and agrees to clearance for all of Las Soleras
Long Range Planning		
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	See Revised Annexation Master Plan with note as requested
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: •Easterly 20 ac. (including open space) - Community Commercial/SC-2 •Adjoining 48.99 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses •37.49 acres to west & northwest (including open space) – Mixed Use/MU.	Lot areas modified to reflect Revised Annexation Master Plan and General Plan Amendment Plan.
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	See revised Annexation Master Plan
Current Planning		
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)	Completed with recording of Annexation Plat
22	It appears that a portion of the 1% chance event floodplain of the Arroyo de Los Chamiso is not dedicated as Open Space or otherwise restricted from development. •Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District •Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected •Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Completed with recording of Annexation Plat
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Planning Comm. approved innovative street design. With modified road widths shown on Annexation Plat
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: •Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, •Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, •And, a public access easement is provided for the trail through the private open space.	Alternative sidewalk design approved by the Planning Commission, shown on Sheet P-18 of plan set
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: •It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. •It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Trail locations modified to avoid future roads, with few exceptions, see Trails Plan
27✱	Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Lots 9 and 11. Exact locations to be determined at time of Development Plan approval.	Lot no.'s revised, See revised Annexation Master Plan
29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	See Revised Annexation Master Plan. Distance spacing reviewed and approved by City Traffic Engineer.

	Condition	Timing
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: •Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) •Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel •Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	See Revised Annexation Master Plan Final alignment to be approved at DP. Final alignment to be approved at DP. Final alignment to be approved at DP.
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Possible alignment for pedestrian underpass shown on revised Annexation Master Plan. Discussed in I-25 Corridor recommendations to MPO.
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Completed per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Sheet P-7 from plan set removed.
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
40 ✱	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Completed with recordation of Master Plan and Annexation Agreement
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Completed with recordation of Annexation Master Plan. Annexation Master Plan constitutes revised FLU Map.
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	See Conditions Completed by 46A - 46E, This Sheet
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	Completed, see letter from Governor Richardson dated 11/14/08
Parks & Open Space		
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.40 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Lot #'s revised from date of this condition. See Revised Annexation Master Plan and Trails Plan creating connectivity.
36 ✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Revised MP shows 10' trial/maintenance path along south side of park
City Attorney		
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	Completed with recordation of Annexation Plan and Annexation Agreement

Conditions of Approval to be Submitted at Development Plan(or permit) for Applicable Parcel(s), Consistent with Approved Timing

	Condition	Timing
Solid Waste		
1	Applicant must comply with Chapter XXI of SFCC 1987	Development Plan, (DP) including any road construction plan)
2	Recommend the following solid waste measures: •Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan •Residential properties: create a specific solid waste plan	Development Plan, (DP) including any road construction plan)
3	Identify provisions for recycling	DP
Fire Department		
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	DP or plat
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official.Contact Fire Department for clarification and approval of fire hydrant locations.	DP or plat
6	Development Plan General notes shall indicate the following provisions: •Fire Department Access shall be maintained throughout all development construction phases § 1410.1. •An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	DP or plat
Trails Development		
7	Provide a standard city trail signage plan.	DP or plat including any road or trail construction plan.
8	Comply with ADA standards.	DP, plat or trail construction
10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	DP or plat including any road or trail construction plan.
Wastewater		
12	Public sanitary sewer crossings of the Arroyo de Los Chamisos (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	DP, plat or time of utility permit
13	There shall be no sewer lift stations in the "Las Soleras" area.	DP or plat
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	DP or plat
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo de Los Chamisos Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	DP
Long Range Planning		
19 ✱	All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	DP adjacent to Highway Corridor Comprehensive trail plan with 1st DP for tract adjacent to'Hwy. Corridor; ease. dedication and trail construction as each tract is developed
20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	DP adjacent to Train Stop

	Condition	Timing
Current Planning		
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	DP or plat , including any road construction plan
25✱	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	DP or plat, including any trail construction plan
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: •Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic •If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal •Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath •Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal •Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	DP or plat Location of utilities and road grades prevent a ped. underpass DP DP DP
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-13: Traffic Circulation Plan to facilitate: •ROW dedications for bus loading bays or lanes •Connections to non-motorized circulation facilities •Building and tract development orientations to the transit stops	DP, including any road construction plan
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Coordinate with SF County
47	Prior to the approval of a development plan for a hospital on Parcel 8, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	DP for Hospital, includes Heliport
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	Construction of train station
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	Developer to submit letter to MPO prior to construction of Rail Stop
Parks & Open Space		
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	DP or park development plans
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.40 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	DP or park development plans
36✱	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Final alignment to be approved at time of DP approval
Public Works		
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	DP for Lot 15
46A	The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.	Consistent with approved or amended TIA

	Condition	Timing
46B	Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.	Consistent with NMDOT or FHWA
46C	As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year with the three exceptions:	DP or Plat
i.	Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.	
ii.	As determined by the approval of the Entrada Contenta Development, the Las Soleras Masterplan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Crossing at Chamiso intersection.	
iii.	Fair share contributions for Cerrillos Road and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.	
iv.	Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.	DP or Plat
v.	If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvement with the amount of contributions available at that time. Las Soleras to be reimbursed by developers sharing in improvement cost if Las Soleras is the first to construct shared improvements. Las Soleras may also receive financial offsets against traffic impact fees for road improvements identified on the City Capital Improvements Program.	
46D	Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.	DP or Plat
46E	Access spacing along Chamiso Crossing, Las Soleras Drive and Rail Runner Road, north of Beckner Road shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works.	DP or Plat

Conditions of Approval to be Submitted Prior to or With First Development Plan(s)

	Condition	Timing
Long Range Planning		
19 ✱	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 & Beckner Road, making use of the bundled open spaces to create a continuous trail system. •All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. •The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Highway Corridor Plan, Visual Impact Analysis - and detailed Trails Plan for Hwy Corridor to be submitted to Planning Comm. Concurrent with each DP along Highway Corridor Concurrent with each DP along Highway Corridor
Parks & Open Space		
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	Additional 20 acre park location to be reviewed by Planning Commission prior to submission of development plan

✱ :CONDITIONS ARE PARTIALLY COMPLETED & DUPLICATIVE

DP :DEVELOPMENT PLAN

46A–46E CONDITIONS ADDED BY TRAFFIC ENGINEERING REVIEW OF TIA

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN CONDITIONS

SCALE: 1"=300'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HP	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P–6	
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-ANXCONDPLN-01		

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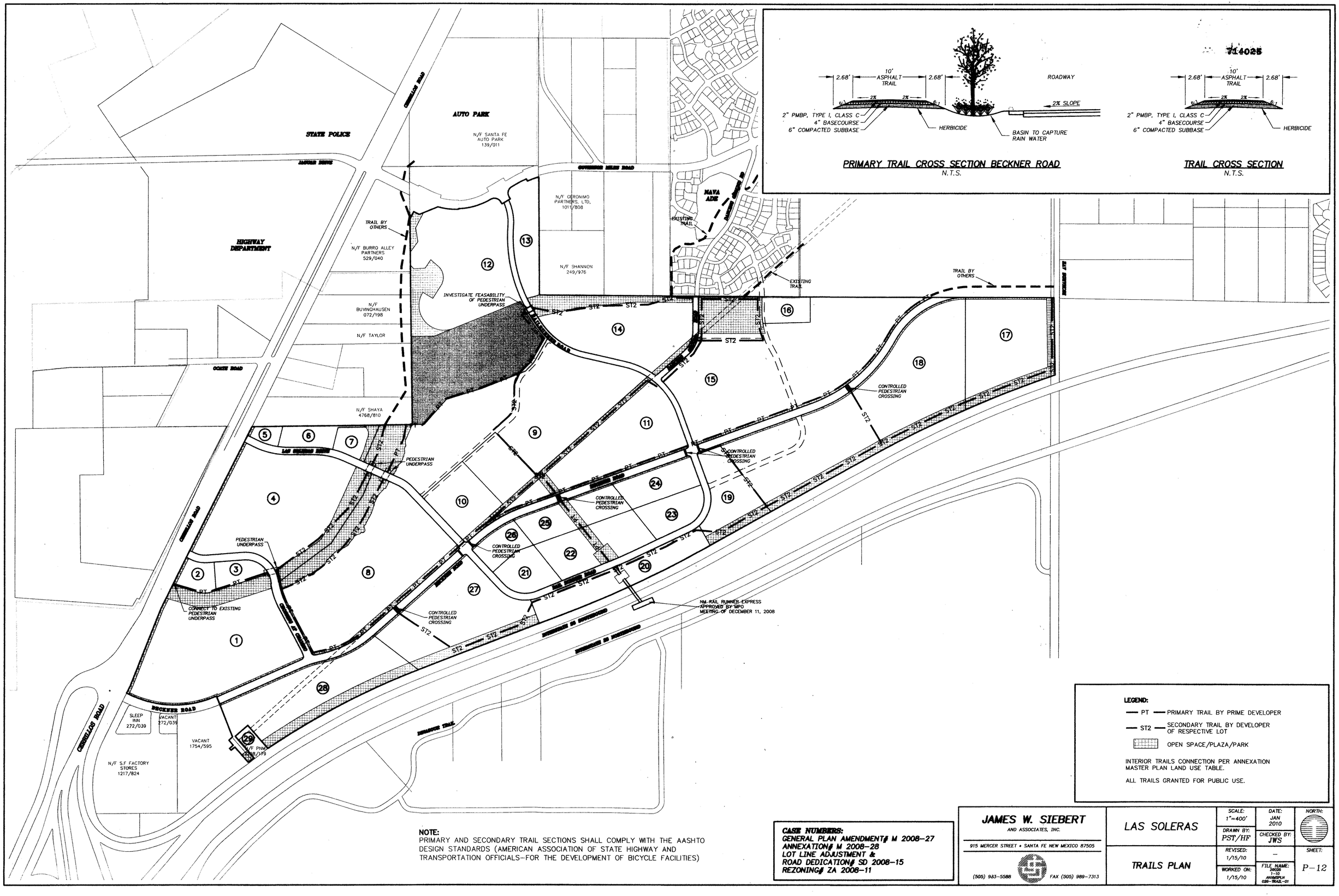


NOTE:
PRIMARY AND SECONDARY TRAIL SECTIONS SHALL COMPLY WITH THE AASHTO DESIGN STANDARDS (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS–FOR THE DEVELOPMENT OF BICYCLE FACILITIES)

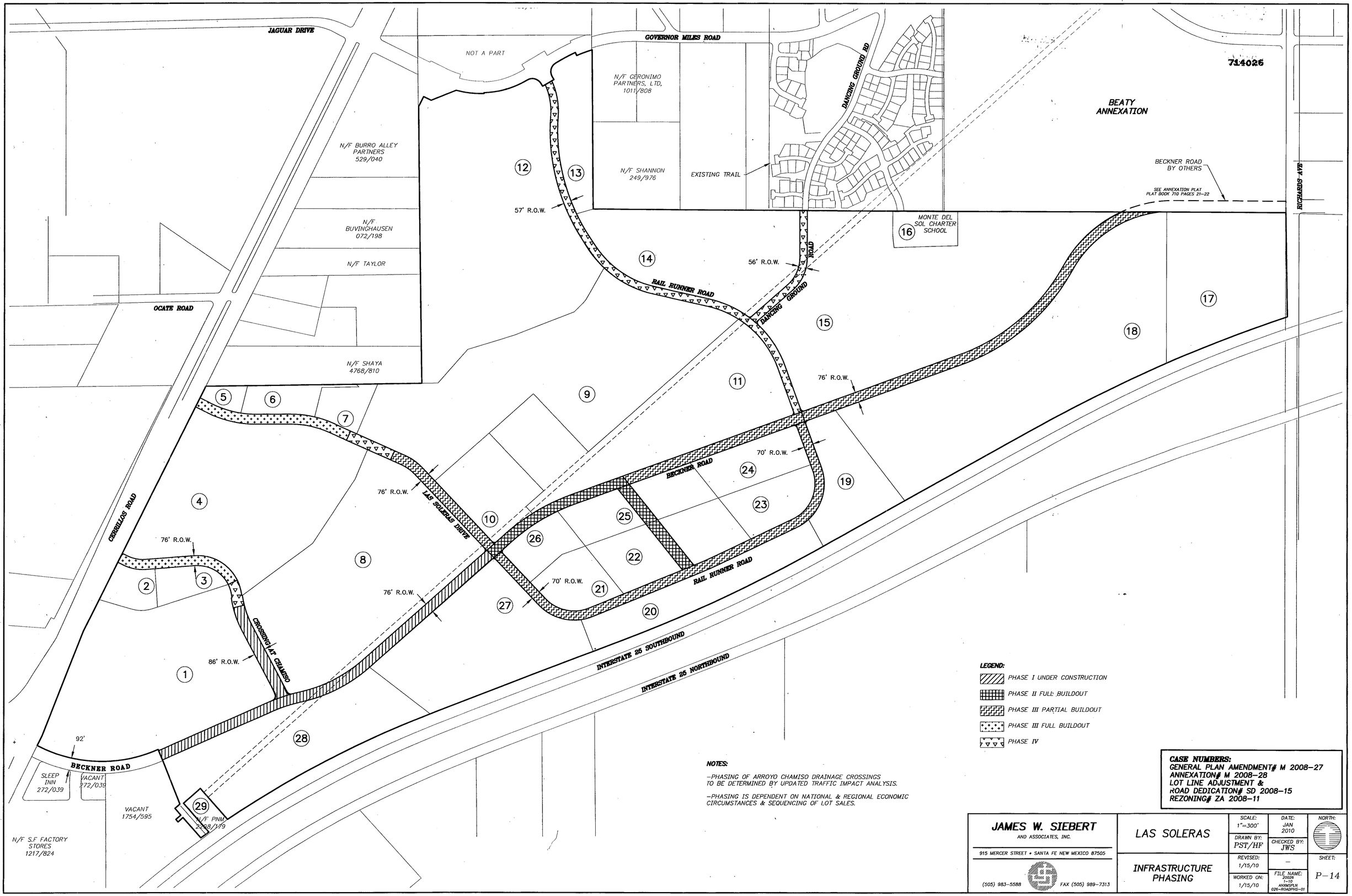
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983–5588 FAX (505) 989–7313

LAS SOLERAS

TRAILS PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-TRAIL-01	P–12	



LEGEND:

- PHASE I UNDER CONSTRUCTION
- PHASE II FULL BUILDOUT
- PHASE III PARTIAL BUILDOUT
- PHASE III FULL BUILDOUT
- PHASE IV

NOTES:

–PHASING OF ARROYO CHAMISO DRAINAGE CROSSINGS TO BE DETERMINED BY UPDATED TRAFFIC IMPACT ANALYSIS.

–PHASING IS DEPENDENT ON NATIONAL & REGIONAL ECONOMIC CIRCUMSTANCES & SEQUENCING OF LOT SALES.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008–27
ANNEXATION# M 2008–28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008–15
REZONING# ZA 2008–11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983–5588 FAX (505) 989–7313

LAS SOLERAS

INFRASTRUCTURE PHASING

SCALE:	DATE:	NORTH:
1"=300'	JAN 2010	
DRAWN BY: PST/HF	CHECKED BY: JWS	
REVISED: 1/15/10	–	SHEET: P–14
WORKED ON: 1/15/10	FILE NAME: 20026 1-10 ANXMSPLN 026-ROADPHS-01	

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ANNEXATION AGREEMENT
LAS SOLERAS ANNEXATION

This Annexation Agreement ("Agreement") is made and entered into this 9 day of September, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (the "City") and the owners of the property commonly known as Las Soleras ("Landowner"), whose legal entities and signatures are included at the end of this Agreement (collectively, the City and Landowner are referred to herein as "Parties").

RECITALS

A. The Landowner owns that certain property situated in Santa Fe County, New Mexico consisting of approximately 545 acres bounded by Cerrillos Road on the west, Interstate 25 on the south, Richards Avenue to the east and Governor Miles Road and lands including the Building Services of Santa Fe property and the Nava Ade subdivision on the north ("Property"), as more fully described in the Annexation Plat ("Annexation Plat") attached hereto as Exhibit I and incorporated herein by reference. Landowner encompasses a group of property owners, each of whom herein assumes responsibility for their property and not for properties owned by other landowners.

B. On, or about, January 2006, Las Soleras submitted to the Extraterritorial Zoning Authority ("EZA") an application for master plan approval to create a Village District to include high to low density residential uses and community facility, civic and commercial uses/activities around a plaza area on 437 acres. The EZA approved Las Soleras' application for master plan approval (EZ Case No. Z-04-4591) and creation of a Village District on May 25, 2006 and the Order was approved on August 31, 2006 and recorded by the Santa Fe County Clerk on

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September 6, 2006.

C. On September 27, 2007 the EZA approved an application for master plan approval (EZ Case No. Z – 04-4594) for a commercial development on 156.87 acres within the Property consisting of up to 2,236,117 square feet of commercial uses including a hospital with helicopter pad, a hotel and conference center, office uses, retail uses, a rail stop with corresponding transit station and a variance of height restrictions of the Santa Fe Metro Area Highway Corridor Ordinance for the hospital ("Crossing Master Plan"). The Order approving the Crossing Master Plan was recorded in the records of Santa Fe County, New Mexico as Instrument # 1515869.

D. On April 29, 2008, the Santa Fe County Board of County Commissioners ("BCC") approved a Settlement Agreement and Mutual Release of Claims between the BCC, the Governing Body of the City of Santa Fe ("City Council"), the EZA and the Extraterritorial Zoning Commission ("EZC"), and the owners of Las Soleras ("Settlement Agreement").

E. On April 30, 2008, City Council approved the Settlement Agreement.

F. The Settlement Agreement provides that the Property shall be annexed via a landowner-initiated "Petition Method" application submitted to the City consisting of an (1) Annexation Petition, (2) General Plan Amendment and (3) Rezoning, all consistent with the map attached to the Settlement Agreement (See Exhibit A of Settlement Agreement). The map includes the 70-foot height variance and a helicopter pad, as granted by the EZA in its approval of the Crossing Master Plan for Parcel C1 as shown on the Annexation Plat now owned by Presbyterian Healthcare Services, a New Mexico nonprofit corporation (the "Presbyterian Healthcare Services Parcel"). The Settlement Agreement further provided that "It is expressly

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understood and agreed that this Agreement does not constitute an approval of any portion of the application or the map attached hereto as Attachment B."

G. On February 11, 2009, the City Council unanimously approved annexation of the Property to the City of Santa Fe along with General Plan Amendments, Rezoning and a Lot Line Adjustment and Road Dedication Plat subject to 50 conditions of approval, a copy of which is attached hereto as Exhibit II and incorporated herein (the "Conditions").

H. The Landowner desires to obtain annexation of, and the City agrees to annex, the Property to the City subject to the terms and conditions of this Agreement.

I. The Landowner desires to develop the Property and the City agrees to the development of the Property subject to and upon the terms and conditions of this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and the following agreements and undertakings of the Parties, the Parties agree as follows:

1) **ANNEXATION.**

a) Annexation Plat. The Landowner represents that the Annexation Plat was prepared in accordance with and complies with the Santa Fe City Code (the "Code"), the Annexation Agreement and all other applicable laws, regulations, and ordinances.

b) Annexation of the Property to the City. As of the Effective Date (defined as the date of this Agreement's recordation with the Santa Fe County Clerk's office) the Annexation Plat will be executed on behalf of the City and filed with the City and recorded in the records of Santa Fe County, New Mexico; whereupon, the Property will be deemed annexed to the City and will lie within the municipal boundaries of the City.

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c) EZA Conditions Inapplicable. Various subdivision plats have been approved under the prior extraterritorial jurisdiction. Upon recordation of a final non-appealable Annexation Plat and recordation of this Annexation Agreement, the prior approvals granted by the EZA shall become null and void including but not limited to, all conditions of approval, notes and findings and the City of Santa Fe Code shall determine the development standards within the approved Annexation.

2) **MASTER PLAN & ZONING**

2.1 Master Plan. The Master Plan for the Property ("Master Plan) is attached to this Agreement as Exhibit III and incorporated herein. In executing this Agreement, the City approves the Master Plan as the Master Plan for the Property and confirms that the Master Plan is in accordance with both the City's General Plan ("General Plan") and the Settlement Agreement. Additionally, the City approves the General Plan amendment approved concurrently with this annexation by Resolution No. 2008-27. The Parties acknowledge that the Master Plan is conceptual in nature and that the design may be modified through the subdivision platting, road realignment or development plan approval process without the necessity for a Master Plan amendment.

2.2 Zoning. The Master Plan contemplates a mix of land use and zoning designations within the Property. The tract sizes and densities may be modified without the necessity for a Master Plan amendment so long as such modifications comply with applicable Code. The mix of zoning designations, prior to application of the Conditions, includes:

- 82.5 acres of Regional Commercial (C-2)

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- 69 acres of community Commercial (C-2)
- 50.7 acres of Community Commercial (C-2) zoning with Business Park uses
- 20.2 acres of Shopping Center (SC-2)
- 41.2 acres of Office (C-1)
- 12.1 acres of Business Industrial Park (BIP)
- 6.9 acres of Mixed Use (MU)
- 39.0 acres of Institutional (HZ) for Hospital and Medical Uses
- 52.4 acres of Residential High Density (RM-1)
- 109.46 acres of Residential Medium Density (RM-LD)
- 22.2 acres of Residential Low Density (RM-6)
- 3.0 acres of Institutional (I) for Monte del Sol charter school

Up to 2,567 residential dwelling units approved in the High, Medium and Low Density Residential zoning categories.

2.3 Mixed Use Zoning Category. The Master Plan and zoning map identify a portion of the Property as "Mixed Use" (south of Beckner Road). Code section 14-7.2.B.8.c requires that 50% of a mixed-use development's total floor area consist of residential uses if located adjacent to residential zoning districts. The Parties agree that the 50% residential use requirement may be satisfied by clustering the residential uses in one or more locations on the overall Mixed Use tract shown on the Master Plan, Future Land Use Map and Zoning Map as opposed to on a parcel-by-parcel basis.

2.4 Rezoning. The Property shall be rezoned consistent with the Master Plan and in accordance with Rezoning Application No. ZA-2008-11 ("Rezoning Application") approved

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concurrently with this annexation by Ordinance No. 2009 - 07.

2.5 Satisfaction of Sunset Provision of Zoning Categories. The construction of any backbone infrastructure within Las Soleras within two years following the City Council's approval of the Rezoning Application shall satisfy the requirements of Code section 14-3.5.D with respect to Las Soleras. The Landowner may also satisfy the requirements of Code section 14-3.5.D with respect to any particular phase or subphase by any other method set out in Code section 14-3.5.D(1).

3) SUBDIVISION, PLATTING AND BUILDING PERMITS

3.1 Lot Line Adjustment and Road Dedication Plat. The Lot Line Adjustment and Road Dedication Plat attached hereto as Exhibit IV ("LLA Plat") is approved concurrently with this annexation. The LLA Plat will not require bonding for subdivision improvements and will not immediately allow for any construction or development.

3.2 Final Subdivision Plat. No development within any phase or subphase of the Property shall be commenced by the Landowner unless and until the City Planning Commission approves a Final Subdivision Plat and/or development plan for that phase or subphase and the Landowner has obtained any and all permits necessary or required to carry out such development.

3.3 Building Permits. Consistent with Section 3(e) of the Settlement Agreement, the City shall issue building permits and other necessary approvals when requested by Las Soleras without unreasonable delay, subject to the compliance of any such request with all applicable ordinances, regulations and rules.

4. CITY SERVICES AND INFRASTRUCTURE

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4.1 Fire and Police Protection. Fire and Police protection of the Development on the Property will be provided by current existing City Police and Fire Department facilities and personnel. A fire protection plan submitted with the application for final Subdivision plat approval for each phase or subphase or development plan approval shall show the size of the water mains and fire hydrant locations, together with such other features and elements as may be required by applicable Code requirements.

4.2 Refuse. Refuse disposal services shall be provided in accordance with applicable City ordinances.

4.3 Water Service.

(i) Water Delivery to Property. Water service will be provided for the development of the Property by the City of Santa Fe and in a manner consistent with the City Code. Prior to the development of each Phase or subphase, the Landowner agrees to connect the proposed development to the City's water delivery system using dedicated easements for the benefit of the City or its designee. The Landowner agrees that no water well shall be drilled on the Property.

(ii) Water Rights Transfer to the City. The City agrees that the tender of water rights for the entire Property not later than 30 days after the approval of the rezoning ordinance is not required. The City agrees that tender of water rights not later than 60 days after approval of each final subdivision plat or final development plan for each phase or subphase complies with the intent of the Water Rights Transfer Requirements set forth in City Code §14-8.16.

4.4 Storm Water Improvements. Concurrently with the development of each phase or

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subphase, the Landowner shall construct storm water improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The storm water system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances. All plans, reports, and construction documents relating to the design and construction of the storm water collection system shall be reviewed and approved by the City prior to any construction.

4.5 Sewer Service.

(i) Concurrently with the development of each phase or subphase, the Landowner shall construct sewer improvements to serve that phase or subphase in accordance with the Code using existing and proposed easements shown on the Final Development Plan and/or subdivision plat for that phase or subphase. The sewer system shall be designed and constructed in accordance with City regulations, guidelines, and ordinances.

(ii) In accordance with Section §3 (h) of the Settlement Agreement, the City issued a Sewer Can and Will Serve Letter to Las Soleras on May 23, 2008 ensuring sewer service to the Property (including the Presbyterian Healthcare Services Parcel) via the Arroyo Chamisa Interceptor sewer line. The Sewer Can and Will Serve letter is attached as Exhibit V and incorporated herein by reference and complies with Code Section(s) § 22-3, 22-5, and 22-6.

4.6 Reclaimed Water. Landowner agrees to cooperate with the City on the negotiation, construction, finance, design and reimbursement for the extension of reclaimed

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water infrastructure between the Property and the City's wastewater treatment plant to serve the Property.

4.7 Infrastructure Phasing. The plan for constructing the infrastructure to serve the development is conceptual in nature and is detailed in the Infrastructure Phasing Plan ("Infrastructure Phasing Plan") attached as Exhibit VI and incorporated herein by reference. The infrastructure will be developed in phases and subphases as shown on the Master Plan and the Infrastructure Phasing Plan and may be modified without the need for a Master Plan amendment. All infrastructure improvements reviewed and approved in Santa Fe County (i.e. Beckner Road and its associated infrastructure from Cerrillos Road to the eastern boundary of the Presbyterian Healthcare Services Parcel) shall be accepted simultaneously with the execution of this Annexation Agreement, provided that such infrastructure improvements have been or will be constructed in accordance with City standards, applicable laws, rules and regulations, and the Code, in effect at the time of construction, including, without limitation, the City's Infrastructure Completion Policy.

4.8 Streets and Other Rights of Way. All streets on the Property will be built to the minimum standards set forth in the Master Plan and in accordance with City standards, applicable laws, rules and regulations and the Code. Upon completion of construction by the Landowner and approval by the City, the streets described on any approved Final Subdivision Plat or development plan as public streets shall be dedicated to and accepted by the City as public rights-of-way. The Landowner shall pay for all construction costs of the streets. Upon acceptance by the City, the City shall be responsible for the costs of maintaining such dedicated rights of way.

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4.9 Signalized Intersections. The City agrees that in addition to the existing signalized intersection at Cerrillos Road and Beckner Road, the Property requires additional improvements, including the two signalized intersections off of Cerrillos Road north of Beckner Road as shown on Exhibit III as well as a signalized intersection and the associated street improvements at Richards Ave and Beckner Road. These three signalized intersections have already been approved by the City pursuant to the Hererra Site Plan Approval and the Building Services of Santa Fe annexation agreement.

4.10 Dedication and Letter of Credit.

(i) All required improvements for water, storm and wastewater collection, and public streets, shall be dedicated by the Landowner to the City or the City's designee and accepted by same for its use in perpetuity, as shown on the approved final subdivision plat or development plan for each phase or subphase and, once the City has inspected and approved the final construction of the improvements, the City shall accept the same and thereafter maintain the same in good operating condition at the City's expense.

(ii) In accordance with the City's Infrastructure Completion Policy and other applicable requirements, the Landowner shall provide a letter of credit, set aside letter or surety bond, in a form acceptable to the City, for the required improvements for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. The amount of the security shall be based on a certified engineer's estimate acceptable to the City.

5. **UTILITIES.** The City recognizes and accepts that the Property is currently encumbered with some above ground utilities. Future construction of utilities on the Property shall be served

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only with underground utilities, except for equipment or infrastructure that either must be located above ground or cannot be undergrounded in an economically feasible manner (such as the transmission line running east-west through the site).

6. **TRAFFIC IMPACT REPORT.** In compliance with city regulations a master traffic impact analysis prepared by Terry Brown is submitted under separate cover as part of the Master Plan and this Agreement (the "TIA"). Prior to the City Council meeting, City Traffic Engineer John Romero reviewed the TIA and recommended conditions of approval, which are included in the Conditions approved by the Council, as well as the following requirements, which the Council directed be included in this Annexation Agreement.

(i) The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by the approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road, in its final condition, shall be constructed as a four-lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.

(ii) Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.

(iii) As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public

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Works Department, on Cerrillos Road, Governor Miles Road and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year (the year 2030) with the two exceptions:

(a) Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movement needing mitigation during the horizon year.

(b) As determined by the approval of the Entrada Contenta Development, the Los Soleras Master Plan development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Chamiso Crossing intersection.

(iv) Fair share contributions for Cerrillos Avenue and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.

(v) Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.

(vi) If for a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvements with the amount of contributions available at that time.

(vii) Access spacing along Beckner Road shall follow the NMDOT State Access

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Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.

(viii) Access spacing along Chamiso Crossing, Las Soleras Drive and Railrunner Road, north of Beckner Road, shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe Public Works Department.

7. **HIGHWAY CORRIDOR**. The Highway Corridor Open Space as described in Condition 19 (the "Las Soleras Highway Corridor") is adopted as the highway corridor setback for Las Soleras and any future Highway Corridor Ordinance adopted by the City Council shall not affect or modify the Las Soleras Highway Corridor.

8. **AFFORDABLE HOUSING.** Residential development shall comply with the applicable Santa Fe Homes Program provisions in effect at the time of final subdivision approval for each phase or subphase or Landowner agrees to implement an affordable housing plan that is mutually acceptable to both the City of Santa Fe Governing Body and Landowner(s).

9. **IMPACT FEES.** Impact fees and credits for qualifying improvements constructed by the Landowner shall be assessed and applied pursuant to the provision of Code section 14-8.14.

10. **PARKS, OPEN SPACE AND TRAILS.** The Landowner shall meet the City's park dedication requirements by dedicating park land and land for trails within the Property to the City as generally shown on the Master Plan for each phase or subphase prior to recording of the final subdivision plat or development plan for that phase or subphase. Park improvement costs and offsets against park impact fees shall be subjected to the provisions of Code section 14-8.6. The City shall be responsible for all costs of maintaining the dedicated parks, open space and trails, including but not limited to; landscaping, irrigation & water, repair and maintenance of the

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grasses, trail surfaces, shrubs and trees.

As required by Condition #9, the amended Master Trails Plans (Sheets P-7 & P-17) is included herein as Exhibit VII.

As required by Condition #45, the applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.

11. **ASSIGNMENT.** Each property owner within Las Soleras assumes several liability related to this Agreement and shall be severally responsible for all obligations resulting from this Agreement. Each property owner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another property owner, another developer, or to an association of property owners, provided each such assignee agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such assignee assumes liability and agrees to perform all obligations of that property owner with respect to the portion of the property owned by such assignee. In such case the assigning property owner shall be released of all liability relating to this Agreement. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that each property owner is bound.

12. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

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13. **EXECUTION OF DOCUMENTS.** The Parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

14. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

15. **NO WAIVER.** No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

16. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

17. **GOVERNING LAW.** This Agreement and the rights of the Parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

18. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective heirs, successors and permitted assigns.

19. **AGREEMENT.** This Agreement states the entire agreement of the Parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

20. **AMENDMENTS.** Any amendments to this Agreement or any subdivision plat or development plan shall be subject to the review and approval of the Planning Commission and/or other City body having authority over such amendment.

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IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE

THE HONORABLE DAVID COSS,
MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

3FC CLERK RECORDED 03/04/2010

LANDOWNER(S):

THE CROSSING, LLC, (PARCEL D1A)
a New Mexico Limited Liability Company

By: _____
John J. Mahoney, Managing Member

By: _____
Randall W. Eakin, Managing Oversight Member

BECKNER ROAD EQUITIES, INC., (AMENDED PARCELS A, B1, D1B2 & E)
a New Mexico Corporation

By: _____
Gordon L. Skarsgard, President

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4 & C)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

By: _____
J. Harmon Burttram, Managing Oversight Member

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3 & A4)
a New Mexico Limited Liability Company

By: _____
Fred Gardner, Managing Member

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

3FC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo **)**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

3FC CLERK RECORDED 03/04/2010

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
a New Mexico Limited Liability Company

By: _____
Gordon L. Skarsgard, Managing Member

PRESBYTERIAN HEALTHCARE SERVICES (AMENDED TRACT C1)
A New Mexico Nonprofit Corporation

By: _____
Diane Fisher, Secretary

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of _____, 2009 by John J. Mahoney, Managing Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF _____)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the _ day of _____, 2009 by Randall W. Eakin, Managing Oversight Member of The Crossing, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

3FC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, President of Beckner Road Equities, Inc. a New Mexico corporation.

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member, Las Soleras Oeste, Ltd. Co., a New Mexico limited liability company. .

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

STATE OF NEW MEXICO)

) ss.

COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9 day of September, 2009 by Gordon L. Skarsgard, Managing Member of Las Soleras Del Sur, LLC, a New Mexico Limited Liability Company.

Notary Public

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Santa Fe)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 12th day of November, 2009 by J. Harmon Burttram, Managing Oversight Member of Las Soleras Del Sur, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/23/2011

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 9th day of September, 2009 by Fred Gardner, Managing Member of Geronimo Equities, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SFC CLERK RECORDED 03/04/2010

STATE OF NEW MEXICO)
) ss.
COUNTY OF Bernalillo)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 11th day of November, 2009 by Diane Fisher, Secretary of Presbyterian Healthcare Services, a New Mexico nonprofit corporation.

Linda J. VanAuker
Notary Public

My Commission Expires: 2/12/2011

OFFICIAL SEAL
LINDA J. VANAUKER
Notary Public
State of New Mexico
My Commission Expires 2/12/11

3FC CLERK RECORDED 03/04/2010

EXHIBITS

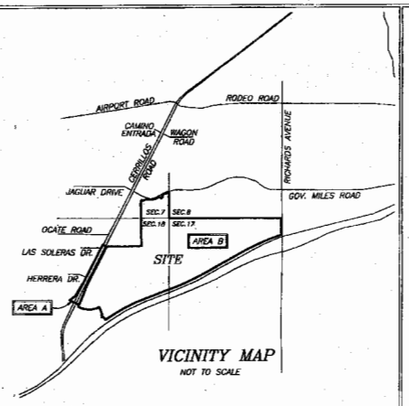
EXHIBIT I:	**ANNEXATION PLAT**
EXHIBIT II:	**CONDITIONS OF APPROVAL FOR LAS SOLERAS**
EXHIBIT III:	**MASTER PLAN FOR LAS SOLERAS**
EXHIBIT IV:	**LOT LINE ADJUSTMENT AND ROAD DEDICATION PLAT**
EXHIBIT V:	**CITY SEWER CAN AND WILL SERVE LETTER**
EXHIBIT VI:	**INFRASTRUCTURE PHASING PLAN**
EXHIBIT VII:	**AMENDED TRAILS PLAN**

3FC CLERK RECORDED 03/04/2010

EXHIBIT I

ANNEXATION, ROAD DEDICATION & VACATION PLAT

Las Soleras
Annexation Agreement



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

GARY E. DAWSON NEW MEXICO 14014 PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ____ PAGE ____ INST. NO. 1592455
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:32 o'clock P.M., and was duly recorded in book 714 page(s) 021-024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY SEAL

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.86 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 1317.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S37°04'14"W, 98.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"E, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"E, 82.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 69.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'48"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1560.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°43'51"E, 1559.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°35'29"W, 782.51 FEET;
THENCE N88°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N87°29'23"W, 1208.43 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N32°59'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S82°31'50"W, 127.50 FEET;
THENCE S59°08'14"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'39"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'39"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°25'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S89°01'32"W, 204.09 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'38"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°11'51"W, 1887.17 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
	TOTAL AREA	561.65 ACRES
	ANNEXATION AREA A	16.35 ACRES
	**ANNEXATION AREA B	545.30 ACRES
	ANNEXATION A PERIMETER	6789 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
	ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
	TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON, ROADS DEDICATED BY COUNTY RESOLUTION 2007-88 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1 & C AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 28 DAY OF September, 2009.
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY, THIS 12th DAY OF November, 2009.
NOTARY PUBLIC 2/2/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWALKER Notary Public State of New Mexico My Commission Expires 2/2/2011

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 4th DAY OF September, 2009.
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5/23/2011

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 22nd DAY OF September, 2009.
NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE
CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/13/2009 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
-2008-27
M-2008-28
ZA-2008-11
CHAIR — 2-4-10 DATE
SECRETARY — 2/2/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

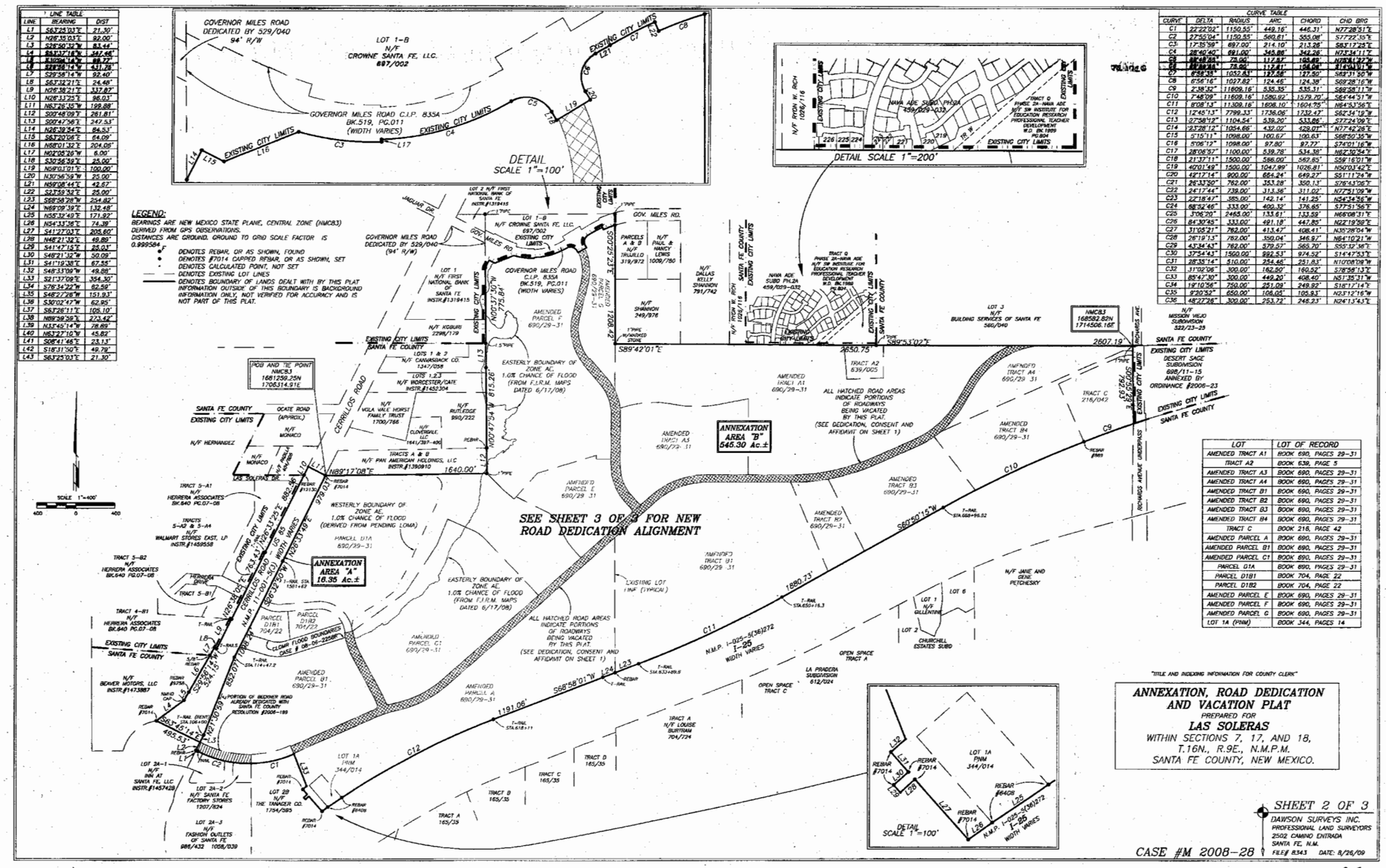
FILE# 8343 DATE: 8/26/09

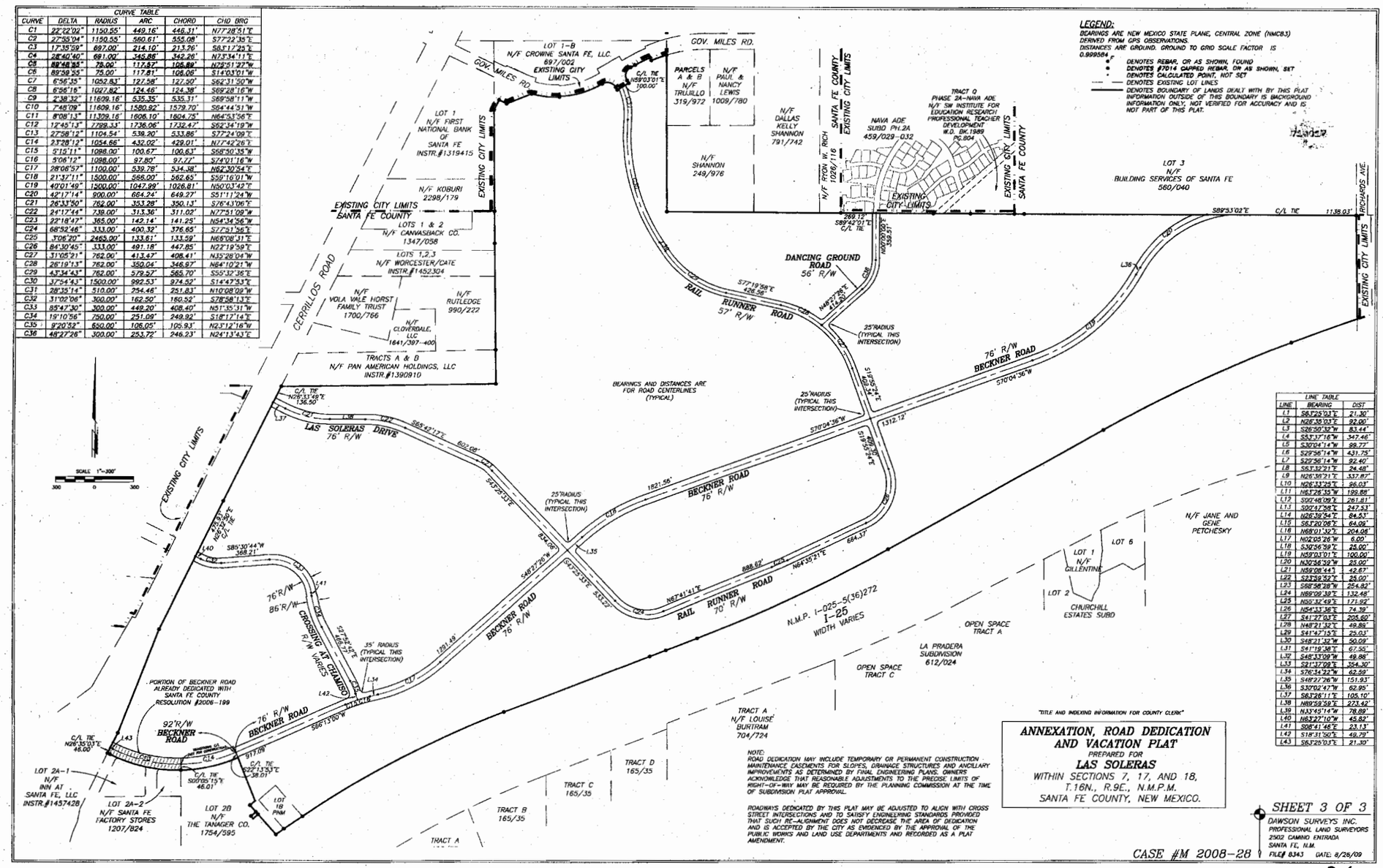
CASE #M 2008-28

S-4

ANNEXATION, ROAD DEDICATIO VACATION PLAT
EXHIBIT I

SFC CLERK RECORDED 03/04/2010


LINE TABLE
CURVE TABLE
LEGEND:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584
DETAIL SCALE 1"=100'
DETAIL SCALE 1"=200'
ANNEXATION AREA "A" 16.35 Ac.±
ANNEXATION AREA "B" 545.30 Ac.±
SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT
ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)
POB AND "TIE" POINT NMCB3 1681259.25N 1706314.91E
LAS SOLERAS DR.
CERRILLOS ROAD
EXISTING CITY LIMITS
SANTA FE COUNTY
GOVERNOR MILES ROAD DEDICATED BY 529/040 (94' R/W)
GOVERNOR MILES ROAD C.I.P. 835A BK.519, PG.011 (WIDTH VARIES)
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
LOT 1-A PNM 344/014
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 2A-1 N/F BNA AT SANTA FE, LLC. INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
LA PRADERA SUBDIVISION 612/024
CHURCHILL ESTATES SUBD
N/F JANE AND GENE PETCHESKY
N/F MISSION VIEJO SUBDIVISION 522/23-25
DESERT SAGE SUBDIVISION 698/11-15 ANNEXED BY ORDINANCE #2006-23
N/F BUILDING SERVICES OF SANTA FE 580/040
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F PAUL & NANCY LEWIS 1008/780
N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F CANARSKACK CO. 1247/1058
N/F WORCESTER/CATE INSTR.#1452304
N/F KOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 980/322
N/F CLOVERDALE, LLC 1641/397-400
N/F PAN AMERICAN HELDINGS, LLC INSTR.#1390910
N/F HERRERA ASSOCIATES BK.640 PG.07-08
N/F WALMART STORES EAST, LP INSTR.#1459558
N/F BEAVER MOTORS, LLC INSTR.#1473887
N/F MONACO
N/F HERNANDEZ
N/F KOBURI 229R/179
N/F PAUL & NANCY LEWIS 1008/780
N/F PATRICIA W. RICH 1026/116
N/F PATRICIA W. RICH 1026/116
N/F PATRICIA W. RICH 1026/116



SFC CLERK RECORDED 03/04/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT II

CONDITIONS OF APPROVAL

SFC CLERK RECORDED 03/04/2010 Las Soleras – Revised Conditions of Approval
General Plan Amendment (Case #M 2008-27)
Annexation (Case #M 2008-28)
Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets ~~P-7 & P-17~~ P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. __ - Exhibit VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete – 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated 1/15/10
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated 1/15/10 and revised Zoning map dated 8/26/09
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated 1/15/10
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

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	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated 8/26/09
22	It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development. • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain.	Current Planning	Lucas Cruse	See Revised Annexation Plat dated 8/26/09 And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the "innovative street designs" approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09
24	Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where "innovation" provides: • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space.	Current Planning	Lucas Cruse	See Revised Dedication Plat dated 8/26/09 DP (Development Plan, including any road construction plan for curb cuts)
26	Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated: • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate **only** trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections).	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated 1/15/10 and Trails Master Plan

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29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 and Road Dedication Plat
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 11/15/10 Also see DP (Development Plan, including any road construction plan)
31	"Figure 5: Preliminary Circulation Map" of the Santa Fe County's Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ___
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects "La Rambla" up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated 11/15/10
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated ____ Removed From PlanSet
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated 1/15/10 and Annexation Agreement section ____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated 9/9/09
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

	additional recommended conditions in the City Council staff report.			John Romero dated ____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP

TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1.	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the "Las Soleras" area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system. All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way. The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.	Long Range Planning	Reed Liming	Highway Corridor Plan – Prior to approval of first DP Visual Impact Analysis - DP (Development Plan, including any trail construction plan)

20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include: • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of "La Rambla" as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate: • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include: • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 DP (Development

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	park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)

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49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

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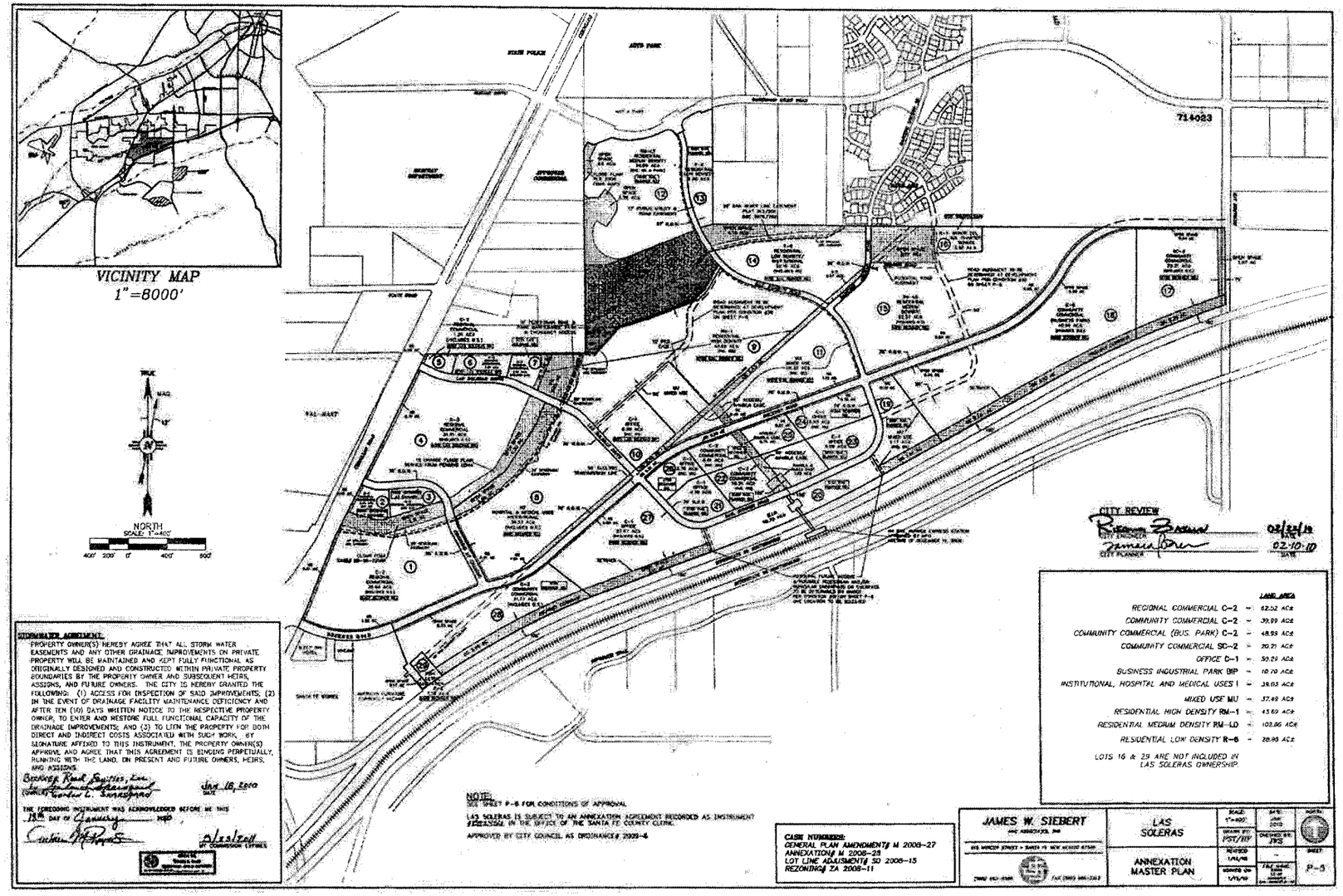
EXHIBIT III

ANNEXATION MASTER PLAN

Las Soleras
Annexation Agreement



LAS SOLERAS ANNEXATION MASTER PLAN
EXHIBIT III

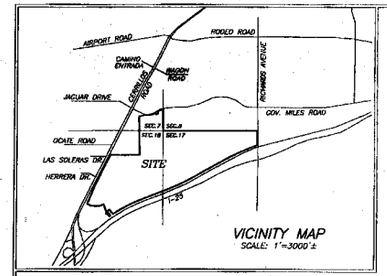
SFC CLERK RECORDED 03/05/2010

3FC CLERK RECORDED 03/04/2010

EXHIBIT IV

LOT LINE ADJUSTMENT PLAT

Las Soleras
Annexation Agreement



VICINITY MAP
SCALE: 1"=3000'±

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — DATE 10-9-09

ATTEST COUNTY CLERK — DATE 10-9-09

REVIEWED BY CITY OF SANTA FE:

PLANNER — DATE 02.10.10

CITY ENGINEER — DATE 02/22/10

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-9-10 DATE

AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — DATE 2-22-10

ATTEST: CITY CLERK — DATE 2-24-10

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE — AS CASE # SD-2008-15, M-2008-27, M-2008-28, ZA-2008-11

CHAIR — DATE 2-4-10

SECRETARY — DATE 1/4/10

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #14014

COUNTY OF SANTA FE)SS STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 4 day of November 2009 A.D. at 8:30 o'clock a.m. and was duly recorded in book 714 page(s) 0095 - 0096 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2008 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 028-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

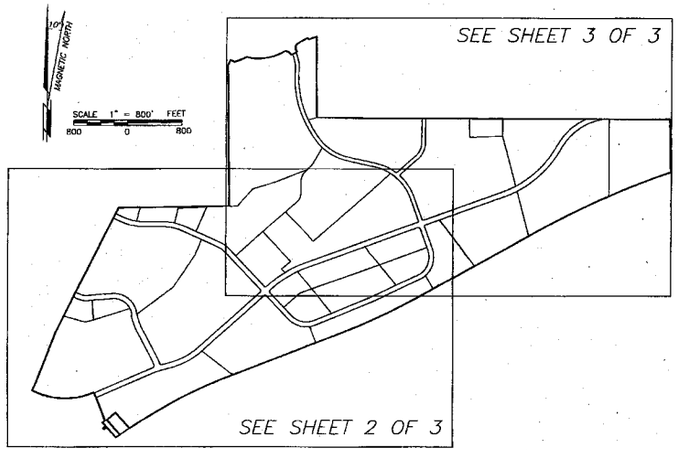
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID, DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- ------ DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



Qwest Communications, Inc., Disclaimer:
This plat has been approved for a covered purpose only. The signing of this plat does not in any way guarantee telephone service at the subdivision.

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) — DATE 9-23-09

COMCAST (CABLE TV) — DATE 9.23-09

CITY OF SANTA FE WASTEWATER — DATE 10-8-09

SANGRE DE CRISTO WATER DIVISION — DATE 10-2-09

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) — DATE 09/04/2009

NEW MEXICO GAS COMPANY — DATE 9-23-2009

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 618, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS.

THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC, (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

GERONIMO EQUITIES, LLC, (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS D1B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, INC. THIS 23 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES April 25, 2011

LAS SOLERAS DEL SUR, LLC, (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF NOVEMBER 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 2/12/2011

OFFICIAL SEAL LINDA I. VANDUKEN Notary Public State of New Mexico My Commission Expires 2/12/2011

LAS SOLERAS COMMUNITY DESIGN, LLC, (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

LAS SOLERAS OESTE, LTD, CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD, CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 4/10/2013

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/23/2011

OFFICIAL SEAL Nicole M. Torres NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

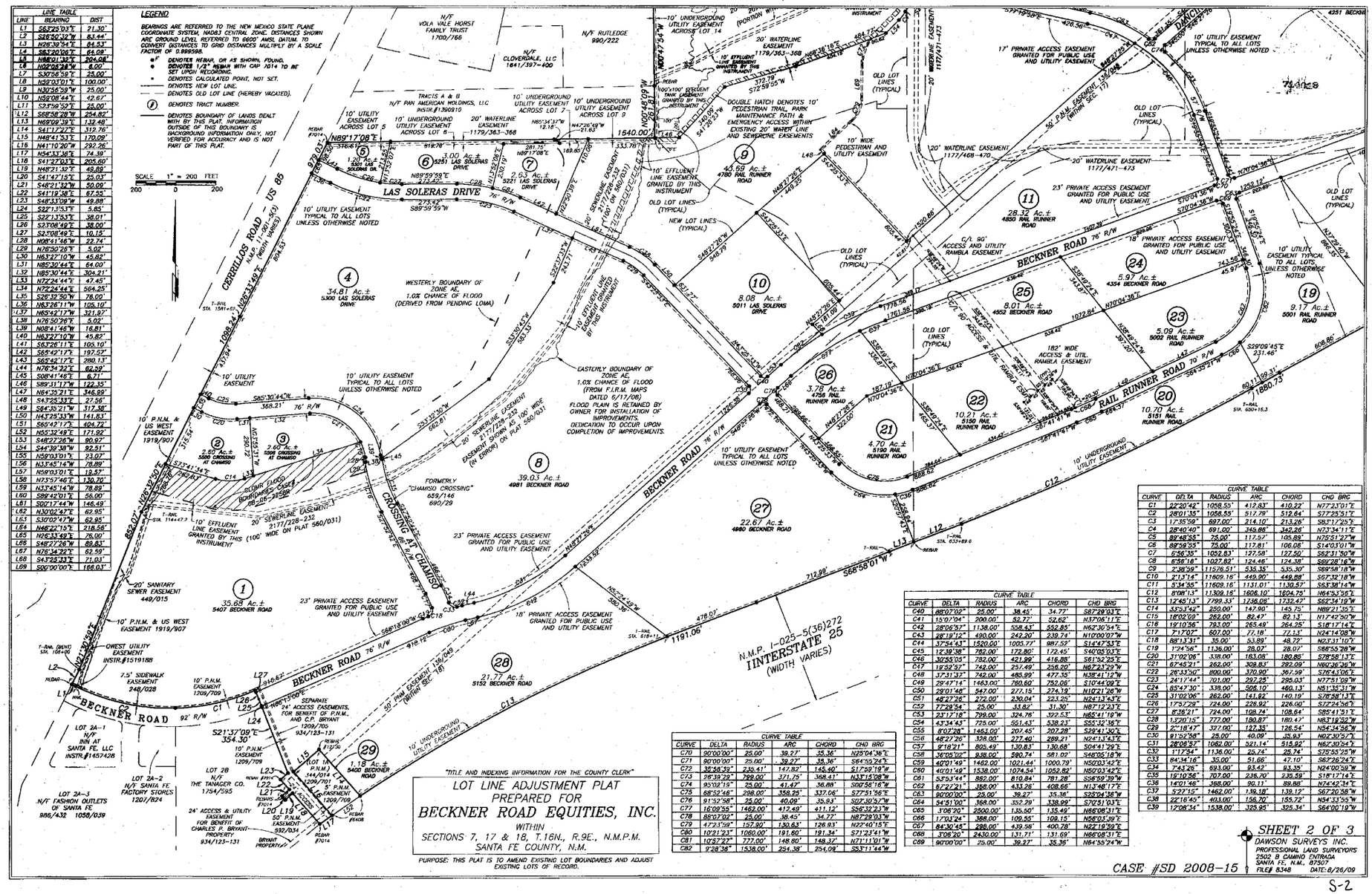
SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-1

SFC CLERK RECORDED 03/04/2010
LOT LINE ADJUSTMENT
ALL LIBRARY



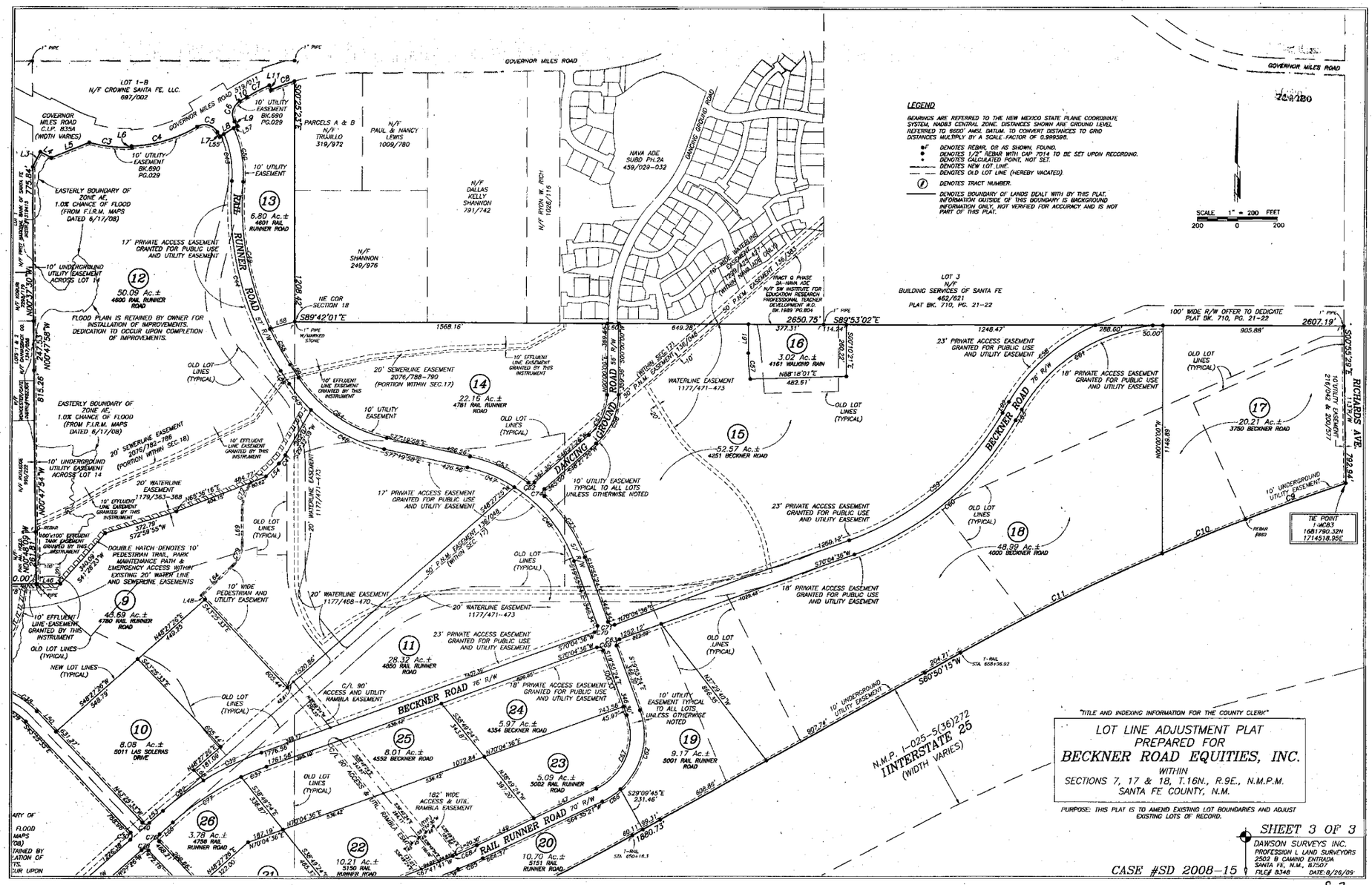
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S83°20'06"E	64.09'
L5	N86°01'32"E	204.08'
L6	N02°08'28"W	6.00'
L7	S30°56'58"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°56'52"E	25.00'
L12	S66°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'26"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.00'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S32°13'53"E	5.85'
L25	S32°13'53"E	38.01'
L26	S37°08'49"E	38.00'
L27	S2°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N78°50'28"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°39'50"W	78.09'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.87'
L38	N78°50'28"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.53'
L43	S62°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°11'17"W	122.35'
L47	N84°25'21"E	346.89'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S85°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	13.57'
L58	N73°57'46"E	130.76'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N66°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S41°58'33"E	71.03'
L69	S00°00'00"E	188.03'

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S81°17'25"E
C4	28°40'40"	691.00'	346.86'	343.26'	N23°34'11"E
C5	89°56'35"	75.00'	117.57'	105.86'	N75°21'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	8°56'16"	1027.83'	124.46'	124.38'	S69°28'18"W
C9	2°38'59"	11578.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S65°38'14"W
C12	6°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°46'13"	7799.53'	1736.08'	1732.47'	S62°14'19"W
C14	33°33'42"	250.00'	147.90'	145.75'	N88°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'36"	783.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'26"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N82°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	339.00'	508.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°3'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	2°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	81°52'58"	25.00'	40.09'	35.93'	N62°30'52"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N67°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S67°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'39"W
C35	16°10'56"	707.00'	235.70'	234.79'	S18°17'14"E
C36	14°01'46"	388.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°06'14"	1538.00'	325.06'	324.34'	S64°00'19"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S67°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54.43"	1520.00'	1005.77'	987.57'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'37"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'32"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°28'54"	25.00'	33.80'	31.30'	N87°12'23"E
C53	23°12'18"	799.00'	324.76'	322.53'	N65°41'18"W
C54	43°34.43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	336.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	5°2'21"	568.00'	533.26'	608.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N86°08'31"E
C66	17°03'24"	388.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'39"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N86°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°48.53'	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39.29"	789.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S62°32'21"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.80'	130.63'	126.93'	N27°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°37'22"	777.00'	148.80'	148.37'	N71°11'01"W
C82	9°28'38"	1538.00'	254.38'	254.09'	S63°11'44"W

SFC CLERK RECORDED 03/04/2010



SFC CLERK RECORDED 03/04/2010

SFC CLERK RECORDED 03/04/2010

EXHIBIT V

CITY SEWER COMMITMENT LETTER

SFC CLERK RECORDED 03/04/2010

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Date: May 23, 2008

To: Frank Katz , City Attorney
City Attorney's Office

Via: Qustandi Kassisieh, Director
Wastewater Management Division

From: Bryan Romero, Engineering Supervisor
Wastewater Management Division

Re: Las Soleras Annexation– Presbyterian Hospital

On May 19, 2008, the Settlement Agreement and Mutual Release of Claims involving the City of Santa Fe, Santa Fe County and Las Soleras property became effective. The Agreement states that Las Soleras is within the sewer service area of the County and that "upon application for annexation of Las Soleras... the City shall issue a 'can and will serve' letter to Las Soleras for sewer service in accordance with its rules and regulations."

Las Soleras has initiated the annexation application process in satisfaction of the foregoing Agreement provision. The Wastewater Management Division confirms that the City can and will provide sewer service to Las Soleras, including the proposed Presbyterian hospital within the Las Soleras property, in accordance with City Code sections 22-3, 22-5 and 22-6, as may be amended. Sewer service is available via connection to the Arroyo Chamisa Interceptor sewer line. This letter also confirms the necessity for connection to the POTW as required by section 22-5.1. All city code requirements must be met in order to obtain sewer service. It is noted that all costs associated with the design, construction and acceptance of the public sanitary sewer infrastructure and appurtenances required to serve the development is borne by the owner/developer.

If you have any questions, call me at 955-4623.

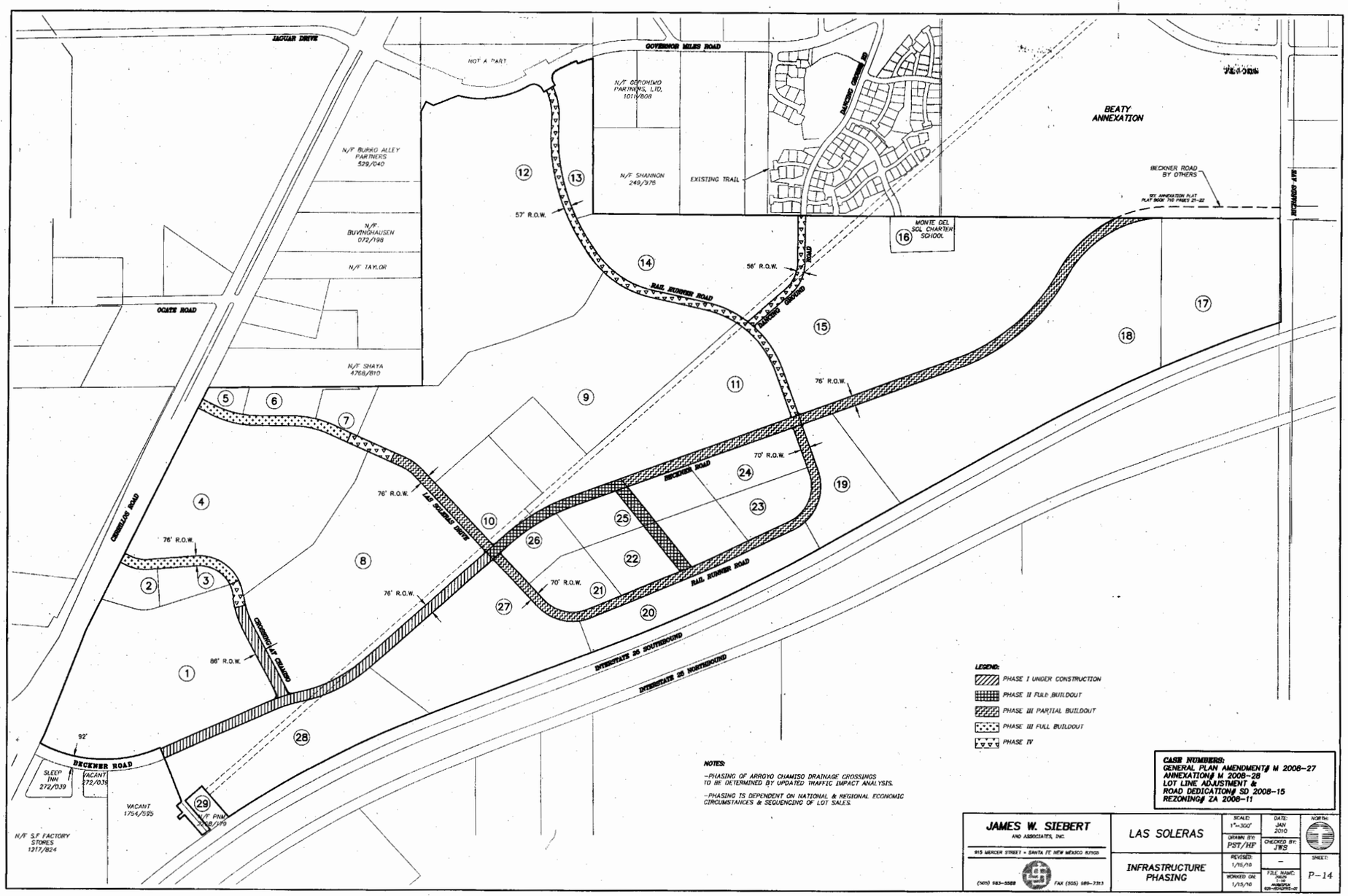
cc: File

LAS SOLERAS ANNEXATION AGREEMENT
EXHIBIT V

3FC CLERK RECORDED 03/04/2010

EXHIBIT VI

INFRASTRUCTURE & PHASING PLAN



INFRASTRUCTURE PHASING PLAN
EXHIBIT VI

SFC CLERK RECORDED 03/04/2010

ANNEXATION AGREEMENT
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 51

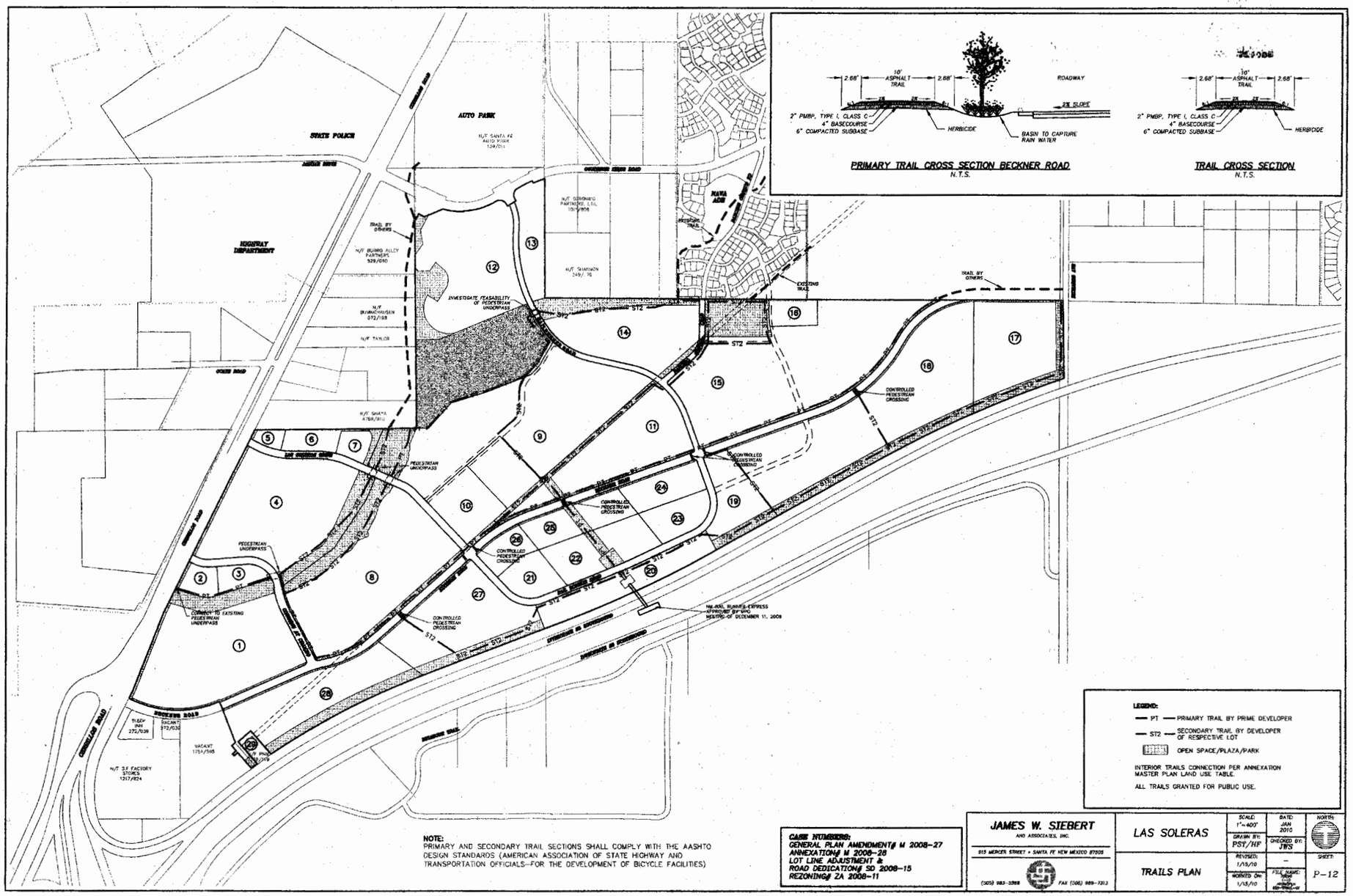
I Hereby Certify That This Instrument Was Filed for
Record On The 4TH Day Of March, 2010 at 02:38:09 PM
And Was Duly Recorded as Instrument # 1592456
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

3FC CLERK RECORDED 03/04/2010

EXHIBIT VII

TRAILS PLAN



SFC CLERK RECORDED 03/04/2010

TRAIL PLAN
EXHIBIT VII

Quiet Title Co.
File # 10-1010

SFC release of conditons for the Gardner Tract A due to annexation into City.

SFC CLERK RECORDED 11/19/2010

RELEASE OF FIRE MARSHAL AFFIDAVIT

Santa Fe County Fire Marshal, grantee under that certain affidavit executed by Gordon L. Skarsgard, as Managing Member of Las Soleras, Ltd. Co and Burttram-Gardner, on the 17th day of November, 2005 and recorded on the 2nd day of December, 2005 as Instrument # 1410197 in the records of Santa Fe County, New Mexico, do hereby discharge all of the real estate mentioned in said recording from the encumbrance and obligations thereof.

Witness my hand and seal this 19 day of November, 2010.

Santa Fe County Fire Department

By: Buster Patty
Its: Santa Fe County Fire Prevention Captin

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me on this 19 day of November, 2010 by Buster Patty, its SFC Fire Prevention Captin of Santa Fe County Fire Department.

Victoria M. Reyes
NOTARY PUBLIC
My commission expires: 5/23/2011

SEAL

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires:

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

RELEASE
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 19TH Day Of November, 2010 at 03:46:08 PM And Was Duly Recorded as Instrument # **1617495** Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Cases Nos:	2025-10037
Hearing Date:	July 17, 2025
Applicant:	Santa Fe Civic Housing Authority
Agent:	Liaison Planning
Location:	1111 Ocate Road
Case Mgr.:	Claudia Kath
Zoning:	C-2 (General Commercial)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	February 22, 2024
ENN Mtg.:	April 16, 2024

Proposal:

Applicant requests Development Plan approval to construct approximately 119,540 square feet of new construction of affordable housing for the Santa Fe Civic Housing Authority on +/-5 .64 acres.



Site Plan

Case #2025-10037. 1111 Ocate Road. Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 119,540 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends Development Plan ("Development Plan") **APPROVAL** of **Case# 2025-10037, 1111 Ocate Road,** subject to conditions of approval and technical corrections as outlined in Attachments A & B of this report.

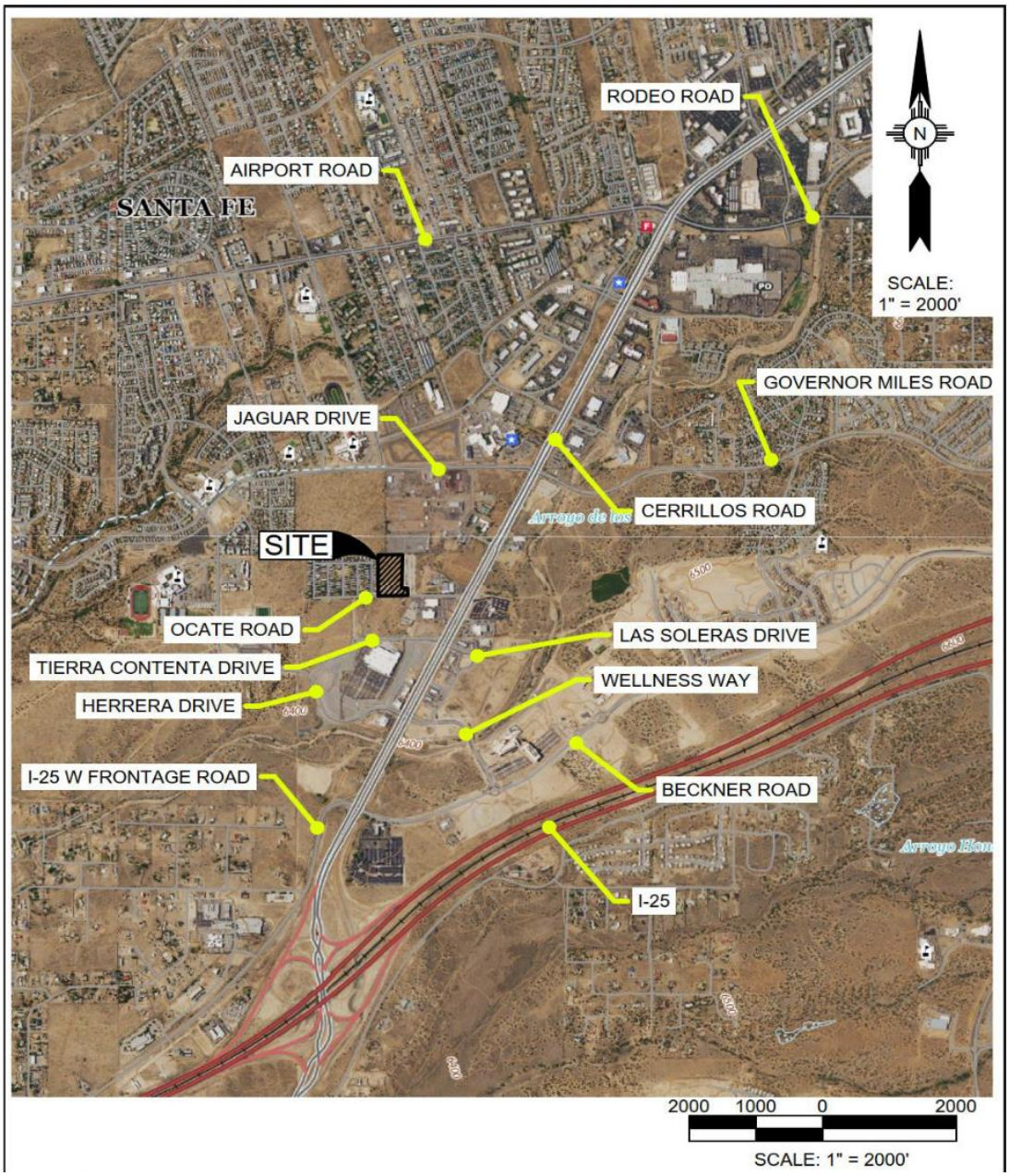
One motion will be required for this case:

- ***Approve*** *or* ***deny*** **Case# 2024-8550, 1111 Ocate Road Development Plan,** subject to conditions of approval as outlined in this report and technical correction listed in Attachment A "Conditions of Approval and Technical Corrections" and Attachment B "DRT Comments."

II. EXECUTIVE SUMMARY

The subject property ("Property"), located at 1111 Ocate Road is situated on the northern side of Ocate Road and west of Cerrillos Road. It is owned by the Santa Fe Civic Housing Authority and is recognized as a legal lot of record. The site is currently vacant, with the exception of several abandoned structures.

Figure 1 Aerial – Property Location / Vicinity Map



The proposed development includes the construction of 84 affordable housing units, to be distributed across two multi-story residential buildings. Planned site improvements include a community building, tot lot, turf play area, sitting areas, community garden, landscaped open spaces, covered garages, stormwater drainage ponds and outdoor lighting.

The Applicant has complied with Subsections 14-3.1(E) *"Pre-Application Conferences",* 14-3.1(F) "*Early Neighborhood Notification Procedures*" and 14-3.1(H) *"Notice Requirements".*

Staff's analysis finds that the Applicant has addressed the necessary findings and recommends **APPROVAL** of the Development Plan, subject to conditions and technical corrections of approval.

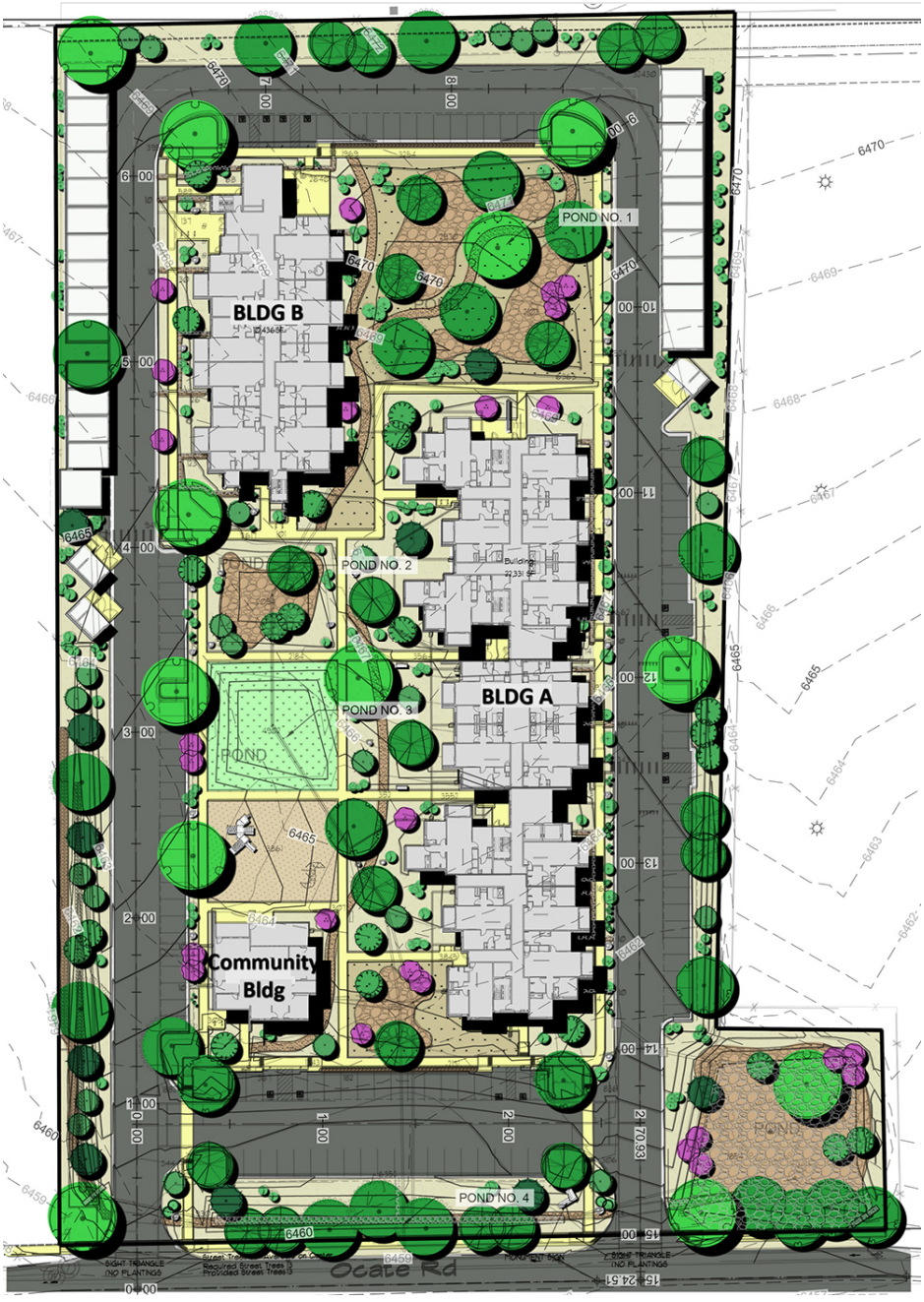
III. SITE ANALYSIS

The subject property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District. The Applicant is requesting approval of a Development Plan for a multifamily residential project totaling 119,540 square feet, to be constructed in three separate buildings.

- **Building A** will contain 60 residential units and encompass approximately 84,233 square feet.
- **Building B** will contain 24 residential units and encompass approximately 32,555 square feet.
- A **Community Building** of 2,752 square feet is also proposed as part of the development.

The proposed lot coverage is 53%, which is within the maximum allowable coverage of 60% for the C-2 district. The development provides a total of 125,999 square feet of open space, exceeding the minimum requirement of 98,324 square feet.

Figure 2 Proposed Site Plan



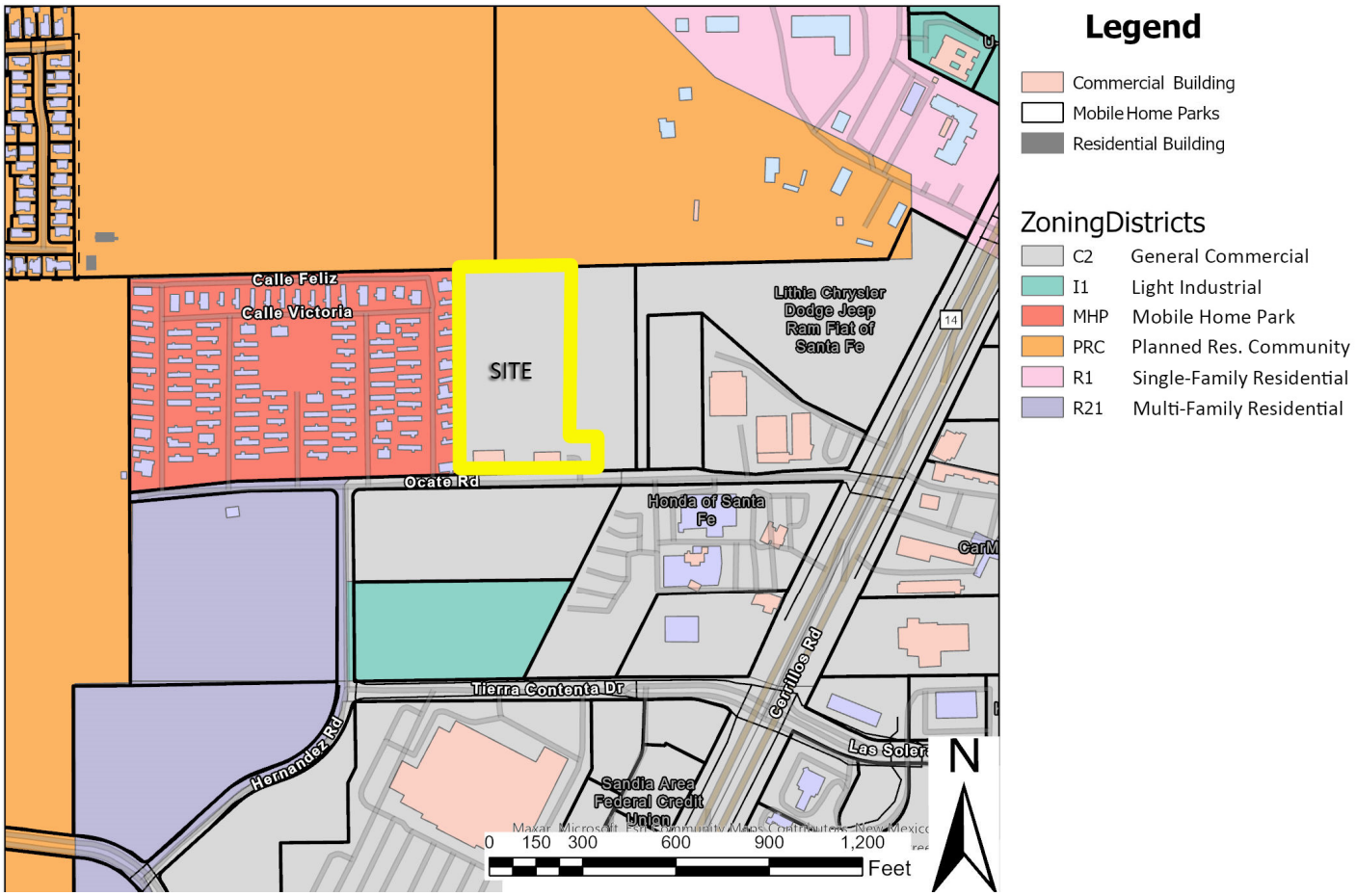
A. Adjacent Properties

The Property is adjacent to Ocate Road and approximately 500 feet from Cerrillos Road to the east. See "*Adjacent Uses and Zoning"* Table 1 and "*Adjacent Zoning*" Figure 3.

Table 1. Adjacent Uses and Zoning

Direction	Property Address	Property Owner	Zoning
Northeast	1120 Cerrillos Road	State of New Mexico	PRC (Planned Residential Comm)
Northwest	Unassigned	School for the Deaf Property	PRC (Planned Residential Comm)
West	1115 Ocate Road	Santa Fe Mobile Home Hacienda	MHP (Mobile Home Park)
South	Unassigned	Hernandez Family	C-2 (General Commercial)
Southeast	7511 Cerrillos Road	FC Automotive Real Estate, LP	C-2 (General Commercial)
East	1107 Ocate Road	Santa Fe Dealership	C-2 (General Commercial)

Figure 3 Adjacent Zoning



B. Overlay Districts

The Property lies within the Suburban Archaeological Review District. An archaeological inventory and monitoring plan was prepared by Ron Winters, Archaeologist, on July 9, 2024, in preparation of new sewer, water, and electrical infrastructure to be installed on the Property. *SFCC Chapter 14-3.13 Archaeological Clearance Permits and 14-4.10.17 Archaeological Investigation Permit NM-24-141*.See Attachment E.

C. Santa Fe Homes Program

SFCC 14-8.11 requires for multi-family residential development to provide 15% of the units at an affordable price. The proposed development is 100% affordable under the Santa Fe Home Program. Consequently, no other affordable housing requirements apply.

D. Parking

The Applicant is proposing a total of 84 dwelling units (DUs) constructed in 2 buildings as shown in Table 2 *"Required Vehicular Parking"* below:

Table 2 Required Vehicular Parking

Unit Type	Unit Size	PARKING SPACES / UNIT	REQUIRED	**Review**
1 BR	697 SF	ADU: Less than 800 SF = 1.25 spaces / unit	16 units x 1.25 = 20	Complies
2 BR	975 SF	ADU: 800-1,200 SF = 1.5 spaces per unit	53 units x 1.5 = 80	Complies
3 BR	1,210 SF	ADU: More than 1,200 SF = 2 spaces / unit	15 units x 2 = 30	Complies
		TOTAL	130 SPACES	Complies

Table 3 Provided Vehicular Parking

Provided Off-Street Standard Parking Spaces	105 Spaces Provided
Provided ADA Parking Spaces	8 Spaces Provided (5 Required)
Provided ADA Van Accessible	4 ADA Van Spaces Provided (4 Required)
Provided Covered Spaces	23 Covered Spaces Provided
Provided Covered ADA Spaces	2 Covered Spaces Provided
TOTAL PROVIDED PARKING	142 SPACES PROVIDED (130 Spaces Required)

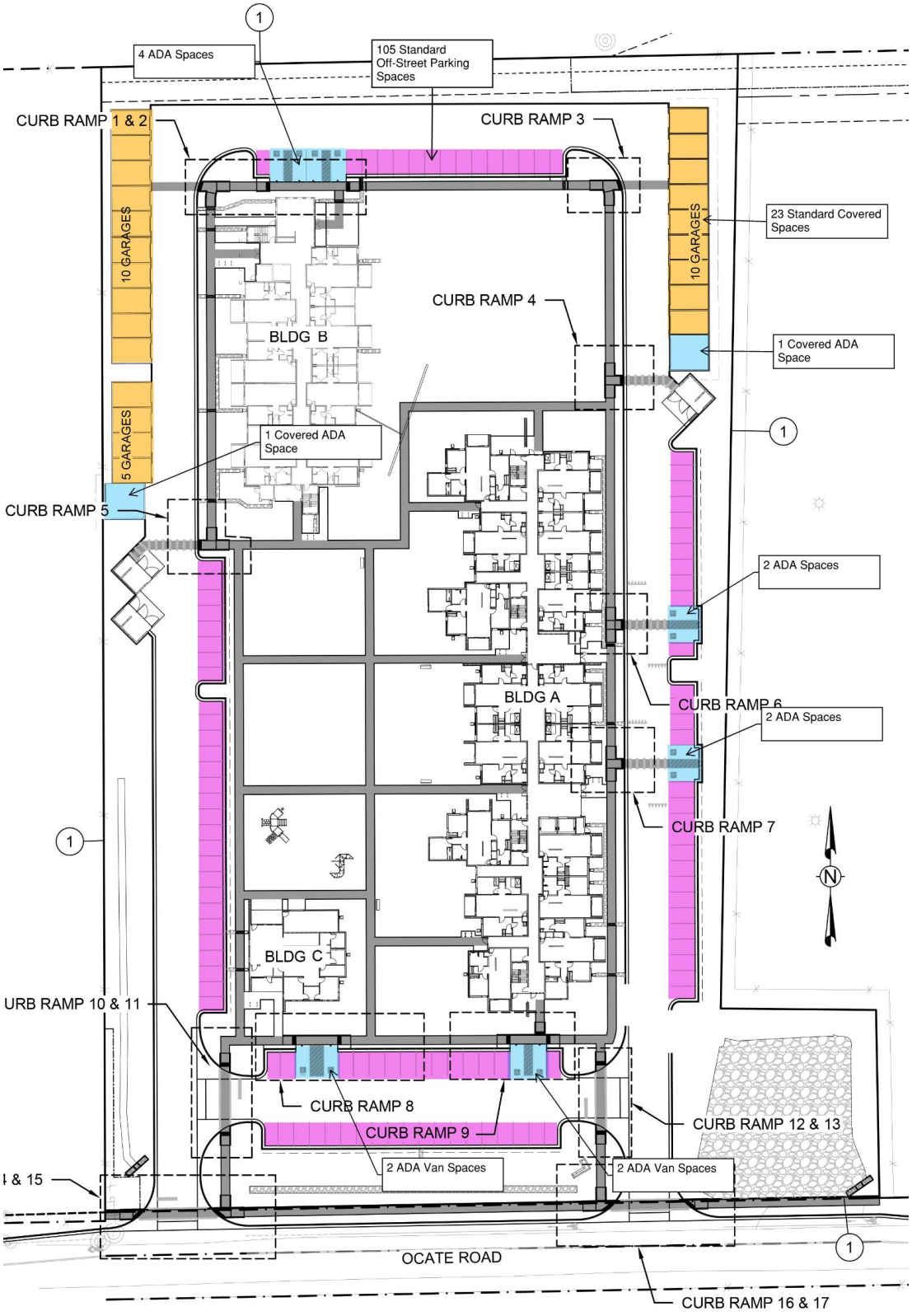
The Applicant is providing 90° parking for *"Standard Car"* parking.

Table 4 Parking Type

Type 90°	**Minimum Width**	**Vehicle Projection**	**Aisle**	**Typical Module**	**Overhang**
Standard Cars	9'-0"	18'-4"	26'-0"	41'-4" - 56'-8"	3'-0"

The Applicant is providing wheel stops at each parking spaces.

Figure 4 Vehicular Parking

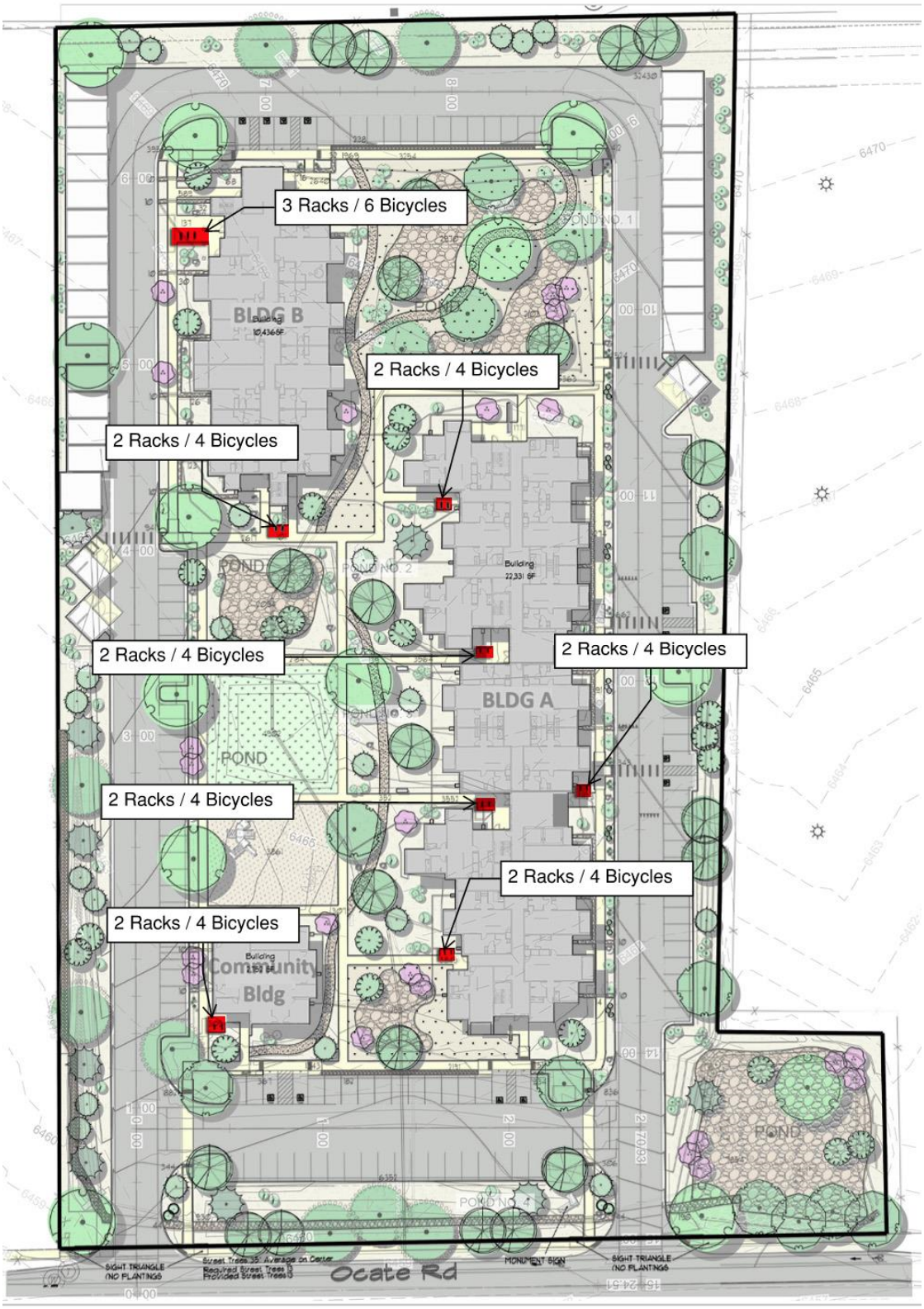


The Land Use Technical Review Division has reviewed the development plan parking scheme for compliance with the ADA. Comments and conditions of approval can be found in Attachments A and B.

E. Bicycle Parking

The Development Plan shows 9 locations for bicycle parking with each accommodating up to 4 bikes each. SFCC 14-8.6-3 *"General Off-Street Bicycle Parking"* requires 12 bicycle spaces and the Applicant has provided 34 spaces.

Figure 5 Bicycle Parking

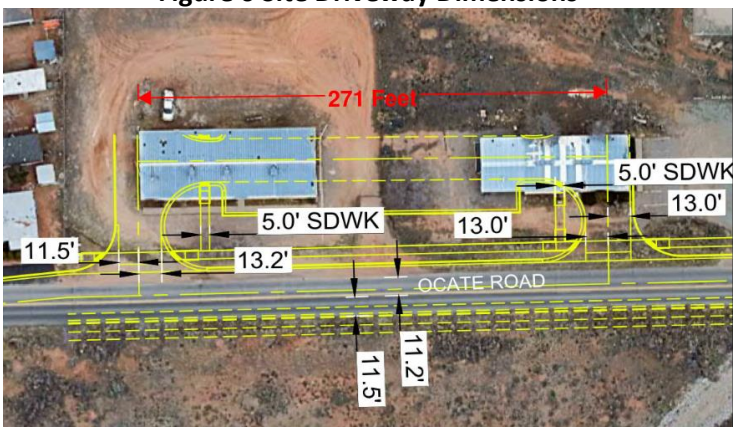


F. Access and Traffic

The Applicant submitted a Traffic Impact Analysis (TIA) which identifies several key points.

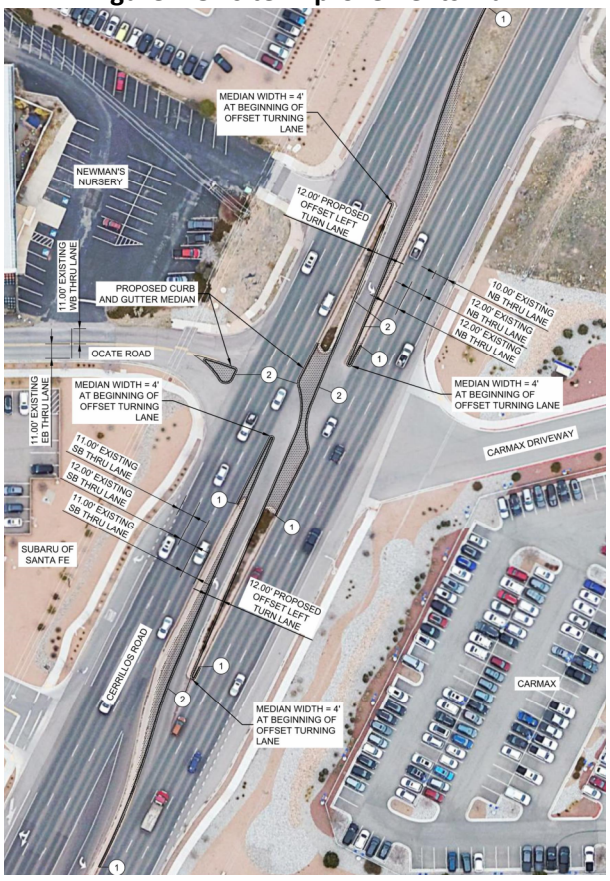
- There are two driveways for ingress / egress into the project from Ocate Road. The driveways are spaced 271 feet apart and should be 330 feet apart to comply with spacing requirements. The TIA indicates that the physical width of the lot prevents the required spacing from being achieved. The report finds the 271 feet spacing is adequate for proposed traffic conditions.

Figure 6 Site Driveway Dimensions



Suggested offsite improvements at Ocate Road and Cerrillos Road will be updated to include a right-in and right-out turn lanes and no left-hand turn will be permitted onto Cerrillos Road from Ocate Road.

Figure 7 Offsite Improvements Plan



- Ocate Road is a rural road that was constructed by Santa Fe County prior to the annexation into the City as part of Phase 1, Area 8 (Ordinance – 2009-51) in 2009. There are two 11' wide travel lanes, one in each direction. There are no sidewalks, bike lanes or curbs and gutters, except for a portion on the south side of the road at the 7511 Cerrillos Road property. See the Traffic Impact Report in Attachment E.

Figure 8 Ocate Road Photo



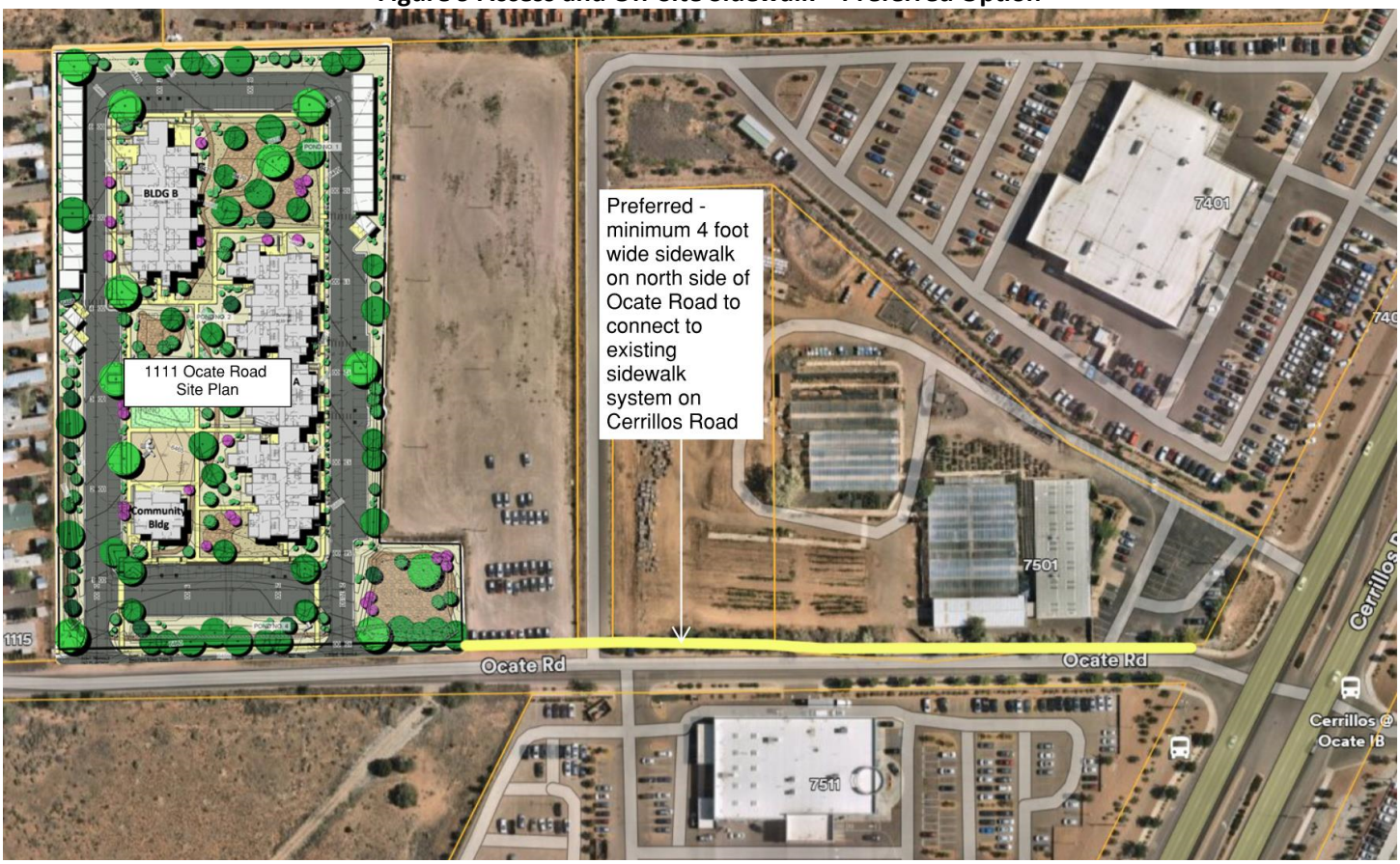
G. Sidewalks

Staff and the ADA plan reviewer have determined an accessible sidewalk route, minimally 4 feet in width, must be constructed along the north side of Ocate Road, between Cerrillos Road and the property building entrances. The code for an Accessible Route, IBC 1104.1 Site Arrival Points states: "*At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served*". This sidewalk will provide a critical connection to transit stops along Cerrillos Road. The ADA conditions of approval and DRT Comments are listed in Attachments A and B.

There is approximately 500 feet of sidewalk that would need to be constructed in this scenario. Adjacent property owners can be requested to install their portion of the sidewalk along Ocate Rd. SFCC 23-1.7 – *Repair, improvement and construction of sidewalks*, states that:

> *If the public works department director determines that it is necessary to repair, improve or construct a sidewalk fronting an individual tract or parcel of land, the public works department director shall prepare a notice of violation requiring that a sidewalk be repaired, improved or constructed in conformity with the existing sidewalk standards adopted by the municipality and ADA standards.*

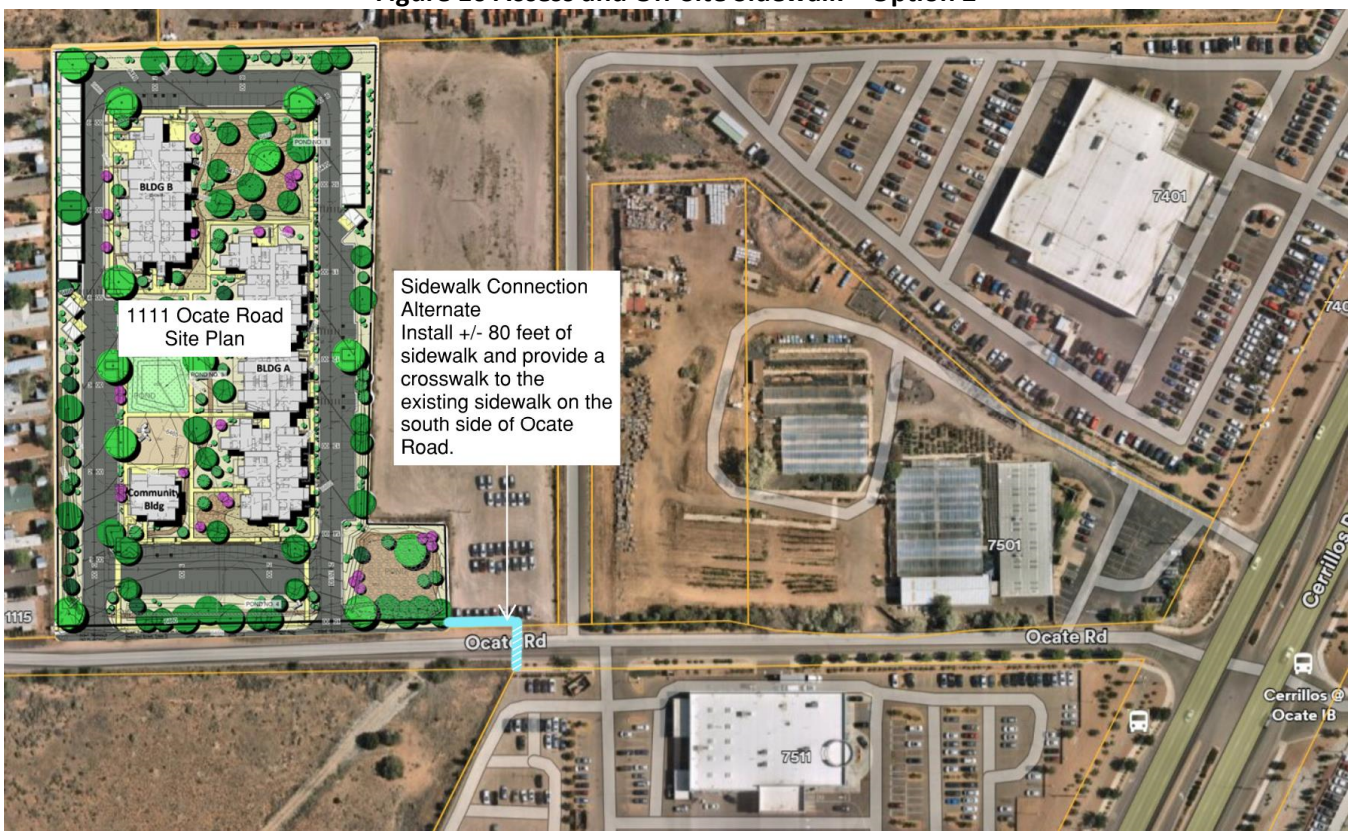
Figure 9 Access and Off-Site Sidewalk – Preferred Option



H. Metropolitan Planning Organization (MPO)

The MPO reviewer of the DRT review has determined a potential alternate accessible sidewalk route that extends +/- 80' east along the north side of Ocate Rd and provides a mid-street crosswalk to the existing sidewalk on the south side of Ocate Road would be acceptable. Staff has evaluated this option, and while the preference is to provide a direction connections to Cerrillos Road, this option may be considered to assist with the budget constraints of a 100% affordable housing project. The MPO conditions of approval and DRT Comments are listed in Attachments A and B.

Figure 10 Access and Off-Site Sidewalk – Option 2



I. Utilities

The proposed utility plan for the development is to connect to City services for water and sewer.

1. Water

There are existing water lines in Ocate Road including an 8-inch line to the east of the project and a 12-inch line to the west to which the proposed development will connect. A proposed 8-inch water line will loop the property under the interior roadway and stub out to the three proposed building for service. Approval of the water budget is not required by the City Water Division as it is a 100% affordable housing project. The DRT Comments and Conditions of Approval are noted in Attachments A and B.

2. Sewer

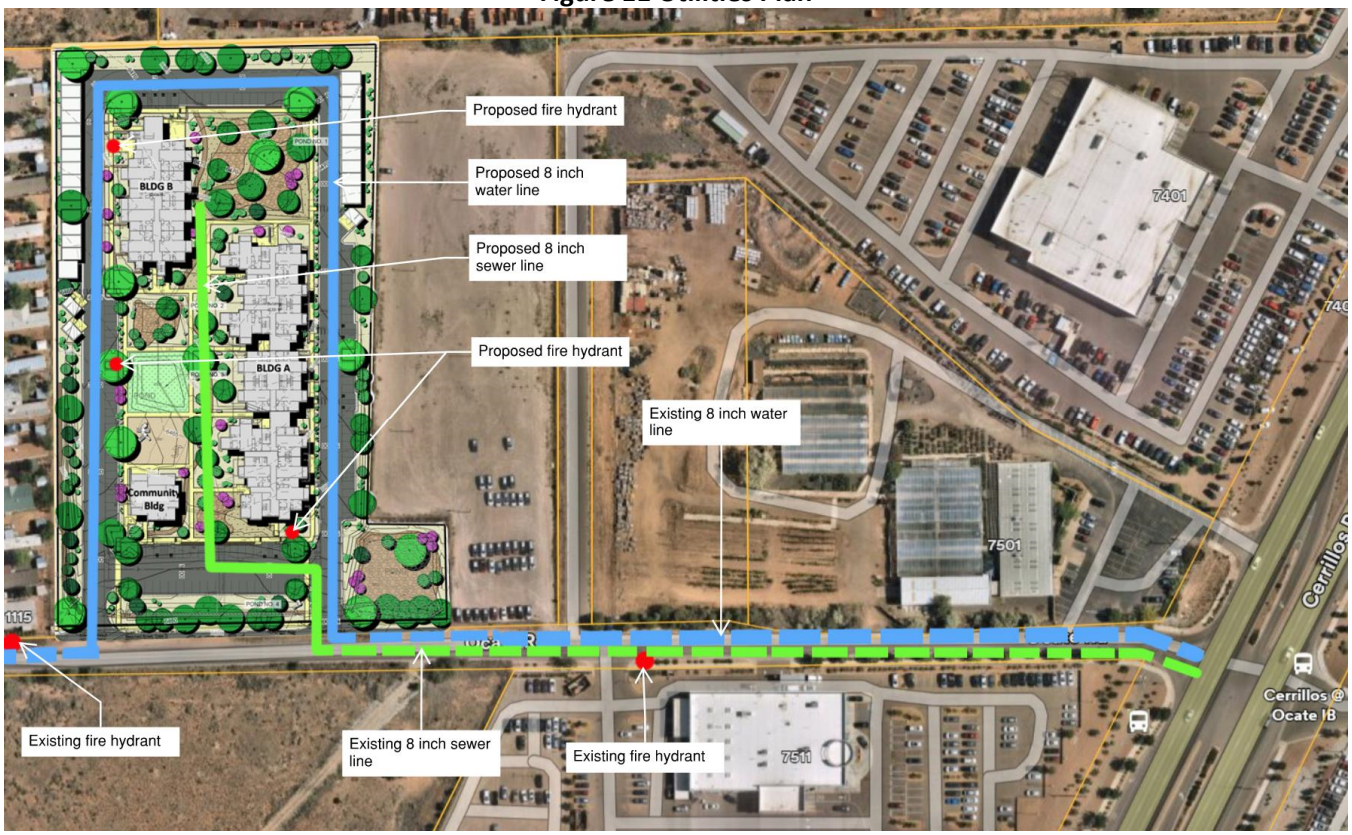
There is an existing 8-inch sewer line located at 7511 Cerrillos approximately 80 feet from the property and to which the proposed development will connect. The Applicant is proposing an 8-inch sewer line to provide sewer service to the project. City Sewer Divisions provided several conditions to be completed prior to recording the Development Plan. The Wastewater Division conditions of approval and DRT Comments are listed in Attachments A and B.

J. Fire

There is an existing hydrant +/- 68 feet from the western edge of the property and an additional hydrant +/- 200 feet from the eastern edge on Ocate Road. The Applicant is proposing three new fire hydrants: one directly south of Building A, one west of each Building B, and one north of the Community Building. *See* Figure 9 *"Utilities Plan."*

The Applicant has stated the buildings will include fire sprinklers. The Fire Marshall conditions of approval and DRT Comments are listed in Attachments A and B.

Figure 11 Utilities Plan



K. Terrain Management

The property slopes north to south with an average 2 percent grade. No retaining walls are proposed for the property except for low stem walls at the building. Excess runoff on the site will be accommodated by surface ponds. The City Engineer's conditions of approval and DRT Comments are listed in Attachments A and B. The Applicant has provided a Prairie Dog Clearance Letter which is included in Attachment E.

L. Landscaping

The Applicant has placed landscaping throughout the Project which complies with SFCC 14-8.4 Landscape and Site Design. However, Staff's review found the landscape plan to be incomplete requiring technical corrections. The technical corrections must be addressed prior to recording the Development Plan. The Technical Review Division comments for landscaping can be found in Attachments A and B.

M. Lighting

The Applicant has submitted a lighting plan with a photometric analysis. The Technical Review Division found the lighting plan non-compliant to SFCC §14-8.9 "Outdoor Lighting." See Attachments A and B "Technical Corrections". The technical corrections must be addressed prior to recording the Development Plan.

N. Architectural

The Applicant submitted a points analysis for the buildings within the Development Plan. The Architectural Points analysis required 205 points for the C-2 district. The Applicant has achieved 225 points with the proposed building

design.

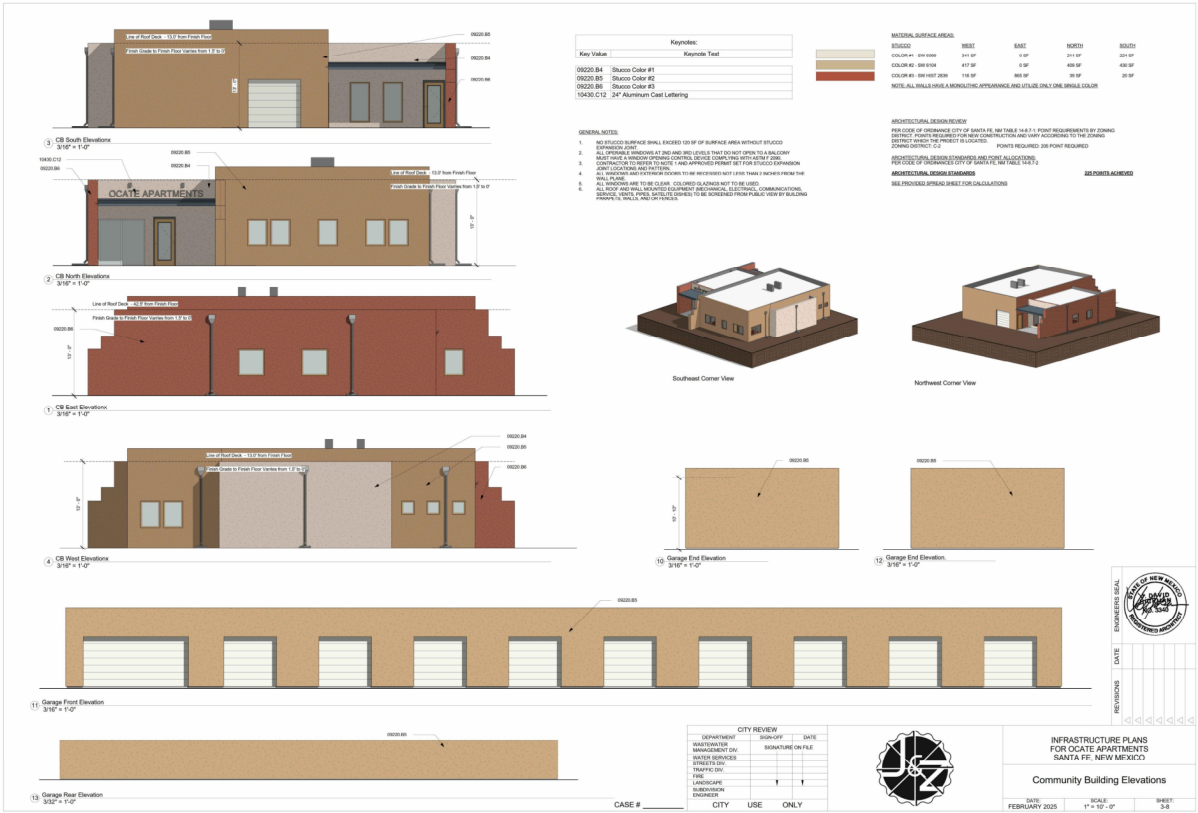
Figure 12 Architecture Elevations – Building A



Figure 13 Architecture Elevations – Building B



Figure 14 Architecture Elevations – Community Building



IV. DEVELOPMENT PLAN APPROVAL CRITERIA

Table 8 Approval Criteria Development Plan Necessary Findings (Section 14-3.8(D))

***§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application*;**	Criterion Met: (Yes/No) **YES**
Applicant's Response: *"SFCC §14- 2.3 (C)(1) states, "…the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."* **Staff Response:** The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(a).	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest;	Criterion Met: (Yes/No) **YES**
Applicant Response: *"Approval of the proposed project will benefit the public interest by providing needed affordable rental housing. The City's recently published draft 5-Year Affordable Housing Strategic Plan found 53% of renters are cost-burdened, spending more than 30% of household income on housing. 15% of renters are severely cost burdened, spending more than 50% of household income on housing. This project will provide 84 affordable housing units to help address this cost burden."* **Staff Response:** The term *"Public Interest"* is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest. Development Plans comply with Santa Fe City Code 14-3.8(D)(1)(b).	
14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) **YES**

Applicant Response:

"The current uses on property include two abandoned metal buildings. Within 200 feet is developed includes a mobile home park to the west, some vacant land and a New Mexico State parking/storage yard to the north; a remote automobile storage lot to the east; and vacant land and a corner of an automobile dealership to the south. The buildings will be 3-stories. The project will create a buffer between the mobile homes to the west with the commercial uses to the east. "

Staff response:

The proposed new construction for multi-family housing are uses that are allowed in a C-2 Zone district. The adaptability of the structure within the C-2 District is compatible with the uses adjoining the property. The architecture complies with the traditional Santa Fe Style and incorporates Santa Fe building styles as stated in 14-8.7 – *"Architectural Design Review."*

The proposed Development Plan complies with Santa Fe City Code Section 14-3.8(D)(1)(c).

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an ENN meeting on April 16, 2024. No neighbors attended the meeting. The ENN application packet and notes are included as Attachment C of this report.

VI. ATTACHMENTS:

ATTACHMENT A: Conditions of Approval and Technical Conditions

ATTACHMENT B: Development Review Team (DRT) Comments

1) Metropolitan Planning Organization (MPO), Leah Yngve
2) Water Division, Clinton Peterson, P.E.
3) ADA Review, Teddy Padilla
4) Fire Department, Geronimo Griego, Fire Marshal
5) Technical Review Division (Landscaping), Lawrence Rivera
6) City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
7) City Sewer Division, Stan Holland PE
8) River and Trails, Zoe Isaaccson
9) Terrain Management, Dee Beingessner, City Engineer
10) Archaeology, Paul Duran
11) Land Use / Planning, Claudia Kath
12) Water Resources, Walker Williamson

ATTACHMENT C: Early Neighborhood Notification

13) Guidelines

ATTACHMENT D: Maps and Photos

14) Figure 1 Property Location/Vicinity Map
15) Figure 2 Proposed Site Plan
16) Figure 3 Adjacent Zoning
17) Figure 4 Vehicular Parking

18) Figure 5 Bicycle Parking
19) Figure 6 Driveway Dimensions
20) Figure 7 Offsite Improvements Plan
21) Figure 8 Ocate Road Photo
22) Figure 9 Access and Off-Site Sidewalk – Preferred Option
23) Figure 10 Access and Off-Site Sidewalk – Option 2
24) Figure 11 Utilities Plan
25) Figure 12 Architecture Elevations – Building A
26) Figure 13 Architecture Elevations – Building B
27) Figure 14 Architecture Elevations – Community Building

ATTACHMENT E: Applicant Submittals

28) Application Letter
29) Development Plan Drawings
30) Infrastructure / Civil Drawings
31) Traffic Impact Analysis
32) Archeological Survey & Monitoring Plan
33) Prairie Dog Clearance Letter

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Dan Esquibel	DAE
Case Planner	Claudia Kath	CM

City of Santa Fe, New Mexico

2025-10037
1111 Ocate Road
Attachment A

Conditions of Approval and Technical Corrections

Attachment A

	CONDITIONS OF APPROVAL	Department	To be completed by:
1	Extend the sidewalk east to the edge of the N/S paved access road (about 80')	MPO	Prior to Recordation
2	Build a crosswalk across Ocate Road to provide a continuous pedestrian connection to Cerrillos Road	MPO	Prior to Recordation
3	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 and included in the application materials.	Water Division	Prior to Recordation
4	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Water Division	Prior to Building Permit Approval
5	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	Water Division	At the time of Development
6	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.	Water Division	At the time of Development
7	An Accessible Route must be added from the Public Right of Way nearest Bus Stop to the building entrances. A sidewalk must be added to and from Cerrillos Rd. Connect to the existing curb ramp at the Cerrillos intersection.	ADA	Prior to Recordation
8	ADA accessible Garages must have an accessible route to them.	ADA	Prior to Recordation
9	ADA Parking Stalls and Aisles cannot exceed 2% in any direction sheet 8-12 curb ramp 10 & 11 detail.	ADA	Prior to Construction
10	Shall comply with the most currently adopted International Fire Code.	Fire	Prior to Public Hearing
11	Key notes 15 and 16 are duplicates on sheets 11-1 and 11-2	Wastewater	Prior to Recordation

12	The sewer line from manhole 1 to manhole 2 shall be public. The sewer line from manhole 2 to manhole 6 shall be a private.	Wastewater	Prior to Recordation
13	Identify the locations of the 4-inch sewer service lines and the cleanout locations	Wastewater	Prior to Recordation
14	Need to add details for the sewer cleanouts	Wastewater	Prior to Recordation
15	Stormwater Agreement Notes shall include the following inspection/maintenance language: 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 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER 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 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 STORMWATER IN THE DRAINAGE STRUCTURE. B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES 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 STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.	River and Trails	Prior to Recordation

16	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water Resources	Prior to Final Development Plan Approval
17	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to ACD
18	Each lot shall be served by a separate water service at the time of development.	Water Resources	Prior to Building Permit Application

Attachment A

	TECHNICAL CORRECTIONS	Department	To be completed by:
1	Specific technical comments on the water plans will be provided by the Water Division to the design engineer.	Water	Prior to Water Plan Approval
2	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be marked on the plan with a red X.	Landscape	Prior to Recordation
3	City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.	Landscape	Prior to Recordation
4	On the Plant Schedule remove 4'-6' for the size of all evergreen trees and replace with "6 feet and taller". 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Landscape	Prior to Recordation
5	Pond #3: Landscape Plan shows 4,902 square feet of Bluegrass Sod. 4. 14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass. City staff have concerns with sod installed in pond bottoms due to silt buildup and extended time the sod may be underwater. City staff require gravel/cobble over weed fabric or a native seeding with irrigation. The native seed will need to be evaluated after each storm event and reseeding may be required. Pond trees and shrubs are required in all ponds per city code 14-8.4(F)(2)(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs, and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detension pond or retention pond must be adaptable to periods of submerson and may require replacement during periodic maintenance to remove silt.	Landscape	Prior to Recordation
6	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Landscape	Prior to Recordation
7	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.	Landscape	Prior to Recordation
8	Landscape plan calculations must include the following information: Street tree calculations as required by 14-8.4(G) and retention / detention pond plant material.	Landscape	Prior to Recordation
9	Playground mulch must be a minimum depth of 12 inches. Provide note on landscape plan on sheet 3-2	Landscape	Prior to Recordation

10	Provide details and cut sheets of the playground equipment.	Landscape	Prior to Recordation
11	Provide additional screening of the parking lots per city code 14-8.4(I)(2)(c). Provide additional shrubs for lower screening at deciduous trees and gaps between evergreen trees.	Landscape	Prior to Recordation
12	Drip valve detail shown on sheet L3-1 requires a pressure regulator after the Wye Filter.	Landscape	Prior to Recordation
13	Provide an emitter placement detail for trees.	Landscape	Prior to Recordation
14	Shrub locations within the ponds are difficult to see, please revise for better visibility.	Landscape	Prior to Recordation
15	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Landscape	Prior to Recordation
16	Provide a landscape irrigation design for the Pop-Up Spray System. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Landscape	Prior to Recordation
17	The water budget requires revision; Sod is not included in the calculations.	Landscape	Prior to Recordation
18	City Staff respectfully request the use of lateral lines, 4mm barb fitting, spaghetti tubing and compensating emitters for drip irrigation. Inline emitter tubing has a minimal life expectancy due to the high content of calcium in our water.	Landscape	Prior to Recordation
19	Irrigation plans shall be to scale 1-inch=20 feet.	Landscape	Prior to Recordation
20	Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.	Landscape	Prior to Recordation
21	See attached letter date 5/1425 from Wilson & Company. (See Attachment B for letter)	Traffic	Prior to Development Plan Approval

22	Possible confusion on landscape plan page 5, within the legend, 'all gravel types' are noted to be without filter fabric and in the Landscape Notes, it states that all gravel to be placed over filter fabric.	River and Trails	Prior to Recordation
23	Additionally, I assume it means weed barrier when using the term 'filter fabric'. There should be a note saying "no plastic" sheeting to be used and the type of fabric should be specified (ie. Commercial grade spun fabric, not woven)	River and Trails	Prior to Recordation
24	Please see the comments provided on the plans - in Attachment B	Terrain Management	Prior to Recordation
25	There is a tree on top of a fire hydrant. Trees must be a minimum of 15' from a hydrant.	Land Use/Planning	Prior to Recordation
26	There are 4 van accessible spaces listed in the legend but only 2 are shown on the plan.	Land Use/Planning	Prior to Recordation
27	Include fence and gate details	Land Use/Planning	Prior to Recordation
28	Building labels vary between plan drawing sheets – clarify and make consistent throughout the set.	Land Use/Planning	Prior to Recordation
29	There are 36 bicycle parking spaces indicated on the legend but 34 are shown on the plan	Land Use/Planning	Prior to Recordation
30	Please correct on sheet 3-3; Water Demand Calculations table contradicts Water Budget irrigation calculations.	Water Resources	Prior to Final Development Plan Approval

City of Santa Fe, New Mexico

2025-10037
1111 Ocate Road
Attachment B

Development Review Team

1) Metropolitan Planning Organization (MPO), Leah Yngve
2) Water Division, Clinton Peterson, P.E.
3) ADA Review, Teddy Padilla
4) Fire Department, Geronimo Griego, Fire Marshal
5) Technical Review Division (Landscaping), Lawrence Rivera
6) City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
7) City Sewer Division, Stan Holland PE
8) River and Trails Division, Zoe Isaacson
9) Terrain Management, Dee Beingessner, City Engineer
10) Archaeology, Paul Duran
11) Land Use Planning, Claudia Kath
12) Water Resources, Walker Williamson

Development Review Team (DRT)
Comment Form

Date: 6/25/25

DRT Member: Leah Yngve

Dept/Div: MPO/PW

Case No.: 2025-100037 1111 Ocate Road D

Case Planner: Claudia Kath

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. Extend the sidewalk east to the edge of the N/S paved access road (about 80')	*Prior to Recordation*	
2. Build a crosswalk across Ocate to provide a continuous pedestrian connection to Cerrillos.	*Prior to Recordation*	
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):

The blue line below shows the sidewalk shown in the plan set. The red lines show the additional sidewalk and crosswalk needed to make a continuous pedestrian connection to Cerrillos Road.



A midblock pedestrian crossing is recommended on this segment of Ocate due to a combination of safety, accessibility, and equitable access factors:

1. **Critical Pedestrian Connectivity**

A new affordable housing development is proposed on the north side of Ocate directly across from an existing ADA-compliant sidewalk on the south side. Having a sidewalk that simple ends at the property line will almost guaranteed that pedestrians will cross midblock regardless of infrastructure and simply be a barrier for anyone with a wheelchair. The nearest bus stop and commercial services are within a short walking distance to the south.

A midblock crossing would provide a direct, safe connection to essential services, employment, and transit.

2. Vulnerable Road User Needs

Future and existing residents include low-income households, which are statistically more likely to rely on walking and transit. Without a formal crossing, pedestrians—including seniors, children, and persons with disabilities—will face increased exposure risk from crossing informally at a location where drivers may not expect it.

3. Appropriate for Road Context

Two-lane roadway, posted speed limit of 25 mph, with measured average speed of 24mph and 85th percentile speeds at 30mph—indicating generally calm traffic behavior.

Average Daily Traffic (ADT) of 1,800 falls well within the Federal Highway Administration (FHWA) guidance for considering uncontrolled marked crosswalks, which supports marked crossings on two-lane roads with fewer than 9,000 ADT and speeds under 30 mph. The relatively low traffic volume and speed suggest that midblock crossing treatments are viable, particularly with enhancements such as: High-visibility striping and ADA-compliant curb ramps.

4. Completes Missing Infrastructure

The sidewalk gap on the north side can be resolved concurrently with development or public improvements, further justifying the crossing as it completes pedestrian network continuity.

Form Updated: January 2025

5. Supported by National Best Practices. FHWA's "Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations" (2023) recommends marked midblock crossings when there is a demonstrated pedestrian desire line and limited safe alternatives. Also aligns with Vision Zero principles and Complete Streets goals, improving safety without compromising vehicle flow on low-volume roads. The proposed midblock crossing is a necessary, appropriate, and cost-effective solution that provides a direct, accessible, and safe pedestrian connection between affordable housing, existing transit service, and key destinations. It aligns with federal safety guidance, equity principles, and the community's commitment to multimodal access.

Table 1: Application of Pedestrian Crash Countermeasures by Roadway Feature

Table 1 identifies suggested countermeasures for uncontrolled crossing locations according to roadway and traffic features. Review the corresponding worksheets for countermeasures considered for the site. The worksheets describe additional design and installation considerations for the countermeasures.

Roadway Configuration	Speed Limit								
	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
2 lanes*	❶ 2 3 4 5 6	❶ ❸ 5 6 7	❶ ❸ 5 6 ❼	❶ 3 4 5 6	❶ ❸ 5 6 7	❶ ❸ 5 6 ❼	❶ 3 4 5 6 7	❶ ❸ 5 6 7	❶ ❸ 5 6 ❼
3 lanes with raised median*	❶ 2 3 4 5	❶ ❸ 5 7	❶ ❸ 5 ❼	❶ 3 4 5 7	❶ ❸ 5 ❼	❶ ❸ 5 ❼	❶ ❸ 4 5 7	❶ ❸ 5 ❼	❶ ❸ 5 ❼
3 lanes w/o raised median†	❶ 2 3 4 5 6 7	❶ ❸ 5 6 7	❶ ❸ 5 6 ❼	❶ 3 4 5 6 7	❶ ❸ 5 6 ❼	❶ ❸ 5 6 ❼	❶ ❸ 4 5 6 7	❶ ❸ 5 6 ❼	❶ ❸ 5 6 ❼
4+ lanes with raised median‡	❶ ❸ 5	❶ ❸ 5 7	❶ ❸ 5 ❼	❶ ❸ 5 7	❶ ❸ 5 ❼	❶ ❸ 5 ❼	❶ ❸ 5 ❼	❶ ❸ 5 ❼	❶ ❸ 5 ❼
4+ lanes w/o raised median‡	❶ ❸ 5 6 7 8	❶ ❸ 5 6 7 8	❶ ❸ 5 6 ❼ 8	❶ ❸ 5 6 7 8	❶ ❸ 5 6 ❼ 8	❶ ❸ 5 6 ❼ 8	❶ ❸ 5 6 ❼ 8	❶ ❸ 5 6 ❼ 8	❶ ❸ 5 6 ❼ 8

*One lane in each direction †One lane in each direction with two-way left-turn lane ‡Two or more lanes in each direction

Given the set of conditions in a cell,

❶ Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location.

\# Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location.

The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment.

1 High-visibility crosswalk markings, parking restriction on crosswalk approach, adequate nighttime lighting levels
2 Raised crosswalk
3 Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line
4 In-Street Pedestrian Crossing sign
5 Curb extension
6 Pedestrian refuge island
7 Pedestrian Hybrid Beacon
8 Road Diet

This table was developed using information from: Zegeer, C. V., Stewart, J. R., Huang, H. H., Lagerwey, P. A., Feaganes, J., & Campbell, B. J. (2005), Safety effects of marked versus unmarked crosswalks at uncontrolled locations: Final report and recommended guidelines (No. FHWA-HRT-04-100); Manual on Uniform Traffic Control Devices, 2009 Edition, Chapter 4F. Pedestrian Hybrid Beacons; the Crash Modification Factors (CMF) Clearinghouse website (http://www.cmfclearinghouse.org/); and the Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE) website (http://www.pedbikesafe.org/PEDSAFE/).

Santa Fe MPO Pedestrian Master Plan (2015) Emphasizes connectivity, safety, and equitable access, particularly for underserved communities. Relevant provisions include:

Goal 1: **Improve the pedestrian network by filling critical gaps**. This crossing addresses a key sidewalk and connectivity gap, enabling safe passage between a residential development and existing infrastructure on the south side.

Form Updated: January 2025

Section 3.3: **Midblock Crossings**: The Plan recognizes that midblock crossings are necessary where pedestrian desire lines exist and spacing between intersections is significant (more than 300 feet).

Priority on Safe Access to Transit: It highlights that pedestrian improvements should prioritize connections to transit stops and community destinations, including Cerrillos commercial corridor.

City of Santa Fe ADA Transition Plan

The plan outlines the City's legal and policy commitment to universal access:

Requirement to Ensure Program Access The City must provide accessible pedestrian routes in areas where public services (like bus stops) are offered. The crossing will connect ADA-accessible infrastructure and fills a compliance gap for reaching public transit from affordable housing.

Barrier Removal Priority Criteria Sidewalks and crossings near public transportation, housing, and commercial services are prioritized for ADA improvements. The south side is already ADA-compliant and the north will be developed, the crossing ensures continuity of an accessible route between major trip generators and community assets.

Santa Fe MPO Metropolitan Transportation Plan (MTP) – "Mobility for Everyone" (2020)

Goal 1: Promote a Safe and Secure Transportation System

Supports installing pedestrian infrastructure that reduces crash risk and improves crossings, particularly where informal crossings already occur.Goal 3: Provide Multimodal OptionsExplicitly supports enhancing walking access to transit and mixed-use corridors—exactly the function of this midblock crossing.Equity LensThe MTP prioritizes infrastructure for low-income and underserved populations, which applies to your 120-unit affordable housing development.Action Item 4.2Recommends increasing the number and quality of pedestrian crossings, including midblock crossings where warranted.4.

City of Santa Fe Complete Streets Resolution (2015, Res. No. 2015-50) This resolution commits the City to streets that are safe, comfortable, and accessible for all users:

Policy Mandate Directs all transportation projects—including new developments—to consider and accommodate pedestrians, bicyclists, transit users, and people with disabilities.

Design for Context - The resolution supports context-sensitive solutions like midblock crossings on two-lane roads with low speeds and important pedestrian demand. **Implementation Directive Encourages -** cross-departmental collaboration to implement Complete Streets—making your proposed crossing an ideal opportunity for inter-agency coordination between Planning/Land Use and Public Works.

The crossing is explicitly supported by adopted policy in: The Pedestrian Master Plan (network gap closure, midblock crossing priority),The ADA Transition Plan (required accessible route),The MTP (safety, multimodal connectivity, equity), and The Complete Streets Resolution (inclusive design for all users). This policy alignment makes the project a model implementation of the region's transportation vision.

Development Review Team (DRT)
Comment Form

Date: November 13, 2024

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: Case 2024-9317 – 1111 Ocate Rd Ocate Apartments Development Plan

Case Planner: Joel Cruz-Haber

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 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 development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 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:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
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 and included in the application materials.	Prior to Public Hearing	
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. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	At the time of development	
4. 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	
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Specific technical comments on the water plans will be provided by the Water Division to the design engineer.	Prior to Water Plan Approval	
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: September 2023

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

Form Updated: April 2024

Date: 5/29/2025

DRT Member: Teddy Padilla

Dept/Div: Land Use Dept. Technical Review

Case No.: 2025-100037

Case Planner: Claudia Kath

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. An Accessible Route must be added from the Public Right of Way nearest Bus Stop to the building entrances. A sidewalk must be added to and from Cerrillos Rd. Connect to the existing curb ramp at the Cerrillos intersection.	Permitting/Recordation	
2. ADA accessible Garages must have an accessible route to them.	Permitting/Recordation	
3. ADA Parking Stalls and Aisles cannot exceed 2% in any direction sheet 8-12 curb ramp 10 & 11 detail.	Permitting/Recordation	
4.		
5.		
6. . 7.		

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):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: April 8, 2025

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Marshal's Office

Case No.: 2025-100037_1111_Ocate_Rd DP

Case Planner: Daniel Alvarado, Senior Planner

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.

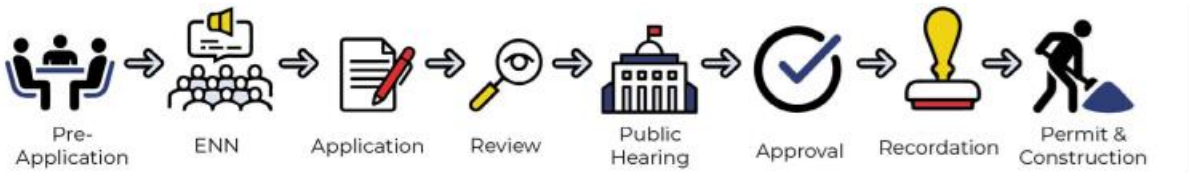


Timing of Conditions of Approval + Technical Corrections

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 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 development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 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:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code.	*Prior to Public Hearing*	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**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.

Explanation of Conditions or Corrections (if needed):

1. Verify that the right city adopted code is reference in documents for submission. International Fire Code (IFC) 2021. Sheet C-202 “Fire and Emergency Access Plan” references IFC 2018. To include proper referenced NFPAs.

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

Form Updated: April 2024

Date: May 15, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: 2024-9317 Ocate Multifamily Development Plan

Case Planner: KATH, CLAUDIA M., cmkath@santafenm.gov Senior Planner, 505-955-6661

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. Provide a significant tree survey, list species, size,and quantities. Any trees to be removed shall be mark on the plan with a red X.	Prior to Recoration	
2. City Staff respectfully request the replacement Pinon Pine with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.	Prior to Recoration	
3. On the Plant Schedule remove 4'-6' for the size of all evergreen trees and replace with "6 feet and taller". 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Prior to Recoration	
4. Pond #3: Landscape Plan shows 4,902 square feet of Bluegrass Sod. 4. 14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass. City staff have concerns with sod installed in pond bottoms due to silt buildup and extended time the sod may be underwater. City staff require gravel/cobble over weed fabric or a native seeding with irrigation. The native seed will need to be evaluated after each storm event and reseeding may be required. Pond trees and shrubs are required in all ponds per city code 14-8.4(F)(2)(e) *stormwater detention ponds and retention ponds*	Prior to Recoration	

Form Updated: April 2024

shall be planted with appropriate trees, shrubs, and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detension pond or retention pond must be adaptable to periods of submerson and may require replacement during periodic maintenance to remove silt.		
5. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to Recoration	
6. 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.	Prior to Recoration	
7. Landscape plan calculations must include the following information: Street tree calculations as required by 14-8.4(G) and retention / detention pond plant material.	Prior to Recoration	
8. Playground mulch must be a minimum depth of 12 inches. Provide note on landscape plan on sheet 3-2	Prior to Recoration	
9. Provide details and cut sheets of the playground equipment.	Prior to Recoration	
10. Provide additional screening of the parking lots per city code 14-8.4(I)(2)(c). Provide additional shrubs for lower screening at deciduous trees and gaps between evergreen trees.	Prior to Recoration	
11. Drip valve detail shown on sheet L3-1 requires a pressure regulator after the Wye Filter.	Prior to Recoration	
12. Provide an emitter placement detail for trees.	Prior to Recoration	
13. Shrub locations within the ponds are difficult to see, please revise for better visibility.	Prior to Recoration	
14. *14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together.* Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Prior to Recoration	
15. Provide a landscape irrigation design for the Pop-Up Spray System. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Prior to Recoration	

16. The water budge requires revision; Sod is not included in the calculations.	Prior to Recoration	
17. City Staff respectfully request the use of lateral lines, 4mm barb fitting, spaghetti tubing and compensating emitters for drip irrigation. Inline emitter tubing has a minimal life expectancy due to the high content of calcium in our water.	Prior to Recoration	
18. Irrigation plans shall be to scale 1-inch=20 feet.		
19. Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance.		
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**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: May 15, 2025

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson&Company) LP

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #: 2025-10037 - 1111 Ocate Apartments

Case Planner: Land Use Department - Claudia Kath, Senior Planner

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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. None		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. See attached letter date 5/14/25 from Wilson & Company	Prior to Development Plan Approval	
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

WILSON & COMPANY
HIGHER RELATIONSHIPS

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC: Robert Luna, PE, PTOE, Traffic Engineering Practice Lead, SW Region

Date: 5/14/2025

Re: 1111 Ocate Apartments Comments

Wilson and Company has reviewed the DRAFT TIA dated August 2024 for the 1111 Ocate Apartments prepared by Santa Fe Engineering Consultants, LLC and has the following comments. Please let me know if you have any questions or require further information.

GENERAL COMMENTS

1. Page IV-3 and IV-4 2 the report analyzes a two-stage crossing technique and shows LOS F's one in each stage for the existing condition. This two-stage left turn technique involve vehicles taking refuge in the median opening to complete a left turn in two stages.

2. Page IV-8 proposes Ocate left closure for left turn out maneuvers in both directions which improves the LOS and should be implemented by the developer. The developer needs to clarify what the LOS improves to if this is implemented. This is unclear in the report.

REPORT COMMENTS

1. Page III-6 Figure 7 need to show proposed driveway spacing

2. Page III-7 second paragraph first sentence should read "two way stop" not "two ways stop"

3. Page III-6 the report states that according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14- 9.2, based upon the ADT it would be Classified as a collector and that the Typical Section would be 2-10 foot lanes, 4-foot bike lanes, curb and gutter, 5-foot sidewalk, 5-foot landscape buffer. What (if any) are the recommended elements of the roadway that will be constructed as part of the offsite improvements by the developer?

4. Page V-5 the no build condition shows the Eastbound left/thru/right LOS F am and pm but on page V-6 table 8 it shows the build am LOS D and pm LOS E with added traffic needs to be clarified. Is this assuming that the Ocate left restrictions are in place?

5. Item 2 on page V-6 states that driveway spacing for Ocate is shown in figure 15 but is not.

6. Page V-8 item 2 Vehicle Storage Needs - what is the calculated storage? Need to refer to where these calculations are located. Item 3 needs to refer to where the sight distance determination is located.

7. Page VI-1 Item 4 Trip Distribution and Assignment – It cannot be assumed that the connection from Ocate Road to Tierra Contenta Drive will be constructed as no such project is currently funded or programmed by the year 2037. It is shown as future improvements in the MPO Planning Area but is not currently programmed. Is it possible that future private developments may be required to complete the connection for traffic impacts? The Horizon Year needs to be analyzed both with and without this connection for a complete analysis.

8. Page VI-4 horizon year the no build EB/thru/RT is LOS F for am but the Build condition shows LOS D in the am peak. Build LOS needs to be explained. Demonstrate analysis to show how this is improved.

9. Page VI-4 horizon year the no build WB left/thru/RT is LOS D for the pm peak condition and the Build condition reduces to LOS F in the pm peak with an increased queue. As stated above (Item 7) the horizon year needs to be analyzed without the Ocate Road Tierra Contenta connection.

10. Page VI-6 driveway spacing for the two proposed two entrances is 271 feet and should be 330 feet as stated in the report which does not meet spacing requirements. The report shows that existing driveways also do not meet spacing requirements. The report should analyze that the 271 feet spacing is adequate for proposed traffic conditions and discuss physical constraints (width of lot) that prevent the required spacing from being achieved.

11. Page VI-7 Items 1, 2 and 3 refer to where these calculations are located in the report.

12. Page VII-1 Item E Horizon Year 2037 Build it cannot be assumed that the Hernandez Road connection will be constructed as no project is currently funded or planned. (See Item 7).

In summary:

1. A Signal is warranted at the intersection of Ocate/Cerrillos/CarMax. The report states that spacing requirements. Document and justify the proposed intersection safety improvements and turn-restrictions with a modelling progression analysis that quantifies delays, queueing lengths, and negative progression impacts that support the recommended geometric improvements over a signal.
2. It is recommended that the intersections of Cerrillos Road / Ocate Road / The CarMax Driveway be converted into right in / right out / left in configuration. It will be required even if the connection from Ocate Road to Hernandez Road is constructed. Since a signal is warranted at the intersection the restriction of all left turn access should also be analyzed as noted in Summary Note 1.

3. It cannot be assumed that the connection from Ocate Road to Tierra Contenta Drive will be constructed as no such project is currently funded or programmed by the year 2037, although private development could produce the connection within this horizon. The Horizon Year needs to be analyzed with and without this connection.

4. The proposed driveway spacing for the two entrances is 271 feet does not meet spacing requirements of 330 feet. Although the report shows that existing driveways also do not meet spacing requirements the report should analyze that the 271 feet spacing is adequate for proposed traffic conditions and discuss physical constraints (width of lot) that prevent the required spacing from being achieved.

5. The report states that according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14- 9.2, based upon the ADT it would be Classified as a collector and that the Typical Section would be 2-10 foot lanes, 4-foot bike lanes, curb and gutter, 5-foot sidewalk, 5-foot landscape buffer. Will this be constructed as part of the offsite improvements? Will Sidewalks be constructed in front of the proposed development on Ocate? This should be clarified in the report. It is unclear since it is labeled "future" on the infrastructure plan.

Sincerely,

Philip A Gallegos, PE
Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

Date: 5-16-2025

DRT Member: Stan Holland, P.E.

Dept/Div: Utilities/Wastewater Division

Case No.: 2025-100037 1111 Ocate Apt. Infrastructure Plans

Case Planner: Claudia Kath

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

Form Updated: September 2023

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. Key notes 15 and 16 are duplicates on sheets 11-1 and 11-2	Prior to Recordation	
2. The sewer line from manhole 1 to manhole 2 shall be public. The sewer line from manhole 2 to manhole 6 shall be a private.	Prior to Recordation	
3. Identify the locations of the 4-inch sewer service lines and the cleanout locations	Prior to Recordation	
4. Need to add details for the sewer cleanouts	Prior to Recordation	

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):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 05/12/2025

DRT Member: Zoë Isaacson, Scott Overlie

Dept/Div: Public Works/Parks and Open Space/River and Watershed

Case No.: 2025-100037 1111 Ocate Road Development Plan

Case Planner: Claudia Kath

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

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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* – these conditions/technical corrections can be addressed during the building permit review process.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

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. Stormwater Agreement Notes shall include the following inspection/maintenance language: 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 15TH, ON OR ABOUT SEPTEMBER 15TH, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER 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 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 STORMWATER IN THE DRAINAGE STRUCTURE. B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES 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 STRUCTURAL INTEGRITY OF DRAINAGE PONDS SLOPES RIP-RAP AND OTHER EROSION CONTROL MEASURES AND REPAIR OR STABILIZE ACCORDINGLY. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.		

Form Updated: September 2023

2. Possible confusion on landscape plan page 5, within the legend, 'all gravel types' are noted to be without filter fabric and in the Landscape Notes, it states that all gravel to be placed over filter fabric. Additionally, I assume it means weed barrier when using the term 'filter fabric'. There should be a note saying "no plastic" sheeting to be used and the type of fabric should be specified (ie. Commercial grade spun fabric, not woven)		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Pervious Pavement mentioned in drainage report, no indication of use on development plan. Respectfully request this be demarcated on plan.		
2. Rain Gardens/Ponding is demarcated on plan, but no runoff calculations on plan- please include and describe pond/rain garden capacity needs.		
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.
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: 5/7/25

DRT Member: Dee Beingessner

Dept/Div: Land Use Engineering

Case No.: Ocate Apartments

Case 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. Please see the comments provided on the plans	Prior to plan approval	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.	Prior to Plan approval	
2.		

***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 on plat or plans

Form Updated: March 2024

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use at one or more of the following Best Management Practices (BMPs):

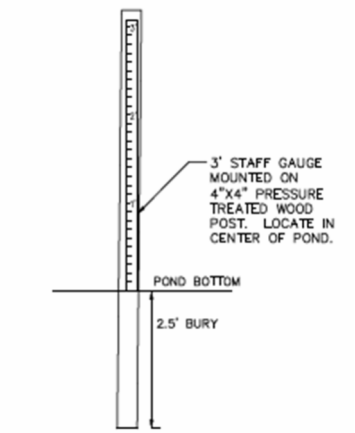
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

August 28, 2024,

Ron Winters
109 Calle Paula,
Santa Fe, New Mexico 87505

NOTICE OF ARC ACTION

Project Location: 1111 Ocate Road
ARC Case Number: 2024-008697-ARC

Dear Mr. Winters,
At their hearing on August 22, 2024, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve the archaeological monitoring plan at 1111 Ocate Road.

Sincerely,

Paul A. Duran

Paul A. Duran
Historic Preservation Division Senior Planner
Planning and Land Use Department, City of Santa Fe

Development Review Team (DRT)
Comment Form

Date: 7-11-2025

DRT Member: Land Use

Dept/Div: Land Use / Planning

Case No.: 2025-10037

Case Planner: Claudia Kath

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 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 development* -

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. There is a tree on top of a fire hydrant. Trees must be a minimum of 15' from a hydrant.	Prior to Recordation	
2. There are 4 van accessible spaces listed in the legend but only 2 are shown on the plan	Prior to Recordation	
3. Include fence and gate details		
4. Building labels vary between plan drawing sheets – clarify and make consistent throughout set	Prior to Recordation	
5. There are 36 bicycle parking spaces indicated on the legend but 34 are shown on the plan	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)

Development Review Team (DRT)
Comment Form

Date: 7/11/2025

DRT Member: Walker Williamson, Water Resources Coordinator

Dept/Div: Utilities/Water Division-Water Resources

Case No.: 2025-100037

Case Planner: Claudia Kath

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:

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d. *At the time of development* -

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

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. An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Final Development Plan Approval.	
2. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to ACD	
3. Each lot shall be served by a separate water service at the time of development.	Prior to Building Permit application	

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Please correct on sheet 3-3; Water Demand Calculations table contradicts Water Budget irrigation calculations.	Prior to Final Development Plan Approval.	

**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. Water rights proposed to be transferred to the city's water system for designation to a development shall be tendered to the city not later than sixty (60) days after the final approval of the final subdivision plat by the planning and land use department, the planning commission or the governing body.

City of Santa Fe, New Mexico

2025-10037
1111 Ocate Road
Attachment C

Early Neighborhood Notification Packet

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: OCATE SANTA FE APARTMENTS

Address: 1111 OCATE ROAD Parcel Size: 5.64 AC.

Zoning: C-2 Future Land Use: COMMUNITY COMMERCIAL

Pre-application Conference Date: 2/22/2024

Detailed Project Description: NEW CONSTRUCTION APARTMENTS PHASE I 60 UNITS

Property Owner Information

Name: SANTA FE CIVIC HOUSING AUTHORITY

Address: 664 ALTA VISTA SANTA FE, NM 87507

Phone: (505) 321-1689 E-mail Address: davidm@schanm.com

Applicant/Agent Information (if different from owner):

Name: LIAISON PLANNING SERVICES INC

Address: PO BOX 1635 SANTA FE NM 87504

Phone: (505) 920-6839 E-mail Address: liaison.planning@gmail.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1111 OCATE ROAD

I/We authorize: to act as my/our agent to execute this application

Signed: SEE AUTHORIZATION LETTER Date: 3/21/2024

Signed: Date: 3/21/2024

Proposed ENN Meeting Dates:

Provide 2 options:	Preferred Option	Alternative
DATE	4/15/2024	4/16/2024
TIME	5:30 PM	5:30 PM
LOCATION	ZOOM MEETING	ZOOM MEETING

City of Santa Fe

Land Use Department

200 Lincoln Avenue

Santa Fe, NM 87501

Re: Letter of Authorization for 1111 Ocate Road, Santa Fe NM

To Whom It May Concern:

This letter shall serve as authorization for Liaison Planning Services, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you,

Sincerely,

David Martinez

David Martinez, Deputy Director

Santa Fe Civic Housing Authority


LOT LINE ADJUSTMENT
OF
LOT A-2 & LOT A-1
SECTION 28, T.16N., R.09E., N.M.P.M.
CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO
SITE
LOT A-2
LOT A-1
STATE ROAD
EASEMENTS

ENN GUIDELINES

Applicant Information

Project Name: **Ocate Santa Fe Apartments**

Name: **Santa Fe Civic Housing Authority**
Last | First | M.I

Address: **664 Alta Vista**
Street Address | Suite/Unit #

Santa Fe | **NM** | **87 507**
City | State | ZIP Code

Phone: **(505) 321-1689** E-mail Address: **davidm@sfcha.com**

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

The 5.64 acre property is located on Ocate Road west of Cerrillos Road and within the C-2 (General Commercial) zoning district. The proposed project is an affordable multi-family residential community targeted towards households with children.

Ocate SF is a new construction apartment project with 60 units (phase 1). The 60 units will have 10 one-bedroom units, 35 two-bedroom units, and 15 three-bedroom units. The apartment building of Ocate SF is designed around a central double loaded corridor and a central entrance and elevator in the corner. This central corner becomes the primary building entrance. It houses the manager's office and social services coordinator's office, a computer area, a community space and a community kitchen area. The exterior amenities will include tot lots, large turf play area, sitting areas, community gardens, and patios.

This development, as well as the subsequent phase, will share the same building patterns, colors, massing, and details. Combined, the two structures will create a pueblo surrounding a central plaza. The outside edges of the buildings create a buffer between the surrounding neighborhood and automobile circulation and parking. The softer interior building edges of the plaza form a central activity area and it houses the playgrounds tot lots, play areas, sitting areas, community gardens, and patios. Much like traditional plazas, this central area will be largely vegetated.

Landscape and open space will be provided in accordance with all code requirements.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

The proposed development will protect the physical environment by meeting all development standards. There are no arroyos on the property nor does the property sit in a floodplain. Open space will be included within the site, landscaping throughout and stormwater mitigation will be provided. These combined will meet the requirements within the code.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

The property will not impact any prehistoric, historic, archeological, or cultural sites and structures including acequias and is located outside of the historic downtown. The property is located in the Suburban Archeological Review District. Since the site is less than 10 acres an archeological clearance permit is not required.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

Approving this application will not adversely affect the public interest. The Project will benefit the public interest by providing much needed housing for Santa Fe residents with close proximity to public transportation and employments centers. The Project is also close to many amenities such as grocery stores, pharmacies, restaurants, and medical services. The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and Chapter 14 in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This development proposal will provide residences that will supplement much needed housing for the City of Santa Fe. The City's 1999 General Plan supports infill development in urban centers where feasible, and to "Promote a compact urban form and encourage sensitive/compatible infill development" (Section 1. 7.9).

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

The applicant proposes to provide adequate ingress and egress to meet the minimum requirements for development. The proposed application will maintain adequate road standards, will provide access to public transportation and pedestrian trails. A Traffic study is being compiled that will identify cumulative traffic impact to the surrounding neighborhoods.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

While new developments are frequently perceived to create a negative impact on existing property owners in the immediate vicinity, that impact must be weighed against the benefit to the public, or the expense to the public, of not building the development. The development of this property, as proposed, would provide reasonably priced, infill housing close to shopping, and employment. The public interest of increasing the supply of market rate and affordable housing is served by this project.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

According to section 1.7.1 within the General Plan affordable housing is encouraged for all incomes throughout the City and should be provided close to jobs to encourage to promote transit use. The proposed development will provide affordable housing in a setting that is in need of such development. The project is targeted towards households with children.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

Public water and sewer are readily available at this site and have sufficient capacity to handle the additional load from this development. All other outside utility providers agree that this site is well served by existing infrastructure, with all dry utilities either already on, adjacent to, or in close proximity to the property. Dry utilities are of sufficient capacity to serve the project at full development. While Public Works staff acknowledges that all development has an incremental impact on public roadway networks, they concur with the Consulting Engineer's conclusion that the roadway network will continue to operate at an acceptable Level of Service (LOS) based on transportation standards for intersection operation.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

The development will be served by City Water and City Sewer. Conservation methods will be incorporated into the project as required by Code.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

The property is surrounded by residential to the west, vacant lots to the north and south and commercial to the east. The proposed project will clearly improve the site and will be designed to easily integrate with surrounding developments. The applicant proposes a site that compliments the streetscape to ensure compatibility with adjacent properties and the Future Land Use Map/ Transitional Mixed Use.

(k) **EFFECT ON SANTA FE'S URBAN FORM** ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

The lot on which the development is proposed is presently underutilized. Infill development of this type is supported by the Plan in reference to this Section 1. 7.11, because it calls for new development to be "oriented from established neighborhoods to urban context and promotes active street and outdoor life". The proposed design will provide connectivity with the surrounding neighborhoods

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

March 21, 2024

Re: Early Neighborhood Notification Meeting
Development Plan Approval for 1111 Ocate Road, Santa Fe NM

Dear Neighbor,

The property owner for the above referenced address is requesting development plan approval on a 5.64-acre parcel to be developed as a phased multi-family residential community. In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a ZOOM meeting is scheduled for:

Liaison Planning is inviting you to a scheduled Zoom meeting.
Topic: ENN Meeting for Ocate Santa Fe Apartments
Time: Apr 15, 2024 05:30 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/82221120530?pwd=Vk12cW1KaF10MDgvNkx5aUVIUVIZ.09
Meeting ID: 822 2112 0530
Passcode: 994704
Find your local number: https://us02web.zoom.us/u/kdPITIJEFF

The Early Notification ordinance provides for an exchange of information between perspective applicants for development projects and the project's neighbors before the application becomes too firm to respond meaningfully to community input.

Attached, please find a vicinity map outlining the project area and proposed site plan. If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

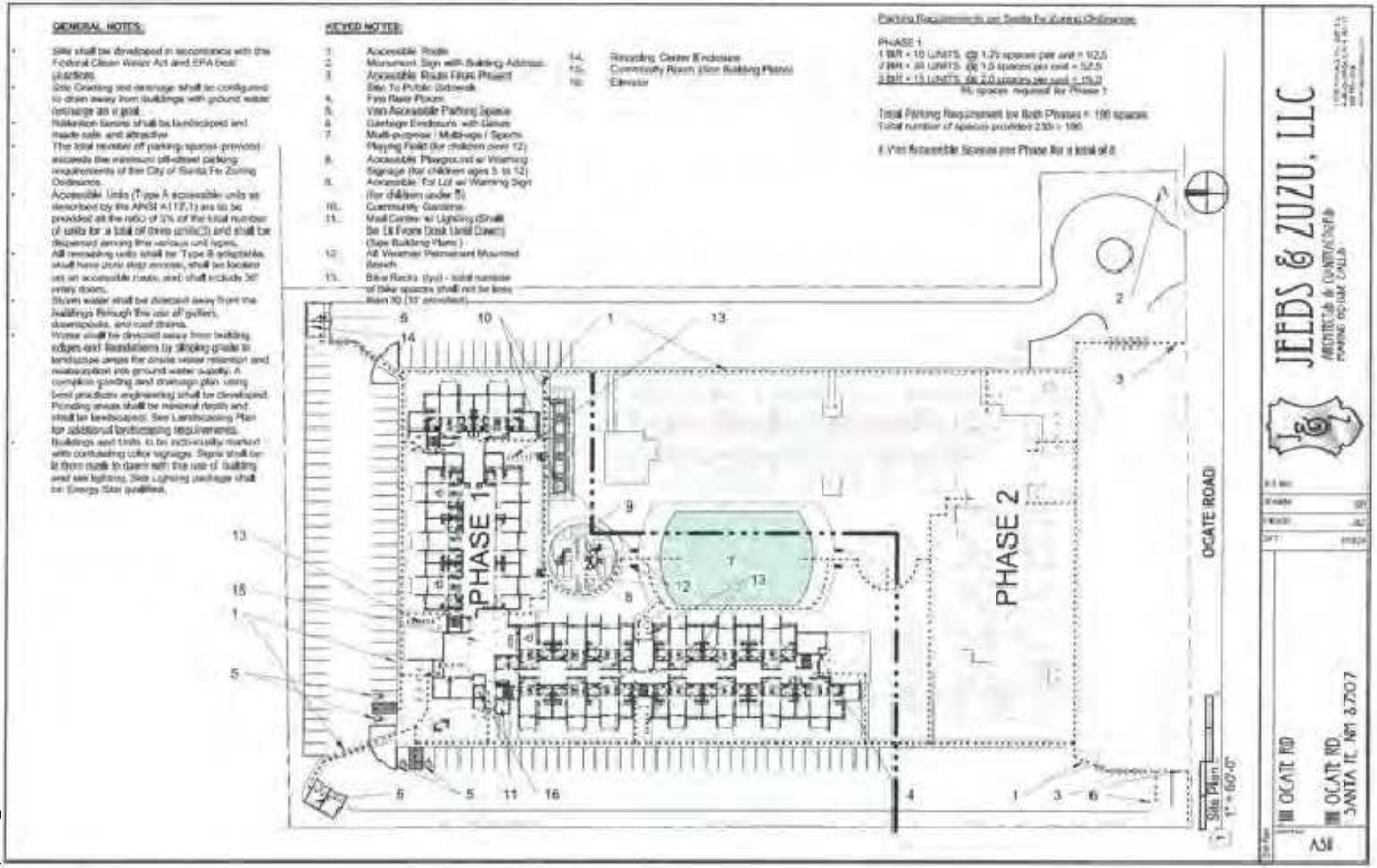
Sincerely,

Dolores I. Vigil

Attachments: Vicinity Map
Proposed Site Plan

Special Note: Persons with disabilities in need of special accommodations or the hearing impaired in need of an interpreter please contact the Land Use Office (505) 6920 5 days prior to the hearing or meeting date.


CERRILLOS RD
SITE
OCATE RD
CALLE VICTORIA
CALLE ALEGRE


GENERAL NOTES:
KEYED NOTES:
Parking Requirements per Santa Fe Zoning Ordinance:
PHASE 1
PHASE 2
OCATE ROAD
Site Plan
JEEBS & ZUZU, LLC
OCATE RD
SANTA FE, NM 87507
A1

FP
Santa Fe Public Schools

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: OCATE SANTA FE APARTMENTS
2. Location of Property: 1111 OCATE ROAD
3. Owner/Agent Name: LIBISON PLANNING SERVICES INC.
   Mailing Address: PO BOX 1835 SANTA FE, NM 87504
   Phone & Fax: (505) 920-6839
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached)		
Single Family (attached)		
Townhouse / Apartment		
Multi-Family	60 PHASE II	
Commercial		

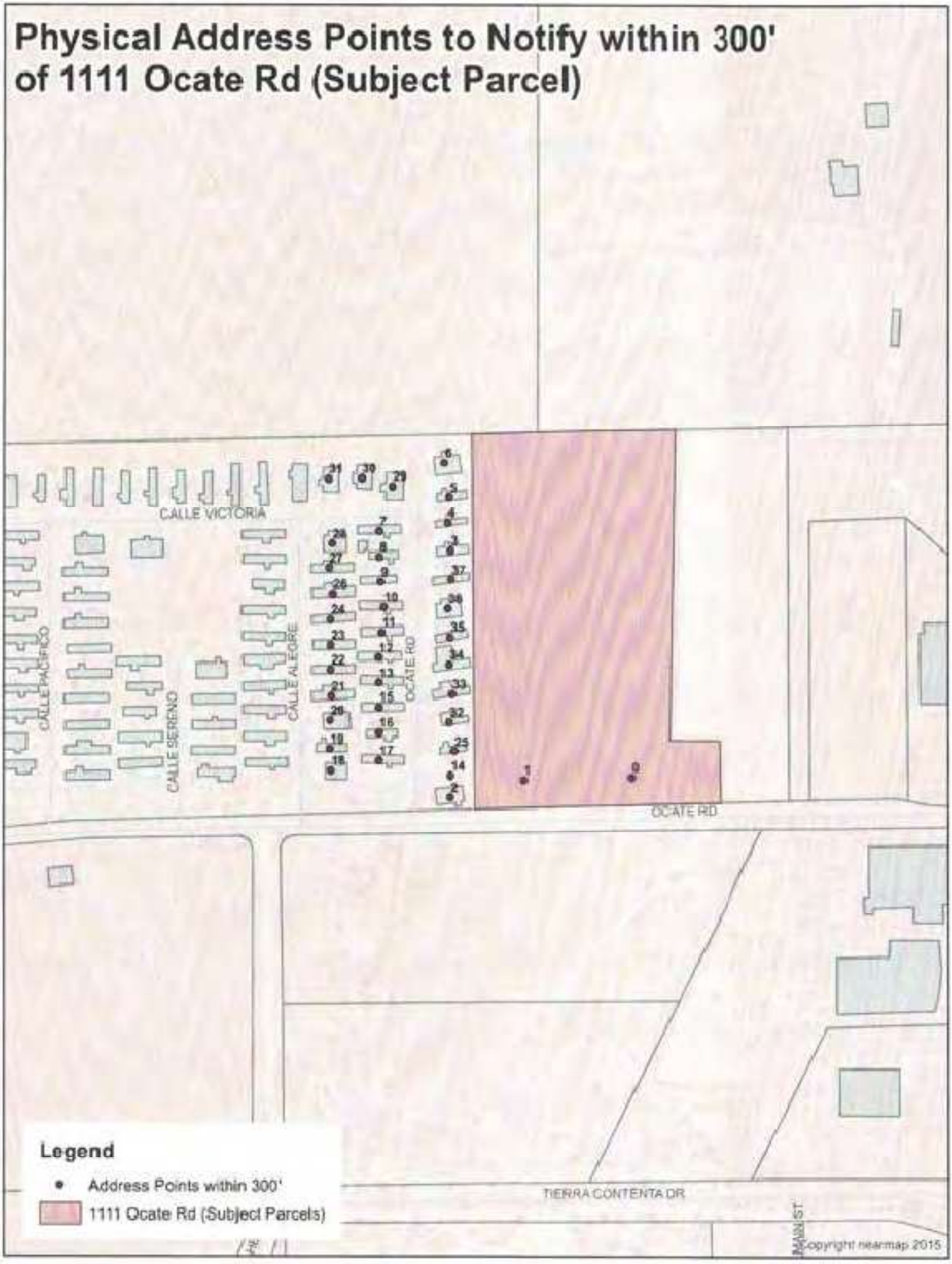
5. Elementary School Zone for Proposed Development: CESAR CHAVEZ
6. Middle School Zone for Proposed Development: ORTIZ
7. High School Zone for Proposed Development: CAPITAL
8. Build out Rates (Years, #/yr): 10 YRS

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal contact:
Santa Fe Public Schools Property & Asset Management
2195 Zia Road Santa Fe NM 87505
505 467 3400


Parcels within 300' of
1111 Ocate Rd (Subject Parcel)
7
8
6
2
3
5
1
4
Legend
1111 Ocate Rd (Subject Parcels)
Parcels within 300'

Physical Address Points to Notify within 300' of 1111 Ocate Rd (Subject Parcel)



SANTA FE MOBILE HOME HACIENDA
P.O. BOX 167926
IRVING, TX 75016-7926

HERNANDEZ, JOSEPH L & DOROTHY
CRISTINA FELDEWERT
16 PASEO DEL CABALLO
SANTA FE, NM 87508

SANTA FE CIVIC HOUSING AUTHORITY
INC
664 ALTA VISTA
SANTA FE, NM 87505-4149

SANTA FE DEALERSHIP ACQUISITION
LLC
1800 E AIRPORT FWY
IRVING, TX 75062-4827

FC AUTOMOTIVE REAL ESTATE, LP ATTN:
JERRY FREEMAN, JR
1800 E AIRPORT FWY
IRVING, TX 75062

THE LEASING COMPANY
7501 CERRILLOS RD
SANTA FE, NM 87507

LITHIA REAL ESTATE, INC
150 N BARTLETT ST
MEDFORD, OR 97501-6032

N M SCHOOL FOR THE DEAF
UNASSIGNED
SANTA FE, NM 87501

STATE OF NEW MEXICO HIGHWAY AND
TRANSPORTATION DPT
1120 CERRILLOS RD
SANTA FE, NM 87505

Current Resident/Owner
1107 OCATE RD
SANTA FE, NM 87507

Current Resident/Owner
1111 OCATE RD
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 1
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 10
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 11
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 12
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 12A
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 13
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 14
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 15
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 16
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 17
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 18
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 19
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 2
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 20
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 21
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 22
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 23
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 24
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 25
SANTA FE, NM 87507

FID	OwnerName	Owner_Line	Owner_City	Owner_Stat	Owner_Zip
0	SANTA FE MOBILE HOME HACIENDA	P.O. BOX 167928	IRVING	TX	75016-7928
1	HERNANDEZ, JOSEPH L & DOROTHY CRISTINA FELDEWERT	18 PASEO DEL CABALLO	SANTA FE	NM	87508
2	SANTA FE CIVIC HOUSING AUTHORITY INC	664 ALTA VISTA	SANTA FE	NM	87505-4149
3	SANTA FE DEALERSHIP ACQUISITION LLC	1800 E AIRPORT FWY	IRVING	TX	75062-4827
4	FC AUTOMOTIVE REAL ESTATE, LP ATTN: JERRY FREEMAN, JR.	1800 E AIRPORT FWY	IRVING	TX	75062
5	THE LEASING COMPANY	7501 CERRILLOS RD	SANTA FE	NM	87507
6	LITHIA REAL ESTATE, INC	150 N BARTLETT ST	MEDFORD	OR	97501-6032
7	N M SCHOOL FOR THE DEAF	1060 Cerrillos Rd.	SANTA FE	NM	87505
8	STATE OF NEW MEXICO HIGHWAY AND TRANSPORTATION DPT	1120 CERRILLOS RD	SANTA FE	NM	87505
0	Current Resident/Owner	1107 OCATE RD	SANTA FE	NM	87507
1	Current Resident/Owner	1111 OCATE RD	SANTA FE	NM	87507
2	Current Resident/Owner	1115 OCATE RD SP 1	SANTA FE	NM	87507
3	Current Resident/Owner	1115 OCATE RD SP 10	SANTA FE	NM	87507
4	Current Resident/Owner	1115 OCATE RD SP 11	SANTA FE	NM	87507
5	Current Resident/Owner	1115 OCATE RD SP 12	SANTA FE	NM	87507
6	Current Resident/Owner	1115 OCATE RD SP 12A	SANTA FE	NM	87507
7	Current Resident/Owner	1115 OCATE RD SP 13	SANTA FE	NM	87507
8	Current Resident/Owner	1115 OCATE RD SP 14	SANTA FE	NM	87507
9	Current Resident/Owner	1115 OCATE RD SP 15	SANTA FE	NM	87507
10	Current Resident/Owner	1115 OCATE RD SP 16	SANTA FE	NM	87507
11	Current Resident/Owner	1115 OCATE RD SP 17	SANTA FE	NM	87507
12	Current Resident/Owner	1115 OCATE RD SP 18	SANTA FE	NM	87507
13	Current Resident/Owner	1115 OCATE RD SP 19	SANTA FE	NM	87507
14	Current Resident/Owner	1115 OCATE RD SP 2	SANTA FE	NM	87507
15	Current Resident/Owner	1115 OCATE RD SP 20	SANTA FE	NM	87507
16	Current Resident/Owner	1115 OCATE RD SP 21	SANTA FE	NM	87507
17	Current Resident/Owner	1115 OCATE RD SP 22	SANTA FE	NM	87507
18	Current Resident/Owner	1115 OCATE RD SP 23	SANTA FE	NM	87507
19	Current Resident/Owner	1115 OCATE RD SP 24	SANTA FE	NM	87507
20	Current Resident/Owner	1115 OCATE RD SP 25	SANTA FE	NM	87507
21	Current Resident/Owner	1115 OCATE RD SP 26	SANTA FE	NM	87507
22	Current Resident/Owner	1115 OCATE RD SP 27	SANTA FE	NM	87507

23	Current Resident/Owner	1115 OCATE RD SP 28	SANTA FE	NM	87507
24	Current Resident/Owner	1115 OCATE RD SP 29	SANTA FE	NM	87507
25	Current Resident/Owner	1115 OCATE RD SP 3	SANTA FE	NM	87507
26	Current Resident/Owner	1115 OCATE RD SP 30	SANTA FE	NM	87507
27	Current Resident/Owner	1115 OCATE RD SP 31	SANTA FE	NM	87507
28	Current Resident/Owner	1115 OCATE RD SP 32	SANTA FE	NM	87507
29	Current Resident/Owner	1115 OCATE RD SP 33	SANTA FE	NM	87507
30	Current Resident/Owner	1115 OCATE RD SP 34	SANTA FE	NM	87507
31	Current Resident/Owner	1115 OCATE RD SP 35	SANTA FE	NM	87507
32	Current Resident/Owner	1115 OCATE RD SP 4	SANTA FE	NM	87507
33	Current Resident/Owner	1115 OCATE RD SP 5	SANTA FE	NM	87507
34	Current Resident/Owner	1115 OCATE RD SP 6	SANTA FE	NM	87507
35	Current Resident/Owner	1115 OCATE RD SP 7	SANTA FE	NM	87507
36	Current Resident/Owner	1115 OCATE RD SP 8	SANTA FE	NM	87507
37	Current Resident/Owner	1115 OCATE RD SP 9	SANTA FE	NM	87507

ENN ZOOM MEETING NOTES

OCATE APARTMENTS

4/16/2024

Attendance:

Dolores I Vigil, Liaison Planning Services Inc.

Mike Gomez, Consultant for the Applicant Santa Fe Engineering

Ed Romero, David Martinez, Applicant/ Property Owner Santa Fe Civic Housing Authority

David Hickman, Architect Jeebs and Zuzu

City Staff Members:

Carly Venditti, Planner Senior

Jason Kluke, Land Use Director

Margaret Moore, Planning Manager

Neighbors:

No Neighbors Attended

Discussion Topics:

DRT Application Schedule

Discussion regarding affordability and clarification.

Vehicular entrance and exit 2 points of entry.

Discussion regarding playground audit – CPSI Certification good for 3 years

City of Santa Fe, New Mexico

2025-10037
1111 Ocate Road
Attachment D

Maps and Photos

Figure 1: Property Location/ Vicinity Map
Figure 2: Site Plan
Figure 3: Adjacent Zoning
Figure 4: Vehicular Parking
Figure 5: Bicycle Parking
Figure 6: Driveway Dimensions
Figure 7: Offsite Improvements Plan
Figure 8: Ocate Road Photo
Figure 9: Access and Off-Site Sidewalk – Preferred Option
Figure 10: Access and Off-Site Sidewalk – Option 2
Figure 11: Utilities Plan
Figure 12: Architecture Elevations – Building A
Figure 13: Architecture Elevations – Building B
Figure 14: Architecture Elevations – Community Building

Figure 1 Aerial – Property Location / Vicinity Map

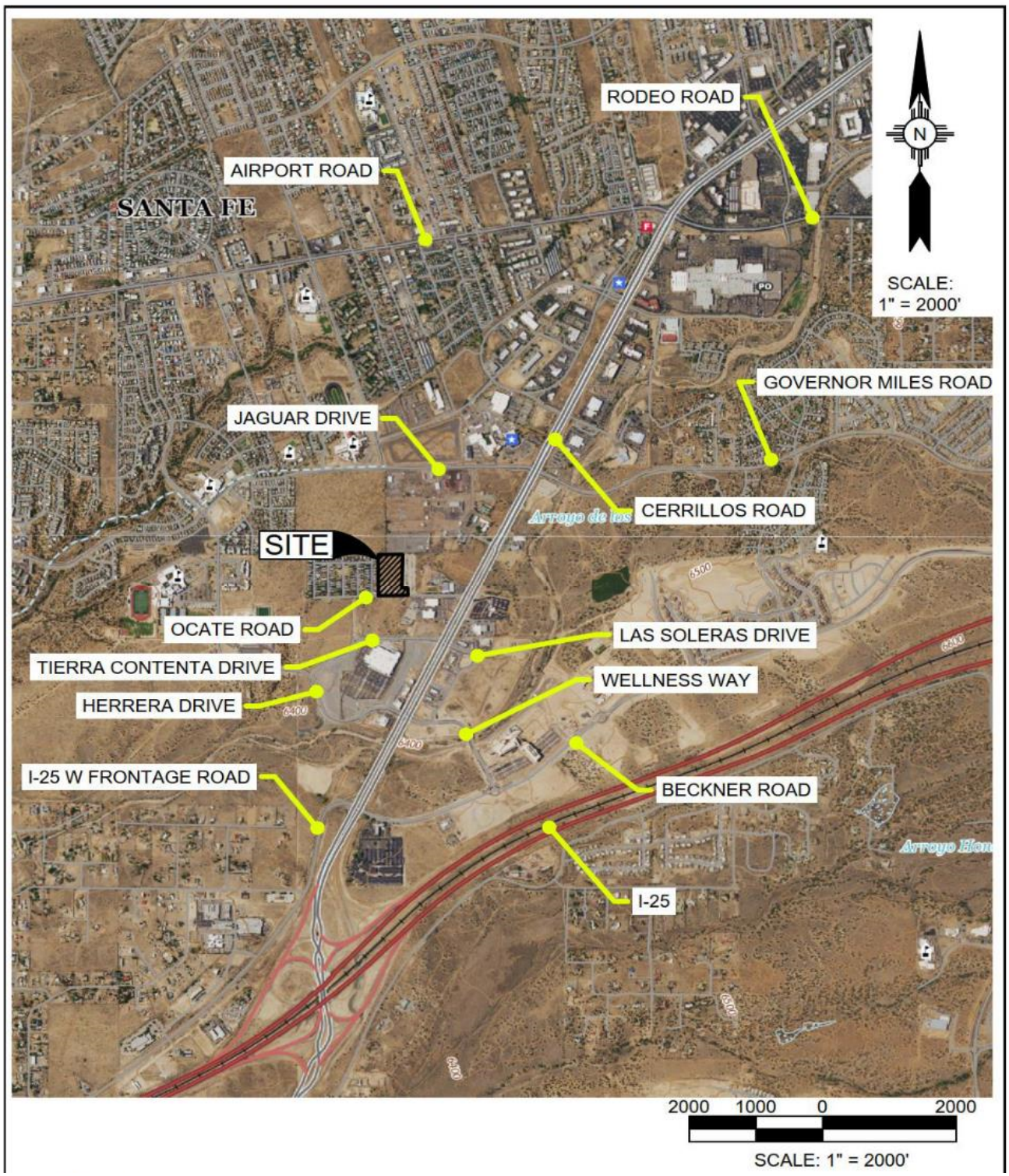


Figure2 Site Plan

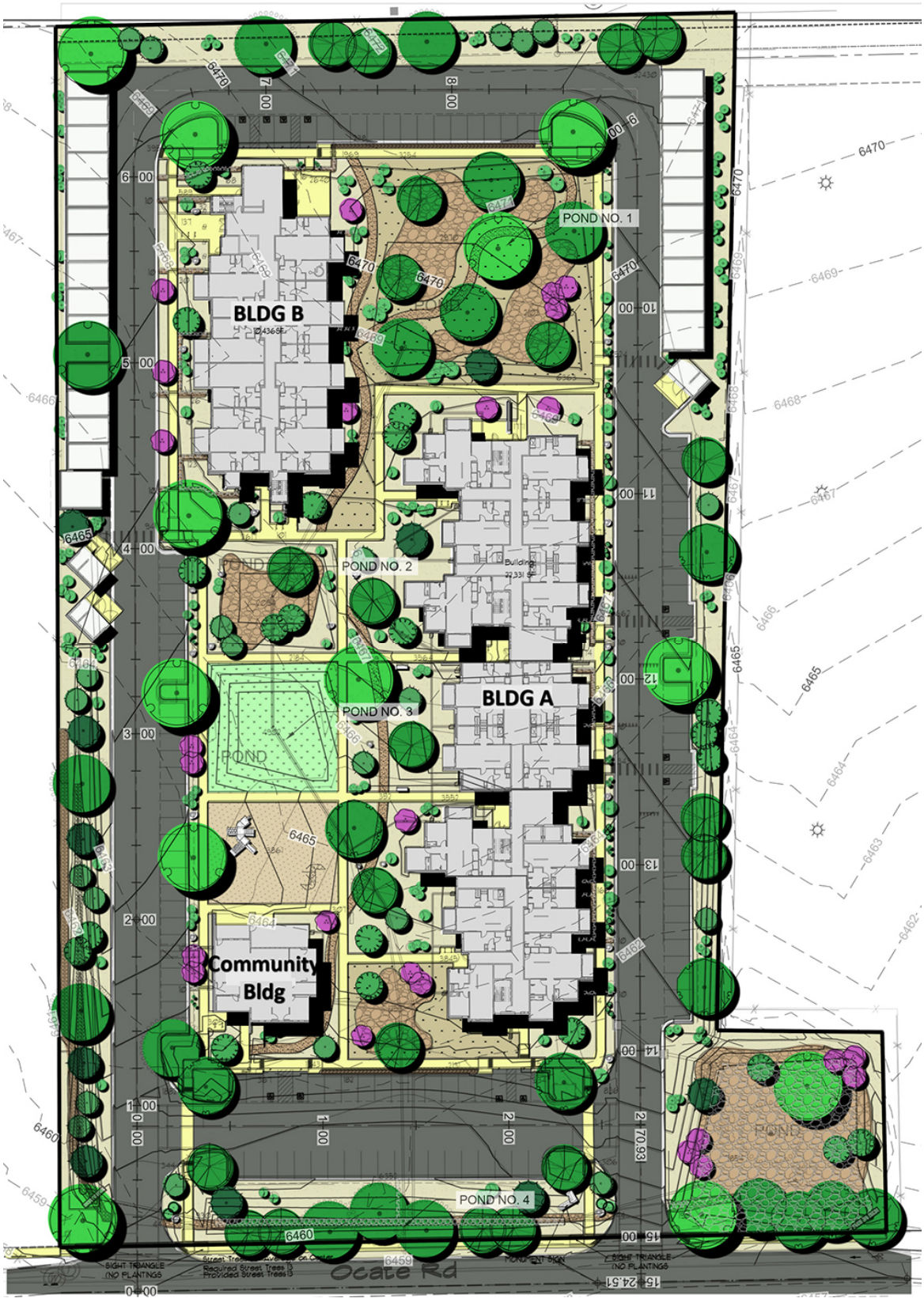


Figure 3 Adjacent Zoning

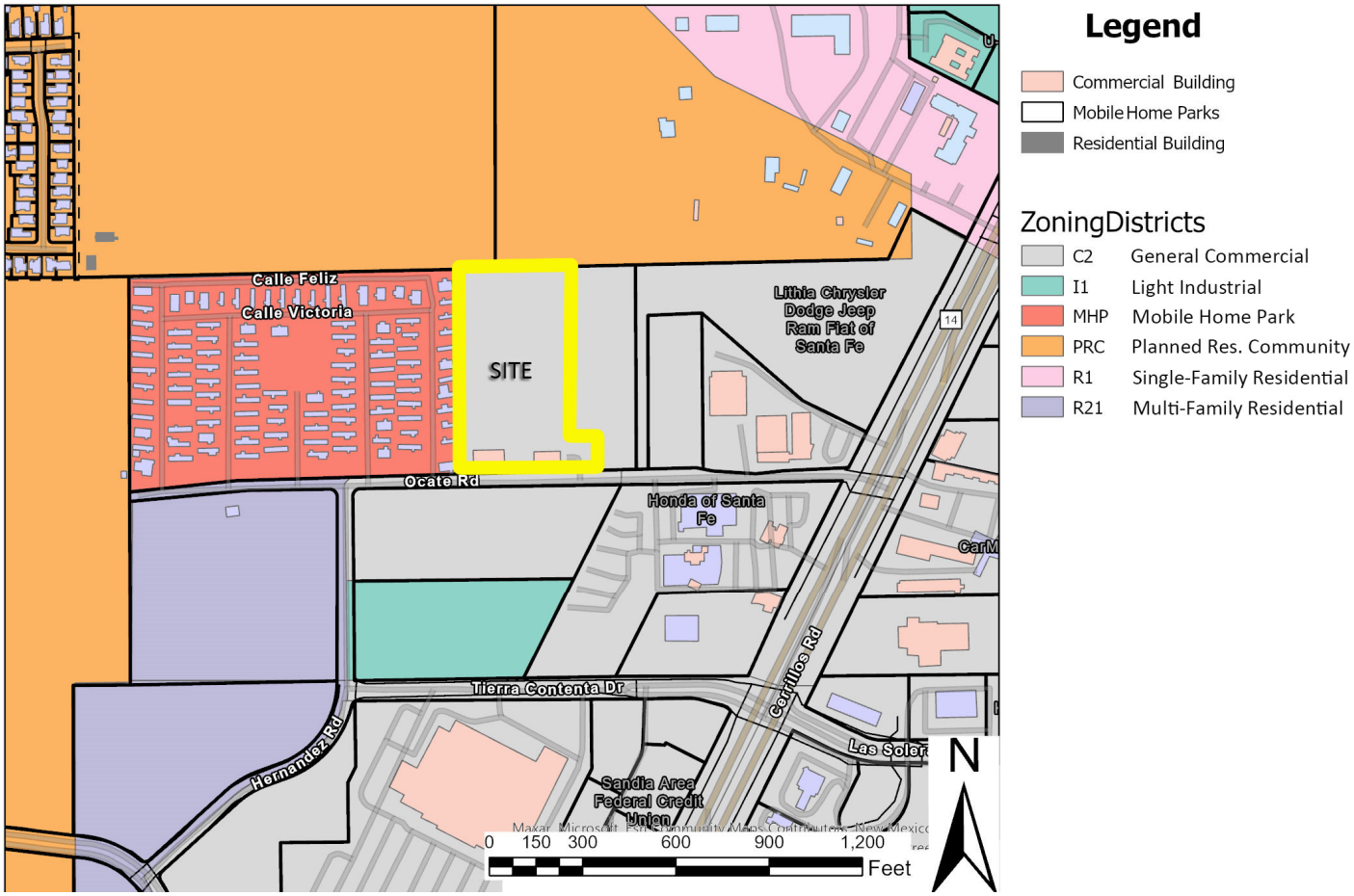


Figure 4 Vehicular Parking

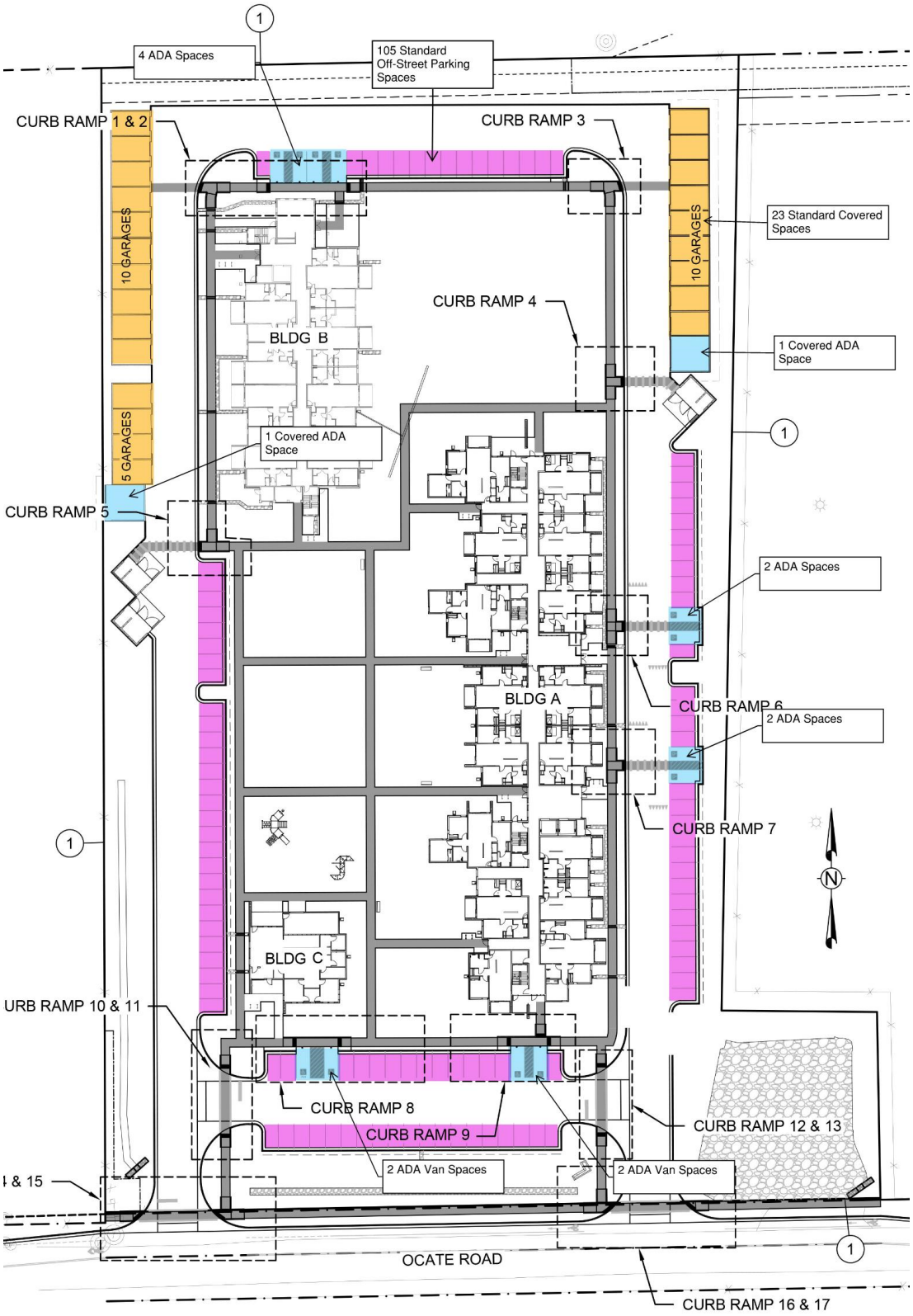


Figure 5 Bicycle Parking

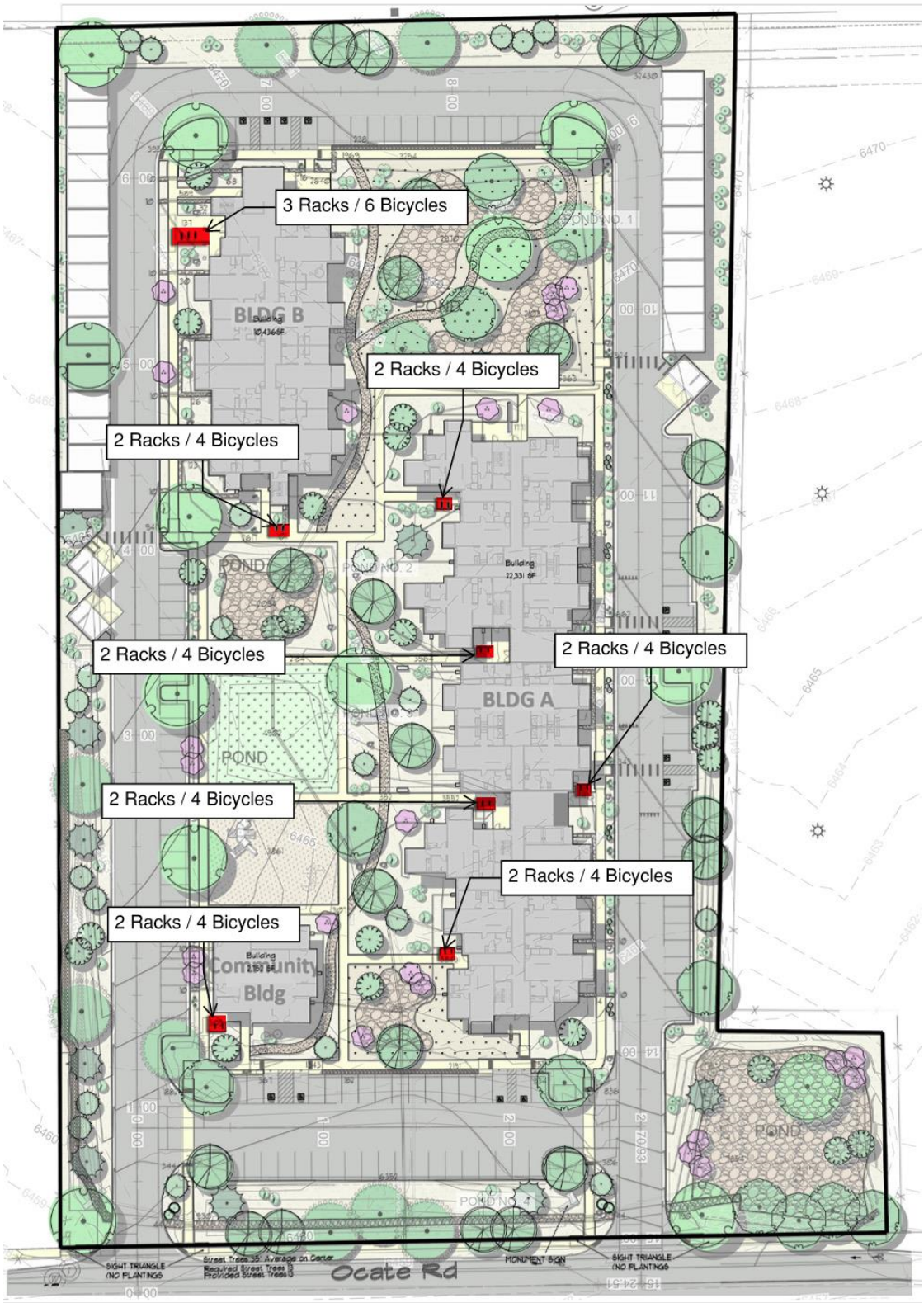


Figure 6 Site Driveway Dimensions

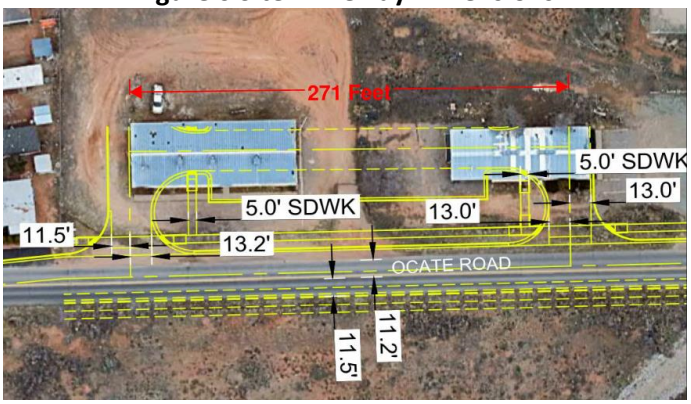


Figure 7 Offsite Improvements Plan

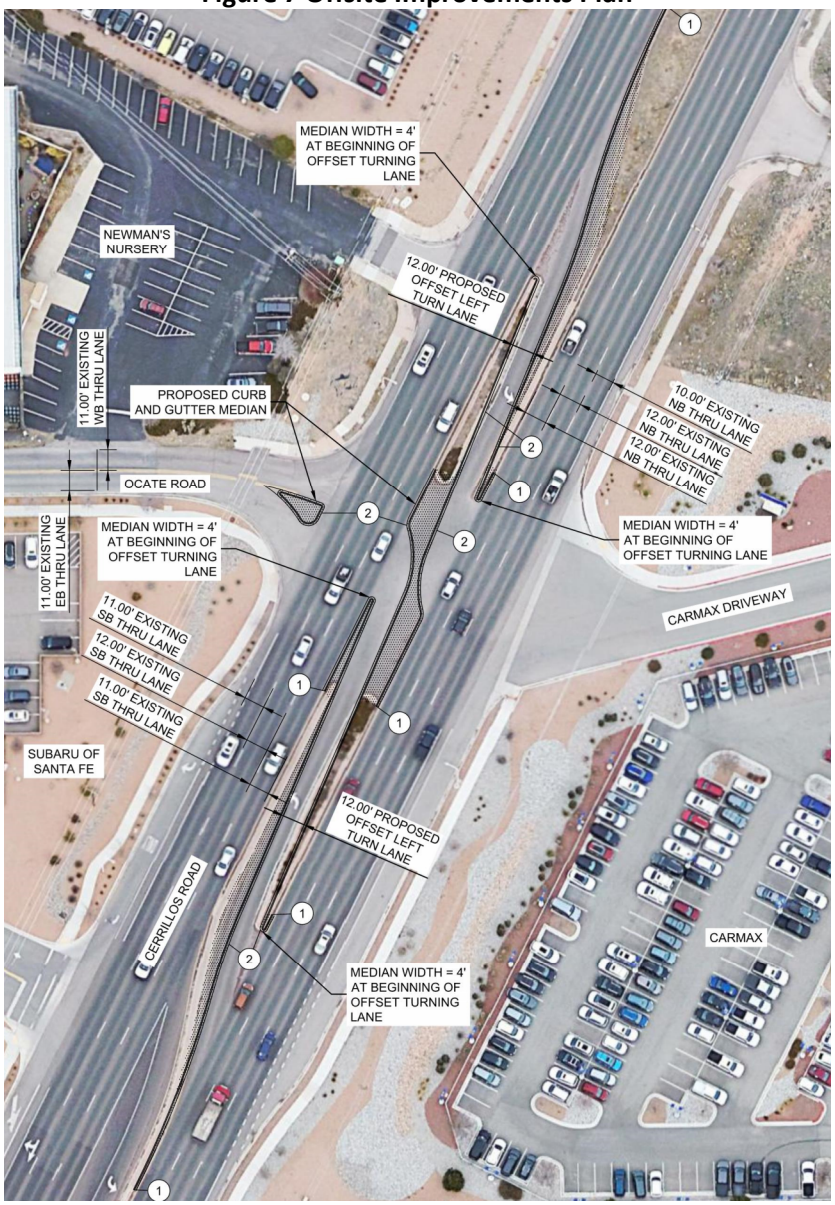


Figure 6 Ocate Road Photo



Figure 7 Access and Off-Site Sidewalk – Preferred Option

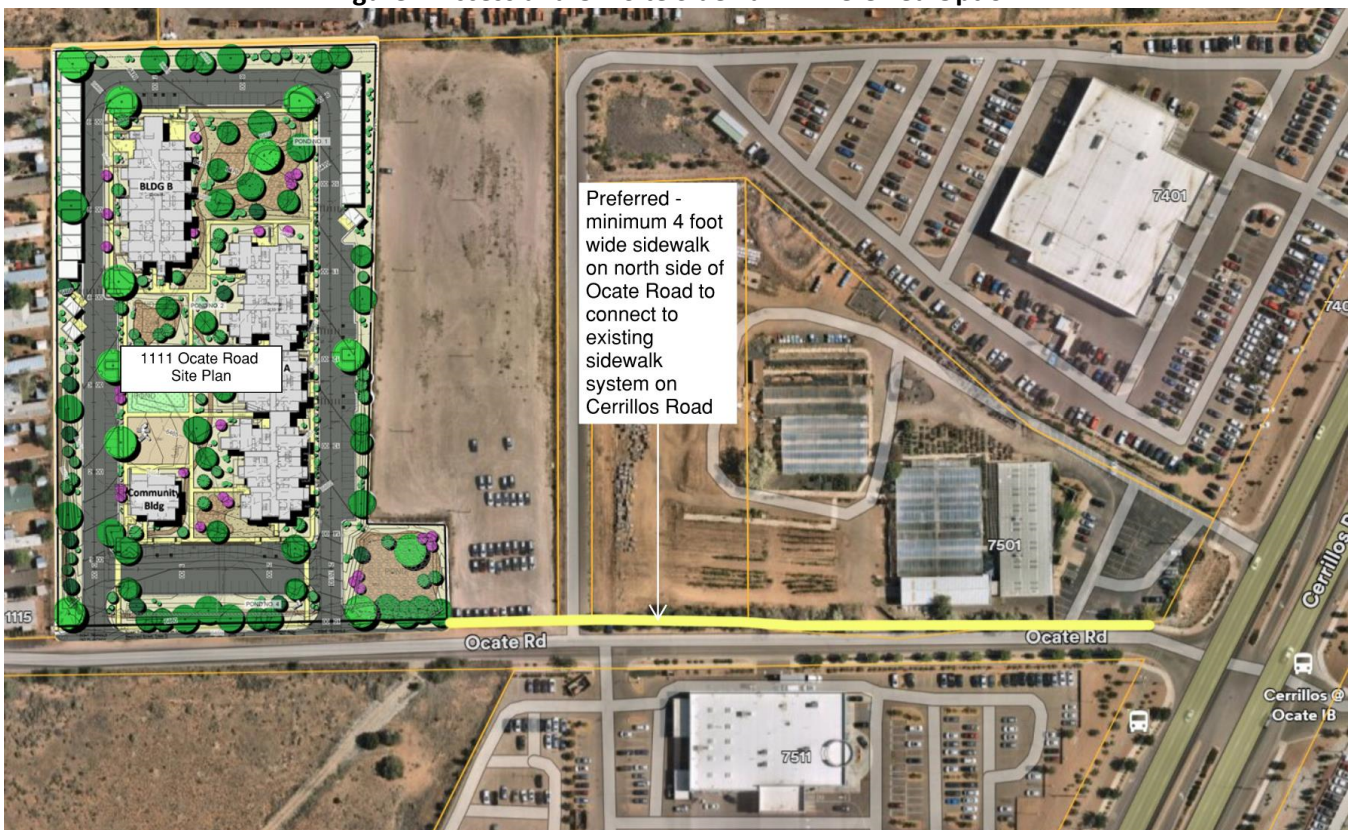


Figure 8 Access and Off-Site Sidewalk – Option 2

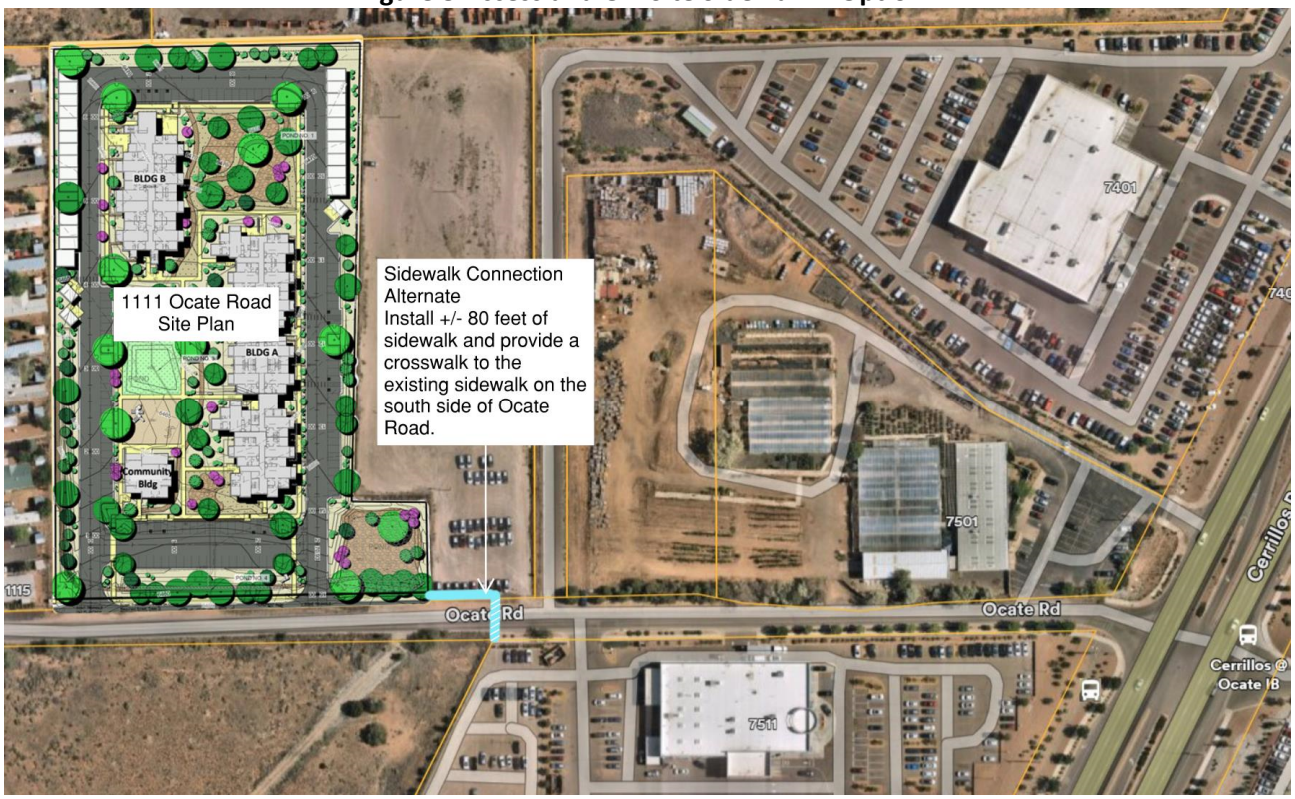


Figure 9 Utilities Plan

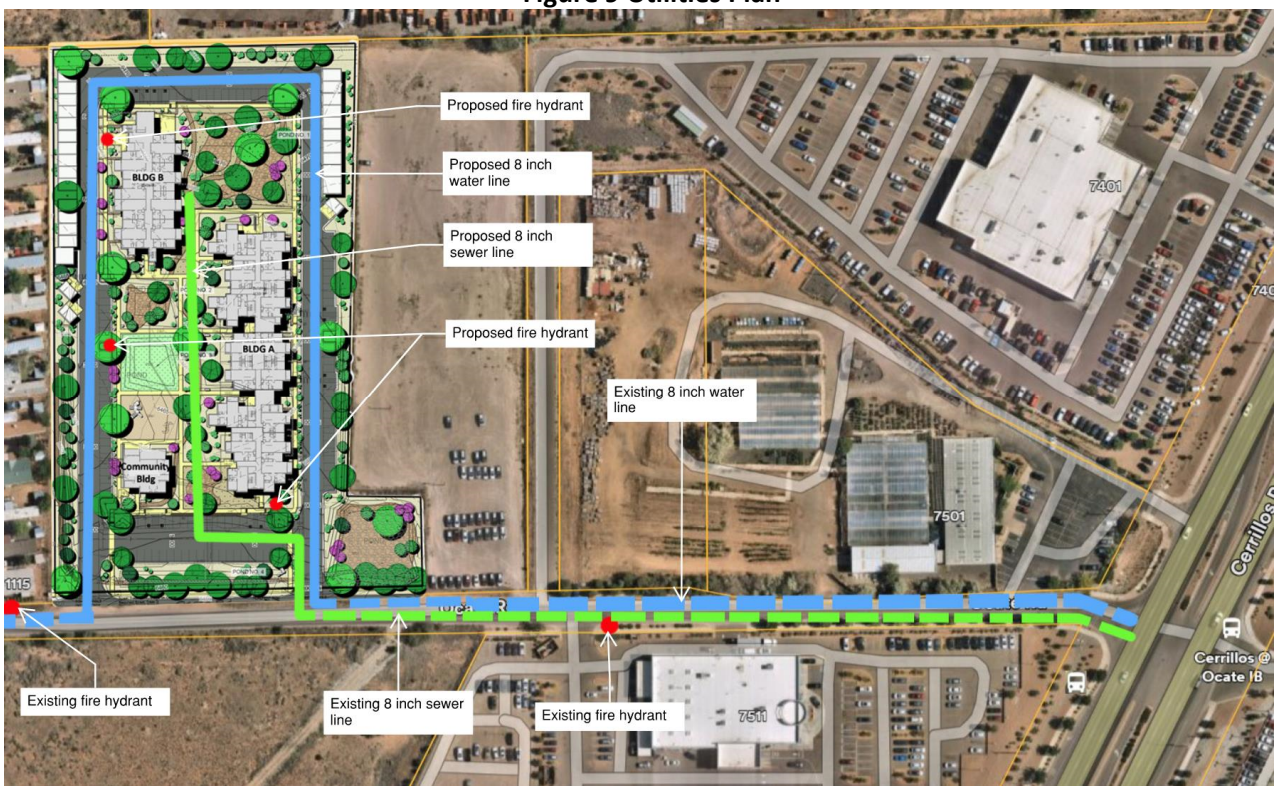


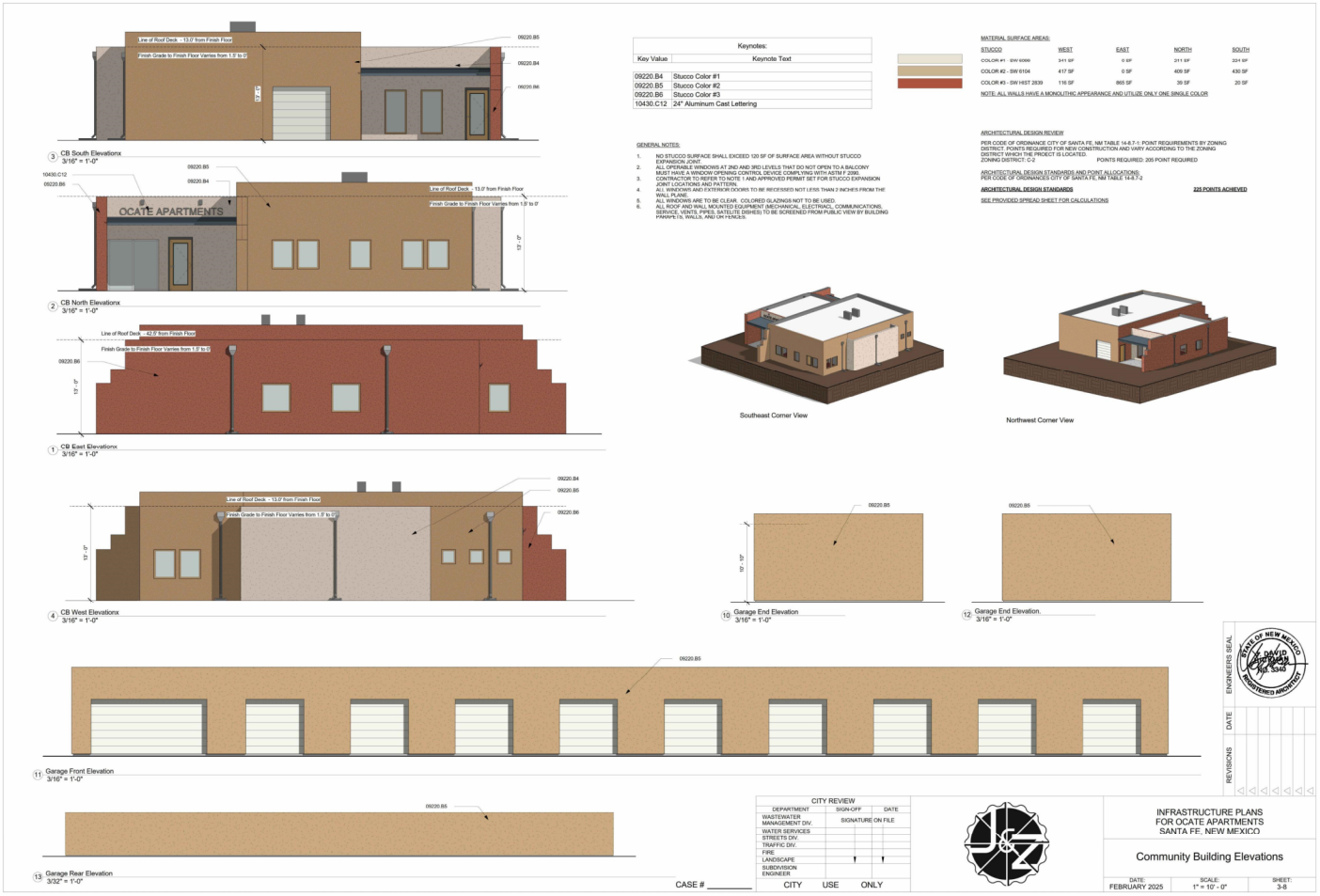
Figure 10 Architecture Elevations – Building A



Figure 11 Architecture Elevations – Building B



Figure 12 Architecture Elevations – Community Building



City of Santa Fe, New Mexico

2025-10037
1111 Ocate Road
Attachment E

Applicant Submittals

Application Letter including:

- Archeological Survey & Monitoring Plan
- Prairie Dog Clearance Letter

Traffic Impact Analysis

Development Plan Drawings

Infrastructure / Civil Drawings

REVISED March 31, 2025

Development Plan Report

Ocate Apartments

1111 Ocate Road

Santa Fe New Mexico

Santa Fe Civic Housing Authority

664 Alta Vista

Santa Fe, NM 87505

Liaison Planning Services Inc.

P.O. Box 1835

Santa Fe, NM 87504

(505) 920-6839

liaisonplanning@gmail.com

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Project Description

The application for the Ocate Apartments is being submitted on behalf of the Santa Fe Housing Civic Housing Authority for a Development Plan for a multifamily apartment complex for consideration by the Planning Commission. In addition, the applicant will be submitting an application to vacate the roadway easement shown on the attached Legal Lot of Record. The property is located at 1111 Ocate Road, Santa Fe, NM. The application consists of 84 affordable dwelling units in 3 buildings targeted to families with children. The project is located on approximately 5.643 acres of land.

Vicinity Map



Site Plan



Unit Mix

Building	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units		TOTAL
A	10	35	15		60
B	6	18	0		24
TOTAL	**16**	**53**	**15**		**84**

Building A includes a manager's office, computer area, community space, and a community kitchen. Exterior amenities include tot lots, a large turf play area, sitting areas, community gardens. and patios

Vacation of Easement

There is an existing easement on the site for which an application has been submitted to the City of Santa Fe to vacate it as its original purpose is no longer applicable.

Utility Access

The project will be served by City of Santa Fe Water and Sewer and Electricity will be provided by Public Service Company of New Mexico (PNM) as shown on the Master Utility Plan shown on sheet 7-2.

Sewer

The site is served by the City's sewer system. Sewer lines within Ocate Road have capacity to serve the site and will be extended to serve the site.

Water

The site is served by the City's water system. Existing water lines within Ocate Road have capacity to serve the site and will be extended to serve the site

Electricity

The site is served by Public Service Company of New Mexico (PNM). There is an existing electrical pole just north of the northern property line that will serve the project.

Natural Gas

No natural gas will be used in the project.

Requested Approval

This application is for development plan approval. No variances are required for this project.

Zoning

The parcel is zoned C-2, General Commercial District, which allows for range of non-residential uses and multifamily residential development that are part of a planned development.

Required	**Provided**
No maximum density of residential units per Table 14-7.3-1	84 units / 5.643 acres = about 15 units per acre
Common open space of 250 sf per ground floor units: 250 sf x 24 units = 6,000 sf required	110,706 SF provided
Maximum lot coverage 60%	53% provided

The project must also meet the following dimensional standards:

- Minimum 15 Foot Street Setback
- Minimum 0 Foot Side Setback
- Maximum 45 Foot building Height

Development Plan Approval Criteria **(per SFCC §14-3.8(D)(1))**

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application

SFCC §14- 2.3 (C)(1) states, "…the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."

(b) that approving the development plan will not adversely affect the public interest.

Approval of the proposed project will benefit the public interest by providing needed affordable rental housing. The City's recently published draft 5-Year Affordable Housing Strategic Plan found 53% of renters are cost-burdened, spending more than 30% of household income on housing. 15% of renters are severely cost burdened, spending more than 50% of household income on housing. This project will provide 84 affordable housing units to help address this cost burden.

(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration

The current uses on property include two abandoned metal buildings. Within 200 feet is developed includes a mobile home park to the west, some vacant land and a New Mexico State parking/storage yard to the north; a remote automobile storage lot to the east; and vacant land and a corner of an automobile dealership to the south. The buildings will be 3-stories. The project will create a buffer between the mobile homes to the west with the commercial uses to the east.

Open Space

Open space required in the C-2 zoning district for residential development is 250 sf of common open space per ground floor unit. Common open space is defined in the City Code as "The outdoor area accessible to all residents within a development, which may be owned in undivided interest by all the residents of the development, and it may remain in its natural state or may be landscaped or improved for passive or active recreational activities."

Open Space Calculation

Building	# of Ground Floor Units	Common Open Space Required
1	16	
2	8	
TOTAL	**24**	**6,000 SF**

Access & Traffic

Ocate Road is a dead-end road that intersects with Cerrillos Road. All vehicular access is via that intersection. There will be two access driveways that connect internally. Additional information is included in the Traffic Impact Assessment which is included in engineering information that is part of the submittal.

Fire Protection and Emergency Access

The project includes fire sprinklers and fire hydrants have sufficient capacity to serve the project as shown in the Fire Plan.

Terrain and Stormwater Management

The site is relatively flat with an average slope of about 2% with the lower end of the slope on the south and the higher end on the north. No retaining walls are proposed. Low stem walls on the buildings will be provided. We are mitigating the excess runoff for the new impervious area by surface ponds which drain within 24 hours by use of pervious pavement in certain locations.

A Storm Water Pollution Prevention Plan is included in plans to control erosion during and after construction.

Stormwater will be detained and slowed to reflect pre-development drainage pattern by use of surface ponds and pervious pavement.

Flood Regulations

There are no 100- nor 500-year flood zones on or near the project site.

Landscaping and Site Design

Landscaping is required per SFCC §14-8.4. The required open space is 6,000 per the table above. The landscaping and irrigation plans are shown on sheets LS 101 – LS 103 of this submittal. Landscaping must meet the standards:

<u>Open space landscaping requirements:</u>

- Trees are required at a rate of 1 tree for every 500 sf of required open space. 25% of required trees must be evergreen.

- Shrubs are required at a rate of 2 shrubs for every 500 sf of required open space. 25% of required shrubs must be evergreen.

Turf L imitations:

Per SFCC §14-8.4(F)(3), turf grass shall not contain more than 25% Kentucky Bluegrass. Furthermore, per SFCC §14-8.4(F)(4), cool season grass cannot be used on more than 25% of the required open space. This project requires 6,000 SF of common open space which limits the use of cool season greases to 1500 SF.

Street Trees:

Per SFCC §14-8.4(G), street trees are required at a rate of one tree an average of every 25 to 35 feet adjacent to the property line with the road. They must be planted in swales or basins to collect runoff; 15 feet or more from light poles and fire hydrants; and deciduous species selected so as not to come within 5 feet of overhead utility lines at maturity but shall provide shade to the street. The landscape plan on page LS 101 of thus submittal provides for 13 street trees as required.

Irrigation:

Irrigation is provided on sheet LS 102 of the drawings included n this submittal. Additionally, the following irrigation standards apply to this project:

- zoned by each plants watering needs.
- Backflow prevention device
- Automatic, digital, multi-programmable controller
- Irrigation systems operation information, including monthly and seasonal schedules and water budgets,
- Designed for site topography, orientation, microclimate, prevailing winds, soil type, and to prevent water waste.
- Planting beds shall be swaled, sloped, or recessed
- Irrigation systems shall be zoned by levels of water use
- Overhead spray irrigation can only be used on turf and ground cover

Walls and Fences

The project includes a site 6-foot-high wrought iron fences and driveway gates at both vehicular driveway entries. These meet the requirements of SFCC §14-8.5 for walls and fences.

Off-Street Parking

SFCC Table 14-8.6-1 provides the parking requirements for multifamily housing over 5 units as follows:

Attached dwelling unit (over 5 units): Less than 800 square feet of heated floor area	1 assigned space and .25 unassigned space per dwelling unit

Attached dwelling unit (over 5 units): 800-1,200 square feet of heated floor area	1 assigned space and 0.5 unassigned space per dwelling unit
Attached dwelling unit (over 5 units): More than 1,200 square feet of heated floor area	1 assigned space and 1 unassigned space per dwelling unit

Units by size and Off-Street Parking Requirement:

Size category	Number of Units in each size Category	Required Spaces per Unit Size	Parking Spaces Required
Under 800 HSF	16	1.25	20
800-1200 HSF	53	1.5	80
Over 1200 HSF	15	2	30
TOTAL			**130**

Parking Lot Landscaping:

Perimeter Screening is required from public streets and adjacent properties. By a continuous wall or berm four (4) feed or more in height, a hedge a minimum of four (4) feet height at maturity, or other vegetative screen appropriate to the landscape design.

Interior parking lot landscaping is required when forty or more off-street parking spaces are provided. The project includes 140 parking spaces and must provide parking lot landscaping that meets the following criteria:

Accessible Parking

Accessible parking spaces are required the New Mexico Building Code 2021, based on the number of parking spaces provided. The total number of parking spaces provided is 150. Therefore, 8 accessible parking spaces are required, of which 2 are required to be van accessible.

Bicycle Parking

Bicycle parking is required based on the number of vehicle parking spaces required. Per Table 14-8.6-3, since 130 vehicle parking spaces are required, 12 bicycle spaces are required. 36 bicycle parking spaces are provided.

Architectural Design Review

Per SFCC Table 14-8.7-1, projects in the C-2 zoning district must achieve 205 points in the Architectural Design Standards and Point Allocations Table 14-8.7-2. The points that this project qualifies for are shown on Sheet A3.10

Outdoor Lighting

Per SFCC §14-8.9 outdoor illumination levels and uniformity shall be in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA). Additionally, outdoor luminaires (bulbs) shall be designed, installed, located, and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed. Accent lighting shall be directed onto the building or object and not toward the sky or onto adjacent properties. Direct light emissions must not be visible above the roof line or beyond the building edge.

The maximum average maintained horizontal footcandles at grad shall not exceed the following table:

Maximum Average Footcandles at Grade

Area	Commercial	Residential
Sidewalks	1.0	0.2
Pedestrian Areas	2.0	0.5
Parking Lots	1.0	-
Building Entrances	5.0	-
Building Grounds	1.0	-
Public Spaces	3.0	-
The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Footcandles.		

In all cases the average maintained footcandles at residential property lines shall be zero.

Sheet DRT2.0 of the submitted plan set shows the outdoor lighting analysis.

Signs

SFCC §14-8.10 applies to all signs intended to be read from off the premises. The project has two driveway accesses. The signs proposed for this project are shown on Sheet DRB 1.0. Signs that are intended to be read from off the premises include one monument sign stating the development name at the easternmost driveway, closest to Cerrillos Road. There are also 18" high aluminum cast building signs with grouped unit number that are lit from dusk to dawn, some of which may be visible off premises but are meant to be read once on the premises, directing people to the correct building and entry for their destination.

In addition, vehicular “stop” and “yield to pedestrian” signs are proposed within the development and at the driveway entries. The stop signs for vehicles exiting the site are shown on the public right-of-way. These signs are shown on the Signing and Striping Plan.

Santa Fe Homes Program

SFCC §14-8.11 requires residential development provide 15% of the units at an affordable cost. This project is 100% affordable under the terms of the Santa Fe Homes Program, therefore, no other affordable housing requirements apply.

Relocation of Gunnison’s Prairie Dogs

SFCC §14-8.12 requires that a certified prairie dog trapper/relocator determine if prairie dogs exist on the site and, if so, that they be relocated prior to construction. City staff reviewed the site and provided a letter indicating that they did not find evidence of prairie dogs on the site. The letter is included as Exhibit B. Therefore, there is no requirement to relocate them.

Development Water Budget

SFCC §14-8.13 requires a water budget be developed to determine the amount of water that will be used by the development in a development plan. Water rights must then be either purchased from the City’s Water Conservation Credit Program or water rights be transferred to the City for the entire amount the project is projected to use. However, this requirement is waived for affordable housing. Since this is a 100% affordable housing project, no water rights are required to be either purchased or transferred for this project.

Impact Fees

Impact fees are waived for this project as it qualifies as a rental apartment complex where 100% of the apartments are Low-Priced Dwelling Units built by a qualifying nonprofit affordable housing organization.

Low-priced rental dwelling units shall meet the following criteria:

(1) Rental rates affordable to a household with an income at or below one hundred percent (100%) of the area median income, using a standard four-person household for buyers and a three-person household for renters, according to the procedures established in the Santa Fe homes program;
(2) Renters who do not earn more than one hundred twenty percent (120%) of the area median income, adjusted for household size;
(3) A city-placed lien against the property for the value of all fee waivers or reductions given by the city, to be repaid to the city when the unit and/or property is refinanced or sold, with proceeds from the lien repayment being deposited into the city's affordable housing trust fund; and
(4) At the time of initial occupancy of the low-priced dwelling unit, meeting the following minimum household size, unless the city's office of affordable housing approves a smaller household size upon the request of the nonprofit affordable housing organization or the renter of the low-priced dwelling unit.

Since this project is being built by a nonprofit affordable housing organization, the organization shall place a lien against the property to capture any value between the actual sales price and the appraised price. This lien shall be in last place and any proceeds realized from the sale shall be used for affordable housing and shall be reported to the city's office of affordable housing.

School Requirements

Notice was sent to the Santa Fe School District and included as an attachment to Exhibit C of this report. As of submittal of this application, no response has been received by the Santa Fe School District.

Archaeology

An Archaeological Monitoring Plan has been submitted to the City of Santa Fe Archaeological Review Board and is included as Exhibit B of this report.

Accessibility

The Americans with Disabilities Act (ADA) requires multifamily developments to be accessible by people with mobility disabilities. The accessible paths in this project are shown on the ADA Access Plan included in the drawings submitted as part of this application.

Early Neighborhood Notification

An Early Neighborhood Notification (ENN) meeting was held on April 16, 2024. No neighbors attended the meeting. Thie ENN application packet and notes from the ENN meeting are included as Exhibit C of this report.

Exhibits

A. Prairie Dog Clearance Letter
B. Archaeological Monitoring Plan
C. ENN Packet and Notes

EXHIBIT A

PRAIRIE DOG CLEARANCE LETTER

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

August 2nd, 2024

Liaison Planning
Liasonplanning@gmail.com

SUBJECT: Humane Relocation of Gunnison's Prairie Dogs

Dear Dolores Vigil

Per your request, on August 1st, an inspection of the property located at 111 Ocate Rd. Santa Fe NM, 87508 was conducted with the objective of determining the existence of Gunnison's Prairie Dogs. Please be advised that the site does not exhibit any existing mounds of past prairie dog dens and no evidence of live Gunnison's Prairie Dogs inhabitation, therefore, no further action is required.

Condition: If Gunnison Prairie Dogs do inhabit the area you will be required by code to safely have them removed and relocated before and during the project.

Should you have questions, please feel free to contact me at mjsandoval@santafenm.gov

Sincerely,

Maxine Sandoval
City of Santa Fe
Planner/Tech
Technical Review Division
Planning & Land Use Department

EXHIBIT B

NOTICE OF ARCHAEOLOGICAL ACTION LETTER

Archaeological Review Committee

Application for Project Review

DISTRICT

Historic Downtown____ River and Trails____ Suburban_✓_

APPLICATION

Monitoring Plan_✓_ Reconnaissance Report____ Preliminary Treatment Report____ Archaeologist/Historian Listing____

Monitoring Report____ Treatment Plan____ Final Treatment Report____ Other____

Report Name AN ARCHAEOLOGICAL INVENTORY AND MONITORING PLAN OF 5.643 ACRES, FOR THE SANTA FE CIVIC HOUSING AUTHORITY'S PROPOSED DEVELOPMENT OF LOT A-2, 1111 OCATE ROAD, IN SANTA FE, NEW MEXICO

NMCRIS# 155976

PROJECT

Project Name SAME AS REPORT

Project Location 1111 OCATE ROAD, SANTA FE, NEW MEXICO

Project Surface Disturbance (sq. ft.) _____ Development Acreage 5.643

Utility Type SEWER, WATER, ELECTRICAL, TELEPHONE, GAS Utility length 1,800'

APPLICANT

RON WINTERS 109 CALLE PAULA, SANTA FE, NM 87505 505-670-6952
Archaeological Consultant Address Phone

DAVE MARTINEZ, SANTA FE CIVIC HOUSING AUTHORITY, 664 ALTA VISTA ST. SANTA FE, NM 87505
Applicant Address Phone

SFCHA
Owner (if different) Address Phone

I certify that the documents submitted herein to the Archaeological Review Committee meet the minimum standards set forth in the Archaeological Ordinance, Section 14-5.3 and applicable policies. Failure to meet these standards, policies, or incomplete submissions may result in a delay processing this application.

Ron Winters JULY 9, 2024
Signature of Archaeological Consultant or Applicant Date

FOR OFFICIAL USE ONLY

Date Received_____ Case_____ Hearing Date_____

An Archaeological Inventory and Monitoring Plan of 5.643 Acres, for the Santa Fe Civic Housing Authority's Proposed Development of Lot A-2, 1111 Ocate Road, in Santa Fe, New Mexico

NMCRIS No. 155976

by:

Ron Winters, M.A., RPA



Prepared for:

Dave Martinez
Deputy Director
Santa Fe Civic Housing Authority
664 Alta Vista St.
Santa Fe, New Mexico 87505

Submitted By:

Ron Winters
109 Calle Paula
Santa Fe, NM 87505

July 9, 2024

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INTRODUCTION

At the request of Dave Martinez of the Santa Fe Civic Housing Authority, the archaeologist has prepared this monitoring plan, for an archaeological survey and monitoring of proposed new sewer and water lines, and a joint trench for electrical/telephone/gas lines, at 1111 Ocate Road in Santa Fe, New Mexico. Because the project location is on both private and city land, the construction activities must comply with the requirements of the Suburban Archaeological Review District as stipulated in *City of Santa Fe Ordinance 14-3.13, Archaeological Clearance Permits and 4.10.17 NMAC Standards for Monitoring*. The monitoring will be conducted under General Archaeological Investigation Permit NM-24-141.

Project Location

The project is located within Santa Fe, Santa Fe County, New Mexico. The project area is in Zone 13, Township 16N, Range 9E, Section 18, NMPM; USGS 7.5' Turquoise Hill NM quadrangle map, 2002 (Figures 1 and 2).

Scope of Work

The project will begin by conducting a 100 percent pedestrian survey of the entire 5.643-acre project parcel (Lot A-2), located at 1111 Ocate Road (Figure 2). When that is complete, and the construction schedule set, the archaeologist will monitor the approximate 1,800' of trench excavations for new sewer and water lines and a joint trench for electrical/telephone/gas lines (Figure 3).

As the trenches are excavated, the backdirt and trench walls will be examined for evidence of cultural resources, including features and cultural deposits. Any cultural resources that are exposed will be documented within the trench. Once the trench excavations and any cultural resource documentation is completed, a representative section of the trench will be profiled. The trenches will then be backfilled.

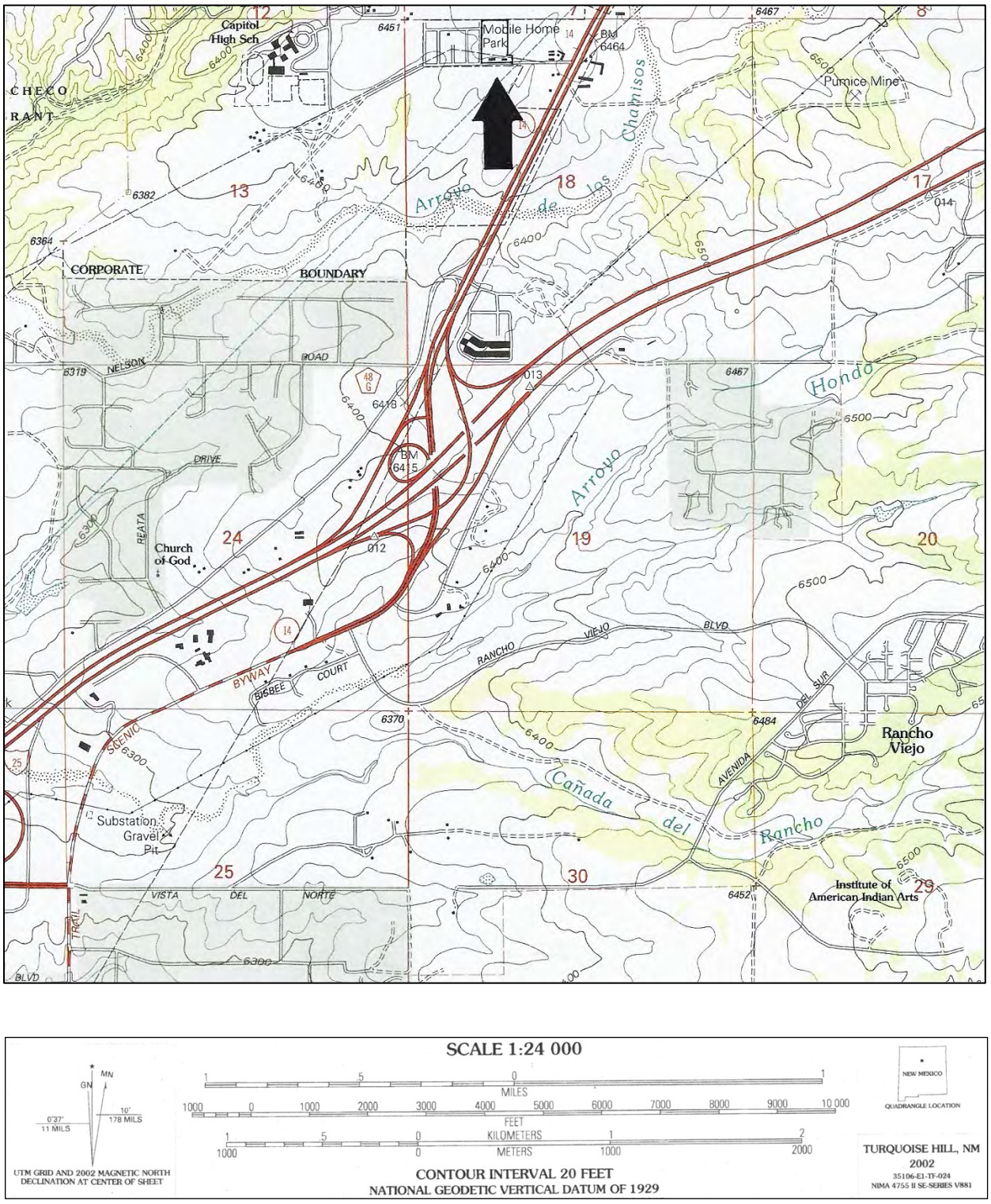
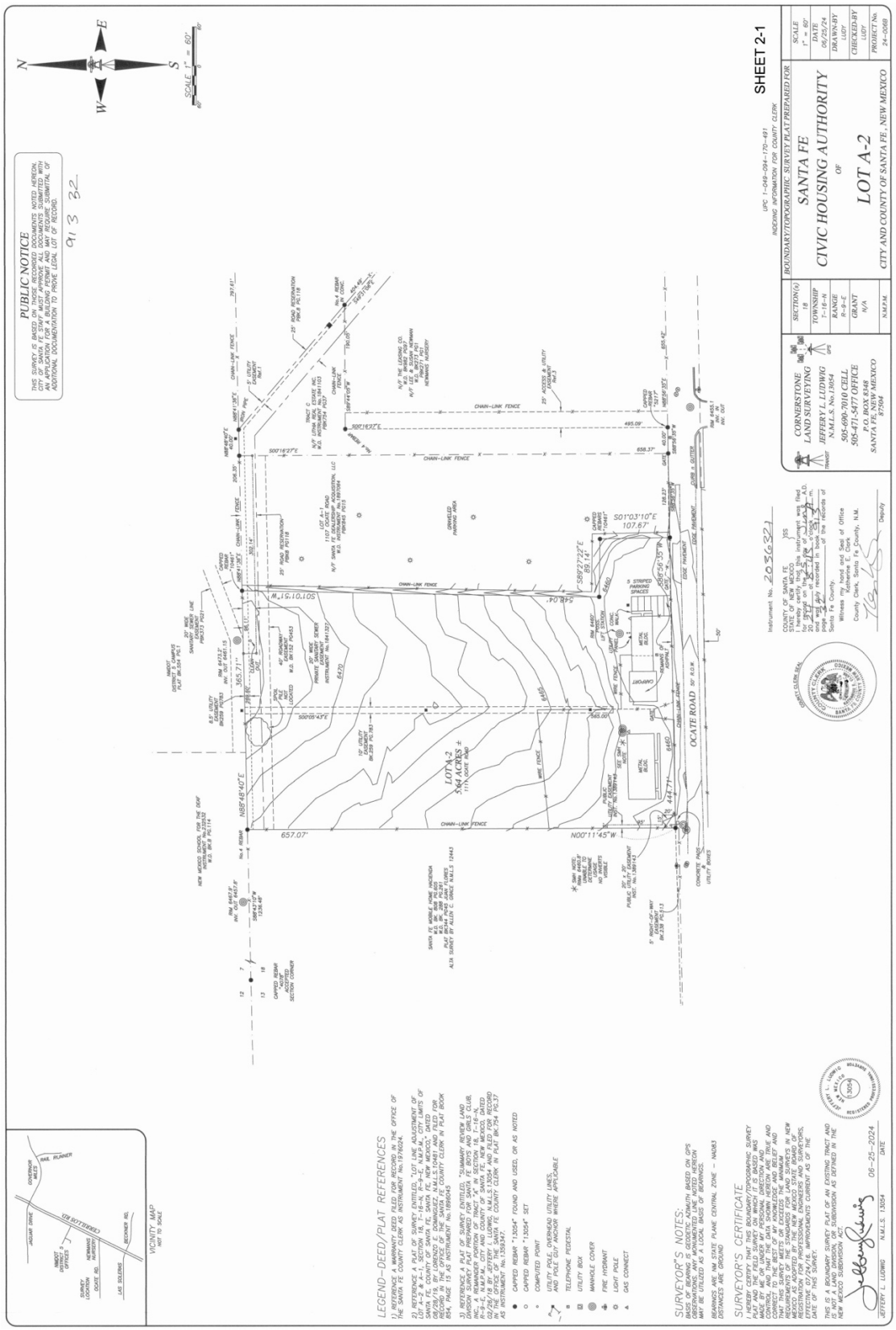


Figure 1: Project Location Map (USGS 7.5' Turquoise Hill Quadrangle, 2002)


PUBLIC NOTICE
THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY, COUNTY, STATE AND OTHER AUTHORITIES MAY REQUIRE ADDITIONAL INFORMATION AND MAY REQUIRE SUBMITTAL OF ANY APPLICATION FOR A BUILDING PERMIT.
ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.
9/13/32
VICINITY MAP
NOT TO SCALE
LEGEND-DEED/PLAT REFERENCES
SURVEYOR'S NOTES:
SURVEYOR'S CERTIFICATE
SANTA FE
CIVIC HOUSING AUTHORITY
OF
LOT A-2
CITY AND COUNTY OF SANTA FE, NEW MEXICO
CORNERSTONE LAND SURVEYING
JEFFERY L. LUDWIG
N.M.L.S. No.13054
505-690-7010 CELL
505-471-5477 OFFICE
P.O. BOX 8348
SANTA FE, NEW MEXICO 87504
SECTION(S) 18
TOWNSHIP 17N
RANGE 9E
GRANT N/A
N.M.P.M.
BOUNDARY/TOPOGRAPHIC SURVEY PLAT PREPARED FOR
SCALE 1" = 60'
DATE 06/25/24
DRAWN-BY LUDY
CHECKED-BY LUDY
PROJECT No. 24-0068
SHEET 2-1
INDEXING INFORMATION FOR COUNTY CLERK
UPC 1-049-094-170-491
Instrument No. 2056321
LOT A-2
504 ACRES ±
21,955 SQ. FT. ±
OCATE ROAD
N89°48'40"E
657.07'
S89°27'27"E
89.14'
S01°03'10"E
107.67'
N00°11'45"W
565.00'
S89°45'35"W
128.33'
S00°16'27"E
658.37'
N89°48'40"E
365.71'
S00°05'43"E
495.09'
N89°41'30"E
256.38'
N89°48'40"E
334.48'
N89°41'30"E
392.14'
N89°48'40"W
784.05'
N00°16'27"E
1144.71'
S89°45'35"W
N89°48'40"W
N89°41'30"E
N89°48'40"E
N89°41'30"E
N89°48'40"W
S89°45'35"W
S89°45'35"W
S89°45'35

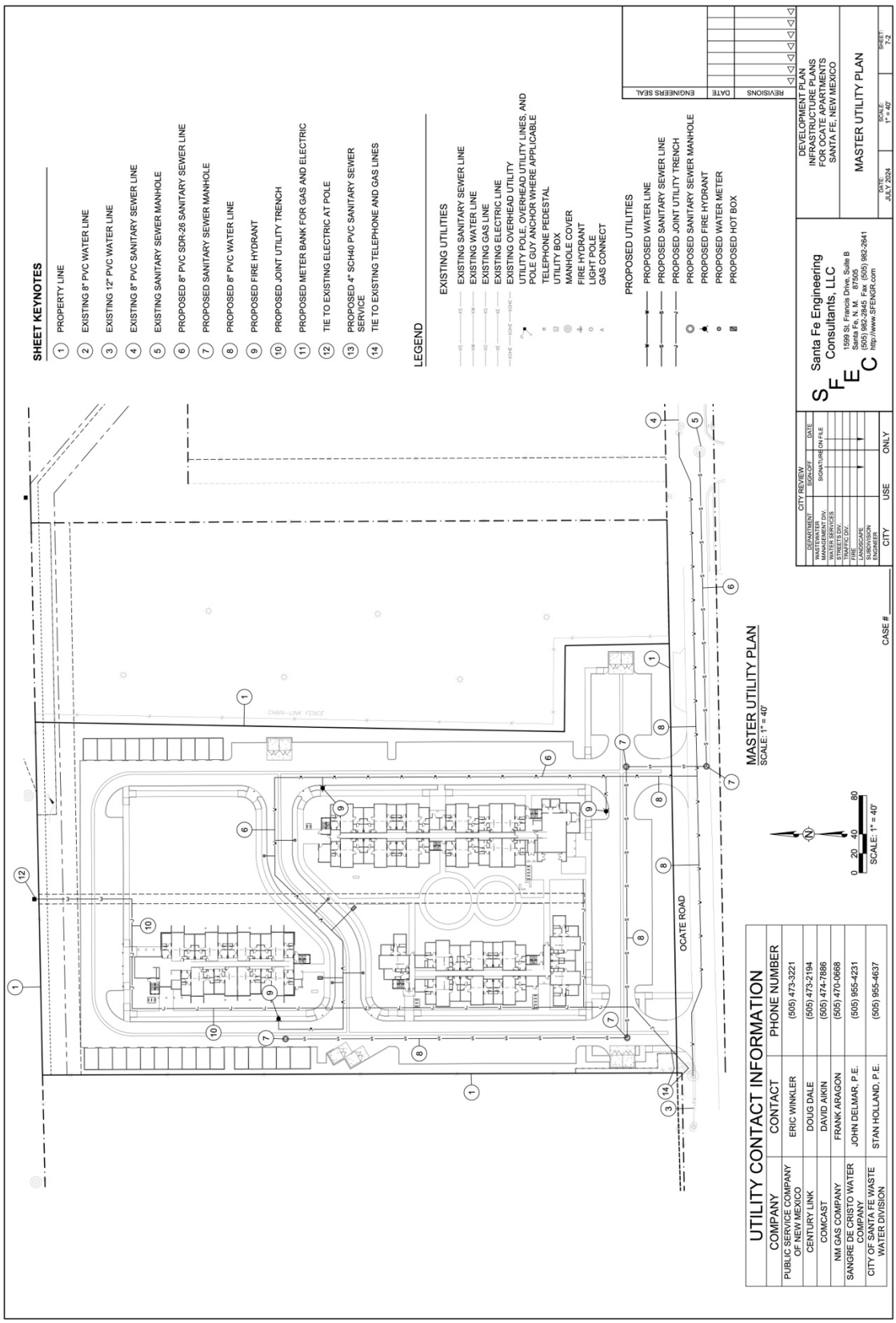


Figure 3: Plat Showing Proposed Development Master Utility Plan

PROJECT AREA AND ENVIRONMENT

The project area is located on the western edge of the Rocky Mountain Physiographic Zone within the Espanola Basin. The area is at the west edge of an alluvial plain which extends westward from the foothills of the Sangre de Cristo Mountains. The Arroyo de los Chamisos runs east and south of the project area. The project area elevation is 6,477'.

The soils within and surrounding the project area are: Zozobra-Jaconita complex (101), 5 to 25 percent slopes, Khapo sandy loam (102), 3 to 8 percent slopes, Zepol silt loam (103), 0 to 2 percent slopes, flooded, Chupe-Riverwash complex (104), 1 to 3 percent slopes, Zia fine sandy loam (108), 0 to 2 perecnt slopes, Panky-Urban land complex (115), 1 to 4 percent slopes, Arents-Urban land-Orthents complex (116), 1 to 60 percent slopes, Agua Fria-Paraje complex (117), 1 to 8 percent slopes, Urban land (207), Dondiego loam (216), 1 to 3 percent slopes, and Ohke sandy loam (217), 1 to 3 percent slopes (NRCS 2024) (Appendix A).

The vegetation consists of Desert Grassland with an occasional juniper. The flora of the project area includes juniper, grama, ring muhly, dropseed grasses, rabbitbrush, snakeweed and wolfberry. Cholla, prickly pear and narrow leaf yucca are also present. Local fauna includes lizard, desert cottontail and Gunnison's prairie dog. A complete list of flora and fauna can be found in Kelley (1980).

The area has a semiarid climate. Annual precipitation averages approximately fourteen inches (36 cm.), with most occurring as intense summer thunderstorms that produce severe runoff and reduce usable moisture. Annual snowfall (included in annual precipitation) averages 33 inches. The annual mean yearly temperature is approximately 50 degrees F (10 degrees C). The last spring frost usually occurs in the first week of May and the first fall frost occurs around the middle of October. The growing season averages 165 days a year.

Modern disturbances surrounding the project area include commercial development. The project area has been impacted by the existence of a two-track road, illegal dumping and modern trash. Much of the project area is disturbed.

CULTURAL HISTORY AND SETTING

The summary of the culture history in the vicinity of the project area has been adapted from Post and C. T. Snow (1992). Other regional syntheses include Cordell (1979), Peckham (1984), and Stuart and Gauthier (1981).

Paleoindian Period

People first inhabited the American Southwest during the Paleoindian period (9500 BC to 6000 BC). Paleoindians are typically characterized as big game hunters, given the greater archaeological visibility of big game kill sites associated with this period. However, Cordell (1979) suggests that along with large mammal hunting, their subsistence likely also included foraging for plants and hunting or trapping smaller animals. Most major Paleoindian sites known to date are in wide grassy basins or plains, near playa lakes or other water sources, and tend to afford good visibility of the surrounding area. However, a Clovis period site was discovered in the Jemez Mountains, suggesting that Paleoindians also used montane environments, where large game would also be available (Acklen 1997; Acklen et al. 1990). Other known Paleoindian sites or isolated remains in the region north of the Rio Grande and Rio Puerco valleys are in a variety of environments and elevations.

Evidence for Paleoindian occupation in the Santa Fe area is meager. There are two known isolated Cody complex occurrences, one from the Galisteo Reservoir (Honea 1971) and one from the Galisteo Basin in the vicinity of San Cristobal (Lang 1977). A few Paleoindian finds are also documented for the Tesuque area, the lower basin of Arroyo de los Frijoles, and the Canada Ancha drainage. Overall, little is known about this period of human activity around the current project. Cordell (1979) surmises that the paucity of Paleoindian remains is more likely related to issues of visibility rather than an absence of human occupation. Paleoindian sites could easily be overlain with later occupations and/or be deeply buried such that surficial indications are lacking using traditional pedestrian survey methods.

Archaic Period

The Archaic period occupation of the Santa Fe area occurred between 5500 BC and AD 600. They created more permanent structures, diversified their resource acquisition through hunting and gathering, and for the first time, cultivating domesticates. Researchers of the Archaic period archaeology of the Rio Grande valley and environs have postulated that Archaic populations' changing settlement and subsistence strategies were the result of the complex interacting influences of changing environmental conditions, increasing population, increased aggregation and sedentism, and agricultural domestication.

Fifty-seven Archaic period components identified so far in the greater Santa Fe area (ARMS Site Records) attest to the increase in population of the Santa Fe area throughout this period. Changes in settlement and population during this period correspond to a period of gradual climatic warming and drying of the area. Artifacts, features and deposits of this period are mostly clustered on

benches above drainages between 7,100 and 7,400 feet (Lang 1980; Schmader 1994) as in the Las Campanas Project (Post 1994) immediately adjacent both to the wet valley bottoms as well as the grazing areas of herd animals. There is also archaeological evidence outside of population clusters. Elliot reports that most of the Archaic period sites recorded in the Santa Fe area included some features in rock shelter or under over-hangs as well as artifact scatters on highlands away from major drainages, with little or no evidence of structures. These limited activity sites could be the result of people accessing resources in the hinterlands from more permanent settlements or evidence of travel through the area.

Early and middle Archaic period sites are still relatively few. However, Elliott and others have suggested that the high percentage of sites recorded in the Santa Fe area that are aceramic, and often include lithics, burned rock and/or staining, but no diagnostics, are very likely Archaic period occupations that could not be positively identified as such from surface analysis or testing.

Pueblo Period

Developmental Period (AD 600-1200)

The Developmental Period (Wendorf and Reed 1955) is divided into early (AD 600-900), middle (AD 900-1000), and late (AD 1000 to 1200) sub-periods. This temporal framework roughly corresponds to the Pecos Classification system developed by Kidder (1924).

Early Developmental period sites are uncommon in the Northern Rio Grande (Wendorf and Reed 1955). Archaeological survey at Cochiti Reservoir found only 12 sites that could be assigned to this period (Biella and Chapman 1977). McNutt (1969) located no early Developmental period components north of La Bajada and White Rock Canyon. In the eastern Galisteo Basin only five components may date to this period (Lang 1977). The lack of evidence for sedentism suggests that there was a long-term pattern of hunting and gathering in the Northern Rio Grande. This continued focus on hunting and gathering may be in part attributed to the rich resource diversity of the Northern Rio Grande Valley, forestalling an early reliance on small-scale farming (Cordell 1979) Years of archaeological survey and excavation projects completed in compliance with city and county codes have failed to provide information for alternate interpretations of Developmental period occupation. From existing evidence, it is increasingly clear that sedentary-Pueblo-like settlement did not occur before AD 800. Evidence continues to point to a hunting and gathering pattern that is very similar to the En Medio or Basketmaker II pattern. Radiocarbon dates from excavations in Tierra Contenta strongly support this empirical observation (Schmader 1994).

During the middle Developmental period (AD 900 to 1000), site frequency increased in the Northern Rio Grande area. Excavations in the Santa Fe and Tesuque River valleys revealed pithouses associated with contiguous surface rooms, and perhaps a kiva (Honea 1971; McNutt 1969). The pottery was mineral painted in the Red Mesa Style and neckbanded utility wares occurred. The appearance of these sites does not necessarily suggest that population increased. Instead, the settlement and subsistence pattern had shifted from one of mobility, which left ephemeral archaeological remains, to a more sedentary lifestyle, which left more structural

remains and artifact accumulations. The general pattern was still one of low population density. Along the Santa Fe River middle Developmental period settlement is very limited.

During the late Developmental period (AD 1000 to 1200), the first population increase occurred in the Santa Fe area, as inferred from increased site numbers and size (Wendorf and Reed 1955). Larger village size suggests year-round residential occupation. The predominant pottery was Kwahe'e Black-on-white, originally identified by Mera (1935) as a local Rio Grande variant of Chaco-style pottery. Occurrence of this pottery style coincided with the growth of the Chaco system in the San Juan Basin in northwestern New Mexico. Site size in the Northern Rio Grande area ranges from 1 to 100 rooms. Known sites in the project area include LA114 (Arroyo Negro), LA 15969 (Wiseman 1978), and a minor component at Pindi Pueblo (LA1) (Stubbs and Stallings 1953). The Pindi Pueblo component shows that some large Coalition period sites had their origins in this period (Stubbs and Stallings 1953).

Arroyo Negro (LA114) was originally recorded by Mera in the 1920s. It has seven small (less than 10 rooms) to medium (11-25) room blocks constructed of adobe with cobble foundations. In 1934, W. S. Stallings collected 95 tree-ring samples from pothunted rooms and four kivas (Smiley et al. 1953). The tree-ring dates indicate an occupation span between AD 1050 and 1150, with less reliable AD 950 to 1000 dates for Kiva C. Two construction episodes occurred between the AD 1050s and AD 1130 to 1145 (Smiley et al. 1953). Identified pottery types at LA 114 included Kwahe'e Black-on-white, Santa Fe Black-on-white, Socorro Black-on-white, and Wingate Black-on-red.

LA 15969 was identified by Wiseman (1978) on top of the gravel terrace overlooking the north prehistoric floodplain of the Santa Fe River. The site included a U-shaped 14-room structure with a kiva. It is estimated to have been occupied between AD 1100 and 1150, making it contemporaneous with the later occupation of LA 114.

The late Developmental component at Pindi Pueblo (LA 1) had two jacal structural remnants, a pithouse, and sparse refuse (Stubbs and Stallings 1953). The refuse was in the central portion of the site on a knoll. Identified pottery types included Red Mesa Black-on-white, Kwahe'e Black-on-white, and Puerco and Wingate Black-on-red (Stubbs and Stallings 1953). Stubbs and Stallings observed that the pre-Pindi material was very sparse, and the deposit ranged from 2 to 50 cm deep (1953). These deposits were underneath the later Coalition period occupation.

More recently in downtown Santa Fe, were the excavations of three sites that date between the late 10th and early 13th centuries. The KP (Kearney Partners) site (Wiseman 1989) is a Late Developmental Period pit house with associated surface rooms. The site was occupied between AD 1047 and AD 1093. Southwest Archaeological Consultants excavated the Diker site (Scheick 2005b) just north of the downtown area. The site consisted of a small adobe roomblock with several associated pit structures and trash middens. Radiocarbon dates place the occupation of the site between AD 990 and AD 1190. Southwest Archaeological Consultants also excavated the Federal Courthouse site (Scheick 2005a), which among other things revealed a Late Developmental-Early Coalition Period pit house that dated from AD 1195 to AD 1240.

Coalition Period (AD 1200-1325)

The Coalition period is marked by three major changes in the archaeological record in the Northern Rio Grande: (1) a significant increase in the size and numbers of sites, suggesting an increase in population and an extension of the early village level organization noted in the late Developmental period; (2) pithouses as domiciles were replaced by contiguous arrangements of adobe and masonry surface rooms; and (3) a change in pottery-making technology from mineral paint to organic-based painted pottery. These changes were sufficiently important to warrant a new period in the Northern Rio Grande cultural sequence that was divided into two phases: Pindi (AD 1220-1300) and Galisteo (AD 1300-1325) (Wendorf and Reed 1955). The decorated pottery was divided into Santa Fe Black-on-white and all its local variants (Stubbs and Stallings 1953) for the Pindi phase and Galisteo Black-on-white (Mera 1935) for the later phase. Most of the larger sites were established during the Pindi phase. The largest sites continued to grow into the Galisteo phase, anticipating the large villages of the Classic period. Site sizes ranged from 2 to 200 rooms; 15 to 30 rooms was the most frequent size (Stuart and Gauthier 1981). Site frequencies in all areas of the Northern Rio Grande increased enormously at this time (Biella and Chapman 1977; Orcutt 1991; McNutt 1969; Lang 1977).

In the Santa Fe River Valley, large villages on the prehistoric floodplain near the river channel were established during the early Coalition period. The only reported excavations are at Pindi Pueblo (LA1) (Stubbs and Stallings 1953) and the Agua Fria Schoolhouse site (LA 2) (Lang and Scheick 1989). LA 2, LA 109, LA 117, LA 118, and LA 119 have Santa Fe and Galisteo Black-on-white, and at least a small amount of glaze-paint pottery, suggesting that all six sites are roughly contemporaneous. These villages formed a large continuous community that was 3.2 km (2 miles) long. Sites in the Santa Fe River Valley recorded by Carter and Reiter (1933), but not by Mera, include CR (Carter Reiter) 178, 180, 182, 183, and 185. These sites may have Coalition and early Classic period components, since LA 1 (Pindi Pueblo) and LA 2 (Agua Fria Schoolhouse) were recorded by Carter and Reiter as historic sites.

Site data for the late Coalition period show a thriving community along the Santa Fe River. Farming along the Santa Fe River, the presence of freshwater springs, and the access to diverse environments for subsistence items and raw materials all contributed to successful settlement. So successful was settlement that while communities of the Four Corners area of the American Southwest were declining, the Santa Fe River community was growing.

Recent excavations of Coalition Period sites in Santa Fe include El Pueblo de Santa Fe (Lentz 2011) and the Federal Courthouse site (Scheick 2005a). Evidence suggests that both sites were occupied in the 12th and 13th centuries. The inhabitants of El Pueblo de Santa Fe appeared to have maintained relationships with the local pueblos such as Pindi and Arroyo Hondo.

Classic Period (AD 1325-1600)

Wendorf and Reed (1955) mark the beginning of this period (AD 1325-1600) by the appearance of Glaze A and locally manufactured red slipped pottery (see also Mera 1935; Warren 1979). Characterized by Wendorf and Reed (1955) as a "time of general cultural florescence," regional populations reached their maximum size and large communities with multiple plaza and roomblock complexes were established. Large villages of this period found in the Santa Fe vicinity include the Agua Fria Schoolhouse site (LA 2), Arroyo Hondo (LA 12), Cieneguilla (LA 16), LA 118, and LA 119. When Glaze B pottery appeared (ca. A.D. 1425), however, only Cieneguilla was still occupied by a large population. Dickson (1979) believes that abandonment of the large villages was due to the drought conditions revealed by tree-ring studies (Fritts 1965; Rose et al. 1981) and subsequent agricultural failure.

In the Santa Fe River Valley, LA 1 and LA 2 are the best-known Classic period sites. LA 1 was occupied between AD 1305 and 1350, which is the early part of the period (Stubbs and Stallings 1953). This may have been a time of population movement and village reorganization. Pindi Pueblo experienced a short interlude of decreased occupation before AD 1325, but by AD 1330 there was new construction and renewed use of older parts of the pueblo (Stubbs and Stallings 1953). A similar pattern was suggested for LA 12 (Arroyo Hondo Pueblo) (Lang and Scheick 1989). A change in kiva function may be indicated by a change in surface placement. Perhaps as kiva function became more specialized, the number decreased. Plazas were more conspicuous at this time, suggesting a more centralized social organization that may have required larger community areas for social or ceremonial functions. It is known that the large villages of the Galisteo Basin, the Rio Grande, and Rio Chama showed the same trends in the construction of fewer kivas and use of larger, more centrally located community space. The full florescence of the Classic period was not realized at Pindi Pueblo because it was abandoned in AD 1350, just as the larger villages were being established.

The limited excavation data for LA 2 suggests an occupation that lasted until AD 1420, which corresponds to Arroyo Hondo Pueblo and La Cieneguilla. Little is known about the early Classic period at LA 2. The abundance of Glaze A pottery suggests that the residents were engaged in regular social or economic interaction with the more southern Classic period villages (Lang and Scheick 1989). Lang and Scheick (1989) surmise that LA 2 was the largest village in the Santa Fe River Valley until AD 1420. If the village did house between 1,000 and 2,000 as suggested by Lang and Scheick (1989), then smaller surrounding villages (LA 117, LA 118, and LA 119) may have been abandoned by AD 1350 with the local population coalescing at LA 2. A road excavation management report was submitted in 2010 and excavations at the Agua Fria MDWCA water booster station were conducted in 2014/2015. Evidence of a Coalition compound dating from AD 1340 to AD 1430 was documented in a preliminary report (Cherie Scheick, personal communication).

After AD 1420, Santa Fe River Valley, east of Agua Fria, was mostly abandoned. The large settlement at La Cieneguilla increased in size and was still occupied by Native Americans until the Pueblo Revolt in AD 1680. The settlement pattern that prevailed throughout the Rio Grande, Rio

Chama, and Galisteo Basin was a decrease in small villages or large farmsteads. The remaining large villages dramatically increased in size (Stuart and Gauthier 1981). Presumably these large villages had extensive subsistence catchment basins and extensive networks of social and economic interaction. The pattern of few or no Native American sites dating between AD 1420 and 1680 is graphically reflected in the survey results from large parcels near the Santa Fe River Valley (Hannaford 1986; Maxwell 1988; Wiseman 1978).

The Historic Period (AD 1540 to 1940)

The Historic period in the Santa Fe area spans more than 400 years of interaction among Native American, Spanish, and Anglo-American cultures. A detailed summary of historical events and trends for the Middle Rio Grande and the Santa Fe area is beyond the scope of this report. Interested readers are referred to the many sources that detail the events and patterns of the historical period (Kessell 1979; Cordell 1984; de Buys 1991; Elliot 1988c; Ingersoll 1979; Simmons 1988). Historic information that pertains to the project area is provided in the Archival Research and Property History section of this report.

The historic period begins with the exploration of the Spaniards in 1539 under Francisco Coronado and the eventual founding of the Villa de Santa Fe by Pedro de Peralta in 1610. The historic period can be divided into seven segments: Exploration (1540-1598); Colonization (1598-1690); Pueblo Revolt and Reconquest (1680-1692); Spanish Colonial (1692-1821); Mexican (1821-1846); Territorial (1850-1912) and Statehood (1912 onward).

Although there had been numerous pueblo sites along the Santa Fe River, the ones in the immediate area of Santa Fe had been abandoned before the arrival of the Spaniards in the area. The Santa Fe River Valley supported Hispanic farming, and the surrounding grasslands were used for sheep herding until the Pueblo Revolt of 1680 when the Spaniards were ousted from northern New Mexico for 12 years. After the reconquest in 1692 by Don Diego de Vargas, settlements increased in number along the Santa Fe River and around Galisteo, La Ciénega and Agua Fria, reflecting the population increase in the eighteenth century. Over 140 land grants were awarded in the middle and upper Rio Grande Valley between 1692 and 1821.

The Mexican period lasted from AD 1821 to 1846. This period was a short interlude with major changes in New Mexico economic and political life. Most importantly it marked the initiation of trade with the United States over the Santa Fe Trail, the longest-used trading trail in US history. The trail itself was one of three blazed by Pedro Vial in the late eighteenth century to connect the outlying points of the Spanish Empire in an east-west direction. The trade, however, started with William Becknell, a native of Franklin, Missouri in November 1821. Economically down on his luck, Becknell decided to try Santa Fe, even though the reception by Spanish officials varied from one moment to another. New Mexicans welcomed Becknell at the dawn of Mexican independence because he brought simple consumer goods at prices well below those imposed by the Chihuahuan merchants. In this quarter-century, New Mexico began to look east for a variety of goods, services and other resources.

In 1846, economic hegemony no longer satisfied President James K. Polk's vision of manifest destiny, so he declared war on Mexico. Without firing a shot and with little prelude, the US took over the huge territory of New Mexico when Gen. Stephen W. Kearny obtained the surrender of New Mexican forces at Las Vegas, NM.

Despite the 1848 Treaty of Guadalupe-Hidalgo, which promised that property rights legally held under Mexican law would be respected by the US and governed by Mexican law, the federal government made no attempt to appoint an official or a board to clarify land title problems for six years until 1854 when Congress established the Office of Surveyor General. During its existence, this office was more interested in expanding and consolidating the public domain in New Mexico and in solving Pueblo land grant problems than in exploring and settling Hispanic land grant problems. Its chief stated duty was the extension of the federal land survey system to this new vast territory by township, ranges, and sections. As a result, the Surveyor General's office approved approximately only 22 out of 212 grants submitted to it during its entire existence (deBuys 1991; Westphall 1965).

By the 1880s, speculation in land grants and the public domain had reached the point of a national scandal. The government responded to public outcry and private capitalist pressure by creating the Court of Private Land Claims in 1891. The court's goal was to facilitate the settlement of the land grant question, and thus, to ensure marketable titles. The court consisted of three individuals, presumably making it more difficult for someone to use personal and political influence to gain a favorable judgment or to speed up the process. Because of the strict construction of the grants, however, the Count of Private Land Claims only confirmed six percent of the land grants brought before it between 1890 and 1919 (deBuys 1991; Westphall 1965; Bowden 1969).

Despite the uncertainty of land grant titles, the Territorial period continued the expansion of the Anglo-American social, economic, and political system into the American Southwest that had begun with the opening of the Santa Fe Trail. The Territorial period ended with statehood in 1912. From statehood to World War II (AD 1912 to 1945), New Mexico slowly and erratically became more integrated into the national political, economic, and social system. With the coming of World War II, New Mexico became a trendsetter in many arenas, including science. There was increased education and economic opportunity both inside and outside New Mexico, and a steady flow of Anglo-Americans into New Mexico. These factors combined to crystallize the tri-cultural traditions that are a recognized part of New Mexico past and present.

PREVIOUS RESEARCH

A file search was conducted at the New Mexico Historic Preservation Division, Archaeological Records Management Section to locate any previous studies or written information regarding the project area. The results of the site file search indicate that a total of 16 previous cultural resource investigations have been conducted within a one-half mile radius of the current project location (Table 1) (Appendix B). Those studies are summarized below, providing a context of previous research for the current investigation. In addition, 13 previously recorded archaeological sites and three historic properties are located within one-half mile of the project area (Table 2) (Appendix B).

Table 1: Summary of Previous Research within a One-Half Mile Radius of Project Area

NMCRIS Project #	Reference	Project Name	Sites Recorded (LA)	Acres
16429	Doleman, Oakes and Dart 1979	Archaeological clearance Investigations Along Seismic Testing Corridors in the Galisteo Basin Area, Santa Fe County, New Mexico, for Teledyne Exploration Company	14823-14829	753.92
17350	Hannaford 1986	Archaeological Survey of the Tierra Contenta Subdivision, Santa Fe County, New Mexico	54741-54785	1481.00
26028	Harlan 1988	An Archaeological Survey of Approximately 5000 Feet of Water Pipe Line Right-of-Way for the Sangre de Cristo Water Company	0	22.96
46955	Marshall 1994	A Cultural Resource Survey for the Cerrillos Road Reconstruction Project, Santa Fe County, New Mexico	106196	55.75
51392	Eakin 1995	A Cultural Resource Inventory at Temporary Construction Permit and Turnout Locations for the Cerrillos Road Reconstruction Project in Santa Fe County	0	0.67
53618	Post 1996	An Archaeological and Historical Study of 50 Acres for the Arroyo Chamiso Interceptor, Capital Improvement Program Project No. XXX, City of Santa Fe and Santa Fe County, New Mexico	0	50.00
65472	Post 1999	An Archaeological and Historical Study of 13.489 Acres at the Planned Intersection of Governor Miles and Cerrillos Roads, Santa Fe, New Mexico	0	13.49

NMCRIS Project #	Reference	Project Name	Sites Recorded (LA)	Acres
99453	McIntosh, Kuru'es and Snow 2006	Report on Archaeological Reconnaissance, Tierra Contenta Subdivision near the Confluence of Arroyo de los Chamisos and Arroyo Hondo, 26 Hectares (65 Acres) in the Suburban Archaeological District	152979, 153024-153027,153030,153031 Revisited 54780, 54781	65.00
100991	Abbott 2006	Results of Archaeological and Historical Investigations, 11.7 Acres for the Proposed Lexus of Santa Fe, Santa Fe County, New Mexico	0	11.70
101132	Walley 2006	Cultural Resource Survey of the 520-Acre Las Soleras Development in Santa Fe County, New Mexico	154640, Revisited 100954, 100955, 106196	520.00
119527	Winters 2011	An Archaeological Inventory of 11.50 Acres for the Proposed S-1 Pipeline Alignment on South Meadows and Jaguar Drive, Santa Fe, New Mexico	0	11.50
126262	Byszewski 2012	A Cultural Resources Survey for the Interstate 25/New Mexico 14 (Cerrillos Road) Interchange Project (CN S100140)	HCPI131564, 175293, 175294 Revisited 6986, 106196, 106198, 145653, 145659	376.00
131662	Wallace and Funkhouser 2014	Cultural Resource Survey for Proposed Improvements to the New Mexico Department of Transportation (NMDOT) District 5 Office Complex Located at 7315 Cerrillos Road, Santa Fe County, Santa Fe, New Mexico	HCPI134287	1.58
134599	Marron and Associates 2015	No Information Given	HCPI139841, 183797	7.78
136146	Goar 2016	A Cultural Resource Survey for Sewer Line Crossing for CarMax, Suburban District, Santa Fe, Santa Fe County, New Mexico	0	0.25
141216	Winters 2018	An Archaeological Inventory of 8.28 Acres for the Proposed Development of Tract C, at 7401 Cerrillos Road in Santa Fe County, New Mexico	0	8.28

Table 2: Previously Recorded Sites Within a One-Half Mile Radius of Project Area

LA#	Description	Cultural Affiliation
54742	Historic Trash Scatter, Hearth	Hispanic, US Territorial (1846 AD) to US Territorial (1912 AD)
54743	Lithic Artifact Scatter	Unknown
54778	Lithic Debitage, Groundstone Tools	Unknown (9500 BC) to Unknown (1993 AD)
54779	Lithic Debitage, Groundstone Tools (Site Not Relocated, Possibly Destroyed)	Unspecific/Other Prehistoric (3500 BC) to Unspecific/Other Historic (1850 AD)
54780	Fence, Milled Lumber Structure, Well	Anglo, NM Statehood-WWII (1912 AD) to NM Statehood-WWII (1945 AD) (Report not accepted by ARC, NMCRIS 99453)
54781	Lithic Debitage	Unknown (9500 BC) to Unknown (1993 AD) (Report not accepted by ARC, NMCRIS 99453)
152979	Lithic Scatter, Isolated Room, Rock Alignment (3)	Archaic, Unspecific Archaic (5500 BC) to Unspecific Archaic (200 AD) (Report not accepted by ARC, NMCRIS 99453)
153024	Lithic and Ceramic Scatter	Anasazi, Classic (1325 AD) to Classic (1600 AD) (Report not accepted by ARC, NMCRIS 99453)
153025	Lithic and Ceramic Scatter	Anasazi, Developmental (600 AD) to Classic (1600 AD) (Report not accepted by ARC, NMCRIS 99453)
153026	Lithic Debitage, Groundstone Tools, Rock Alignment, Undefined (Site Not Relocated)	Unspecific/Other Prehistoric (9500 BC) to Unspecific/Other Historic (1850 AD)
153030	Chipped Stone Tools, Stone Tool Manufacturing Items, Groundstone Tools	Unspecific/Other Prehistoric (9500 BC) to Unspecific/Other Historic (1800 AD)
153031	Lithic Debitage, Groundstone Tools, Prehistoric Ceramics	Unspecific/Other Prehistoric (9500 BC) to Unspecific/Other Historic (1850 AD)
183797	No Information Given	Historic

Table 3: Previously Recorded NM Registered Properties Within a One-Half Mile Radius of Project Area

ID#	Site	Address
HCPI 31564	Structure 5660	No Address Given
HCPI 38247	Building HB#1	7315 Cerrillos Road
HCPI 39841	Building	Cerrillos Road

RESEARCH GOALS

The Archival Research

The purpose of the historical research is to identify ownership and use of the subject property. When possible, archival research methods will be used to determine ownership, length of ownership, function, and significance of the project area. The records of the Surveyor General and the Court of Private Land Claims as well as maps will be consulted at the New Mexico Records Center and Archives (NMSRCA). Files available at the State Historic Preservation Office and reports at the Archaeological Records Management (ARMS) section of the Museum of New Mexico will also be consulted. Other maps and published reference works will be viewed at the State of New Mexico, Office of the State Engineer; deeds and plats, at the Santa Fe County Offices (SFCO); and State of New Mexico District Court (SFDC) records.

Archaeological Survey

The research goals for prehistoric cultural resources are to assign dates to newly discovered sites if possible and to determine site function, so that any new sites recorded can be integrated with previously collected data from the Santa Fe area.

Prehistoric and historic sites are defined as a locus at which physical evidence of human activity is present. Physical evidence includes artifacts of the same type in scatters or concentration numbering greater than ten, (unless they are fragments of one object) in or not in association with a feature. A feature is defined as remains of a human construct, including but not limited to hearths, check dams, structural remains, a pit, etc. A collection of features without associated artifacts may also be a site. An isolated occurrence is defined as a scatter or concentration of less than ten artifacts of the same type or an isolated feature lacking associated artifacts.

CULTURAL-HISTORICAL EXPECTATIONS

A NMCRIS file search revealed several projects and archaeological sites within a one-half mile radius of the project area (see the Previous Research section that follows).

Based on the data available from the volume of archaeological work that has been completed along the Santa Fe River and its environs, a wide variety of archaeological sites could be expected. Sites that were occupied between 1800 BC and AD 1930 are abundant along the Santa Fe River reflecting the importance of water and biotic diversity for all prehistoric, historic, and modern populations.

Archaic period sites are rarely identified in the Santa Fe River floodplain. This is largely due to the destructive nature of floods that remove all but the most abundant or fortuitously placed cultural deposits. Archaic cultural deposits might be present on the first terrace above the ancient floodplain but could be difficult to differentiate from later deposits without temporally diagnostic artifacts. An Archaic site (LA152979) was purportedly identified within one-quarter mile south of the project area. Isolated Archaic period artifacts may occur on later sites as recycled or curated items.

The Santa Fe River and floodplain were an important settlement focus for ancestral Pueblo populations because of the opportunity for floodwater and akchin farming. As a result of 200 years of farming, field houses or seasonal residences were established on the terraces above the ancient floodplain. These small field structures or locations would be outside the destructive effects of floods, and therefore, might be archaeologically visible in areas that have sustained minor historic disturbance.

As is possible throughout the Santa Fe area, given the intensity of past prehistoric use, isolated occurrences could be present. This distribution of the isolated artifacts may reflect hunting and gathering activities and travel between residential sites and resource areas.

Historic settlement along the Santa Fe River and surrounding it occurred at different rates and intensities between 1608 and the early 1900s. Archaeological features and deposits at these sites may be extensive, as described in the previous section. In addition to intensively occupied residential space, the nearby farmlands and sustaining lands may show evidence of long-term activities. Small structure remains, artifact scatters, acequias, and isolated artifacts may be expected from all historic periods.

MONITORING AND FIELD METHODS

The following methods for monitoring and field procedures have been adapted from Post (2013).

Prior to construction, Ron Winters will conduct a 100 percent pedestrian survey of the entire 5.643-acre project parcel (Lot A-2), located at 1111 Ocate Road. Property boundaries are clearly visible in the field with fencelines to the north, east, and west, and Ocate Road to the south. Thus, complete coverage of the property will be assured.

Sites and Isolated Occurrences will be recorded if found. They will be described according to artifact type and material. Universal Transverse Mercator coordinates will be taken of the sites and isolated occurrences with a Garmin Oregon 600t handheld GPS unit. Artifact analysis will be conducted in the lab and field and photographs taken of the Isolated Occurrences. Overviews of the project area will be photographed with an iPhone 12 camera.

After the survey is complete, the project will start with the contractor for the Santa Fe Civic Housing Authority marking the trench alignments. The alignments are expected to follow the routes shown on the project graphic included in this monitoring plan (Figure 3). On-site mapping will document any deviations from the proposed alignment. The trenches extent and any feature and stratigraphic profile locations will have Universal Transverse Mercator (UTM) coordinates taken with a Garmin 600t handheld GPS unit.

During the trench excavations the archaeologist will be present to monitor all ground disturbance. The archaeologist will monitor the approximate 1,800’ of trench excavations for the new sewer lines, water lines and a joint utility trench for electrical/telephone/gas lines.

The four trenches will have a total length of approximately 1,800 feet. Mechanical excavation will proceed in 20 cm levels until the relationship between natural stratigraphy and any exposed cultural deposits is established. If discovered and once the depth of the cultural material-bearing deposits is reached, excavation will be allowed to proceed at a quicker pace through the natural deposits. As the fill is removed from the trench, it will be visually examined for indications of cultural deposits or features. If deposits containing cultural materials are mixed with fill, the archaeologist will note the presence of the cultural materials and allow the contractor to proceed while continuing to monitor the excavation.

Determinations of fill integrity and information potential will be based on the age and nature of the cultural materials and physical characteristics of the fill. Artifacts from mixed or modern deposits will be noted and incorporated into stratigraphic descriptions. Modern deposits are those cultural material-bearing strata with artifacts that are less than 75 years old. If no intact cultural deposits or features are encountered, the trench will continue to be excavated to its required depth. As sections of the trench are cleared, the trench walls will be scraped to define stratigraphic layers. Once the trench is completely excavated, a stratigraphic profile of a representative section of one wall will be drawn, described, and photographed. Elevation control will be maintained from below the modern ground surface.

If *in situ* prehistoric or historic cultural deposits or features are encountered, the contractor will expose the top and horizontal extent of the cultural deposit or feature or excavate through the deposit to expose it in profile. The direction and amount of mechanical excavation will be determined by the nature, density, and abundance of artifacts present. Hand excavation will then be conducted within the deposit to recover a controlled sample of artifacts from any discrete strata that may be present.

Establishing the horizontal or vertical extent of features and deposits will allow for determination of the amount of area that will be hand excavated with a systematic recovery of artifacts and sample collection. Mechanical excavation may temporarily stop to allow for hand excavation, artifact recovery and documentation if the feature is less than a meter in length. If a feature is more than a meter, mechanical excavation may continue outside of the feature limits. The feature will be documented once the planned segment of the trench excavation is completed.

The first feature will be assigned an LA number and subsequent features associated with the first or a new LA number will be assigned based on feature proximity to the initial first and on feature type. If architectural or other features are encountered, the feature will be defined and excavated to the features extent.

If acequia channel segments are discovered, the trench will be excavated to its full depth exposing the profile. A stratigraphic profile will be drawn showing the different sediment layers differentiated by color, texture, and inclusions. The acequia segment will be plotted on the trench and site maps. The entire length of the acequia profile will be recorded allowing for identification of modifications and presence of laterals. This information is important in understanding the history of the acequia and the processes through which it was changed and abandoned. If refuse-filled features are found within the acequia they will be treated as described for other features and deposits.

If a feature is highly sensitive or significant a more detailed excavation may be necessary. Should such features or deposits be encountered, excavation will stop and the client, the City of Santa Fe Historic Preservation Division Staff and the New Mexico State Historic Preservation Office will be notified and consulted to determine a course of action.

Each feature will have a number assigned, and the artifact content, stratigraphy, morphology, construction methods and age will be recorded. Following the completion of the excavation, the archaeologist will draw a stratigraphic profile of the excavated trench segment showing the feature. Strata will be described according to color, texture, composition, origin, and any cultural inclusions. Feature fill will be excavated in 10cm arbitrary levels and screened through 1/8-inch mesh.

All field recording will be documented on standard feature and excavation forms under the provisions of General Archaeological Investigation Permit NM-24-141.

Recovered artifacts and samples from each level will be recorded on related excavation forms and bags and the catalogued. If burned deposits are encountered C14 and flotation samples will be collected to help date and characterize the nature of the deposit. Two-liter flotation samples will be collected for laboratory flotation processing and archaeobotanical analysis.

Human Remains

If an unmarked human burial or unmarked burial grounds are encountered, the archaeologist shall cease any activity that may disturb that burial or burial ground, or any object or artifact associated with that burial or burial ground and shall notify the local law enforcement agency having jurisdiction in the area. The local law enforcement agency shall notify the Medical Investigator (Ml) and the New Mexico State Historic Preservation Office (NMSHPO). The local law enforcement agency may choose not to notify the SHPO in cases in which it is manifestly evident that the burial is recent, and death was caused by a criminal act.

Articulated and *in situ* human remains will be excavated by this permitted archaeologist. Procedures are on file with NMSHPO. Disarticulated remains will be recovered, identified, collected and their disposition consulted on with the Deputy SHPO. The location of each find will be plotted on the project field map. Documentation of disarticulated remains will include stratigraphic relationships, field observations, an estimation of the era of interment and potential cultural or ethnic affiliation. All disarticulated remains will be subjected to an in-field osteological analysis. This will include anatomical element and position, condition, pathological and taphonomic anomalies, age, and sex.

LABORATORY ANALYSES

Laboratory analysis will be conducted in accordance with previously established laboratory procedures included in the permit on file with NMSHPO for this archaeologist. Artifacts recovered from the excavation will be cleaned, inventoried, and catalogued prior to analysis. Analytic methods for each material type are discussed below.

Stone Artifacts

Stone artifacts will be examined for interrelationships among function, morphology, material type/source, and subsistence strategies. The variability of stone artifacts through time will also be addressed if sufficient data is collected. The analysis consisted of three basic components: (1) identifying the methods and sequences of production of chipped-stone and groundstone tools; (2) assessing the ways in which people acquired raw materials and/or finished stone artifacts, especially as these affected the distributions of lithic artifacts through time; (3) determining the function of lithic tools in order to determine the kinds of activities that occurred through time.

The study of lithic production, procurement strategies, and tool function can illuminate the social and economic integration of a prehistoric community, substantially increasing our understanding of prehistory. A great deal of information about prehistoric social and economic practices can be gained by determining how people procured their raw stone materials, made their stone tools, or determining how these tools were used and how they may have been recycled or disposed of.

The study of stone artifacts will involve specific analyses of four artifact classes. The four artifact classes are (1) chipped-stone debitage, (2) chipped-stone tools, (3) groundstone tools, and (4) pecked-stone objects. Each artifact class will be analyzed utilizing a series of attributes. The chipped-stone analyses will be directed toward the identification of raw materials, manufacturing techniques, and tool/flake type and function, controlled for chronology.

Flaked Stone Artifacts

To maintain compatibility with previous research conducted in the local region, analysis of chipped-stone artifacts employed the following categories and definitions, modeled after the Office of Archaeological Studies (OAS 1994a).

Primary Flakes: These are flakes that display cortex on 50 percent or more of the dorsal surface, excluding the striking platform.

Secondary Flakes: These are flakes that display cortex on less than 50 percent of the dorsal surface, excluding the striking platform, but must still display at least some cortex material.

Tertiary Flakes: These are flakes that exhibit no cortex on the ventral or dorsal surfaces.

Angular Shatter: This category includes small flakes and shatter fragments that are byproducts of flake manufacturing efforts. Thus, they contain no flake characteristics (e.g., striking platforms, bulb of percussion, use surfaces). Generally, these artifacts are angular in shape, frequently displaying sharp edges, and may occasionally show flake scars.

Cores: These are items that bear negative flake scars. Some cores feature an occasional platform and exhibit crushing or step-fractures at the point of percussion. Core fragments are included in this category.

Utilized Cores: These are cores that feature an edge or protrusion that displays evidence of being utilized.

Hammerstone: These are artifacts that bear scars derived from battering or hammering activities (e.g., pitting, crushing, hinge fracturing, step fractures). Slight grinding wear may also be discernible along prominent edges.

Use-wear Modified: This category denotes items that display evidence of use, such as conchoidal flake scars, step, or hinge fractures on one or more edges, or a protuberance. In the analysis, use-wear is differentiated from retouch by the size and regularity of flake scars, with use-wear often being very small and irregular in size, shape, and occurrence frequency.

Facial/Marginal Retouch: This category denotes artifacts that are bifacially or unifacially flaked with clearly discernible retouch patterns present around their edges. Retouch is differentiated from use-wear by the size and regularity of flake scars, with retouch often being large and regular in size, shape, and occurrence frequency.

Analysis

First a rough sort will be used to separate formal finished tools from flakes. Then items that displayed evidence of retouch and use-wear will be separated from those artifacts exhibiting natural edge damage. A 10-power hand lens will be used to examine the stone's edges and striking platform. If the resolution of the 10-power hand lens is insufficient to clearly discern edge wear/damage or retouch attributes, a microscope will be utilized. Material type, such as chert, obsidian, quartzite, and basalt will also be specified.

Three primary classes of lithic attributes will be examined: morphological, technological, and functional. Clearly these attribute sets are not mutually exclusive. The first step in morphological studies is to define several critical morphological classes, such as utilized flakes, unused flakes, formal tools, composite tools, cores, utilized cores, shatter, and secondary tools (defined as artifacts whose secondary function superseded the primary or original function. Morphological attributes to be considered included raw material type, tool/flake classifications, and artifact completeness. Technological attributes recorded included manufacturing techniques and stage of reduction (such as primary, secondary, tertiary, shatter), distal termination, general flake shape and size (length, width, thickness, total size), weight, method of flake production, platform characteristics, bulb of percussion characteristics, core characteristics (if applicable), and angle of flake detachment.

As with the studies of the morphological and technological attributes, functional attributes will be recorded for both cores and flakes. Functional attributes recorded for this analysis will be selected to allow for the identification of tool and flake use. Attributes to record include wear patterns, presence, or absence of retouch, flaking characteristics (such as unifacial, bifacial, or multifacial),

edge curvature, edge angle, and length/shape of each working edge. Following the procedures typical for such lithic analyses, each working element will be given a separate designation for analysis but within a single case (i.e., tool/flake)

Material Types

The nature and quality of material selected for lithic reduction and tool manufacture plays a critical role in the general characteristics of the overall tool assemblage and its effectiveness in serving the needs of a particular society. Factors such as the fracturability, texture, tenacity, and structure of the lithic material can make it suitable for reduction and suitable for use as any tool. For this analysis, the archaeologist will attempt to define the specific material type(s) used for various flake assemblages and tool forms and identify the various ranges of material types found at each feature, and if possible, correlate these with temporal periods.

Groundstone Analysis

The groundstone analysis is based on the concepts developed by the Office of Archaeological Studies (OAS 1994b). Initial sorting and visual analysis for groundstone will follow the general characteristics and procedures as noted above for flaked-stone artifacts.

The study will also record how the groundstone artifacts were produced, such as by grinding or pecking. Besides the standard measurements typically recorded for such objects, use-wear patterns will be noted and worked/ground surfaces. Further, an effort will be made to determine whether wear on manos reflected plant grinding as opposed to hide-processing functions.

Ceramic Analysis

Traditional ceramic typologies will be used to classify ceramic artifacts. Typologies for ancestral Puebloan pottery that may be utilized include the Rio Grande, Jemez, Pajarito, Galisteo and Pecos series (Habicht-Mauche 1993) for matte-paint pottery. For ancestral Puebloan and early historic Pueblo-period glaze ware, the Rio Grande glaze ware series as defined by Mera (1940) and refined by Warren (1979). For late ancestral and historic Pueblo matte-paint pottery traditions, the Tewa series will be used (McKenna and Miles 1991). Besides ceramic type, attributes that will be examined including temper composition, paint type, surface manipulation and vessel form. Ceramic analysis will be subcontracted to C. Dean Wilson.

Historic Artifact Analysis

Historic artifacts are objects that were not available in the area prior to the establishment of European settlements in the sixteenth century. Assemblages of these types of artifacts include a variety of artifact classes such as bottle glass, can or metal fragments and wheel thrown ceramics. Historic artifact analysis will follow the format and procedures developed over the last 20 years based on Boyer et al. (1994). This analysis is particularly sensitive to New Mexico assemblage variability found in sites dating from the sixteenth to the twentieth centuries. Recorded analysis attributes include artifact category, type, function, material, fragment, condition, begin date, end date, manufacturer, brand, method of manufacture, shape, seams, opening/closure, color, paste, ware, decoration, dimensions, and weight.

Faunal Analysis

Faunal remains will be sorted by morphological characteristics into categories of mammal or bird. The remains will be examined for evidence of burning, butchering, and gnawing (agents of the last including rodent, carnivore, and human, and thus, analysis was both pre- and post-depositional). Faunal analysis will be subcontracted to Gwyneth Duncan.

The analysis of the faunal remains will be conducted in two stages, a quantification of the animal remains, followed by an interpretation of the assemblage. Quantification of this zooarchaeological assemblage will be conducted using combined NISP/MNI values as proposed by Klein and Cruz-Uribe (1984). The term NISP refers to the Number of Identified Specimens, while MNI refers to the Minimum Number of Individuals. Calculation of NISP is a count of identified bone fragments in an assemblage, while MNI is calculated by taking the most common skeletal element per taxon in each provenience and assuming that at least one individual of that taxon must be present to account for the number of elements.

The reason for combining the two values to quantify a faunal assemblage is to compensate for weaknesses inherent in each value when used alone. For example, NISP values do not consider the degree of fragmentation of a bone sample, so intersite comparisons of samples would be impossible if NISP values were used alone. A problem with the computation of MNI values is that the resulting number will be a function of how the researcher has aggregated the assemblage. The way in which proveniences on a site are combined or separated will affect the minimum number of individuals of each taxon. This problem is especially important in cases where site proveniences are defined arbitrarily (i.e., grid squares excavated in arbitrary levels).

Klein and Cruz-Uribe (1984) note in which cases NISP values are weak or strong, and correspondingly where the MNI values are weak or strong, and they believe that the combination of these two values result in a more accurate quantification of faunal assemblages. This approach focuses on discrete traits instead of continuous variables, and it is free of underlying assumptions about faunal assemblage's characteristic of other quantification methods (i.e., meat weights, utility indices, etc.) (Klein and Cruz-Uribe 1984). For these reasons it appears to be the most accurate and replicable method for the quantification of the animals that compose a bone assemblage.

Pollen and Flotation Analyses

It is the archaeologist belief that the pollen and flotation data can yield some of the most significant information regarding both prehistoric and protohistoric settlement and subsistence practices for this area and perhaps, for the region. Thus, it was imperative that well-collected samples be taken. Overall, sampling will be undertaken in any location (1) from which botanical remains might be recovered, or (2) from selected feature localities where pollen and flotation data would support better interpretation of the feature.

Pollen Sampling and Analysis

Pollen will be collected as scatter samples taken from across a floor or use-surface, or as block samples from and under metates, manos, and large stone flakes, and from or around features such as hearths or pits. Specific areas *not* sampled included disturbed strata (e.g., areas of rodent or root penetration) and damp or excessively wet loci.

Pollen samples will be collected using a clean trowel to avoid contamination and will not be collected when it is raining or from areas that had recently been exposed to rain. Collecting samples when wind and dust were blowing will be avoided. The samples will be placed in clean pollen envelopes, and all seams of the envelopes completely sealed with masking tape to avoid contamination.

Chemical extraction by flotation will be used to remove pollens from any large volume of sand, silt, or clay with which they were mixed. This process was developed for extraction of pollen from soils where preservation has been less than ideal and pollen density is low.

Hydrochloric acid (10 percent) will be used to remove calcium carbonates present in the soil, after which the samples will be screened through 150-micron mesh. The samples will be rinsed in a beaker until neutral by adding water, letting the samples stand for two hours, and then pouring off the supernatant. A small quantity of sodium hexametaphosphate will be added to each sample once it reaches neutrality. Then the beaker will be again filled with water and allowed to stand for two hours. The samples will again be rinsed until neutral, filling the beakers only with water. This step will be added to remove clay prior to heavy liquid separation. The samples will next dried and then gently pulverized. Sodium polytungstate (density 2.1) will be used for the flotation process. The samples will be mixed with sodium polytungstate and centrifuged at 2,000 rpm for 5 minutes to separate organic from inorganic remains. The supernatant containing pollen and organic remains will then be decanted. Sodium polytungstate will be added again to the inorganic fraction to repeat the separation process. The supernatant will be decanted into the same tube as the supernatant from the first separation. This supernatant will then be centrifuged at 2,000 rpm for 5 minutes to allow any silica remaining to be separated from the organics. Following this, the supernatant will be decanted into a 50-milliliter conical tube and diluted with distilled water. These samples will be centrifuged at 3,000 rpm to concentrate the organic fraction in the bottom of the tube. After rinsing the pollen-rich organic fraction obtained by this separation, all samples will receive a short (10- to 15-minute) treatment in hot hydrofluoric acid to remove any remaining inorganic particles. The samples will then be acetolated for three minutes to remove any extraneous organic matter.

A light microscope will be used to count the pollen to a total of 100 to 200 pollen grains at a magnification of 500x. Comparative reference material will be used to identify the pollen to the family, genus, and species level, where possible.

Pollen aggregates will be recorded during identification of the pollen. Aggregates are clumps of a single type of pollen and may be interpreted to represent pollen dispersal over short distances or the introduction of portions of the plant represented into an archaeological setting. Aggregates will be included in the pollen counts as single grains as is customary.

Indeterminate pollen includes pollen grains that are folded, mutilated, and otherwise distorted beyond recognition. These grains will be included in the total pollen count as they are part of the pollen record. Linda Scott Cummings of Paleo Research Institute will conduct the pollen study.

Flotation Sampling and Analysis

Samples for flotation sampling will be collected as block deposits from areas such as hearths, postholes, pits, and fill deposits, with an occasional scatter sample taken from significant stratigraphic horizons within selected features. Flotation sample size will generally be 2-liter. Areas where flotation samples *will not be taken* coincided directly with those listed above for pollen samples. When flotation samples are taken, the archaeologist will always use a clean trowel to avoid contamination and always place the collected soil in a clean measuring container. The archaeologist will attempt to remove all visible artifacts from these samples prior to bagging. The sample will then be placed inside a clean paper bag and sealed tightly. As with the pollen samples, the archaeologist will avoid collection of flotation samples when it is windy or rainy.

The macrofloral samples will be floated. Each sample will be added to approximately 3 gallons of water and then stirred until a strong vortex formed. The floating material (light fraction) will be poured through a 150-micron-mesh sieve. Additional water will be added, and the process repeated until all floating material is removed from the sample (a minimum of five times). The material that remains in the bottom (heavy fraction) will be poured through a 0.5-millimeter-mesh screen. The floated portions will then be allowed to dry.

The light fractions will be weighed and then passed through a series of graduated screens (U.S. standard sieves with 2-millimeter, 1-millimeter, 0.5-millimeter, and 0.25-millimeter openings) to separate charcoal debris and to initially sort the remains. The contents of each screen will then be examined. Charcoal pieces larger than 2, 1, or 0.5 millimeter in diameter will be separated from the rest of the light fraction, and the total charcoal weighed.

Samples from archaeological sites commonly contain both charred and uncharred remains. Many ethnobotanists follow a basic rule that unless there is a specific reason to believe otherwise, only charred remains should be considered prehistoric. It is presumed that once seeds have died, decomposing organisms act to decay the seeds. Sites in caves, water-logged areas, and in very arid areas, however, can contain uncharred prehistoric remains. Interpretation of uncharred seeds to represent presence in the prehistoric record is considered on a sample-by-sample basis. Extraordinary conditions for preservation are required. Linda Scott Cummings of Paleo Research Institute will supervise and conduct the flotation analysis.

Chronometric Dating

Chronometric samples may be collected and used to define the occupation sequence, if other means fail to provide sufficient data. Absolute dating methods that may be used in this project include dendrochronology, archeomagnetism, optically stimulated thermoluminescence and radiocarbon assays. The chronometric studies will be performed by qualified contractors. Relative dating studies, such as ceramic stylistic and technological variation and historic artifact manufacture dates will be conducted as part of Native ceramic and Euroamerican artifact analysis.

RESEARCH RESULTS AND CURATION

A final report will describe the results of the monitoring activities. It will provide analysis results, interpretive summaries, and cultural resource recommendations. The report will also include an archival history chapter that will detail the nature, age and extent of any historic cultural deposits that are encountered. The report will include graphics including but not limited to a site map, soil profiles and photographs of the excavation. All original field recording forms, maps and photographs will be filed with the Archaeological Records Management Section (ARMS) of the New Mexico Historic Preservation Division. Artifacts will be curated at the Museum of Indian Arts and Culture, Archaeological Research Collections Unit in Santa Fe, New Mexico. A NMCRIS Information Abstract Form and LA forms will be completed if necessary and submitted to ARMS.

SCHEDULE AND PERSONNEL

Work will begin on the project as soon as the monitoring plan is approved, and the construction schedule is set. Depending on the presence and extent of any cultural deposits or features, a final report will be submitted for review by the ARC and NMSHPO within 45 days of completion of the fieldwork.

The monitoring plan described in this report will be implemented by Ron Winters, who will serve as principal investigator, perform the monitoring, conduct select laboratory analysis and complete the final report writing tasks.

Native American ceramic analysis will be subcontracted to C. Dean Wilson. Faunal analysis will be subcontracted to Gwyneth Duncan. Ethnobotanical analysis will be subcontracted to Linda Scott Cummings of the Paleo Research Institute in Golden, Colorado.

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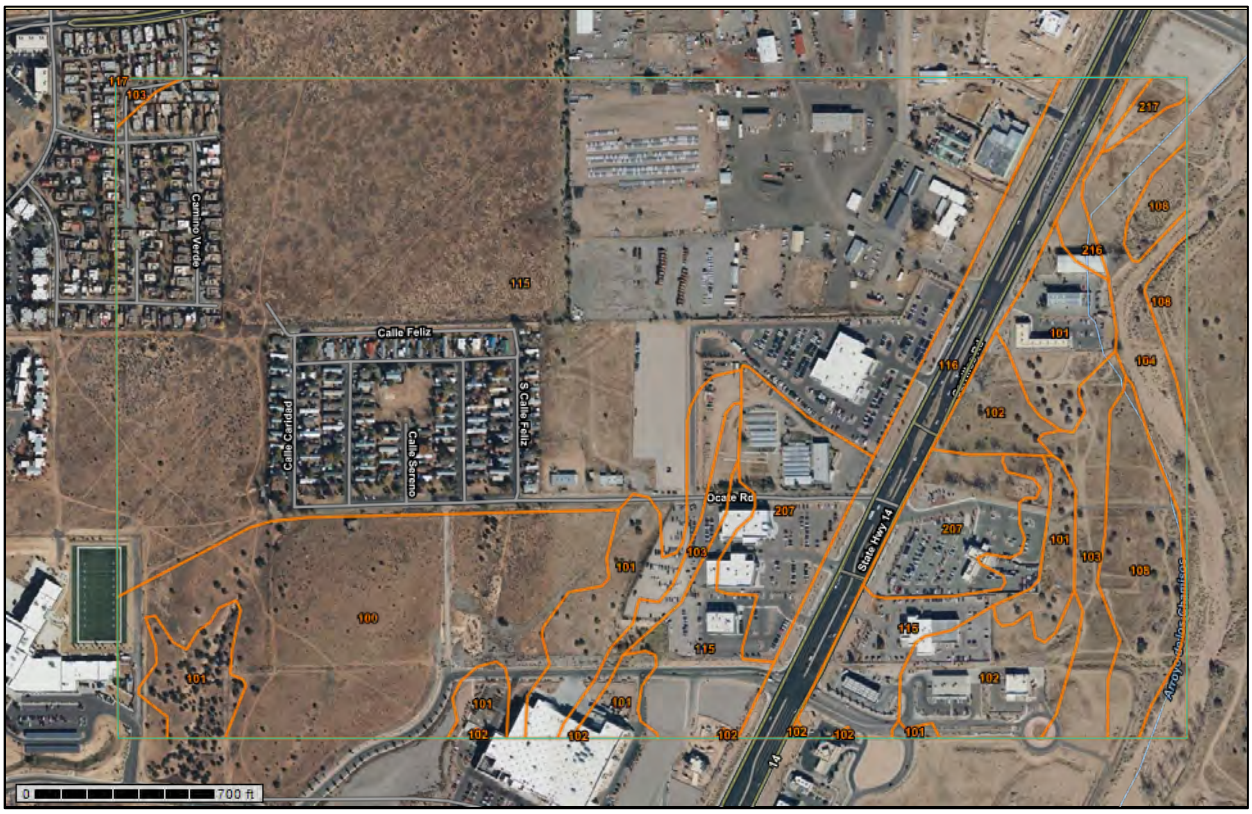
APPENDIX A

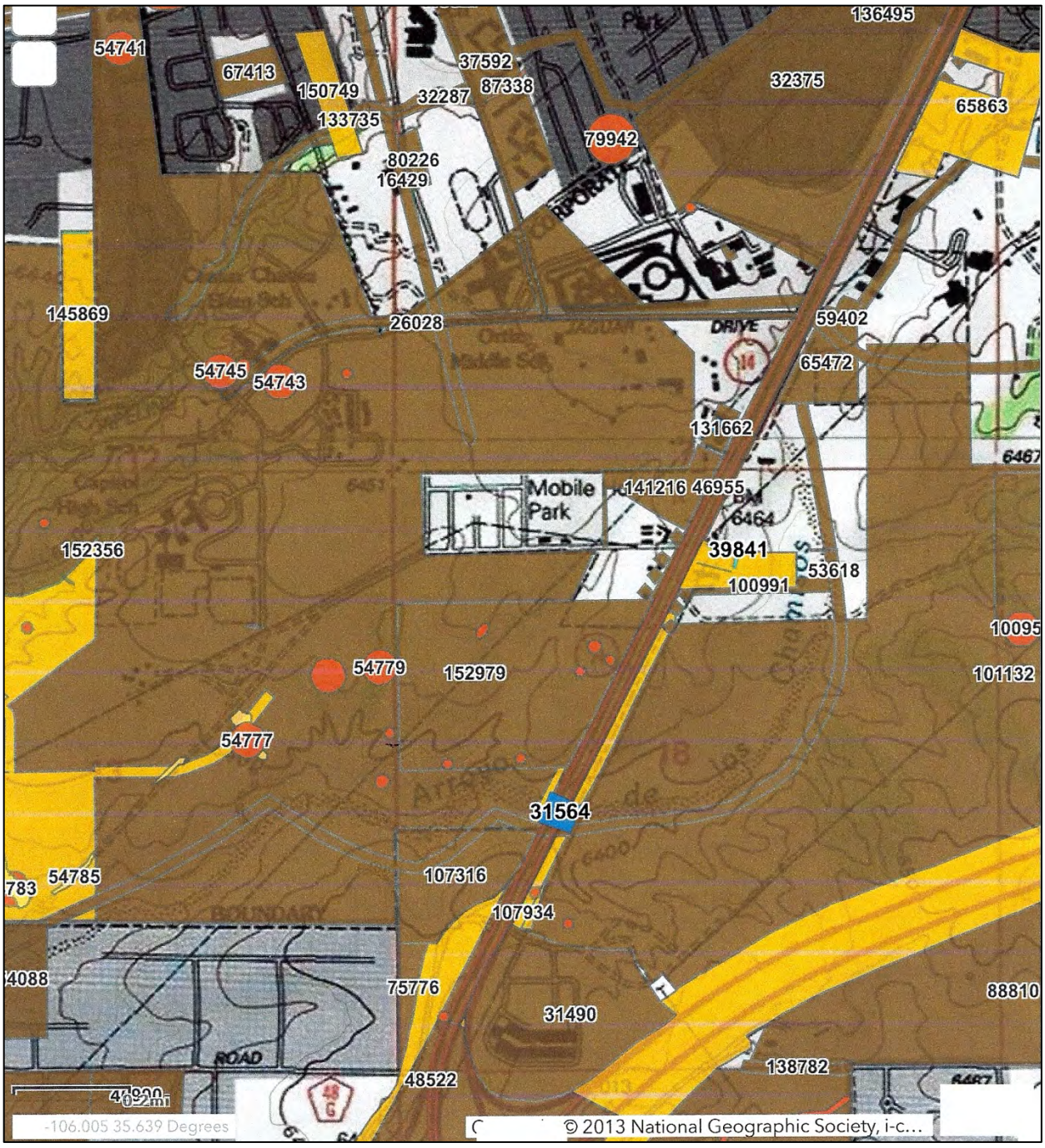
Web Soil Survey



101	Zozobra-Jaconita complex, 5 to 25 percent slopes	19.7	8.0%
102	Khapo sandy loam, 3 to 8 percent slopes	9.1	3.7%
103	Zepol silt loam, 0 to 2 percent slopes, flooded	7.8	3.2%
104	Chupe-Riverwash complex, 1 to 3 percent slopes, flooded	7.3	3.0%
108	Zia fine sandy loam, 0 to 2 percent slopes	9.9	4.0%
115	Panky-Urban land complex, 1 to 4 percent slopes	134.3	54.7%
116	Arents-Urban land-Orthents complex, 1 to 60 percent slopes	13.2	5.4%
117	Agua Fria-Paraje complex, 1 to 8 percent slopes	0.0	0.0%
207	Urban land	13.9	5.7%
216	Dondiego loam, 1 to 3 percent slopes	1.3	0.5%
217	Ohke sandy loam, 1 to 3 percent slopes	0.8	0.3%
Totals for Area of Interest		245.4	100.0%

APPENDIX B

NMCRIS Mapserver Map Check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131662
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© 2013 National Geographic Society, i-c...

EXHIBIT C

EARLY NEIGHBORHOOD NOTIFICATION PACKET AND NOTES

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: OCATE SANTA FE APARTMENTS

Address: 1111 OCATE ROAD Parcel Size: 5.64 AC.

Zoning: C-2 Future Land Use: COMMUNITY COMMERCIAL

Preapplication Conference Date: 2/22/2024

Detailed Project Description: NEW CONSTRUCTION APARTMENTS PHASE I 60 UNITS

Property Owner Information

Name: SANTA FE CIVIC HOUSING AUTHORITY

Address: 664 ALTA VISTA SANTA FE, NM 87501

Phone: (505) 321-1689 E-mail Address: davidm@sfcha.com

Applicant/Agent Information (if different from owner):

Name: LIAISON PLANNING SERVICES INC

Address: PO BOX 1835 SANTA FE NM 87504

Phone: (505) 920-6839 E-mail Address: liaison.planning@gmail.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1111 OCATE ROAD

I/We authorize _____ to act as my/our agent to execute this application

Signed: SEE AUTHORIZATION LETTER Date: 3/21/2024

Signed: _____ Date: 3/21/2024

Proposed ENN Meeting Dates:

Provide 2 options:	Preferred Option	Alternative
DATE	4/15/2024	4/16/2024
TIME	5:30 PM	5:30 PM
LOCATION	ZOOM MEETING	ZOOM MEETING

City of Santa Fe

Land Use Department

200 Lincoln Avenue

Santa Fe, NM 87501

Re: Letter of Authorization for 1111 Ocate Road, Santa Fe NM

To Whom It May Concern:

This letter shall serve as authorization for Liaison Planning Services, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

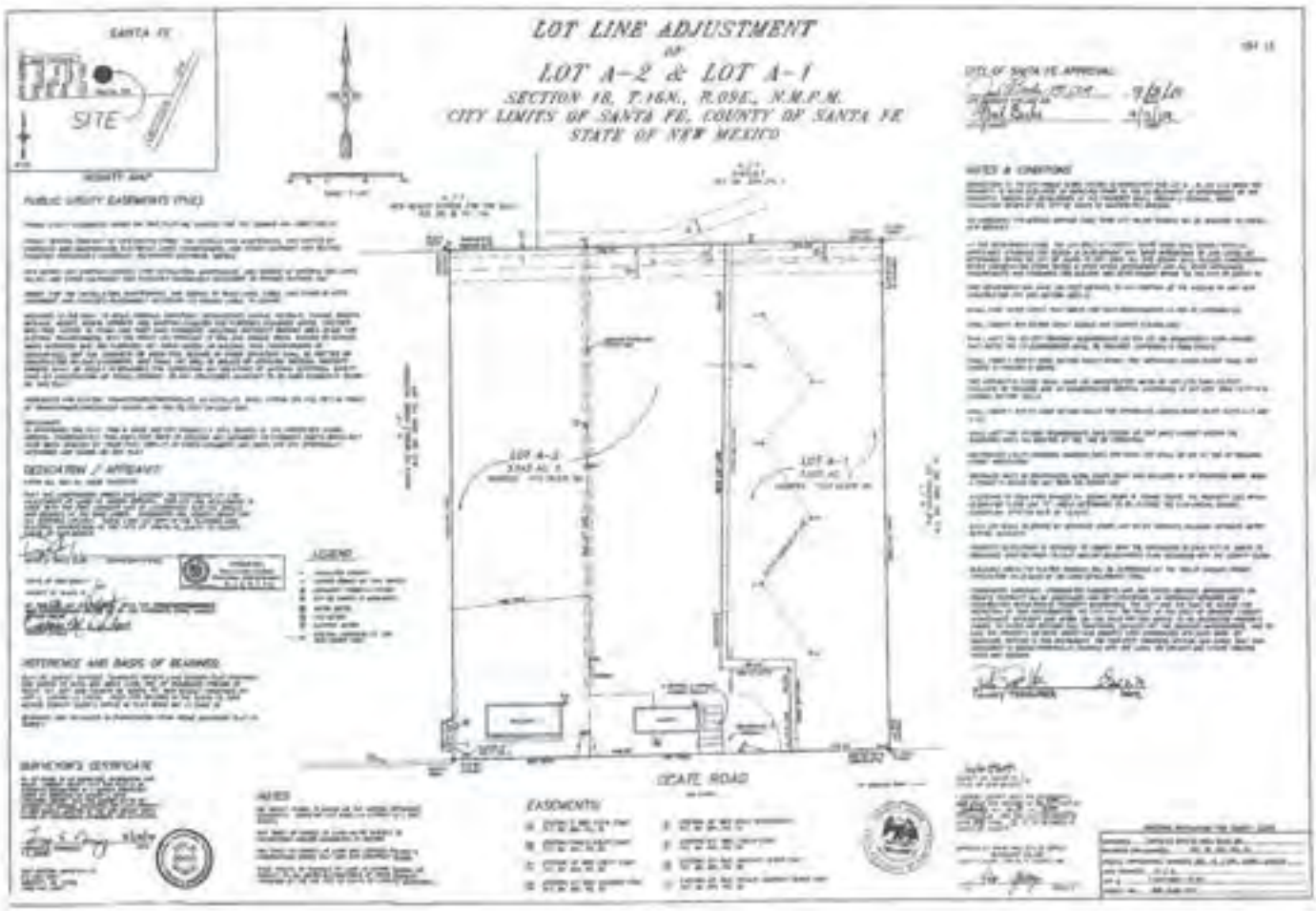
Thank you,

Sincerely,

David Martinez

David Martinez, Deputy Director

Santa Fe Civic Housing Authority


LOT LINE ADJUSTMENT
OF
LOT A-2 & LOT A-1
SECTION 18, T.16N., R.09E., N.M.P.M.
CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO
SANTA FE
SITE
VICINITY MAP
PUBLIC UTILITY EASEMENTS (PUE)
DEDICATION / AFFIDAVIT
LEGEND
REFERENCE AND BASIS OF BEARINGS
SURVEYOR'S CERTIFICATE
NOTES
EASEMENTS
LOT A-2
LOT A-1
CERRILLOS ROAD
CITY OF SANTA FE APPROVAL
NOTES & CONDITIONS

ENN GUIDELINES

Applicant Information

Project Name: **Ocate Santa Fe Apartments**

Name: **Santa Fe Civic Housing Authority**
Last *First* *M.I.*

Address: **664 Alta Vista**
Street Address *Suite/Unit #*

Santa Fe **NM** **87507**
City *State* *ZIP Code*

Phone: **(505) 321-1689** E-mail Address: **davidm@sfcha.com**

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

The 5.64 acre property is located on Ocate Road west of Cerrillos Road and within the C-2 (General Commercial) zoning district. The proposed project is an affordable multi-family residential community targeted towards households with children.

Ocate SF is a new construction apartment project with 60 units (phase 1). The 60 units will have 10 one-bedroom units, 35 two-bedroom units, and 15 three-bedroom units. The apartment building of Ocate SF is designed around a central double loaded corridor and a central entrance and elevator in the corner. This central corner becomes the primary building entrance. It houses the manager's office and social services coordinator's office, a computer area, a community space and a community kitchen area. The exterior amenities will include tot lots, large turf play area, sitting areas, community gardens, and patios.

This development, as well as the subsequent phase, will share the same building patterns, colors, massing, and details. Combined, the two structures will create a pueblo surrounding a central plaza. The outside edges of the buildings create a buffer between the surrounding neighborhood and automobile circulation and parking. The softer interior building edges of the plaza form a central activity area and it houses the playgrounds tot lots, play areas, sitting areas, community gardens, and patios. Much like traditional plazas, this central area will be largely vegetated.

Landscape and open space will be provided in accordance with all code requirements.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

The proposed development will protect the physical environment by meeting all development standards. There are no arroyos on the property nor does the property sit in a floodplain. Open space will be included within the site, landscaping throughout and stormwater mitigation will be provided. These combined will meet the requirements within the code.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

The property will not impact any prehistoric, historic, archeological, or cultural sites and structures including acequias and is located outside of the historic downtown. The property is located in the Suburban Archeological Review District. Since the site is less than 10 acres an archeological clearance permit is not required.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

Approving this application will not adversely affect the public interest. The Project will benefit the public interest by providing much needed housing for Santa Fe residents with close proximity to public transportation and employments centers. The Project is also close to many amenities such as grocery stores, pharmacies, restaurants, and medical services. The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and Chapter 14 in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This development proposal will provide residences that will supplement much needed housing for the City of Santa Fe. The City's 1999 General Plan supports infill development in urban centers where feasible, and to "Promote a compact urban form and encourage sensitive/compatible infill development" (Section 1. 7.9).

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

The applicant proposes to provide adequate ingress and egress to meet the minimum requirements for development. The proposed application will maintain adequate road standards, will provide access to public transportation and pedestrian trails. A Traffic study is being compiled that will identify cumulative traffic impact to the surrounding neighborhoods.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

While new developments are frequently perceived to create a negative impact on existing property owners in the immediate vicinity, that impact must be weighed against the benefit to the public, or the expense to the public, of not building the development. The development of this property, as proposed, would provide reasonably priced, infill housing close to shopping, and employment. The public interest of increasing the supply of market rate and affordable housing is served by this project.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

According to section 1.7.1 within the General Plan affordable housing is encouraged for all incomes throughout the City and should be provided close to jobs to encourage to promote transit use. The proposed development will provide affordable housing in a setting that is in need of such development. The project is targeted towards households with children.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

Public water and sewer are readily available at this site and have sufficient capacity to handle the additional load from this development. All other outside utility providers agree that this site is well served by existing infrastructure, with all dry utilities either already on, adjacent to, or in close proximity to the property. Dry utilities are of sufficient capacity to serve the project at full development. While Public Works staff acknowledges that all development has an incremental impact on public roadway networks, they concur with the Consulting Engineer's conclusion that the roadway network will continue to operate at an acceptable Level of Service (LOS) based on transportation standards for intersection operation.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

The development will be served by City Water and City Sewer. Conservation methods will be incorporated into the project as required by Code.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

The property is surrounded by residential to the west, vacant lots to the north and south and commercial to the east. The proposed project will clearly improve the site and will be designed to easily integrate with surrounding developments. The applicant proposes a site that compliments the streetscape to ensure compatibility with adjacent properties and the Future Land Use Map/ Transitional Mixed Use.

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

The lot on which the development is proposed is presently underutilized. Infill development of this type is supported by the Plan in reference to this Section 1. 7.11, because it calls for new development to be "oriented from established neighborhoods to urban context and promotes active street and outdoor life". The proposed design will provide connectivity with the surrounding neighborhoods

LIAISON Planning Services Inc.

P O Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

March 21, 2024

Re: Early Neighborhood Notification Meeting
Development Plan Approval for 1111 Ocate Road, Santa Fe NM

Dear Neighbor,

The property owner for the above referenced address is requesting development plan approval on a 5.64-acre parcel to be developed as a phased multi-family residential community. In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a ZOOM meeting is scheduled for:

Liaison Planning is inviting you to a scheduled Zoom meeting.
Topic: ENN Meeting for Ocate Santa Fe Apartments
Time: Apr 15, 2024 05:30 PM Mountain Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/82221120530?pwd=Vk12eW1KaFJ0MDgvNks5aUY1UVlZ09
Meeting ID: 822 2112 0530
Passcode: 994704
Find your local number: https://us02web.zoom.us/u/kdPITIJEFF

The Early Notification ordinance provides for an exchange of information between perspective applicants for development projects and the project's neighbors before the application becomes too firm to respond meaningfully to community input.

Attached, please find a vicinity map outlining the project area and proposed site plan. If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

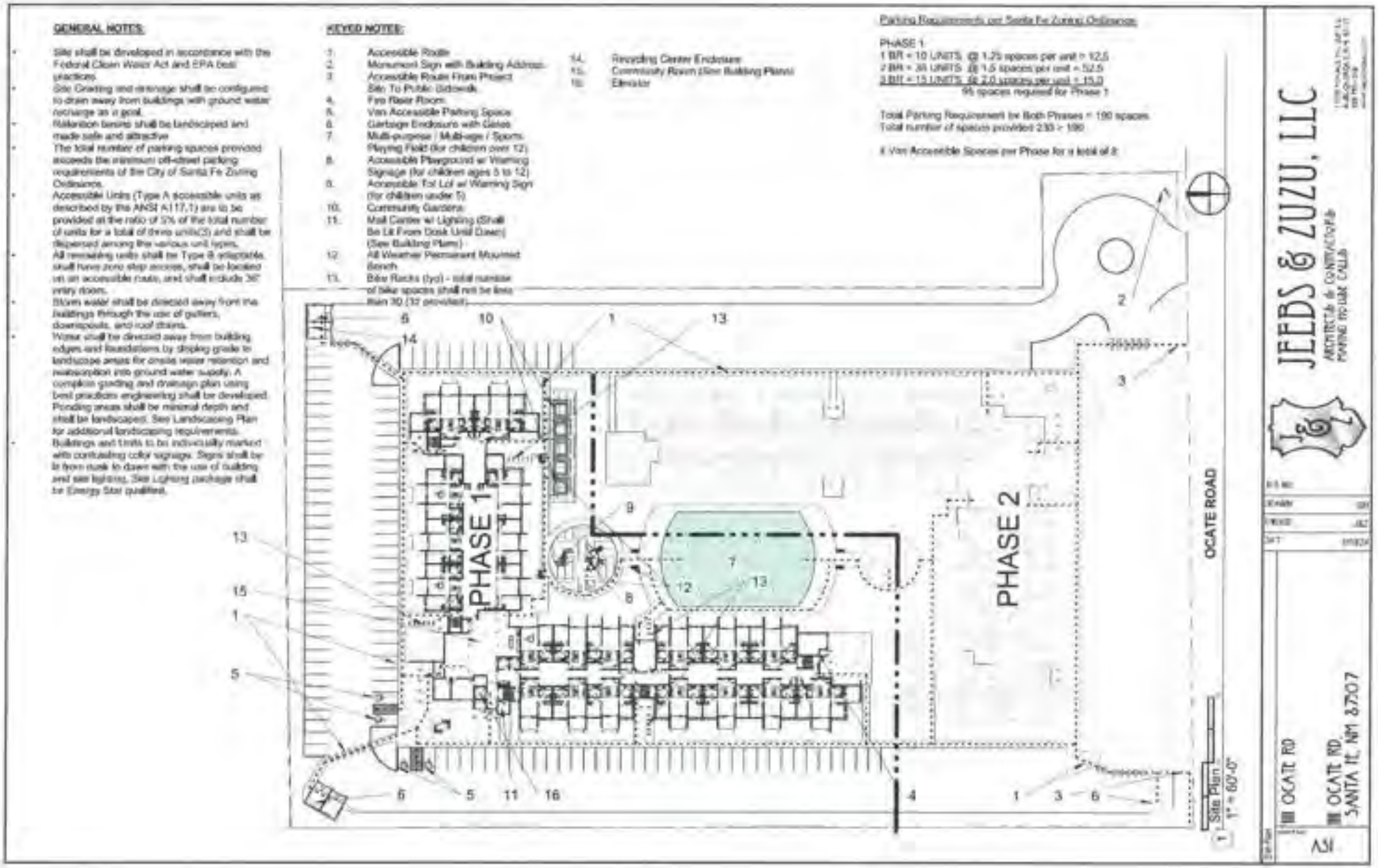
Sincerely,

Dolores I. Vigil

Attachments: Vicinity Map
Proposed Site Plan

Special Note: Persons with disabilities in need of special accommodations or the hearing impaired in need of an interpreter please contact the Land Use Office (505) 6920 5 days prior to the hearing or meeting date.


CERRILLOS RD
SITE
OCATE RD
CALLE VICTORIA
CALLE ALEGRE


GENERAL NOTES:
Site shall be developed in accordance with the Federal Clean Water Act and EPA best practices.
Site Grading and drainage shall be configured to drain away from buildings with ground water recharge as a goal.
Retention berms shall be landscaped and made safe and attractive.
The total number of parking spaces provided exceeds the minimum off-street parking requirements of the City of Santa Fe Zoning Ordinance.
Accessible Units (Type A accessible units as described by the ANSI A117.1) are to be provided at the ratio of 5% of the total number of units for a total of three units(3) and shall be dispersed among the various unit types.
All remaining units shall be Type B adaptable, shall have zero step access, shall be located on an accessible route, and shall include 36" entry doors.
Storm water shall be directed away from the buildings through the use of gutters, downspouts, and roof drains.
Water shall be directed away from building edges and foundations by sloping grade to landscape areas for onsite water retention and evaporation into ground water supply. A complete grading and drainage plan using best practices engineering shall be developed. Ponding areas shall be minimal depth and shall be landscaped. See Landscaping Plan for additional landscaping requirements.
Buildings and Units to be individually marked with contrasting color signage. Signs shall be lit from dusk to dawn with the use of building and site lighting. Site Lighting package shall be Energy Star qualified.
KEYED NOTES:
1. Accessible Route
2. Monument Sign with Building Address
3. Accessible Route From Project Site To Public Sidewalk
4. Fire Riser Room
5. Van Accessible Parking Space
6. Garbage Enclosure with Gates
7. Multi-purpose / Multi-age / Sports Playing Field (for children over 12)
8. Accessible Playground w/ Warning Signage (for children ages 5 to 12)
9. Accessible Tot Lot w/ Warning Sign (for children under 5)
10. Community Gardens
11. Mail Center w/ Lighting (Shall Be Lit From Dusk Until Dawn) (See Building Plans)
12. All Weather Permanent Mounted Bench
13. Bike Racks (typ) - total number of bike spaces shall not be less than 30 (32 provided)
14. Recycling Center Enclosure
15. Community Room (See Building Plans)
16. Elevator
Parking Requirements per Santa Fe Zoning Ordinance:
PHASE 1
1 BR = 10 UNITS @ 1.25 spaces per unit = 12.5
2 BR = 35 UNITS @ 1.5 spaces per unit = 52.5
3 BR = 15 UNITS @ 2.0 spaces per unit = 15.0
95 spaces required for Phase 1
Total Parking Requirement for Both Phases = 190 spaces
Total number of spaces provided 230 > 190
6 Van Accessible Spaces per Phase for a total of 8
PHASE 1
PHASE 2
OCATE ROAD
1 Site Plan
1" = 60'-0"
JEEDS & ZUZU, LLC
ARCHITECTS & CONSTRUCTION MANAGEMENT
OCATE RD
OCATE RD.
SANTA FE, NM 87507
A1

FP
Santa Fe Public Schools

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

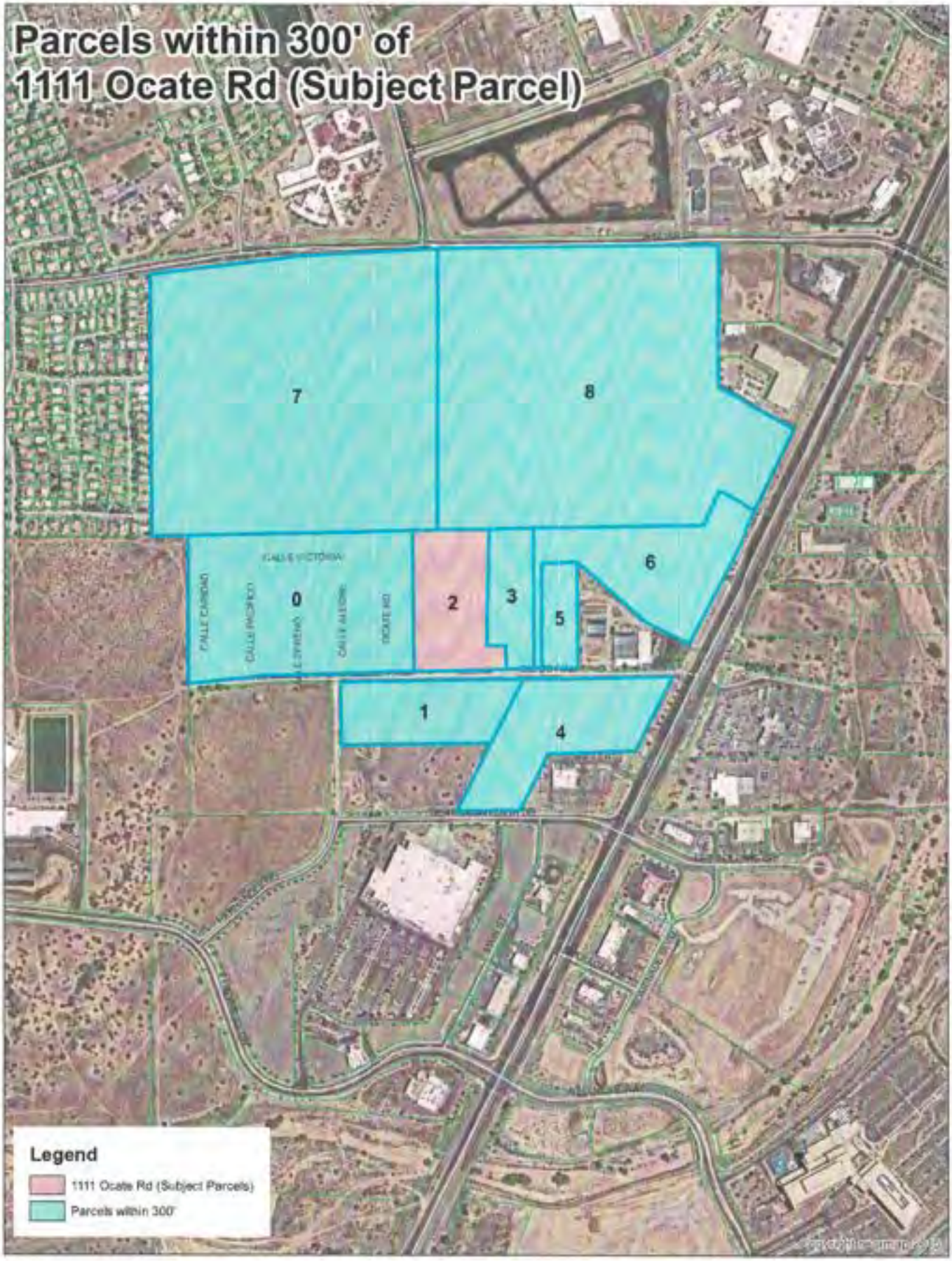
1. Project Name: OCATE SANTA FE APARTMENTS
2. Location of Property: 1111 OCATE ROAD
3. Owner/Agent Name: LIAISON PLANNING SERVICES INC.
   Mailing Address: PO BOX 1835 SANTA FE, NM 87504
   Phone & Fax: (505) 920-6839
4. Unit Matrix:

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhouse/ Apartment Multi-Family Commercial	60 PHASE I	

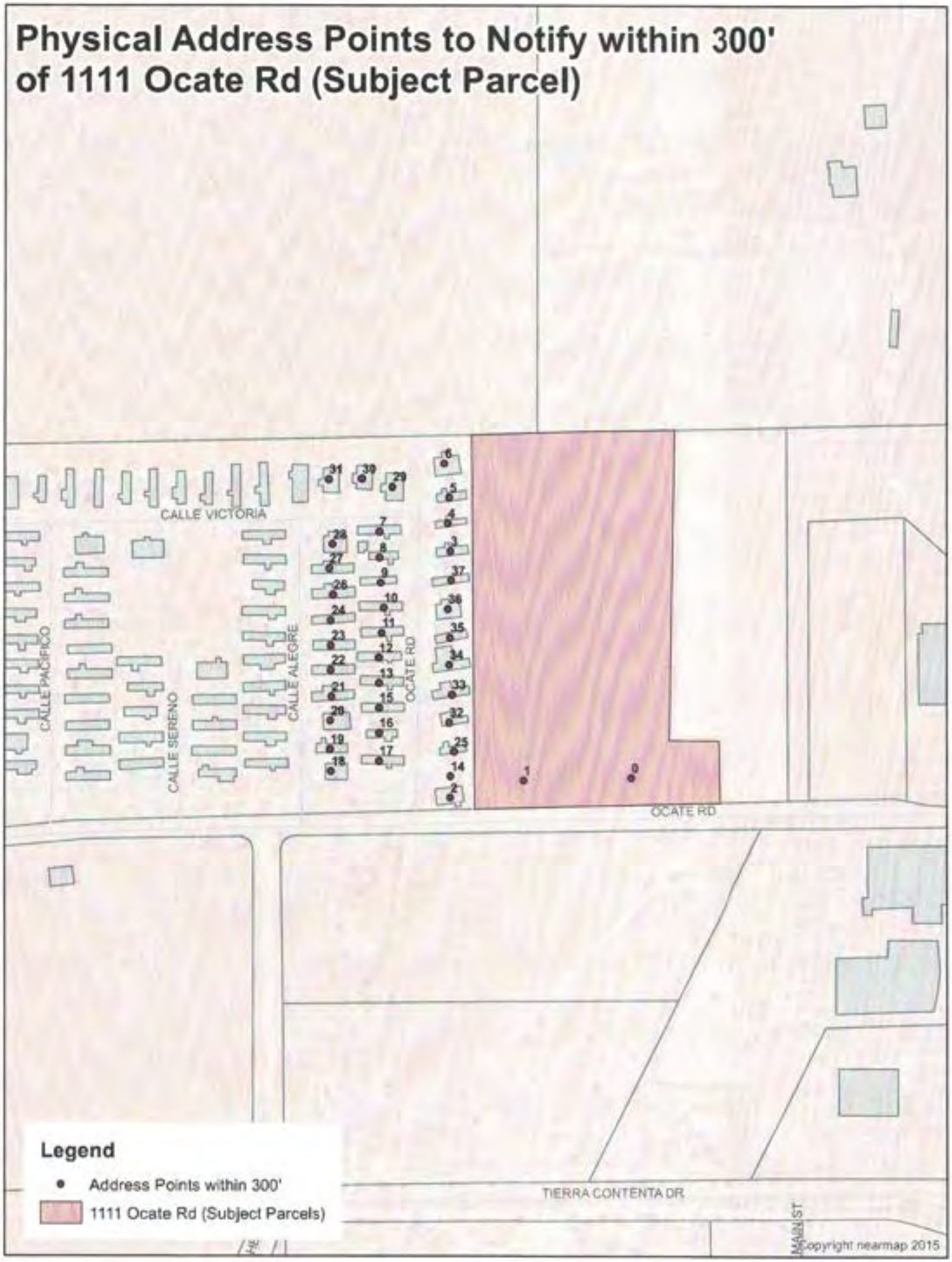
5. Elementary School Zone for Proposed Development: CESAR CHAVEZ
6. Middle School Zone for Proposed Development: ORTIZ
7. High School Zone for Proposed Development: CAPITAL
8. Build out Rates (Years, #/yr): 10 YRS

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal contact:
Santa Fe Public Schools: Property & Asset Management
2195 Zia Road, Santa Fe NM 87505
505 467 3400


Parcels within 300' of
1111 Ocate Rd (Subject Parcel)
7
8
6
0
2
3
5
1
4
Legend
1111 Ocate Rd (Subject Parcels)
Parcels within 300'

Physical Address Points to Notify within 300' of 1111 Ocate Rd (Subject Parcel)



SANTA FE MOBILE HOME HACIENDA
P.O. BOX 167928
IRVING, TX 75016-7928

HERNANDEZ, JOSEPH L & DOROTHY
CRISTINA FELDEWERT
16 PASEO DEL CABALLO
SANTA FE, NM 87508

SANTA FE CIVIC HOUSING AUTHORITY
INC
664 ALTA VISTA
SANTA FE, NM 87505-4149

SANTA FE DEALERSHIP ACQUISITION
LLC
1800 E AIRPORT FWY
IRVING, TX 75062-4827

FC AUTOMOTIVE REAL ESTATE, LP ATTN:
JERRY FREEMAN, JR
1800 E AIRPORT FWY
IRVING, TX 75062

THE LEASING COMPANY
7501 CERRILLOS RD
SANTA FE, NM 87507

LITHIA REAL ESTATE, INC
150 N BARTLETT ST
MEDFORD, OR 97501-6032

N M SCHOOL FOR THE DEAF
UNASSIGNED
SANTA FE, NM 87501

STATE OF NEW MEXICO HIGHWAY AND
TRANSPORTATION DPT
1120 CERRILLOS RD
SANTA FE, NM 87505

Current Resident/Owner
1107 OCATE RD
SANTA FE, NM 87507

Current Resident/Owner
1111 OCATE RD
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 1
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 10
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 11
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 12
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 12A
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 13
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 14
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 15
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 16
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 17
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 18
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 19
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 2
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 20
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 21
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 22
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 23
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 24
SANTA FE, NM 87507

Current Resident/Owner
1115 OCATE RD SP 25
SANTA FE, NM 87507

FID	OwnerName	Owner_Line	Owner_City	Owner_Stat	Owner_Zip
0	SANTA FE MOBILE HOME HACIENDA	P.O. BOX 167928	IRVING	TX	75016-7928
1	HERNANDEZ, JOSEPH L & DOROTHY CRISTINA FELDEWERT	18 PASEO DEL CABALLO	SANTA FE	NM	87508
2	SANTA FE CIVIC HOUSING AUTHORITY INC	664 ALTA VISTA	SANTA FE	NM	87505-4149
3	SANTA FE DEALERSHIP ACQUISITION LLC	1800 E AIRPORT FWY	IRVING	TX	75062-4827
4	FC AUTOMOTIVE REAL ESTATE, LP ATTN: JERRY FREEMAN, JR.	1800 E AIRPORT FWY	IRVING	TX	75062
5	THE LEASING COMPANY	7501 CERRILLOS RD	SANTA FE	NM	87507
6	LITHIA REAL ESTATE, INC	150 N BARTLETT ST	MEDFORD	OR	97501-6032
7	N M SCHOOL FOR THE DEAF	1060 Cerrillos Rd.	SANTA FE	NM	87505
8	STATE OF NEW MEXICO HIGHWAY AND TRANSPORTATION DPT	1120 CERRILLOS RD	SANTA FE	NM	87505
0	Current Resident/Owner	1107 OCATE RD	SANTA FE	NM	87507
1	Current Resident/Owner	1111 OCATE RD	SANTA FE	NM	87507
2	Current Resident/Owner	1115 OCATE RD SP 1	SANTA FE	NM	87507
3	Current Resident/Owner	1115 OCATE RD SP 10	SANTA FE	NM	87507
4	Current Resident/Owner	1115 OCATE RD SP 11	SANTA FE	NM	87507
5	Current Resident/Owner	1115 OCATE RD SP 12	SANTA FE	NM	87507
6	Current Resident/Owner	1115 OCATE RD SP 12A	SANTA FE	NM	87507
7	Current Resident/Owner	1115 OCATE RD SP 13	SANTA FE	NM	87507
8	Current Resident/Owner	1115 OCATE RD SP 14	SANTA FE	NM	87507
9	Current Resident/Owner	1115 OCATE RD SP 15	SANTA FE	NM	87507
10	Current Resident/Owner	1115 OCATE RD SP 16	SANTA FE	NM	87507
11	Current Resident/Owner	1115 OCATE RD SP 17	SANTA FE	NM	87507
12	Current Resident/Owner	1115 OCATE RD SP 18	SANTA FE	NM	87507
13	Current Resident/Owner	1115 OCATE RD SP 19	SANTA FE	NM	87507
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16	Current Resident/Owner	1115 OCATE RD SP 21	SANTA FE	NM	87507
17	Current Resident/Owner	1115 OCATE RD SP 22	SANTA FE	NM	87507
18	Current Resident/Owner	1115 OCATE RD SP 23	SANTA FE	NM	87507
19	Current Resident/Owner	1115 OCATE RD SP 24	SANTA FE	NM	87507
20	Current Resident/Owner	1115 OCATE RD SP 25	SANTA FE	NM	87507
21	Current Resident/Owner	1115 OCATE RD SP 26	SANTA FE	NM	87507
22	Current Resident/Owner	1115 OCATE RD SP 27	SANTA FE	NM	87507

23	Current Resident/Owner	1115 OCATE RD SP 28	SANTA FE	NM	87507
24	Current Resident/Owner	1115 OCATE RD SP 29	SANTA FE	NM	87507
25	Current Resident/Owner	1115 OCATE RD SP 3	SANTA FE	NM	87507
26	Current Resident/Owner	1115 OCATE RD SP 30	SANTA FE	NM	87507
27	Current Resident/Owner	1115 OCATE RD SP 31	SANTA FE	NM	87507
28	Current Resident/Owner	1115 OCATE RD SP 32	SANTA FE	NM	87507
29	Current Resident/Owner	1115 OCATE RD SP 33	SANTA FE	NM	87507
30	Current Resident/Owner	1115 OCATE RD SP 34	SANTA FE	NM	87507
31	Current Resident/Owner	1115 OCATE RD SP 35	SANTA FE	NM	87507
32	Current Resident/Owner	1115 OCATE RD SP 4	SANTA FE	NM	87507
33	Current Resident/Owner	1115 OCATE RD SP 5	SANTA FE	NM	87507
34	Current Resident/Owner	1115 OCATE RD SP 6	SANTA FE	NM	87507
35	Current Resident/Owner	1115 OCATE RD SP 7	SANTA FE	NM	87507
36	Current Resident/Owner	1115 OCATE RD SP 8	SANTA FE	NM	87507
37	Current Resident/Owner	1115 OCATE RD SP 9	SANTA FE	NM	87507

ENN ZOOM MEETING NOTES

OCATE APARTMENTS

4/16/2024

Attendance:

Dolores I Vigil, Liaison Planning Services Inc.

Mike Gomez, Consultant for the Applicant Santa Fe Engineering

Ed Romero, David Martinez, Applicant/ Property Owner Santa Fe Civic Housing Authority

David Hickman, Architect Jeebs and Zuzu

City Staff Members:

Carly Venditti, Planner Senior

Jason Kluke, Land Use Director

Margaret Moore, Planning Manager

Neighbors:

No Neighbors Attended

Discussion Topics:

DRT Application Schedule

Discussion regarding affordability and clarification.

Vehicular entrance and exit 2 points of entry.

Discussion regarding playground audit – CPSI Certification good for 3 years

Santa Fe Engineering Consultants, LLC

Civil and Traffic Engineering
Construction Management
Land Development

TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
OCATE APARTMENTS
1111 OCATE ROAD
SANTA FE, NEW MEXICO

Prepared For:

The Santa Fe Civic Housing Authority
664 Alta Vista Street
Santa Fe NM 87505

Prepared By:

Santa Fe Engineering Consultants, LLC.
1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico 87505

August 2024

TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
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SANTA FE, NEW MEXICO

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August 2024

TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
OCATE APARTMENTS
1111 OCATE ROAD
SANTA FE, NEW MEXICO

EXECUTIVE SUMMARY

The Santa Fe Housing Authority is proposing to develop 84 residential apartments to be located on 1111 Ocate Road, Santa Fe, NM. The project is to be located on a 5.64 ± acre mostly vacant site on the north side of Ocate Road. Access to the site is via Ocate Road.

A scoping meeting was held with representatives from the Public Works department of the City of Santa Fe, Wilson, and Company (City Traffic Engineering Consultant), Liaison Planning, and Santa Fe Engineering Consultants LLC, on March 13, 2024. The scope of the project is to focus on the intersection of Cerrillos Road / Ocate Road / CarMax Driveway and the site access driveways on Ocate Road.

An Early Neighborhood Notification (ENN) Meeting was conducted on April 16, 2024. No traffic concerns were discussed at the ENN meeting. The Ocate Road Apartments project will be completed in one phase. It is anticipated that construction will begin in 2025 and be fully developed and occupied by the year 2027. The Implementation Year is 2027. The project is not phased, the Horizon Year is 2037. The site is zoned C-2. Multi-Family housing is an allowable use in a C-2 zone.

Ocate Road is a road that is in transition. For decades Ocate Road has been the access to the Santa Fe Mobile Home Hacienda. It is shown in the Google Earth Historical Imagery, in their earliest image (1985), it is believed to have been developed in the 1970's. Ocate Road was a rural road. In about 2015, the Honda / Subaru dealership was constructed. The Honda development constructed curb and gutter, landscaping, and sidewalk improvements on their (south side) of Ocate Road, along their property. The remainder of the road is a rural road with a 22-foot wide paved surface, no bicycle lanes, nor curb and gutter, or sidewalk.

Ocate Road is unclassified, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14-9.2, based upon the ADT it would be Classified as a collector.

There are no known developments in the area that are currently seeking City approvals. The Tierra Contenta development is located around much of the periphery of the Ocate Apartments. The vacant land to the south is owned by the Hernandez Family and is part of the Tierra Contenta development. The vacant land to the north is owned by the New Mexico School for the Deaf the other property is also part of Tierra Contenta and the NMDOT District 5 headquarters. The Hernandez properties are zoned R-21 (apartments), I-1 Light Industrial, and C-2 General Commercial. The New Mexico School for the Deaf is Zoned PRC,- Planned Community. They are likely be developed at some time in the future. However, it is not known when or what actual development may occur.

The Santa Fe Metropolitan Planning Organization (MPO) Future Roadway Network Map shows several future roadways in the area that may impact the site. The map shows a developer lead road extension of Ocate Road to Tierra Contenta Drive; however, it shows an alignment

through the Nina Otero Community School. It also shows a study for a future road intersection through the Santa Fe Mobile Home Hacienda, and through the New Mexico School for the Deaf property. These maps were reviewed with the MPO staff. The MPO staff stated that the Future Roadway Map will be updated in August 2025. In the update, the connection from Ocate Road to Paseo del Sol will be along the northern side of the school. The extension of Hernandez Drive will terminate at Ocate Road and will not go through the Santa Fe Mobile Home Hacienda. Instead, other connections west of the Santa Fe Mobile Home Hacienda are possible. In any case, the Ocate Apartments do not impact any planned future roads.

Cerrillos Road / Ocate Road / CarMax Driveway is a two way stop controlled intersection. There are existing failures at the intersection of Cerillos Road / Ocate Road / The CarMax Driveway. On the Ocate Road and the CarMax leg of the intersection, the left / thru / right movement fails because of the left turn movement. The CarMax leg of the intersection also fails because of the left turn. There is a large open area in the median opening at the intersection on Cerillos Road which promotes a two stage crossing technique. The eastbound left turn onto Cerrillos Road is accomplished in two stages. The first stage is to find a gap in the southbound traffic and cross the three southbound lanes; then stop and wait for a gap in the northbound traffic to accomplish the left turn. The intersection was evaluated using the two stage approach, and the failures were not corrected .

Crash data was obtained from the NMDOT from 2016 to 2022. The crash data shows that in the seven-year period from 2016 to 2022, there were a total of 19 crashes at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway. The crashes per year vary from a high of 4 in 2016 to a low of 1 in 2018. There were no crashes that involved fatalities. Of the 19 crashes, 10 crashes involved another vehicle and 8 crashes with a description that was left blank and 1 crash that involved a parked car. The severity of injuries ranged from suspected serious injuries to no apparent injuries. It is significant to note the low volume of crashes considering the high volume of traffic on this six lane facility.

A warrant analysis was prepared for the existing conditions. The intersection meets the warrants for a traffic signal. According to Table 18.C-1 for a principal arterial with a speed limit of 45 MPH, the minimum spacing between signalized intersections is 2,640 feet. The signalized intersection of Cerrillos Road / Ocate Road / CarMax Driveway is located 2,230 feet from the upstream signal at Cerrillos Road / Jaguar Drive / Governor Miles Road intersection. The next signal downstream, is 800 feet to the intersection of Cerrillos Road / Las Soleras Drive / Tierra Contenta Drive. A traffic signal at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway does not meet the spacing requirements as presented in SAMM, Table 18.C-1, "Access Spacing Standards for Intersections and Driveways."

The intersection meets warrants for a traffic signal, but does not meet the spacing requirements. In order to correct the issue, the following options were considered:

1. Do nothing.

   The existing left turn fails, however, considering the volume of the traffic, crashes are relatively low. However, the "Do nothing" alternative is not feasible because of safety.

2. Close the left turn movements from Ocate Road and CarMax and provide indirect left turns.

   The Ocate Road leg of the intersection would be made into a right turn in / right turn out entrance. Indirect left turns on Cerrillos Road would need to be developed. There are several studies that show that indirect left turns are safer than direct left turns.

3. Construct a new traffic signal on Cerrillos Road / Ocate Road / CarMax Driveway intersection.

The intersection meets warrants; however, it does not meet spacing requirements. In order to build a signal, a progression study would be required to show that the new signal does not adversely affect bandwidth.

Since the City does not have a traffic model, it would require traffic counts at all intersections on Cerrillos Road from Beckner Road to Airport Road and development of a new traffic model. If it can be shown that the new signal will not adversely affect progression, then a signal could be constructed. A progression study and traffic signal are beyond the economic ability of this 84 unit affordable housing project. Such an effort would require Public Works to develop a project for a signal.

4. Build alternate roads to disperse traffic from Ocate Road.

The construction of Hernandez Road from Ocate Road to Tierra Contenta Drive would provide the needed relief for left turns on Ocate Road at the Cerrillos Road / Ocate Road / CarMax Driveway intersection. The existing Cerrillos Road / Tierra Contenta Drive / Las Soleras Drive and Cerrillos Road / Herrera Drive right turn signal could be used for left turns. The connection would be a direct route to the Nina Otero Community School, Capitol High School, the Cesar Chavez Elementary School, and NM 599. The connection would help to reduce traffic on Cerrillos Road. The Right of Way for the extension from Tierra Contenta Drive to Ocate Road has already been dedicated to the City. The roadway has been rough graded, and some utilities have been installed. With this alternative the right in and right out Ocate Road will still be required.

There may be other mechanisms to fund these road improvements. The Santa Fe Housing authority is pursuing funding from other sources.

The project is scheduled to be opened and occupied by 2027. The option to "Do Nothing" is not feasible. The 84 unit affordable apartment project does not have funding to study and construct a traffic signal. The 84 unit apartments do not have the funding to construct Hernandez Road.

It appears that the most reasonable solution for the 84 unit apartments is to close the left turn movements on Ocate Road and instead develop indirect left turns. This would be in place for the foreseeable future. It is assumed that the Hernandez Road extension would be constructed by 2037. This results in relief to the entire area road network that the intersection of Cerrillos Road / Ocate Road / The CarMax Driveway operates satisfactory, except for the north bound left which fails. This occurs at virtually every northbound left turn on Cerrillos Road. The failures occur because of the heavy southbound, three lanes of traffic. The Public Works Department should develop a policy to deal with these failures

TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
OCATE APARTMENTS
1111 OCATE ROAD
SANTA FE, NEW MEXICO

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TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
OCATE APARTMENTS
1111 OCATE ROAD
SANTA FE, NEW MEXICO

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TRAFFIC IMPACT ANALYSIS
FOR
DEVELOPMENT PLAN APPROVAL
OCATE APARTMENTS
1111 OCATE ROAD
SANTA FE, NEW MEXICO

I. INTRODUCTION

A. Purpose

The Santa Fe Housing Authority is proposing to develop 84 residential apartments to be located on 1111 Ocate Road, Santa Fe, NM. The project is to be located on a 5.64 + acre, mostly vacant site on the north side of Ocate Road. Access to the site is via Ocate Road.

The purpose of this report is to examine the existing traffic conditions, to estimate the traffic generated by the proposed development, to determine the impact of the development on the existing roadway infrastructure and to provide recommendations for improvements to meet City of Santa Fe requirements. This report has been prepared in accordance with the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM).

A scoping meeting was held with representatives from the Public Works department of the City of Santa Fe, Wilson, and Company (City Traffic Engineering Consultant), Liaison Planning, and Santa Fe Engineering Consultants LLC on March 13, 2024. The scope of the project is to focus on the intersection of Cerrillos Road / Ocate Road / CarMax Driveway and the site access driveways on Ocate Road.

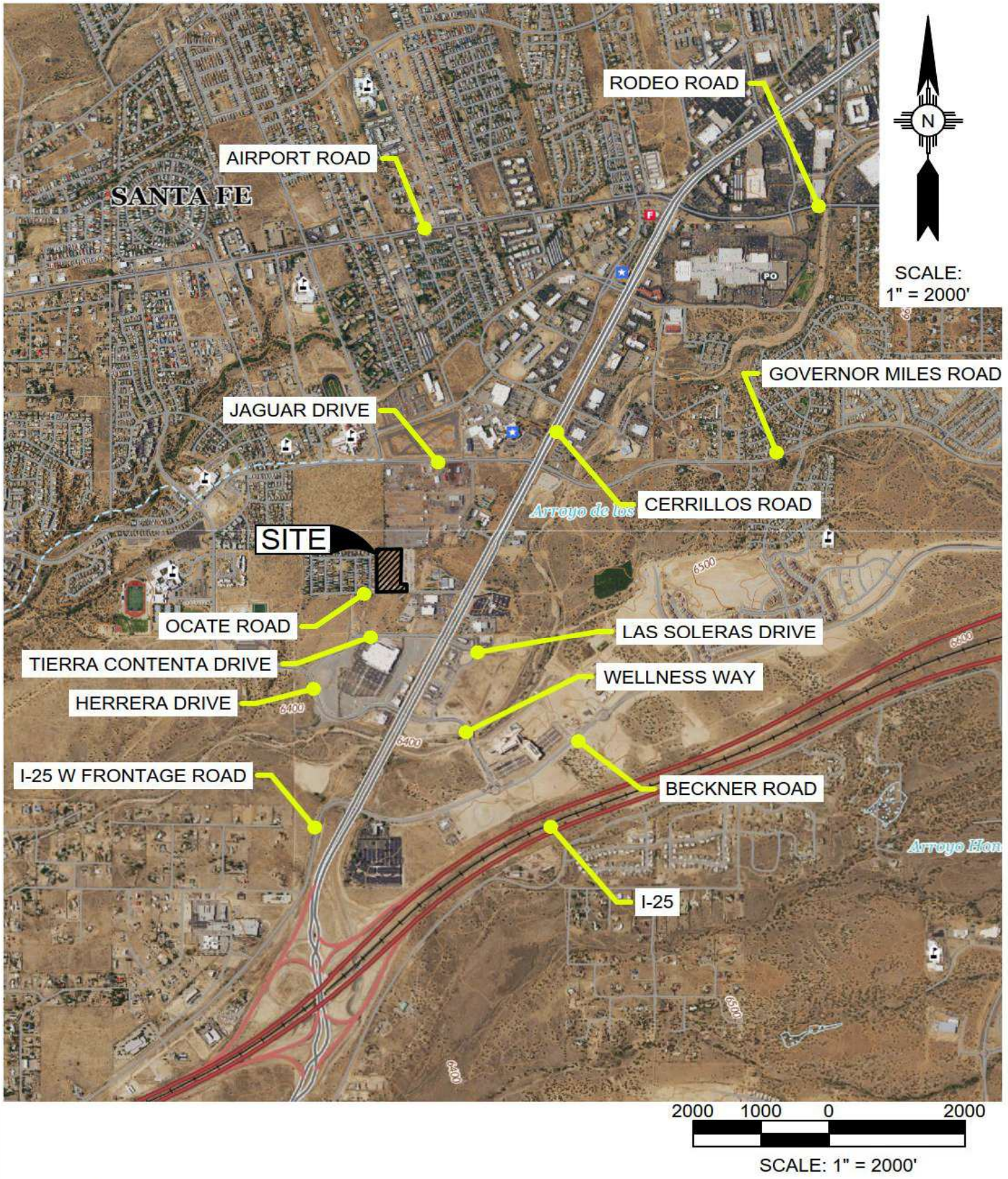
An Early Neighborhood Notification (ENN) Meeting was conducted on April 16, 2024. No traffic concerns were discussed at the ENN meeting.

B. Project Location

The project is located within the City of Santa Fe in Section 18, Township 16 North, Range 9 East, N.M.P.M. The coordinates are Latitude 35°37'24" North and Longitude 106°01'54" West.

C. Vicinity Map

The Vicinity Map is presented in Figure 1.



REFERENCE:
U.S.G.S. QUADRANGLE MAPS ENTITLED "AGUA FRIA, NM" AND "TURQUOISE HILL, NM" ALL DATED 2020

VICINITY MAP
FIGURE 1

II. DESCRIPTION OF PROPOSED DEVELOPMENT

A. Land Use and Intensity

The site is currently mostly vacant. There are several small vacant buildings on the south side of the parcel that will be demolished. The legal lot of record is presented in Figure 2. The proposed Ocate Road Apartments project will consist of 84 apartments. The Apartments are a mix of apartment types as presented in Tables 1 and 2. This is a 100% affordable, "work force" housing project.

TABLE 1
OCATE APPARTMENTS
APARTMENT MIX SUMMARY

Description	Dwelling Units (DU)
1 Bedroom Unit	16
2 Bedroom Unit	53
3 Bedroom Unit	15
Total	**84**

TABLE 2
OCATE APPARTMENTS
APARTMENT MIX SUMMARY

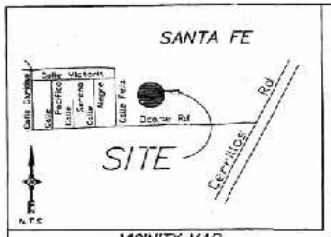
Description	Dwelling Units (DU)
Building A	33
Building B	27
Building C	24
Total	**84**

B. Phasing and Timing

The Ocate Road Apartments project will be completed in one phase. It is anticipated that construction will begin in 2025 and be fully developed and occupied by the year 2027. The Implementation Year is 2027. The project is not phased, therefore as per SAMM the Horizon Year is 2037.

LOT LINE ADJUSTMENT
OF
LOT A-2 & LOT A-1
SECTION 18, T.16N., R.09E., N.M.P.M.
CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO

854 15



VICINITY MAP



SCALE: 1"=50'

PUBLIC UTILITY EASEMENTS (PUE)

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM): FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

NEW MEXICO GAS COMPANY (NMGC): FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SAPLINGS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH ABOVE. NO BUILDING, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PNM & NMGC DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT HAVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESIGNATED AND SHOWN ON THIS PLAT.

DEDICATION / AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER HAS CAUSED THE FOREGOING LOT LINE ADJUSTMENT OF LAND AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE SAID OWNER. EASEMENTS ARE HEREBY GRANT FOR ALL EXISTING UTILITIES. THESE LAND LIE WITH IN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

BOYS & GIRLS CLUB - (REPRESENTATIVE)

OFFICIAL SEAL
Victoria M. Dalton
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/23/23

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

ON THIS 28 DAY OF August, 2019, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) SIGNED NAME(S) ABOVE.

NOTARY PUBLIC

LEGEND

- ● EXISTING IRON
- ○ CAPPED REBAR SET THIS SURVEY.
- ⊕ MONUMENT FOUND AS NOTED
- ⊕ CITY OF SANTA FE MONUMENT.
- (W) WATER METER
- (G) GAS METER
- (E) ELECTRIC METER
- → EXISTING OVERHEAD UT. LINE WITH POWER POLE

REFERENCE AND BASIS OF BEARINGS:

PLAT OF SURVEY ENTITLED "SUMMARY REVIEW LAND DIVISION PLAT PREPARED FOR SANTA FE BOYS AND GIRLS CLUB, INC. OF REMAINDER PORTION OF TRACT "A" CITY AND COUNTY OF SANTA FE, NEW MEXICO", PREPARED BY JEFF L. LUSSIER, N.S. 13604, DATED 1/30/2018 RECORDED IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 841 AT PAGE 25.

BEARINGS AND DISTANCES IN PARENTHESIS FROM ABOVE MENTIONED PLAT OF SURVEY.

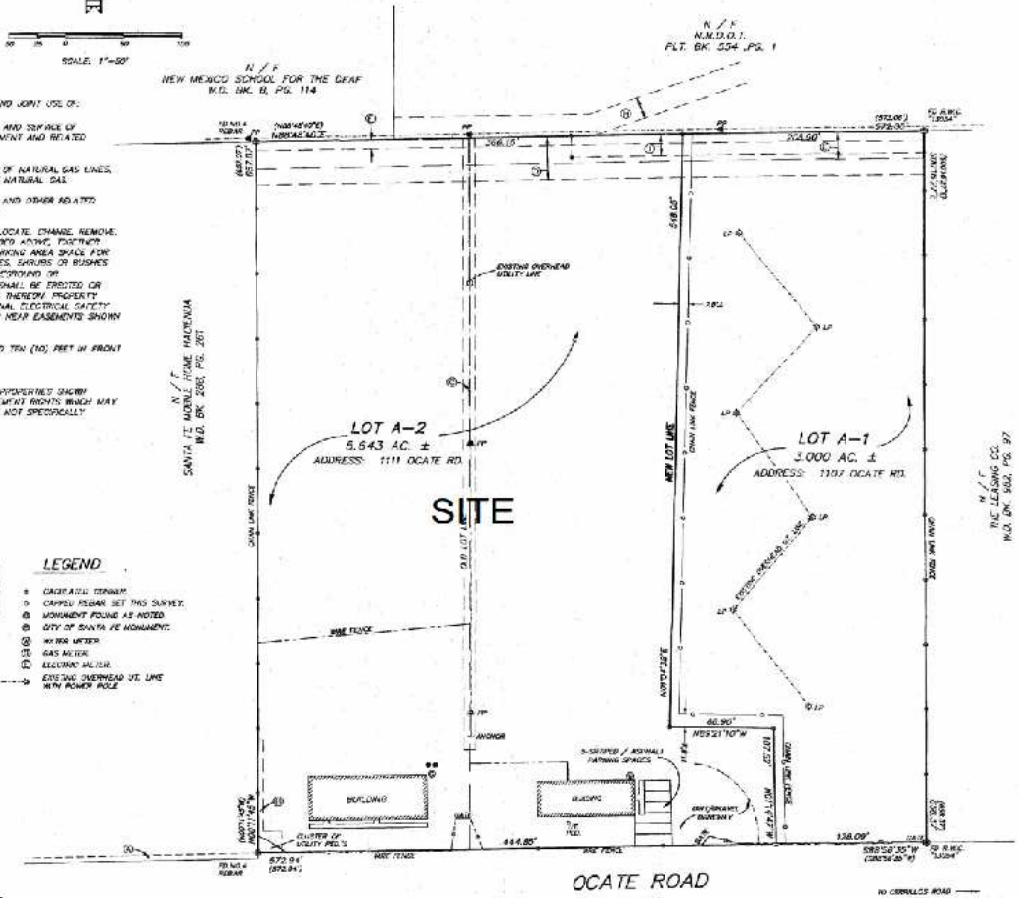
SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY SUPERVISION ON AUGUST 1, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

8/28/19
LORENZO D. DOMINGUEZ DATE
P.S. 10948

STATE OF NEW MEXICO
10948
LORENZO E. DOMINGUEZ

EAST MOUNTAIN SURVEYING CO.
P.O. BOX 7007
MORIARTY, NM 87035
(505) 450-0087



NOTES:

THE SURVEY SHOWN IS BASED ON THE HEREON REFERENCED DOCUMENTS. SURVEYOR HAS MADE NO ATTEMPT IN A TITLE SEARCH.

THIS TRACT OR PARCEL OF LAND MAY BE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES & UNDERGROUND DEBRIS THAT ARE NOT CENTERED HEREON.

THESE TRACTS OR PARCELS OF LAND AS SHOWN HEREON ARE SUBJECT TO ALL NOTES & CONDITIONS OF PRIOR SURVEYS APPROVED BY THE THE CITY OF SANTA FE LANDUSE DEPARTMENT.

EASEMENTS:

- (A) EXISTING 8' WIDE R.O.W. ESMT. PLT. BK. 841, PG. 25
- (B) EXISTING PUBLIC UTILITY ESMT. PLT. BK. 841, PG. 25
- (C) EXISTING 10' WIDE UTILITY ESMT. PLT. BK. 841, PG. 25
- (D) EXISTING 40' WIDE ROADWAY ESMT. PLT. BK. 841, PG. 25
- (E) EXISTING 25' WIDE ROAD RESERVATION. PLT. BK. 841, PG. 25
- (F) EXISTING 8.5' WIDE UTILITY ESMT. PLT. BK. 841, PG. 25
- (G) EXISTING 20' WIDE SANITARY SEWER ESMT. PLT. BK. 841, PG. 25
- (H) EXISTING 20' WIDE PRIVATE SANITARY SEWER ESMT. PLT. BK. 841, PG. 25

CITY OF SANTA FE APPROVAL:

Lucas B. Peterson PE, CFM — 9/5/19
CITY ENGINEER FOR LAND USE — DATE

Noah Berke — 9/5/19
CITY PLANNER — DATE

NOTES & CONDITIONS:

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY FOR LOT A-1 & LOT A-2 WHEN THE PROPERTY IS BEING DEVELOPED OR IMPROVED PRIOR TO THE DEVELOPMENT OF IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

AN AGREEMENT FOR METERED SERVICE (AMS) FROM CITY WATER DIVISION WILL BE REQUIRED TO INSTALL NEW SERVICES.

AT THE DEVELOPMENT STAGE, THE LOT SPLIT AT 1107/1111 OCATE ROAD SHALL COMPLY WITH ALL APPLICABLE STANDARDS FOR DESIGN & DEVELOPMENT AND THEIR INTERMIXTURE OF SAID LOT(S) AS DETERMINED WITHIN THE CITY OF SANTA FE CITY CODE. ALL SITE DESIGN SHALL INCLUDE LANDSCAPING, WATER CONSERVATION, STORM WATER & OPEN SPACE MANAGEMENT AND ALL OTHER APPLICABLE REQUIREMENTS AND STANDARDS FOR BUILDING AND DEVELOPMENT WITHIN THE THE CITY OF SANTA FE.

FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING OR ANY NEW CONSTRUCTION (IFC 2009 SECTION 503.1.1).

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B).

SHALL COMPLY WITH SECTION D102.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS AS PER IFC OR INEMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE D103.4).

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDER AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN (FC2009 SECTION 503.2.1).

SHALL COMPLY WITH IFC 2009 SECTION D103.6 FIRE APPARATUS ACCESS ROADS GATES (LOTS A-1 AND A-2).

SHALL MEET THE IFC CODE REQUIREMENTS 2009 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

WASTEWATER UTILITY EXPANSION CHARGES (UEC) FOR EACH LOT SHALL BE DUE AT TIME OF BUILDING PERMIT APPLICATION.

SIDEWALKS MUST BE CONSTRUCTED ALONG OCATE ROAD AND INCLUDED IN THE PROPOSED WORK WHEN A PERMIT IS ISSUED FOR ANY WORK ON EITHER LOT.

ACCORDING TO FEMA FIRM PANELS No. 350420 0008B & 350420 0503E, THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. EFFECTIVE DATE OF 12/6/12.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES INCLUDING SEPARATE METER SERVICE ACCOUNTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DEFINED IN THE LAND DEVELOPMENT CODE.

STORMWATER AGREEMENT: STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES. THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS. THE CITY HAS THE RIGHT IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND INSPECT FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO FINE THE PROPERTY FOR BOTH DIRECT AND INDIRECT COST ASSOCIATED WITH SAID WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) ARTHUR AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, REMAINS WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS AND ASSIGNS.

COUNTY TREASURER — Sept 3, '19 — DATE

Instr# 1816045
COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 5th DAY OF September A.D. 20 19 AT 3:46 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 854 PAGE 15 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

FIGURE 2

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): SANTA FE BOYS & GIRLS CLUB, INC.
RECORDED DOCUMENT(S): PLT. BK. 841, PG. 25
SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 18, T.16N., R.09E., N.M.P.M.
LAND GRANT(S): N/A
UPC #: 1-049-094-170-481
PROJECT NO.: B&G CLUB-2019

C. Zoning

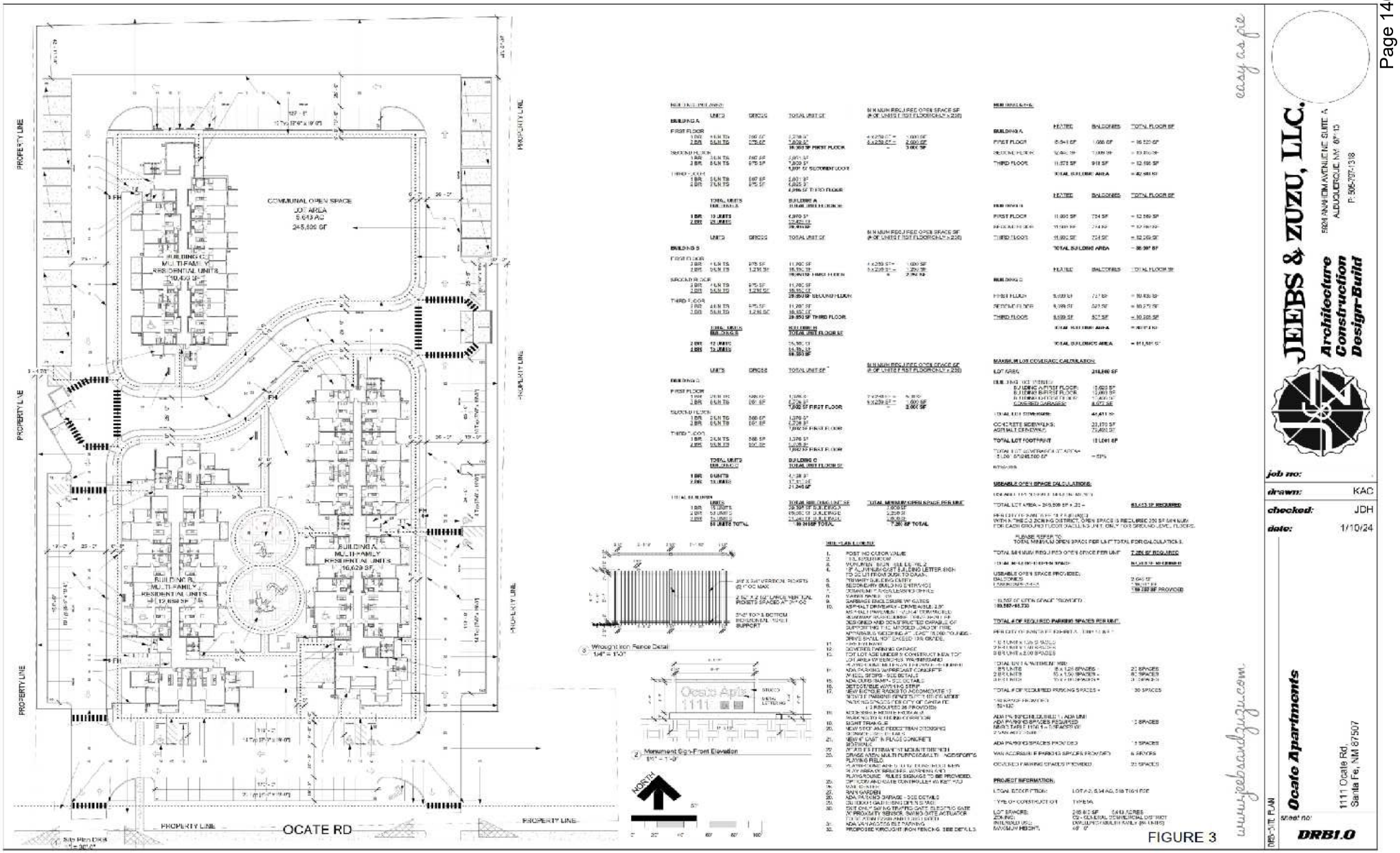
The site is zoned C-2. Multi-Family housing is an allowable use in a C-2 zone.

D. Access Points

Access to the site is provided by two driveways via Ocate Road. Two driveways are proposed to meet the fire code.

E. Site Plan

The Development Plan is presented in Figure 3.


PROPERTY LINE
COMMUNAL OPEN SPACE
LOT AREA
5.643 AC
245,809 SF
BUILDING C
MULTI-FAMILY
RESIDENTIAL UNITS
BUILDING A
MULTI-FAMILY
RESIDENTIAL UNITS
BUILDING B
MULTI-FAMILY
RESIDENTIAL UNITS
OCATE RD
PROPERTY LINE
Wrought Iron Fence Detail
Monument Sign-Front Elevation
NORTH
JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build
Ocate Apartments
1111 Ocate Rd.
Santa Fe, NM 87507
job no:
drawn: KAC
checked: JDH
date: 1/10/24
sheet no:
DRB1.0
FIGURE 3

III. STUDY AREA CONDITIONS

A. Study Area

The Existing Roadway Network Map is presented in Figure 4. Based upon the scoping meeting, the study area consists of the following intersections:

- Cerrillos Road / Ocate Road / CarMax Driveway
- Ocate Road / Proposed Driveways into the Ocate Apartments

B. Existing Land Use

The site is mostly vacant land with several small vacant commercial buildings, which will be demolished. The property is almost rectangular in shape, roughly 657 feet x 445 feet wide. There is an existing overhead electric utility easement which roughly bisects the property. The north side of the parcel is encumbered by a 40 foot and 25 foot wide roadway easement and a 20 foot wide, water and sanitary sewer easement.

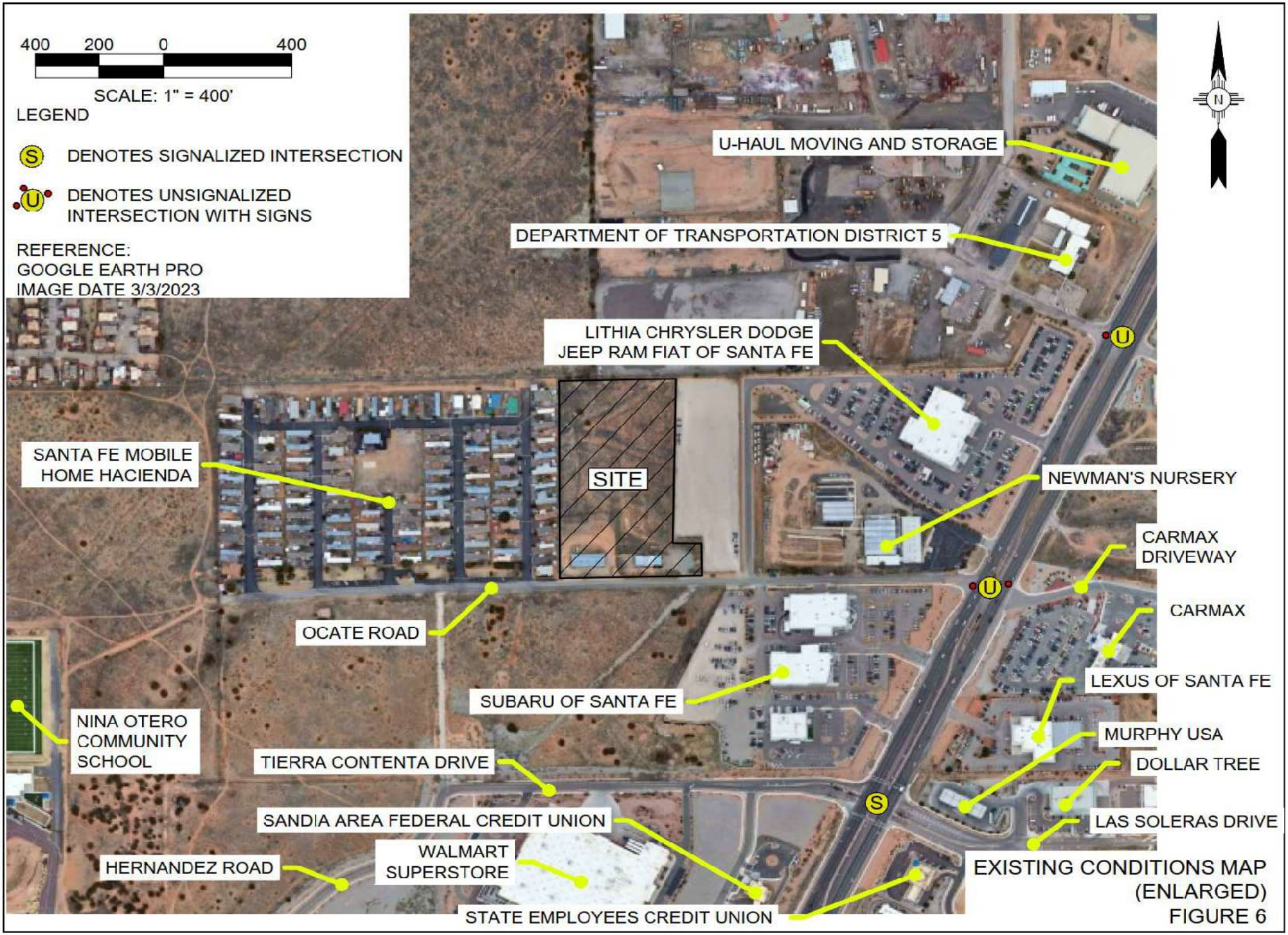
The existing land uses in the immediate area include the Santa Fe Mobile Home Hacienda, on the west; vacant land to the north (New Mexico School for the Deaf and NMDOT property); a parking lot for the Honda / Subaru Dealership and Newman's Nursery on the east: and on the south by Ocate Road Right of Way (ROW) and vacant land (owned by the Hernandez family) that has been zoned R-21 (apartments), I-1 Light Industrial, and C-2 General Commercial. Other uses in the area include Wal-Mart, Nina Otero Community Elementary School, Capital High School, Cesar Chavez Elementary School and NMDOT District 5 Headquarters.

The Existing Conditions Map is presented in Figure 5. An enlarged view of the Existing Conditions map is presented in Figure 6. It should be noted that the future extension of Hernandez Road has already been graded for the construction of utilities. It is anticipated that this road will be constructed when the Hernandez property is developed.


LEGEND
DENOTES SIGNALIZED INTERSECTION
DENOTES UNSIGNALIZED INTERSECTION WITH SIGNS
DENOTES ROUNDABOUT
CAMINO ENTRADA
AIRPORT ROAD
SOUTH MEADOWS ROAD
N
CRISTO'S ROAD
PASEO DEL SOL
JAGUAR DRIVE
CERRILLOS ROAD
GOVERNOR MILES ROAD
SITE
CARMAX DRIVEWAY
TIERRA CONTENTA DRIVE
OCATE ROAD
LAS SOLERAS DRIVE
HERNANDEZ ROAD
WELLNESS WAY
HERRERA DRIVE
I-25
I-25 FRONTAGE ROAD
BECKNER ROAD
1000 500 0 1000
SCALE: 1" = 1000'
REFERENCE: GOOGLE EARTH PRO IMAGE DATE 3/3/2023
EXISTING ROAD NETWORK
FIGURE 4



EXISTING CONDITIONS MAP
FIGURE 5



EXISTING CONDITIONS MAP
(ENLARGED)
FIGURE 6

C. Other Known Development Activity

There are no known developments in the area that are currently seeking City approvals. The Tierra Contenta development is located around much of the periphery of the Ocate Apartments. The vacant land to the south is owned by the Hernandez Family and is part of the Tierra Contenta development. The New Mexico School for the Deaf property is also part of Tierra Contenta. The Hernandez properties are zoned R-21 (apartments), I-1 Light Industrial, and C-2 General Commercial. The New Mexico School for the Deaf is Zoned PRC- Planned Community. They are likely be developed at some time in the future. However, it is not known when or what actual development may occur.

D. Existing Roadway System Characteristics

The Ocate Apartments impact Ocate Road and Cerrillos Road. The existing road network is presented in Figure 4.

1. Ocate Road

Ocate Road is a road that is in transition. For decades Ocate Road has been the access to the Santa Fe Mobile Home Hacienda. It is shown in the Google Earth Historical Imagery, in their earliest image (1985), it is believed to have been developed in the 1970's. Ocate Road was a rural road. In about 2015, the Honda / Subaru dealership was constructed. The Honda development constructed curb and gutter, landscaping, and sidewalk improvements on their (south side) of Ocate Road. The remainder of the road is rural road with one 11-foot wide lane in each direction, no bicycle lanes, curb and gutter, or sidewalk. The posted speed limit on Ocate Road in the vicinity of the project is 25 MPH. The intersection geometrics are presented in Figure 7.

Ocate Road is unclassified, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on March 27, 2014. Functionally Ocate Road acts as a minor collector. According to the SFCC 14-9.2, based upon the ADT it would be Classified as a collector.



NOTE: DIMENSIONS SHOWN ARE NOT SURVEYED.
THEY WERE OBTAINED BY QUICK MEASUREMENTS MADE IN THE FIELD USING TAPE MEASURE AND MEASURING WHEEL. THE DIMENSIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED FOR ACCURACY.

REFERENCE:
GOOGLE EARTH PRO IMAGE DATE 3-3-2023

INTERSECTION GEOMETRICS
OCATE ROAD
/SITE DRIVEWAYS
FIGURE 7

This typical section would consist of two 10-foot lanes, 4-foot-wide bicycle lanes, curb and gutter along with a 5-foot-wide landscape buffer, with a 5-foot-wide sidewalk.

2. Cerrillos Road

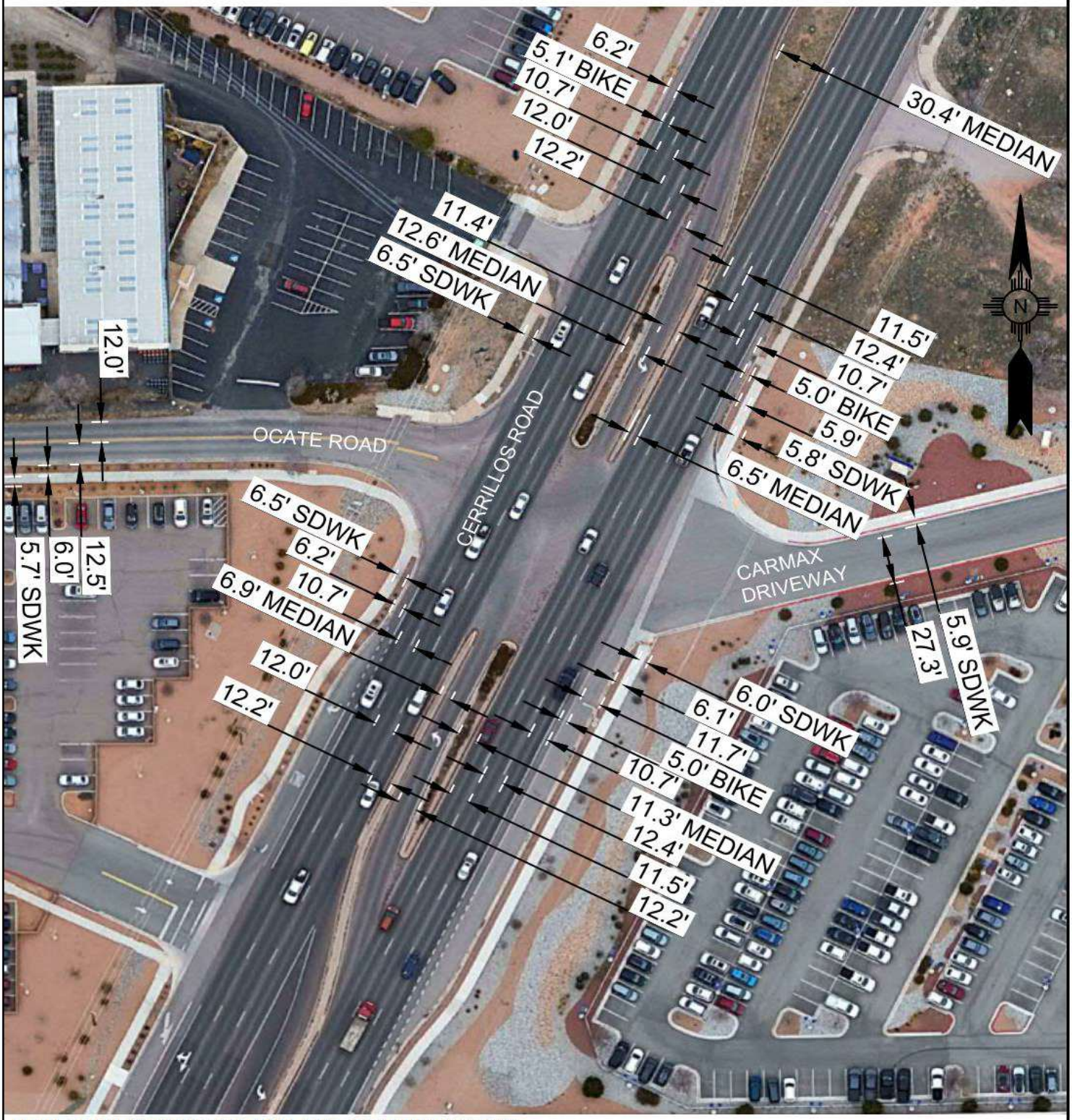
Cerrillos Road is classified as an urban principal arterial, according to the "Recommended Changes to the Function Classification of Roadways in the Santa Fe MPO Planning Area," approved by the Santa Fe MPO Transportation Policy Board on August 27, 2015. This portion of Cerrillos Road consists of a six lane, divided, two-way, multilane urban highway. The roadway includes raised medians, curb and gutter, and sidewalks. The posted speed limit on Cerrillos Road in the vicinity of Ocate Road is 45 MPH.

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway is an unsignalized, two ways stop controlled intersection with stop control on Ocate Road and on the CarMax driveway. Left turn storage bays are provided on Cerrillos Road. The northbound left turn lane is approximately 225 feet long. The southbound left turn lane into CarMax is approximately 215 feet long. There is no southbound right turn deceleration lane into Ocate Road. A northbound right turn lane into the CarMax driveway is provided with a 225-foot-long deceleration lane. The intersection geometrics are presented in Figure 8.

3. Pedestrian Survey

A Pedestrian Walkability Survey was performed. The survey includes photos and is presented in Appendix C. The survey was developed by the National Highway Traffic Safety Administration. According to the rating system, this neighborhood is "A disaster for walking."

It is crucial to note that New Mexico has had the highest pedestrian crash rates per capita in the United States, for the past seven years in a row. This is an existing problem which requires additional infrastructure to add sidewalks, pedestrian crossing, and trails. This is especially important with the close proximity to the Nina Otero Community School, Capitol High School, and the Cesar Chavez Elementary School. The necessary infrastructure is dependent on the development of the Hernandez Family property.



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REFERENCE:
GOOGLE EARTH PRO IMAGE DATE 3-3-2023

INTERSECTION GEOMETRICS
CERRILLOS ROAD
/OCATE ROAD
/DRIVEWAY
FIGURE 8

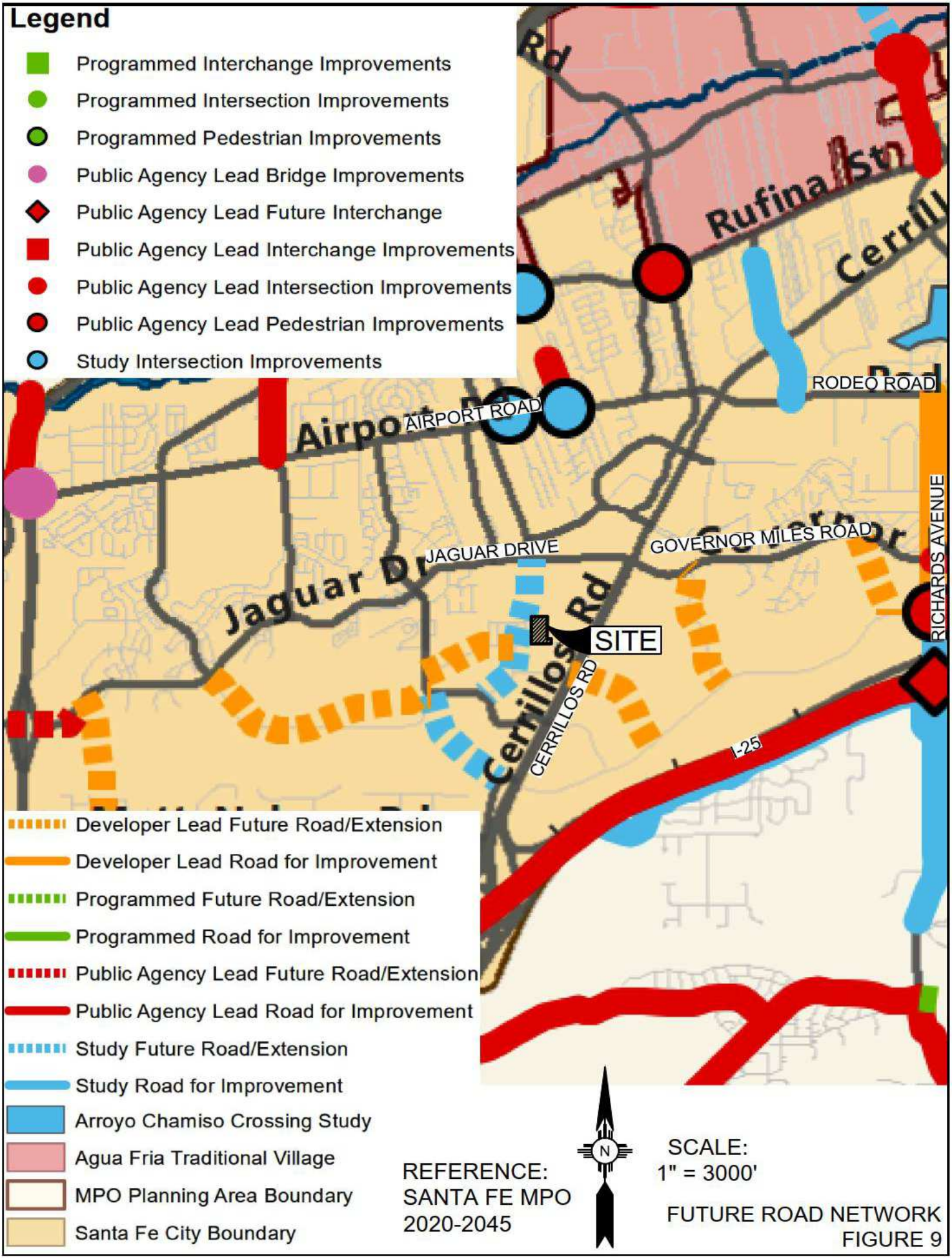
E. Programmed Transportation Improvements

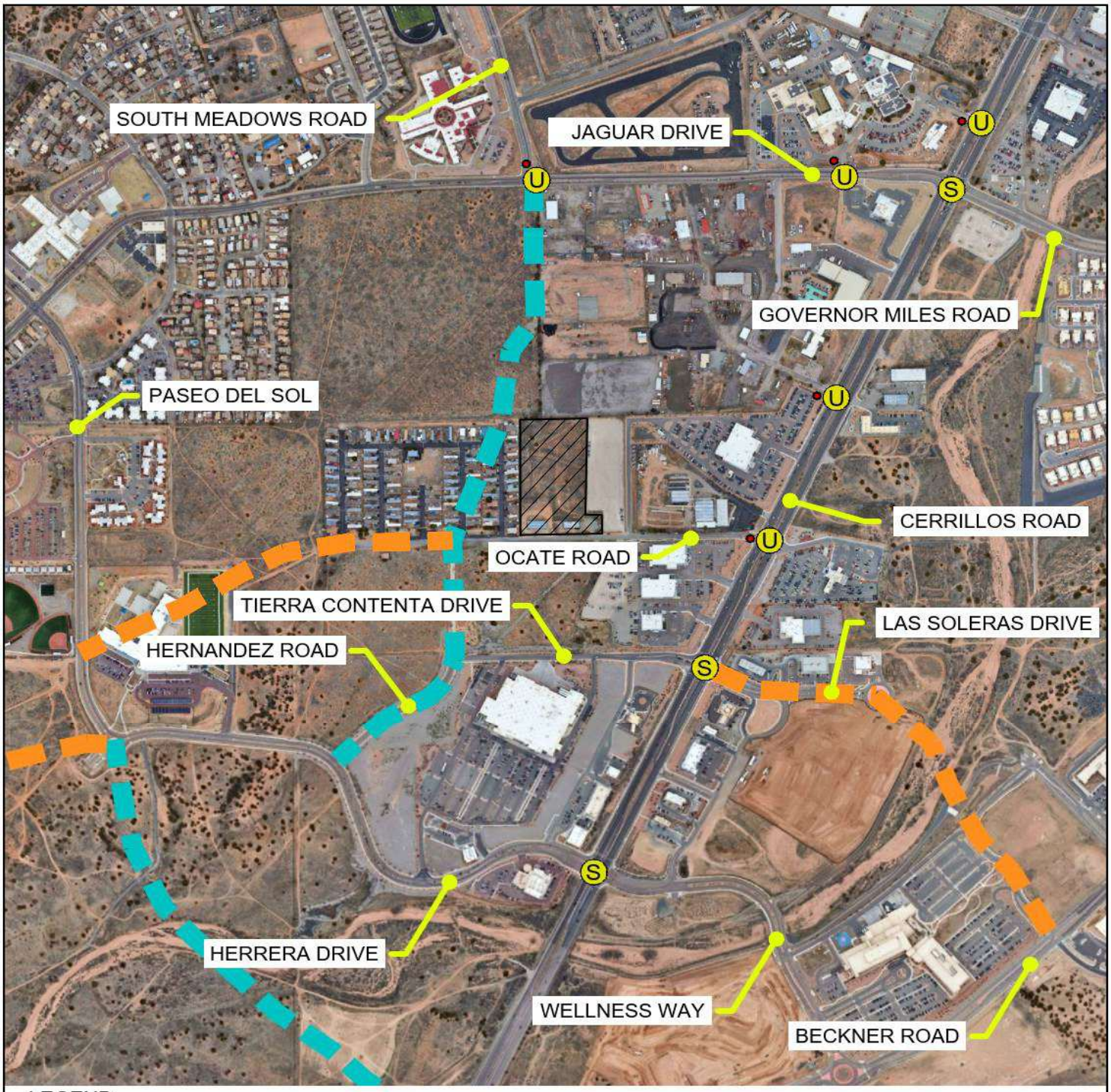
The Santa Fe Metropolitan Planning Organization (MPO) Future Roadway Network Map is presented in Figure 9. The map shows several future roadways in the area that may impact the site. The plan shows the alignment of Herrera Drive and Jaguar Drive, but does not show Las Soleras Drive / Ocate Road, Ocate Road or the portion of Hernandez Road that was constructed as part of the Walmart Project. In order to better understand the map, it was superimposed on a Google Earth image. The image is presented in Figure 10.

The map shows a developer lead road extension of Ocate Road to Tierra Contenta Drive; however, it shows an alignment through the Nina Otero Community School. It also shows a study for a future road intersection through the Santa Fe Mobile Home Hacienda, and through the New Mexico School for the Deaf property. These maps were reviewed with the MPO staff. The MPO staff stated that the Future Roadway Map will be updated in August 2025. In the update, the connection from Ocate Road to Paseo del Sol will be along the northern side of the school. The extension of Hernandez Drive will terminate at Ocate Road and will not go through the Santa Fe Mobile Home Hacienda. Instead, other connections west of the Santa Fe Mobile Home Hacienda are possible. In any case, the Ocate Apartments do not impact any planned future roads.

F. Alternative Travel Modes

Bus service is provided on Cerrillos Road. However, for conservative analysis for this report, there will be no reduction or adjustment of trip generation numbers due to alternative modes of travel.


Legend
Programmed Interchange Improvements
Programmed Intersection Improvements
Programmed Pedestrian Improvements
Public Agency Lead Bridge Improvements
Public Agency Lead Future Interchange
Public Agency Lead Interchange Improvements
Public Agency Lead Intersection Improvements
Public Agency Lead Pedestrian Improvements
Study Intersection Improvements
AIRPORT ROAD
RODEO ROAD
JAGUAR DRIVE
GOVERNOR MILES ROAD
RICHARDS AVENUE
CERRILLOS RD
I-25
SITE
Developer Lead Future Road/Extension
Developer Lead Road for Improvement
Programmed Future Road/Extension
Programmed Road for Improvement
Public Agency Lead Future Road/Extension
Public Agency Lead Road for Improvement
Study Future Road/Extension
Study Road for Improvement
Arroyo Chamiso Crossing Study
Agua Fria Traditional Village
MPO Planning Area Boundary
Santa Fe City Boundary
N
REFERENCE:
SANTA FE MPO
2020-2045
SCALE:
1" = 3000'
FUTURE ROAD NETWORK
FIGURE 9



LEGEND

STUDY FUTURE ROAD/EXTENSION

DEVELOPER LEAD FUTURE ROAD/EXTENSION

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

N

800 400 0 800

SCALE: 1" = 800'

FUTURE ROAD NETWORK
(ENLARGED)
FIGURE 10

IV. ANALYSIS OF EXISTING CONDITIONS

A. Daily Peak Hour Traffic Volumes

Traffic counts were conducted to sample typical background traffic for the existing condition. The traffic counts were performed on Tuesday, May 21, 2024, between 7:30AM and 5:30 PM. Tabulated traffic counts are presented in Appendix A. Existing traffic volumes are presented in Figure 11.

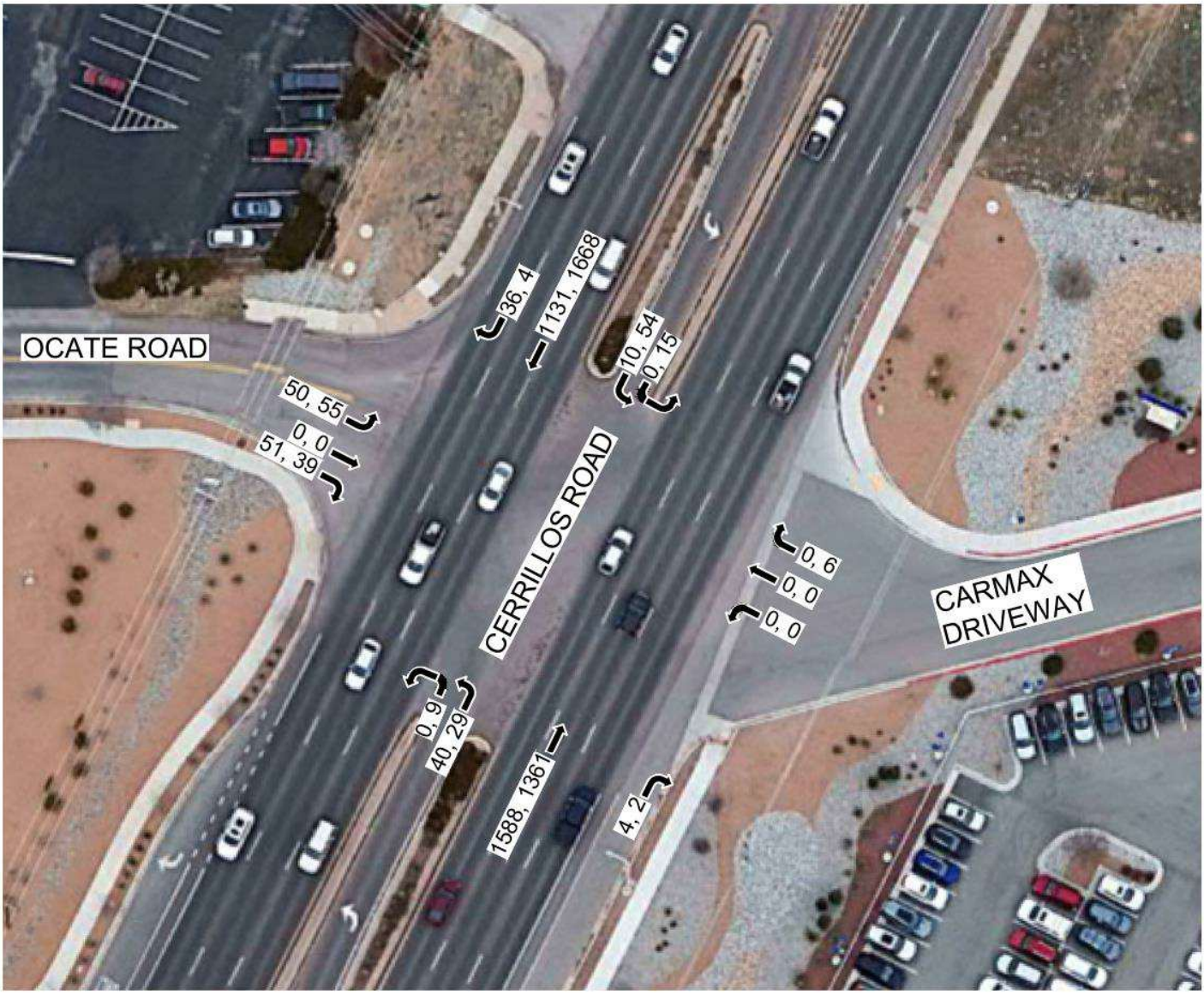
B. Level of Service Criteria

According to Table 15.C-1, "Minimum Acceptable Level of Service Standards," of the State Access Management Manual, the minimum acceptable level of service is D for urban principal arterials, urban major arterials, and urban collectors at signalized and unsignalized intersections. A level of service F shall not be accepted for individual movements.

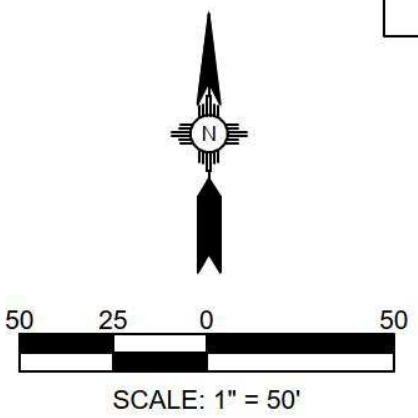
C. Existing Level of Service

The Cerrillos Road Traffic signals are on a coordinated, interconnected system. The City of Santa Fe Public Works Staff has indicated that the city does not have a traffic model for Cerillos Road. In addition, the Public Works Staff is developing a new timing plan for Cerrillos Road using "alternative techniques," rather than modeling. Data that was available from the city is presented in Appendix B, Pertinent Data.

The existing capacity of the intersections of Cerrillos Road / Ocate Road / CarMax Driveway was calculated using Highway Capacity Software 2023, Version 8.3. The existing conditions capacity calculations were performed using the site-specific traffic counts and the HCS two way stop control module during the AM and PM. There were zero cars making the westbound left turn from the CarMax driveway. In order to obtain a LOS calculation one car was added making the westbound left turn. HCS Capacity reports are presented in Appendix D and are summarized in Table 3.



PEAK HOURS FOR TRAFFIC COUNT DATED May 21, 2024 (Tuesday)	
AM	PM
7:30 AM to 8:30 AM	4:30 PM to 5:30 PM



LEGEND

DENOTES PEAK HOUR TRAFFIC VOLUME AM, PM — 11, 23

DENOTES MOVEMENT — ←

EXISTING TRAFFIC VOLUMES
CERRILLOS ROAD
/OCATE ROAD
/DRIVEWAY
FIGURE 11

TABLE 3 SUMMARY OF LEVELS OF SERVICE EXISTING CONDITIONS 2024						
Movement	**AM Peak Hour**			**PM Peak Hour**		
	95% Queue (Ft)	**Delay (Veh/sec)**	**LOS**	**95% Queue (Ft)**	**Delay (Veh/sec)**	**LOS**
Cerrillos Road/ Ocate Road						
Eastbound Left / Thru / Right	83.2	47.2	E	289.8	959.2	F
Westbound Left / Thru / Right	2.5	59.7	F	2.5	20.1	C
Northbound Left	15.1	20.7	C	25.2	34.8	D
Northbound Thru	N/D	3.1	A	N/D	8.4	A
Southbound Left	5.0	29.4	D	32.8	26.4	D
Southbound Thru	N/D	2.0	A	N/D	7.6	A

N/D indicates no data.

There are existing failures, on the Ocate Road and the CarMax leg of the intersection. The left / thru / right movement fails because of the left turn movement. The CarMax leg of the intersection also fails because of the left turn.

There is a large open area in the median opening at the intersection on Cerrillos Road which promotes a two stage crossing technique. The eastbound left turn onto Cerrillos Road is accomplished in two stages. The first stage is to find a gap in the southbound traffic and cross the three southbound lanes; then stop and wait for a gap in the northbound traffic to accomplish the left turn. The intersection was evaluated using the two stage approach. HCS Capacity reports are presented in Appendix D and are summarized in Tables 4 and 5.

TABLE 4 SUMMARY OF LEVELS OF SERVICE EXISTING CONDITIONS 2024 – STAGE 1						
Movement	**AM Peak Hour**			**PM Peak Hour**		
	95% Queue (Ft)	**Delay (Veh/sec)**	**LOS**	**95% Queue (Ft)**	**Delay (Veh/sec)**	**LOS**
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	75.6	42.4	E	257.0	601.6	F
Westbound Left / Thru / Right	0.0	11.3	B	0.0	9.8	A
Northbound Left	15.1	20.7	C	25.2	34.8	D
Northbound Thru	N/D	0.0	A	N/D	0.0	A
Southbound Left	0.0	8.1	A	5.0	8.1	A
Southbound Thru	N/D	0.1	A	N/D	0.5	A

TABLE 5 SUMMARY OF LEVELS OF SERVICE EXISTING CONDITIONS 2024 – STAGE 2						
Movement	**AM Peak Hour**			**PM Peak Hour**		
	95% Queue (Ft)	**Delay (Veh/sec)**	**LOS**	**95% Queue (Ft)**	**Delay (Veh/sec)**	**LOS**
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	20.2	14.0	B	25.2	16.3	C
Westbound Left / Thru / Right	2.5	52.5	F	2.5	18.4	C
Northbound Left	2.5	8.2	A	2.5	8.1	A
Northbound Thru	N/D	0.3	A	N/D	0.3	A
Southbound Left	5.0	29.4	D	32.8	26.4	D
Southbound Thru	N/D	0.0	A	N/D	0.0	A

There is still an existing failure, on the Ocate Road leg of the intersection. The left / thru / right movement fails because of the left turn movement.

D. Safety Analysis

Crash data was obtained from the NMDOT for the years 2016 through 2022. The data is provided in Appendix B.

1. Cerrillos Road / Ocate Road / CarMax Driveway

The crash data is summarized in Figure 12. The crash data shows that in the seven-year period from 2016 to 2022, there were a total of 19 crashes at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway.

The crashes per year vary from a high of 4 in 2016 to a low of 1 in 2018. There were no crashes that involved fatalities. Of the 19 crashes, 10 crashes involved another vehicle and 8 crashes with a description that was left blank and 1 crash that involved a parked car. The severity of injuries ranged from suspected serious injuries to no apparent injuries.

It is significant to note the low volume of crashes considering the high volume of traffic on this six lane facility.

E. Warrant Analysis

Cerrillos Road / Ocate Road / CarMax Driveway is a two way stop controlled intersection. A warrant analysis was prepared for the existing conditions. The warrant analysis is presented in Appendix D. The intersection meets the warrants for a traffic signal.

CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND OCATE ROAD AND DRIVEWAY, 2016 - 2022

FIGURE 1: CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND OCATE ROAD AND DRIVEWAY, 2016 - 2022

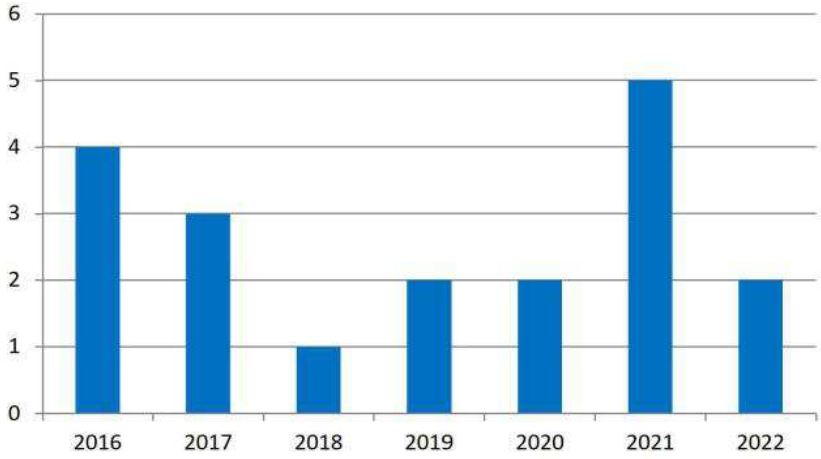


TABLE 1: CRASHES NEAR THE INTERSECTION OF CERRILLOS ROAD AND OCATE ROAD AND DRIVEWAY, 2016 - 2022

	FATAL CRASHES		INJURY CRASHES		PROPERTY DAMAGE ONLY CRASHES		TOTAL CRASHES	
YEAR	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
2016	0	0.0%	2	22.2%	2	20.0%	4	21.1%
2017	0	0.0%	0	0.0%	3	30.0%	3	15.8%
2018	0	0.0%	0	0.0%	1	10.0%	1	5.3%
2019	0	0.0%	0	0.0%	2	20.0%	2	10.5%
2020	0	0.0%	2	22.2%	0	0.0%	2	10.5%
2021	0	0.0%	4	44.4%	1	10.0%	5	26.3%
2022	0	0.0%	1	11.1%	1	10.0%	2	10.5%
GRAND TOTAL	0	0.0%	9	100.0%	10	100.0%	19	100.0%

SOURCE: NMDOT CRASH DATABASE AS OF MAY 20, 2024

NMDOT CRASH DATA
FIGURE 12

According to Table 18.C-1 for a principal arterial wall a speed limit of 45 MPH the minimum spacing between signalized intersections is 2,640 feet.

The signalized intersection of Cerrillos Road / Ocate Road / CarMax Driveway is located 2,230 feet from the upstream signal at Cerrillos Road / Jaguar Drive / Governor Miles Road intersection. The next signal downstream, is 800 feet to the intersection of Cerrillos Road / Las Soleras Drive / Tierra Contenta Drive. A traffic signal at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway does not meet the spacing requirements as presented in SAMM, Table 18.C-1, "Access Spacing Standards for Intersections and Driveways."

F. Speed Change Lanes

Speed change lanes are not required for the existing driveway on Ocate Road because, the site is vacant.

G. Operational and Safety Deficiencies

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway has failing movements. According to the existing condition calculations, the intersection of Cerrillos Road / Ocate Road / CarMax Driveway has failures due to the left turns. The intersection meets warrants for a traffic signal, and dose meet the spacing requirements. These operational and safety issues at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway. In order to correct the issue, the following options were considered:

1. Do nothing.

The existing left turn fails, however, considering the volume of the traffic, crashes are relatively low. However, the "Do nothing" alternative is not feasible.

2. Close the left turn movements from Ocate Road and CarMax and provide indirect left turns.

The Ocate Road leg of the intersection would be made into a right turn in / right turn out entrance. Indirect left turns on Cerrillos Road would need to be developed. There are many studies that show that indirect left turns are safer than direct left turns.

3. Construct a new traffic signal on Cerrillos Road / Ocate Road / CarMax Driveway intersection.

The intersection meets warrants; however, it does not meet spacing requirements. In order to build a signal, a progression study would be required to show that the new signal does not adversely affect bandwidth.

Since the City does not have a traffic model, it would require traffic counts at all intersections on Cerrillos Road from Beckner Road to Airport Road and development of a new traffic model. If it can be shown that the new signal will not adversely affect progression, then a signal could be constructed. A progression study and traffic signal are beyond the economic ability of this 84 unit affordable housing project. Such an effort would require Public Works to develop a project for a signal.

4. Build alternate roads to disperse traffic from Ocate Road.

The construction of Hernandez Road from Ocate Road to Tierra Contenta Drive would provide the needed relief for left turns on Ocate Road at the Cerrillos Road / Ocate Road / CarMax Driveway intersection. The existing Cerrillos Road / Tierra Contenta Drive / Las Soleras Drive and Cerrillos Road / Herrera Drive right turn signal could be used for left turns. The connection would be a direct route to the Nina Otero Community School, Capitol High School, the Cesar Chavez Elementary School, and NM 599. The connection would help to reduce traffic on Cerrillos Road. The Right of Way for the extension from Tierra Contenta Drive to Ocate Road has already been dedicated to the City. The roadway has been rough graded, and some utilities have been installed. With this alternative the closure of Ocate Road will still be required.

There may be other mechanisms to fund these road improvements. The Santa Fe Housing authority is pursuing funding from other sources.

The project is scheduled to be opened and occupied by 2027. The option to "Do Nothing" is not feasible. The 84 unit affordable apartment project does not have funding to

study and construct a traffic signal. The 84 unit apartments do not have the funding to construct Hernandez Road.

It appears that the most reasonable solution for the 84 unit apartments is to close the left turn movements on Ocate Road and instead develop indirect left turns. This would be in place for the foreseeable future. It is assumed that the Hernandez Road extension would be constructed by 2037.

V. ANALYSIS OF IMPLEMENTATION YEAR CONDITIONS - 2027

The following conditions were analyzed for this project:

- Implementation Year without the Proposed Development – 2027 (No Build)
- Implementation Year with the Proposed Development – 2027 (Build)

A. Traffic Projections

1. Background Traffic

The City of Santa Fe Traffic Engineering Department has used the growth rate of 1% per year for traffic along Cerrillos Road. For this report it was assumed that traffic would increase at a rate of 1% per year compounded yearly.

2. Development Assumptions for Implementation Year Conditions

It is assumed that the proposed development will be completed in the year 2027.

3. Trip Generation

The traffic generated by a development is dependent on the size and type of the land use and its characteristic pattern. The proposed development will consist of 84 apartments.

Multifamily Housing (Low-Rise) (Land Use 220) will be used for this report. The ITE description for Multi-Family Housing (Low-Rise) is as follows:

> *"Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors(levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse."*

There are only two independent variables available for projecting trip generations: the number of dwelling units and the number of residents. For this analysis, the number of dwelling units was used.

The trip generation calculations assumed no reductions for internal or pass-by traffic. The calculations are presented in Appendix F and are summarized in Table 6.

TABLE 6
SUMMARY OF TRIP GENERATION CALCULATIONS

Land Use 220– Low-Rise Multi-Family Housing	AM Peak		PM Peak	
	Entry	Exit	Entry	Exit
84 Dwelling Units	13	41	40	24
Total	13	41	40	24

Source: Institute of Transportation Engineers
Trip Generation, 11th Edition, 2021

4. Trip Distribution and Assignment

The directions from which traffic approaches and departs the site will be determined by their origins and destinations and the efficiency of the various streets serving the site. For the implementation year the left turn movement at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway will be modified to be a right turn in and a right turn out. Left turns will be indirect left turns.

The AM and PM peak hours are being analyzed. During this time period, the majority of traffic will be to and from work. The directions of approach and return are based upon the traffic counts and the proposed improvements to correct the existing intersection failures.

The directions of approach and return for the development for the AM and PM Peak Hours are presented in Figure 13. The site-generated traffic is presented in Figure 14.



LEGEND

DENOTES PERCENTAGE OF TRAFFIC AM, PM 11%,11%

NOTE:
WHERE ONE PERCENTAGE IS SHOWN THIS DEPICTS BOTH AM AND PM TRAFFIC

DENOTES MOVEMENT ←

N

300 150 0 300

SCALE: 1" = 300'

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

IMPLEMENTATION YEAR
DIRECTIONS OF APPROACH
AND RETURN
FIGURE 13



LEGEND

DENOTES SITE GENERATED TRAFFIC AM, PM 11, 11

DENOTES MOVEMENT ←

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

N

300 150 0 300

SCALE: 1" = 300'

IMPLEMENTATION YEAR
SITE GENERATED TRAFFIC
FIGURE 14

5. Background Traffic without Proposed Development / No Build Conditions

The background traffic without the proposed development was calculated by increasing the existing traffic counts at a rate of 1% per year compounded yearly for all legs of the intersections analyzed in this report.

6. Proposed Development / Build Condition

The traffic generated by the proposed development was added to the background traffic.

B. Traffic Analysis

1. No Build and Build Conditions for Each Analysis Period.

The traffic was analyzed to determine the level of service at each intersection for each condition.

a. No Build Condition

The background traffic growth rate is assumed to increase at 1% per year to the year 2027. Capacity reports are presented in Appendix F and the results are summarized in Table 7.

TABLE 7
SUMMARY OF LEVELS OF SERVICE
NO BUILD 2027

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	95.8	56.4	F	315	1220.7	F
Westbound Left / Thru / Right	2.5	66.4	F	2.5	21.3	C
Northbound Left	15.1	21.7	C	27.7	38.0	E
Northbound Thru	N/D	3.4	A	N/D	10.0	A
Southbound Left	5.0	31.1	D	35.3	28.5	D
Southbound Thru	N/D	2.3	A	N/D	8.8	A

For the implementation year, no build conditions the east and west left turn movements fail.

b. Build Condition

For the build condition, the site generated traffic was added to the 2027 background traffic. Capacity reports are presented in Appendix F and the results are summarized in Table 8.

TABLE 8
SUMMARY OF LEVELS OF SERVICE
BUILD 2027

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	68.0	26.3	D	95.8	47.6	E
Westbound Left / Thru / Right	2.5	70.8	F	N/D	N/D	N/D
Northbound Left	20.2	22.5	C	52.9	56.4	F
Northbound Thru	N/D	4.1	A	N/D	18.6	C
Southbound Left	5.0	31.1	D	35.3	28.5	D
Southbound Thru	N/D	2.3	A	N/D	8.8	A
Ocate Road East Entrance						
Eastbound Left	N/D	7.4	A	N/D	7.4	A
Eastbound Thru	N/D	0.0	A	N/D	0.0	A
Ocate Road West Entrance						
Eastbound Left	N/D	7.4	A	N/D	7.3	A
Eastbound Thru	N/D	0.0	A	N/D	0.0	A
Southbound Thru	5.0	10.0	A	2.5	9.5	A

For the implementation year build conditions, the east and west left turn movements fail.

2. Intersections and Proposed Access Points

The proposed development is building two new driveways on Ocate Road. Two driveways are required to meet Fire Code. There are no other access points except for the driveways on Ocate Road. The driveway spacing on Ocate Road is presented in Figure 15. According to Table 18C-1, "Access Spacing Study for Intensity and Driveways" for an urban collector with a speed limit less than 30 MPH is 330 feet for full access a 150 feet for partial access. A review of the intersection spacing map indicates that all existing driveways on Ocate Road do not meet the spacing requirements.

3. Speed Change Lanes

The criteria for speed change lanes on Ocate Road were reviewed. Speed change lanes are not required..

4. Traffic Signal Warrant Review

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway is currently unsignalized. The intersection meets warrants; however, it does not meet spacing requirements as allowed in Table 18.C-1, "Access Spacing Standards for Intersection and Driveways."

5. LOS Results, Identified Deficiencies, Proposed Improvements

a. Implementation Year 2027 – No Build

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway has a failing movements for the Implementation Year 2027 No Build Conditions.

b. Implementation Year 2027- Build

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway has a failing movements for the Implementation Year 2027 Build Conditions.

C. Impact Assessment

According to Table 15.C-1, "Minimum Acceptable Level of Service Standards," of the State Access Management Manual, for minor urban arterial and urban collector intersections, the minimum acceptable level of service is D at signalized and unsignalized intersections.

D. Access Design Specifications

1. Speed Lane Change Requirements

The entrance driveway on Ocate does not require speed change lanes.

2. Vehicle Storage needs

On site driveways will be designed to provide the calculated storage.

3. Sight Distance

The sight distance in the vicinity of Ocate Road is relatively flat, and the sight distance is good. There is vegetation within the ROW that may require trimming.

4. Site Access Improvements Modifications

Two new driveways will be constructed into the site on Ocate Road. The intersection of Cerrillos Road / Ocate Road / The CarMax Driveway could be modified to allow a right in / right out / left in configuration, as shown in Figure 15.

5. Pedestrian / Bicycle Considerations

Sidewalk will be provided along the frontage of the development. The City of Santa Fe Collector Road standard will be used.

VI. ANALYSIS OF HORIZON YEAR – 2037

In accordance with the State Access Management Manual, the following conditions were to be analyzed for this project:

- Horizon Year without the Proposed Development - 2037
- Horizon Year with the Proposed Development – 2037

A. Traffic Projections

1. Background Traffic

The City of Santa Fe Traffic Department has used the growth rate of 1% per year for traffic along Cerrillos Road. For this report it was assumed that traffic would increase at a rate of 1% per year compounded yearly.

2. Development Assumptions for Horizon Year Conditions

The Horizon Year will be 10 years after the Implementation Year. It is assumed that Hernandez Road will not be constructed.

3. Trip Generation

No additional Trip Generation calculations are needed.

4. Trip Distribution and Assignment

It is assumed that at the year 2037, the connection from Ocate Road to Tierra Contenta Drive will be constructed. The trip distribution and traffic assignment will change. The horizon year Directions of Approach and Return is presented in Figure 15. The site generated traffic is presented in Figure 16.

5. Background Traffic without Proposed Development / No Build Conditions

The background traffic without the proposed development was calculated by increasing the existing traffic counts at a rate of 1% per year compounded yearly for all legs of the intersections analyzed in this report.



LEGEND

DENOTES PERCENTAGE OF TRAFFIC AM, PM 11%,11%

NOTE:
WHERE ONE PERCENTAGE IS SHOWN THIS DEPICTS BOTH AM AND PM TRAFFIC

DENOTES MOVEMENT ←

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

N

400 200 0 400

SCALE: 1" = 400'

HORIZON YEAR
DIRECTIONS OF APPROACH
AND RETURN
FIGURE 15



LEGEND

DENOTES SITE GENERATED TRAFFIC AM, PM 11, 11

DENOTES MOVEMENT ←

REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023

N

300 150 0 300

SCALE: 1" = 300'

HORIZON YEAR
SITE GENERATED TRAFFIC
FIGURE 16

6. Proposed Development / Build Conditions

The traffic generated by the proposed development was added to the background traffic.

B. Traffic Analysis

1. No Build and Build Conditions

The traffic was analyzed to determine the level of service at each intersection for each condition.

a. No Build Condition

The background traffic was assumed to increase at 1% per year to the year 2037. Capacity reports are presented in Appendix G and the results summarized in Table 9.

TABLE 9
SUMMARY OF LEVELS OF SERVICE
NO BUILD 2037

Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	163.8	121.8	F	385.6	2679.5	F
Westbound Left / Thru / Right	5.0	100.9	F	5.0	26.8	D
Northbound Left	22.7	26.1	D	42.8	53.8	F
Northbound Thru	N/D	5.4	A	N/D	19.1	C
Southbound Left	7.6	38.8	E	52.9	38.1	E
Southbound Thru	N/D	3.9	A	N/D	15.2	C

For the Horizon year, no build conditions the east and west turns fail.

b. Build Condition

For the build condition, the measured traffic was increased at a rate of 1% per year for the background condition for the year 2037 and the site generated traffic was added. Capacity reports are presented in Appendix G and summarized in Table 10.

TABLE 10 SUMMARY OF LEVELS OF SERVICE BUILD 2037						
Movement	AM Peak Hour			PM Peak Hour		
	95% Queue (Ft)	Delay (Veh/sec)	LOS	95% Queue (Ft)	Delay (Veh/sec)	LOS
Cerrillos Road / Ocate Road / CarMax Driveway						
Eastbound Left / Thru / Right	90.7	33.9	D	138.6	76.2	F
Westbound Left / Thru / Right	5.0	107.9	F	7.6	52.3	F
Northbound Left	25.2	27.1	D	93.2	124.2	F
Northbound Thru	N/D	6.3	A	N/D	43.8	E
Southbound Left	7.6	38.8	E	52.9	38.1	E
Southbound Thru	N/D	3.9	A	N/D	15.2	C
Ocate Road East Entrance						
Eastbound Left	N/D	7.4	A	N/D	7.4	A
Eastbound Thru	N/D	0.0	A	N/D	0.0	A
Ocate Road West Entrance						
Eastbound Left	N/D	7.4	A	N/D	7.3	A
Eastbound Thru	N/D	0.0	A	N/D	0.0	A
Southbound Thru	5.0	10.1	B	2.5	9.6	A

95th percentile volume exceeds capacity; queue may be longer.
Volume for 95th percentile queue is metered by an upstream signal.

2. Intersections and Proposed Access Points

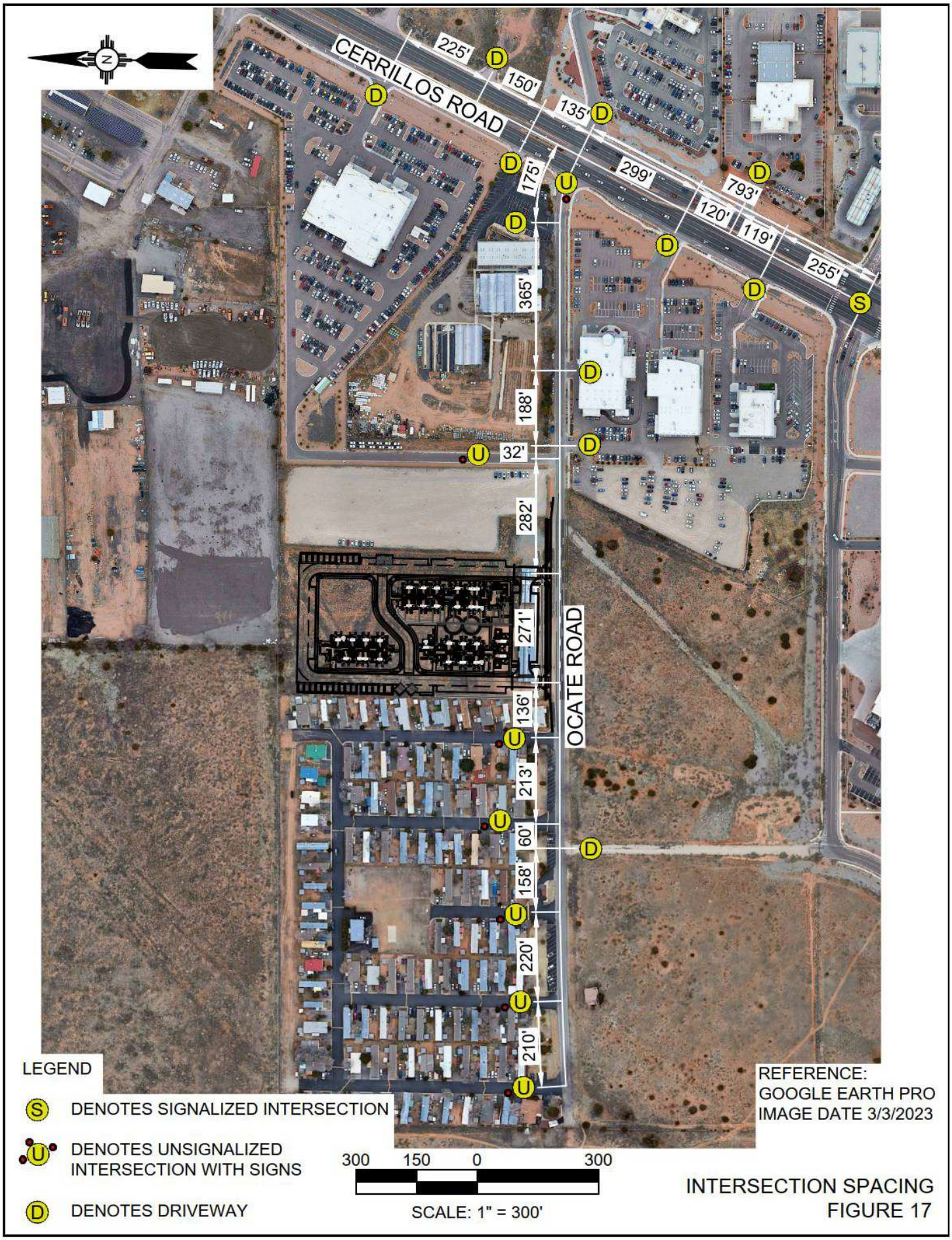
The proposed development is building two new driveways on Ocate Road. Two driveways are required to meet Fire Code. There are no other access points except for the driveways on Ocate Road. The driveway spacing on Ocate Road is presented in Figure 15. The intersection spacing on Ocate Road is presented in Figure 17.

3. Speed Change Lanes

The criteria for speed change lanes on Ocate Road were reviewed. Speed change lanes are not required..

4. Traffic Signal Warrant Review

The intersection of Cerrillos Road / Ocate Road / CarMax Driveway is currently unsignalized. The intersection meets warrants; however, it does not meet spacing requirements as allowed in Table 18.C-1, "Access Spacing Standards for Intersection and Driveways."


CERRILLOS ROAD
OCATE ROAD
225'
150'
135'
175'
299'
793'
120'
119'
255'
365'
188'
32'
282'
271'
136'
213'
60'
158'
220'
210'
LEGEND
DENOTES SIGNALIZED INTERSECTION
DENOTES UNSIGNALIZED INTERSECTION WITH SIGNS
DENOTES DRIVEWAY
300 150 0 300
SCALE: 1" = 300'
REFERENCE:
GOOGLE EARTH PRO
IMAGE DATE 3/3/2023
INTERSECTION SPACING
FIGURE 17

5. LOS Results, Identified Deficiencies, Proposed Improvements

The intersections of Cerrillos Road / Ocate Road / CarMax Driveway have a failing movement for the Implementation Year 2037 No Build.

C. Impact Assessment

According to Table 15.C-1, "Minimum Acceptable Level of Service Standards," of the State Access Management Manual, for minor urban arterial and urban collector intersections, the minimum acceptable level of service is D at signalized and unsignalized intersections. All intersections have adequate capacity. The proposed driveway operates at acceptable levels of service.

D. Access Design Specifications

1. Speed Lane Change Requirements

None required.

2. Vehicle Storage needs

On site driveways will be designed to provide the calculated storage.

3. Sight Distance

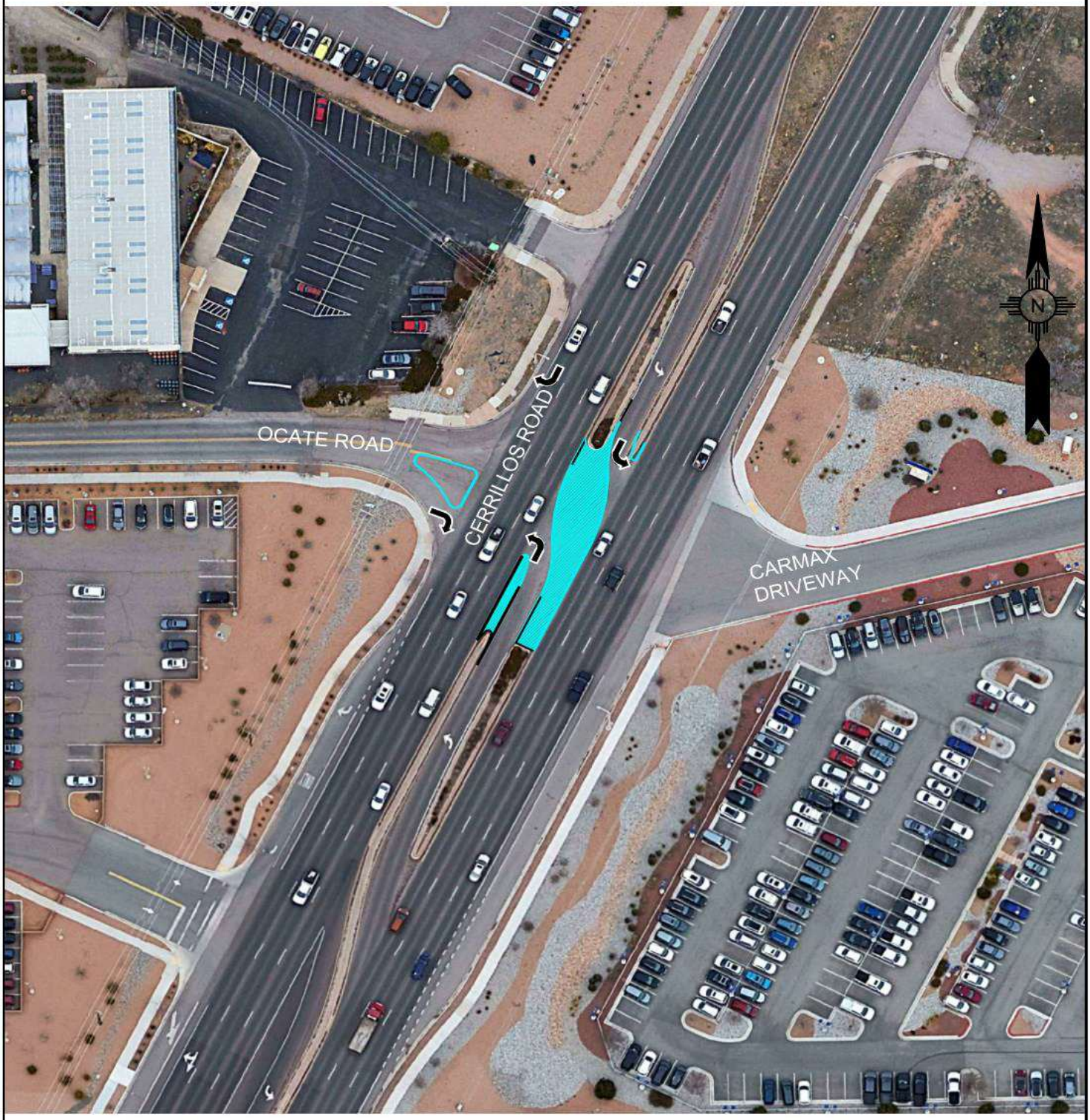
Sight distance is good.

4. Site Access Improvements Modifications

Site access improvement modifications are the same as in the Implementation Year. The proposed intersection improvements are presented in Figure 18.

5. Pedestrian / Bicycle Considerations

Sidewalk will be provided along the frontage of the development. The City of Santa Fe Collector Road standard will be used.



INTERSECTION IMPROVEMENTS
CERRILLOS ROAD
/OCATE ROAD
/DRIVEWAY
FIGURE 18

REFERENCE:
GOOGLE EARTH PRO IMAGE DATE 3-3-2023

VII. SUMMARY OF DEFICIENCIES, ANTICIPATED IMPACTS, RECOMMENDATIONS

A. Existing Conditions

At the intersection of Cerrillos Road / Ocate Road / CarMax Driveway, there are existing failing movements.

B. Implementation Year 2027 – No Build

At the intersection of Cerrillos Road / Ocate Road / CarMax Driveway there are failing movements.

At the intersection of Cerrillos Road / Ocate Road / CarMax Driveway the background increase in traffic at the Cerrillos Road / Ocate Road / CarMax Driveway intersection causes additional failures.

C. Implementation Year – Build 2027

At the intersection of Cerrillos Road / Ocate Road / CarMax Driveway there is are failing movements.

D. Horizon Year 2037 – No Build

There are failing movements, at the intersection of Cerrillos Road / Ocate Road / CarMax Driveway.

E. Horizon Year 2037 - Build

It is assumed that the Hernandez Road connection is constructed. This results in relief to the entire area road network that the intersection of Cerrillos Road / Ocate Road / The CarMax Driveway operates satisfactory, except for the north bound left which fails. This occurs at virtually every northbound left turn on Cerrillos Road. The failures occur because of the heavy southbound, three lanes of traffic. The Public Works Department should develop a policy to deal with these failures

F. Recommendation

It is recommended that the intersections of Cerrillos Road / Ocate Road / The CarMax Driveway be converted into right in / right out / left in configuration. It will be required even if the connection from Ocate Road to Hernandez Road is constructed.

APPENDIX A

TRAFFIC COUNTS

File Name: AM_CERRILLOS ROAD and OCATE ROAD and DRIVEWAY
Start Date: 5/21/2024
Peak Hour 7:30 to 8:30 AM
Person Counting: LYN ARTEAGA

	OCATE ROAD EASTBOUND						DRIVEWAY WESTBOUND						CERRILLOS ROAD NORTHBOUND						CERRILLOS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
7:30 AM	12	0	17	0	0	0	0	0	0	0	0	0	9	355	1	0	5	0	4	238	6	0	2	1	642
7:45 AM	15	0	18	0	0	0	0	0	0	0	0	0	8	443	1	0	6	0	5	322	12	0	4	0	824
8:00 AM	13	0	13	0	0	0	0	0	0	0	0	0	15	448	0	0	2	0	1	305	9	0	3	1	804
8:15 AM	10	0	3	0	0	0	0	0	0	0	0	0	8	342	2	0	8	0	0	266	9	0	4	0	640
Total	50	0	51	0	0	0	0	0	0	0	0	0	40	1588	4	0	21	0	10	1131	36	0	13	2	2910
PHF	0.83		0.71										0.67	0.89	0.50				0.50	0.88	0.75				0.88

File Name: AM_CERRILLOS ROAD and OCATE ROAD and DRIVEWAY
Start Date: 5/21/2024
Start Time: 6:30:00 AM
Person Counting: LYN ARTEAGA

	OCATE ROAD EASTBOUND						DRIVEWAY WESTBOUND						CERRILLOS ROAD NORTHBOUND						CERRILLOS ROAD SOUTHBOUND							
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6:30 AM	8	0	2	0	0	0	0	0	0	0	0	0	1	128	0	0	1	0	0	92	2	0	3	0	233	
6:45 AM	7	0	7	0	0	0	0	0	0	0	0	0	1	75	0	0	7	0	0	285	3	0	4	0	378	611
7:00 AM	1	0	4	0	0	0	0	0	0	0	0	0	1	319	0	0	3	0	3	32	1	0	2	0	361	972
7:15 AM	8	0	8	0	0	0	0	0	0	0	0	0	4	303	2	0	2	0	3	196	6	0	1	0	530	1502
7:30 AM	12	0	17	0	0	0	0	0	0	0	0	0	9	355	1	0	5	0	4	238	6	0	2	1	642	1911
7:45 AM	15	0	18	0	0	0	0	0	0	0	0	0	8	443	1	0	6	0	5	322	12	0	4	0	824	2357
8:00 AM	13	0	13	0	0	0	0	0	0	0	0	0	15	448	0	0	2	0	1	305	9	0	3	1	804	2800
8:15 AM	10	0	3	0	0	0	0	0	0	0	0	0	8	342	2	0	8	0	0	266	9	0	4	0	640	2910
8:30 AM	12	0	4	0	0	0	0	0	1	0	0	0	3	353	0	0	4	0	4	221	6	0	3	0	604	2872
8:45 AM	1	0	2	0	0	0	0	0	0	0	0	0	5	347	1	0	3	0	3	226	5	0	3	0	590	2638
Total	87	0	78	0	0	0	0	0	1	0	0	0	55	3113	7	0	41	0	23	2183	59	0	29	2	5606	

File Name: PM_CERRILLOS ROAD and OCATE ROAD and DRIVEWAY
Start Date: 5/21/2024
Peak Hour 4:30 to 5:30 PM
Person Counting: LYN ARTEAGA

	OCATE ROAD EASTBOUND						DRIVEWAY WESTBOUND						CERRILLOS ROAD NORTHBOUND						CERRILLOS ROAD SOUTHBOUND						
Start Time	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Left	Thru	Right	Uturn	Truck	Peds	Total
04:30 PM	7	0	9	0	0	0	0	0	1	0	0	0	9	280	1	0	1	0	14	480	1	7	2	1	809
04:45 PM	22	0	9	0	0	0	0	0	3	0	0	0	5	363	1	5	1	0	15	373	1	2	2	1	799
05:00 PM	11	0	9	0	0	0	0	0	2	0	0	1	9	413	0	2	0	1	14	439	0	6	1	0	905
05:15 PM	15	0	12	0	0	0	0	0	0	0	0	0	6	305	0	2	4	0	11	376	2	0	2	0	729
Total	55	0	39	0	0	0	0	0	6	0	0	1	29	1361	2	9	6	1	54	1668	4	15	7	2	3242
PHF	0.63		0.81						0.50				0.81	0.82	0.50				0.90	0.87	0.50				0.90

File Name: PM_CERRILLOS ROAD and OCATE ROAD and DRIVEWAY
Start Date: 5/21/2024
Start Time: 03:00 PM
Person Counting: LYN ARTEAGA

	OCATE ROAD EASTBOUND						DRIVEWAY WESTBOUND						CERRILLOS ROAD NORTHBOUND						CERRILLOS ROAD SOUTHBOUND							
Start Time	Left	Thru	Right	Utum	Truck	Peds	Left	Thru	Right	Utum	Truck	Peds	Left	Thru	Right	Utum	Truck	Peds	Left	Thru	Right	Utum	Truck	Peds	Total	
03:00 PM	4	0	11	0	0	0	0	0	1	0	0	0	11	309	0	3	2	1	8	330	5	5	5	1	687	
03:15 PM	7	0	10	0	0	0	0	0	7	0	0	0	13	341	2	3	3	0	7	306	4	14	3	0	714	
03:30 PM	15	0	8	0	0	0	0	0	6	0	0	0	12	352	0	4	3	0	9	389	5	10	2	0	810	
03:45 PM	8	0	8	0	0	1	0	0	6	0	0	0	4	311	2	9	2	1	19	335	6	5	2	0	713	2924
04:00 PM	4	0	20	0	0	0	0	0	2	0	0	0	7	336	1	3	4	3	14	375	4	4	2	0	770	3007
04:15 PM	10	0	7	0	1	0	0	0	2	0	0	0	4	338	1	4	5	0	17	299	1	6	2	0	689	2982
04:30 PM	7	0	9	0	0	0	0	0	1	0	0	0	9	280	1	0	1	0	14	480	1	7	2	1	809	2981
04:45 PM	22	0	9	0	0	0	0	0	3	0	0	0	5	363	1	5	1	0	15	373	1	2	2	1	799	3067
05:00 PM	11	0	9	0	0	0	0	0	2	0	0	1	9	413	0	2	0	1	14	439	0	6	1	0	905	3202
05:15 PM	15	0	12	0	0	0	0	0	0	0	0	0	6	305	0	2	4	0	11	376	2	0	2	0	729	3242
05:30 PM	11	0	8	0	0	0	1	0	5	0	0	0	5	327	3	2	1	0	10	358	0	1	5	0	731	3164
05:45 PM	9	0	6	0	0	0	2	0	5	0	0	0	5	284	0	2	4	1	11	346	6	1	3	0	677	3042
Total	123	0	117	0	1	1	3	0	40	0	0	1	90	3959	11	39	30	7	149	4406	35	61	31	3	9033	

APPENDIX B

PERTINENT DATA

WORKSHEET (TAB) NAME	DATA SOURCE	DATA CITATION	DATA NOTES	CHANGES TO 2020 AND LATER DATA
DR2622_CRASH	NMDOT CRASH FILE	NMDOT Traffic Crash Database as of 5/20/2024	Crashes in this dataset are based upon GIS data availability only.	The crash-level fields Classification and Analysis are being deprecated starting with 2020 crash data. Updates to the E July 2018 crash report resulted in the creation of the First Harmful Event fields. Any crash data that predates the new fields will have **Not Available** listed to note their unavailability. For additional details on new replacement data available, and other changes to old and new data elements please visit the updated data dictionary online (link under Data Sources).
DR2622_OCC	NMDOT OCCUPANT FILE			

DATA DISCLAIMER

NMDOT, UNM and GPS shall not be held liable for any errors found in the crash data. This includes errors in the content of the data or the relative and positional accuracy of the data. Source information used for these data may have inconsistencies.

NMDOT crash data is protected by Federal mandate Title 23 U.S.C. Section 409 which forbids the discovery and admission into evidence of reports, data, or other information compiled or collected for activities required pursuant to Federal highway safety programs, or for the purpose of developing any highway safety construction improvement project, which may be implemented utilizing federal-aid highway funds, in tort litigation arising from occurrences at the locations addressed in such documents or data.

CRASH REPORT NUMBER	CRASH DATE	CRASH YEAR	MONTH	TIME OF CRASH	HOUR OF CRASH	DAY OF WEEK	LAW ENFORCEMENT AGENCY	COUNTY	CITY
23473778	8/6/2017	2017	August	11:01	11 a.m.	Sunday	Santa Fe County Sheriffs Office	Santa Fe	Santa Fe
710126287	4/18/2016	2016	April	16:49	4 p.m.	Monday	Santa Fe Police Department	Santa Fe	Santa Fe
710313017	10/17/2016	2016	October	9:29	9 a.m.	Monday	Santa Fe Police Department	Santa Fe	Santa Fe
710313467	9/16/2016	2016	September	13:57	1 p.m.	Friday	Santa Fe Police Department	Santa Fe	Santa Fe
710317721	7/26/2017	2017	July	11:39	11 a.m.	Wednesday	Santa Fe Police Department	Santa Fe	Santa Fe
710318150	12/16/2017	2017	December	16:16	4 p.m.	Saturday	Santa Fe Police Department	Santa Fe	Santa Fe
710379784	12/24/2016	2016	December	18:45	6 p.m.	Saturday	New Mexico State Police (NMSP)	Santa Fe	Santa Fe
710590315	12/17/2018	2018	December	11:24	11 a.m.	Monday	Santa Fe Police Department	Santa Fe	Santa Fe
710591145	6/19/2019	2019	June	18:53	6 p.m.	Wednesday	Santa Fe Police Department	Santa Fe	Santa Fe
710591439	9/1/2019	2019	September	18:45	6 p.m.	Sunday	Santa Fe Police Department	Santa Fe	Santa Fe
710593419	1/12/2020	2020	January	13:29	1 p.m.	Sunday	Santa Fe Police Department	Santa Fe	Santa Fe
710596139	6/30/2020	2020	June	11:44	11 a.m.	Tuesday	Santa Fe Police Department	Santa Fe	Santa Fe
710748542	8/27/2021	2021	August	17:48	5 p.m.	Friday	Santa Fe Police Department	Santa Fe	Santa Fe
710749912	9/7/2021	2021	September	20:26	8 p.m.	Tuesday	Santa Fe Police Department	Santa Fe	Santa Fe
710750005	11/18/2021	2021	November	8:43	8 a.m.	Thursday	Santa Fe Police Department	Santa Fe	Santa Fe
710751377	6/14/2021	2021	June	9:00	9 a.m.	Monday	Santa Fe Police Department	Santa Fe	Santa Fe
710751411	7/27/2022	2022	July	16:14	4 p.m.	Wednesday	Santa Fe Police Department	Santa Fe	Santa Fe
710751704	3/7/2022	2022	March	8:12	8 a.m.	Monday	Santa Fe Police Department	Santa Fe	Santa Fe
710752210	11/4/2021	2021	November	16:58	4 p.m.	Thursday	Santa Fe Police Department	Santa Fe	Santa Fe

PRIMARY STREET	SECONDARY STREET	LANDMARK/LOCATION	GIS-DERIVED ROUTE NAME	GIS-DERIVED MILEPOST	CRASH DIRECTION	DIRECTION FROM INTERSECTION OR LANDMARK	DISTANCE FROM LANDMARK	DISTANCE FROM LANDMARK MEASUREMENT UNIT
CERRILLOS	OCATE ROAD		NM 14	48	N			
CERRILLOS RD	OCATE RD		NM 14	47	S			
CERRILLOS RD	OCATE RD	CERRILLOS RD AND OCATE	NM 14	47	N	N	30	FT
CERRILLOS RD	OCATE RD		NM 14	47	S			
CERRILLOS RD		CERRILLOS RD AND OCATE	NM 14	48	N	N	100	FT
OCATE RD	CERRILLOS RD		NM 14	48	W	W		
OCATE RD	NM 14		NM 14	47	N			
CERRILLOS RD	OCATE RD		NM 14	48	S			
CERRILLOS RD	OCATE RD	CERRILLOS RD AND OCATE RD	NM 14	48	N	S	131	FT
CERRILLOS RD		OCATE ROAD	NM 14	48	E			
CERRILLOS RD	OCATE RD		NM 14	48	NE			
CERRILLOS RD	OCATE RD	CERRILLOS ROAD/ OCATE ROAD	NM 14	48	NE	NE	2000	FT
CERRILLOS RD	OCATE RD		NM 14	48	S			
CERRILLOS RD	OCATE RD		NM 14	48	W	S		
OCATE RD		CERRILLOS ROAD	NM 14	48	E	W	600	FT
CERRILLOS RD	OCATE RD		NM 14	48	S	S		
CERRILLOS RD	OCATE RD	CERRILLOS RD AND OCATE RD	NM 14	48	S	S	20	FT
OCATE RD	CERRILLOS RD		NM 14	48	E			
CERRILLOS RD	OCATE RD		NM 14	48	S	S		

CRASH SEVERITY	NUMBER OF PEOPLE KILLED IN CRASH	NUMBER OF PEOPLE WITH SUSPECTED SERIOUS INJURIES (CLASS A) IN CRASH	NUMBER OF PEOPLE WITH SUSPECTED MINOR INJURIES (CLASS B) IN CRASH	NUMBER OF PEOPLE WITH POSSIBLE INJURIES (CLASS C) IN CRASH	NUMBER OF PEOPLE INJURED (CLASS A+B+C) IN CRASH	NUMBER OF PEOPLE NOT INJURED (CLASS O) IN CRASH
Property Damage Only Crash	0	0	0	0	0	5
Injury Crash	0	0	1	1	2	1
Injury Crash	0	0	0	1	1	1
Property Damage Only Crash	0	0	0	0	0	3
Property Damage Only Crash	0	0	0	0	0	2
Property Damage Only Crash	0	0	0	0	0	2
Property Damage Only Crash	0	0	0	0	0	3
Property Damage Only Crash	0	0	0	0	0	2
Property Damage Only Crash	0	0	0	0	0	3
Property Damage Only Crash	0	0	0	0	0	4
Injury Crash	0	0	0	1	1	1
Injury Crash	0	0	1	0	1	2
Injury Crash	0	0	1	1	2	0
Injury Crash	0	0	1	0	1	1
Injury Crash	0	0	0	3	3	0
Injury Crash	0	0	0	2	2	0
Property Damage Only Crash	0	0	0	0	0	3
Injury Crash	0	0	1	0	1	2
Property Damage Only Crash	0	0	0	0	0	2

TOTAL NUMBER OF PEOPLE IN CRASH	NUMBER OF VEHICLES, BICYCLES, AND PEDESTRIANS INVOLVED	NUMBER OF PEOPLE IN MOTOR VEHICLES	NUMBER OF PEOPLE NOT IN MOTOR VEHICLES	NUMBER OF MOTOR VEHICLES INVOLVED	FIRST HARMFUL EVENT OCCURRED	CRASH CLASSIFICATION
5	2	5	0	2	On Roadway	Other Vehicle
3	3	3	0	3	On Roadway	Other Vehicle
2	2	2	0	2	On Roadway	Other Vehicle
3	2	3	0	2	On Roadway	Other Vehicle
2	2	2	0	2	On Roadway	Other Vehicle
2	2	1	1	2	On Roadway	Parked Vehicle
3	2	3	0	2	On Roadway	Other Vehicle
2	2	2	0	2	On Roadway	Other Vehicle
3	2	3	0	2	On Roadway	Other Vehicle
4	2	4	0	2	On Roadway	Other Vehicle
2	2	2	0	2	On Roadway	Other Vehicle
3	2	3	0	2	On Roadway	Left Blank
2	2	2	0	2	On Roadway	Left Blank
2	2	2	0	2	On Roadway	Left Blank
3	2	3	0	2	On Roadway	Left Blank
2	2	2	0	2	On Roadway	Left Blank
3	2	3	0	2	On Roadway	Left Blank
3	2	2	1	1	On Roadway	Left Blank
2	2	2	0	2	On Roadway	Left Blank

CRASH ANALYSIS	FIRST HARMFUL EVENT	FIRST HARMFUL EVENT - ANALYSIS
Other Vehicle - Both Turn Left/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - From Same Direction/Rear End Collision	Collision with Motor Vehicle	MV in Transport
Other Vehicle - One Left Turn/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - One Right Turn/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - From Same Direction/Rear End Collision	Collision with Motor Vehicle	MV in Transport
Vehicle Parked in Proper Location	Collision with Motor Vehicle	Parked MV
Other Vehicle - One Left Turn/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - One Left Turn/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - From Opposite Direction/One Left Turn	Collision with Motor Vehicle	MV in Transport
Other Vehicle - Both Going Straight/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Other Vehicle - One Left Turn/Entering At Angle	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Motor Vehicle	MV in Transport
Left Blank	Collision with Person	Pedalcycle
Left Blank	Collision with Motor Vehicle	MV in Transport

FIRST HARMFUL EVENT – LOCATION	FIRST HARMFUL EVENT – MANNER OF IMPACT	FIRST HARMFUL EVENT – MANNER OF CRASH	WEATHER	ADDITIONAL WEATHER	LIGHTING	HIT AND RUN CRASH	ALCOHOL INVOLVEMENT	DRUG INVOLVEMENT
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Raining	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Dark-Lighted	No	Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Not Available	Not Available	Not Available	Clear	Not Available	Daylight	No	Not Involved	Not Involved
Left Blank	Left Blank	Left Blank	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Sideswipe	From Opposite Direction	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Front-to-Side	From Opposite Direction	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Front-to-Side	Intersecting Path (T-bone)	Clear	Left Blank	Dark-Lighted	No	Not Involved	Not Involved
On Roadway	Front-to-Front	From Opposite Direction	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Sideswipe	From Opposite Direction	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Front-to-Side	Intersecting Path (T-bone)	Raining	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Front to Side	Intersecting Path (T bone)	Clear	Left Blank	Daylight	No	Not Involved	Not Involved
On Roadway	Front-to-Side	From Same Direction	Clear	Left Blank	Daylight	No	Not Involved	Not Involved

PEDESTRIAN INVOLVEMENT	MOTORCYCLE INVOLVEMENT	PEDALCYCLE INVOLVEMENT	HEAVY TRUCK INVOLVEMENT	COMMERICAL MOTOR VEHICLE INVOLVEMENT	SCHOOL BUS DIRECT INVOLVEMENT	HAZARDOUS MATERIAL INVOLVEMENT	INVOLVEMENT OF NON-LOCAL DRIVER	STATE HIGHWAY DEPT. PROPERTY
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Both Local and Out Of State	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Both Local and Out Of State	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	
Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Not Involved	Local Drivers	

ROAD SYSTEM: URBAN, RURAL OR RURAL INTERSTATE	MAXIMUM VEHICLE DAMAGE	WORK ZONE	WORK ZONE - TYPE	WORK ZONE – LOCATION	ROAD CHARACTER	ROAD GRADE	INTERSECTION TYPE	RELATION TO JUNCTION	SECONDARY CRASH
Urban	Functional	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Disabling	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Functional	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Appearance	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Functional	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Appearance	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Disabling	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Functional	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Disabling	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Appearance	Not Available	Not Available	Not Available	Straight	Level	Not Available	Not Available	Not Available
Urban	Functional	Left Blank	Left Blank	Left Blank	Straight	Level	Left Blank	Left Blank	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	Not an Intersection	Non-Junction	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	Four-Way	Intersection	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	Not an Intersection	Left Blank	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	Not an Intersection	Non-Junction	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	T-Intersection	Non-Junction	No
Urban	Disabling	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	Not an Intersection	Intersection	No
Urban	Functional	Left Blank	Left Blank	Left Blank	Left Blank	Left Blank	T Intersection	Non Junction	No
Urban	Functional	Zone – Construction	Lane Closure	rk Zone Warning Sign	Left Blank	Left Blank	Not an Intersection	Non-Junction	No

TRIBAL JURISDICTION	GIS-DERIVED RESERVATION	GIS-DERIVED STATE HIGHWAY TRANSPORTATION DISTRICT	GIS-DERIVED STATE POLICE DISTRICT	GIS-DERIVED STATE HIGHWAY MAINTENANCE DISTRICT	GIS-DERIVED UTM X COORDINATE	GIS-DERIVED UTM Y COORDINATE	GIS-DERIVED LATITUDE COORDINATE	GIS-DERIVED LONGITUDE COORDINATE	ORIGINAL LATITUDE
Left Blank		5	1	5	406935.6161	3942557.046	35.62242	-106.02769	
No		5	1	5	406935.6212	3942557.05	35.62242	-106.02769	
No		5	1	5	406954.3669	3942549.346	35.62235	-106.02748	
No		5	1	5	406935.6171	3942557.04	35.62242	-106.02769	
No		5	1	5	406935.6171	3942557.04	35.62242	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.62242	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.62242	-106.02769	35.622441
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6209	3942557.005	35.622422	-106.02769	
No		5	1	5	406935.6209	3942557.005	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	106.02769	
No		5	1	5	406935.6161	3942557.046	35.622422	-106.02769	

ORIGINAL LONGITUDE	ORIGINAL UCR NUMBER	CASE NUMBER	STATION REPORT	TRACS DATA
		217011527	No	No
		710126287	Left Blank	Yes
		710313017	Left Blank	Yes
		710313467	Left Blank	Yes
		710317721	Left Blank	Yes
		710318150	Left Blank	Yes
-106.02793		710379784	Left Blank	Yes
		710590315	Left Blank	Yes
		710591145	Left Blank	Yes
		710591439	Left Blank	Yes
		710593419	Left Blank	Yes
		2020-007108	Left Blank	Yes
		21138980	Left Blank	Yes
		2021-009141	Left Blank	Yes
		21186709	Left Blank	Yes
		21090363	Left Blank	Yes
		2022-007680	Left Blank	Yes
		22033031	Left Blank	Yes
		21179751	Left Blank	Yes

APPENDIX C

PEDESTRIAN SURVEY

Take a walk and use this checklist to rate your neighborhood's walkability.

How walkable is your community?

Location of walk Ocate Road

Rating Scale: 1 awful · 2 many problems · 3 some problems · 4 good · 5 very good · 6 excellent

1. Did you have room to walk?

☐ Yes ☒ Some problems:

- ☒ Sidewalks or paths started and stopped
- ☐ Sidewalks were broken or cracked
- ☐ Sidewalks were blocked with poles, signs, shrubbery, dumpsters, etc.
- ☒ No sidewalks, paths, or shoulders
- ☐ Too much traffic
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
(1) 2 3 4 5 6

2. Was it easy to cross streets?

☐ Yes ☒ Some problems:

- ☐ Road was too wide
- ☐ Traffic signals made us wait too long or did not give us enough time to cross
- ☒ Needed striped crosswalks or traffic signals
- ☐ Parked cars blocked our view of traffic
- ☒ Trees or plants blocked our view of traffic
- ☒ Needed curb ramps or ramps needed repair
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
(1) 2 3 4 5 6

3. Did drivers behave well?

☒ Yes ☐ Some problems: Drivers...

- ☐ Backed out of driveways without looking
- ☐ Did not yield to people crossing the street
- ☐ Turned into people crossing the street
- ☐ Drove too fast
- ☐ Sped up to make it through traffic lights or drove through traffic lights?
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 (6)

4. Was it easy to follow safety rules? Could you and your child...

☐ Yes	☒ No	Cross at crosswalks or where you could see and be seen by drivers?
☒ Yes	☐ No	Stop and look left, right and then left again before crossing streets?
☐ Yes	☒ No	Walk on sidewalks or shoulders facing traffic where there were no sidewalks?
☐ Yes	☒ No	Cross with the light?

Locations of problems: _____

Rating: (circle one)
(1) 2 3 4 5 6

5. Was your walk pleasant?

☐ Yes ☒ Some unpleasant things:

- ☒ Needed more grass, flowers, or trees
- ☐ Scary dogs
- ☐ Scary people
- ☒ Not well lighted
- ☒ Dirty, lots of litter or trash
- ☐ Dirty air due to automobile exhaust
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
(1) 2 3 4 5 6

How does your neighborhood stack up? Add up your ratings and decide.

1. _____
2. _____
3. _____
4. _____
5. X

Total 10

26–30	Celebrate! You have a great neighborhood for walking.
21–25	Celebrate a little. Your neighborhood is pretty good.
16–20	Okay, but it needs work.
11–15	It needs lots of work. You deserve better than that.
5–10	It's a disaster for walking!

Now that you've identified the problems, go to the next page to find out how to fix them.

Walkability Survey
Ocate Road Apartments
July 9, 2024



Photo 1: This image is on Ocate Road looking east on to Cerrillos Road. Note the absence of an ADA ramp and cracked sidewalk.



Photo 2: This is Ocate Road facing east, it is evident that there is no sidewalk present. Additionally, note the area is marred by litter and overgrown weeds along the roadside.

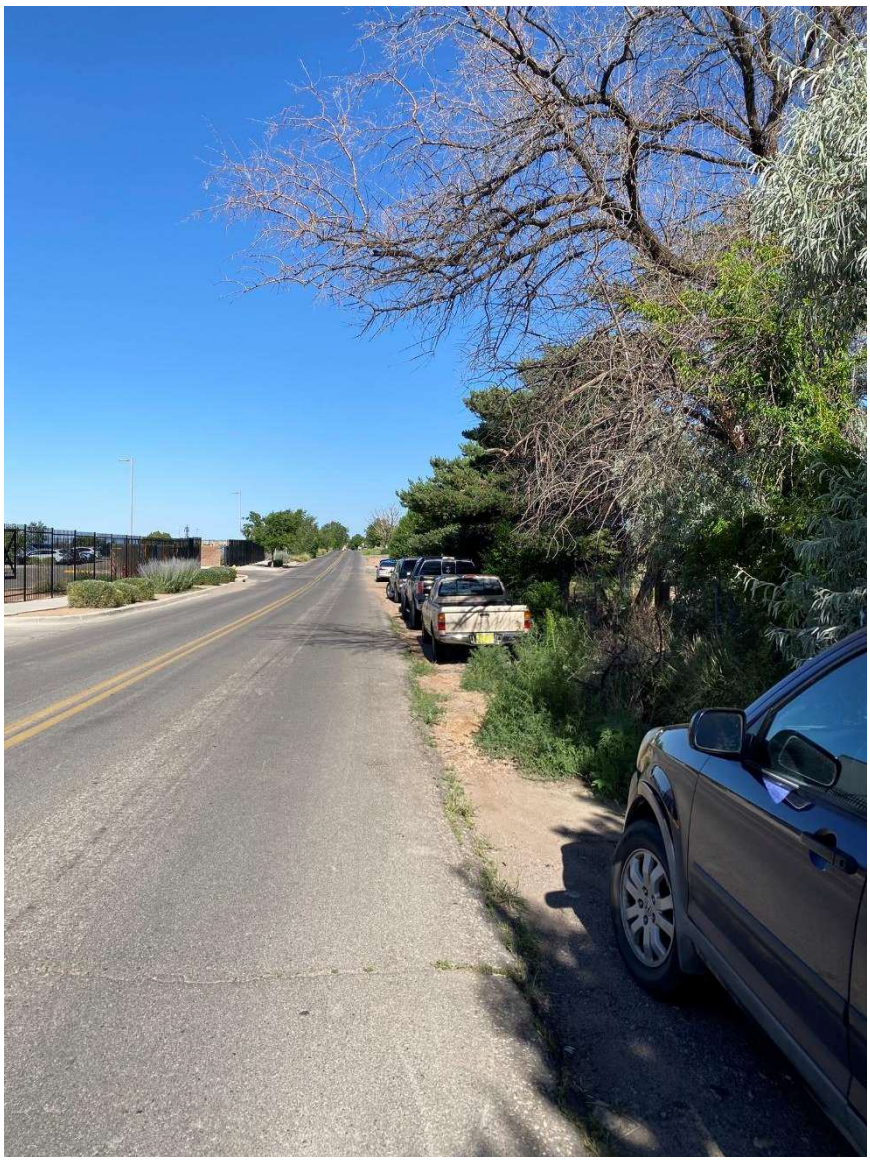


Photo 3: This image captures Ocate Road looking west, highlighting the presence of parked cars along the roadside. Making it a challenge for safe passage.



Photo 4: This image captures Ocate Road further down looking west, note the pedestrians walking directly on the road heading east.



Photo 5: This image captures the western end of Ocate Road, showing damaged fencing along a trail that seems to lead towards Nina Otero Community School.



Photo 6: This is Ocate Road looking south, note the pedestrian maneuvering around damaged fencing walking towards Walmart on the opposite side.



Photo 7: This image is on Ocate Road looking south showing openings on the fence and several trials.



Photo 8: This is Ocate Road facing east, note the absence of sidewalk, curb and gutter on the right-hand side as well.



Photo 9: This image is Ocate Road looking west, note the end of the sidewalk along the Honda of Santa Fe dealership.



Photo 10: This image is on Ocate Road looking east on to Cerrillos Road.

Walkability Checklist

How walkable is your community?

Take a walk with a child and decide for yourselves.

Everyone benefits from walking. These benefits include: improved fitness, cleaner air, reduced risks of certain health problems, and a greater sense of community. But walking needs to be safe and easy. Take a walk with your child and use this checklist to decide if your neighborhood is a friendly place to walk. Take heart if you find problems, there are ways you can make things better.



Getting started:

First, you'll need to pick a place to walk, like the route to school, a friend's house or just somewhere fun to go.

The second step involves the checklist. Read over the checklist before you go, and as you walk, note the locations of things you would like to change. At the end of your walk, give each question a rating. Then add up the numbers to see how you rated your walk overall.

After you've rated your walk and identified any problem areas, the next step is to figure out what you can do to improve your community's score. You'll find both immediate answers and long-term solutions under "Improving Your Community's Score..." on the third page.



Partnership for a Walkable America

Pedestrian and Bicycle Information Center

U.S. Department of Transportation

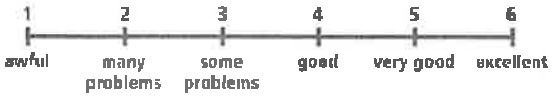
Take a walk and use this checklist to rate your neighborhood's walkability.

How walkable is your community?

Location of walk _____

_____

Rating Scale:



1. Did you have room to walk?

☐ Yes ☐ Some problems:

- ☐ Sidewalks or paths started and stopped
- ☐ Sidewalks were broken or cracked
- ☐ Sidewalks were blocked with poles, signs, shrubbery, dumpsters, etc.
- ☐ No sidewalks, paths, or shoulders
- ☐ Too much traffic
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 6

2. Was it easy to cross streets?

☐ Yes ☐ Some problems:

- ☐ Road was too wide
- ☐ Traffic signals made us wait too long or did not give us enough time to cross
- ☐ Needed striped crosswalks or traffic signals
- ☐ Parked cars blocked our view of traffic
- ☐ Trees or plants blocked our view of traffic
- ☐ Needed curb ramps or ramps needed repair
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 6

3. Did drivers behave well?

☐ Yes ☐ Some problems: Drivers...

- ☐ Backed out of driveways without looking
- ☐ Did not yield to people crossing the street
- ☐ Turned into people crossing the street
- ☐ Drove too fast
- ☐ Sped up to make it through traffic lights or drove through traffic lights?
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 6

4. Was it easy to follow safety rules? Could you and your child...

☐ Yes	☐ No	Cross at crosswalks or where you could see and be seen by drivers?
☐ Yes	☐ No	Stop and look left, right and then left again before crossing streets?
☐ Yes	☐ No	Walk on sidewalks or shoulders facing traffic where there were no sidewalks?
☐ Yes	☐ No	Cross with the light?

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 6

5. Was your walk pleasant?

☐ Yes ☐ Some unpleasant things:

- ☐ Needed more grass, flowers, or trees
- ☐ Scary dogs
- ☐ Scary people
- ☐ Not well lighted
- ☐ Dirty, lots of litter or trash
- ☐ Dirty air due to automobile exhaust
- ☐ Something else _____

Locations of problems: _____

Rating: (circle one)
1 2 3 4 5 6

How does your neighborhood stack up? Add up your ratings and decide.

1. _____
2. _____
3. _____
4. _____
5. _____

Total _____

26–30	Celebrate! You have a great neighborhood for walking.
21–25	Celebrate a little. Your neighborhood is pretty good.
16–20	Okay, but it needs work.
11–15	It needs lots of work. You deserve better than that.
5–10	It's a disaster for walking!

Now that you've identified the problems, go to the next page to find out how to fix them.

Now that you know the problems,
you can find the answers.



Improving your community's score...



1. Did you have room to walk?

Sidewalks or paths started and stopped
Sidewalks broken or cracked
Sidewalks blocked
No sidewalks, paths or shoulders
Too much traffic

What you and your child can do immediately

- pick another route for now
- tell local traffic engineering or public works department about specific problems and provide a copy of the checklist

What you and your community can do with more time

- speak up at board meetings
- write or petition city for walkways and gather neighborhood signatures
- make media aware of problem
- work with a local transportation engineer to develop a plan for a safe walking route

2. Was it easy to cross streets?

Road too wide
Traffic signals made us wait too long or did not give us enough time to cross
Crosswalks/traffic signals needed
View of traffic blocked by parked cars, trees, or plants
Needed curb ramps or ramps needed repair

- pick another route for now
- share problems and checklist with local traffic engineering or public works department
- trim your trees or bushes that block the street and ask your neighbors to do the same
- leave nice notes on problem cars asking owners not to park there

- push for crosswalks/signals/ parking changes/curb ramps at city meetings
- report to traffic engineer where parked cars are safety hazards
- report illegally parked cars to the police
- request that the public works department trim trees or plants
- make media aware of problem

3. Did drivers behave well?

Backed without looking
Did not yield
Turned into walkers
Drove too fast
Sped up to make traffic lights or drove through red lights

- pick another route for now
- set an example: slow down and be considerate of others
- encourage your neighbors to do the same
- report unsafe driving to the police

- petition for more enforcement
- request protected turns
- ask city planners and traffic engineers for traffic calming ideas
- ask schools about getting crossing guards at key locations
- organize a neighborhood speed watch program

4. Could you follow safety rules?

Cross at crosswalks or where you could see and be seen
Stop and look left, right, left before crossing
Walk on sidewalks or shoulders facing traffic
Cross with the light

- educate yourself and your child about safe walking
- organize parents in your neighborhood to walk children to school

- encourage schools to teach walking safely
- help schools start safe walking programs
- encourage corporate support for flex schedules so parents can walk children to school

5. Was your walk pleasant?

Needs grass, flowers, trees
Scary dogs
Scary people
Not well lit
Dirty, litter
Lots of traffic



- point out areas to avoid to your child; agree on safe routes
- ask neighbors to keep dogs leashed or fenced
- report scary dogs to the animal control department
- report scary people to the police
- report lighting needs to the police or appropriate public works department
- take a walk with a trash bag
- plant trees, flowers in your yard
- select alternative route with less traffic

- request increased police enforcement
- start a crime watch program in your neighborhood
- organize a community clean-up day
- sponsor a neighborhood beautification or tree-planting day
- begin an adopt-a-street program
- initiate support to provide routes with less traffic to schools in your community (reduced traffic during am and pm school commute times)

A Quick Health Check

Could not go as far or as fast as we wanted
Were tired, short of breath or had sore feet or muscles
Was the sun really hot?
Was it hot and hazy?

- start with short walks and work up to 30 minutes of walking most days
- invite a friend or child along
- walk along shaded routes where possible
- use sunscreen of SPF 15 or higher, wear a hat and sunglasses
- try not to walk during the hottest time of day

- get media to do a story about the health benefits of walking
- call parks and recreation department about community walks
- encourage corporate support for employee walking programs
- plant shade trees along routes
- have a sun safety seminar for kids
- have kids learn about unhealthy ozone days and the Air Quality Index (AQI)

Need some guidance?
These resources might help...

Great Resources

WALKING INFORMATION

Pedestrian and Bicycle Information Center (PBIC)
UNC Highway Safety Research Center
730 Airport Road , Suite 300
Campus Box 3430
Chapel Hill, NC
27599-3430
Phone: (919) 962-2202
www.pedbikeinfo.org
www.walkinginfo.org



National Center for
Bicycling and Walking
Campaign to Make
America Walkable
1506 21st Street, NW
Suite 200
Washington, DC 20036
Phone: (800) 760-NBPC
www.bikefed.org

WALK TO SCHOOL DAY WEB SITES

USA event: www.walktoschool-usa.org
International: www.iwalktoschool.org

STREET DESIGN AND TRAFFIC CALMING

Federal Highway Administration
Pedestrian and Bicycle Safety Research Program
HSR – 20
6300 Georgetown Pike
McLean,VA 22101
www.fhwa.dot.gov/environment/bikeped/index.htm

Institute of Transportation Engineers
www.ite.org

Surface Transportation Policy Project
www.transact.org

Transportation for Livable Communities
www.tlcnetwork.org

WALKING COALITIONS

America Walks
P.O. Box 29103
Portland, Oregon 97210
Phone: (503) 222-1077
www.americawalks.org



Partnership for a Walkable America
National Safety Council
1121 Spring Lake Drive
Itasca, IL 60143-3201
Phone: (603) 285-1121
www.nsc.org/walkable.htm

PEDESTRIAN SAFETY

National Highway Traffic Safety Administration
Traffic Safety Programs
400 Seventh Street, SW
Washington, DC 20590
Phone: (202) 662-0600
www.nhtsa.dot.gov/people/injury/pedbimot/ped

National SAFE KIDS Campaign
1301 Pennsylvania Ave. NW
Suite 1000
Washington, DC 20004
Phone: (202) 662-0600
Fax: (202) 393-2072
www.safekids.org

WALKING AND HEALTH

US Environmental Protection Agency
Office of Children's Health Protection (MC 1107A)
Washington, DC 20460
Phone: 202-564-2188
Fax: 202 564 2733
www.epa.gov/children/
www.epa.gov/airnow/
www.epa.gov/air/urbanair/ozone/what.html
www.epa.gov/sunwise/uvindex.html
www.epa.gov/otaq/transp/comchoic/ccweb.htm

President's Task Force on Environmental Health Risks and
Safety Risks to Children
www.childrenshealth.gov

Centers for Disease Control and Prevention
Division of Nutrition and Physical Activity
Phone: (888) 232-4674
www.cdc.gov/needphp/dnpa/readyset
www.cdc.gov/needphp/dnpa/kidswalk/index.htm

Prevention Magazine
33 East Minor Street
Emmaus, PA 18098
www.trulyaboutprevention.com



Shape Up America!
6707 Democracy Boulevard
Suite 306
Bethesda, MD 20817
www.shapeup.org

ACCESSIBLE SIDEWALKS

US Access Board
1331 F Street, NW
Suite 1000
Washington, DC 20004-1111
Phone: (800) 872-2253;
(800) 993-2822 (TTY)
www.access-board.gov

APPENDIX D

EXISTING CONDITIONS CALCULATIONS

HCS Two-Way Stop-Control Report

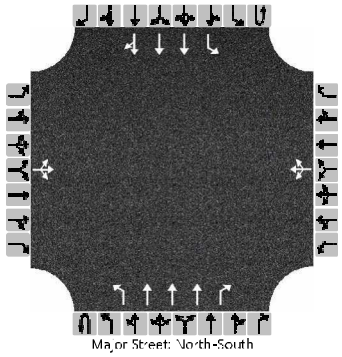
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		50	0	51		1	0	1	0	40	1588	4	0	10	1131	36
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)		1				1										
Right Turn Channelized										Yes						
Median Type | Storage		Left Only								6						

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1		5.3				5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22		5.32				5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9		3.1				3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91		3.11				3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			115				2			45				11		
Capacity, c (veh/h)			194				68			274				159		
v/c Ratio			0.59				0.03			0.17				0.07		
95% Queue Length, Q_{95} (veh)			3.3				0.1			0.6				0.2		
95% Queue Length, Q_{95} (ft)			83.2				2.5			15.1				5.0		
Control Delay (s/veh)			47.2				59.7			20.7	3.1			29.4	2.0	
Level of Service (LOS)			E				F			C	A			D	A	
Approach Delay (s/veh)		47.2				59.7				3.5				2.2		
Approach LOS		E				F				A				A		

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HCS Two-Way Stop-Control Report

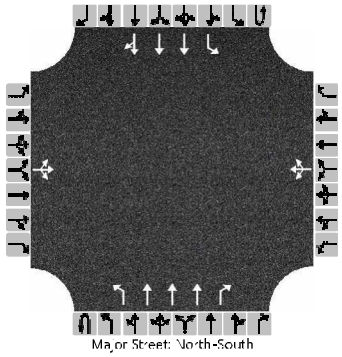
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		55	0	39		1	0	6	9	29	1361	2	15	54	1668	4
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)		1				1										
Right Turn Channelized										Yes						
Median Type | Storage		Left Only								6						

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22	5.62	5.32			5.62	5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91	2.31	3.11			2.31	3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			104				8			42				77		
Capacity, c (veh/h)			40				246			162				244		
v/c Ratio			2.64				0.03			0.26				0.31		
95% Queue Length, Q_{95} (veh)			11.5				0.1			1.0				1.3		
95% Queue Length, Q_{95} (ft)			289.8				2.5			25.2				32.8		
Control Delay (s/veh)			959.2				20.1			34.8	8.4			26.4	7.6	
Level of Service (LOS)			F				C			D	A			D	A	
Approach Delay (s/veh)		959.2				20.1				9.1				8.3		
Approach LOS		F				C				A				A		

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HCS Two-Way Stop-Control Report

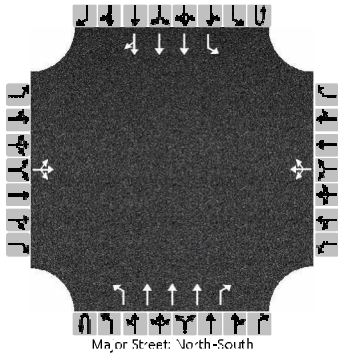
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS - STAGE 1

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		50	0	51		1	0	1	0	40	0	0	0	10	1131	36
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)	1				1											
Right Turn Channelized									Yes							
Median Type | Storage	Left Only								6							

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1		5.3				5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22		5.32				5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9		3.1				3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91		3.11				3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			115				2			45				11		
Capacity, c (veh/h)			206				575			274				1158		
v/c Ratio			0.56				0.00			0.17				0.01		
95% Queue Length, Q_{95} (veh)			3.0				0.0			0.6				0.0		
95% Queue Length, Q_{95} (ft)			75.6				0.0			15.1				0.0		
Control Delay (s/veh)			42.4				11.3			20.7	0.0			8.1	0.1	
Level of Service (LOS)			E				B			C	A			A	A	
Approach Delay (s/veh)	42.4				11.3				20.7				0.1			
Approach LOS	E				B				C				A			

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HCS Two-Way Stop-Control Report

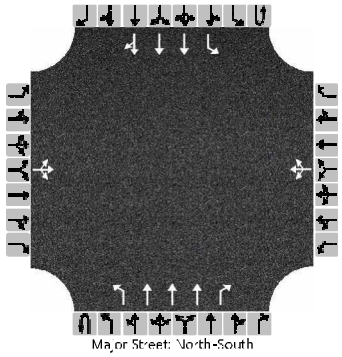
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	AM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS - STAGE 2

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		50	0	51		1	0	1	0	40	1588	4	0	10	0	0
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)		1				1										
Right Turn Channelized										Yes						
Median Type | Storage		Left Only								6						

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1		5.3				5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22		5.32				5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9		3.1				3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91		3.11				3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			115				2			45				11		
Capacity, c (veh/h)			516				78			1158				159		
v/c Ratio			0.22				0.03			0.04				0.07		
95% Queue Length, Q_{95} (veh)			0.8				0.1			0.1				0.2		
95% Queue Length, Q_{95} (ft)			20.2				2.5			2.5				5.0		
Control Delay (s/veh)			14.0				52.5			8.2	0.3			29.4	0.0	
Level of Service (LOS)			B				F			A	A			D	A	
Approach Delay (s/veh)		14.0				52.5				0.5				29.4		
Approach LOS		B				F				A				D		

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HCS Two-Way Stop-Control Report

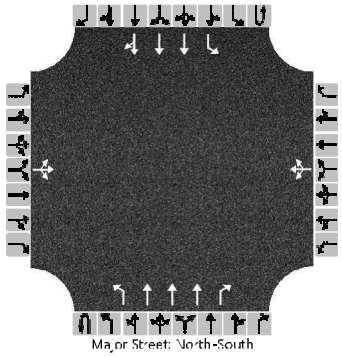
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS - STAGE 1

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		55	0	39		1	0	6	9	29	0	0	15	54	1668	4
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)		1				1										
Right Turn Channelized										Yes						
Median Type | Storage		Left Only								6						

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22	5.62	5.32			5.62	5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91	2.31	3.11			2.31	3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			104				8			42				77		
Capacity, c (veh/h)			54				756			162				1223		
v/c Ratio			1.93				0.01			0.26				0.06		
95% Queue Length, Q_{95} (veh)			10.2				0.0			1.0				0.2		
95% Queue Length, Q_{95} (ft)			257.0				0.0			25.2				5.0		
Control Delay (s/veh)			601.6				9.8			34.8	0.0			8.1	0.5	
Level of Service (LOS)			F				A			D	A			A	A	
Approach Delay (s/veh)		601.6				9.8				34.8				0.8		
Approach LOS		F				A				D				A		

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HCS Two-Way Stop-Control Report

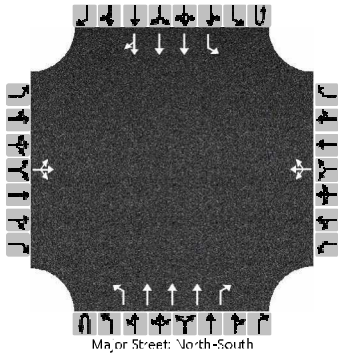
General Information

Analyst	CPC
Agency/Co.	SANTA FE ENGINEERING
Date Performed	5/29/2024
Analysis Year	2024
Time Analyzed	PM PEAK
Intersection Orientation	North-South
Project Description	EXISTING CONDITIONS - STAGE 2

Site Information

Intersection	CERRILLOS - OCATE
Jurisdiction	CITY OF SANTA FE
East/West Street	OCATE RD / DRIVEWAY
North/South Street	CERRILLOS ROAD
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	3	1	0	1	3	0
Configuration			LTR				LTR			L	T	R		L	T	TR
Volume (veh/h)		55	0	39		1	0	6	9	29	1361	2	15	54	0	0
Percent Heavy Vehicles (%)		1	1	1		1	1	1	1	1			1	1		
Proportion Time Blocked																
Percent Grade (%)		1				1										
Right Turn Channelized										Yes						
Median Type | Storage		Left Only								6						

Critical and Follow-up Headways

Base Critical Headway (sec)		6.4	6.5	7.1		6.4	6.5	7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)		6.62	6.72	7.22		6.62	6.72	7.22	5.62	5.32			5.62	5.32		
Base Follow-Up Headway (sec)		3.8	4.0	3.9		3.8	4.0	3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)		3.81	4.01	3.91		3.81	4.01	3.91	2.31	3.11			2.31	3.11		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			104				8			42				77		
Capacity, c (veh/h)			423				276			1221				244		
v/c Ratio			0.25				0.03			0.03				0.31		
95% Queue Length, Q_{95} (veh)			1.0				0.1			0.1				1.3		
95% Queue Length, Q_{95} (ft)			25.2				2.5			2.5				32.8		
Control Delay (s/veh)			16.3				18.4			8.1	0.3			26.4	0.0	
Level of Service (LOS)			C				C			A	A			D	A	
Approach Delay (s/veh)		16.3				18.4				0.5				26.4		
Approach LOS		C				C				A				D		

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APPENDIX E

WARRANT ANALYSIS

HCS Warrants Report

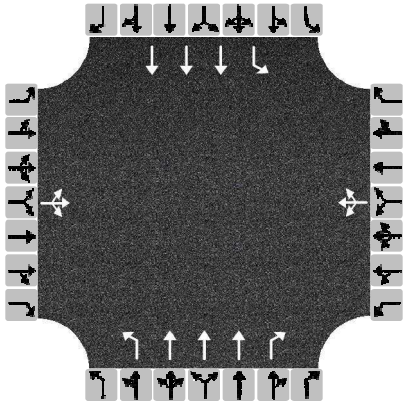
Project Information

Analyst	CPC	Date	8/6/2024
Agency	SANTA FE ENGINEERING	Analysis Year	2024
Jurisdiction	CITY OF SANTA FE	Time Period Analyzed	DAYTIME
Project Description	EXISTING CONDITIONS		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	6	Coordinated Signal System	No
Median Type	Divided	Crashes (crashes/year)	3
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	780		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	0	1	0	1	3	1	1	3	0
Lane Usage		LTR			LTR		L	T	R	L	T	
Vehicle Volumes Averages (veh/h)	32	0	33	0	0	7	23	1195	3	24	1120	0
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay Averages (s/veh)	0.0			0.0			0.0			0.0		
Delay Averages (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

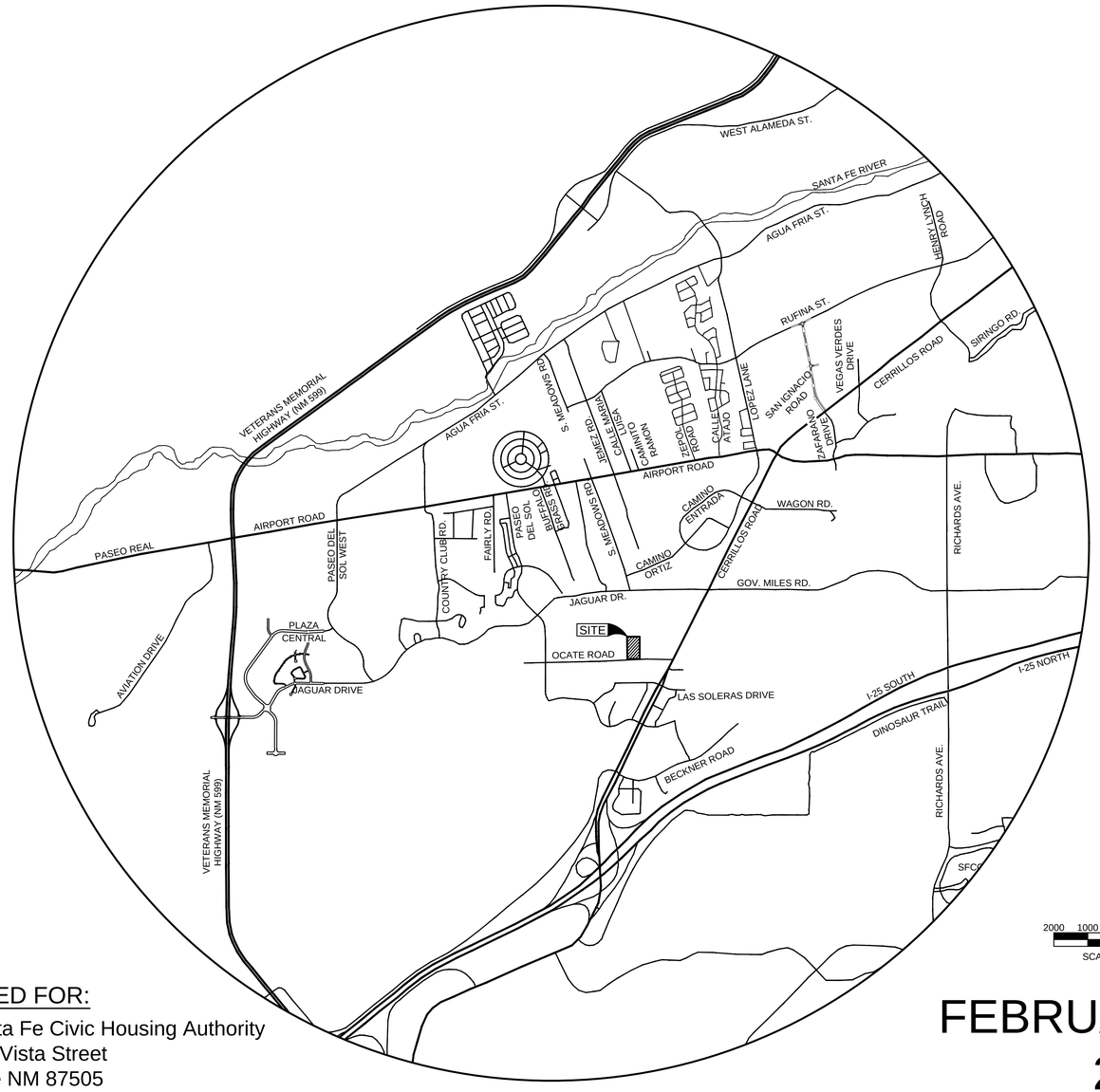
Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	4
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)	-	Tractor-Trailer Trucks (%)	10

DEVELOPMENT PLAN SUBMITTAL FOR

OCATE APARTMENTS

SANTA FE, NEW MEXICO



PREPARED FOR:

The Santa Fe Civic Housing Authority
664 Alta Vista Street
Santa Fe NM 87505

FEBRUARY
2025

CITY OF SANTA FE, NEW MEXICO

SECTION 18, TOWNSHIP 16N, RANGE 9E

PLANNING COMMISSION APPROVAL, CASE #
APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF

PLANNING COMMISSION CHAIR DATE

PLANNING COMMISSION SECRETARY DATE

CITY OF SANTA FE LAND USE APPROVAL

LAND USE CITY PLANNER DATE

LAND USE CITY ENGINEER DATE

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20____ AT _____ O'CLOCK M. AND WAS DULY RECORDED IN BOOK PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY, NM

_____
DEPUTY

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

OWNER'S PRINTED NAME OWNER'S SIGNATURE AND DATE

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

INDEX OF SHEETS

1-1	COVER SHEET AND INDEX OF SHEETS
2-1	EXISTING CONDITIONS PLAN
3-1	LEGAL LOT OF RECORD
4-1 TO 4-2	DEVELOPMENT PLANS
5-1	EXISTING CONDITIONS

Dolores I. Vigil
Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe NM 87504
(505) 920-6839
liaisonplanning@gmail.com

Liaison Planning Services INC.

NOTE:
INFRASTRUCTURE PLANS ARE FILED IN THE CITY OF SANTA FE MAP ROOM

JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build
5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

SFEC Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the “Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc., shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

WASTEWATER NOTES:
WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:
NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:
PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

GENERAL NOTES:
GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY CITY OF SANTA FE WATER DISTRICT.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

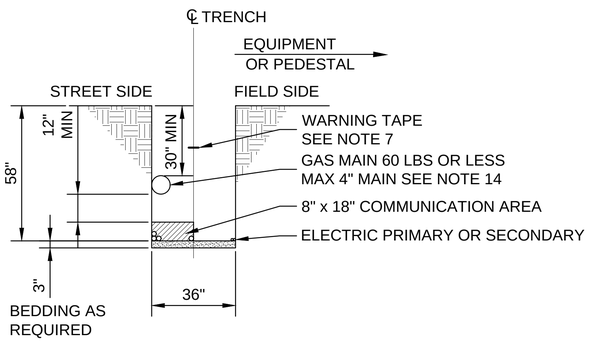
CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.

CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

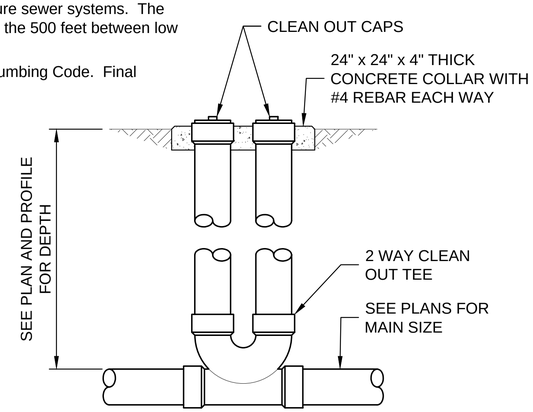
JOINT TRENCH NOTES:
1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354



TYPICAL JOINT TRENCH DETAIL
N.T.S.



SANITARY SEWER CLEANOUT DETAIL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

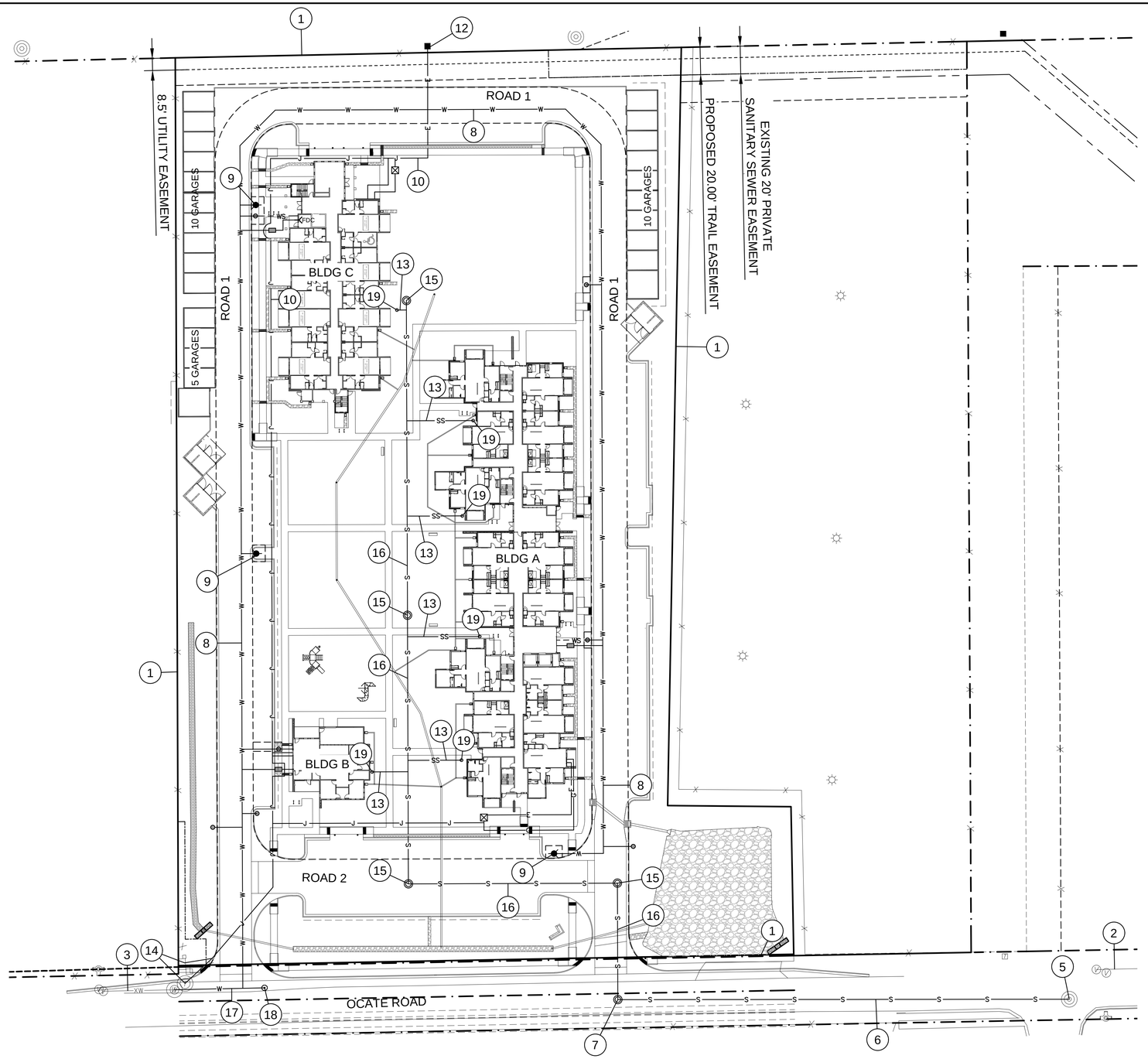
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

ENGINEERS SEAL: FOR REVIEW ONLY
DATE
REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	7-1



SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING 8" PVC WATER LINE
3. EXISTING 12" PVC WATER LINE
4. EXISTING 8" PVC SANITARY SEWER LINE
5. EXISTING SANITARY SEWER MANHOLE
6. PROPOSED PUBLIC 8" PVC SDR-21 SANITARY SEWER LINE
7. PROPOSED PUBLIC SANITARY SEWER MANHOLE
8. PROPOSED 8" PVC WATER LINE
9. PROPOSED FIRE HYDRANT
10. PROPOSED JOINT UTILITY TRENCH
11. PROPOSED METER BANK FOR GAS AND ELECTRIC
12. TIE TO EXISTING ELECTRIC AT POLE
13. PROPOSED 4" SCH40 PVC SANITARY SEWER SERVICE
14. TIE TO EXISTING TELEPHONE AND GAS LINES
15. PROPOSED PRIVATE SANITARY SEWER MANHOLE
16. PROPOSED PRIVATE SANITARY SEWER LINE
17. PROPOSED 12" PVC WATER LINE
18. PROPOSED 2" BLOW-OFF VALVE
19. SANITARY SEWER CLEANOUT. SEE DETAIL, SHEET 7-1

LEGEND

EXISTING UTILITIES

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITY
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- UTILITY BOX
- MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- GAS CONNECT

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED HOTBOX
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED TRANSFORMER
- PROPOSED LUMINAIRES (SEE ELECTRICAL SITE PLAN, SHEET 4-1)

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PUBLIC SERVICE COMPANY OF NEW MEXICO	ANNETTE DURAN-GONZALES	(505) 473-3269
X-FINITY / LUMEN	KRISTEN FENN	(505) 403-9170
COMCAST	SPENCER DeBORD	(505) 438-1930
NM GAS COMPANY	STEPHEN ASP	(505) 697-3843
CITY OF SANTA FE WATER DIVISION	JOHN DELMAR, P.E.	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND, P.E.	(505) 955-4650

MASTER UTILITY PLAN

SCALE: 1" = 40'

N

0 20 40 80

SCALE: 1" = 40'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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DATE

REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	7-2

OCATE APARTMENTS
PONDING CALCULATIONS - IMPERVIOUS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED IMPERVIOUS AREAS (ROOFS, DRIVEWAYS, ETC.) SIDEWALKS, = 130,966.05 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION.
ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED IMPERVIOUS AREAS FOR THE
100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
IMPERVIOUS AREAS (ROOFS, SIDEWALKS DRIVEWAYS) HYDROLOGIC SOIL GROUP C	98	2.99

TO MITIGATE THE PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS), THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

2.99" DIRECT RUNOFF IMPERVIOUS AREAS
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE 1.51" OF RAINFALL FOR IMPERVIOUS AREAS

IMPERVIOUS AREAS = 130,966 SQ. FT.
POND 1.51" FROM ALL IMPERVIOUS AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR IMPERVIOUS AREA:

REQUIRED VOLUME = $\frac{(1.51" \times 130{,}966 \text{ SQ. FT.})}{12}$

= 16,480 CU. FT.

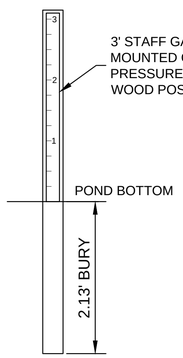
TOTAL PONDING VOLUME REQUIRED = 16,480 CU. FT.

PONDING AREA	
LAND TYPE	PONDING AREA
IMPERVIOUS	16,480
GRAVEL AREA	-96
OPEN SPACE	-3,222
TOTAL	13,162

EARTHWORK NOTES:

1. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

1.1. CUT = 7,228 C.Y.
1.2. FILL = 1,313 C.Y.



SCALE: N.T.S.

OCATE APARTMENTS
PONDING CALCULATIONS - OPEN SPACE (PARK)

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED OPEN SPACE (PARK) = 89,927.43 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW OPEN SPACE (PARK) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE EXISTING SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION.
ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED LANDSCAPING AREAS CONSIDERED "OPEN SPACE" IN GOOD CONDITION IN HYDROLOGIC GROUP C FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
OPEN SPACE HYDROLOGIC SOIL GROUP C COVER GOOD	74	1.05

TO MITIGATE THE PROPOSED LANDSCAPE, THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

1.05" DIRECT RUNOFF OPEN SPACE (PARK)
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE -0.43" OF RAINFALL FOR NATURAL DESERT

OPEN SPACE AREAS = 89,927 SQ. FT.
POND -0.43" FROM ALL OPEN SPACE

THE TOTAL VOLUME OF WATER TO BE STORED FOR OPEN SPACE:

REQUIRED VOLUME = $\frac{(-0.43" \times 89{,}927 \text{ SQ. FT.})}{12}$

= -3,222 CU. FT.

TOTAL PONDING VOLUME REQUIRED = -3,222 CU. FT.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

WATER LEVEL MEASUREMENT

1. THE CONTRACTOR SHALL INSTALL A STAFF GAUGE AT EACH POND TO MEASURE SEDIMENT ACCUMULATION. STAFF GAUGE MARKINGS SHALL BE IN 0.25' INCREMENTS WITH 0 AT THE BOTTOM OF THE POND AND LABELED FOOT MARKS TO THE TOP OF THE POND. UV RESISTANT MATERIALS SHALL BE USED INCLUDING: FIBERGLASS, STAINLESS STEEL, PVC, ALUMINUM / DIE-BOND BACKED, LEXAN OR POLYCARBONTE COATED MYLAR. SHOP DRAWING SUBMITTALS ARE REQUIRED PRIOR TO CONSTRUCTION.

2. THE STAFF GAUGE SHALL BE CLEANED DURING SPRING AND FALL MAINTENANCE TO REMOVE ANY ACCUMULATION ON THE GAUGE.

OCATE APARTMENTS
PONDING CALCULATIONS - GRAVEL AREAS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED GRAVEL AREAS = 3,731.44 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE
THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW GRAVEL AREAS WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE EXISTING SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION.
ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED GRAVEL AREAS CONSIDERED IN HYDROLOGIC GROUP C FOR THE
100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
GRAVEL AREAS HYDROLOGIC SOIL GROUP C	76	1.17

TO MITIGATE THE PROPOSED GRAVEL AREAS, THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

1.17" DIRECT RUNOFF GRAVEL AREAS
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE -0.31" OF RAINFALL FOR GRAVEL AREAS

GRAVEL AREAS = 3,731 SQ. FT.
POND -0.31" FROM ALL GRAVEL AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR GRAVEL AREAS:

REQUIRED VOLUME = $\frac{(-0.31" \times 3{,}731 \text{ SQ. FT.})}{12}$

= -96 CU. FT.

TOTAL PONDING VOLUME REQUIRED = -96 CU. FT.

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 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.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF 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 FOR INDIVIDUAL BUILDINGS.

2. 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 THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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ENGINEERS SEAL: FOR REVIEW ONLY

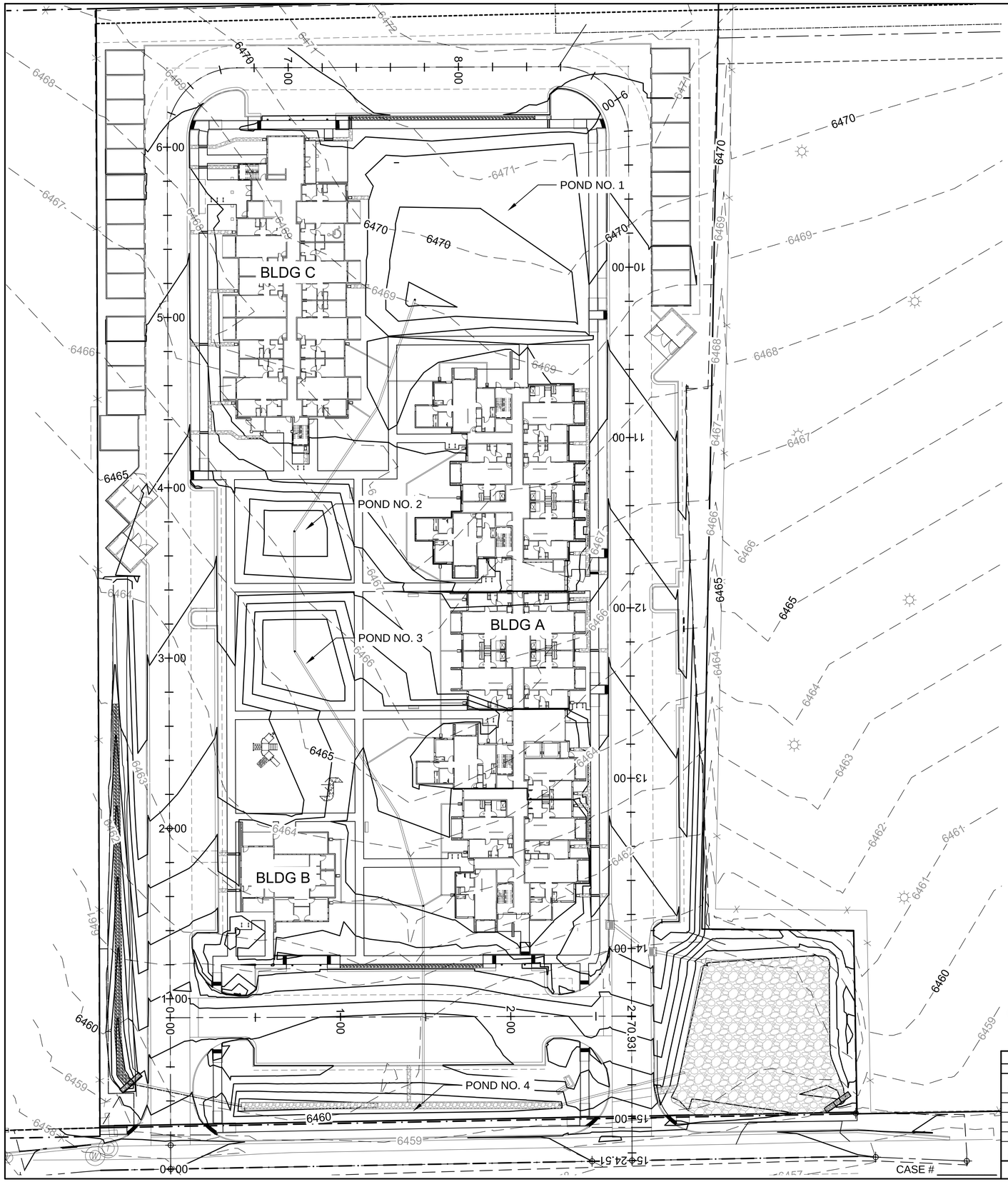
DATE

REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30'	8-1



GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. THE VOLUME OF PONDING REQUIRED IS 18,074 CUBIC FEET.
7. THE VOLUME OF PONDING PROVIDED IS 18,074 CUBIC FEET.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
9. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING SERVICES, JOB NO. 1-40709, OCATE APARTMENTS, SANTA FE, NEW MEXICO", PREPARED BY GEO-TEST, INC, DATED AUGUST 21, 2024 WHICHEVER IS MORE STRINGENT. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. INSTALL SILT FENCE AROUND THE SITE.

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.

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

N

0 15 30 60
SCALE: 1" = 30'

POND VOLUMES

POND NO.	VOLUME
	CU. FT.
NO 1	7,493
NO 2	1,857
NO 3	1,289
NO 4	2,826
TOTAL	13,465

CITY REVIEW		
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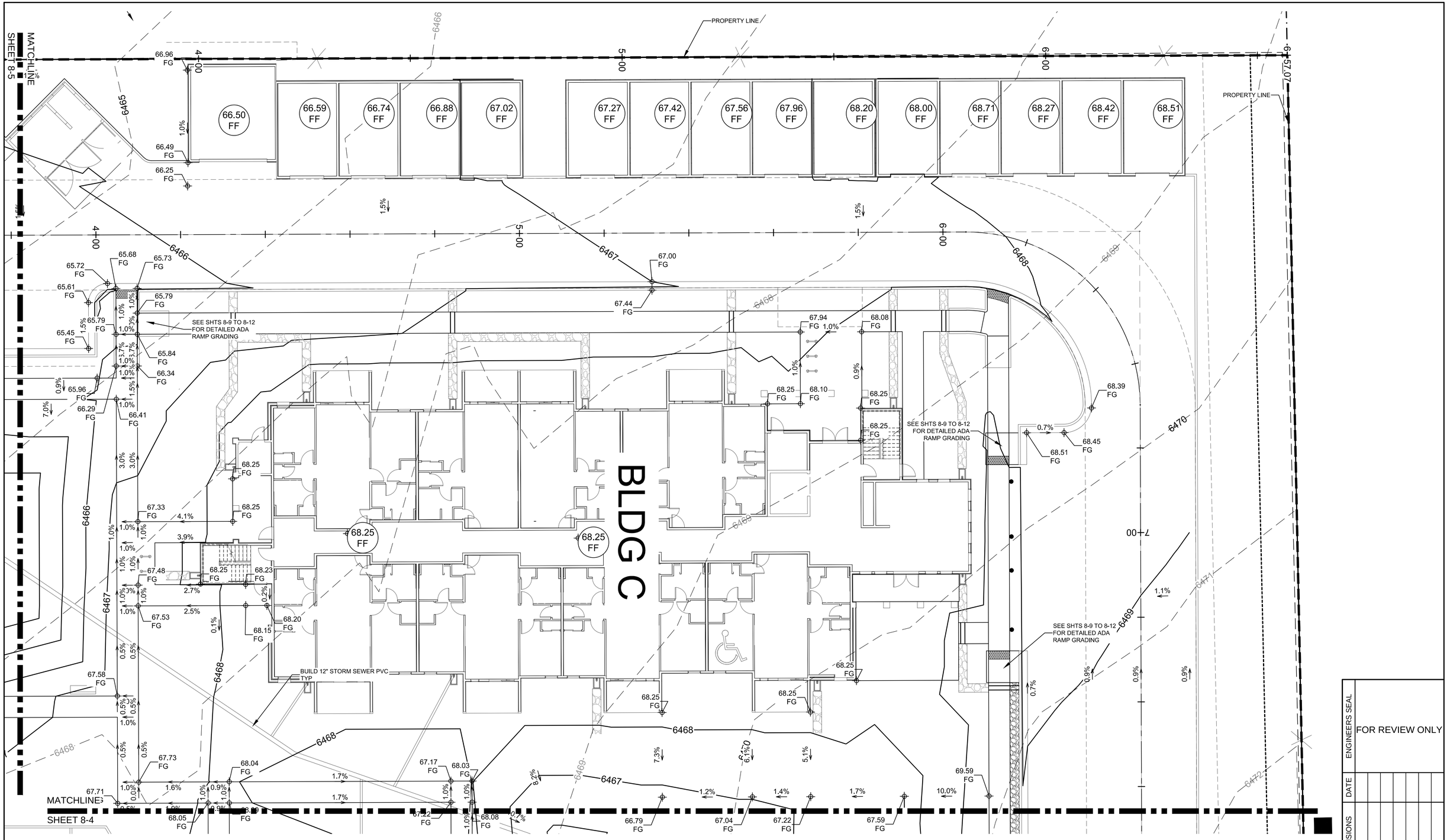
DATE
REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

OVERALL GRADING AND DRAINAGE

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30'	8-2



FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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DATE

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-3

SHEET 8-3

MATCHLINE

SHEET 8-6

MATCHLINE

GRAVEL MULCH IN PARKING OVERHANG

BUILD CURB OPENING, SIDEWALK CULVERT AND RIPRAP RUNDOWN SEE DETAIL ON SHT 6-6 & 6-7

BUILD NYOPLAST CATCH BASIN OR APPROVED EQUAL

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

PROPERTY LINE

PROPERTY LINE

00–8

10–00

11–00

DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-4

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PROPERTY LINE

1V ON 3 H CUT SLOPE

MATCHLINE SHEET 8-7

MATCHLINE SHEET 8-3

BUILD CURB OPENINGS @ 40 FT ON CENTER AND RIPRAP RUNDOWN SEE DETAIL ON SHT 6-6 & 6-7

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

BUILD FLOW THRU CURB

BLDG B

62.67 FF

BUILD NYOPLAST CATCH BASIN OR APPROVED EQUAL

BUILD 12" STORM SEWER PVC TYP

GRAVEL MULCH IN PARKING OVERHANG

MATCHLINE SHEET 8-6

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

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INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-5

ENGINEER'S SEAL — FOR REVIEW ONLY

DATE

REVISIONS

SHEET 8-5

MATCHLINE

SHEET 8-8 MATCHLINE

SHEET 8-4 MATCHLINE

GRAVEL MULCH IN PARKING OVERHANG

BUILD 12" STORM SEWER PVC TYP

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

BUILD TYPE 1 DROP INLET

BUILD 18" CMP W END SECTION

BUILD TYPE 1 DROP INLET

BUILD FLOW THRU CURB

1V ON 4 H CUT SLOPE

PROPERTY LINE

BLDG A

2+70.93

14+00 13+00 12+00

6460 6461 6462 6463 6464 6465 6466 6467

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

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(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

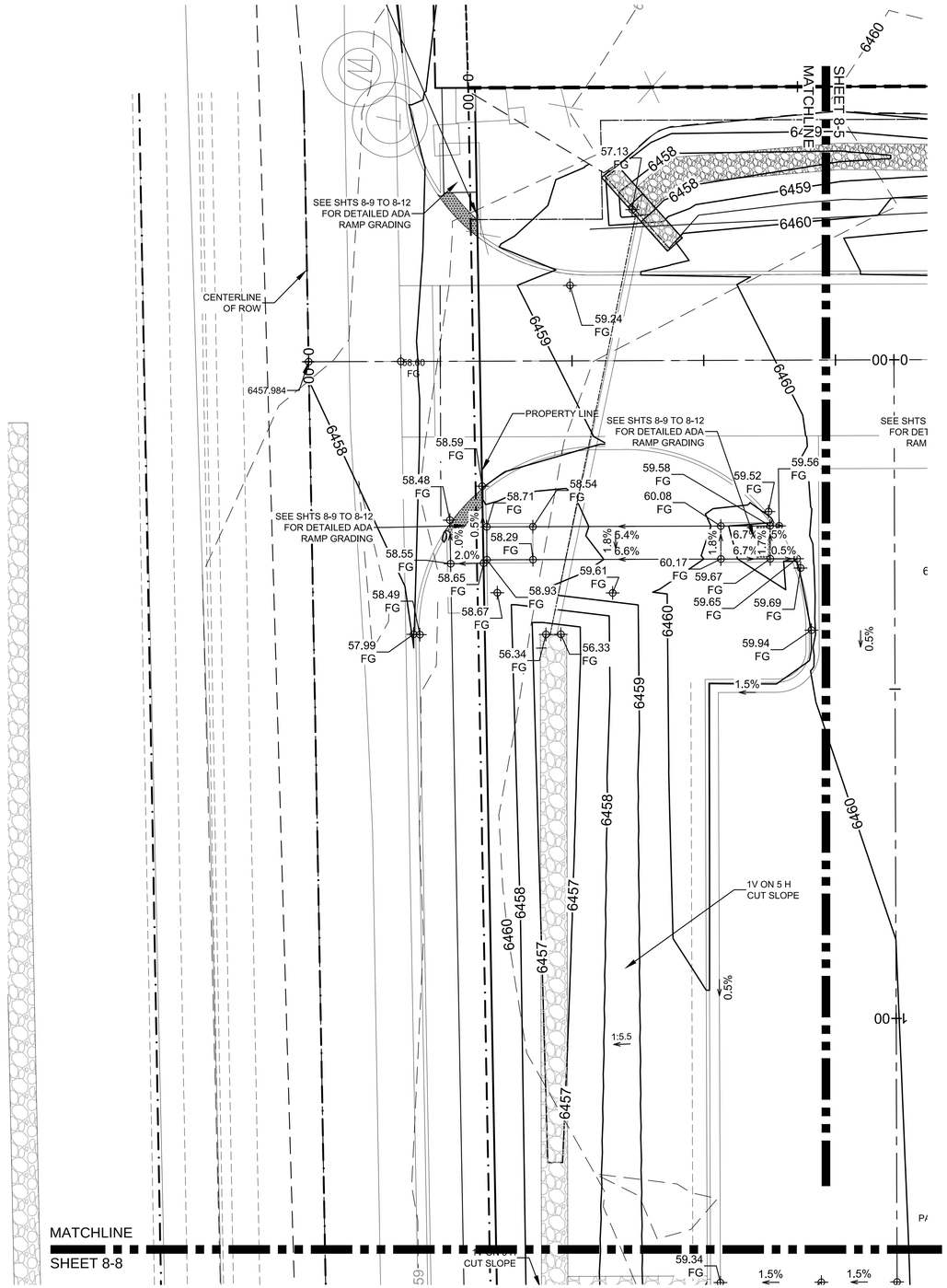
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-6

ENGINEERS SEAL

FOR REVIEW ONLY

DATE

REVISIONS



FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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DETAILED GRADING AND DRAINAGE PLAN

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FEBRUARY 2025	1" = 10'	8-7

ENGINEERS SEAL	FOR REVIEW ONLY
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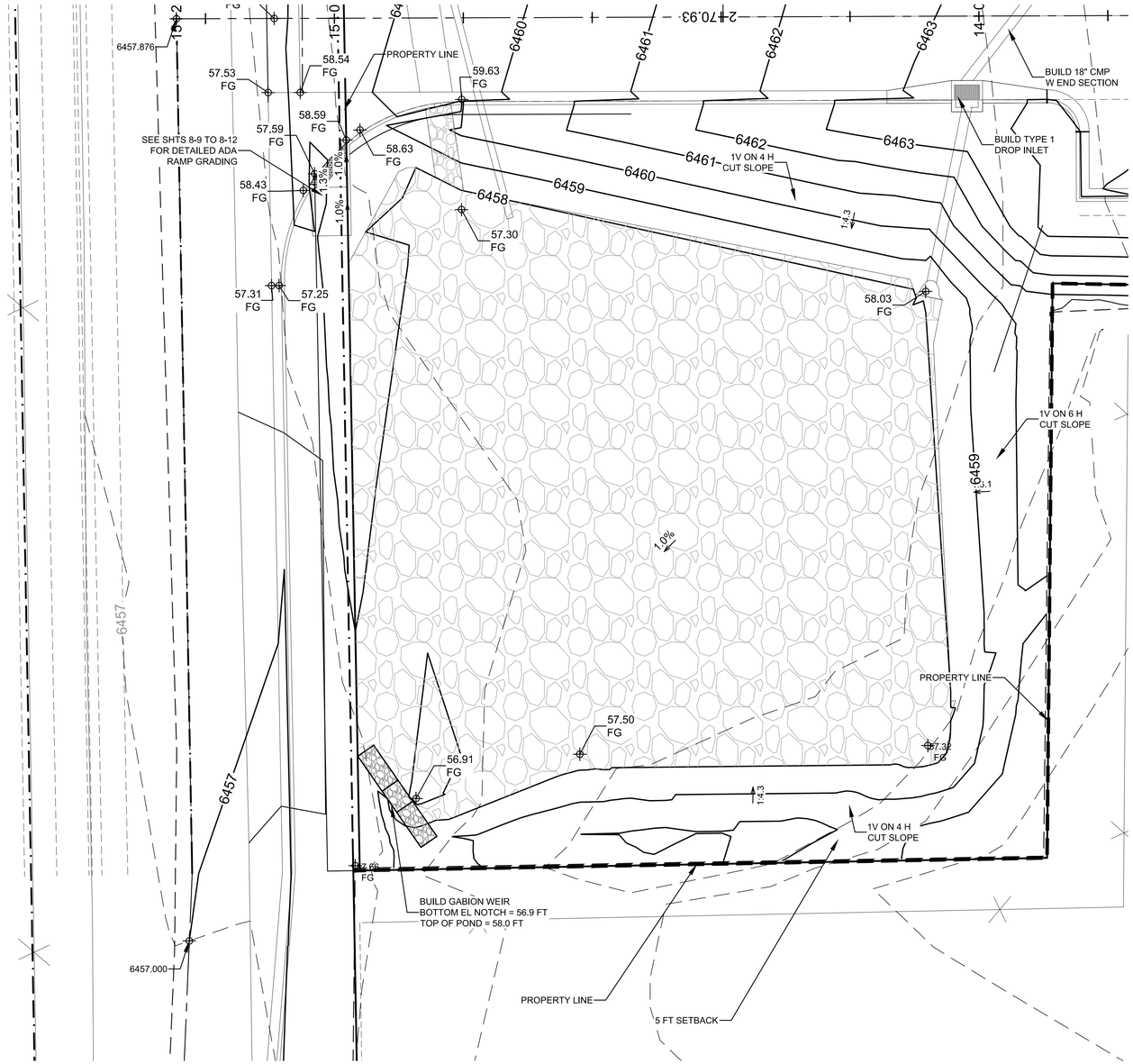
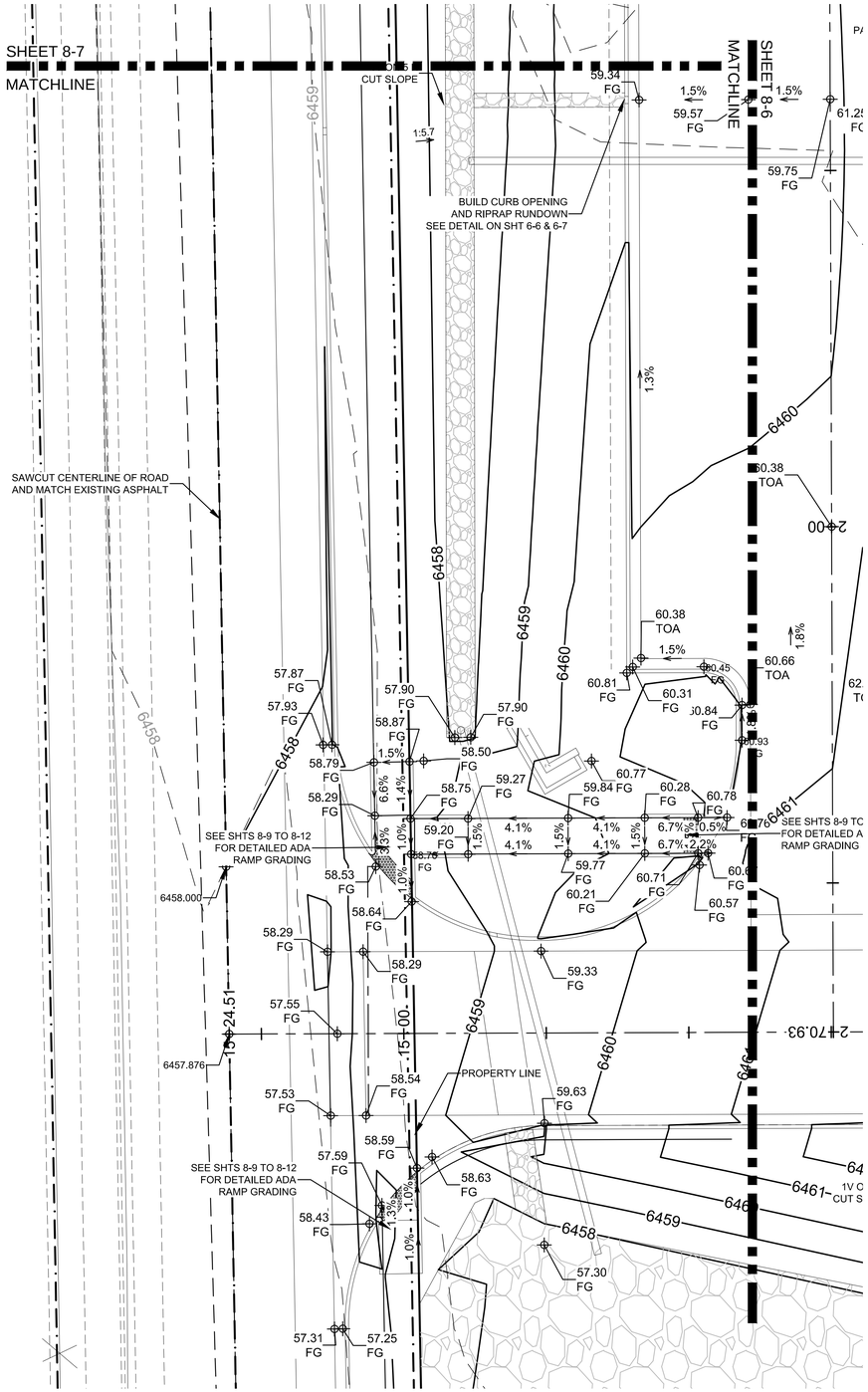
REVISIONS	





FF FINISH FLOOR
TOA TOP OF ASPHALT
EOA EDGE OF ASPHALT
TOS TOP OF SIDEWALK
FG FINISH GROUND

FINISH CONTOUR
EXISTING CONTOUR
PROPERTY LINE / ROW
DENOTES RIPRAP RUNDOWN
DENOTES BUILDING SPLASHBLOCK

0 5 10 20
SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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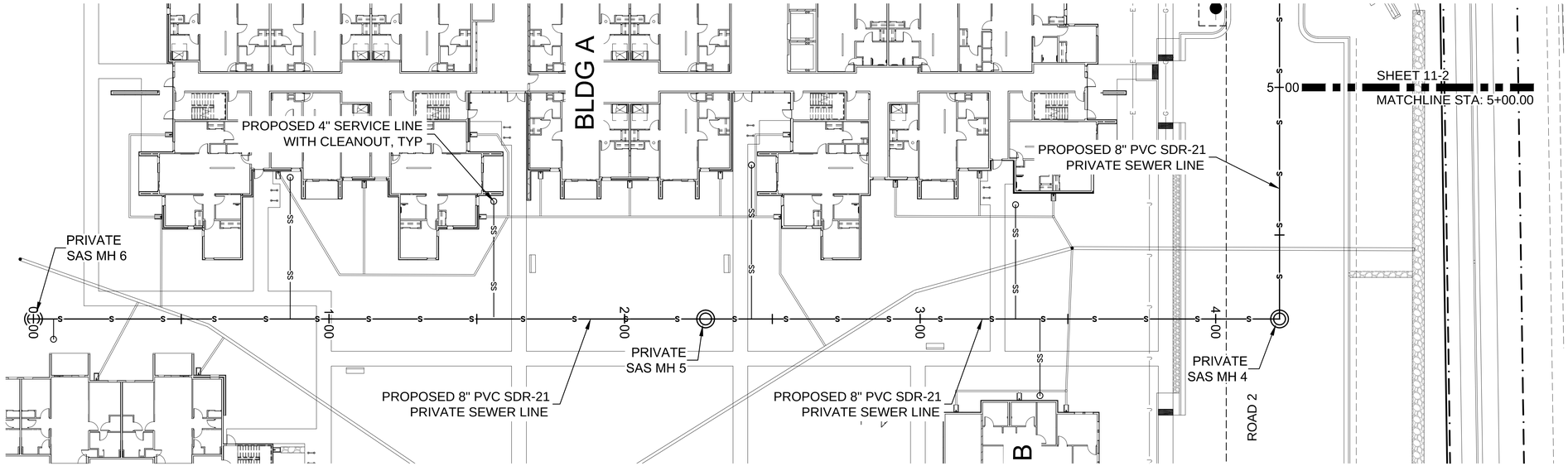
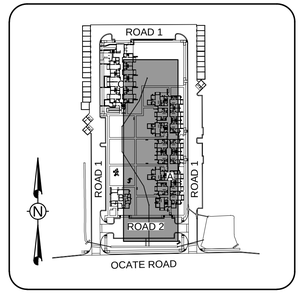
DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-8

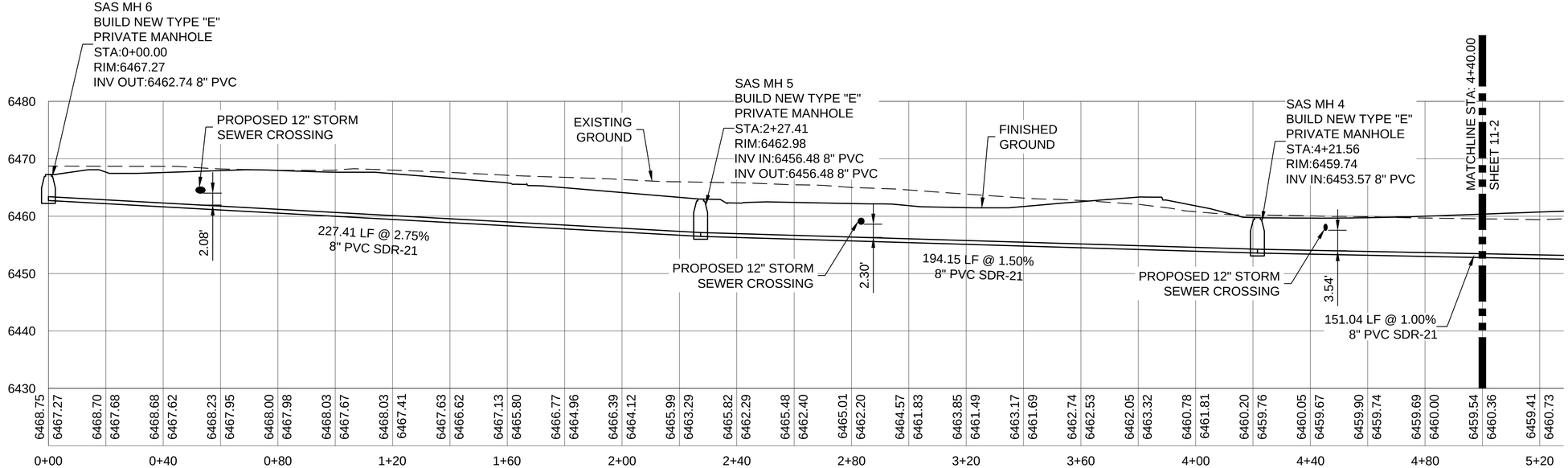
ENGINEERS SEAL	FOR REVIEW ONLY
DATE	
REVISIONS	





KEYMAP
SCALE: 1" = 200'

PROPOSED SANITARY SEWER - PLAN VIEW
SCALE: 1" = 20'



PROPOSED SANITARY SEWER - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL
FOR REVIEW ONLY
DATE
REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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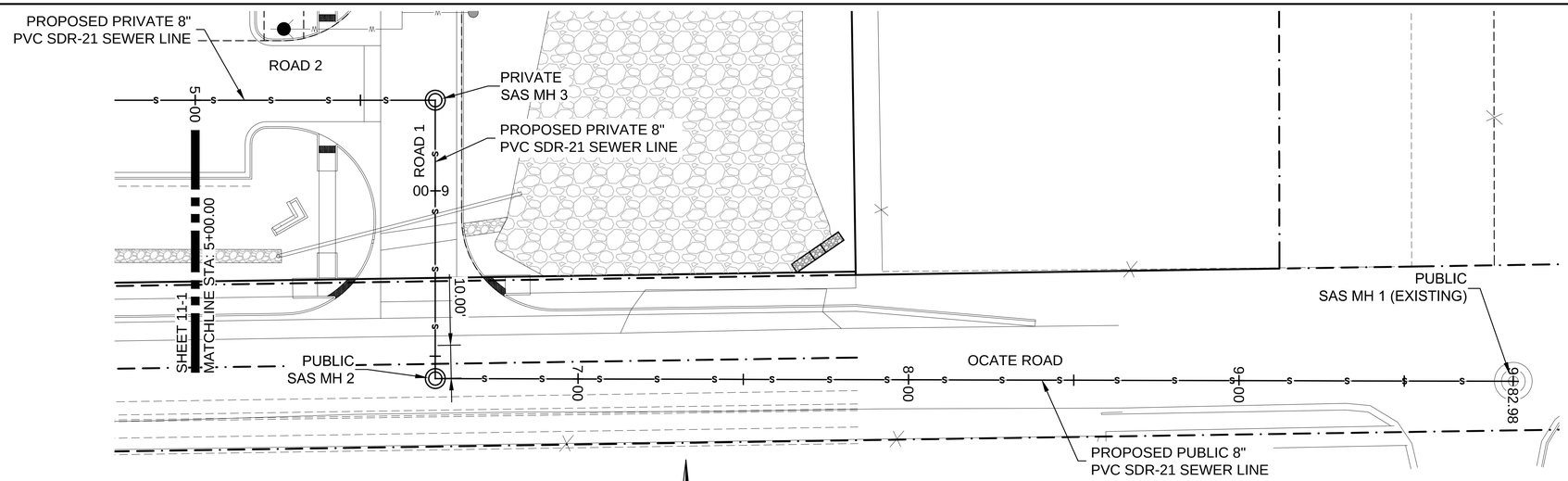
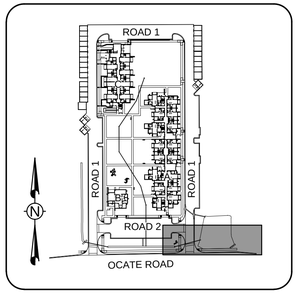
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-1

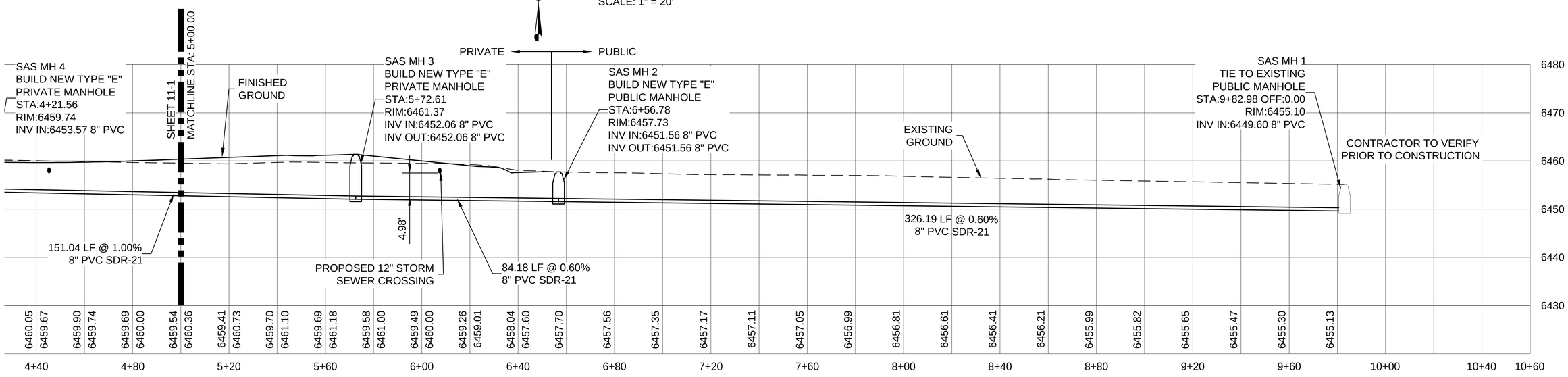




KEYMAP
SCALE: 1" = 200'

PROPOSED SANITARY SEWER - PLAN VIEW (CONT'D)

SCALE: 1" = 20'



PROPOSED SANITARY SEWER - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

ENGINEERS SEAL
FOR REVIEW ONLY

DATE

REVISIONS

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-2

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
3. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
4. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

DRAINAGE FACILITIES MAINTENANCE

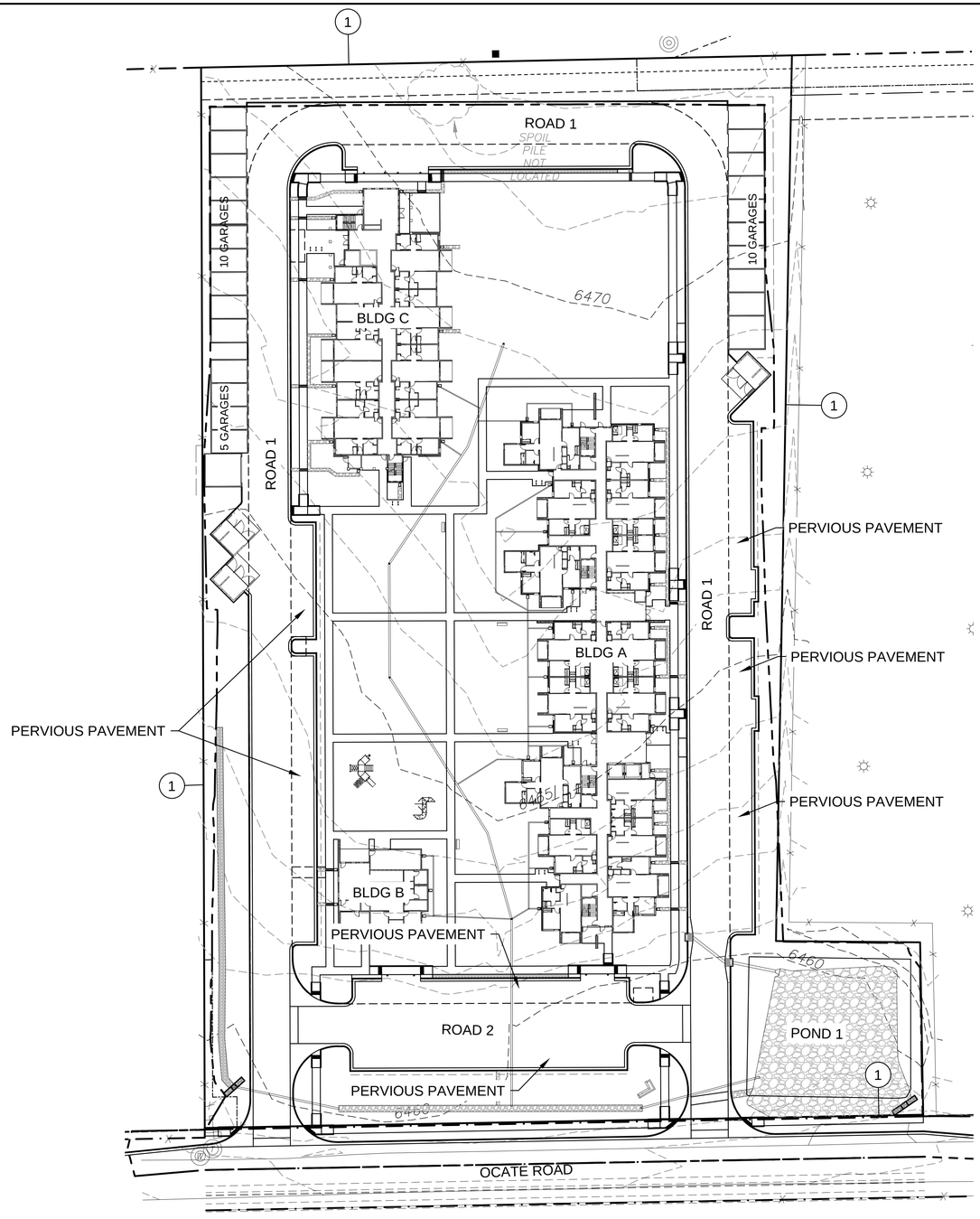
1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

   ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. PROPERTY OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
3. THE REMEDIAL ACTION SHALL CONSIST OF (1) REMOVAL AND DISPOSAL OF SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH; (2) FLUSHING ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND POLLUTANTS THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES; AND (3) INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS AND INSPECT FOR THE STRUCTURAL INTEGRITY OF ALL APPURTENANT DRAINAGE STRUCTURES AND REPAIR OR STABILIZE ACCORDINGLY.

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE:	MARCH 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT BUILD UP IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS (1" OR GREATER)	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

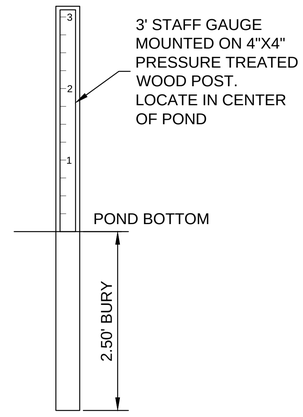
SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS, AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.



PERMANENT EROSION CONTROL PLAN
SCALE: 1" = 40'

SHEET KEYNOTES

1. PROPERTY LINE



POST AND STAFF GAUGE
SCALE: N.T.S.

ENGINEERS SEAL
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DATE
REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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SANTA FE, NEW MEXICO

PERMANENT EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	13-3

LEGEND

- XW — EXISTING ASSUMED WATER LINE
- XG — EXISTING GAS LINE
- XS — EXISTING SEWER
- W — W — PROPOSED WATER LINE
- J — PROPOSED JOINT TRENCH
- S — PROPOSED SEWER
- PROPOSED FIRE HYDRANT
- VALVE
- TEE
- ELBOW
- SINGLE METER
- HOT BOX W/ BACKFLOW PREVENTOR

FIRE SERVICE TABLE

BUILDING NUMBER	ADDRESS	SERVICE SIZE	REQUIRED FLOW (GPM)	RESIDUAL PRESSURE (PSI)
A	1111___ OCATE ROAD	_" FS		
B	1111___ OCATE ROAD	_" FS		
C	1111___ OCATE ROAD	_" FS		

WATER SERVICE TABLE

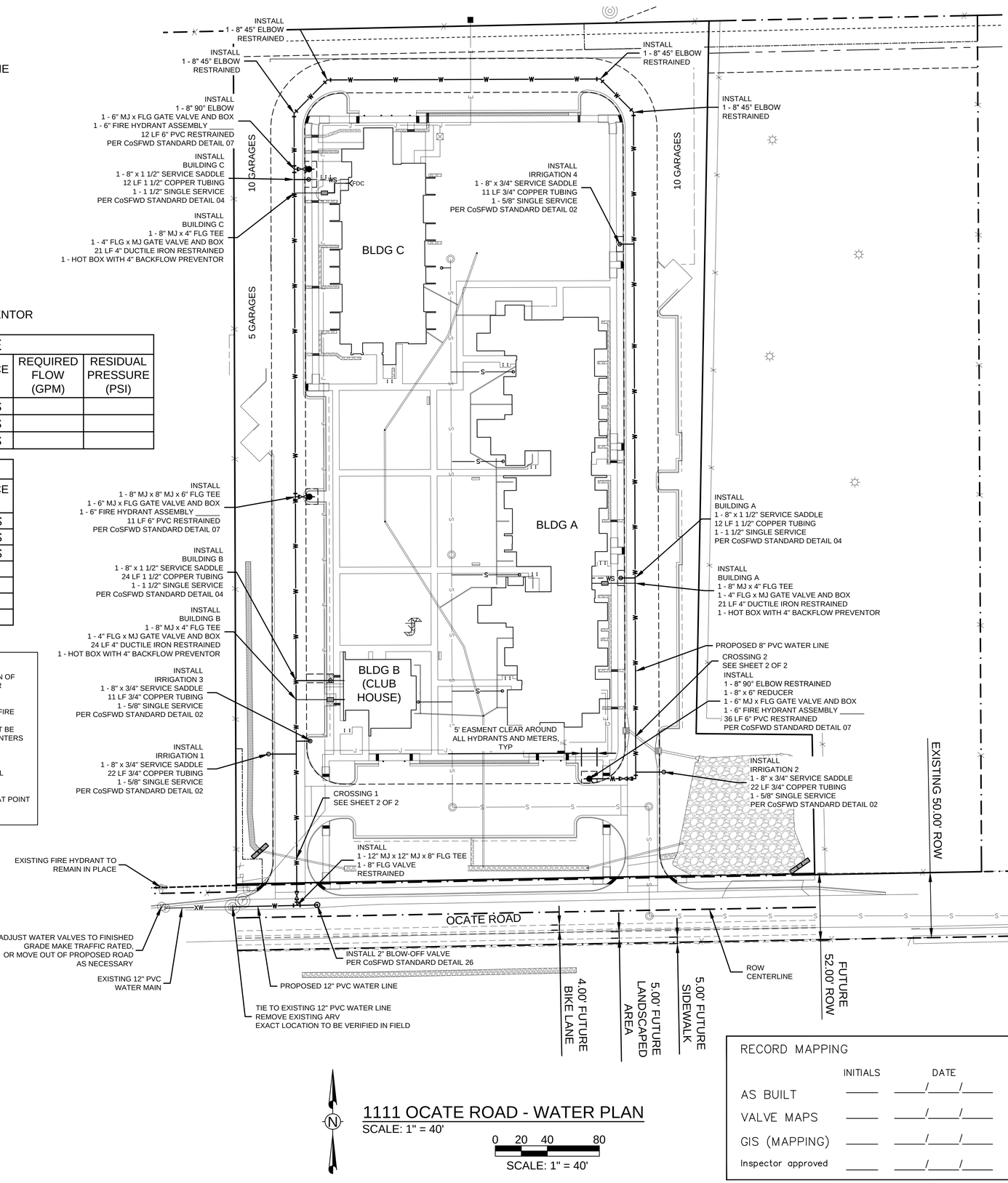
BUILDING NUMBER	ADDRESS	SERVICE SIZE
A	1111___ OCATE ROAD	_" DS
B	1111___ OCATE ROAD	_" DS
C	1111___ OCATE ROAD	_" DS
IRR 1	1111___ OCATE ROAD	_" IR
IRR 2	1111___ OCATE ROAD	_" IR
IRR 3	1111___ OCATE ROAD	_" IR
IRR 4	1111___ OCATE ROAD	_" IR

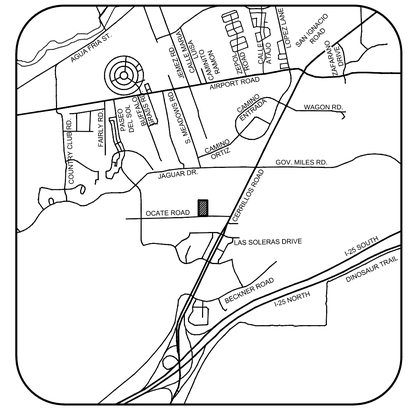
(1) SERVICE TYPES

DS IS A METERED SERVICE CONNECTION FOR DOMESTIC SERVICE OR COMBINATION OF DOMESTIC AND IRRIGATION SERVICE. BACKFLOW PREVENTERS ARE REQUIRED FOR SERVICES OVER 2 INCH OR IF REQUIRED BY CoSFWD.

FS IS A FIRE SERVICE DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.

IR IS A METERED SERVICE CONNECTION FOR A DEDICATED IRRIGATION SYSTEM. ALL IRRIGATION SYSTEMS REQUIRE A BACKFLOW PREVENTER.
(2) PEAK FLOW IN GALLONS PER MINUTE.
(3) RESIDUAL PRESSURE IS POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.
(4) LIST ADDRESS / BUILDING NUMBERS OR NAMES SERVED.





0 1500 3000 6000
SCALE: 1" = 3000'

VICINITY MAP
SCALE: 1" = 3000'

NOTE:
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.

A SEPARATE IRRIGATION METER WILL BE REQUIRED FOR COMMERCIAL LOTS IF THE TOTAL LANDSCAPED AREA IS 1,000 SQUARE FEET OR GREATER. AN APPROVED BACKFLOW PREVENTION DEVICE SHALL ALSO BE INSTALLED BEYOND THE METER ON ANY NEW IRRIGATION SERVICE.

1111 OCATE ROAD - WATER PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

MICHAEL D. GOMEZ, N.M.P.E. NO. 8731 DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	_____/_____/_____
VALVE MAPS	_____	_____/_____/_____
GIS (MAPPING)	_____	_____/_____/_____
Inspector approved	_____	_____/_____/_____

1111 OCATE ROAD

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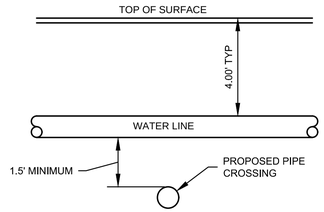
PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE DATE _____

APPROVED
_____ CITY OF SANTA FE WATER DIVISION DATE
_____ SANTA FE FIRE DEPARTMENT DATE

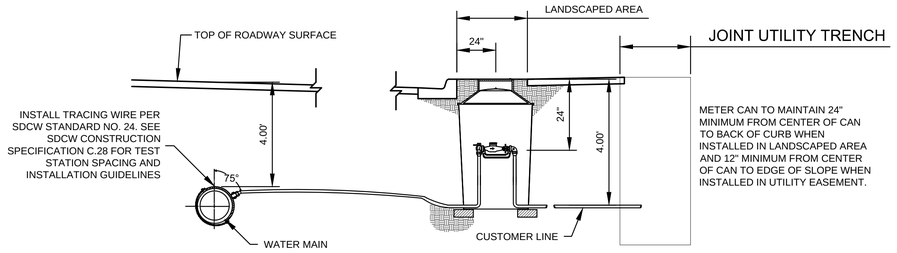
INSPECTOR _____
DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N14	T 16 N . R 09 E . S 18	

2024
17
(1 OF 2)



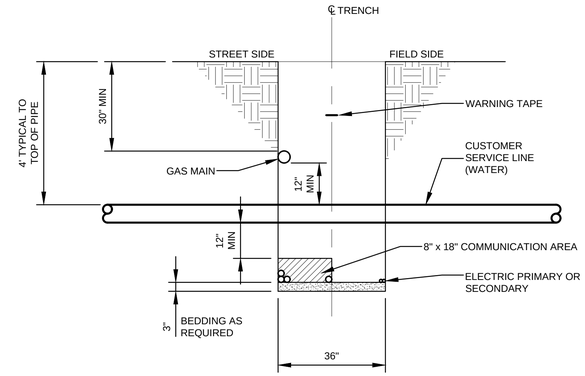
TYPICAL UTILITY CROSSING DETAIL (OVER)
SCALE: N.T.S.



TYPICAL WATER SERVICE AND METER CAN PLACEMENT DETAIL
SCALE: N.T.S.



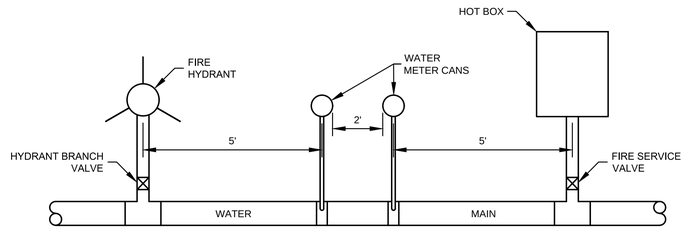
TYPICAL UTILITY CROSSING DETAIL (UNDER)
SCALE: N.T.S.



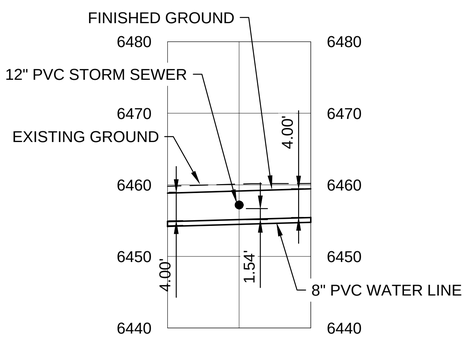
UTILITY TRENCH AND CROSSING DETAIL FOR CUSTOMER LINE
SCALE: N.T.S.

GENERAL NOTES

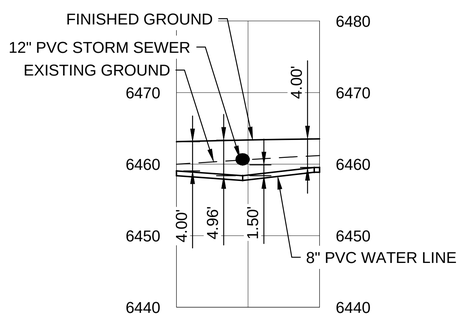
1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 8ll TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. ALL METER BOXES AND HYDRANTS MUST HAVE 5 FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES
19. ALL TEES ARE MJ x MJ x FLG.
20. ALL VALVES ON TEES ARE FLG x MJ.



SEPARATION SPACING DETAIL
SCALE: N.T.S.



CROSSING 1
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



CROSSING 2
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

MICHAEL D. GOMEZ, N.M.P.E. NO. 8731 DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	_____/_____/_____
VALVE MAPS	_____	_____/_____/_____
GIS (MAPPING)	_____	_____/_____/_____
Inspector approved	_____	_____/_____/_____

1111 OCATE ROAD

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, NM 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED

_____ CITY OF SANTA FE WATER DIVISION DATE

_____ SANTA FE FIRE DEPARTMENT DATE

INSPECTOR _____
DATE: _____

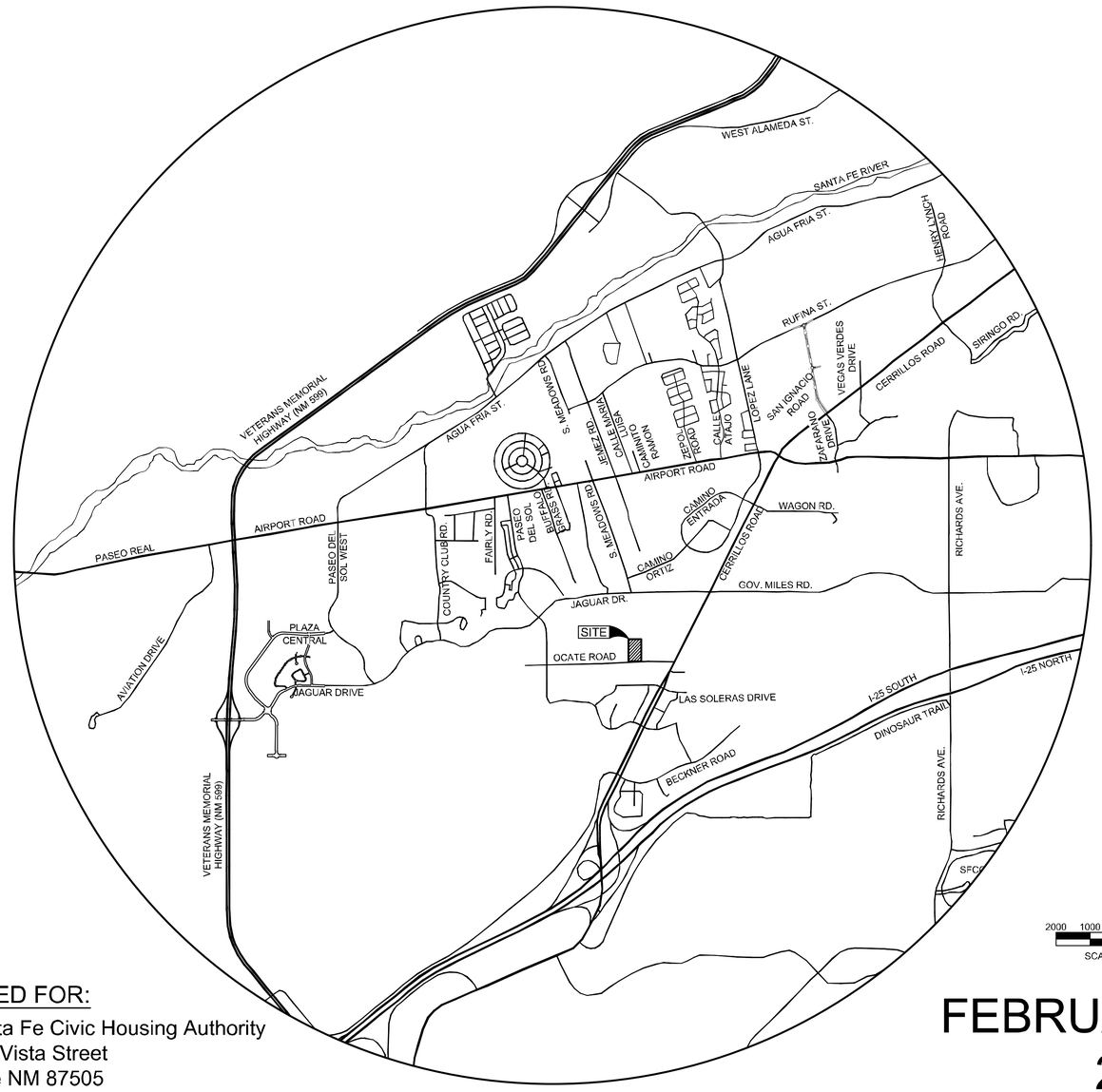
AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
N14	T 16 N . R 09 E . S 18	

2024
17
(2 OF 2)

INFRASTRUCTURE PLANS FOR

OCATE APARTMENTS

SANTA FE, NEW MEXICO



PREPARED FOR:

The Santa Fe Civic Housing Authority
664 Alta Vista Street
Santa Fe NM 87505

CITY OF SANTA FE, NEW MEXICO

SECTION 18, TOWNSHIP 16N, RANGE 9E

FEBRUARY
2025

CASE # _____

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BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, UNDERSIGNED, BEING A 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 OF THE SITE AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

_____
PRINTED NAME, NMPE NO._____, DATE_____.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF 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.
2. 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 THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE AND APPLICABLE PER [illegible]

SANTA FE ENGINEERING CONSULTANTS, LLC.

Dolores I. Vigil
Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe NM 87504

Liaison Planning Services INC.

NOTE: THESE PLANS SHOW THE ORIGINAL SHEET SUBMITTED TO THE CITY (MARKED AS VOID), AND THE REVISED PLAN. THE REVISED PLAN USES A REVISION CLOUD TO SHOW THE CHANGE. THE REVISION CLOUD WAS REQUESTED BY CITY STAFF. IF THE PROJECT IS APPROVED, THE VOIDED SHEETS AND REVISION CLOUD WILL BE REMOVED.

JEEBS & ZUZU, LLC.
Architecture
Construction
Design-Build
5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

Santa Fe Engineering
Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							

CITY OF SANTA FE

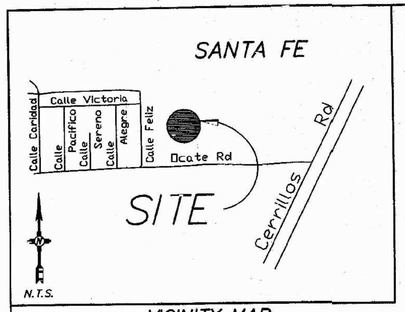
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

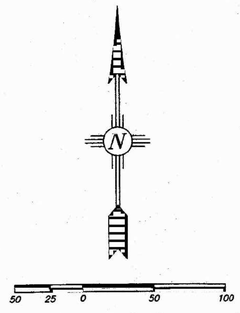
COVER SHEET AND INDEX OF SHEETS

SHEET 1-1

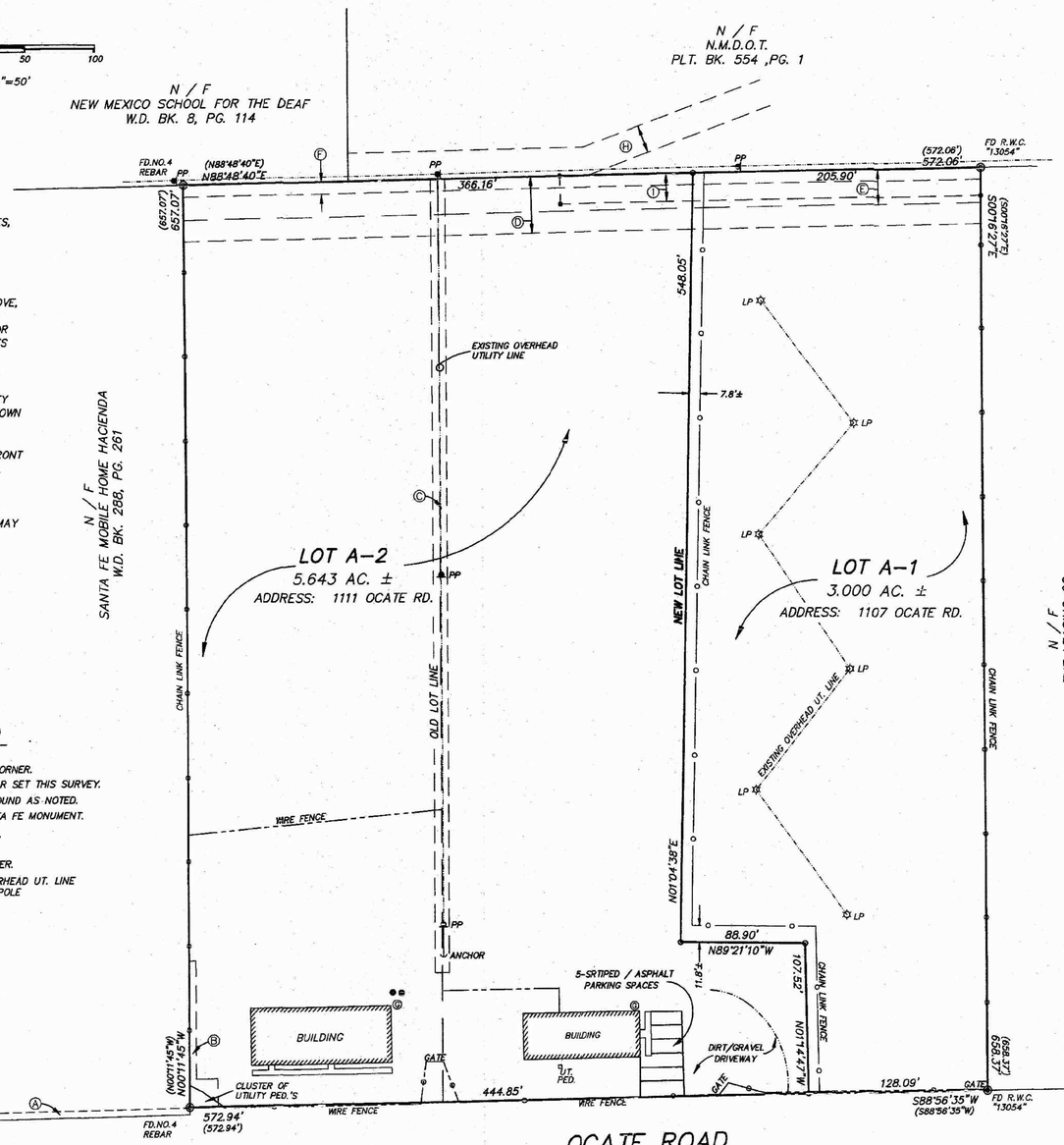
LOT LINE ADJUSTMENT
OF
LOT A-2 & LOT A-1
SECTION 18, T.16N., R.09E., N.M.P.M.
CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO



VICINITY MAP



SCALE: 1"=50'



PUBLIC UTILITY EASEMENTS (PUE)

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM): FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

NEW MEXICO GAS COMPANY (NMGC): FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS; 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PNM & NMGC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAVE 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.

DEDICATION / AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER HAS CAUSED THE FOREGOING LOT LINE ADJUSTMENT OF LAND AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE SAID OWNER. EASEMENTS ARE HEREBY GRANT FOR ALL EXISTING UTILITIES. THESE LAND LIE WITH IN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO.

BOYS & GIRLS CLUB – (REPRESENTATIVE)

OFFICIAL SEAL
Victoria M. Dalton
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 5/23/23

STATE OF NEW MEXICO }SS
COUNTY OF SANTA FE }

ON THIS 28 DAY OF August, 2019, THE ~~FOREGOING INSTRUMENT~~ WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

Victoria M. Dalton
NOTARY PUBLIC

LEGEND

- CACULATED CORNER.
- CAPPED REBAR SET THIS SURVEY.
- MONUMENT FOUND AS NOTED.
- CITY OF SANTA FE MONUMENT.
- (W) WATER METER.
- (G) GAS METER.
- (E) ELECTRIC METER.
- EXISTING OVERHEAD UT. LINE WITH POWER POLE

REFERENCE AND BASIS OF BEARINGS:

PLAT OF SURVEY ENTITLED "SUMMARY REVIEW LAND DIVISION PLAT PREPARED FOR SANTA FE BOYS AND GIRLS CLUB, INC. OF REMAINDER PORTION OF TRACT "A", CITY AND COUNTY OF SANTA FE, NEW MEXICO", PREPARED BY JEFF L. LUDWIG LS. 13054. FILED FOR RECORD IN THE SANTA FE, NEW MEXICO COUNTY CLERK'S OFFICE IN PLAT BOOK 841 AT PAGE 25.

BEARINGS AND DISTANCES IN PARENTHESIS FROM ABOVE MENTIONED PLAT OF SURVEY.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION ON AUGUST 1, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.

LORENZO E. DOMINGUEZ — 8/28/19 DATE
P.S. #10461

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 10461 LORENZO E. DOMINGUEZ

EAST MOUTAIN SURVEYING CO.
P.O. BOX 1607
MORIARTY, NM 87035
(505) 450-2097

NOTES:

THE SURVEY SHOWN, IS BASED ON THE HEREON REFERENCED DOCUMENTS. SURVEYOR HAS MADE NO ATTEMPT IN A TITLE SEARCH.

THIS TRACT OR PARCEL OF LAND MAYBE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.

THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES & UNDERGROUND DEBRIS THAT ARE NOT IDENTIFIED HEREON.

THESE TRACTS OR PARCELS OF LAND AS SHOWN HEREON ARE SUBJECT TO ALL NOTES & CONDITIONS OF PRIOR SURVEYS APPROVED BY THE THE CITY OF SANTA FE LANDUSE DEPARTMENT.

EASEMENTS:

- (A) EXISTING 5' WIDE R.O.W. ESMT. PLT. BK. 841, PG. 25
- (B) EXISTING PUBLIC UTILITY ESMT. PLT. BK. 841, PG. 25
- (C) EXISTING 10' WIDE UTILITY ESMT. PLT. BK. 841, PG. 25
- (D) EXISTING 40' WIDE ROADWAY ESMT. PLT. BK. 841, PG. 25
- (E) EXISTING 25' WIDE ROAD RESERVATION. PLT. BK. 841, PG. 25
- (F) EXISTING 8.5' WIDE UTILITY ESMT. PLT. BK. 841, PG. 25
- (H) EXISTING 20' WIDE SANITARY SEWER ESMT. PLT. BK. 841, PG. 25
- (I) EXISTING 20' WIDE PRIVATE SANITARY SEWER ESMT. PLT. BK. 841, PG. 25

CITY OF SANTA FE APPROVAL:

Joel B Barela P.E. CFM — 9/5/19
CITY ENGINEER FOR LAND USE — DATE

Noah Berke — 9/5/19
CITY PLANNER — DATE

NOTES & CONDITIONS

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY FOR LOT A-1 & LOT A-2 WHEN THE PROPERTY IS BEING DEVELOPED OR IMPROVED PRIOR TO THE DEVELOPMENT OF IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

AN AGREEMENT FOR METERED SERVICE (AMS) FROM CITY WATER DIVISION WILL BE REQUIRED TO INSTALL NEW SERVICES.

AT THE DEVELOPMENT STAGE, THE LOT SPLIT AT 1107/111 OCATE ROAD SHALL COMPLY WITH ALL APPLICABLE STANDARDS FOR DESIGN & DEVELOPMENT AND THEIR INTENDEDUSE OF SAID LOT(S) AS DETERMINED WITHIN THE CITY OF SANTA FE CITY CODE. ALL SITE DESIGN SHALL INCLUDE LANDSCEAPING, WATER CONSERVATION STORM WATER & OPEN SPACE MANAGEMENT AND ALL OTHER APPLICABLE REQUIREMENTS AND STANDARDS FOR BUILDING AND DEVELOPMENT WITHIN THE THE CITY OF SANTA FE.

FIRE DEPARTMENT SHAL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION (IFC 2009 SECTION 503.1.1).

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B).

SHALL COMPLY WITH SECTION D102.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS AS PER IFC OR ANEMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE D103.4).

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDRS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 IN (FC2009 SECTION 503.2.1).

SHALL COMPLY WITH IFC 2009 SECTION D103.5 FIRE APPARATUS ACCESS ROADS GATES (LOTS A-1 AND A-2).

SHALL MEET THE IFC CODE REQUIREMENTS 2009 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

WASTEWATER UTILITY EXPANDION CHARGES (UEC) FOR EACH LOT SHALL BE DUE AT TIME OF BUILDING PERMIT APPLICATION.

SIDEWALKS MUST BE CONSTRUCTED ALONG OCATE ROAD AND INCLUDED IN THE PROPOSED WORK WHEN A PERMIT IS ISSUED FOR ANY WORK ON EITHER LOT.

ACCORDING TO FEMA DFIRM PANELS No. 35049C 0506E & 35049C 0507E, THIS PROPERTY LIES WITHIN DESIGNATED FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. EFFECTIVE DATE OF 12/4/12.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES INCLUDING SEPARATE METER SERVICE ACCOUNTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK.

BUILDABLE AREAS FOR PLATIED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

STORMWATER AGREEMENT: STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEP FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COST ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPTUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS AND ASSIGNS.

COUNTY TREASURER — Sept 3, '19 DATE

Inst# 1896045
COUNTY OF SANTA FE }SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 5TH DAY OF September A.D. 20 19, AT 3:40 O'CLOCK P. M., AND WAS DULY RECORDED IN BOOK 854, PAGE 15 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

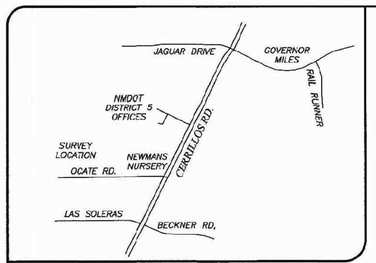
COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

DEPUTY

SHEET 2-1

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): SANTA FE BOYS & GIRLS CLUB, INC.
RECORDED DOCUMENT(S): PLT. BK. 841, PG. 25
SEC.(S), TOWNSHIP(S), RANGE(S): SEC. 18, T.16N., R.09E., N.M.P.M.
LAND GRANT(S): N / A
UPC #: 1-049-094-170-491
PROJECT NO.: B&G CLUB-2019

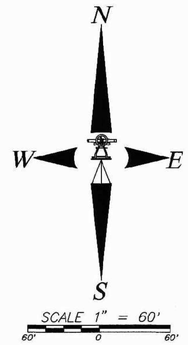


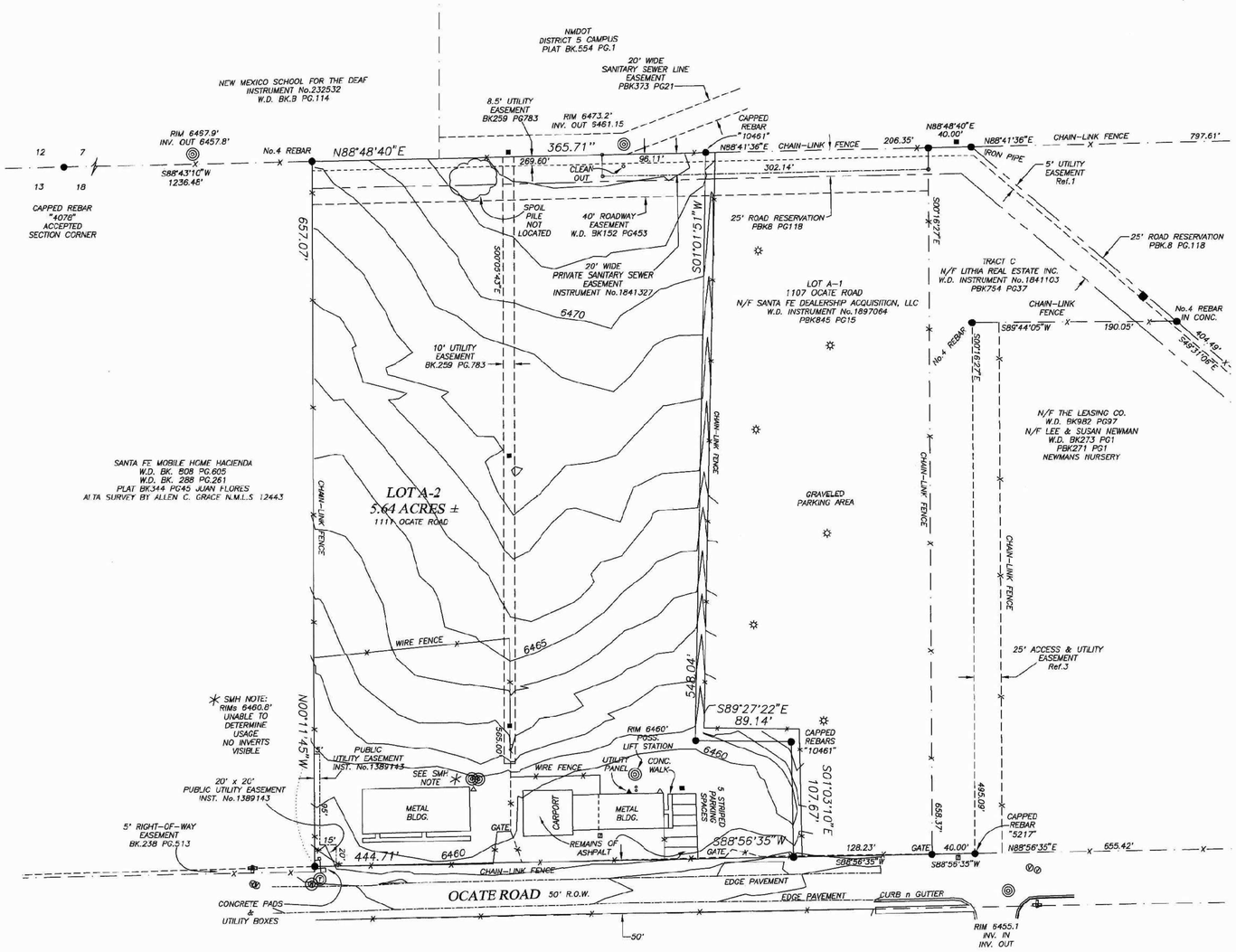
VICINITY MAP
NOT TO SCALE

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

913 32





LEGEND–DEED/PLAT REFERENCES

1) REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT No.1976024.

2) REFERENCE A PLAT OF SURVEY ENTITLED, "LOT LINE ADJUSTMENT OF LOT A–2 & A–1, SECTION 18, T–16–N, R–9–E, N.M.P.M., CITY LIMITS OF SANTA FE, COUNTY OF SANTA FE, SANTA FE, NEW MEXICO," DATED 08/28/19, BY LORENZO E. DOMINGUEZ, N.M.L.S.10481 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 854, PAGE 15 AS INSTRUMENT No.1896045

3) REFERENCE A PLAT OF SURVEY ENTITLED, "SUMMARY REVIEW LAND DIVISION SURVEY PLAT PREPARED FOR SANTA FE BOYS AND GIRLS CLUB, INC., A REMAINDER PORTION OF TRACT "A" IN SECTION 18, T–16–N, R–9–E, N.M.P.M., CITY AND COUNTY OF SANTA FE, NEW MEXICO, DATED 02/26/18 BY JEFFERY I. LUDWIG, N.M.L.S.13054 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BK.754 PG.37 AS INSTRUMENT No.1359347.

- ● CAPPED REBAR "13054" FOUND AND USED, OR AS NOTED
- ○ CAPPED REBAR "13054" SET
- ◦ COMPUTED POINT
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- UTILITY BOX
- MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- GAS CONNECT

SURVEYOR"S NOTES:

BASIS OF BEARING IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE NOTED HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

BEARINGS ARE NM STATE PLANE CENTRAL ZONE – NAD83
DISTANCES ARE GROUND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY/TOPOGRAPHIC SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, EFFECTIVE 07/24/16. IMPROVEMENTS CURRENT AS OF THE DATE OF THIS SURVEY.

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION, OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

JEFFERY L. LUDWIG NEW MEXICO 13054 REGISTERED PROFESSIONAL SURVEYOR

06–25–2024

JEFFERY L. LUDWIG N.M.L.S. 13054 DATE

COUNTY CLERK SEAL

Instrument No. 2036321

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 25 day of June A.D. 2024 at 8:45 o'clock A m. and was duly recorded in book 913 page 32 of the records of Santa Fe County.

Witness my hand and Seal of Office
Katherine E. Clark
County Clerk, Santa Fe County, N.M.

Deputy

UPC 1–049–094–170–491
INDEXING INFORMATION FOR COUNTY CLERK

SHEET 2-2

CORNERSTONE LAND SURVEYING
TRANSIT GPS
JEFFERY L. LUDWIG
N.M.L.S. No.13054
505-690-7010 CELL
505-471-5477 OFFICE
P.O. BOX 8348
SANTA FE, NEW MEXICO
87504

SECTION(s)	18
TOWNSHIP	T–16–N
RANGE	R–9–E
GRANT	N/A
N.M.P.M.	

BOUNDARY/TOPOGRAPHIC SURVEY PLAT PREPARED FOR

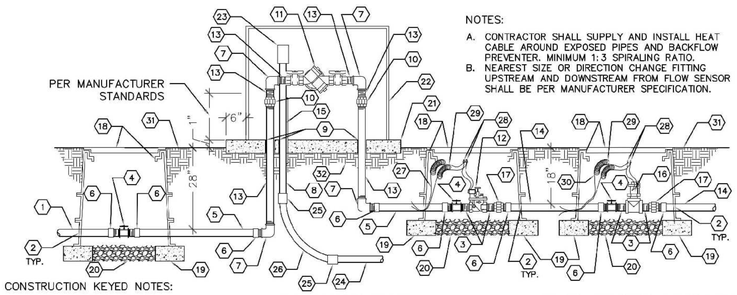
SANTA FE CIVIC HOUSING AUTHORITY

OF

LOT A-2

CITY AND COUNTY OF SANTA FE, NEW MEXICO

SCALE	1" = 60'
DATE	06/25/24
DRAWN-BY	LUDY
CHECKED-BY	LUDY
PROJECT No.	24–006B



NOTES:

A. CONTRACTOR SHALL SUPPLY AND INSTALL HEAT CABLE AROUND EXPOSED PIPES AND BACKFLOW PREVENTER. MINIMUM 1:3 SPIRALING RATIO.
B. NEAREST SIZE OR DIRECTION CHANGE FITTING UPSTREAM AND DOWNSTREAM FROM FLOW SENSOR SHALL BE PER MANUFACTURER SPECIFICATION.

CONSTRUCTION KEYED NOTES:

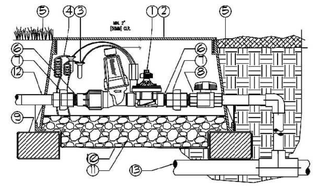
1. MAINLINE FROM METER
2. DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2" LARGER THAN PIPE
3. SCH. 80 PVC NIPPLE
4. SCH. 80 PVC TRUE UNION BALL VALVE
5. CONSTANT PRESSURE IRRIGATION MAINLINE
6. SCH. 80 TOE NIPPLE WITH SLIP COUPLER
7. GALVANIZED ELL
8. RIGID ELECTRICAL CONDUIT SECURED TO UNISTRUT
9. PVC SLEEVE AND INSULATION (MIN. 1" THICK)
10. GALVANIZED UNION (MIN. 4" ABOVE CONCRETE SLAB)
11. REDUCED PRESSURE BACKFLOW PREVENTION DEVICE–SEE IRRIGATION LEGEND
12. AUTOMATIC MASTER VALVE – SEE IRRIGATION LEGEND
13. GALVANIZED NIPPLE
14. NON–CONSTANT PRESSURE IRRIGATION MAINLINE
15. UNISTRUT BRACING MINIMUM 2" CLEARANCE FROM ANY EQUIPMENT OR PIPING
16. FLOW SENSOR – SEE IRRIGATION LEGEND
17. SCH. 80 PVC UNION
18. 17"X30" VALVE BOX WITH T–STYLE BOLT DOWN COVER AND EXTENSIONS AS REQUIRED – SEE IRRIGATION LEGEND
19. 4"x 8"x 16" SOLID CMU BLOCK, EIGHT PER VALVE BOX
20. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL,MINIMUM 2" CLEARANCE FROM BOTTOM OF ANY EQUIPMENT OR PIPING
21. 4" 3000 PSI CONCRETE SLAB
22. PROTECTIVE ENCLOSURE–SEE IRRIGATION LEGEND. INSTALL PER MANUFACTURERS INSTRUCTIONS
23. 110V ELECTRICAL GFI OUTLET FOR HEAT CABLE. PLACE AWAY FROM RELIEF VALVE
24. GRAY ELECTRICAL CONDUIT – DEPTH OF BURY SHALL BE 36"
25. WATER TIGHT CONNECTOR
26. GRAY ELECTRICAL SWEEP ELL
27. MASTER VALVE CONTROL WIRE
28. WATERPROOF WIRE CONNECTOR
29. 36" LENGTH WIRE EXPANSION LOOP
30. FLOW SENSOR COMMUNICATION WIRE
31. FINISH GRADE
32. 95% COMPACTED SUBGRADE

MASTER VALVE WITH RPBA

N.T.S.

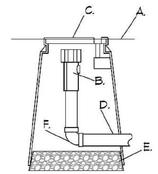
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



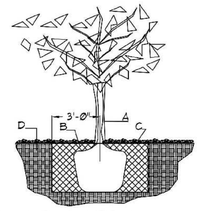
DRIP CONTROL ZONE KIT (ICZ-101-LF) WITH UNIONS AND ISOLATION VALVE

N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° PVC FITTING

END FLUSH CAP

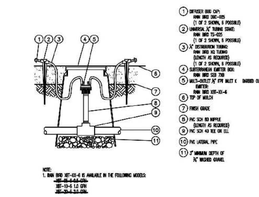


TREE PLANTING DETAIL

NTS

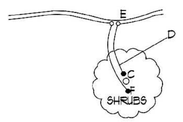
GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:
A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



Tree Xeri-Bug Multi Outlet Emitter Dtl

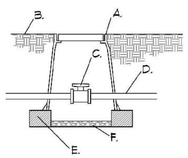
N.T.S.



C. EMITTERS
D. 1/8" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLAN" ON SLOPE

SHRUB EMITTER PLACEMENT Dtl

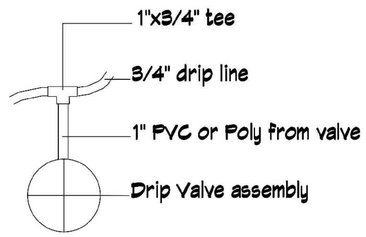
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8"x8"x16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

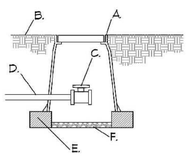
ISOLATION VALVE DETAIL

N.T.S.



DRIP VALVE DETAIL

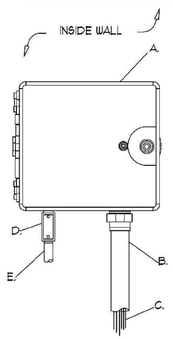
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8"x8"x16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

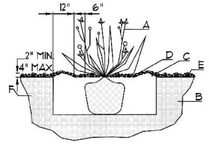
MANUAL DRAIN VALVE DETAIL

N.T.S.



A. WALL MOUNT CONTROLLER
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

WALL MOUNTED AUTOMATIC CONTROLLER



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:
A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

Mitchell Associates, inc
Landscape Architects
Danny Mitchell
505.639.9383
danny@mitchellassociatesinc.com

Project NO. 2024-077

Landscape Architect

LA SEAL

STATE OF NEW MEXICO
DANNY D. MITCHELL
2339
REGISTERED LANDSCAPE ARCHITECT
Sept 21, 2025

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DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	N/S SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

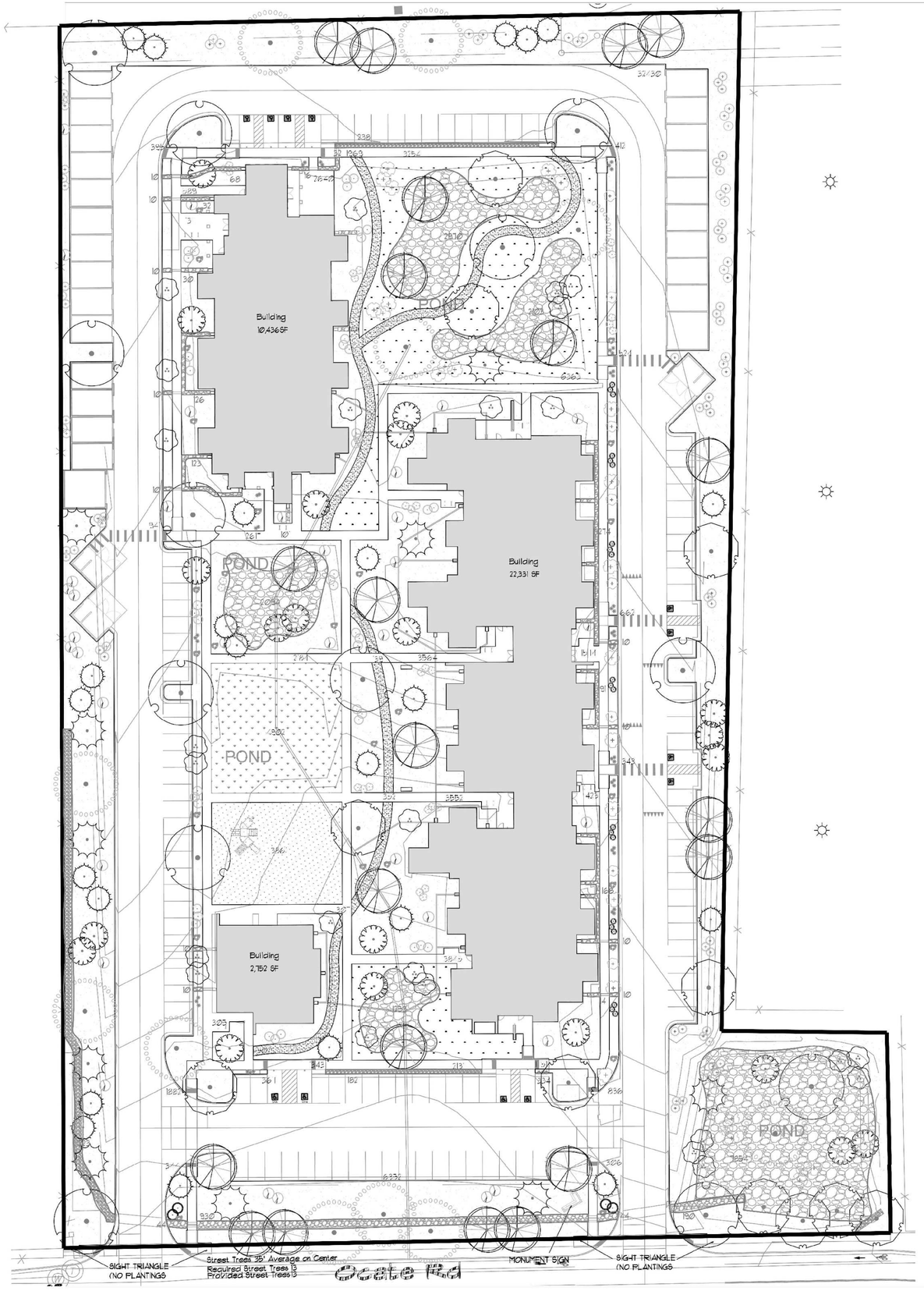
CASE # _____

CITY USE ONLY

DE
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Landscape Details

DATE: FEBRUARY 2025
SCALE: 1" = 30' - 0"
SHEET: L[illegible] 3-1



PLANT SCHEDULE

SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	W
TREES				
	11	2" Cal.	Buckley Oak *Quercus buckleyi*	Lo
	13	2" Cal.	Chinese Pistache *Pistacia chinensis*	Lo
	21	2" Cal.	Gambel Oak *Quercus gambelii*	Lo
	23	4'-6'	Oneseed Juniper *Juniperus monosperma*	Lo
	10	4'-6'	Pinyon Pine *Pinus edulis*	Lo
	11	2" Cal.	Texas Live Oak *Quercus fusiformis*	Lo
	21	2" Cal.	Thornless Cockspur Hawthorn *Crataegus crus-galli Inermis*	M
	25	2" Cal.	Western Redbud Multi-trunk *Cercis occidentalis*	Ve
	135			
SHRUBS				
	55	5 gal.	Apache Plume *Fallugia paradoxa*	Lo
	44	5 gal.	Blue Mist Bluebeard *Caryopteris x clandonensis 'Blue Mist'*	Lo
	21	5 gal.	Chamisa *Ericameria nauseosa nauseosa*	Ve
	8	5 gal.	Fernbush *Chamaebatiaria millefolium*	Ve
	27	5 gal.	Gro-Low Fragrant Sumac *Rhus aromatica 'Gro-Low'*	Ve
	34	5 gal.	Horstmann Blue Atlas Cecar *Cedrus atlantica 'Horstmann'*	M
	30	5 gal.	Japanese Greenleaf Barberry *Berberis thunbergii*	Lo
	4	5 gal.	Palm Yucca *Yucca faxoniana*	Ve
	47	5 gal.	Parrys Agave *Agave parryi*	Lo
	21	5 gal.	Red Yucca *Hesperaloe parviflora*	Ve
	291			

SYMBOL	QTY	SIZE	SPACING	COMMON / BOTANICAL NAME	W
GROUND COVERS					
	4,902 sf	---		Kentucky Bluegrass Turf Sod Bluegrass	M
	27	2-3cf	Boulders *To be placed at contractor discretion*		
	3211			Crusher Fine, No Fabric,	
	93035			Landscape Gravel / No Filter Fabric or Similar *Mountainair Brown*	
	9617			Wild Flower Seeding/ Wood Mulch, or Similar *High Deset Mix, Plants of the Southwest*	
	3843			Playground Mulch	
	20109			Oversize Landscape Gravel / No Filter Fabric, or Similar *2-4" Amaretto or Contrasting Cobble*	
	2138			Organic Mulch/Rain Garden	
	113845			Total Landscape Provided	

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

CASE # _____

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

USEABLE OPEN SPACE CALCULATIONS:

USEABLE OPEN SPACE REQUIREMENTS:
TOTAL LOT AREA = 245,809 SF x 25 = 61,453 SF REQUIRED

PER CITY OF SANTA FE 14-7.5 (D)(8)(C)
WITHIN THE C-2 ZONING DISTRICT, OPEN SPACE IS
REQUIRED 250 SF MINIMUM FOR EACH GROUND FLOOR
DWELLING UNIT, ONLY FOR GROUND LEVEL FLOORS.
24 GROUND FLOOR UNITS

TOTAL MINIMUM OPEN SPACE PER UNIT TOTAL FOR CALCULATIONS.

TOTAL MINIMUM REQUIRED OPEN SPACE PER UNIT 6,000 + 61,453=	6,000 SF REQUIRED
TOTAL REQUIRED OPEN SPACE:	67,453 SF REQUIRED

LANDSCAPE CALCULATIONS

Total Open Space Required	67,453
Total Open Space Provided	113,879
1 Tree Required per 500 saf 2 Shrubs Required per 500 sqf 67,453/500=138	
Required Trees	135
Provided Trees	135
Required Shrubs= 135x2=270	270
Provided Shrubs	291

PARKING LOT LANDSCAPE CALCULATIONS

Total Parking Spaces Required	130
10 sf of Landscape Area with 1 Tree per Parking Space 130 Spacesx10=1300 sf Parking Lot Landscape Required 1300 sf Parking Lot Landscape Provided	
1 Tree per 90 sq Required 1300/90=14	
Required Trees	14
Provided Trees	14

TOTAL TREES AND SHRUBS CALCULATION

Total Trees of the Site Provided	135
Total Shrubs Provided	291

Maximum Turf allowed (20% of the required open Space)
Ø2x 68103=13741 > 636 Provided Turf

EVERGREEN SHRUBS AND TREES CALCULATIC

Required Evergreen Trees	130x025=33	33
Provided Evergreen Trees		44
Required Evergreen Shrubs	270x025=68	68
Provided Evergreen Shrubs		93

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Santa Fe, Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas indicated on the plan.

It is the intent of this plan to comply with the City Of Santa Fe Water landscape ordinances and codes.



Vicinity Map

Mitchell Associates, Inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com
Designed By: F. Valenzuela
Drawn By: F. Valenzuela
Approved By: D. Mitchell

land F/X

Landscape Architect

LA SEAL

STATE OF NEW MEXICO
DANNY D. MITCHELL
2138
REGISTERED LANDSCAPE ARCHITECT

Feb. 21, 2025

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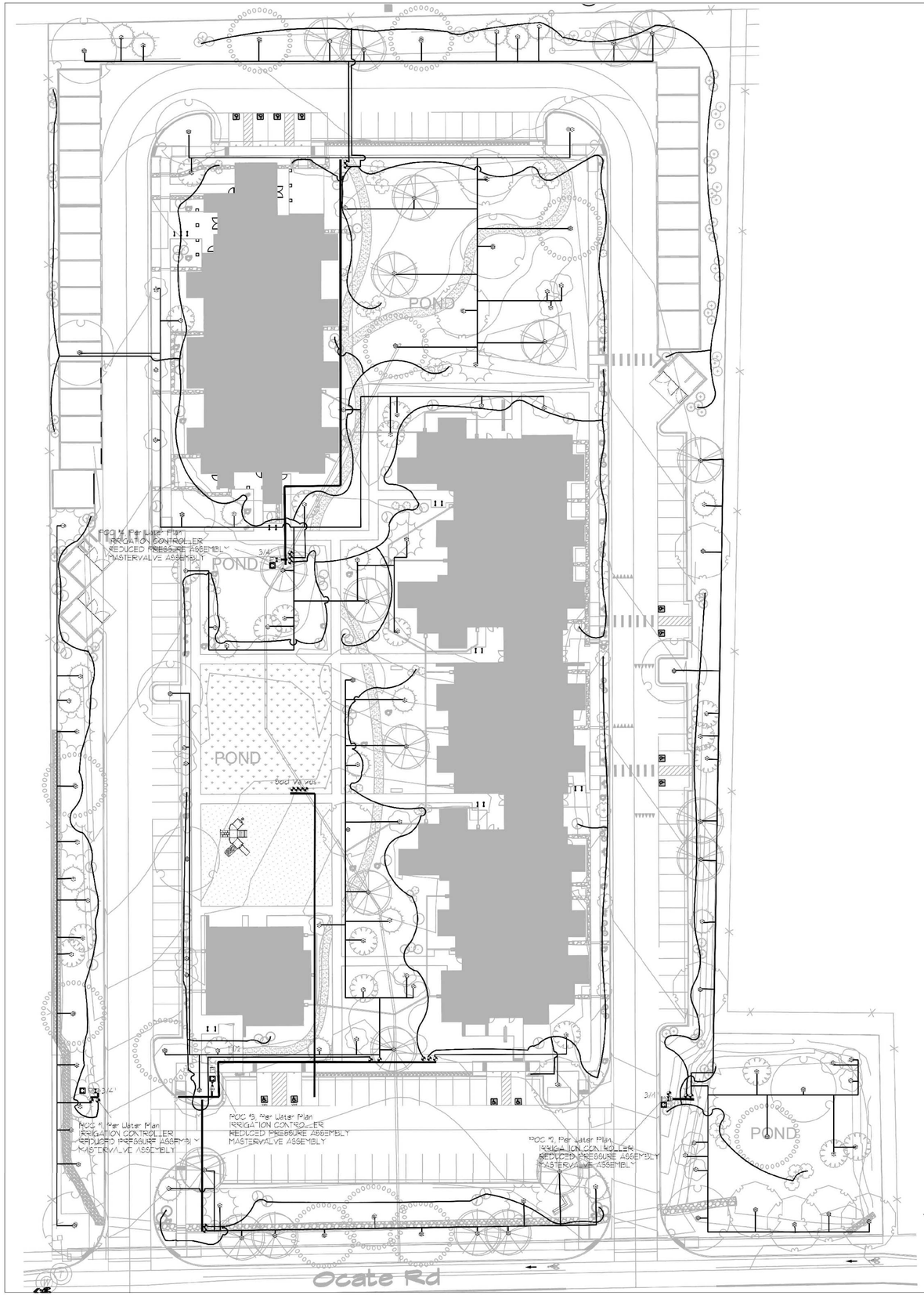
REVISIONS	DATE

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Landscape Plan

Project No: 2024- 011

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	3-2



IRRIGATION LEGEND

	COMPONENT	MANUFACTURER	SIZE / NOTES
P	POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1 1/2"
C	IRRIGATION CONTROLLER	RAINBIRD	LOCATION TO BE DETERMINED
I	REDUCED PRESSURE ASSEMBLY	FEBCO (OR EQUAL)	1 1/2" RPA / Freeze Protection Required
G	MASTERVALVE ASSEMBLY	FUN LAN	1 1/2"
	MAINLINE	Sch 40 PVC	1 1/2"
	ELECTRIC ZONE VALVE	RAINBIRD	1" typ.
	SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED. MIN 1 1/2"
	PVC LATERALS, FOR NETAFIM TREE RINGS	Polyolefin	3/4" and 1" typ.
	Drip Line, Shrub Drip Emitter Line	NetaFim	SEE DETAIL
	NetaFim Tree Irrigation Rings		
	Pop up Spot Sprinkler		

Size Equipment and Materials as Shown and Noted on Plans and/or Details and as Required by Governing Authorities. Equivalent Materials may be Substituted by General Contractor.
Irrigation System Layout is Diagrammatic. Install Work in Accordance with Site Conditions. Locate Equipment, Sleeves and Valves as Shown Where Possible. Where Conflicts Exist or Adjustments are Required, Notify Landscape Architect Before Proceeding. Any Changes Implemented Without Approval May be Subject to Removal and Replacement at Contractor's Expense. Any Proposed Substitutions Must be Approved by Landscape Architect Prior to Installation. Any Substitutions Implemented Without Approval May be Subject to Removal and Replacement at Contractor's Expense. Any Proposed Substitutions Must be Approved by Landscape Architect Prior to Installation.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
7. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
8. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
9. SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTORS POINT OF CONNECTION TO BE DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive Netafim spiral (5ft length) with 3 loops at a final radius of 1.5' from tree trunk, preset in place. Netafim shall have emitters 2' o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to polypipe with flush caps at each end.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Pop up spray systems shall be designed and installed by the irrigation contractor on site. Point of connection, RPA, Mastervalve, and mainline to said irrigation shall be 1".

Water Demand Calculations

Irrigation Demand Calculations						
		Hr				
Year 1	GPH / Plant	Min / Run	Run /Wk	# Plants	Total Gal	Total Ac. Ft
Deciduous Trees	91	1	2	48	8736	
Evergreen Trees	44	1	2	15	1320	
Shrubs	291	1	5	281	408855	
				2 Weekly Gal	418911	
				Monthly Gal	1675644	
				Annual Gal	13405152	41.14
Year 2	GPH / Plant	Min / Run	Run /Wk	# Plants	Total Gal	Total Ac. Ft
Deciduous Trees	91	0.75	2	48	6552	
Evergreen Trees	44	0.75	2	15	990	
Shrubs	291	0.75	5	281	306641.3	
				Weekly Gal	314183.3	
				Monthly Gal	1256733	
				Annual Gal	10053864	30.85
Year 2	GPH / Plant	Min / Run	Run /Wk	# Plants	Total Gal	Total Ac. Ft
Deciduous Trees	91	0.5	2	48	4368	
Evergreen Trees	44	0.5	2	15	660	
Shrubs	291	0.5	5	281	204427.5	
				Weekly Gal	209455.5	
				Monthly Gal	837822	
				Annual Gal	6702576	20.57

GENERAL IRRIGATION NOTES:
Irrigation shall be a complete automatic underground system.
Trees to receive NetaFim Bio-1 Tree Rings, See Det.
Shrubs to receive (2) 1.0 GPH Drip Emitters.
Drip and Bubbler systems to be tied to polypipe with flush caps at each end.
Trees and shrubs shall be on separate valves.
See Water use and demand information.

Utility Notes:

Trees shall have a minimum of 10' minimum clearance from all CLC utility services

A CLC inspector is required to be on site prior to digging for new irrigation lines installations crossing on CLC utilities to ensure minimum vertical separations are met per CLC standards.

Call FWCA at: 575-528-3038 48 hours or two working days prior to digging.

GPM water usage for landscape as shown is 15 gallons per minute.

WATER BUDGET

YEAR 1
Drip Irrigation to Trees and Shrubs
4 months at 1 run time per hour
4 months at 1 run time per week
4 months at 4 run times per week
Approximately 80 run cycles per year.

135 Trees / 420 gallons per run cycle
342 Shrubs / 560 gallons per run cycle
29988 Gallons per run cycle x 80 run times =2398920 GPY / 325851 gal per ac. ft.
21 Acre Ft.

YEAR 2
Drip Irrigation to Trees and Shrubs
4 months at 1 run time per hour
4 months at 1 run time per week
4 months at 4 run times per week
Approximately 80 run cycles per year.

135 Trees / 210 gallons per run cycle
342 Shrubs / 280 gallons per run cycle
1494 Gallons per run cycle x 80 run times =134460 GPY / 325831 gal per ac. ft.
15 Acre Ft.

YEAR 3
Drip Irrigation to Trees and Shrubs
4 months at 1 run time per hour
4 months at 1 run time per week
4 months at 4 run times per week
Approximately 80 run cycles per year.

135 Trees / 210 gallons per run cycle
342 Shrubs / 280 gallons per run cycle
14% Gallons per run cycle x 80 run times =134460 GPY / 325831 gal per ac. ft.
15 Acre Ft.

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
danny@mitchellassociatesinc.com
505.439.9583
Project: NO. 2024-07

LA SEAL

STATE OF NEW MEXICO
DANNY D. MITCHELL
REGISTERED LANDSCAPE ARCHITECT
Feb. 2, 2025

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REVISIONS	DATE

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

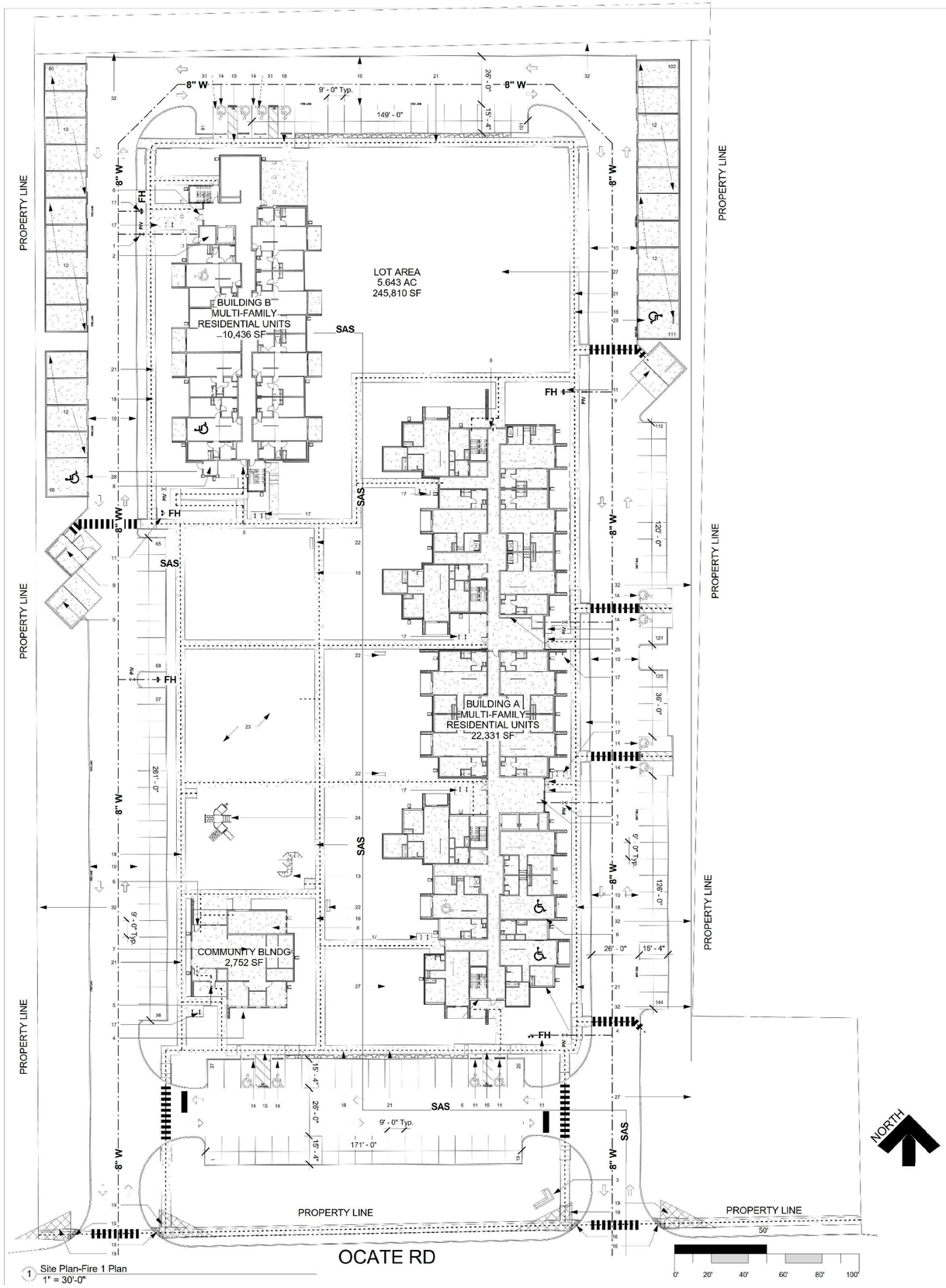
CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Irrigation Plan

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	3-3



1 Site Plan-Fire 1 Plan
1" = 30'-0"

GENERAL NOTES:

ALL BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS MEETING NFPA 13R REQUIREMENTS FOR DESIGN AND CONSTRUCTION.

AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR.

AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNS AND ENGINEERING SHALL BE PRESENTED TO THE CITY OF SANTA FE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION.

- FIRE ALARM AND FIRE SPRINKLER SYSTEMS SHALL BE REQURIED.
- FIRE ALARM SHALL FOLLOW 2019 NFPA 72 STANDARDS AND FIRE SPRINKLERS SHALL FOLLOW 2019 NFPA 13R.
- FIRE ALARM AND FIRE SPRINKLER SHALL HAVE DEFERRED SUBMITTALS AND UTILIZE PROVIDED CHECKLIST.
- FIRE ALARM AND FIRE SPRINKLER PLANS SHALL HAVE A MINIMUM OF A NICET III OR FPE STAMP AND COMPANY SHALL HAVE A CERTIFICATE OF FITNESS FROM THE NM STATE FIRE MARCHAL'S OFFICE.
- FIRE SPRINKLER SYSTEMS SHALL HAVE A ROUGH IN INSPECTION AS WELL AS A HYDROSTATIC TEST WITNESSED BY THE FIRE MARSHALS OFFICE.
- FIRE SPRINKLER SYSTEM SHALL BE MONITORED AND BE TIED INTO THE FIRE ALARM SYSTEM.
- FIRE SPRINKLER CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR ABOVE GROUND PIPING SHALL BE REQUIRED.
- FIRE RISER ROOM(S) SHALL BE HEATED.
- FIREA ALARM SHALL BE DESIGNED AND INSTALLED PER 2019 NFPA 72.
- FIRE ALARM SHALL REQUIRE A RECORD OF COMPLETION AT FINAL.
- FIRE ALARM SYSTEM SHALL BE MONITORED AND ADDRESSABLE.
- ALL DEVICES FOR SMOKE DETECTION, FIRE DETECTION AND NOTIFICATION SHALL BE TIED INTO THE FIRE ALARM.
- DURING CONSTRUCTION A FIRE WATCH SHALL BE MAINTAINED UNTIL FIRESPRINKLER AND OR FIRE ALARM ARE FULLY FUNCTIONAL.
- DURING CONSTRUCTION EMERGENCY ACCESS SHALL BE MAINTAINED.
- FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE MAXIMUN TRAVEL DISTANCE 75' THROUGHOUT THE CONSTRUCTION SITE.
- EMERGENCY EXITS SHALL BE MAINTAINED DURING CONSTRUCTION AND BE PROPERLY LABELED AND VISIBLE.
- HYDROSTATIC TESTS SHALL BE WITNESSED BY A MEMBER OF THE FIRE MARSHALS OFFICE.
- SOW LETTER WITH NICET III AND FPE FOR LESS THAN 20 SPRINKLER HEADS MOVED.
- AIR HANDLERS OVER 2000CFM SHALL HAVE DUCT SMOKE DETECTION.
- FIRE ACCESS SHALL FOLLOW IFC 2021 APPENDIX D.
- RECORD OF COMPLETION SHALL BE REQUIRED AT FINAL.

LINE LEGEND:

W	WATER LINE
SAS	SEWER LINE

SITE PLAN LEGEND:

1. POST INDICATOR VALVE
2. FIRE RISER ROOM
3. MONUMENT SIGN - SEE DETAIL 2
4. 18" ALUMINUM CAST BUILDING LETTER SIGN TO BE LIT FROM DUSK TO DAWN.
5. PRIMARY BUILDING ENTRY
6. SECONDARY BUILDING ENTRANCE
7. COMMUNITY AREA/LEASING OFFICE
8. MAINTENANCE RM
9. GARBAGE ENCLOSURE W/ GATES
10. ASPHALT DRIVEWAY - DRIVE AISLE: 2.5" ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE. DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS - DRIVE SHALL NOT EXCEED 10% GRADE.
11. FIRE HYDRANT
12. COVERED PARKING GARAGE
13. TOT LOT AGE UNDER 5: CONSTRUCT NEW TOT LOT AREA W/ BENCHES, WARNING AND PLAYGROUND RULES AND SIGNAGE REQUIRED.
14. ADA PARKING W/ PRECAST CONCRETE WHEEL STOPS - SEE DETAILS
15. ADA CURB RAMP - SEE DETAILS
16. DETECTABLE WARNING STRIP
17. NEW BICYCLE RACKS TO ACCOMODATE 12 BICYCLE PARKING SPACES PER 100 OR MORE PARKING SPACES PER CITY OF SANTA FE. (12 REQUIRED 36 PROVIDED)
18. ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
19. SIGHT TRIANGLE
20. NEW STOP AND PEDESTRIAN CROSSING SIGNAGE - SEE DETAILS
21. NEW 6" CAST IN PLACE CONCRETE SIDEWALK
22. WEATHER PERMANENT MOUNTED BENCH
23. GRASS AREA: MULTI-PURPOSE/MULTI- AGE/SPORTS PLAYING FIELD.
24. PLAYGROUND AGE 5 TO 12: CONSTRUCT NEW PLAY AREA W/ BENCHES, WARNING AND PLAYGROUND RULES SIGNAGE TO BE PROVIDED.
25. NA
26. MAIL CENTER
27. RAIN GARDEN
28. ADA PARKING GARAGE - SEE DETAILS
29. OUTDOOR GATHERING OPEN SPACE
30. NA
31. ADA VAN ACCESSIBLE PARKING
32. PROPOSED WROUGHT IRON FENCING. SEE DETAIL 3.

FIRE APARATUS ACCESS ROADS

FIRE ACCESS ROAD SHALL BE PROVIDED AND SHALL BE CAPABLE OF SUPPORTING IMPOSED LOAD OF 75,000 POUNDS.

FIRE ACCESS ROADS, INCLUSIVE OF THE INTERMEDIATE FIRE LANE, ARE PROVIDED ON ALL FOUR SIDES OF THE BUILDINGS.

ALL FIRE ACCESS ROADS SHALL BE CONSTRUCTED AS DRIVELANES AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS ENGINEERING STUDY AND REPORT COMPLETED BY GEOTEST - REPORT DATED NOVEMBER 30, 2022 - WHICH DESCRIBES A DRIVEWAY SECTION OF 3 INCHES ASPHALTIC PAVEMENT OVER 6 INCHES COMPACTED GRAVEL BASE OVER 12 INCHES OF COMPACTED SUBGRADE.

FIRE ACCESS ROADS SHALL BE MIN 28' WIDTH WITH 28' CORNER RADIUS MIN.

IFC 2018 SECTION D106 MULTI-FAMILY RESIDENTIAL DEVELOPMENTS
REQUIREMENT:
PROJECTS WITH MORE THAN 100 UNITS SHALL HAVE 2 ACCESS ROADS.
EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE APPROVED FIRE APARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NON-RESIDENTIAL BUIDLINGS, ARE EQUIPPED THROUGHOUT WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEMS.

NOTE:
- COMBINED TOTAL NUMBER OF UNITS FOR BOTH OCATE SANTA FE APARTMENTS = 84 UNITS
- ALL BUILDINGS, SHALL BE PROTECTED THROUGHOUT BY NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEMS.
- PROJECT MEETS ALL REQUIREMENTS OF THE EXCEPTION NOTED ABOVE.

TOTAL APARTMENT MIX:

1 BEDROOM UNIT	= 16 UNITS
2 BEDROOM UNIT	= 53 UNITS
3 BEDROOM UNIT	= 15 UNITS
TOTAL UNITS	**= 84 UNITS**

FIRE FLOW CALCULATIONS - APPENDIX B

FIRE FLOW FROM -TABLE B105.1(2) 2015-IFC

FOR CONSTRUCTION TYPE = 5A

	TOTAL BUILDING SF	FIRE FLOW	DURATION
BUILDING A	84,233 SF	= 5,250 GPM	4 HRS
BUILDING B	32,555 SF	= 3,250 GPM	3 HRS
COMM BLNDG	2,752 SF	= 1,500 GPM	2 HRS

REQUIRED FIRE FLOW PER TABLE B105.2
ALL BUILDINGS EQUIPPED WITH 903.1.2 AUTOMATIC FIRE SPRINKLER SYSTEM

FFmin = 25% OF TABLE B105.1(2) VALUE ***NOT LESS THAN 1500 GPM**

REQUIRED FIRE FLOW DURATION PER TABLE B105.2
FFDmin = DURATION IN TABLE B15.1(2) AT REDUCED FLOW

FIRE FLOW ADJUSTMENTS

	FIRE FLOW	DURATION
BUILDING A	5,250 GPM x .25 = 1,312 USE 1500 GPM	2 HRS
BUILDING B	2,250 GPM x .25 = 562.5 USE 1500 GPM	2 HRS
COMM BLDNG	1,500 GPM x .25 = 375 USE 1500 GPM	2 HRS

FIRE HYDRANT LOCATIONS AND DISTRIBUTION - APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION FROM -TABLE C102.1 2015-IFC

	FIRE FLOW	# OF HYDRANTS	SPACING	MAX DISTANCE FROM ANY POINT ON ROAD FRONTAGE
BUILDING A	1,500 GPM	1	500' - 0"	250' - 0"
BUILDING B	1,500 GPM	1	500' - 0"	250' - 0"
COMM BLDNG	1,500 GPM	1	500' - 0"	250' - 0"

TOTAL # OF REQUIRED PARKING SPACES PER UNIT:

PER CITY OF SANTA FE EXHIBIT A - Table 14-8.6-1

1 BR UNIT x 1.25 SPACES
2 BR UNIT x 1.50 SPACES
3 BR UNIT x 2.00 SPACES

TOTAL UNIT APARTMENT MIX:

1 BR UNITS	16 x 1.25 SPACES =	20 SPACES
2 BR UNITS	53 x 1.50 SPACES =	80 SPACES
3 BR UNITS	15 x 2.00 SPACES =	30 SPACES

TOTAL # OF REQUIRED PARKING SPACES = 130 SPACES

SPACES PROVIDED
OFF-STREET STANDARD PARKING SPACES **105 SPACES**

ADA PARKING REQUIRED 1 / ADA UNIT
ADA PARKING SPACES REQUIRED 5 SPACES
NMBC TABLE 1106.1 = 8 SPACES W/
4 VAN ACCESSIBLE

ADA PARKING SPACES PROVIDED **8 SPACES**

VAN ACCESSIBLE PARKING SPACES PROVIDED **4 SPACES**

COVERED PARKING SPACES PROVIDED **23 SPACES**

COVERED ADA PARKING SPACES PROVIDED **2 SPACES**

TOTAL PARKING: 142 SPACES

PROJECT INFORMATION:

LEGAL DESCRIPTION:	LOT A-2, 5.64 AC, S18 T16N R9E
TYPE OF CONSTRUCTION:	TYPE 5A
LOT SF/ACRE:	245,810 SF 5.643 ACRES
ZONING:	C2 - GENERAL COMMERCIAL DISTRICT
INTENDED USE:	DWELLING / MULTI FAMILY (84 UNITS)
MAXIMUM HEIGHT:	45' - 0"

ENGINEERS SEAL

STATE OF NEW MEXICO
DAVID BERMAN
NO. 3340
REGISTERED ARCHITECT

DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

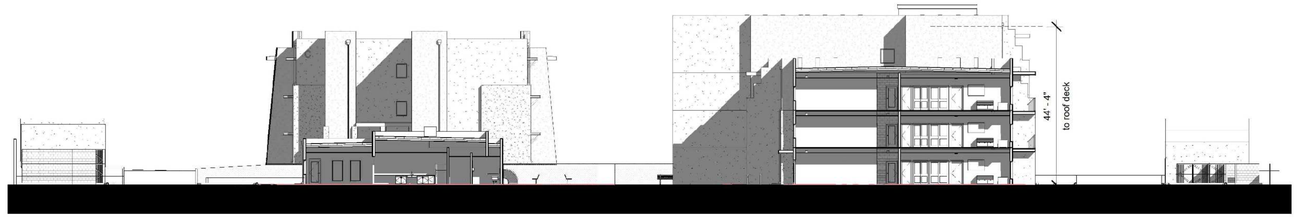
CITY USE ONLY

CASE # _____

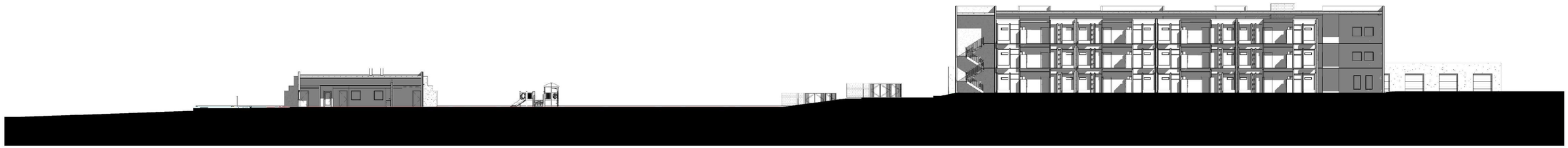
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Fire 1 Plan

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	3-4



1 Section - East / West
1" = 20'-0"



2 Section - North / South
1" = 20'-0"

ENGINEERS SEAL

STATE OF NEW MEXICO
V. DAVID RICKMAN
NO. 3340
REGISTERED ARCHITECT

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # _____

CITY USE ONLY

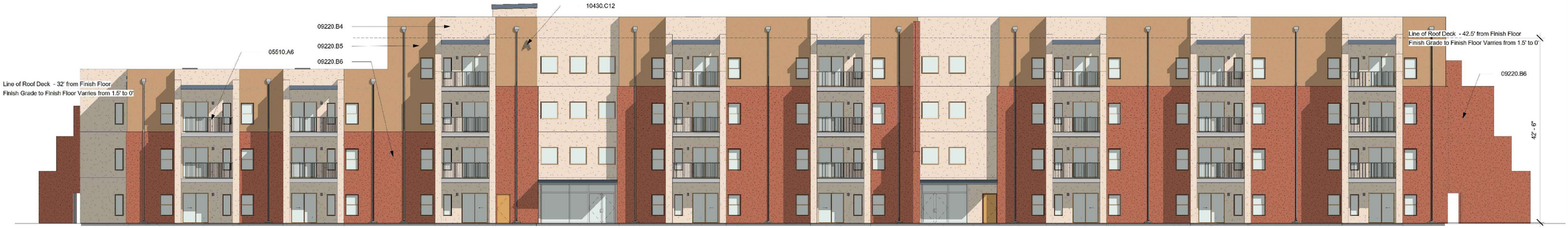
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Site Sections

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	3-5



4 West Elevation-Building Ax
3/32" = 1'-0"



1 East Elevation-Building Ax
3/32" = 1'-0"



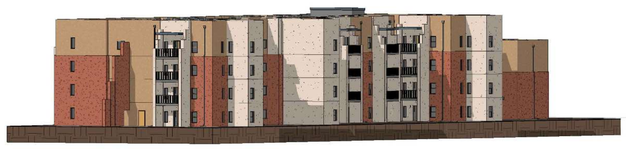
2 North Elevation-Building Ax
3/32" = 1'-0"



3 South Elevation-Building Ax
3/32" = 1'-0"

GENERAL NOTES:

1. NO STUCCO SURFACE SHALL EXCEED 120 SF OF SURFACE AREA WITHOUT STUCCO EXPANSION JOINT.
2. ALL OPERABLE WINDOWS AT 2ND AND 3RD LEVELS THAT DO NOT OPEN TO A BALCONY MUST HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
3. CONTRACTOR TO REFER TO NOTE 1 AND APPROVED PERMIT SET FOR STUCCO EXPANSION JOINT LOCATIONS AND PATTERN.
4. ALL WINDOWS AND EXTERIOR DOORS TO BE RECESSED NOT LESS THAN 2 INCHES FROM THE WALL PLANE.
5. ALL WINDOWS ARE TO BE CLEAR. COLORED GLAZINGS NOT TO BE USED.
6. ALL ROOF AND WALL MOUNTED EQUIPMENT (MECHANICAL, ELECTRIACL, COMMUNICATIONS, SERVICE, VENTS, PIPES, SATELITE DISHES) TO BE SCREENED FROM PUBLIC VIEW BY BUILDING PARAPETS, WALLS, AND OR FENCES.



NORTHWEST CORNER



SOUTHEAST CORNER

MATERIAL SURFACE AREAS:

STUCCO	WEST	EAST	NORTH	SOUTH
COLOR #1 - SW 6099	5,670 SF	4,999 SF	1,220 SF	2,150 SF
COLOR #2 - SW 6104	2,517 SF	2,301 SF	1,847 SF	1,411 SF
COLOR #3 - SW HIST 2839	4,623 SF	4,536 SF	1,191 SF	786 SF

NOTE: ALL WALLS HAVE A MONOLITHIC APPEARANCE AND UTILIZE ONLY ONE SINGLE COLOR

ARCHITECTURAL DESIGN REVIEW

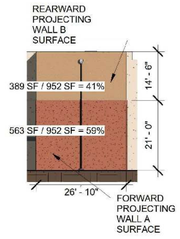
PER CODE OF ORDINANCE CITY OF SANTA FE, NM TABLE 14-8.7-1: POINT REQUIREMENTS BY ZONING DISTRICT. POINTS REQUIRED FOR NEW CONSTRUCTION AND VARY ACCORDING TO THE ZONING DISTRICT WHICH THE PROECT IS LOCATED.

ZONING DISTRICT: C-2 POINTS REQUIRED: 205 POINT REQUIRED

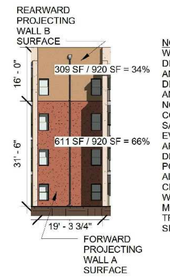
ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS:
PER CODE OF ORDINANCES CITY OF SANTA FE, NM TABLE 14-8.7-2

ARCHITECTURAL DESIGN STANDARDS **225 POINTS ACHIEVED**

SEE PROVIDED SPREAD SHEET FOR CALCULATIONS



8 West Elevation-Building Ax - Callout 1
3/64" = 1'-0"



9 West Elevation-Building Ax - Callout 2
3/64" = 1'-0"

NOTE:
WALLS A AND B ARE DIFFERENT WALLS AND ARE IN DIFFERENT PLANES AND THEREFORE NOT TO BE CONSIDERED THE SAME WALL WHEN EVALUATING ARCHITECTURAL DESIGN STANDARDS POINTS ALLOCATIONS CRITERIA - ALL WALLS ARE MONOLITHICLY TREATED WITH ONE SINGLE COLOR

ENGINEERS SEAL

STATE OF NEW MEXICO
J. DAVID GARRISON
No. 3340
REGISTERED ARCHITECT

DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # _____

CITY USE ONLY

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Building A Elevations

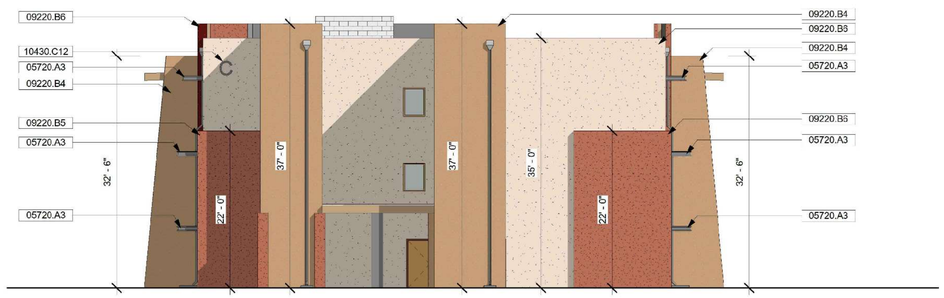
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10' - 0"	3-6



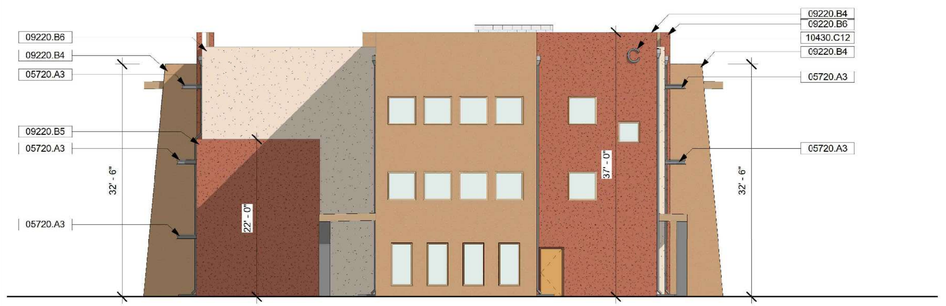
1 East Elevation
1" = 10'-0"



2 West Elevation
1" = 10'-0"



3 South Elevation
1" = 10'-0"



4 North Elevation
1" = 10'-0"

Keynotes:	
Key Value	Keynote Text
05710.B3	New Steel Handrail / Guardrail
05720.A3	New Window Steel Shade Awning
09220.B4	Stucco Color #1
09220.B5	Stucco Color #2
09220.B6	Stucco Color #3
10430.C12	24" Aluminum Cast Lettering

GENERAL NOTES:

1. NO STUCCO SURFACE SHALL EXCEED 120 SF OF SURFACE AREA WITHOUT STUCCO EXPANSION JOINT.
2. ALL OPERABLE WINDOWS AT 2ND AND 3RD LEVELS THAT DO NOT OPEN TO A BALCONY MUST HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
3. CONTRACTOR TO REFER TO NOTE 1 AND APPROVED PERMIT SET FOR STUCCO EXPANSION JOINT LOCATIONS AND PATTERN.
4. ALL WINDOWS AND EXTERIOR DOORS TO BE RECESSED NOT LESS THAN 2 INCHES FROM THE WALL PLANE.
5. ALL WINDOWS ARE TO BE C..EAR. COLORED GLAZINGS NOT TO BE USED.
6. ALL ROOF AND WALL MOUNTED EQUIPMENT (MECHANICAL, ELECTRIACL, COMMUNICATIONS, SERVICE, VENTS, PIPES, SATELITE DISHES) TO BE SCREENED FROM PUBLIC VIEW BY BUILDING PARAPETS, WALLS, AND OR FENCES.



SOUTHEAST CORNER



NORTHWEST CORNER

9 3D NW Corner

ESTIMATED MATERIAL SURFACE AREAS:

STUCCO	WEST	EAST	NORTH	SOUTH
COLOR #1 - SW 6099	3,165 SF	3,323 SF	1,566 SF	736 SF
COLOR #2 - SW 6104	864 SF	195 SF	370 SF	497 SF
COLOR #3 - SW HIST 2839	2,014 SF	1,514 SF	490 SF	1,400 SF
PERCENTAGE OF COLOR #3 TO FACADE AREA	33%	30%	20%	53%

ARCHITECTURAL DESIGN REVIEW

PER CODE OF ORDINANCE CITY OF SANTA FE, NM TABLE 14-8.7-1: POINT REQUIREMENTS BY ZONING DISTRICT. POINTS REQUIRED FOR NEW CONSTRUCTION AND VARY ACCORDING TO THE ZONING DISTRICT WHICH THE PROECT IS LOCATED.

ZONING DISTRICT: C-2 POINTS REQUIRED: 205 POINT REQUIRED

ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS:
PER CODE OF ORDINANCES CITY OF SANTA FE, NM TABLE 14-8.7-2

ARCHITECTURAL DESIGN STANDARDS **245 POINTS ACHIEVED**

SEE PROVIDED SPREAD SHEET FOR CALCULATIONS

ENGINEERS SEAL



DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

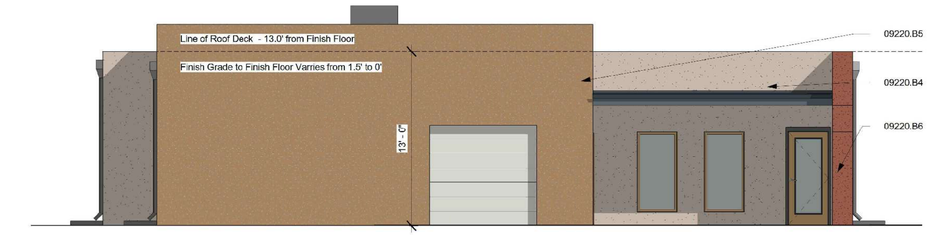
CASE # _____

CITY USE ONLY

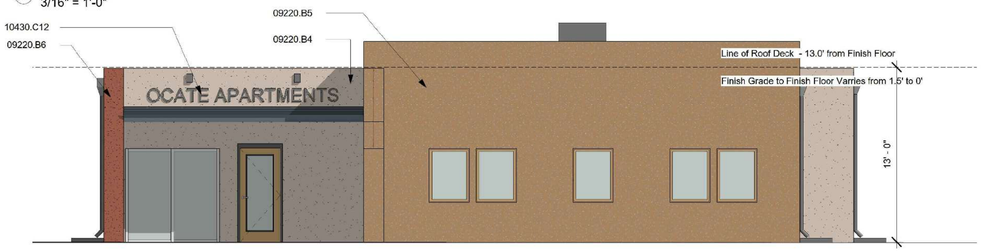
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Building B Elevations

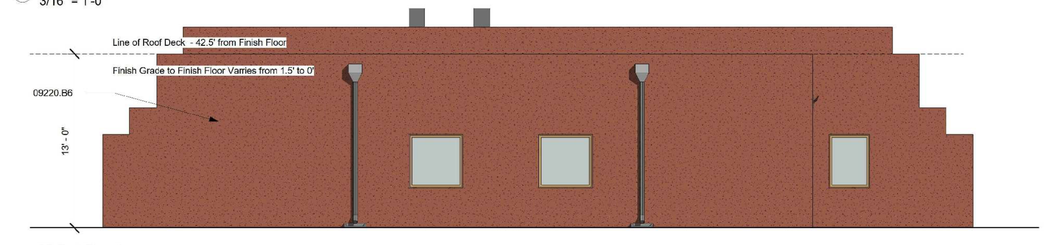
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10' - 0"	3-7



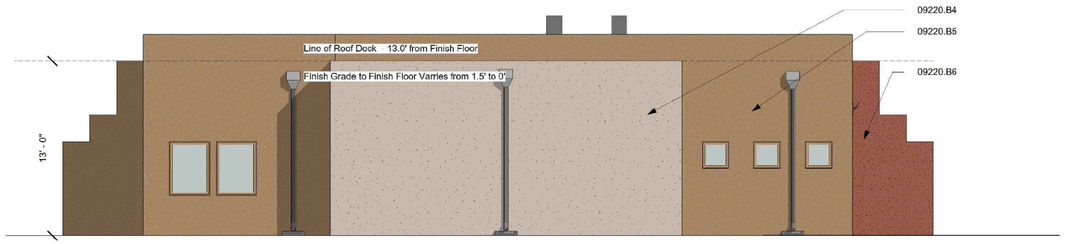
3 CB South Elevationx
3/16" = 1'-0"



2 CB North Elevationx
3/16" = 1'-0"



1 CB East Elevationx
3/16" = 1'-0"



4 CB West Elevationx
3/16" = 1'-0"

Keynotes:	
Key Value	Keynote Text
09220.B4	Stucco Color #1
09220.B5	Stucco Color #2
09220.B6	Stucco Color #3
10430.C12	24" Aluminum Cast Lettering

GENERAL NOTES:

1. NO STUCCO SURFACE SHALL EXCEED 120 SF OF SURFACE AREA WITHOUT STUCCO EXPANSION JOINT.
2. ALL OPERABLE WINDOWS AT 2ND AND 3RD LEVELS THAT DO NOT OPEN TO A BALCONY MUST HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
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4. ALL WINDOWS AND EXTERIOR DOORS TO BE RECESSED NOT LESS THAN 2 INCHES FROM THE WALL PLANE.
5. ALL WINDOWS ARE TO BE CLEAR. COLORED GLAZINGS NOT TO BE USED.
6. ALL ROOF AND WALL MOUNTED EQUIPMENT (MECHANICAL, ELECTRIACL, COMMUNICATIONS, SERVICE, VENTS, PIPES, SATELITE DISHES) TO BE SCREENED FROM PUBLIC VIEW BY BUILDING PARAPETS, WALLS, AND OR FENCES.

MATERIAL SURFACE AREAS:

STUCCO	WEST	EAST	NORTH	SOUTH
COLOR #1 - SW 6099	341 SF	0 SF	211 SF	224 SF
COLOR #2 - SW 6104	417 SF	0 SF	409 SF	430 SF
COLOR #3 - SW HIST 2839	116 SF	865 SF	39 SF	20 SF

NOTE: ALL WALLS HAVE A MONOLITHIC APPEARANCE AND UTILIZE ONLY ONE SINGLE COLOR

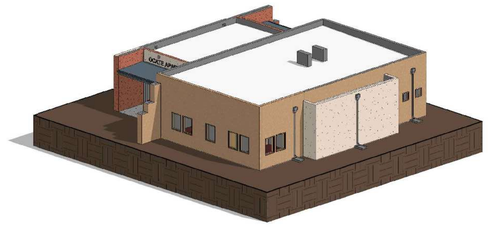
ARCHITECTURAL DESIGN REVIEW

PER CODE OF ORDINANCE CITY OF SANTA FE, NM TABLE 14-8.7-1: POINT REQUIREMENTS BY ZONING DISTRICT. POINTS REQUIRED FOR NEW CONSTRUCTION AND VARY ACCORDING TO THE ZONING DISTRICT WHICH THE PROECT IS LOCATED.
ZONING DISTRICT: C-2 POINTS REQUIRED: 205 POINT REQUIRED

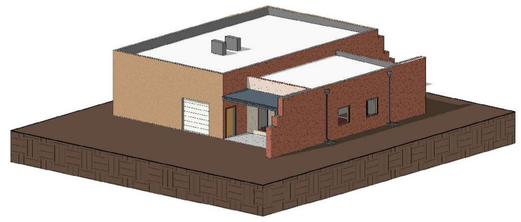
ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS:
PER CODE OF ORDINANCES CITY OF SANTA FE, NM TABLE 14-8.7-2

ARCHITECTURAL DESIGN STANDARDS **225 POINTS ACHIEVED**

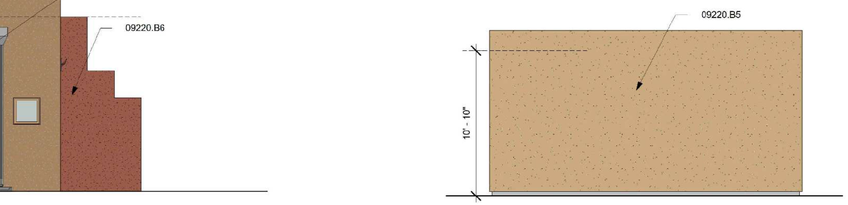
SEE PROVIDED SPREAD SHEET FOR CALCULATIONS



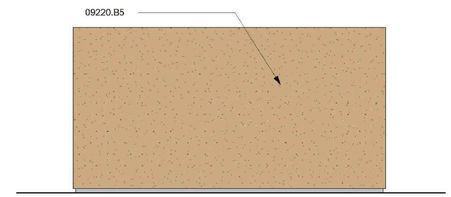
Southeast Corner View



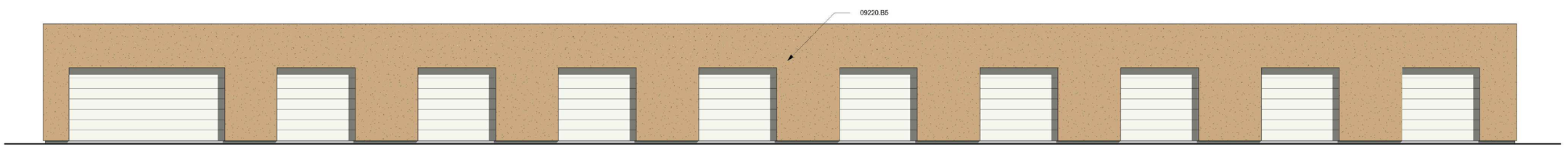
Northwest Corner View



10 Garage End Elevation
3/16" = 1'-0"



12 Garage End Elevation.
3/16" = 1'-0"



11 Garage Front Elevation
3/16" = 1'-0"



13 Garage Rear Elevation
3/32" = 1'-0"

ENGINEERS SEAL

STATE OF NEW MEXICO
DAVID GRAHAM RAY
NO. 3340
REGISTERED ARCHITECT

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

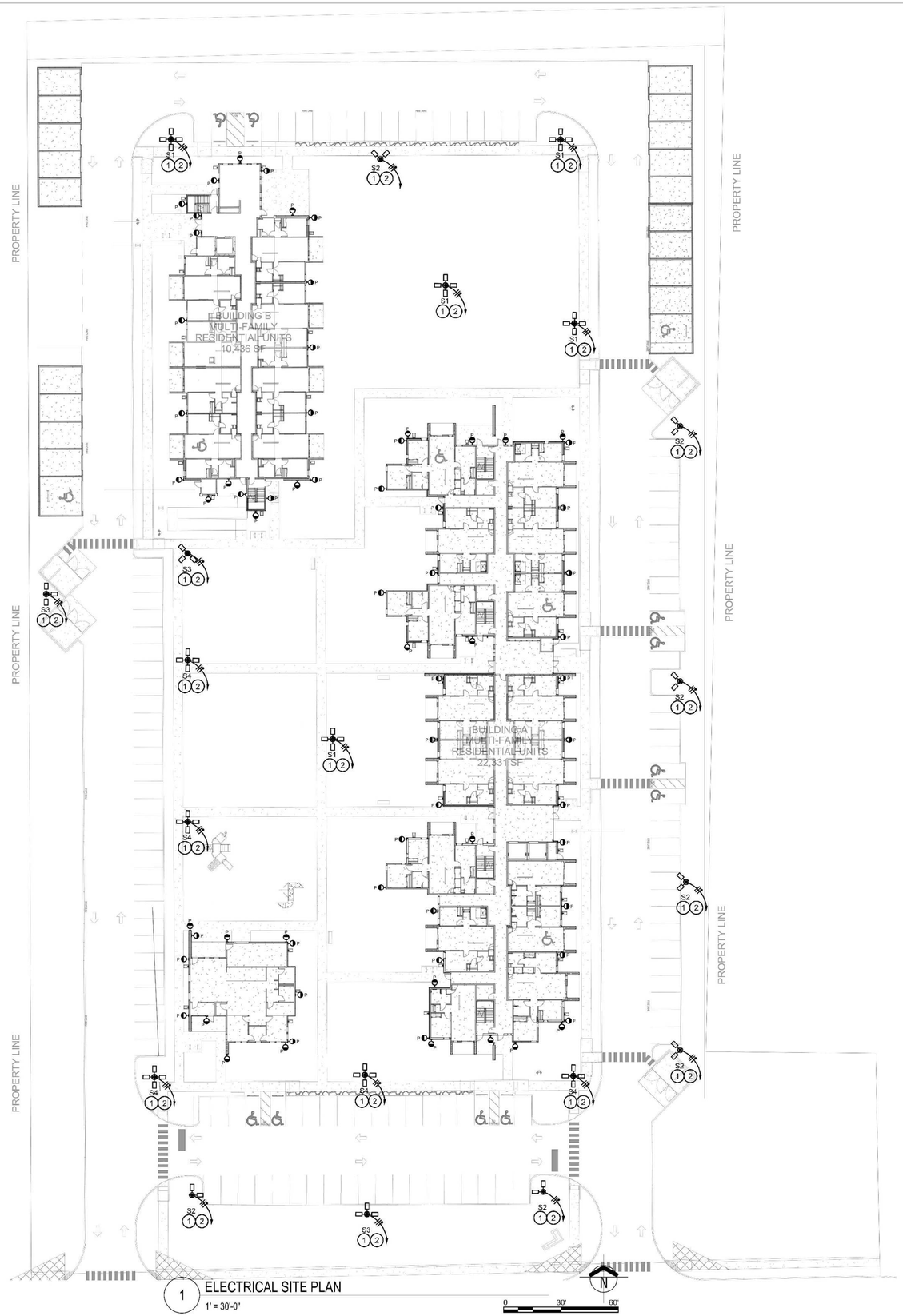
CASE # _____

CITY USE ONLY

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Community Building Elevations

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10' - 0"	3-8



1 ELECTRICAL SITE PLAN
1" = 30'-0"

LUMINAIRE SCHEDULE

Multi Family Apartments Santa Fe, NN

TYPE / MARK	BRAND	CATALOG NUMBER	LAMP(S) QTY	LAMP(S) WATTS	LAMP(S) TYPE	DESCRIPTION	VOLT.	LUM. WATT.	MOUNTING	COMMENTS
P	*ILP*	VWM-8L-U-CCTS-T4-BLK-PCU	1	59.7	L.E.D.	AREA LIGHT, WALL MOUNT	120	**59.7**	SURFACE	INSTALL UP +10'-6" AFF
S	*ILP*	SAS-9L-U-40-T3-UMB-BRZ70	1	70	L.E.D.	PARKING LOT LIGHT	120	**70**	POLE	20' TEXTURED BRONZE POLE, SEE POLE BASE DETAIL

GENERAL LIGHTING NOTES:
A. ANY EMERGENCY BALLASTS SPECIFIED FOR LIGHTING FIXTURES SHALL BE FACTORY INSTALLED. 10/09/2024
B. ALL EXTERIOR LIGHTING FIXTURES SHALL CONFORM TO APPLICABLE CODES INCLUDING THE NIGHT SKY ACT.

GENERAL NOTES:

A. REFER TO ARCHITECTURAL AND CIVIL SITE PLANS FOR ADDITIONAL SITE UTILITY INFORMATION.

COORDINATE THE FOLLOWING WITH OTHERS:

B. METER CENTER LOCATION, REFER TO POWER RISER DIAGRAM.

C. GENERAL LOCATION FOR SERVICE TRANSFORMER TO SERVE BUILDING INDICATED. COORDINATE EXACT LOCATION WITH POWER UTILITY REPRESENTATIVE.

D. TELEPHONE CABINET, REFER TO COMMUNICATIONS RISER DIAGRAM.

E. EXTEND PRIMARY DUCT TO UTILITY SERVICE POINT PER UTILITY REQUIREMENTS.

F. MONUMENT SIGN, VERIFY EXACT LOCATION WITH ARCHITECTURAL DRAWINGS. CONNECT TO DEDICATED 120V CIRCUIT INDICATED THROUGH PHOTOCELL FOR DUSK-TO-DAWN OPERATION. USE #10 WIRING.

G. TELEPHONE SERVICE POINT, VERIFY WITH PROVIDER'S REPRESENTATIVE.

H. 4" SCHEDULE 80 PVC TELEPHONE SERVICE CONDUIT PER PROVIDER STANDARDS. FIELD VERIFY ROUTING WITH LOCAL COMMUNICATIONS REPRESENTATIVE.

I. MAIN TELEPHONE BACKBOARD, REFER TO COMMUNICATIONS RISER DIAGRAM.

J. FURNISH P.I.V., TEMPER AND FLOW SWITCHES IN EACH FIRE RISER ROOM. FIRE ALARM PANEL TO BE LOCATED AT THE COMMUNITY BUILDING (B). COORDINATE WITH ARCHITECTURAL AND FIRE PROTECTION DESIGN PROFESSIONAL.

K. PROVIDE POWER FOR WAY-FINDING SIGN.

L. PROVIDE POWER FOR FIRE PROTECTION HOT BOX.

ELECTRICAL KEYED NOTES: ◯

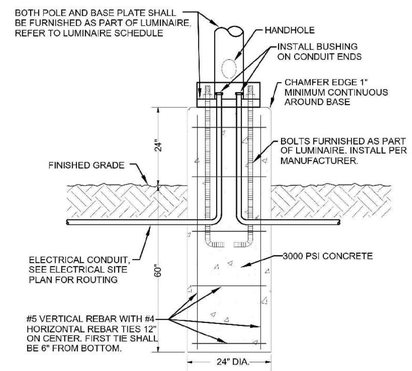
1. PARKING LOT LIGHTING FIXTURE ON 20' POLE, REFER TO POLE BASE MOUNTING DETAIL.
2. EXTEND TO CIRCUIT INDICATED THROUGH LIGHTING CONTROLS USING #10 CONDUCTORS. CIRCUIT HB1-34,36 AND HA1-34,36.

POLE BASE NOTES:

A ALL LIGHT POLE CONCRETE BASES SHOULD BE VERIFIED WITH STRUCTURAL ENGINEER FAMILIAR WITH THE SOIL AND WIND CONDITIONS OF THIS PROJECT.

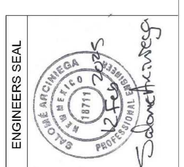
B G.C. TO PROVIDE AND INSTALL ENTIRE POLE BASE.

C LIGHTING FIXTURES SHALL BE OF TYPE INDICATED ON DRAWINGS.



POLE BASE MOUNTING DETAIL
SCALE: NONE

ENGINEERS SEAL



DATE

REVISIONS

CASE # _____

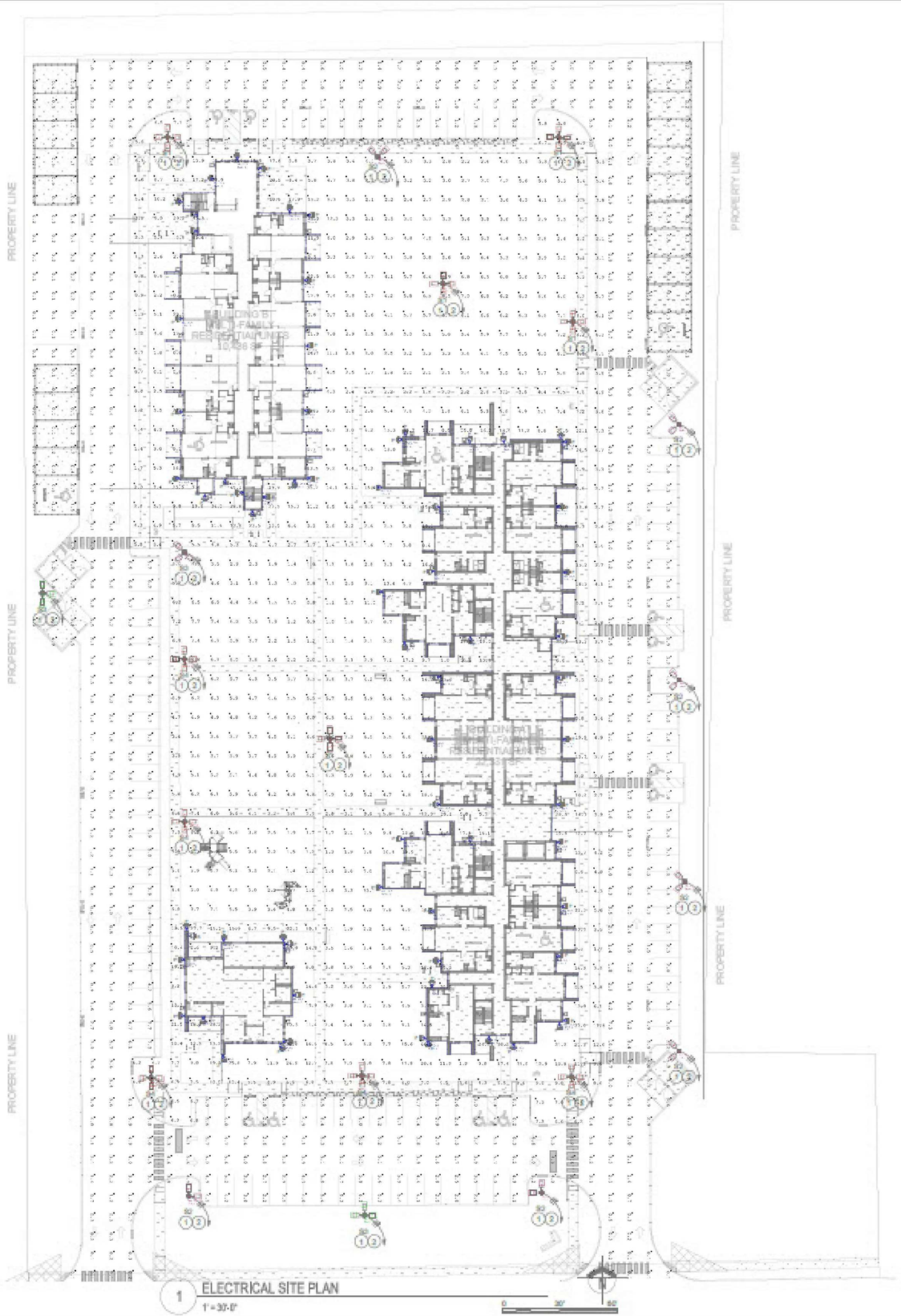
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
5924 ANAHEIM AVENUE NE SUITE A
ALBUQUERQUE, NM 87113
P: 505-797-1318

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

ELECTRICAL SITE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	4-1



1 ELECTRICAL SITE PLAN
1" = 30'-0"

LUMINAIRE SCHEDULE

Multi Family Apartments Santa Fe, NM

TYPE / MARK	BRAND	CATALOG NUMBER	LAMP(S) QTY	LAMP(S) WATTS	LAMP(S) TYPE	DESCRIPTION	VOLT.	LUM. WATT.	MOUNTING	COMMENTS
P	LP	WM4-BLU-CCTS-T4-BLK-PDU	1	59.7	LED	AREA LIGHT, WALL MOUNT	120	59.7	SURFACE	INSTALL UP +10'-0" AFF
S	LP	SM6-BLU-48-T3-U/MB-BRZ70	1	70	LED	PARKING LOT LIGHT	120	70	POLE	20' TEXTURED BRONZE POLE, SEE POLE BASE DETAIL

GENERAL LIGHTING NOTES: A. ANY EMERGENCY BALLASTS SPECIFIED FOR LIGHTING FIXTURES SHALL BE FACTORY INSTALLED. 10/08/2024

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C. GENERAL LOCATION FOR SERVICE TRANSFORMER TO SERVE BUILDING INDICATED. COORDINATE EXACT LOCATION WITH POWER UTILITY REPRESENTATIVE.

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L. PROVIDE POWER FOR FIRE PROTECTION HOT BOX.

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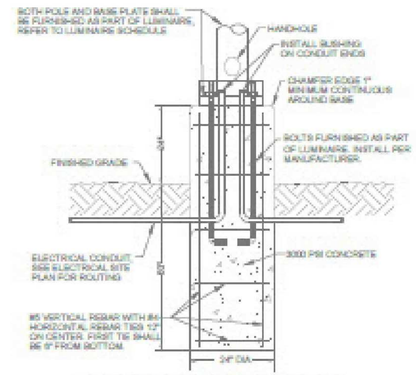

POLE BASE MOUNTING DETAIL
SCALE: NONE

ENGINEERS SEAL

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
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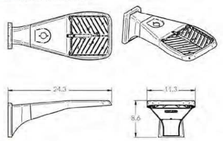
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Site Details

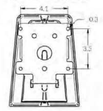
DATE: FEBRUARY 2025 | SCALE: 1" = 30' - 0" | SHEET: 4-2

SKYLINE
AREA LIGHT SERIES

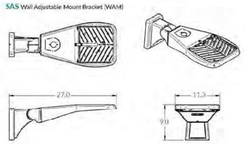
SAS Wall Fixed Mount (WFM)



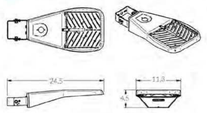
WFM/WAM Mounting Detail



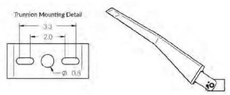
SAS Wall Adjustable Mount Bracket (WAM)



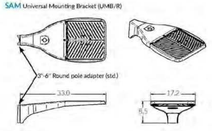
SAS Trunion Mount (TRN)



Trunion Mounting Detail



SAM Universal Mounting Bracket (UMB/R)

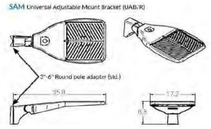


UMB/R, UAB/R Mounting Detail



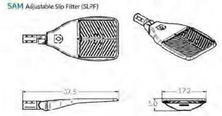
SKYLINE
AREA LIGHT SERIES

SAM Universal Adjustable Mount Bracket (UAB/R)



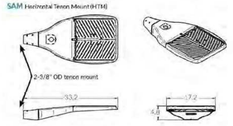


SAM Adjustable Slip Fitter (SLPF)

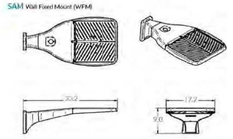




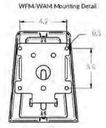
SAM Horizontal Tenon Mount (HTM)



SAM Wall Fixed Mount (WFM)

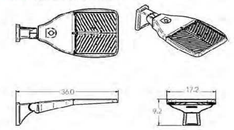


WFM/WAM Mounting Detail

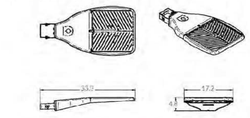


SKYLINE
AREA LIGHT SERIES

SAM Wall Adjustable Mount Bracket WAM

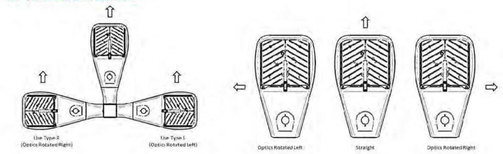


SAM Trunion Mount (TRN)





OPTICS ORIENTATION



FACTORY SELECT FINISH GUIDE



COLOR NAME AND DESCRIPTION		PRICING
WHT	- ILP White	Standard
SLV	- ILP Silver	Standard
BRZ	- ILP Bronze	Standard
BLK	- ILP Black	Standard

COLORS SHOWN ABOVE ARE TO BE USED AS REFERENCE, NOT EXACT MATCH. PLEASE REQUEST PAINT CHIPS FOR EXACT MATCH.

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # _____

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

Outdoor Lighting Specifications

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	4-3

Project Name:	Part Number:	Type:

SKYLINE
AREA LIGHT SERIES

FEATURES

- Specification Grade die-cast aluminum housing
- Bronze polyester powder coat finish (standard)
- Custom and factory select colors available
- 5 Optical Distributions with Highest Uniformity in their product class
- Factory Rotatable Type 2, 3, 4, 5 Square, & Automotive Front Row Optics
- Optional Split Light Control Integral Shield (HSS)
- Universal Quick Pole Mount Allows for 1 man installation on existing poles with no drilling required
- 9 Different Optional Mounting Methods (3G Rated)[3]
- Single Fastener hinged door driver access
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver (std.)
- PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 3000K, 4000K & 5000K CCT
- +70 Color Rendering Index (CRI)
- Calculated L80 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- Dark Sky Compliant[1,2]
- 5 Year Warranty, 10 Year Optional Warranty*
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

[1] 3000K is IDA Listed [2] Must select UMB, WFM, or HTM mounting options to qualify
[3] TRN & SLPF LSG Rated *Requires additional Surge Protection (EP1, SP2, SP480V2). For additional details see General Terms and Conditions.



* Shown with UMB Mounting

ILP
407-478-3759
www.ilp-inc.com
Product Overview
SCAN ME

SUITABLE APPLICATIONS

• Parking Lots • Parking Structure • Parks • Education • Hospitals • Car Dealerships • Roadways • Shopping Centers

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	ORIENTATION	MOUNTING	FINISH	WARRANTY
☑ SAS Small	☐ 6L 6,000 lm	☑ U 120-277V	☐ 30 3000K	☐ T2 T2 - Type 2	☐ (Blank) - Standard	☐ SLPF Adjustable Slip Fitter	☑ BRZ	☐ (Blank) 5YR
☐ SAM Med	☑ 9L 9,000 lm	☐ HV 347-480V	☑ 40 4000K	☑ T3 T3 - Type 3	☐ L Optics Rotated Left	☐ UMBL Universal Mount Sgl/ Pnc pole 3"-5"	☐ BLK	☐ 10YR[3] 10YR
☐ SAL Large	☐ 13L 13,000 lm		☐ 50 5000K	☐ T4 T4 - Type 4	☐ R Optics Rotated Right	☐ UAB Universal Adjustable	☐ WHT	
☐ XL 18,000 lm	☐ T5S Type 5 Square	☐ BLV						
☐ XXL 18,000 lm	☐ FTA Forward Throw Automotive	☐ UABJR Universal Adjustable Sgl/Pnc pole 3"-5"	☐ RALxxxx [4]					
	☐ 24L 24,000 lm					☐ WFM Wall Fixed Mount		
	☐ 30L 30,000 lm					☐ WAM Wall Adjustable Mount		
	☐ 36L 36,000 lm					☐ TRN Trunnion Mount		
	☐ 42L 42,000 lm					☐ HTM Horizontal Mount		
	☐ 50L 50,000 lm							

BASIC CONTROLS		ADVANCED CONTROLS	
☐ (Blank)	None	☐ (Blank)	None
☐ FAO*	Field Adjustable Output	☐ SYN*†	Synapse Control System (X = Mounting Height 3-10-20, 7-20-40)
☐ CR3P*	3-Pin NEMA Control receptacle	☐ SYNS/LX*†	Synapse Control System w/ Sensor (X = Mounting Height 3-10-20, 7-20-40)
☐ CR7P*‡	7-Pin NEMA Control receptacle	☐ SU/SS/LR/CL*†	Enlighted SS Connected Lighting (CL) Sensor with Control Unit
☐ FSP-311/LXX*†	Legrand FSP-311 120-277V Sensor (X = Mounting Height 3-10-20, 7-20-40)	☐ SU/SS/LR/IOT*†	Enlighted SS Internet of Things (IOT) Sensor with Control Unit
☐ FSP-321/LXX*†	Legrand FSP-321 347-480V Sensor (X = Mounting Height 3-10-20, 7-20-40)	☐ ZLD1Z*†‡	Leviton ZLD1Z 120-277V Bluetooth Groupable Sensor (16 Devices) with 8-20' & 20-40' lens included
☐ CR3P/FAO*	Universal 3-Pin control receptacle (See acc. for photocells) with Field Adjustable Output - 7 level selection connected to 0-10V dimming wires		
☐ CR7P/FSP/LX*	Universal 7-Pin control receptacle with FSP Sensor (X= Mounting Height, 3-20, 7-40) (Controls provided by others)		

OPTIONS - FACTORY INSTALLED		ACCESSORIES			
☐ (Blank)	None	☐ SAx/BIRD	Bird Spikes (x= fixture size)	☐ TL7/HVG*†	Synapse Twist Lock Mesh Network 480V
☐ SP1*	10kA Surge Protection Device	☐ SAx/GS*	Rotatable Glare Shield (x= fixture size)		
☐ SP2*	20kA Surge Protection Device	☐ TL7/B2 †‡	Synapse Twist Lock Mesh Network 120-277V	☐ TLPC/HV*	347-480V Twist Lock Photocell
☐ SP10V	10kA Max 480V Surge Protector	☐ ILP PAINT CHIP PACK	ILP Standard Color Paint Chips	☐ TLPC/UNV*†	120-277V Twist Lock Photocell
☐ SP480V2	20kA Max 480V Surge Protector	☐ TLSC *‡	Twist Lock Shorting cap for use with CR6P Option (120V-480V)		
☐ HSS*	Rotatable House Side Shield				
☐ FUSE/5XXX	FUSE 120V, 277V, 347V (x= voltage)				
☐ FUSE/0XXX	FUSE 208V, 240V, 480V (x= voltage)				
☐ SMLxxx	Specified Lumen Output (xxx=lumen output, nearest hundred)				

[1] Not available with HV option. † Option Not DLC qualified
[2] Requires Bluetooth Enabled device for programming (provided by others)
[3] Only Compatible with CR3P and CR7P

SKYLINE
AREA LIGHT SERIES

SPECIFICATIONS

CONSTRUCTION
The Skyline series features a slim profile die-cast aluminum housing available in 2 different sizes for a fully scalable solution. The versatile 9 optional mounting methods allow for easy installation while the hinged door allows for quick drop-down driver access for maintenance. The standard Keyhole / slotted UMB mounting bracket allows for a "no-drilling" 1-man installation by mounting the UMB on existing pole drillings and the luminaire head onto the UMB, substantially reducing installation labor. The fully gasketed housing is IP66 rated for whole luminaire ingress protection against moisture and environmental contaminants. The Skyline's low-profile design results in a low EPA, allowing pole optimization to thinner or smaller size pole shafts. Vibration rated per ANSI C136.31 on all mountings (see table Above). The Skyline Series is protected with a durable bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling.

OPTICS
The IP66 silicone gasket sealed optical chamber utilizes proprietary polycarbonate refractive optics to provide exceptional coverage and uniformity in factory installed IES Types 2, 3, 4, 5S (Square) or FTA (Forward Throw Automotive). Polycarbonate optics are impact resistant and UV stabilized for maximum longevity. Available in 5000K, 4000K, and 3000K, color temperatures per ANSI C78.377. Minimum CRI of 70. The optical integrated House side shield (HSS) option allows for improved backlight control without any large shields sticking away from the site. The Skyline series produces Zero uplight and is IDA listed in 3000K color temperature. Optional field installed 3-sided glare shield accessory is available for on-site external house side protection.

ELECTRICAL
Class 1 High-performance drivers features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L80 >100,000 hrs. in accordance with IESNA TM-21-19 projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options.

THERMAL
The Skyline Series features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F) SOL Lumen -- Package: -40°C to +45°C (-40°F to 113°F).

INSTALLATION
The versatile Skyline series comes with 9 optional mounting methods. The standard keyhole / slotted universal mounting bracket (UMB) allows for a "no-drilling" 1-man installation by mounting the UMB on existing pole drillings and the luminaire head onto the UMB, substantially reducing installation labor. The 3G rated UMB quick mount allows for pole mounting onto square 4-6" poles with a vertical mounting pattern between 2"-9" and the UMB/R adds additional mounting capability to any round pole 3"-6" in diameter. The 3G rated universal adjustable mount (UAB) model adds full range tilting to the standard UMB fixed model. The 3G rated wall fixed mount (WFM) allows for easy installation to any vertical wall surface or J-box. The optional 3G rated wall adjustable mount (WAM) adds full range wall mount tilting. The 3G rated horizontal mast arm (HMA) mount is designed for straight horizontal 2"(2-3/8" OD) mast arms. The 1.5G rated adjustable slip fitter (SLPF) mounts to any vertical or horizontal tenon 2" pipe (2-3/8" OD) allowing for full range tilting.

The trunnion/yoke bracket (TRN) enables the Skyline to be used for general flood applications with full range tilting as required.
All mounting methods are provided with a 3-wire 3' outdoor rated cord is provided for wiring. 5-wire cord optional for external dimming, consult factory. See charts above for all vibration, weight, and EPA results.

CONTROLS
Standalone Controls:
Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available. Dusk to Dawn twist lock photocells sold separately (See accessories). Optional PIR sensors available installed in housing hinged door. Sensors provide optional on/off control, photocell capability, bi-level dimming, high-end trim, and bluetooth configuration allows for on-site modifications.

Wireless Control Systems:
The Skyline Series is wireless mesh controls ready with Synapse, Enlighted, and Leviton Bluetooth Mesh wireless control platforms. Available with and without PIR sensors. Inquire with factory for more information or for additional controls options, including customer supplied items.

WARRANTY
5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

CERTIFICATIONS
ETL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information. IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber. ASTM B117 Salt Spray Tested 500 Hrs.

DLC Premium Listed Product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

SKYLINE
AREA LIGHT SERIES

LED SYSTEMS INFO		3000K		4000K		5000K				
Part Numbers	Distribution	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	BUG Rating	Watts[1]	Replaces
SAS-6L	2	6322	138.0	6655	145.3	6738	148.2	B1-U-G1	66 W	175W MH
	3	6301	137.6	6633	144.8	6716	147.2	B1-U-G2		
	4	6234	136.1	6562	143.3	6693	146.1	B1-U-G1		
	5S	6345	138.5	6679	145.8	6813	148.7	B1-U-G2		
	FTA	6824	149.0	7182	156.8	7327	160.0	B1-U-G1		
SAS-9L	2	8661	127.9	9412	136.6	9600	137.3	B1-U-G2	70 W	250W MH
	3	8932	127.5	9381	134.2	9569	134.9	B2-U-G2		
	4	8817	126.1	9261	132.9	9467	135.4	B2-U-G2		
	5S	8973	128.4	9455	135.1	9634	137.8	B1-U-G2		
	FTA	9650	138.1	10158	145.3	10361	148.2	B1-U-G1		
SAS-12L	2	12693	154.4	13361	162.5	13628	165.8	B2-U-G2	82 W	320W MH
	3	12902	153.9	13318	162.0	13584	165.3	B2-U-G2		
	4	12316	152.3	13175	160.3	13439	163.5	B2-U-G2		
	5S	12739	155.0	13409	163.1	13677	166.4	B4-U-G2		
	FTA	13701	166.7	14421	175.4	14709	178.9	B2-U-G1		
SAS-15L	2	16183	148.1	16856	155.9	17191	159.0	B2-U-G2	108 W	400W MH
	3	15962	147.7	16802	155.4	17138	158.5	B2-U-G2		
	4	15791	146.1	16622	153.8	16954	156.8	B2-U-G2		
	5S	16070	148.7	16916	156.5	17254	159.6	B4-U-G2		
	FTA	17283	159.9	18193	168.3	18557	171.7	B2-U-G1		
SAS-18L	2	18675	138.3	19205	143.8	19589	146.7	B3-U-G2	132 W	400W MH
	3	18186	138.1	19143	145.4	19529	148.3	B3-U-G3		
	4	17984	136.6	18931	143.7	19310	146.6	B3-U-G3		
	5S	18310	139.0	19274	146.3	19659	149.3	B5-U-G3		
	FTA	19692	149.5	20728	157.4	21143	160.5	B3-U-G3		
SAM-24L	2	23494	142.4	24735	149.9	25225	152.9	B3-U-G3	165 W	400W MH
	3	23373	141.7	24603	149.1	25095	152.1	B3-U-G4		
	4	22800	140.8	24424	148.0	24912	151.0	B3-U-G4		
	5S	23911	144.9	25169	152.5	25672	155.6	B5-U-G3		
	FTA	25559	142.8	26799	150.3	25295	153.3	B2-U-G2		
SAM-30L	2	30061	135.0	31653	142.1	32278	144.9	B3-U-G3	222 W	750W MH
	3	29905	134.3	31482	141.4	32110	144.2	B3-U-G4		
	4	29888	132.3	31231	140.3	31876	143.1	B5-U-G4		
	5S	30594	137.4	32204	144.6	32848	147.5	B5-U-G4		
	FTA	30144	135.4	31732	142.5	32365	145.3	B3-U-G2		
SAM-36L	2	36547	150.6	38470	161.7	39239	164.9	B3-U-G3	237 W	750W MH
	3	36357	152.8	38271	160.9	39038	164.1	B3-U-G3		
	4	34913	146.8	36752	154.5	37483	157.6	B3-U-G3		
	5S	35977	151.2	37871	159.2	38628	162.4	B5-U-G4		
	FTA	35548	149.0	37314	156.8	38060	160.0	B3-U-G2		
SAM-42L	2	39231	141.6	41295	149.0	42122	152.0	B4-U-G3	277 W	1,000W MH
	3	39059	141.1	41157	148.5	41980	151.5	B5-U-G3		
	4	38865	140.3	40932	147.7	41751	150.7	B3-U-G3		
	5S	39927	144.1	42028	151.7	42869	154.7	B5-U-G4		
	FTA	39341	142.0	41410	149.4	42238	152.4	B3-U-G2		
SAM-50L	2	48196	142.3	50732	149.8	51747	152.8	B4-U-G4	338 A	1,000W MH
	3	48033	141.9	50561	149.3	51573	152.3	B4-U-G5		
	4	47771	141.1	50285	148.5	51291	151.5	B4-U-G5		
	5S	49020	144.9	51631	152.5	52661	155.5	B5-U-G5		
	FTA	48329	142.7	50872	150.2	51890	153.2	B3-U-G3		

*Values are nominal, see IES file for more detail [1]Electrical data at 25C (77°). Actual wattage may differ by +/-10%.

SKYLINE
AREA LIGHT SERIES

EPA RATINGS AND VIBRATION CHART

	SLPF		UMB		UAB		WFM		WAM		TRN		HTN[1]		WEIGHT
SAS	0.53	1.5g	0.47	3g	0.53	3g	0.47	3g	0.53	3g	0.47	1.5g	0.47	3g	11 lbs
SAM	0.71	1.5g	0.64	3g	0.71	3g	0.64	3g	0.71	3g	0.64	1.5g	0.64	3g	22 lbs

WEIGHT	4.5 lbs	2.5 lbs	5.5 lbs	3.0 lbs	6.0 lbs	2.5 lbs	3.5 lbs

* EPA Ratings listed assume Fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.

TILT DEGREE		0°	30°	45°
Single	SAS	0.47	1.32	1.72
	SAM	0.64	2.49	3.32
D180°	SAS	1.03	1.32	1.72
	SAM	1.41	2.49	3.32
D90°	SAS	0.85	1.38	1.72
	SAM	1.15	2.99	3.32

TILT DEGREE		0°	30°	45°
T90°	SAS	1.13	1.83	2.39
	SAM	1.54	3.46	4.61
TN120°	SAS	1.22	2.77	3.58
	SAM	1.66	5.23	6.91
Q90°	SAS	1.13	1.83	2.39
	SAM	1.54	3.46	4.61

*EPA for UMB, WFM, TRN, and HTM mounts

ELECTRICAL DATA (AMPS)

Lumen Package	120V	208V	240V	277V	347V	480V
6L	0.58 A	0.22 A	0.19 A	0.17 A	0.13 A	0.10 A
9L	0.58 A	0.34 A	0.29 A	0.25 A	0.20 A	0.15 A
12L	0.73 A	0.42 A	0.37 A	0.32 A	0.25 A	0.18 A
15L	0.92 A	0.53 A	0.46 A	0.40 A	0.32 A	0.23 A
18L	1.14 A	0.66 A	0.57 A	0.49 A	0.39 A	0.29 A
24L	1.39 A	0.80 A	0.70 A	0.60 A	0.48 A	0.35 A
30L	1.83 A	1.06 A	0.92 A	0.79 A	0.63 A	0.46 A
36L	1.96 A	1.13 A	0.98 A	0.85 A	0.68 A	0.49 A
42L	2.27 A	1.31 A	1.13 A	0.98 A	0.78 A	0.57 A
50L	2.82 A	1.63 A	1.41 A	1.22 A	0.98 A	0.71 A

*Electrical data at 25C (77°). Actual wattage may differ by +/-10%.

SKYLINE
AREA LIGHT SERIES

FIELD ADJUSTABLE OUTPUT DATA (FAO)

Part Number	FAO Position	0	1	2	3	4	5	6	7
SAS-6L-U-40-T4	Input Power (W)	46	40	35	29	24	19	13	8
	Approx Lumens @3000K	6234	5421	4749	3930	3253	2575	1762	1084
	Approx Lumens @4000K	6562	5706	4993	4137	3424	2710	1854	1141
	Approx Lumens @5000K	6693	5820	5093	4220	3492	2765	1892	1164
SAS-9L-U-40-T4	Input Power (W)	70	61	52	44	35	27	19	10
	Approx Lumens @3000K	8817	7683	6650	5540	4409	3401	2393	1260
	Approx Lumens @4000K	9281	8088	6894	5834	4641	3580	2519	1326
	Approx Lumens @5000K	9467	8250	7033	5951	4734	3652	2570	1352
SAS-12L-U-40-T4	Input Power (W)	82	72	61	52	43	33	23	14
	Approx Lumens @3000K	12516	10970	9311	7937	6563	5037	3511	2137
	Approx Lumens @4000K	13175	11560	9801	8355	6909	5302	3695	2249
	Approx Lumens @5000K	13439	11803	9997	8522	7047	5408	3769	2294
SAS-15L-U-40-T4	Input Power (W)	108	95	82	70	57	44	31	18
	Approx Lumens @3000K	15791	13890	11989	10235	8334	6433	4533	2632
	Approx Lumens @4000K	16629	14621	12620	10774	8773	6772	4771	2770
	Approx Lumens @5000K	16954	14913	12872	10989	8948	6907	4866	2826
SAS-18L-U-40-T4	Input Power (W)	132	117	101	85	69	53	37	21
	Approx Lumens @3000K	17984	15940	13624	11581	9264	7221	5041	2861
	Approx Lumens @4000K	18931	16781	14342	12190	9752	7603	5306	3012
	Approx Lumens @5000K	19310	17116	14629	12434	9948	7753	5413	3072
SAM-24L-U-40-T4	Input Power (W)	165	142	123	104	84	64	44	25
	Approx Lumens @3000K	23203	19999	17297	14605	11812	9010	6187	3516
	Approx Lumens @4000K	24429	21059	18207	15395	12434	9474	6513	3701
	Approx Lumens @5000K	24912	21479	18571	15702	12682	9663	6643	3775
SAM-30L-U-40-T4	Input Power (W)	222	191	169	142	115	88	62	34
	Approx Lumens @3000K	29648	26211	22603	18990	15379	11768	8091	4544
	Approx Lumens @4000K	31231	27591	23795	19989	16189	12388	8518	4786
	Approx Lumens @5000K	31826	28143	24266	20389	16512	12636	8902	4862
SAM-36L-U-40-T4	Input Power (W)	297	261	222	184	154	126	99	71
	Approx Lumens @3000K	36913	32636	28151	23666	18561	14596	10659	6187
	Approx Lumens @4000K	38875	32563	28222	23880	19538	15351	11009	6513
	Approx Lumens @5000K	37485	33215	28786	24357	19929	15608	11230	6643
SAM-42L-U-40-T4	Input Power (W)	277	239	207	174	142	109	76	43
	Approx Lumens @3000K	38486	33551	29058	24726	19934	15301	10669	6036
	Approx Lumens @4000K	40552	35317	30598	26032	20983	16107	11230	6354
	Approx Lumens @5000K	41751	36223	31206	26626	21403	16429	11455	6481
SAM-50L-U-40-T4	Input Power (W)	339	292	253	213	174	133	93	53
	Approx Lumens @3000K	47771	41548	35652	30015	24520	18742	13105	7469
	Approx Lumens @4000K	50265	43313	37528	31595	25810	19728	13795	7862
	Approx Lumens @5000K	51291	44180	38279	32227	26326	20123	14071	8019

SKYLINE
AREA LIGHT SERIES

BASIC

FAO
Internal 16-level switch offers adjustable light levels for greater flexibility within one product. Utilizes 0-10V dimming wires and cannot be combined with other sensor or control options.

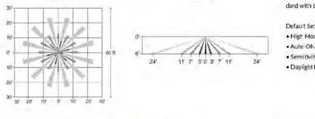
CR4P
3-Pin or 7-pin ANSI C136.41-2013 control receptacle option available for NEMA twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring). x = Number of pins (3 or 7).

FSP-311/ly - FSP-321/ly
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/ or daylight harvesting. Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free IOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 10'-20' or 20'-40' mounting lenses. See coverage patterns below. Li=20'-40', L3=20'-40'.

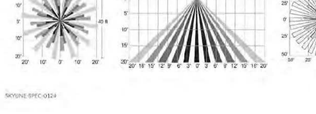
Default Settings:
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled

COVERAGE PATTERNS

SYNS/L2 and FSP-311/Ly - FSP-321/Ly



SYNS/L3 and FSP-311/Ly - FSP-321/Ly



SKYLINE
AREA LIGHT SERIES

ADVANCED

Synapse (SYN or TL7)
Utilizing a robust 2.4 GHz Self-healing Mesh Network Synapse provides flexibility and scalability making it a perfect outdoor solution for both new construction and retrofit projects. The easy-to-use web application is accessible on any device with an internet connection and allows for complete customization of the system and its features. Integral radio (SYN) includes (2) 24V inputs for a Wattstopper sensor or twist lock photocell into the wireless lighting system. External radio (TL7) includes (1) low voltage input for a Wattstopper sensor, available in both universal(120-277V) or high voltage (480V). Sensors available in 20' or 40' mounting lenses. See coverage patterns below. Sensor mounted on hinged driver cover. Antenna exits side of luminaire for maximum connectivity.

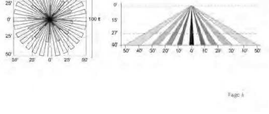
Enlighted
Enlighted's three-tier, over-the-air upgradeable wireless control platforms provide out-of-the-box compliance with energy use regulations. The comprehensive capabilities of the sensor include vacancy detection, daylight harvesting, demand response, and energy savings reporting. Enlighted's enterprise system allows for easy integration of indoor and outdoor lighting with building management systems for site-wide IOT management. Enlighted ruggedized sensor mounted on hinged driver cover.

- **Enlighted Connected (SU/SS/LR/CL)**
  - Fixtures are controlled based on occupancy & ambient light. Includes individual lighting control plus connection to Enlighted Energy Manager. The Energy Manager provides data analysis for all data collected by the Enlighted Smart Sensors for energy, occupancy & environment.
- **Enlighted IOT (SU/SS/LR/IOT)**
  - Fixtures are controlled based on occupancy and ambient light. Includes individual lighting control plus connection to Enlighted Energy Manager. The Energy Manager provides data analysis for all data collected by Enlighted Smart Sensors for energy, occupancy & environment. Additionally, the IOT functionality takes the data access and function beyond just lighting to a wide range of applications beyond the standard connected lighting controls.

Leviton ZLD1Z
Optional Bluetooth Groupable PIR sensor that allows for Programmable Options such as, Continuous Dimming, Motion and/ or daylight harvesting, fully adjustable high/ low dimmed light levels and Adjustable time delay/ cutoff delay. The sensor is programmed via a free IOS® or Android® Sensor Configuration App (compatible device provided by others). Sensor Mes's Grouping allows for 16 devices per group, with both Occupancy and Daylight Control. Recommended spacing = 100'. Comes standard with both 8'-20' or 20'-40' mounting lenses. See coverage patterns on page 6..

Default Settings:
- High Mode: 100% Output
- Auto-On/Auto-Off with 20-minute timeout
- Sensitivity: High
- Daylight Harvesting: Enabled

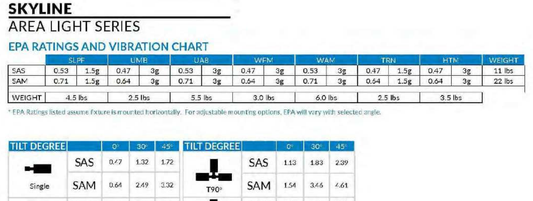
SYNS/L7 and FSP-311/Ly - FSP-321/Ly



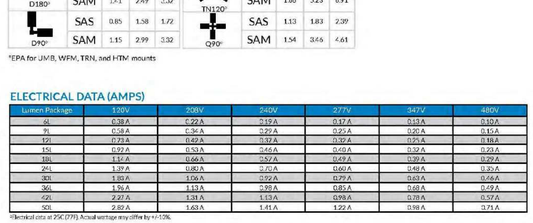
SKYLINE
AREA LIGHT SERIES

COVERAGE PATTERNS

Leviton Low Mount



Leviton High Mount



BACK LIGHT CONTROL OPTIONS



HSS
Integral House Side Shield
Delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. Shown with Medium housing., HSS rotates with optic distribution.

GS
External Glare Shield
Rotatable 3-sided fold installable external glare shield. Shown with Medium housing

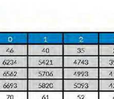
SKYLINE
AREA LIGHT SERIES

LINE DRAWINGS

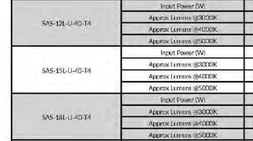
SAS Universal Mounting Bracket (UMB/R)



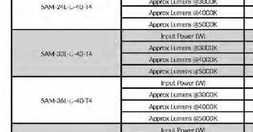
UMB/R, UAB/R Mounting Detail



SAS Universal Adjustable Mount Bracket (UAB/R)

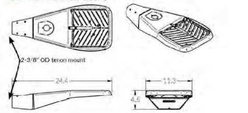


SAS Adjustable Slip Fitter (SLPF)





SAS Horizontal Tenon Mount (HTM)


2-3/8" OD tenon mount
24.4
11.3
8

Project Name:	Part Number:	Type: P

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WALL PACK SERIES

FEATURES

- Architectural Wedge die-cast aluminum housing
- Bronze polyester powder coat finish (std.)
- Custom and factory select colors available
- Full Cutoff Type III & Type IV Distributions
- 3,000 - 14,000 Delivered Lumens with up to 147 LPW
- 3000K, 4000K & 5000K CCT Selectable via Integral selector
- Lumen Selectable - 3 lumen levels per SKU
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver (std.)
- 6kV Surge protection
- >70 Color Rendering Index (CRI)
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- Operating Ambient Temperature: -40°C to +40°C (-40°F to 104°F)
- Bluetooth Programmable PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- Five ½" coin plugs on sides for conduit or electronic photocell
- Battery backup & cold weather battery options available
- IP65 Rated Luminaire
- IDA Dark Sky Compliant; 3000K lo IDA Listed
- 5 Year Warranty; 10 Year Optional Warranty
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire*





SUITABLE APPLICATIONS

- Exterior Wall Lighting
- Building Entrances
- Pedestrian Walkways
- Multi-use Facilities
- Industrial Facilities
- Parking Lots
- Storage Facilities
- Education
- Multi-family
- Retail
- Office

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	FINISH	WARRANTY	CONTROL OPTIONS
☑ VWM	☐ 3L/4L/5L[2,4] 3,645,000 lm (Selectable)	☐ U 120-277V	☑ CCT5[3] Selectable DCT	☐ T3 Type 3	☐ BRZ Bronze	☐ (Blank) 5YR	☐ ZLD1Z[2,5] (LevitonZLD1Z-10ITZ-Bluetooth Groupable Sensor ITE Devices) with 8-20' & 20-40' lens incl.
	☐ 3L 3,003 lm	☐ HV[3] 277-480v	(3000K, 4000K, 5000K)	☑ T4 Type 4	☑ BLK Black	☐ 10 Year[2] 10YR	☐ FSP-311/L.x[2,6] Legrand FSP311 120-277V Sensor (X = Mounting Height 3=10-20', 7=20-40')
	☐ 4L 4,003 lm				☐ SLV Silver		☐ FSP-321/L.x[2] Legrand FSR-921-347/480V Sensor (X = Mounting Height 3=10-20', 7=20-40')
	☐ 5L 5,003 lm				☐ WHT White		
	☐ 8L 8,003 lm						
	☐ 11L 11,000 lm						
	☐ 14L 14,000 lm						

OPTIONS - FACTORY INSTALLED		SHIP-WITH ACCESSORIES	
☐ SP1[2,4]	10kA Max 120-277V Surge Protector	☑ +PCU[2]	Electronic UNIV Photocell (120-277V)
☐ SP2[2,4]	20kA Max 120-277V Surge Protector		
☐ SP1HV	10kA Max 480V Surge Protector		
☐ SP480V2	20kA Max 480V Surge Protector		
☐ FUSE/6XXX	Fuse - Single-fine Voltage (120, 277 or 347)		
☐ FUSE/0XXX	Fuse - Dual-line Voltage (208V, 240V or 480V)		
☐ EM14[2,4]	14W CEC Title 20 Battery Backup		
☐ EMCT14[2,4]	14W Cold Temp Battery Backup		

[1] Bronze finish standard. Consult factory for pricing & availability of other finishes; subject to longer lead-times
[2] Requires additional surge protection (SP1, SP1HV, SP2, SP480V2) For additional details see general terms and conditions
[3] SP1/SP2 (specified in combination with Battery Backups, separate surge protectors are required per electrical line
[4] Not Available with HV
[5] Requires Bluetooth Enabled device for programming (provided by others)
[6] Highest Lumen Package and 4000K are standard settings
[7] HV Option removes lumen and CCT selectability. Most openly lumen package and CCT (3K/4K/5K). Does not qualify for DLC
[8] Not all versions of this product may be DLC Premium qualified. Please check the DLC website at designlights.org/QPL to confirm which versions qualify.

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WALL PACK SERIES

QUICK SHIP ORDERING:

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	FINISH	WARRANTY
☐ VWM	☐ 3L/4L/5L ☐ 8L/11L/14L	☐ U 120-277V	☐ CCT5[1] Selectable CCT (3000K, 4000K, 5000K)	☐ T4 Type 4	☐ BRZ Bronze	☐ (Blank) 5 YR ☐ 10 Year[2] 10 YR

ACCESSORIES	
☐ +PCU[2]	Electronic UNIV Photocell (120-277V)

[1] Requires additional surge protection (SP1, SP1HV, SP2, SP480V2) For additional details see general terms and conditions
[2] Not Available with HV
[3] Highest Lumen Package and 4000K are standard settings

LED SYSTEMS INFO[1]		3500K		4000K		5000K		BUG RATING	WATTS	REPLACES	DLC*
Part Numbers	LENS	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy				
VWM-3L/4L/5L-U-CCTS	T3	5304	132.0	5813	144.7	5529	137.5	B2-U0-G1	40.2	175W MH	Premium
	T4	5191	129.2	5631	141.6	5384	134.2	B1-U0-G1			
VWM-3L-U-CCTS	T3	2678	133.4	2935	146.2	2781	138.6	B1-U0-G1	20.1	150W MH	Premium
	T4	2621	130.6	2873	143.1	2723	135.7	B1-U0-G1			
VWM-4L-U-CCTS	T3	3949	132.6	4328	145.3	4132	137.7	B1-U0-G1	29.8	150W MH	Premium
	T4	3866	129.8	4236	142.3	4015	134.8	B1-U0-G1			
VWM-5L-U-CCTS	T3	5304	132.0	5813	144.7	5539	137.5	B2-U0-G1	40.2	175W MH	Premium
	T4	5191	129.2	5631	141.6	5384	134.2	B1-U0-G1			
VWM-8L/11L/14L-U-CCTS	T3	13302	132.9	14601	145.9	13829	138.1	B3-U0-G2	100.1	320W MH	Premium
	T4	12875	128.6	14079	141.2	13380	133.7	B3-U0-G2			
VWM-8L-U-CCTS	T3	8030	134.5	8817	147.7	8348	139.9	B2-U0-G2	59.7	250W MH	Premium
	T4	7771	130.2	8533	143.0	8080	135.4	B2-U0-G1			
VWM-11L-U-CCTS	T3	10708	133.6	11757	146.7	11132	138.9	B3-U0-G2	80.2	320W MH	Premium
	T4	10363	129.3	11379	142.0	10774	134.4	B3-U0-G2			
VWM-14L-U-CCTS	T3	13302	132.9	14605	145.9	13829	138.1	B3-U0-G3	100.1	320W MH	Premium
	T4	12875	128.6	14079	141.2	13380	133.7	B3-U0-G2			

*Values are nominal, see B3 file for more detail *Electrical data at 25C (77F). Actual wattage may differ by +/- 10%. Not all versions of this product may be DLC Premium qualified. Please check the DLC website at designlights.org/QPL to confirm which versions qualify.

ELECTRICAL DATA (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VWM-3L/4L/5L-U-CCTS	40.2 W	0.34 V	0.19 V	0.17 V	0.15 V	0.12 V	0.08 V
VWM-3L-U-CCTS	20.1W	0.17 V	0.10 V	0.08 V	0.07 V	0.06 V	0.04 V
VWM-4L-U-CCTS	29.8 W	0.25 V	0.14 V	0.12 V	0.11 V	0.09 V	0.06 V
VWM-5L-U-CCTS	40.2 W	0.34 V	0.19 V	0.17 V	0.15 V	0.12 V	0.08 V
VWM-8L/11L/14L-U-CCTS	100.1 W	0.83 V	0.48 V	0.42 V	0.36 V	0.29 V	0.21 V
VWM-8L-U-CCTS	59.7 W	0.50 V	0.29 V	0.25 V	0.22 V	0.17 V	0.12 V
VWM-11L-U-CCTS	80.2 W	0.67 V	0.39 V	0.33 V	0.29 V	0.23 V	0.17 V
VWM-14L-U-CCTS	100.1 W	0.83 V	0.48 V	0.42 V	0.36 V	0.29 V	0.21 V

*Electrical data at 25C (77F). Actual wattage may differ by +/- 10%

viewpoint

WALL PACK SERIES

SPECIFICATIONS

CONSTRUCTION

The Viewpoint Wall Pack series features an architectural rectilinear wedge shape with die-cast aluminum construction. The VWM is prosected with a durable Bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling with optional wet paint Black, White, and Silver finishes (Consult factory for pricing & availability of alternate finishes). The recessed LED source allows for a full cutoff designation with no uplight and complies with IDA in 3000K CCT. The fully gasketed housing is IP65 rated for ingress protection against moisture and environmental contaminants. A one-piece silicone gasket seals door and back box. Salt Spray tested for 500 hrs.

OPTICS

The Isolated IP65 rated silicone gasket sealed optical chamber utilizes impact resistant and UV stabilized polycarbonate optics to provide exceptional coverage in IES types T3 & T4 distributions. CCT Selectable via integral switch in 3000K, 4000K, & 5000K color temperatures per ANSI C78.377. 5 Step McAdams Ellipse Binning. Minimum CRI of 70. The VWM produces Zero uplight and is IDA listed in 3000K color temperature.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (277-480 Vac). L70 >100,000 hrs. in accordance of ESNA TM-21-19 Projected values at 25°C Ambient temperature. Total harmonic distortion: 0.90. Input power stays constant over life. Minimum 6kV surge rating, meets Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options. Optional 120-277V battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance. Select models CEC title 20 Compliant, see ordering guide.

THERMAL

The VWM features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +40°C (-40°F to 104°F). Operating temperature for standard battery backup: 0°C to +60°C (+32°F to +104°F). Cold Weather battery backup: -20°C to +40°C (-4°F to +104°F).

INSTALLATION

The Viewpoint Wall Pack is designed for effortless installation to standard 3-1/2" to 4" round/octagonal, 4" square, single gang, masonry junction boxes or vertical surface mounting (secured by lag bolts (supplied by others)), 1/2" NPT conduit entry points allow for surface conduit or thru branch wiring. Back box is an authorized electrical wiring compartment. Integral CCT selector allows for CCT tuning at time of installation.

CONTROLS

Five 1/2" NPT apertures allow for field or factory installed 120-277V universal electronic photocell. Optional PIR sensors available installed separate mounting box below the luminaire. Sensors provide optional on/off control, photocell capability, bi-level dimming, high-end trim, and Bluetooth configuration allows for on-site modifications. Grouping Options available via ZLD1Z sensor. See page 4 for more details.

WARRANTY

5 Year Warranty Standard, 10 Year Warranty Optional (Terms and Conditions apply)

CERTIFICATIONS

ETL Listed for wet locations. IP65 Rated per IEC 60598. Tested in accordance with IESNA LM-79 and LM-80 standards. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information.

LINE DRAWINGS

VWM

Front

Top

Side



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WALL PACK SERIES

CONTROL OPTIONS

BASIC CONTROLS



FSP-311

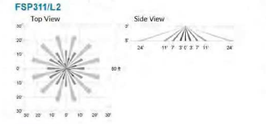
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/ or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 8' or 20' mounting lenses. See coverage patterns below.

Default Settings:

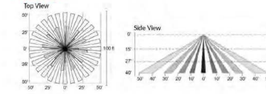
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled

COVERAGE PATTERNS

FSP311/L2



FSP311/L7



ADVANCED



PCU

Three 1/2" apertures allow for field or factory installed 120-277V universal electronic pencial photocell

ADVANCED CONTROLS

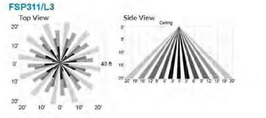
Leviton ZLD1Z

Optional Bluetooth Groupable PIR sensor that allows for Programmable Options such as, Continuous Dimming, Motion and/ or daylight harvesting, fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Sensor Mesh Grouping allows for 16 devices per group, with both Occupancy and Daylight Control. Recommended spacing = 100'. Comes standard with both 8'-20' or 20'-40' mounting lenses.

Default Settings:

- High Mode: 100% Output
- Auto-ON/Auto-OFF with 20-minute timeout
- Sensitivity: High
- Daylight Harvesting: Enabled

FSP311/L3



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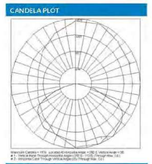
WALL PACK SERIES

PHOTOMETRIC REPORTS

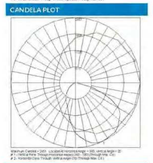
LUMINAIRE DATA	
Part Number	VWM-3L/4L/5L-U-40-T3
Description	ViewPoint Wall Pack, Selectable 3,000/4,000/5,000 Lumens, 4000K CCT, Type 3 Optic
Fixture Lumens (lm)	5813 Lumens
Wattage (W)	40.18 W
Efficacy (lm/W)	144.7 lm/W
Mounting	Wall-Mounted
Spacing Criteria	N/A

CANDELA PLOT



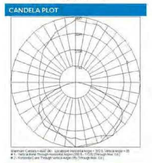
LUMINAIRE DATA	
Part Number	VWM-3L/4L/5L-U-40-T4
Description	ViewPoint Wall Pack, Selectable 3,000/4,000/5,000 Lumens, 4000K CCT, Type 4 Optic
Fixture Lumens (lm)	5632 Lumens
Wattage (W)	39.77 W
Efficacy (lm/W)	141.6 lm/W
Mounting	Wall-Mounted
Spacing Criteria	N/A

CANDELA PLOT



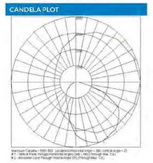
LUMINAIRE DATA	
Part Number	VWM-8L/11L/14L-U-40-T3
Description	ViewPoint Wall Pack, Selectable 8,000/11,000/14,000 Lumens, 4000K CCT, Type 3 Optic
Fixture Lumens (lm)	13302 Lumens
Wattage (W)	100.11 W
Efficacy (lm/W)	132.9 lm/W
Mounting	Wall-Mounted
Spacing Criteria	N/A

CANDELA PLOT



LUMINAIRE DATA	
Part Number	VWM-8L/11L/14L-U-40-T4
Description	ViewPoint Wall Pack, Selectable 8,000/11,000/14,000 Lumens, 4000K CCT, Type 4 Optic
Fixture Lumens (lm)	12875 Lumens
Wattage (W)	49.5 W
Efficacy (lm/W)	100.11 lm/W
Mounting	Wall-Mounted
Spacing Criteria	N/A

CANDELA PLOT



ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # _____

CITY USE ONLY

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

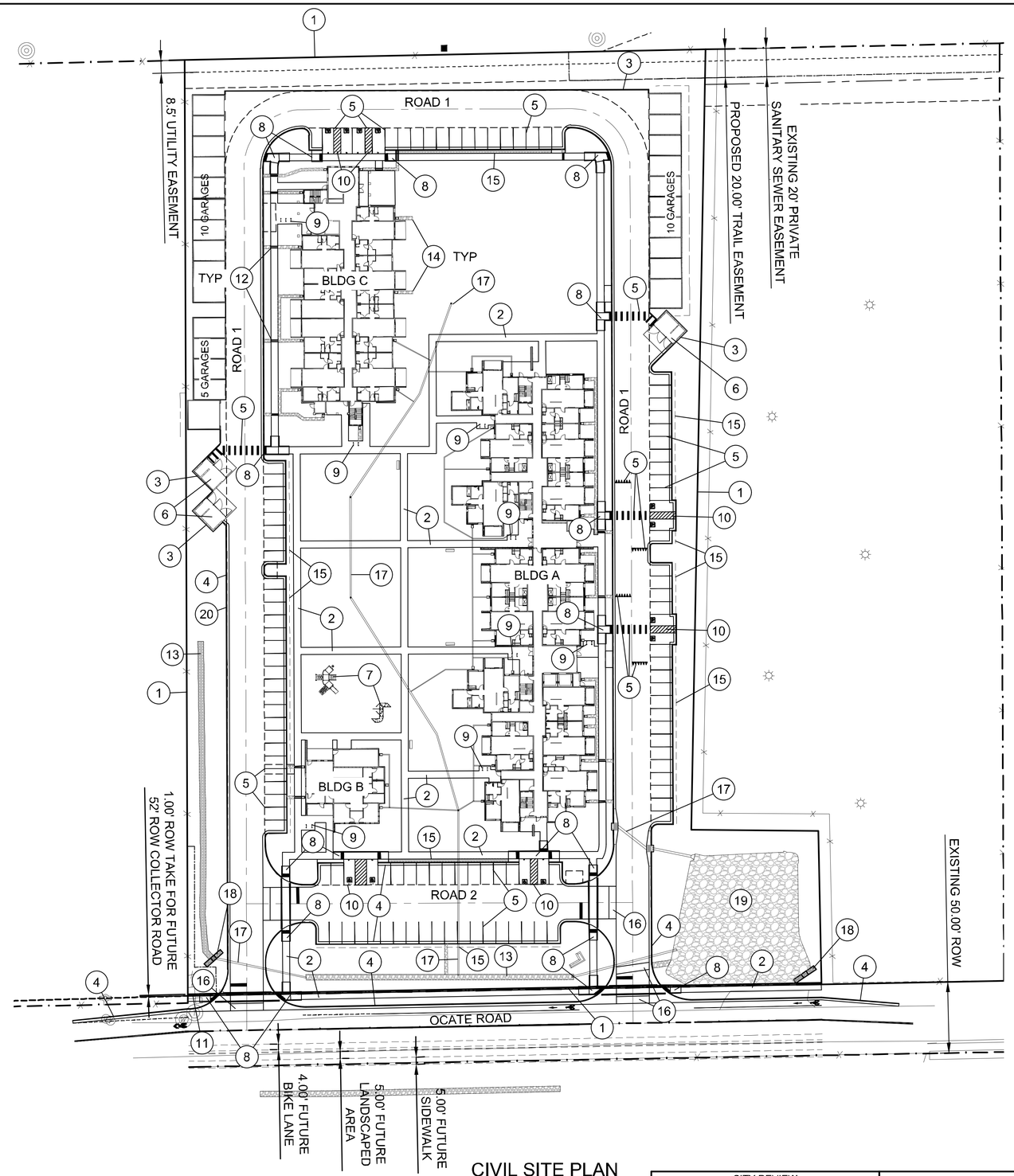
Outdoor Lighting Specifications

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30' - 0"	4-5

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)

Architectural Design Standards			1111 Ocate Design Solution	
		Points^(1)	Points Achieved	Justification
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	All Exterior Wall surfaces are Stucco
	Brick, natural stone, and integrally colored unit masonry	25	na	no brick or masonry
	Concrete and non-integrally colored unit masonry	20	na	no concrete or CMU
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	na	no metal siding or curtain walls
	Mirrored glass curtainwall systems	-10	na	no mirrored glass
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30	All Stucco is earthtones and creams and terra cotta - (see stucco color samples) Primary Colors #1(SW 6099) and #2(SW 6104) are from the same hue (and therefore not considered different colors). Color #3 (Historic SW 2839) is a terra cotta color from Sherwin Williams Historic collection.
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	na	no pastels or non-earth tones used
	High-intensity colors	-10	na	no high-intensity colors
	Metallic colors, glass and black	-10	na	no metallic colors
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10	0	100% of exterior wall finishes are stucco. Windows and exterior doors do not exceed 25% of the surface area of any faade. The greatest percentage is 23.99% and is located on the east elevation of Building A. As Color #1 and Color #2 are different shades of the same hue, they are considered the same color. On the "body" of Building A, the facade is divided with a lighter color on top of a more saturated color (Color #1 is above color #3) In these locations, the ratio of color #1 to color #3 exceed 25%, however, there is also a wall plane change. As the two planar surfaces are physically different walls, the maximum 25% ratio is not applicable and the two walls are monolithic in appearance. None of the colors or exterior wall features are used in such a way as to create a "panelized" appearance and do not create striped or checker board patterns.
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10	0	All planar wall surfaces and contigous walls are of a single color and have a monolithic appearance.
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20	All roofs are flat and roof surfaces are concelaed from public view
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of at and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	na	not applicable
	(C) Uniformly sloping roofs or any combination of at and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	na	not applicable
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of at and non-uniformly sloping roofs	-10	na	not applicable
Predominant Material	(A) All surfaces are concealed from public view	20	20	All roofs are flat and roof surfaces are concelaed from public view
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	na	not applicable
	(C) Flat tiles of clay, concrete or slate	10	na	not applicable
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	na	not applicable
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, berglass or metal roof tiles	-10	na	not applicable
Predominant Color	(A) All surfaces are concealed from public view	15	15	All roofs are flat and roof surfaces are concelaed from public view
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	na	not applicable
	(C) Low-intensity colors other than those stated above	5	na	not applicable
	(D) White	0	na	not applicable
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15	na	not applicable
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30	Each building's façade is comprised of multiple wall plane shifts. These shifts varry in depth from the main building in dimension (Building A: 2 feet to 20 feet in depth; 10 feet to 20 feet in length) (Community Building: 2 feet to 30 feet in depth, 10 feet to 25 feet in lenght) Building C: 2 feet to 24 feet in depth, 10 feet to 26 feet in length). Wall projections and setbacks are found on every facade of each building.
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		Each building has been designed with offsetting wall planes that are more than 4 feet horizontal. This is true of every façade on every building. Upper Story Setbacks of not less than 4 feet are also found at each building. (Building A = 20. Community Building B = 4. Building C = 10). Additionally, each building has been designed with recessed entry spaces of at least 6 feet. Building A includes 8 number of such entries. Community Building B includes 2 such entries, and Building C includes 3 such entries. These entries are located on each of the publicly visible building facades.
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0	na	not applicable
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	100% of windows and doors are to be setback from the predominanty wall surface by not less than 2 inches. This will be accomplished in the wall framing. Note #4 on the exterior elevations
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0	na	not applicable
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20	For wall surfaces which are not covered with 6 foot projections, the maximum percentage of opening to wall is 25% and is located on the north façade of Building C.
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0	na	not applicable
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20	100% of windows on the building are located 2 feet or more from the building corners. The nearest window to corner dimension is 2 feet, and is located on the furthest west projecting wall planes on the west façade of Building A and on north wall of Building C.
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20	na	Not applicable - corner windows not used.
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	All glazing is to be clear. See Note #5 on the exterior elevations.
	(B) Any use of colored glazing	0	na	All glazing is to be clear. See Note #5 on the exterior elevations.
	(C) Any use of mirrored glazing	-10	na	All glazing is to be clear. See Note #5 on the exterior elevations.
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	10	All roof and wall equipment (mechanical, electrical, service, communications, staelite dishes, vents, pipes) are to be screened from public view by the building parapets, fences, and/or walls. See Note #6 on exterior elevations.
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	na	not applicable
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10	na	not applicable

225 Total Points Achieved
205 Points Required
245 > 205 - Criteria 14-8.7 met



CIVIL SITE PLAN

SCALE: 1" = 40'

SHEET KEYNOTES

1. PROPERTY LINE
2. CONCRETE SIDEWALK. SEE SHEET 6-6
3. 6" STAND-UP CURB. SEE SHEET 6-6
4. 2' STANDARD CURB & GUTTER. SEE SHEET 6-6
5. PROPOSED STRIPING. SEE 10 SERIES SHEETS
6. TRASH ENCLOSURE. SEE SHEET 6-6
7. PLAYGROUND. SEE ARCHITECTURAL PLANS
8. ADA ACCESSIBLE CURB RAMP. SEE SHEETS 6-8 & 6-9
9. BICYCLE PARKING. SEE ARCHITECTURAL PLANS
10. ADA PARKING. SEE SHEET 10-1
11. AREA OF ROW TO BE DEDICATED TO THE CITY OF SANTA FE. SEE TYPICAL SECTIONS, SHEET 6-2 FOR DETAILS
12. PROPOSED SIDEWALK CULVERT
13. PROPOSED 4' WIDE SWALE. SEE SHEET 6-7 FOR DETAILS
14. PROPOSED 2' WIDE SWALE FROM ROOF DRAINS. SEE SHEET 6-7 FOR DETAILS
15. PARKING OVERHANG LINE
16. PROPOSED 5' TYPE II VALLEY GUTTER. SEE SHEET 6-6
17. PROPOSED STORM SEWER. SEE SHEETS 11-3 & 11-4 FOR PLANS AND PROFILES
18. GABION WALL. SEE SHEET SERIES 14
19. POND W/ GRAVEL LINED BOTTOM
20. PLACE CURB CUTS SPACED 40' ON CENTER ALONG PORTION OF CURB SOUTH OF TRASH ENCLOSURE AND NORTH OF CURB RETURN. SEE SHEET 6-6

LEGEND

- HIGH VISIBILITY CROSS WALK SEE SHEET 10-2
- CONTROLLED CROSS WALK SEE SHEET 10-2
- STOP BAR, SEE SHEET 10-2
- PROPOSED 4' WIDE SWALE SEE SHEET 6-7
- PROPOSED 2' WIDE SWALE SEE SHEET 6-7

ENGINEERS SEAL

FOR REVIEW ONLY

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

CASE # _____

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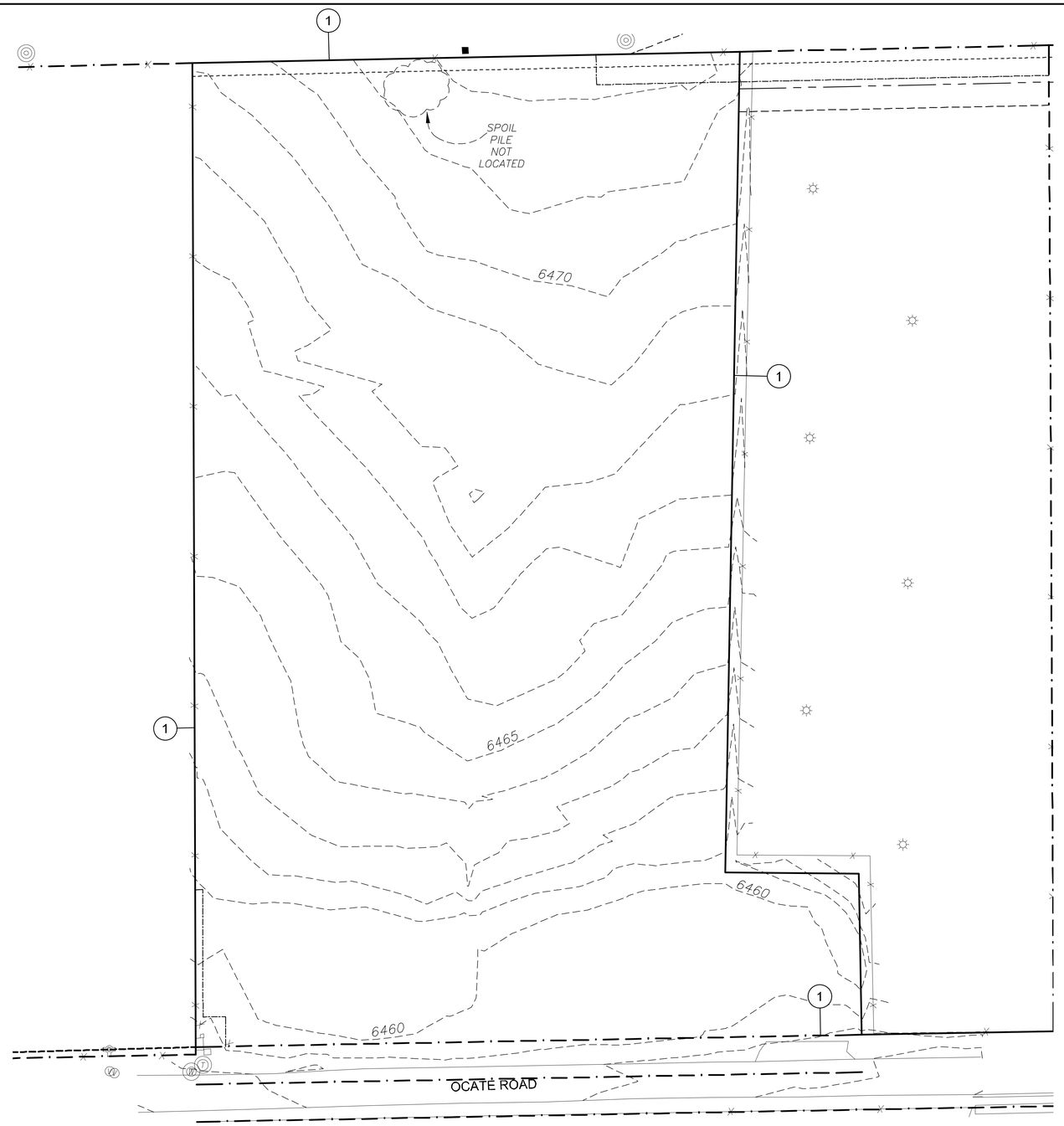
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

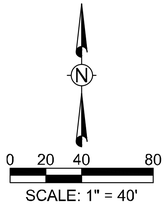
CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	5-1



SHEET KEYNOTES

1. PROPERTY LINE



LEGEND

AREA OF 20% TO 30% SLOPE

AREA OF 30% AND GREATER SLOPE

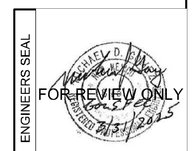
NOTE:

1. ALL TOPOGRAPHIC INFORMATION IS PROVIDED BY CORNERSTONE LAND SURVEYING.
2. THIS SLOPE ANALYSIS IS BASED UPON 1 FOOT CONTOUR INTERVALS.
3. THE TOTAL AMOUNT OF NATURAL 30% OR GREATER SLOPES DISTURBANCE ON THIS PROJECT IS 0 SQUARE FEET.
4. THERE ARE NO 20% OR GREATER SLOPES WITHIN THE PROJECT LIMITS.

SLOPE ANALYSIS MAP

SCALE: 1" = 40'

ENGINEERS SEAL



DATE

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DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
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SUBDIVISION ENGINEER		

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SLOPE ANALYSIS MAP

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	5-2

NM DEPT OF TRANSPORTATION STORAGE LOT

VACANT LAND

NEW MEXICO SCHOOL FOR THE DEAF
INSTRUMENT No.232532
W.D. BK.B PG.114

12 7
13 18

SANTA FE MOBILE HOME HACIENDA
W.D. BK. 808 PG.605
W.D. BK. 288 PG.261
PLAT BK344 PG45 JUAN FLORES
ALTA SURVEY BY ALLEN C. GRACE N.M.L.S 12443

SANTA FE MOBILE HOME HACIENDA

LOT A-2
5.64 ACRES ±
1111 OCATE ROAD

1111 OCATE ROAD

CHAIN-LINK FENCE

LOT A-1
1107 OCATE ROAD
N/F SANTA FE DEALERSHIP ACQUISITION, LLC
W.D. INSTRUMENT No.1897064
PBK845 PG15

STORAGE LOT

LITHIA CHRYSLER

TRACT C
N/F LITHIA REAL ESTATE INC.
W.D. INSTRUMENT No.1841103
PBK754 PG37

N/F THE LEASING CO.
W.D. BK982 PG97
N/F LEE & SUSAN NEWMAN
W.D. BK273 PG1
PBK271 PG1
NEWMANS NURSERY

DRIVEWAY

NEWMAN'S NURSERY

OCATE ROAD

50' R.O.W.

EXISTING COMMERCIAL
BUILDINGS

50' ROW

UNPAVED ACCESS ROAD

SUBARU OF SANTA FE

VACANT LAND

LEGEND

- PROPERTY LINE / ROW
- EXISTING ROADWAY
- DEVELOPEMENT AREA
- EXISTING RESIDENTIAL
- EXISTING COMMERCIAL

N

0 25 50 100
SCALE: 1" = 50'

FOR REVIEW ONLY

EXISTING CONDITIONS MAP
SCALE: 1" = 50'

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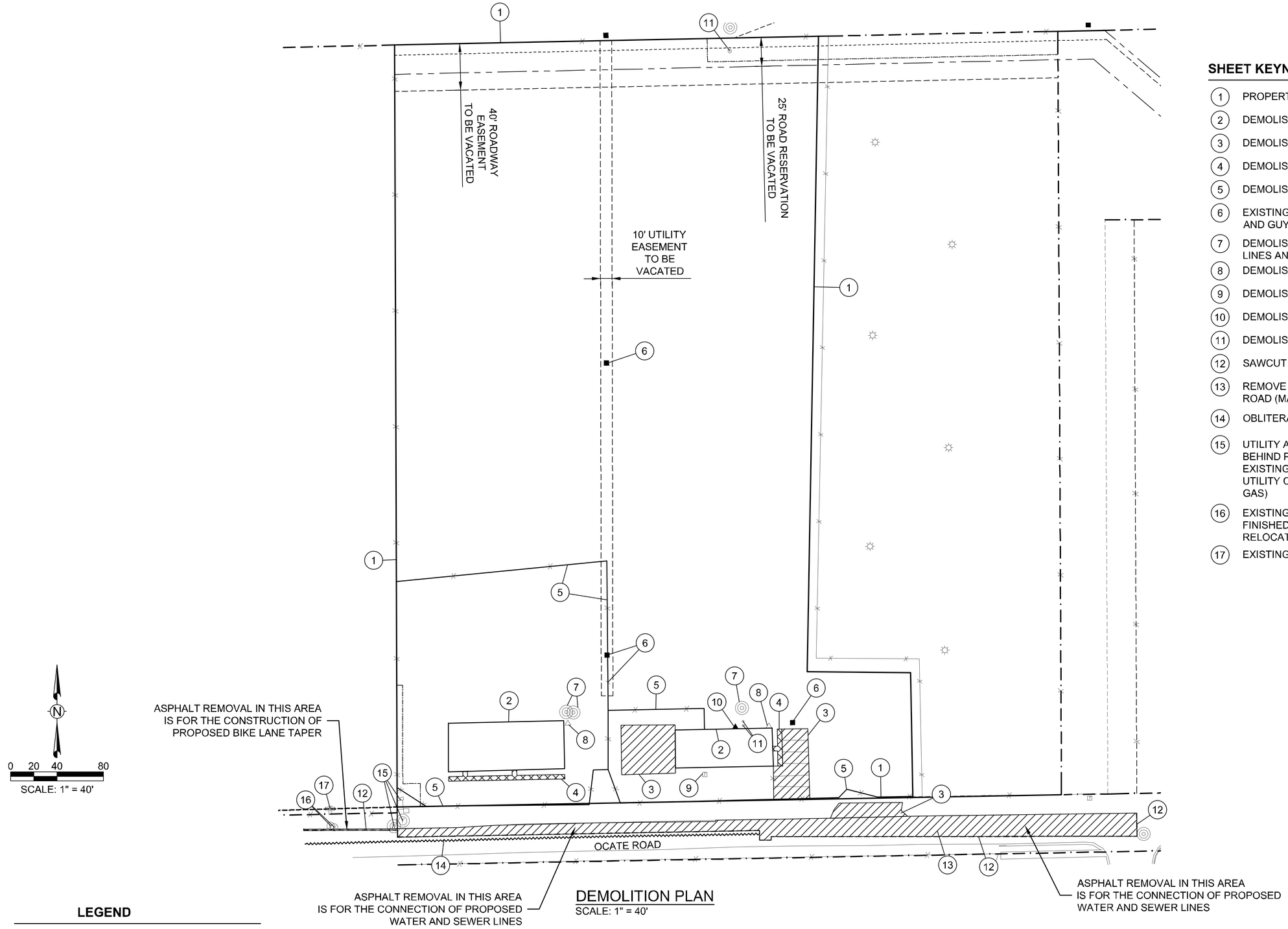
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

EXISTING CONDITIONS MAP

DATE:	SCALE:	SHEET:
SEPTEMBER 2024	1" = 50'	5-3



DEMOLITION PLAN

SCALE: 1" = 40'

SHEET KEYNOTES

1. PROPERTY LINE
2. DEMOLISH EXISTING METAL BUILDING
3. DEMOLISH EXISTING ASPHALT
4. DEMOLISH EXISTING CONCRETE
5. DEMOLISH EXISTING FENCE AND GATES
6. EXISTING UTILITY POLES, OVERHEAD LINES, AND GUY WIRES TO BE REMOVED BY OTHERS
7. DEMOLISH EXISTING MANHOLE. SANITIZE LINES AND ABANDON IN PLACE
8. DEMOLISH EXISTING GAS FACILITIES
9. DEMOLISH EXISTING TELEPHONE PEDESTAL
10. DEMOLISH EXISTING UTILITY PANEL
11. DEMOLISH EXISTING CLEANOUT
12. SAWCUT
13. REMOVE AND REPLACE ASPHALT ON OCATE ROAD (MATCH EXISTING)
14. OBLITERATE STRIPING
15. UTILITY APPURTENANCES TO BE RELOCATED BEHIND PROPOSED SIDEWALK AND WITHIN EXISTING UTILITY EASEMENT BY RESPECTIVE UTILITY COMPANIES (WATER, TELEPHONE, GAS)
16. EXISTING WATER VALVES TO BE ADJUSTED TO FINISHED GRADE, MADE TRAFFIC RATED, OR RELOCATED AS NECESSARY
17. EXISTING HYDRANT TO REMAIN UNDISTURBED

LEGEND

- SAWCUT
- AREA OF CONCRETE REMOVAL
- AREA OF ASPHALT REMOVAL

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INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

DEMOLITION PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	5-4

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FOR REVIEW ONLY

DATE

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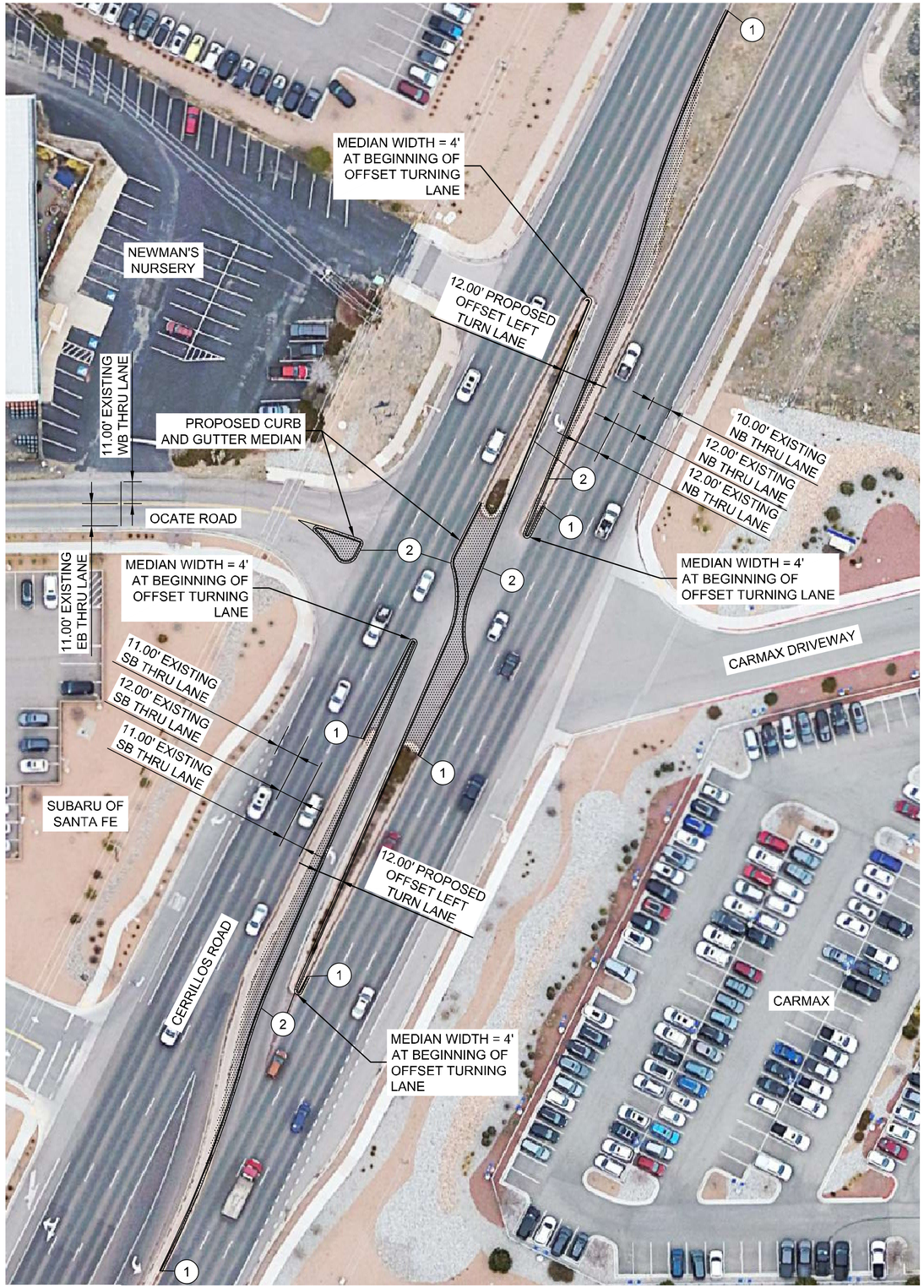

SHEET KEYNOTES

1. TIE TO EXISTING CURB AND GUTTER
2. PROPOSED MEDIAN CURB AND GUTTER

NOTE:
TOPOGRAPHIC MAPPING INCLUDING DETAILED DESIGN DRAWINGS INCLUDING TRAFFIC CONTROL PLANS WILL BE PROVIDED, IF THE PROJECT RECEIVES APPROVALS TO MOVE FORWARD

0 15 30 60
SCALE: 1" = 30'

SCHEMATIC OFFSITE IMPROVEMENT PLAN
SCALE: 1" = 30'

CASE # _____

ENGINEERS SEAL — FOR REVIEW ONLY

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INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

SCHEMATIC OFFSITE IMPROVEMENT PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30'	5-5

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, Current Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer. Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. E-mail "permitcounter@santafenm.gov" for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning and Land Use Department at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the City Planning and Land Use Department staff at the time of field testing. All test reports and other communication shall carry the applicable Planning and Land Use Department Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to City Planning and Land Use Department staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by the City Planning and Land Use Department. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the Planning and Land Use staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to City Planning and Land Use Department staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to City Planning and Land Use Department staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by the City Planning and Land Use Department.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with City Planning and Land Use Department staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by City Planning and Land Use Department staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with City Planning and Land Use Department staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by City Planning and Land Use Department staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.
37. ADA compliance: The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, level landings, etc.) as detailed in the plans and in accordance with referenced standard drawings, specifications and current public right of way accessibility guidelines. The contractor is responsible for field checking slopes and dimensions of all form work for compliance prior to installation of concrete. The City reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and to have the contractor remove, replace, and/or correct any work at his cost that is not in compliance, as determined by the project manager.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Cornerstone Land Surveying. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, LLC, waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. The contractor shall maintain an up to date set of as-built plans for the project. These plans shall be kept current, within two weeks, at all times and shall be subject to review by the project manager throughout the project and will be reviewed by the project manager for accuracy and completeness at least once every 30 days. Upon 50% completion of the project, the contractor shall submit progress as-built plans to the project manager for review. The final as-built plans bearing the signed seal and certification of the contractor's surveyor shall be submitted to the project manager prior to any final payment. This work is considered incidental to completion of the project and no measurement or payment shall be made.

ENGINEERS SEAL — FOR REVIEW ONLY

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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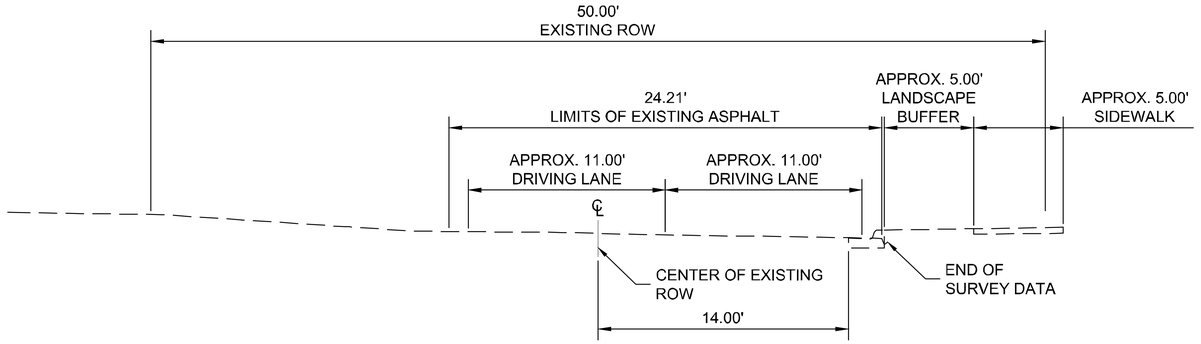
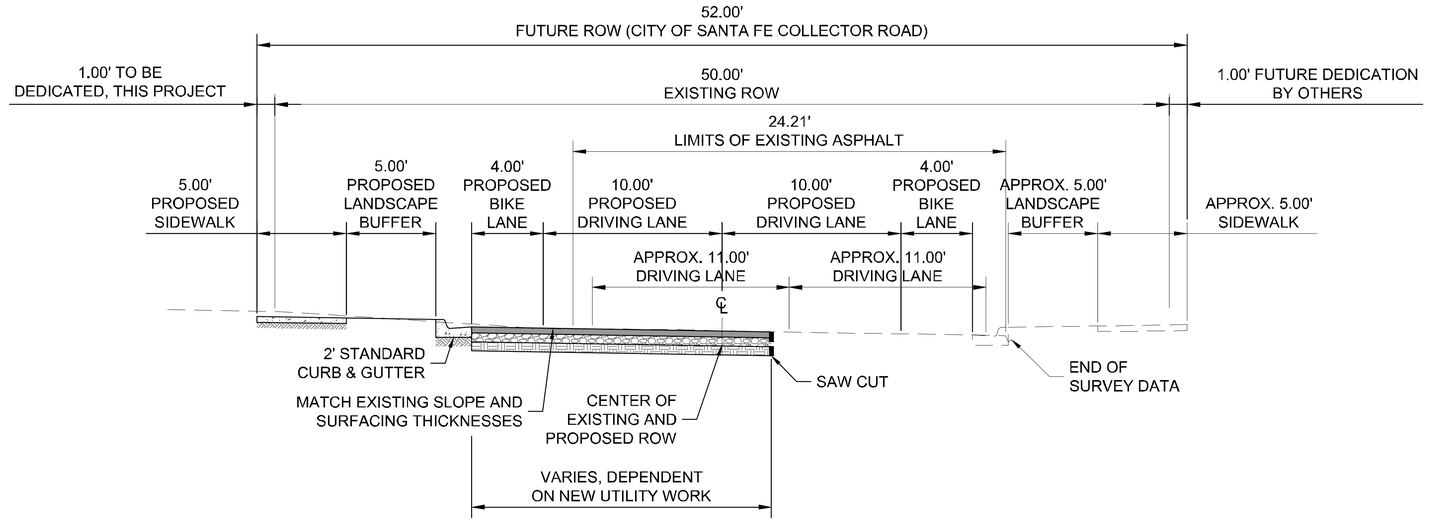
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

GENERAL NOTES

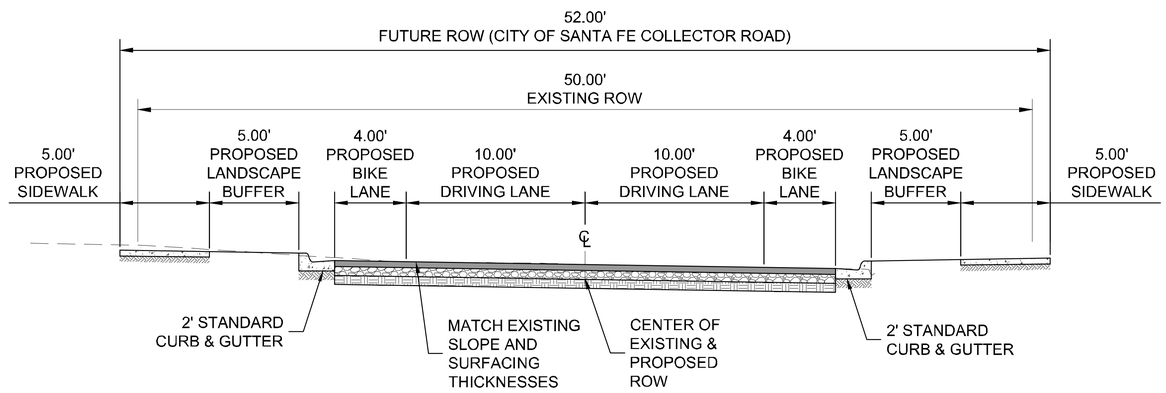
DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-1



TYPICAL ROADWAY SECTION
EXISTING OCATE ROAD



TYPICAL ROADWAY SECTION
PROPOSED OCATE ROAD



TYPICAL ROADWAY SECTION
ULTIMATE OCATE ROAD

PAVEMENT DESIGN NOTE

PAVEMENT DESIGN BASED UPON REPORT ENTITLED "GEOTECHNICAL ENGINEERING SERVICES, JOB NO. 1-40709, OCATE APARTMENTS, SANTA FE, NEW MEXICO", PREPARED BY GEO-TEST, INC, DATED AUGUST 21, 2024

ENGINEERS SEAL



DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
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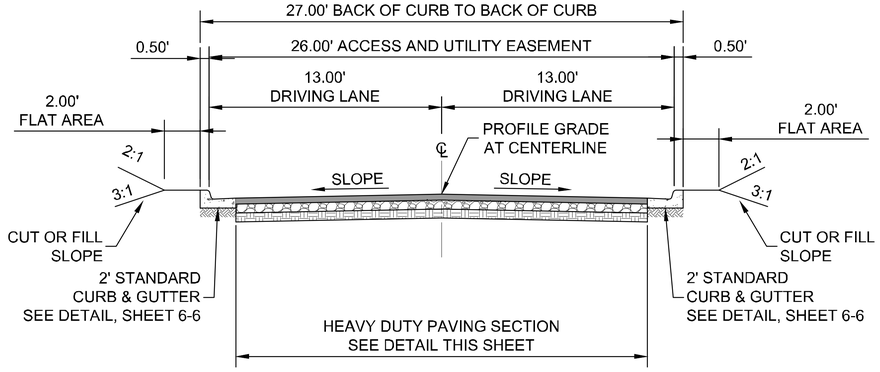
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

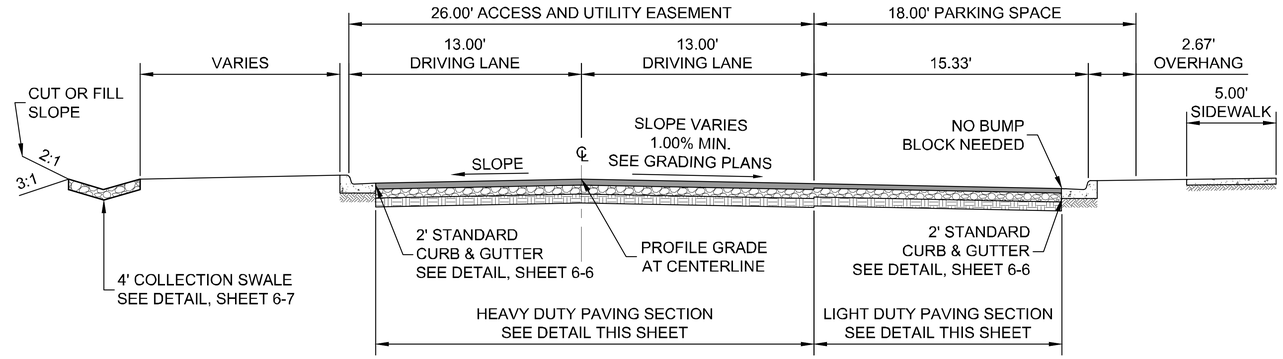
TYPICAL SECTIONS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-2



TYPICAL DRIVEWAY SECTION

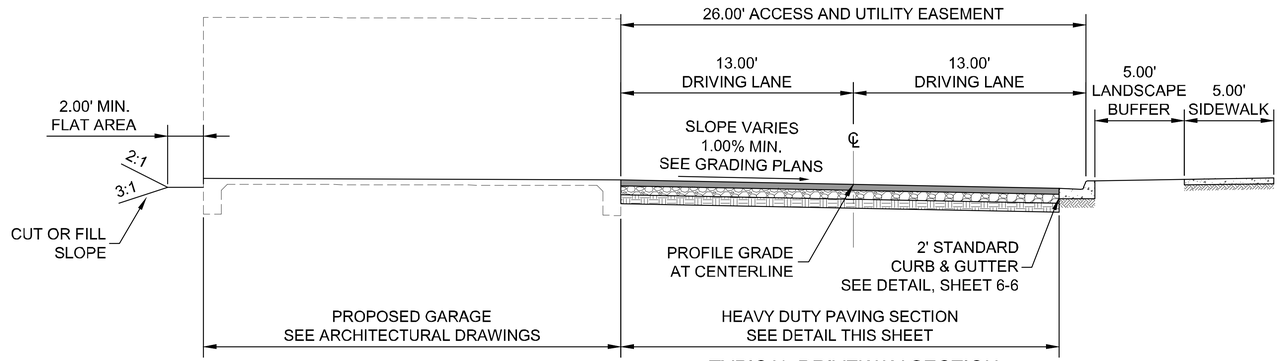
NO PARKING
ROAD 1 - STA: 00+00.00 TO STA: 01+35.68



TYPICAL DRIVEWAY SECTION

PARKING ON RIGHT SIDE
ROAD 1 - STA: 01+35.68 TO STA: 04+02.68

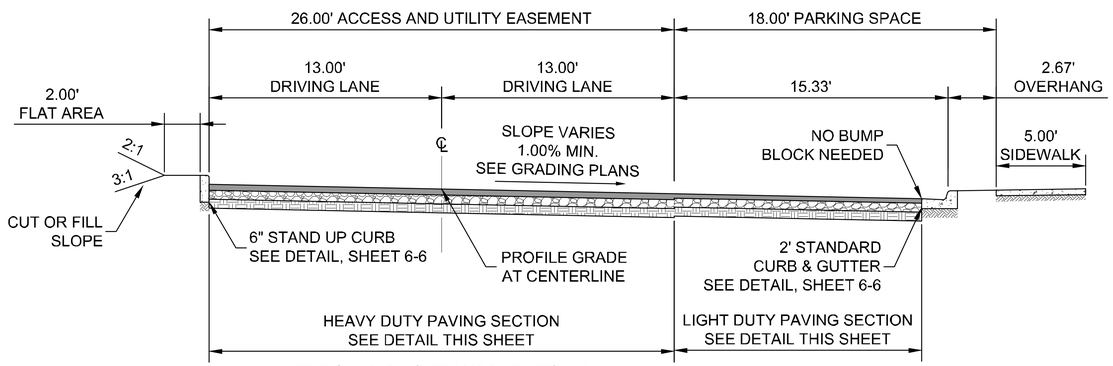
NOTE:
ROAD 1 STA: 03+53.93 BEGINS LEFT SIDE
TRANSITION TO TRASH PICKUP AREA



TYPICAL DRIVEWAY SECTION

GARAGE ON ONE SIDE
ROAD 1 - STA: 04+21.80 TO STA: 06+36.46
ROAD 1 - STA: 08+92.13 TO STA: 10+17.62

NOTE:
ROAD 1 STA: 10+22.80 BEGINS LEFT SIDE
TRANSITION TO TRASH PICKUP AREA



TYPICAL DRIVEWAY SECTION

PARKING ON RIGHT SIDE
ROAD 1 - STA: 06+36.46 TO STA: 08+92.13

PAVEMENT DESIGN NOTE

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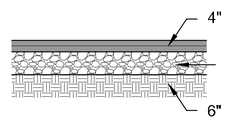
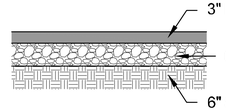


TYPICAL PAVING SECTION - HEAVY DUTY (DRIVING LANE)



TYPICAL PAVING SECTION - LIGHT DUTY (PARKING)

ENGINEERS SEAL
MICHAEL D. DAY
NEW MEXICO
REGISTERED
PROFESSIONAL ENGINEER
8/21/2025
FOR REVIEW ONLY
DATE
REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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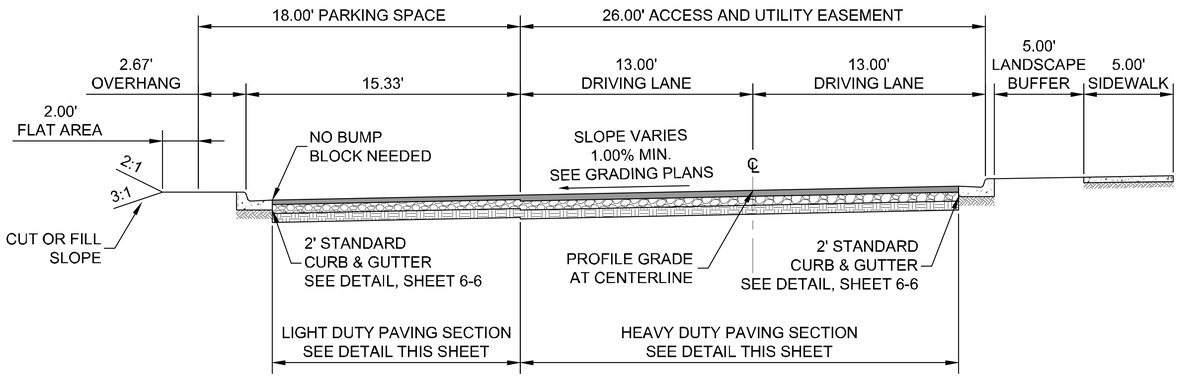
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

TYPICAL SECTIONS

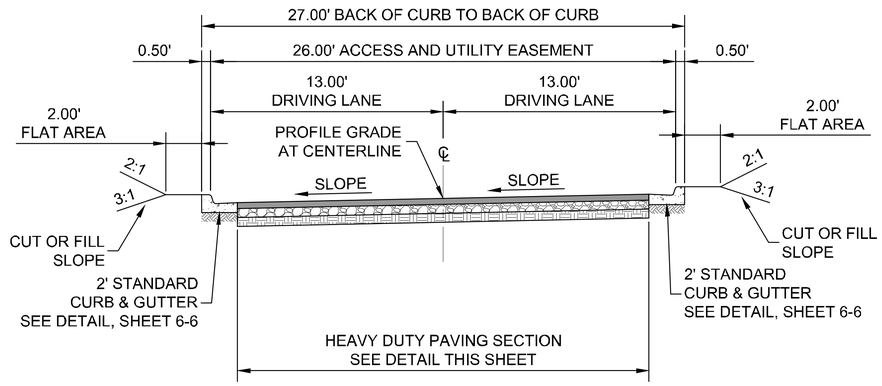
DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-3



TYPICAL DRIVEWAY SECTION

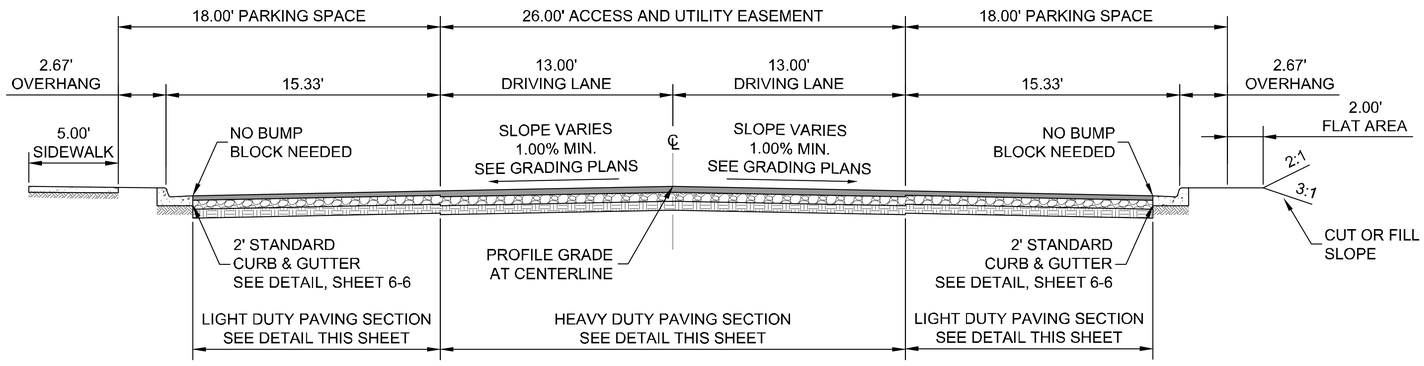
PARKING ON LEFT SIDE
ROAD 1 - STA: 10+68.98 TO STA: 13+89.48

NOTE:
ROAD 1 STA: 13+92.43 PARKING ENDS



TYPICAL DRIVEWAY SECTION

NO PARKING
ROAD 1 - STA: 13+89.48 TO STA: 15+24.51



TYPICAL DRIVEWAY SECTION

PARKING ON BOTH SIDES
ROAD 2 - STA: 00+00.00 TO STA: 02+70.93

PAVEMENT DESIGN NOTE

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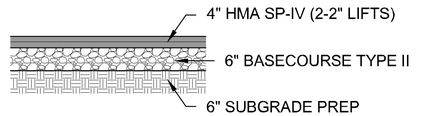
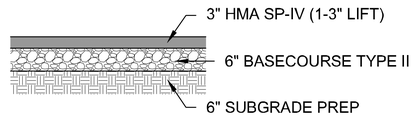
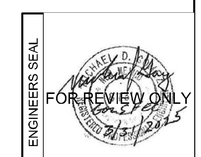


TYPICAL PAVING SECTION - HEAVY DUTY (DRIVING LANE)



TYPICAL PAVING SECTION - LIGHT DUTY (PARKING)

ENGINEERS SEAL


DATE
REVISIONS

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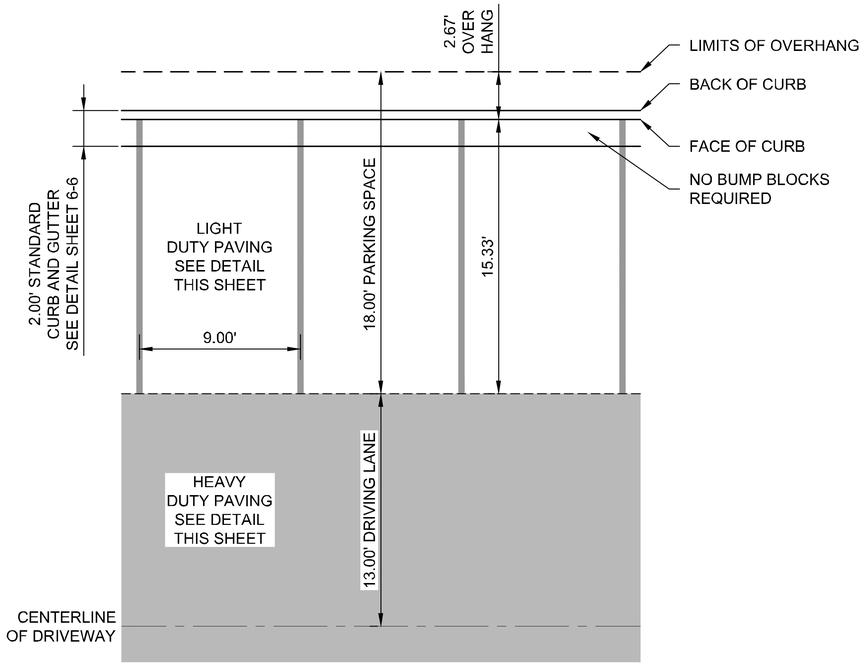
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

TYPICAL SECTIONS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-4



TYPICAL PARKING STALL PLAN
WITH LIGHT DUTY PAVING PARKING

PAVEMENT DESIGN NOTE

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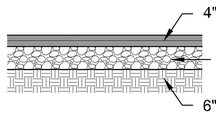
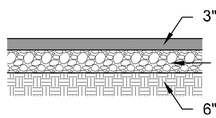
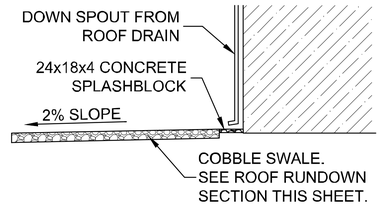


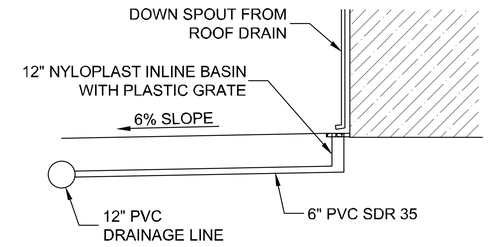
TYPICAL PAVING SECTION - HEAVY DUTY (DRIVING LANE)



TYPICAL PAVING SECTION - LIGHT DUTY (PARKING)



ROOF DRAIN DETAIL WITH SPLASH BLOCK AND COBBLE SWALE



ROOF DRAIN DETAIL WITH INLET TO STORM DRAIN

ENGINEERS SEAL
MICHAEL D. WOOD — NEW MEXICO — 21583 — REGISTERED PROFESSIONAL ENGINEER
FOR REVIEW ONLY
3/31/2025

DATE

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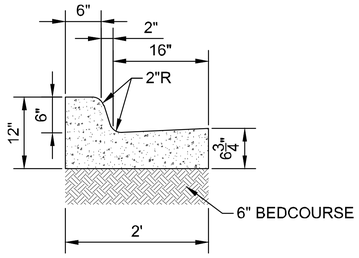
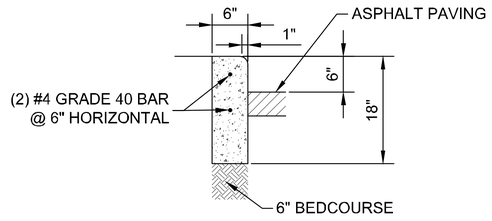
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

TYPICAL DETAILS

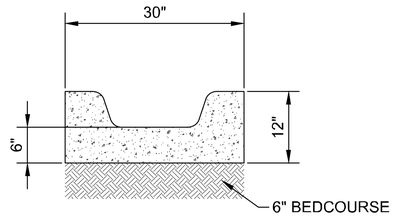
DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-5



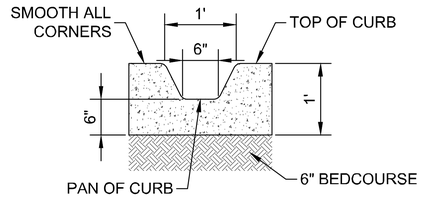
STANDARD 2' CURB AND GUTTER



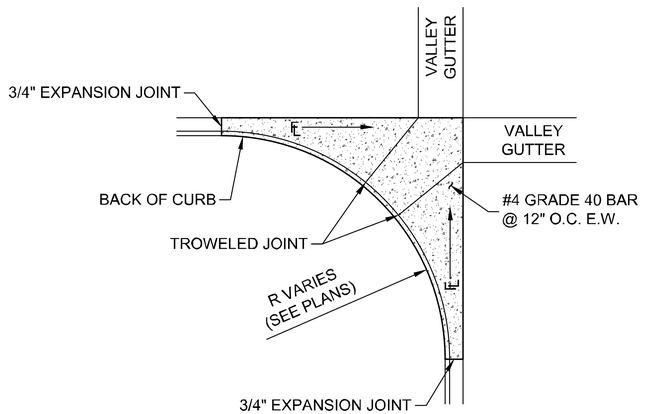
6" STAND-UP CURB



FLOW-THROUGH CURB

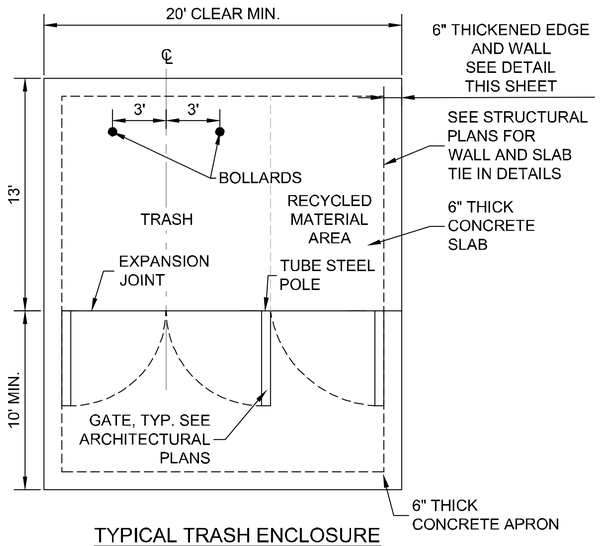


CURB OPENING LONGITUDINAL SECTION



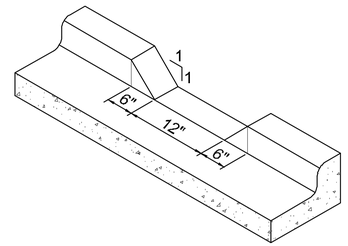
NOTES:
1. POUR FILLETS MONOLITHICALLY
2. PROVIDE A REINFORCING CONTINUATION BETWEEN FILLETS AND VALLEY GUTTERS WITH A 30" REBAR LAP BETWEEN FILLETS AND VALLEY GUTTERS BEING CAST WITHIN 30 CALENDAR DAYS.

FILLET CURB RETURN

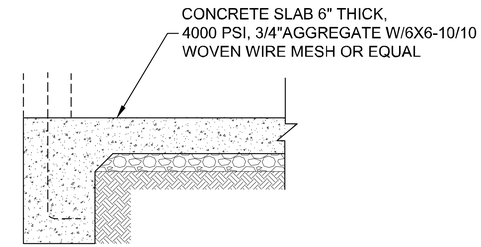


TYPICAL TRASH ENCLOSURE

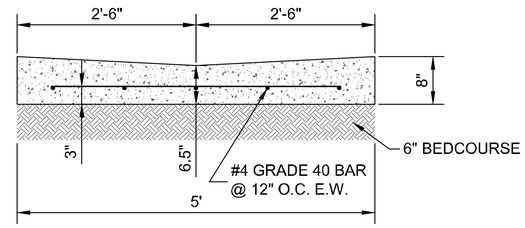
LOCATE CURB CUTS AS SHOWN ON PLANS.
GRADE SWALES TO DRAIN.
SEE LANDSCAPE AND GRADING PLANS.



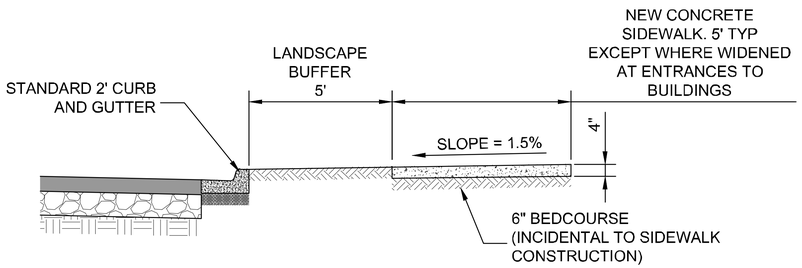
CURB CUT DETAIL



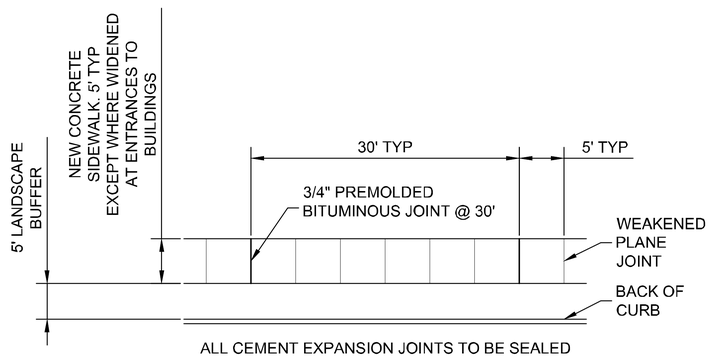
TRASH ENCLOSURE SLAB DETAIL



5' - TYPE II VALLEY GUTTER



TYPICAL SIDEWALK SECTION



ALL CEMENT EXPANSION JOINTS TO BE SEALED MEETING 2019 NMDOT, SEE SHEET SERIES 16

TYPICAL SIDEWALK PLAN

ENGINEERS SEAL



DATE

REVISIONS

CITY REVIEW		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

TYPICAL DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	6-6

SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

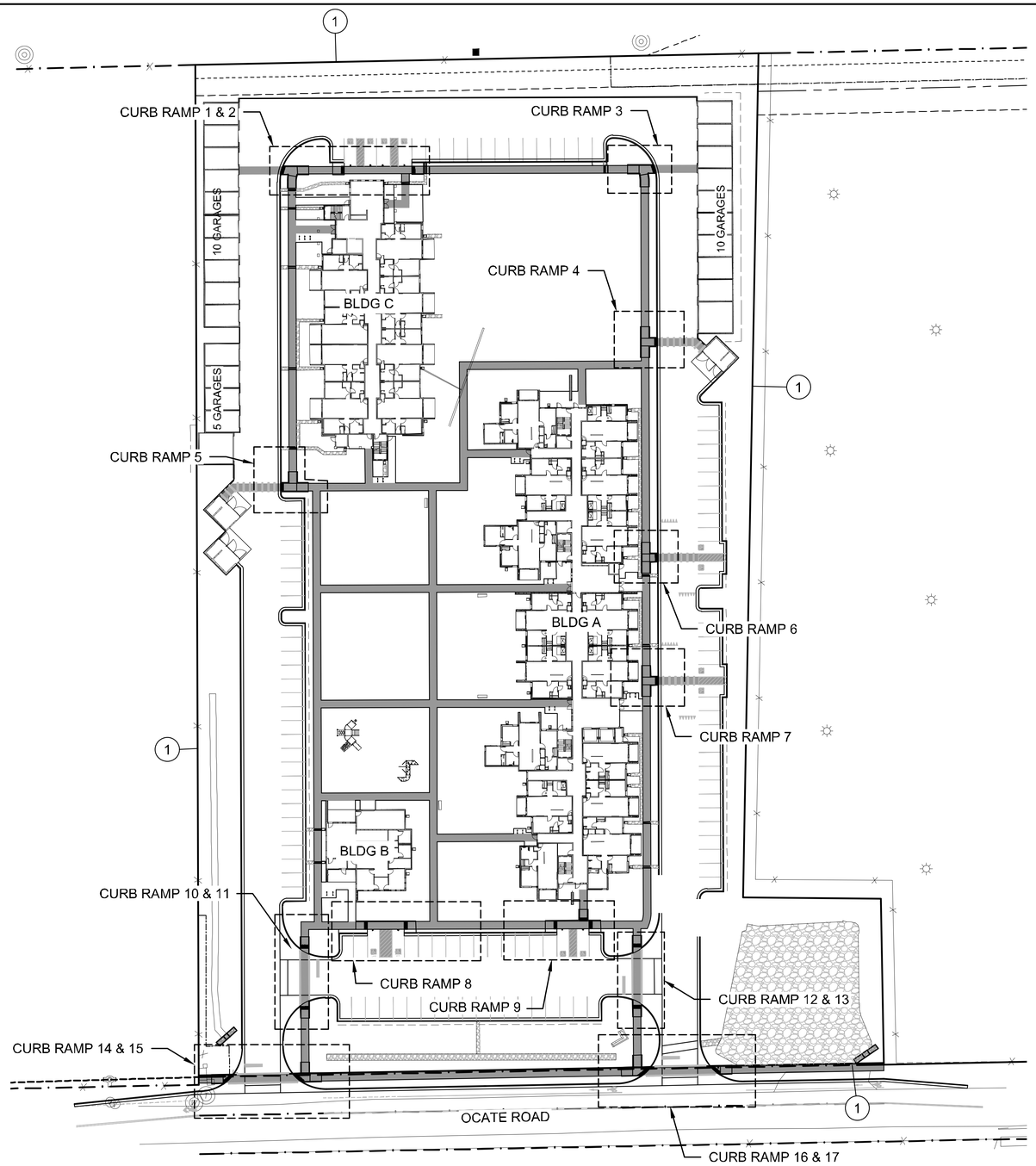
ADA ACCESSIBLE ROUTE

NOTES:

1. ALL CEMENT EXPANSION JOINTS SHALL BE SEALED, MEETING NMDOT SERIES 608.2.2.1-608.3.5.2. (FILL THE EXPANSION JOINTS WITH PRE-MOLDED EXPANSION JOINT FILLER. ALSO, FILL SEALED EXPANSION JOINTS WITH A BACKER ROD AND SILICONE JOINT SEALANT AT THE SPECIFIED INTERVALS)

1. SEE 8 SERIES FOR SIDEWALK GRADING.

2. SEE SHEETS 6-8 & 6-9 FOR CURB RAMP DETAILS



N

ADA ACCESS PLAN
SCALE: 1" = 40'

ADA COMPLIANCE GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF REQUIRED ADA ACCESSIBLE FEATURES AND APPURTENANCES, AND AS DETAILED IN THE APPROVED CONSTRUCTION PERMIT DOCUMENTS.
2. ALL CONSTRUCTION WORK SHALL COMPLY WITH, IN ORDER OF PRECEDENCE: SANTA FE CITY CODE, GOVERNOR'S COMMISSION ON DISABILITY (GCD), ICC ANSI A117.1-2009, CHAPTERS 1-5 AND CHAPTER 7, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), AND AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
3. CURB RAMPS SHALL FOLLOW NMDOT PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) WITH REQUIRED TURNING SPACE AND 7% RUNNING SLOPES TYPICAL AND 8.3% MAXIMUM. CURB RAMP LANDING TYPICAL SLOPE IS 1% AND SHALL NOT EXCEED 2% RUNNING AND CROSS SLOPE.
4. SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT HANDRAIL(S). CROSS SLOPES SHALL NOT EXCEED 2%.
5. PROVIDE DETECTABLE WARNING SURFACES AT CURB RAMPS AND TRANSITIONS TO DRIVEWAY AND INTERSECTION CROSSINGS ALONG THE ACCESSIBLE PATHS OF TRAVEL.
6. PER ICC ANSI A117.1-2009, SIDEWALKS SHALL COMPLY WITH SECTION 302, FLOOR SURFACE, 303.4 RAMPS, 401 ACCESSIBLE ROUTES, 403 WALKING SURFACES, 405 RAMPS
7. ALL PARKING AND WALK SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE FIRM, STABLE AND SLIP RESISTANT.
8. ANSI 502.7 SIGNAGE WITH REQUIRED LANGUAGE ARE REQUIRED AT ALL ADA PARKING SPACES. PARKING SIGNAGE HEIGHT PER CITY OF SANTA FE CODE IS 7'-0" TO BOTTOM OF SIGN. LOCATE VAN ACCESSIBLE PARKING SIGN IMMEDIATELY BELOW THE RESERVED PARKING SIGN AT WALL MOUNTED LOCATIONS AND 6'8 TO BOTTOM OF VAN ACCESSIBLE SIGN AT SIGNS LOCATED IN THE PEDESTRIAN WAY. SEE DETAIL, SHEET 10-1.
9. ACCESSIBLE PARKING SPACE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. VAN ACCESSIBLE PARKING SPACES SHALL BE 8'-0" WIDE WITH AN 8'-0" WIDE ACCESS AISLE OR 11'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE. SEE DETAIL, SHEET 10-1.
11. WHEEL STOPS ARE ENCOURAGED AT ALL ADA ACCESSIBLE PARKING SPACES TO HELP ENSURE REQUIRED CLEARANCE ALONG THE ACCESSIBLE PATH OF TRAVEL IS MAINTAINED.
12. WHERE EXISTING SIDEWALKS ADJOIN NEW ADA ACCESSIBLE FEATURES, THE CONTRACTOR SHALL PROVIDE FOR MODIFICATIONS WHERE POSSIBLE AND AS NECESSARY TO PROVIDE FOR UNINTERRUPTED, CONTINUOUS ACCESS BETWEEN EXISTING AND NEW WORK.

ENGINEERS SEAL
ISAAC D. [illegible]
NEW MEXICO
FOR REVIEW ONLY
DATE
REVISIONS

0 20 40 80
SCALE: 1" = 40'

VOID SEE NEXT SHEET.

CASE # _____

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INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

ADA ACCESS PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	6-7

SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

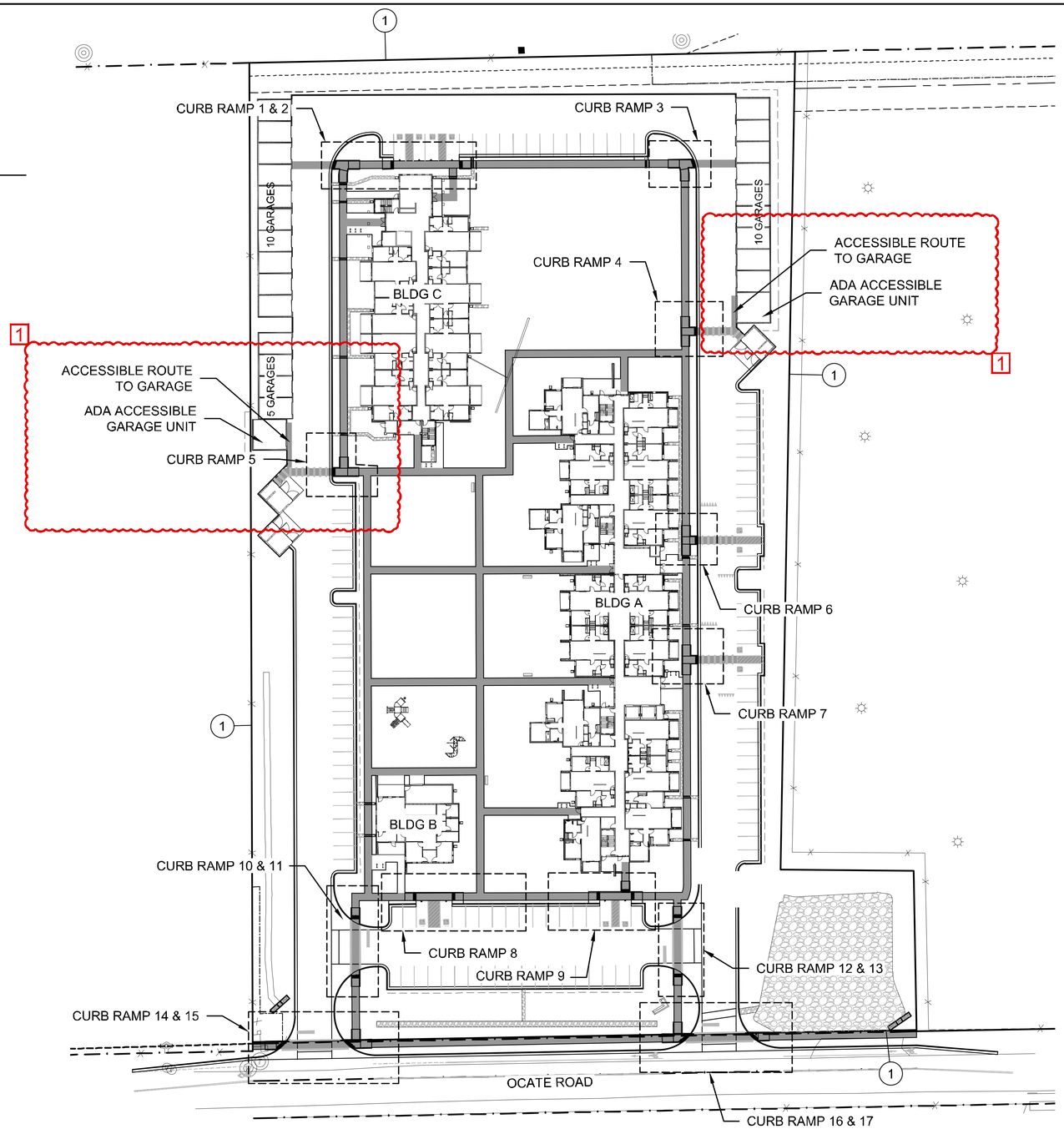
ADA ACCESSIBLE ROUTE

NOTES:

1. ALL CEMENT EXPANSION JOINTS SHALL BE SEALED, MEETING NMDOT SERIES 608.2.2.1-608.3.5.2. (FILL THE EXPANSION JOINTS WITH PRE-MOLDED EXPANSION JOINT FILLER. ALSO, FILL SEALED EXPANSION JOINTS WITH A BACKER ROD AND SILICONE JOINT SEALANT AT THE SPECIFIED INTERVALS)

1. SEE 8 SERIES FOR SIDEWALK GRADING.

2. SEE SHEETS 6-8 & 6-9 FOR CURB RAMP DETAILS



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ADA ACCESS PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

ADA COMPLIANCE GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF REQUIRED ADA ACCESSIBLE FEATURES AND APPURTENANCES, AND AS DETAILED IN THE APPROVED CONSTRUCTION PERMIT DOCUMENTS.
2. ALL CONSTRUCTION WORK SHALL COMPLY WITH, IN ORDER OF PRECEDENCE: SANTA FE CITY CODE, GOVERNOR'S COMMISSION ON DISABILITY (GCD), ICC ANSI A117.1-2009, CHAPTERS 1-5 AND CHAPTER 7, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), AND AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
3. CURB RAMPS SHALL FOLLOW NMDOT PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) WITH REQUIRED TURNING SPACE AND 7% RUNNING SLOPES TYPICAL AND 8.3% MAXIMUM. CURB RAMP LANDING TYPICAL SLOPE IS 1% AND SHALL NOT EXCEED 2% RUNNING AND CROSS SLOPE.
4. SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT HANDRAIL(S). CROSS SLOPES SHALL NOT EXCEED 2%.
5. PROVIDE DETECTABLE WARNING SURFACES AT CURB RAMPS AND TRANSITIONS TO DRIVEWAY AND INTERSECTION CROSSINGS ALONG THE ACCESSIBLE PATHS OF TRAVEL.
6. PER ICC ANSI A117.1-2009, SIDEWALKS SHALL COMPLY WITH SECTION 302, FLOOR SURFACE, 303.4 RAMPS, 401 ACCESSIBLE ROUTES, 403 WALKING SURFACES, 405 RAMPS
7. ALL PARKING AND WALK SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE FIRM, STABLE AND SLIP RESISTANT.
8. ANSI 502.7 SIGNAGE WITH REQUIRED LANGUAGE ARE REQUIRED AT ALL ADA PARKING SPACES. PARKING SIGNAGE HEIGHT PER CITY OF SANTA FE CODE IS 7'-0" TO BOTTOM OF SIGN. LOCATE VAN ACCESSIBLE PARKING SIGN IMMEDIATELY BELOW THE RESERVED PARKING SIGN AT WALL MOUNTED LOCATIONS AND 6'8 TO BOTTOM OF VAN ACCESSIBLE SIGN AT SIGNS LOCATED IN THE PEDESTRIAN WAY. SEE DETAIL, SHEET 10-1.
9. ACCESSIBLE PARKING SPACE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. VAN ACCESSIBLE PARKING SPACES SHALL BE 8'-0" WIDE WITH AN 8'-0" WIDE ACCESS AISLE OR 11'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE. SEE DETAIL, SHEET 10-1.
11. WHEEL STOPS ARE ENCOURAGED AT ALL ADA ACCESSIBLE PARKING SPACES TO HELP ENSURE REQUIRED CLEARANCE ALONG THE ACCESSIBLE PATH OF TRAVEL IS MAINTAINED.
12. WHERE EXISTING SIDEWALKS ADJOIN NEW ADA ACCESSIBLE FEATURES, THE CONTRACTOR SHALL PROVIDE FOR MODIFICATIONS WHERE POSSIBLE AND AS NECESSARY TO PROVIDE FOR UNINTERRUPTED, CONTINUOUS ACCESS BETWEEN EXISTING AND NEW WORK.

ENGINEERS SEAL: FOR REVIEW ONLY
DATE
REVISIONS

1 COMMENTS FROM CITY STAFF
ADDED ACCESSIBLE ROUTE
LABELS TO GARAGES

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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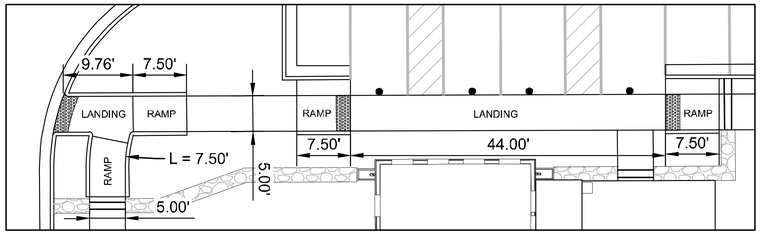
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

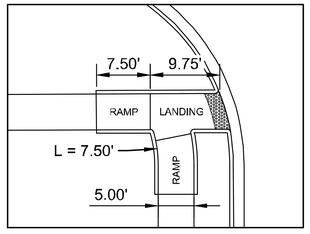
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

ADA ACCESS PLAN

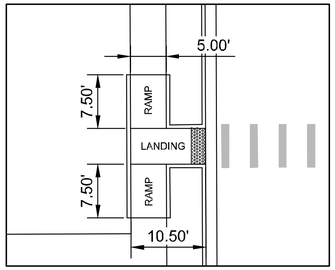
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	6-7



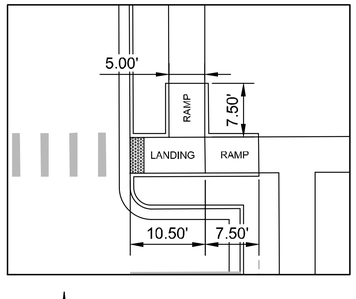
CURB RAMPS 1 & 2
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



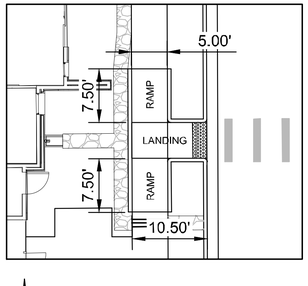
CURB RAMP 3
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



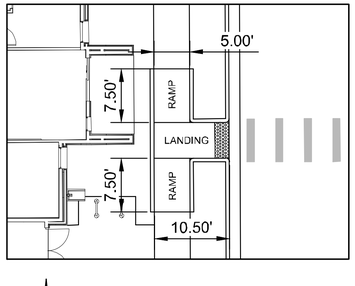
CURB RAMP 4
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



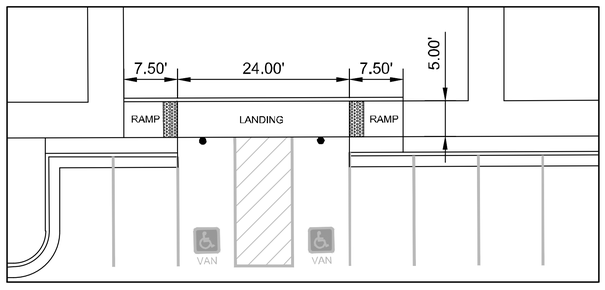
CURB RAMP 5
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



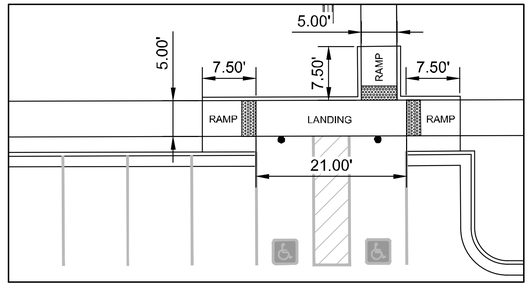
CURB RAMP 6
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



CURB RAMP 7
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



CURB RAMP 8
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8



CURB RAMP 9
SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL
FOR REVIEW ONLY
DATE
REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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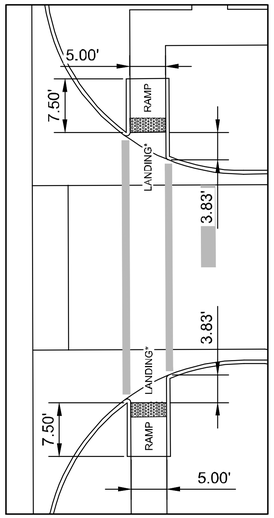
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

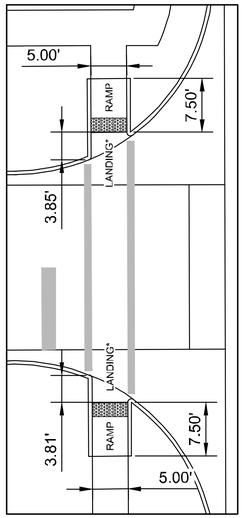
CURB RAMP DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	6-8



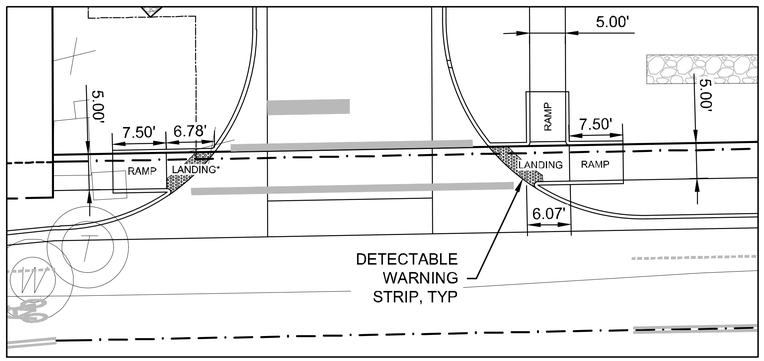
CURB RAMPS 10 & 11

SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8
*NOTE:
ACCESSIBLE GRADES AT ASPHALT
CONSIDERED PART OF LANDING



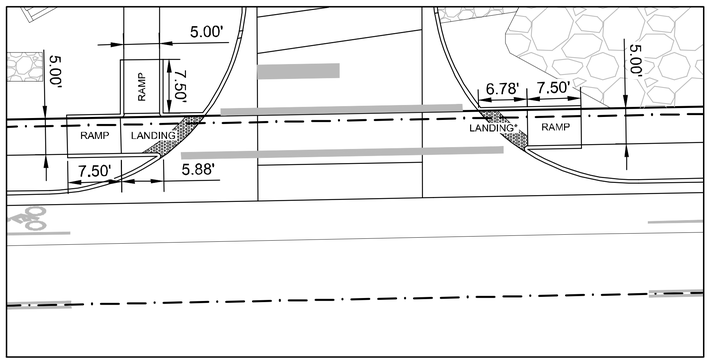
CURB RAMPS 12 & 13

SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8
*NOTE:
ACCESSIBLE GRADES AT ASPHALT
CONSIDERED PART OF LANDING



CURB RAMPS 14 & 15

SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8
*NOTE:
ACCESSIBLE GRADES AT ASPHALT
CONSIDERED PART OF LANDING



CURB RAMPS 16 & 17

SCALE: 1" = 10'
PARALLEL CURB RAMPS
SEE SHEET 14-8
*NOTE:
ACCESSIBLE GRADES AT ASPHALT
CONSIDERED PART OF LANDING

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

FOR REVIEW ONLY

DATE

REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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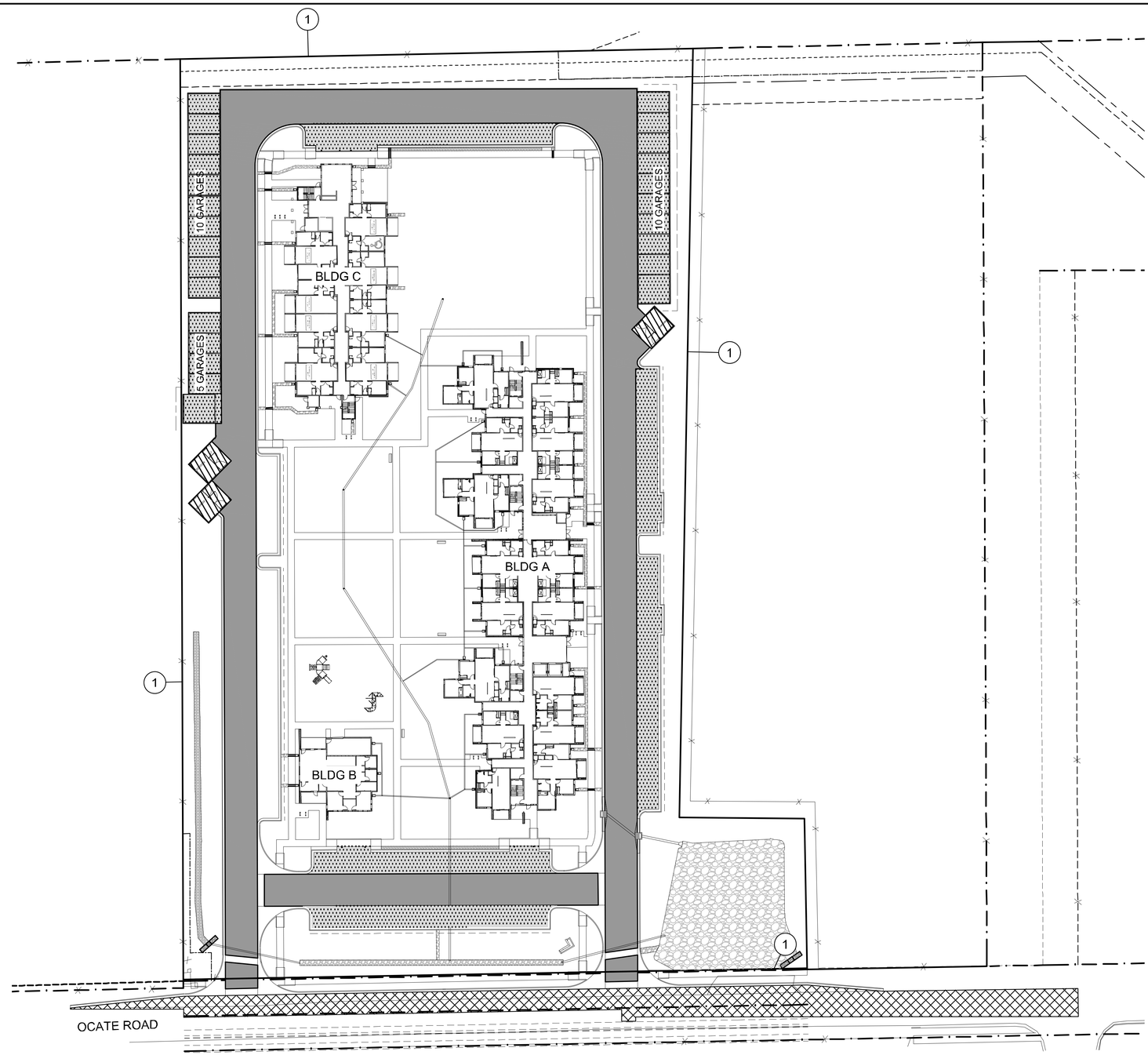
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

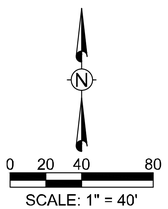
CURB RAMP DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	6-9



SHEET KEYNOTES

1 PROPERTY LINE



PAVING PLAN

SCALE: 1" = 40'

LEGEND

- HEAVY DUTY PAVING SECTION SEE DETAIL SHEET 6-3
- LIGHT DUTY PAVING SECTION SEE DETAIL SHEET 6-3
- TRASH ENCLOSURE PAD/ CONCRETE PAVING SECTION SEE DETAIL SHEET 6-6
- OCATE ROAD PAVING (MATCH EXISTING)

ENGINEERS SEAL

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DATE

REVISIONS

CITY REVIEW		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

PAVING PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	6-10

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc., shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

WASTEWATER NOTES:
WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:
NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:
PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

GENERAL NOTES:
GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY CITY OF SANTA FE WATER DISTRICT.

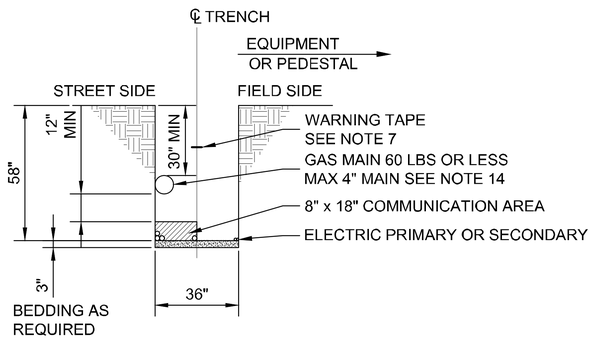
ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.

CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

JOINT TRENCH NOTES:
1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES
1. NESC rule 352, 353, 354



TYPICAL JOINT TRENCH DETAIL
N.T.S.

VOID SEE NEXT SHEET.

ENGINEERS SEAL — FOR REVIEW ONLY — 3/3/2025
DATE
REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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TRAFFIC DIV.		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	7-1

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
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8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc., shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

WASTEWATER NOTES:
WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:
NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:
PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

GENERAL NOTES:
GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY CITY OF SANTA FE WATER DISTRICT.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

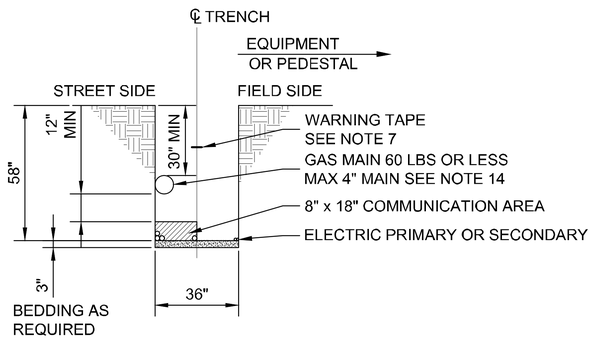
CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.

CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

JOINT TRENCH NOTES:
1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

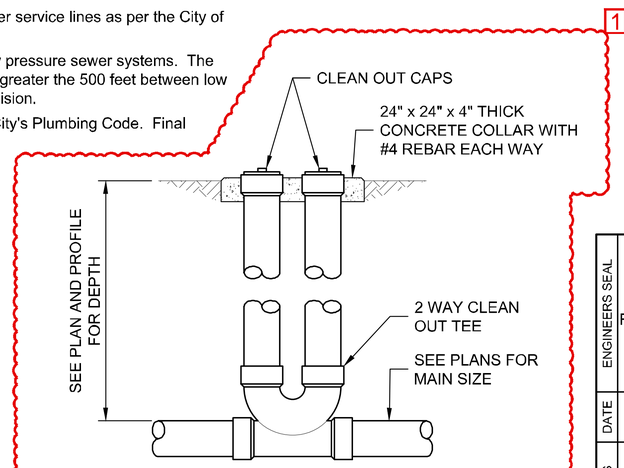
REFERENCES
1. NESC rule 352, 353, 354

1 COMMENTS FROM CITY STAFF ADDED CLEANOUT DETAIL



TYPICAL JOINT TRENCH DETAIL
N.T.S.

1



SANITARY SEWER CLEANOUT DETAIL

ENGINEERS SEAL	FOR REVIEW ONLY
DATE	
REVISIONS	

CASE # _____

CITY REVIEW		
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WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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1599 St. Francis Drive, Suite B
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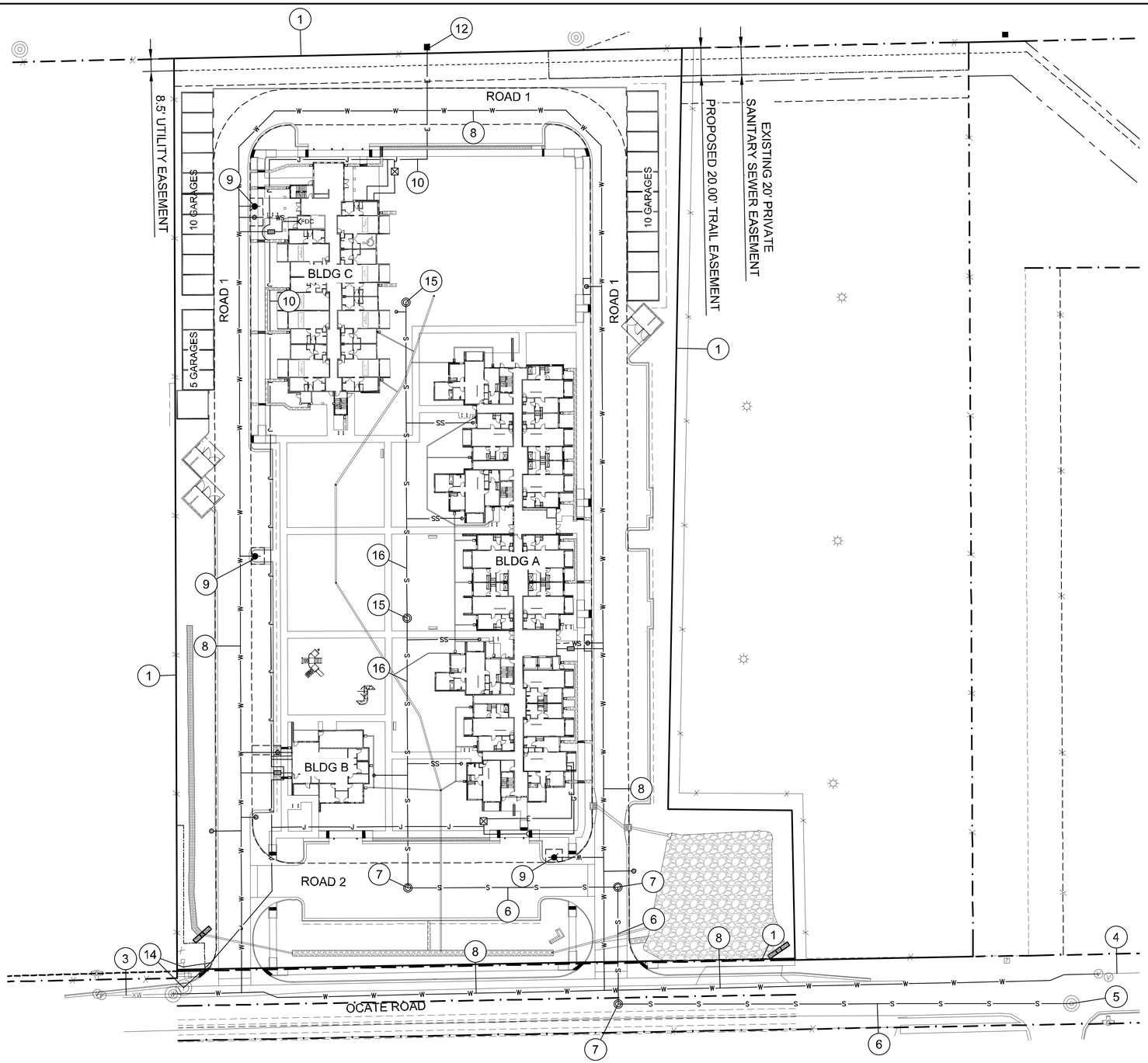
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	7-1



SHEET KEYNOTES

1. PROPERTY LINE
2. EXISTING 8" PVC WATER LINE
3. EXISTING 12" PVC WATER LINE
4. EXISTING 8" PVC SANITARY SEWER LINE
5. EXISTING SANITARY SEWER MANHOLE
6. PROPOSED PUBLIC 8" PVC SDR-21 SANITARY SEWER LINE
7. PROPOSED PUBLIC SANITARY SEWER MANHOLE
8. PROPOSED 8" PVC WATER LINE
9. PROPOSED FIRE HYDRANT
10. PROPOSED JOINT UTILITY TRENCH
11. PROPOSED METER BANK FOR GAS AND ELECTRIC
12. TIE TO EXISTING ELECTRIC AT POLE
13. PROPOSED 4" SCH40 PVC SANITARY SEWER SERVICE
14. TIE TO EXISTING TELEPHONE AND GAS LINES
15. PROPOSED PRIVATE SANITARY SEWER MANHOLE
16. PROPOSED PRIVATE SANITARY SEWER MANHOLE

LEGEND

EXISTING UTILITIES

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITY
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- UTILITY BOX
- MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- GAS CONNECT

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED JOINT UTILITY TRENCH
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED HOTBOX
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED TRANSFORMER
- PROPOSED LUMINAIRES (SEE ELECTRICAL SITE PLAN, SHEET 4-1)

ENGINEERS SEAL	DATE	REVISIONS
FOR REVIEW ONLY		

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PUBLIC SERVICE COMPANY OF NEW MEXICO	ANNETTE DURAN-GONZALES	(505) 473-3269
X-FINITY / LUMEN	KRISTEN FENN	(505) 403-9170
COMCAST	SPENCER DeBORD	(505) 438-1930
NM GAS COMPANY	STEPHEN ASP	(505) 697-3843
CITY OF SANTA FE WATER DIVISION	JOHN DELMAR, P.E.	(505) 955-4231
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND, P.E.	(505) 955-4650

MASTER UTILITY PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

VOID SEE NEXT SHEET.

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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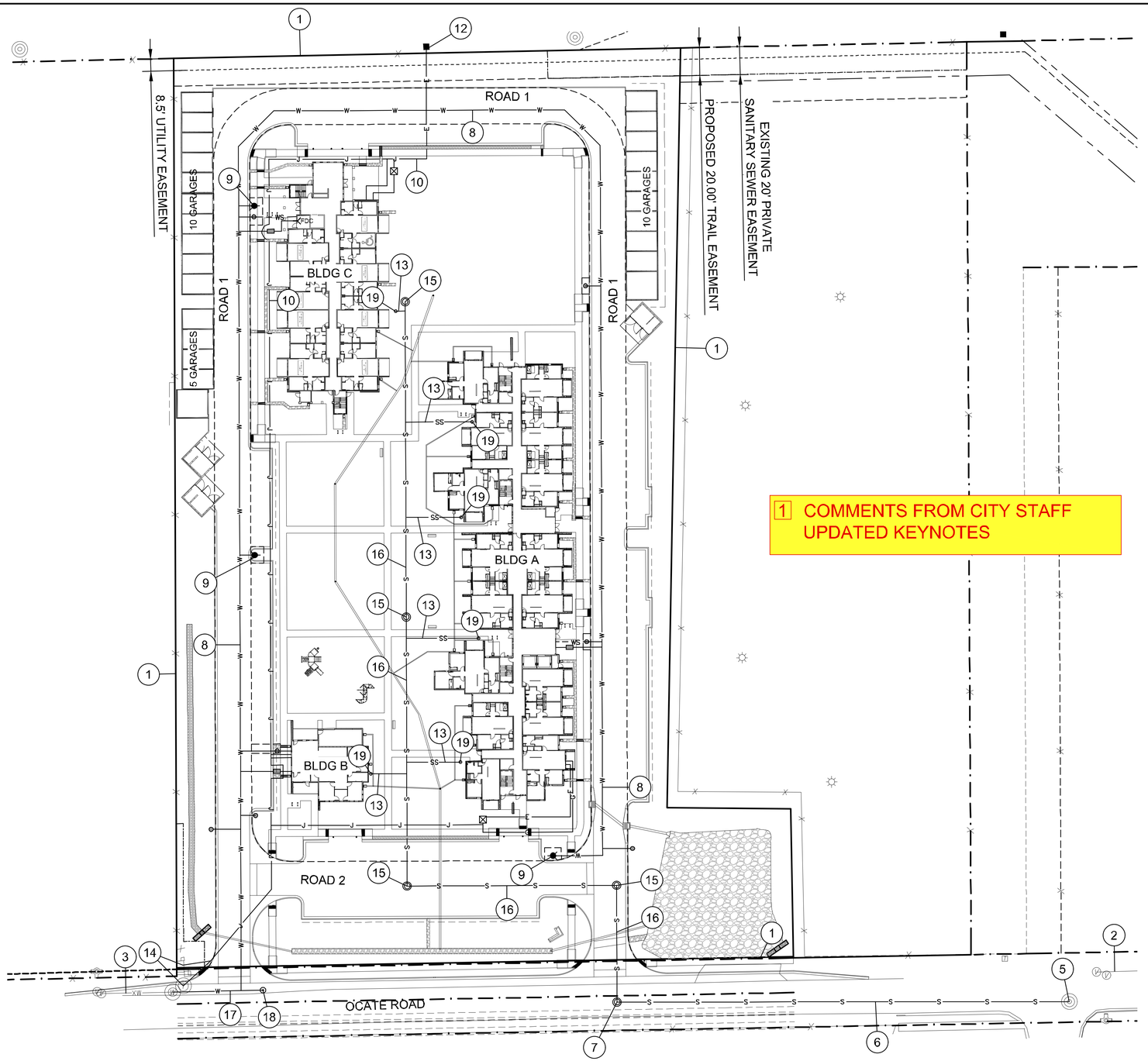
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	7-2



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14. TIE TO EXISTING TELEPHONE AND GAS LINES
15. PROPOSED PRIVATE SANITARY SEWER MANHOLE
16. PROPOSED PRIVATE SANITARY SEWER LINE
17. PROPOSED 12" PVC WATER LINE
18. PROPOSED 2" BLOW-OFF VALVE
19. SANITARY SEWER CLEANOUT. SEE DETAIL, SHEET 7-1

1 COMMENTS FROM CITY STAFF
UPDATED KEYNOTES

LEGEND

EXISTING UTILITIES

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD UTILITY
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
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MASTER UTILITY PLAN

SCALE: 1" = 40'

N

0 20 40 80

SCALE: 1" = 40'

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	7-2

REVISIONS	DATE	ENGINEERS SEAL
		FOR REVIEW ONLY

OCATE APARTMENTS
PONDING CALCULATIONS - IMPERVIOUS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, DRIVEWAYS, ETC.) = 130,966.05 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED IMPERVIOUS AREAS FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
IMPERVIOUS AREAS (ROOFS, SIDEWALKS DRIVEWAYS) HYDROLOGIC SOIL GROUP C	98	2.99

TO MITIGATE THE PROPOSED IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS), THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

2.99" DIRECT RUNOFF IMPERVIOUS AREAS
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE 1.51" OF RAINFALL FOR IMPERVIOUS AREAS

IMPERVIOUS AREAS = 130,966 SQ. FT.
POND 1.51" FROM ALL IMPERVIOUS AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR IMPERVIOUS AREA:

REQUIRED VOLUME = $\frac{(1.51" \times 130{,}966 \text{ SQ. FT.})}{12}$

= 16,480 CU. FT.

TOTAL PONDING VOLUME REQUIRED = 16,480 CU. FT.

OCATE APARTMENTS
PONDING CALCULATIONS - OPEN SPACE (PARK)

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED OPEN SPACE (PARK) = 89,927.43 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW OPEN SPACE (PARK) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE EXISTING SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED LANDSCAPING AREAS CONSIDERED "OPEN SPACE" IN GOOD CONDITION IN HYDROLOGIC GROUP C FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
OPEN SPACE HYDROLOGIC SOIL GROUP C COVER GOOD	74	1.05

TO MITIGATE THE PROPOSED LANDSCAPE, THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

1.05" DIRECT RUNOFF OPEN SPACE (PARK)
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE -0.43" OF RAINFALL FOR NATURAL DESERT

OPEN SPACE AREAS = 89,927 SQ. FT.
POND -0.43" FROM ALL OPEN SPACE

THE TOTAL VOLUME OF WATER TO BE STORED FOR OPEN SPACE:

REQUIRED VOLUME = $\frac{(-0.43" \times 89{,}927 \text{ SQ. FT.})}{12}$

= -3,222 CU. FT.

TOTAL PONDING VOLUME REQUIRED = -3,222 CU. FT.

OCATE APARTMENTS
PONDING CALCULATIONS - GRAVEL AREAS

THE PROPOSED DEVELOPMENT AT THE SITE CONSISTS OF THE FOLLOWING:

PROPOSED GRAVEL AREAS = 3,731.44 SQ. FT.

THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE
THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. EXCESS RUNOFF FROM NEW GRAVEL AREAS WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS WITH CONTROLLED RELEASE. CALCULATIONS TO DETERMINE VOLUMES ARE AS FOLLOWS:

ACCORDING TO THE USDA & NRCS WEB SOIL SURVEY, THE EXISTING SOILS ON THE SITE ARE IN HYDROLOGIC GROUP C.

PRIOR TO THE DEVELOPMENT AT THE SITE, THE UNDEVELOPED AREA COULD BE CONSIDERED "HERBACEOUS", IN FAIR CONDITION. ACCORDING TO TR 55, THE DIRECT RUNOFF FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
HERBACEOUS HYDROLOGIC SOIL GROUP C COVER FAIR	81	1.48

THE DIRECT RUNOFF FOR THE PROPOSED GRAVEL AREAS CONSIDERED IN HYDROLOGIC GROUP C FOR THE 100 YEAR PRECIPITATION IS AS FOLLOWS:

	CN	DIRECT RUNOFF (INCHES)
GRAVEL AREAS HYDROLOGIC SOIL GROUP C	76	1.17

TO MITIGATE THE PROPOSED GRAVEL AREAS, THE DIFFERENCE IN DIRECT RUNOFF FROM THE PRE-DEVELOPMENT CONDITIONS AND POST DEVELOPMENT CONDITIONS IS CALCULATED. THE PONDING VOLUME IS CALCULATED AS FOLLOWS:

1.17" DIRECT RUNOFF GRAVEL AREAS
1.48" DIRECT RUNOFF PRE-DEVELOPMENT
STORE -0.31" OF RAINFALL FOR GRAVEL AREAS

GRAVEL AREAS = 3,731 SQ. FT.
POND -0.31" FROM ALL GRAVEL AREAS

THE TOTAL VOLUME OF WATER TO BE STORED FOR GRAVEL AREAS:

REQUIRED VOLUME = $\frac{(-0.31" \times 3{,}731 \text{ SQ. FT.})}{12}$

= -96 CU. FT.

TOTAL PONDING VOLUME REQUIRED = -96 CU. FT.

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 ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs):

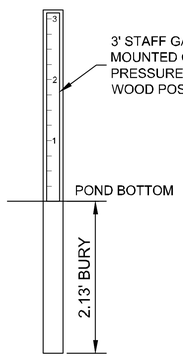
- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, 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.

PONDING AREA	
LAND TYPE	PONDING AREA
IMPERVIOUS	16,480
GRAVEL AREA	-96
OPEN SPACE	-3,222
TOTAL	13,162

EARTHWORK NOTES:

1. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

1.1. CUT = 7,228 C.Y.
1.2. FILL = 1,313 C.Y.



SCALE: N.T.S.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISION'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

WATER LEVEL MEASUREMENT

1. THE CONTRACTOR SHALL INSTALL A STAFF GAUGE AT EACH POND TO MEASURE SEDIMENT ACCUMULATION. STAFF GAUGE MARKINGS SHALL BE IN 0.25' INCREMENTS WITH 0 AT THE BOTTOM OF THE POND AND LABELED FOOT MARKS TO THE TOP OF THE POND. UV RESISTANT MATERIALS SHALL BE USED INCLUDING: FIBERGLASS, STAINLESS STEEL, PVC, ALUMINUM / DIE-BOND BACKED, LEXAN OR POLYCARBONTE COATED MYLAR. SHOP DRAWING SUBMITTALS ARE REQUIRED PRIOR TO CONSTRUCTION.

2. THE STAFF GAUGE SHALL BE CLEANED DURING SPRING AND FALL MAINTENANCE TO REMOVE ANY ACCUMULATION ON THE GAUGE.

CASE # _____

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF 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 FOR INDIVIDUAL BUILDINGS.

2. 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 THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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http://www.SFENGR.com

ENGINEERS SEAL
CHARLES D. WOLF NEW MEXICO 14845 REGISTERED PROFESSIONAL ENGINEER
FOR REVIEW ONLY
3/3/2025

DATE

REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30'	8-1

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. THE VOLUME OF PONDING REQUIRED IS 18,074 CUBIC FEET.
7. THE VOLUME OF PONDING PROVIDED IS 18,074 CUBIC FEET.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
9. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING SERVICES, JOB NO. 1-40709, OCATE APARTMENTS, SANTA FE, NEW MEXICO", PREPARED BY GEO-TEST, INC, DATED AUGUST 21, 2024 WHICHEVER IS MORE STRINGENT. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. INSTALL SILT FENCE AROUND THE SITE.

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.

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

N

0 15 30 60

SCALE: 1" = 30'

POND VOLUMES

POND NO.	VOLUME
	CU. FT.
NO 1	7,493
NO 2	1,857
NO 3	1,289
NO 4	2,826
TOTAL	13,465

ENGINEERS SEAL — MICHAEL D. DOZIER — NEW MEXICO — 8/31/2025 — FOR REVIEW ONLY

DATE

REVISIONS

CITY REVIEW		
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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1599 St. Francis Drive, Suite B
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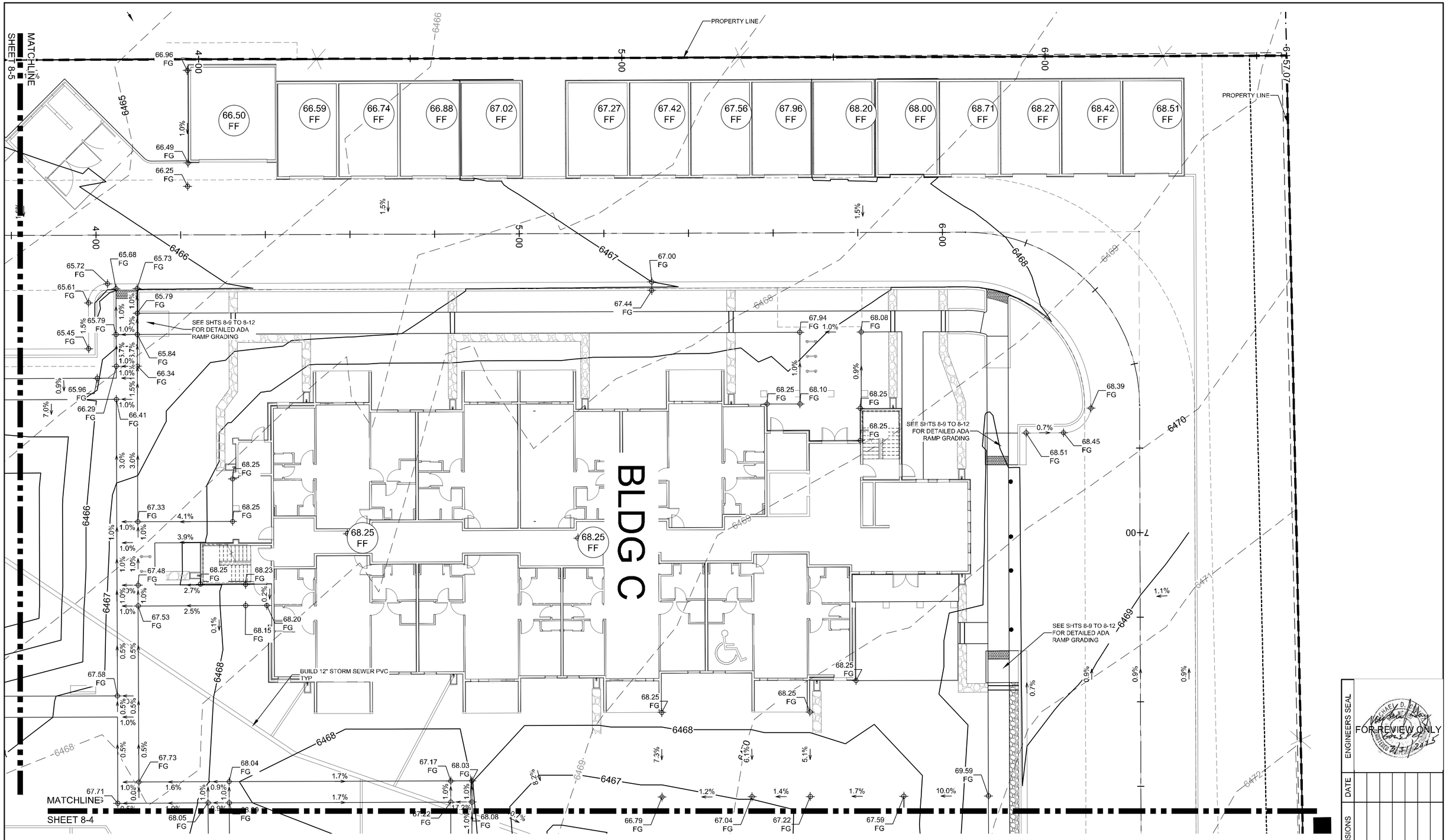
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

OVERALL GRADING AND DRAINAGE

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 30'	8-2



FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20
SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

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FIRE		
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ENGINEERS SEAL

MICHAEL D. VAN VALKENBURGH NEW MEXICO 15703 REGISTERED PROFESSIONAL ENGINEER

FOR REVIEW ONLY

8/5/2025

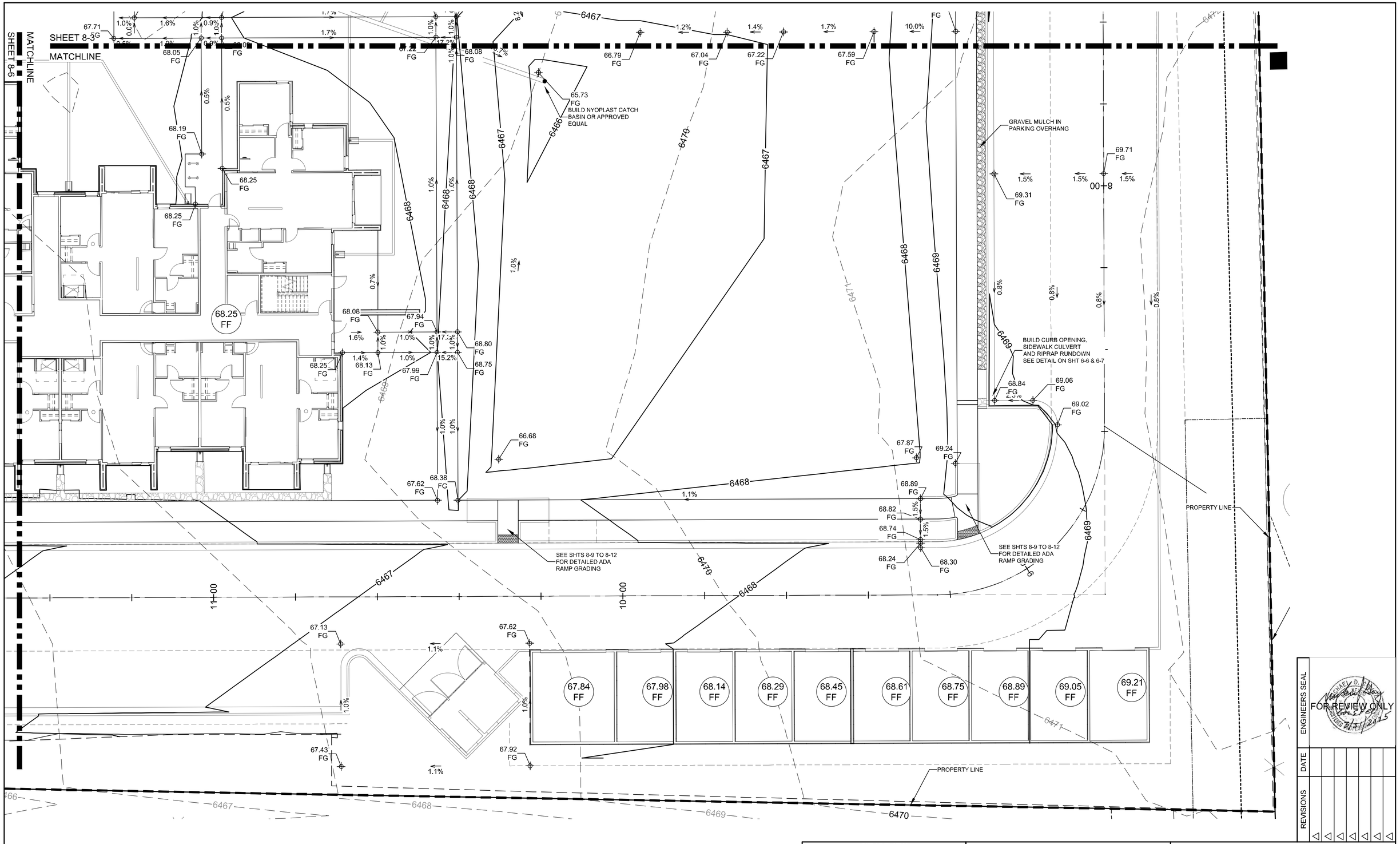
DATE

REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-3



DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
FIRE		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
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DATE

SHEET 8-7 MATCHLINE

SHEET 8-3 MATCHLINE

MATCHLINE SHEET 8-6

PROPERTY LINE

1V ON 3 H CUT SLOPE

1V ON 3 H CUT SLOPE

BUILD CURB OPENINGS @ 40 FT ON CENTER AND RIPRAP RUNDOWN SEE DETAIL ON SHT 6-6 & 6-7

BUILD CURB OPENINGS @ 40 FT ON CENTER AND RIPRAP RUNDOWN SEE DETAIL ON SHT 6-6 & 6-7

BUILD FLOW THRU CURB

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

SEE SHTS 8-9 TO 8-12 FOR DETAILED ADA RAMP GRADING

BUILD NYOPLAST CATCH BASIN OR APPROVED EQUAL

BUILD NYOPLAST CATCH BASIN OR APPROVED EQUAL

BUILD 12" STORM SEWER PVC TYP

BUILD 12" STORM SEWER PVC TYP

BUILD 12" STORM SEWER PVC TYP

GRAVEL MULCH IN PARKING OVERHANG

BLDG B

62.67 FF

62.67 FF

63.75 FG

63.75 CORR

66.22 FG

65.96 FG

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

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ENGINEERS SEAL

CHARLES D. NEAL NEW MEXICO 23781 REGISTERED PROFESSIONAL ENGINEER

FOR REVIEW ONLY

3/5/2025

DATE

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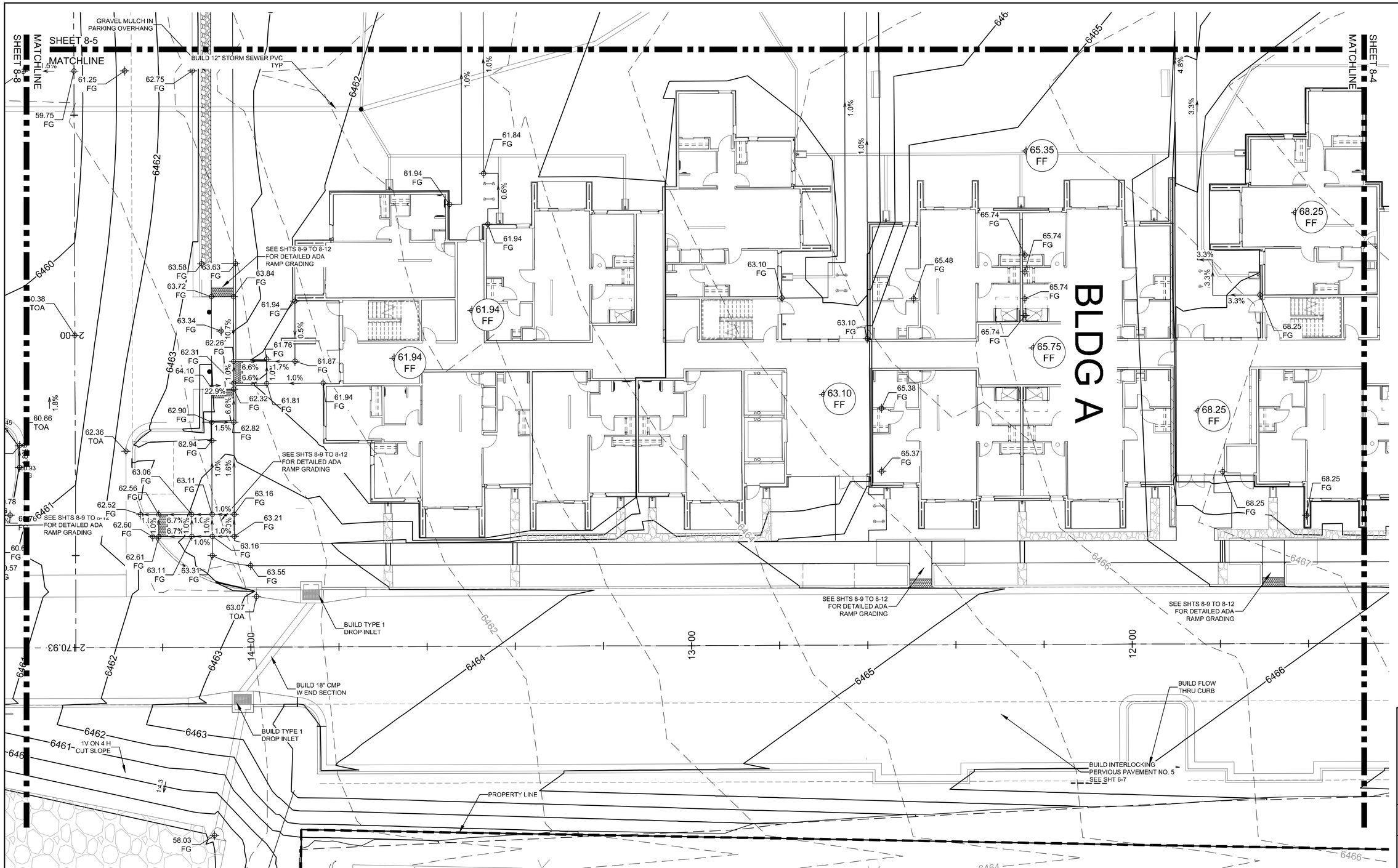
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-5



FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
TOS	TOP OF SIDEWALK		DENOTES RIPRAP RUNDOWN
FG	FINISH GROUND		DENOTES BUILDING SPLASHBLOCK

0 5 10 20

SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

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ENGINEERS SEAL

MICHAEL D. DOZ
NEW MEXICO
14020
REGISTERED PROFESSIONAL ENGINEER
8/31/2025

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DATE

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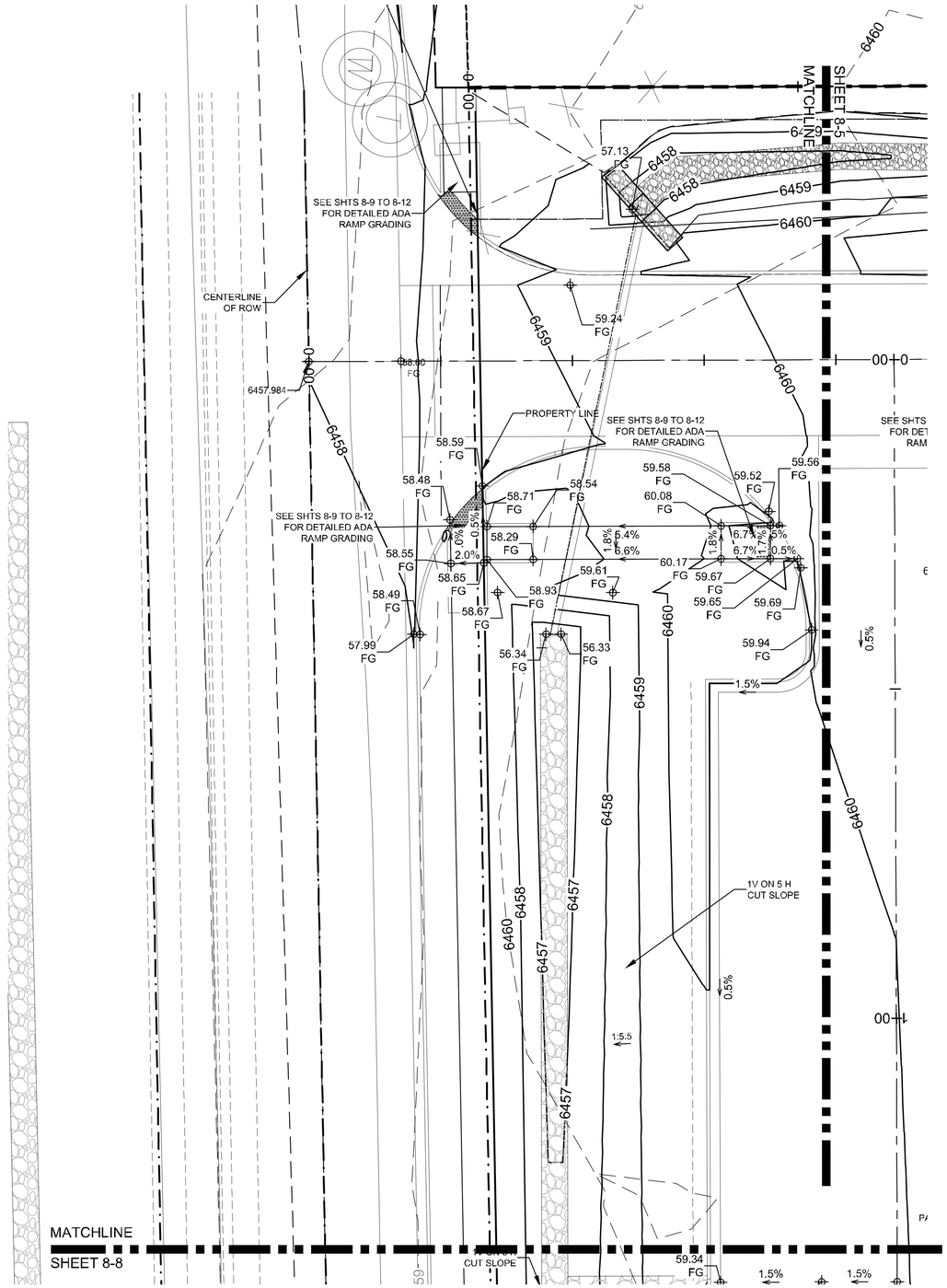
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-6



FF FINISH FLOOR
TOA TOP OF ASPHALT
EOA EDGE OF ASPHALT
TOS TOP OF SIDEWALK
FG FINISH GROUND

FINISH CONTOUR
EXISTING CONTOUR
PROPERTY LINE / ROW
DENOTES RIPRAP RUNDOWN
DENOTES BUILDING SPLASHBLOCK

0 5 10 20
SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-7

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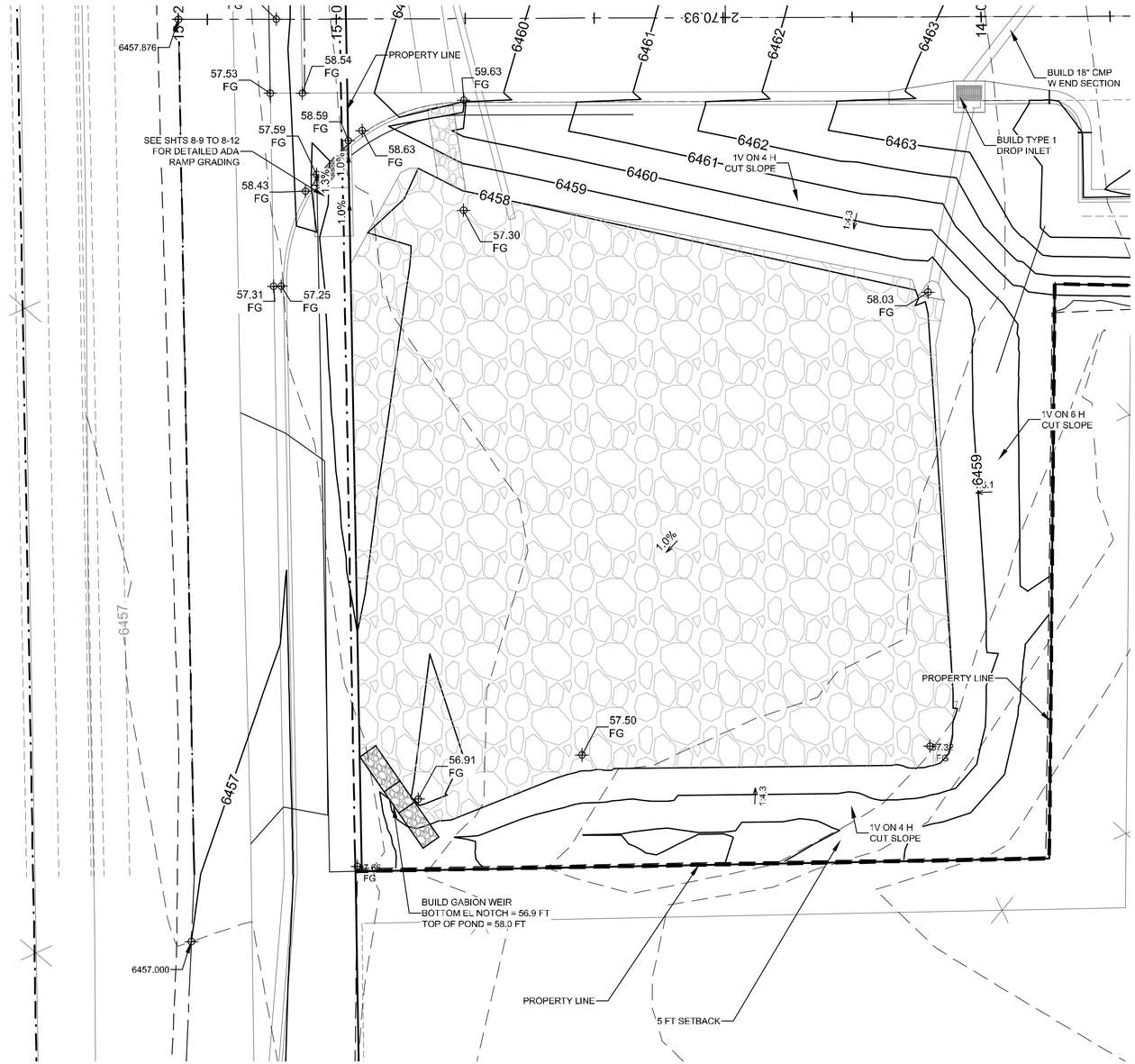

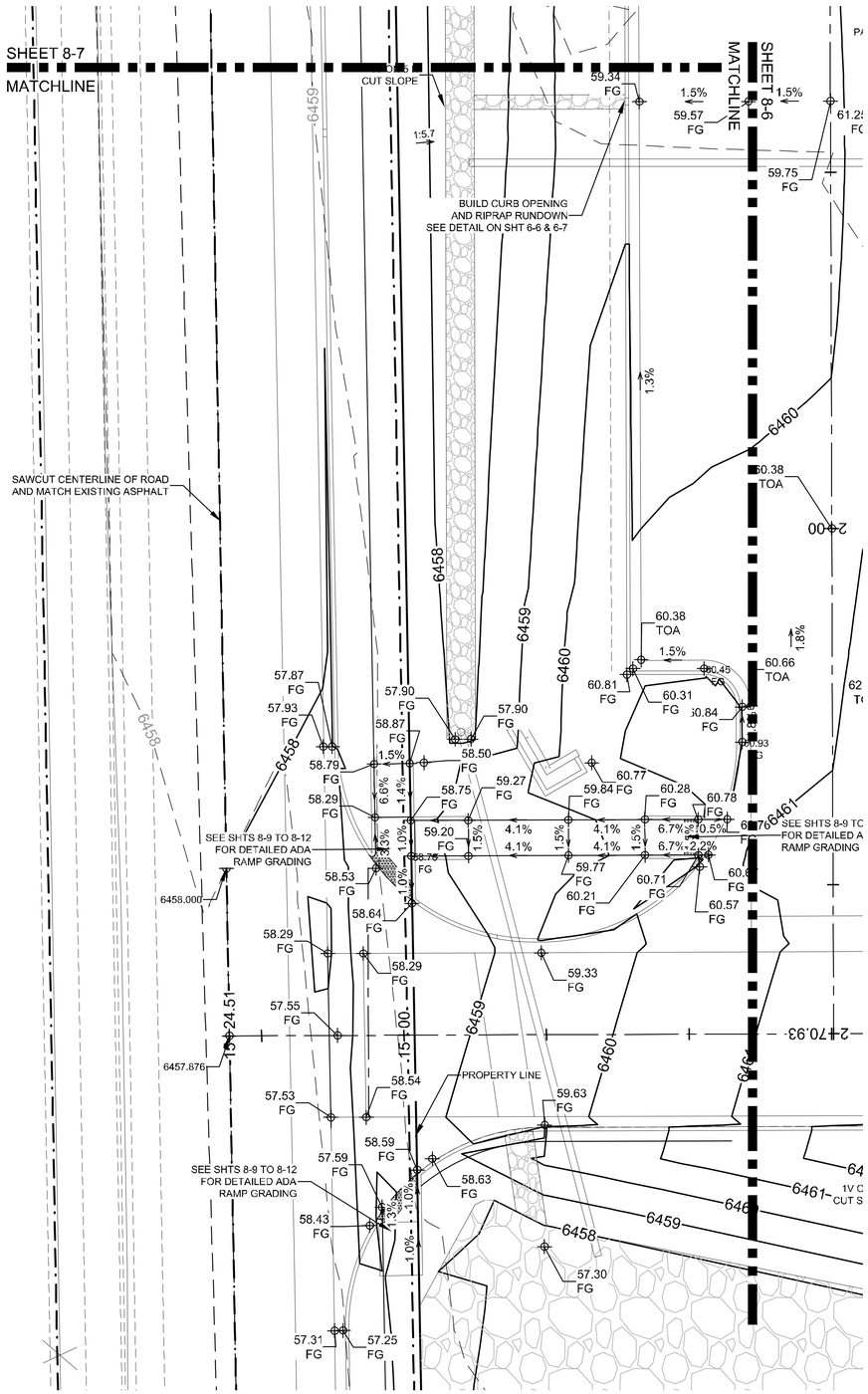

FF	FINISH FLOOR		FINISH CONTOUR
TOA	TOP OF ASPHALT		EXISTING CONTOUR
EOA	EDGE OF ASPHALT		PROPERTY LINE / ROW
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0 5 10 20
SCALE: 1" = 10'

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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INFRASTRUCTURE PLANS
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SANTA FE, NEW MEXICO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 10'	8-8

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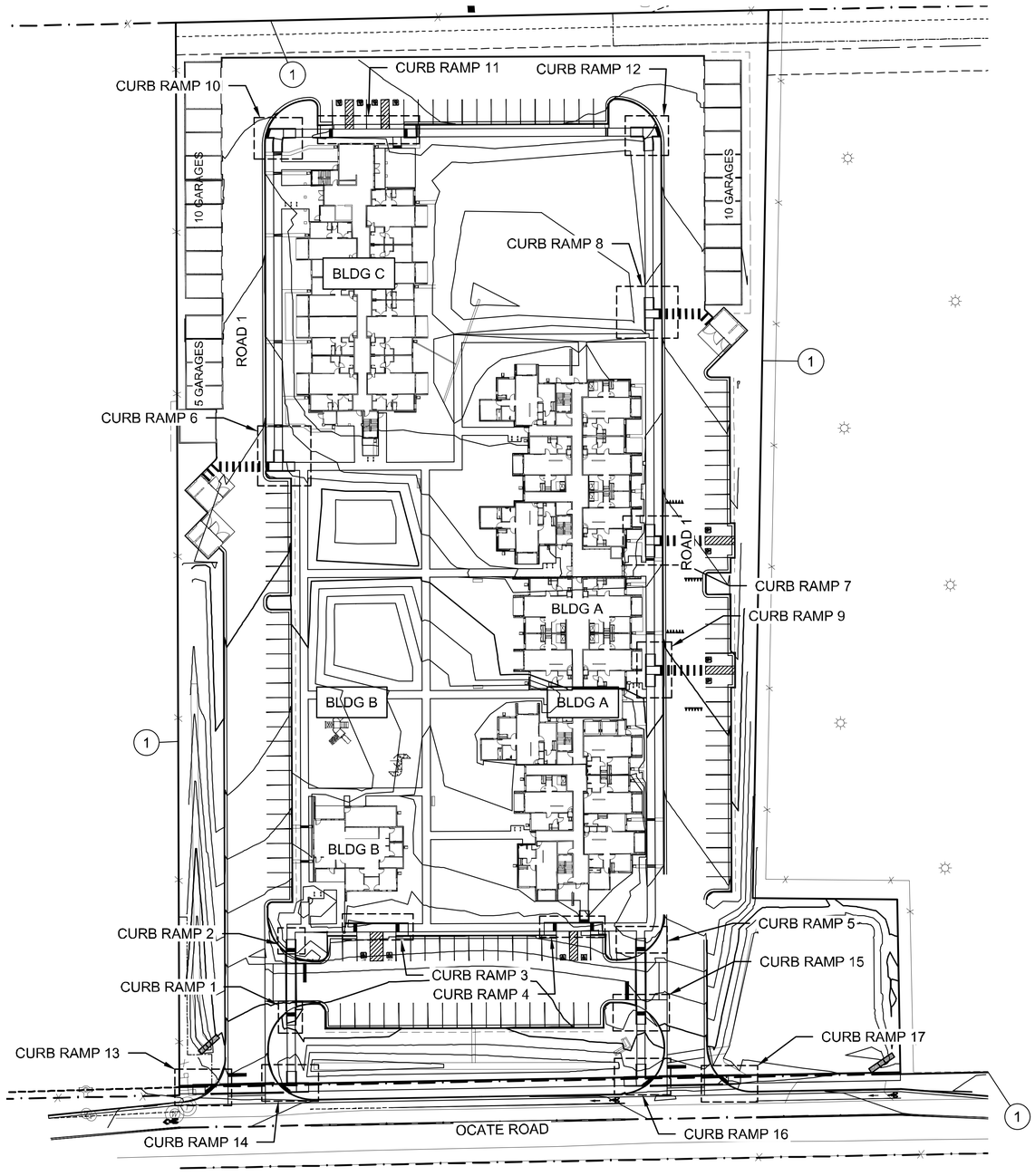

SHEET KEYNOTES

1 PROPERTY LINE

LEGEND

ADA ACCESSIBLE ROUTE

N

0 20 40 80

SCALE: 1" = 40'

DETAILED ADA GRADING - LOCATION MAP

SCALE: 1" = 40'

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CITY REVIEW		
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STREETS DIV.		
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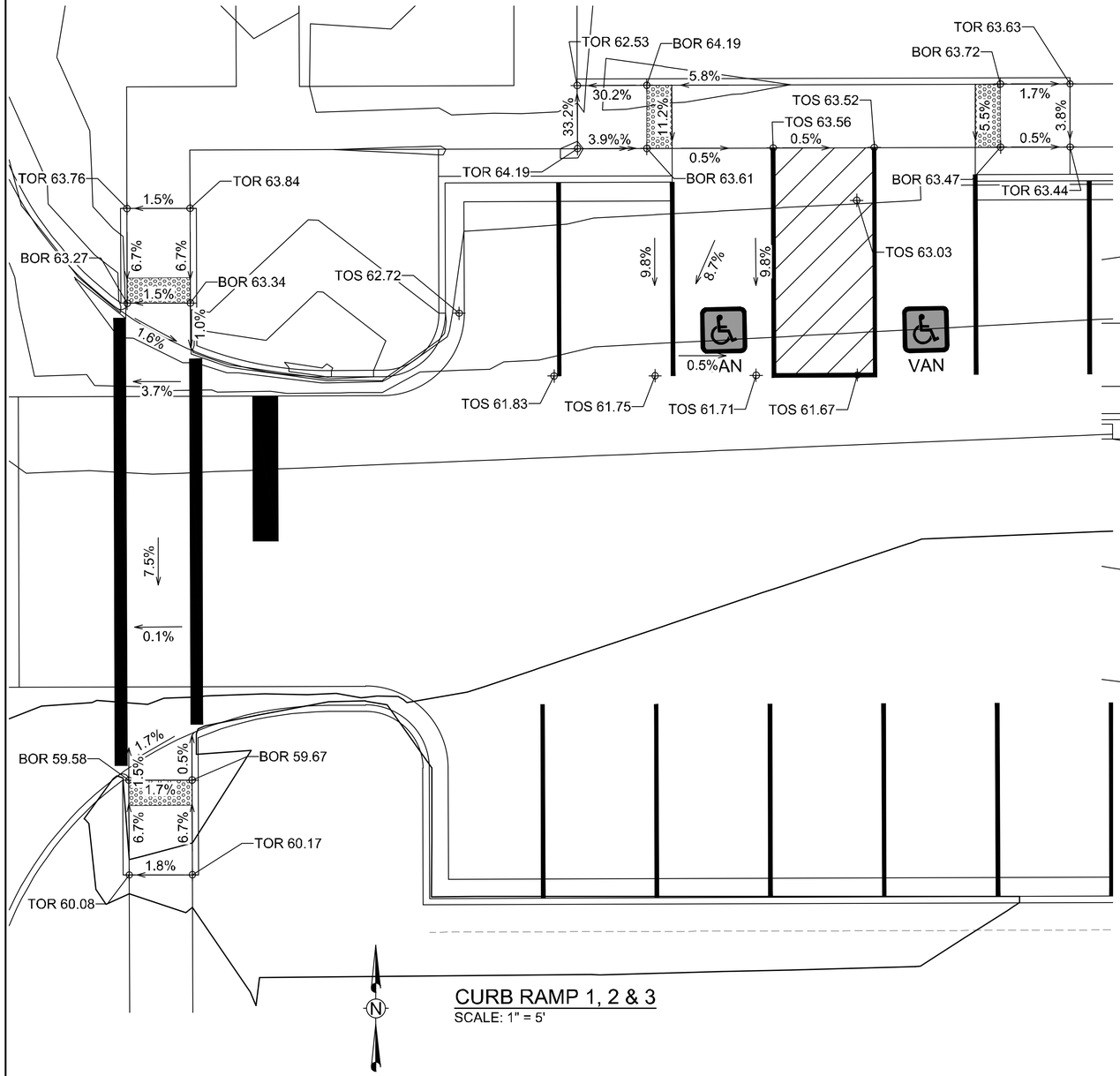
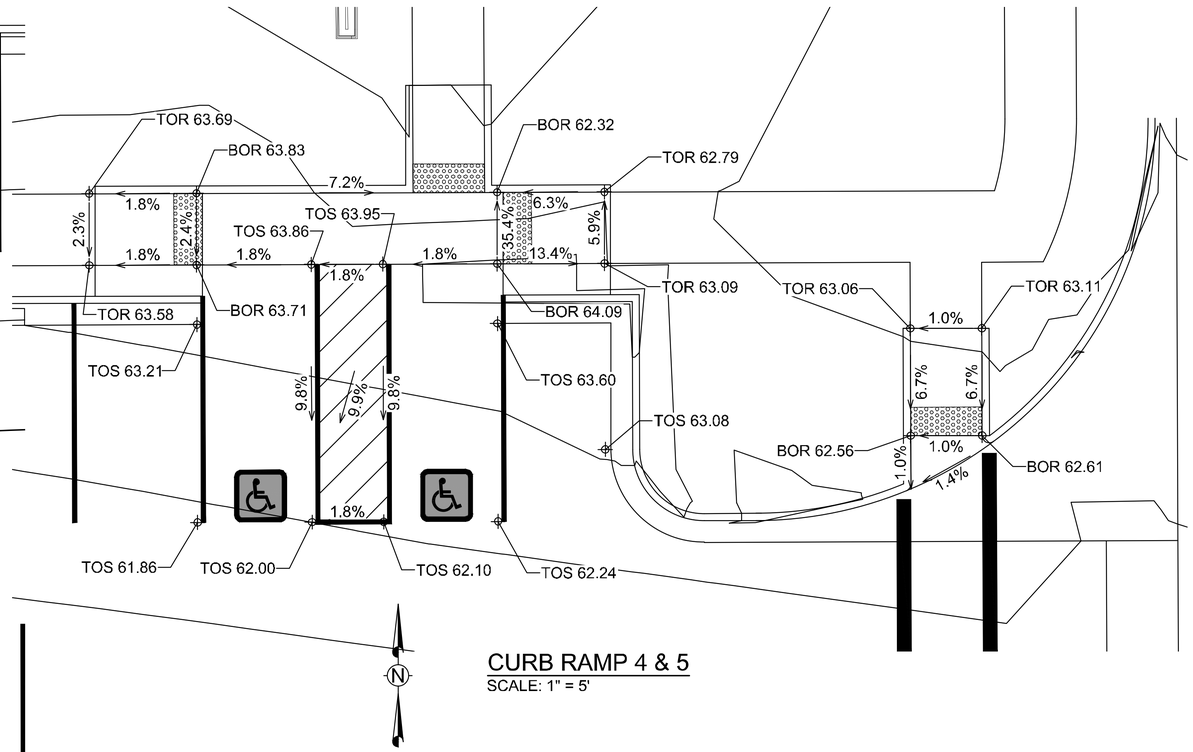
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED ADA GRADING

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	8-9



CURB RAMP 1, 2 & 3
SCALE: 1" = 5'



CURB RAMP 4 & 5
SCALE: 1" = 5'

LEGEND

6300	FINISHED CONTOUR
TOS	TOP OF SURFACE ELEVATION
TOR	TOP OF RAMP
BOR	BOTTOM OF RAMP

0 2.5 5 10
SCALE: 1" = 5'

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3/31/2025

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CITY REVIEW		
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TRAFFIC DIV.		
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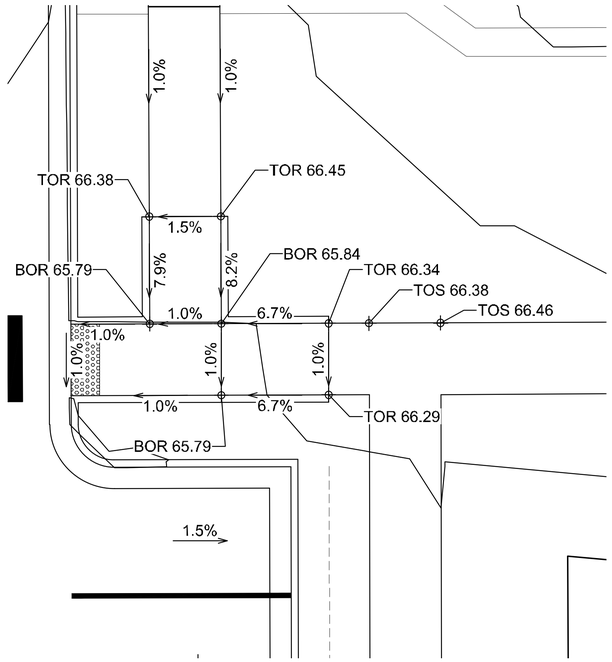
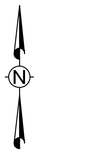
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

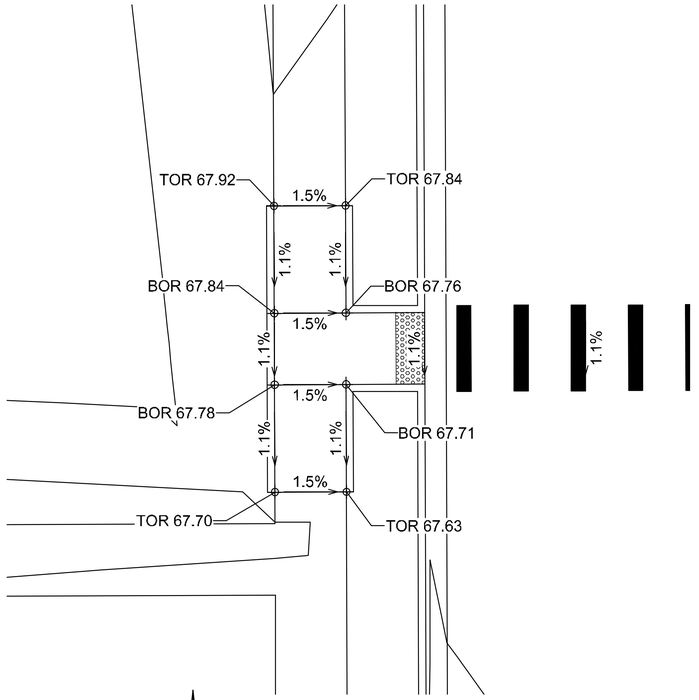
DETAILED ADA GRADING (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 5'	8-10



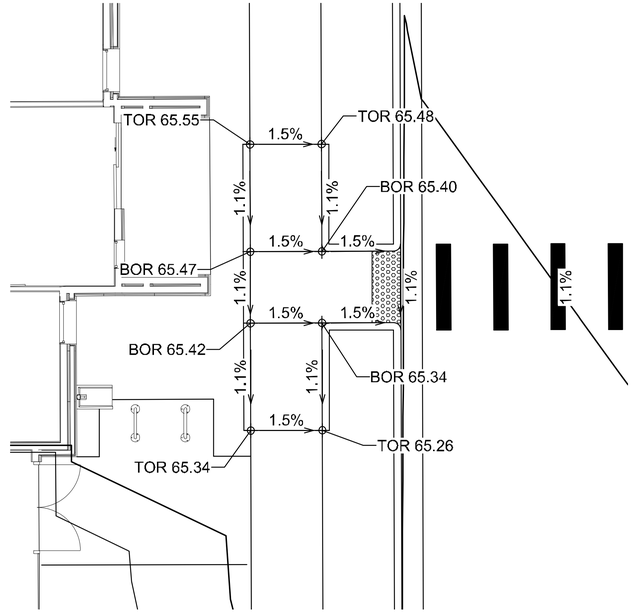


CURB RAMP 6
SCALE: 1" = 5'

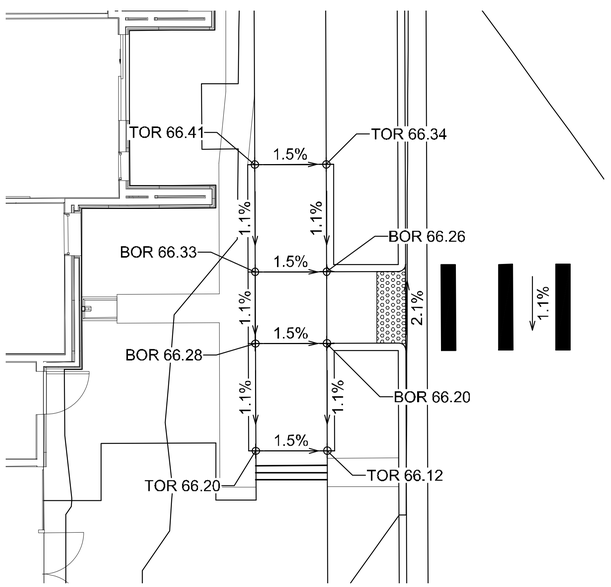




CURB RAMP 8
SCALE: 1" = 5'



CURB RAMP 9
SCALE: 1" = 5'





CURB RAMP 7
SCALE: 1" = 5'

LEGEND

6300	FINISHED CONTOUR
TOS	TOP OF SURFACE ELEVATION
TOR	TOP OF RAMP
BOR	BOTTOM OF RAMP

0 2.5 5 10
SCALE: 1" = 5'

ENGINEERS SEAL
FOR REVIEW ONLY
NOT RELEASED FOR CONSTRUCTION
3/5/2025
DATE
REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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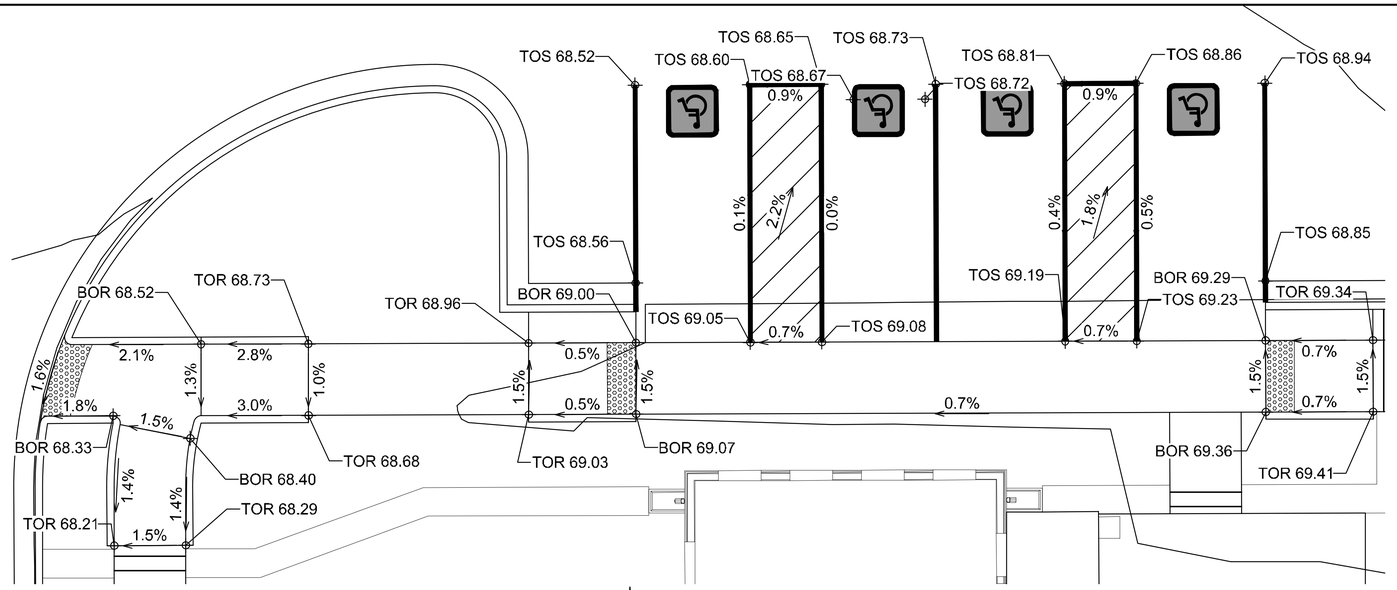
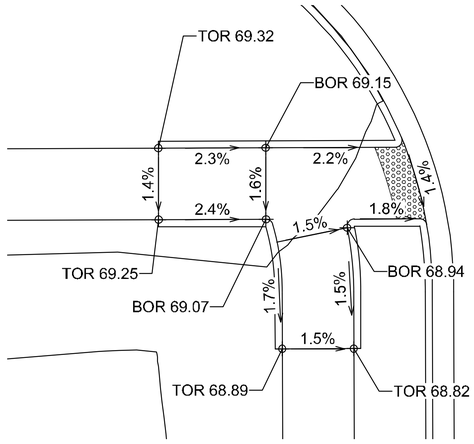
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED ADA GRADING (CONT'D)

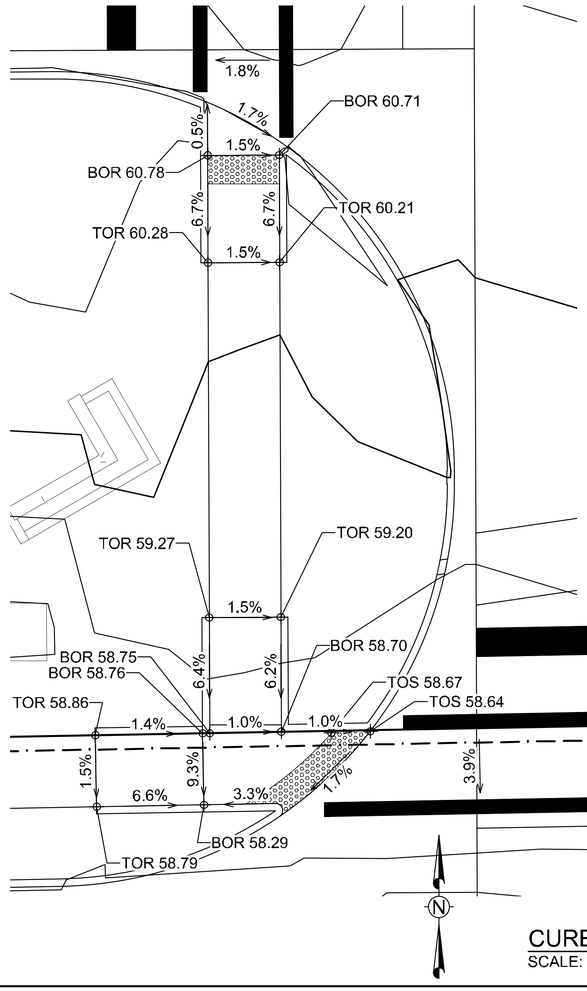
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 5'	8-11

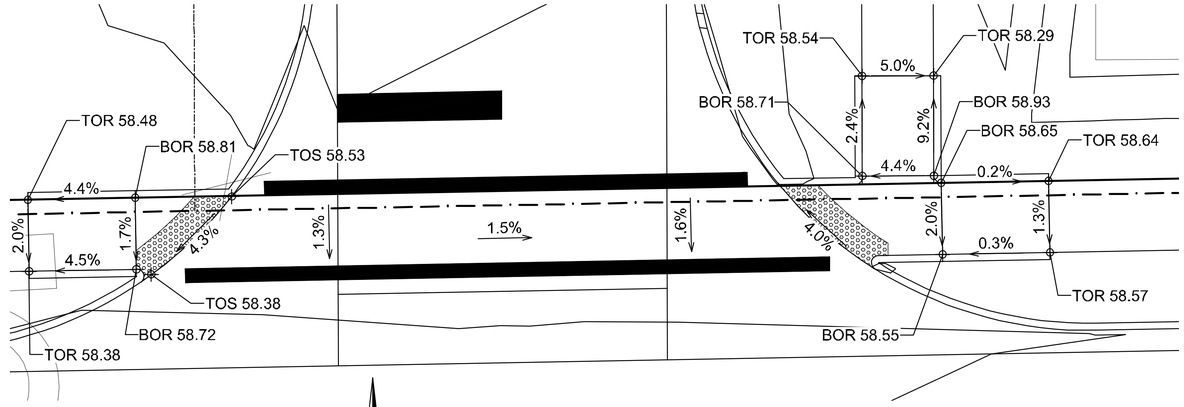


CURB RAMP 10 & 11
SCALE: 1" = 5'



CURB RAMP 12
SCALE: 1" = 5'





CURB RAMP 13 & 14
SCALE: 1" = 5'

CURB RAMP 15, 16 & 17
SCALE: 1" = 5'

LEGEND

6300	FINISHED CONTOUR
TOS	TOP OF SURFACE ELEVATION
TOR	TOP OF RAMP
BOR	BOTTOM OF RAMP

0 2.5 5 10
SCALE: 1" = 5'

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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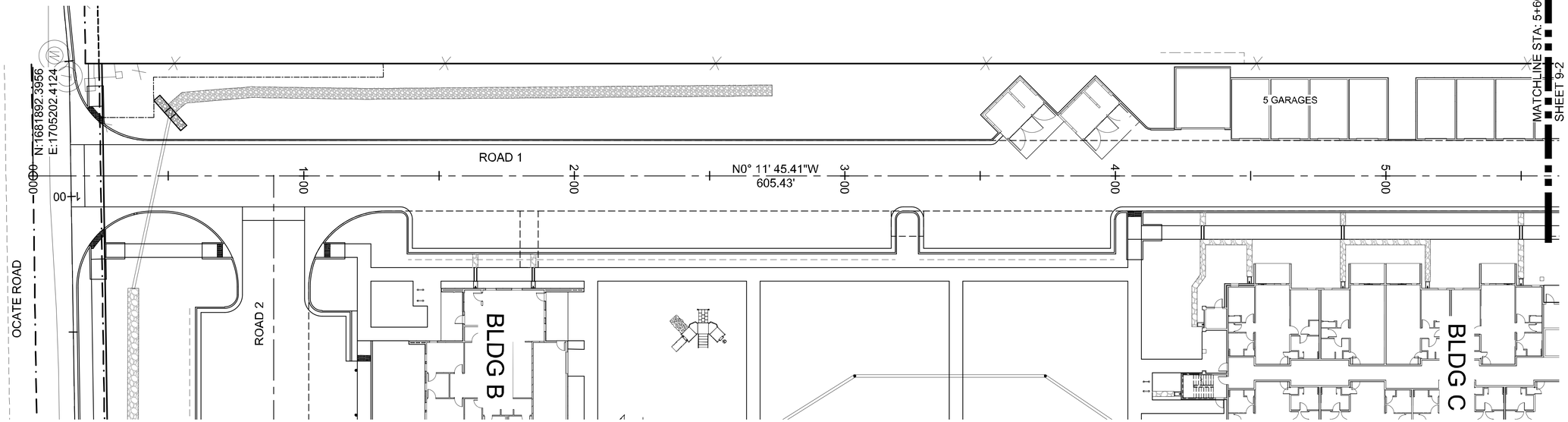
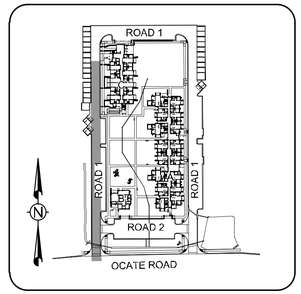
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

DETAILED ADA GRADING (CONT'D)

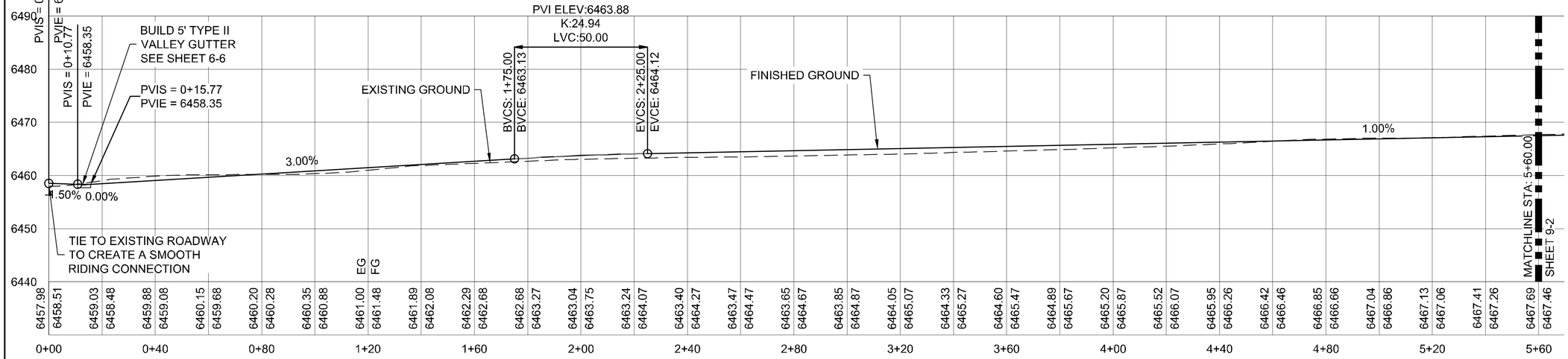
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 5'	8-12





KEYMAP
SCALE: 1" = 200'

ROAD 1 - PLAN VIEW
SCALE: 1" = 20'



ROAD 1 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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TRAFFIC DIV.		
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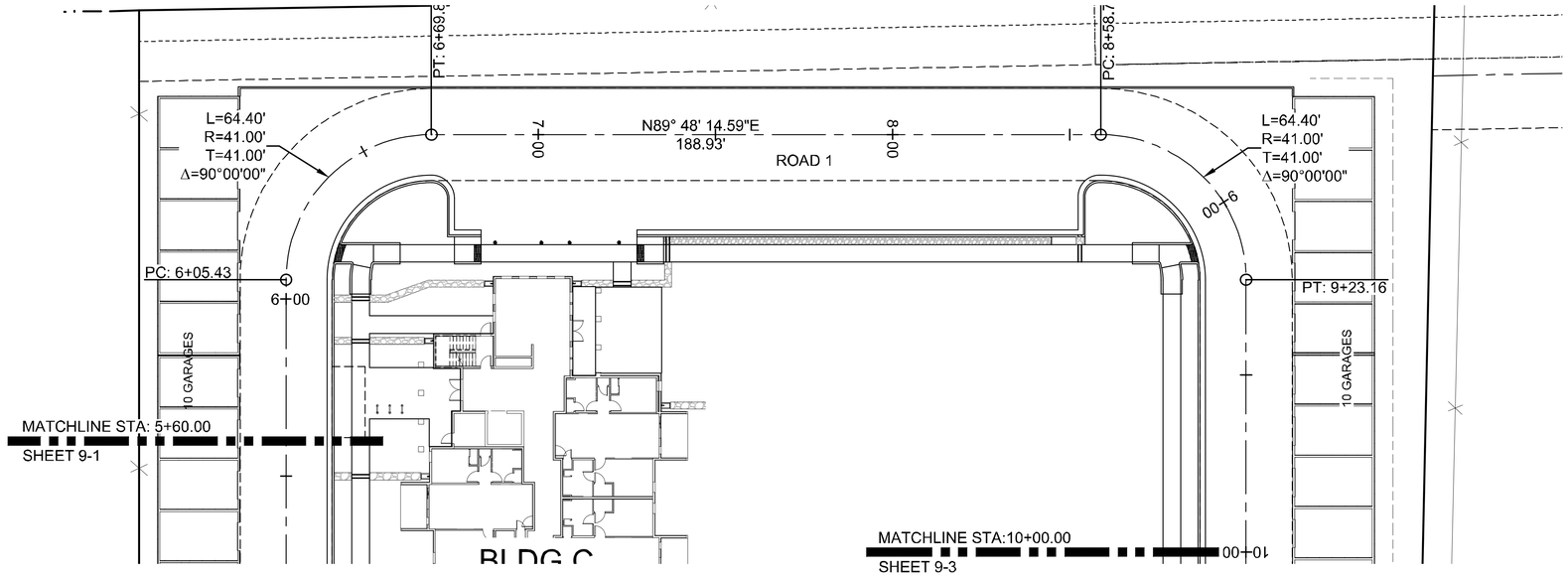
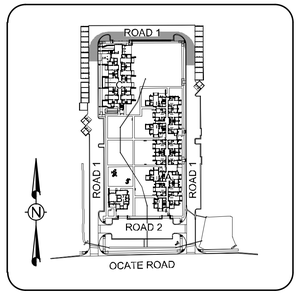
SANTA FE, NEW MEXICO

ROADWAY PLAN AND PROFILE - ROAD 1

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	9-1

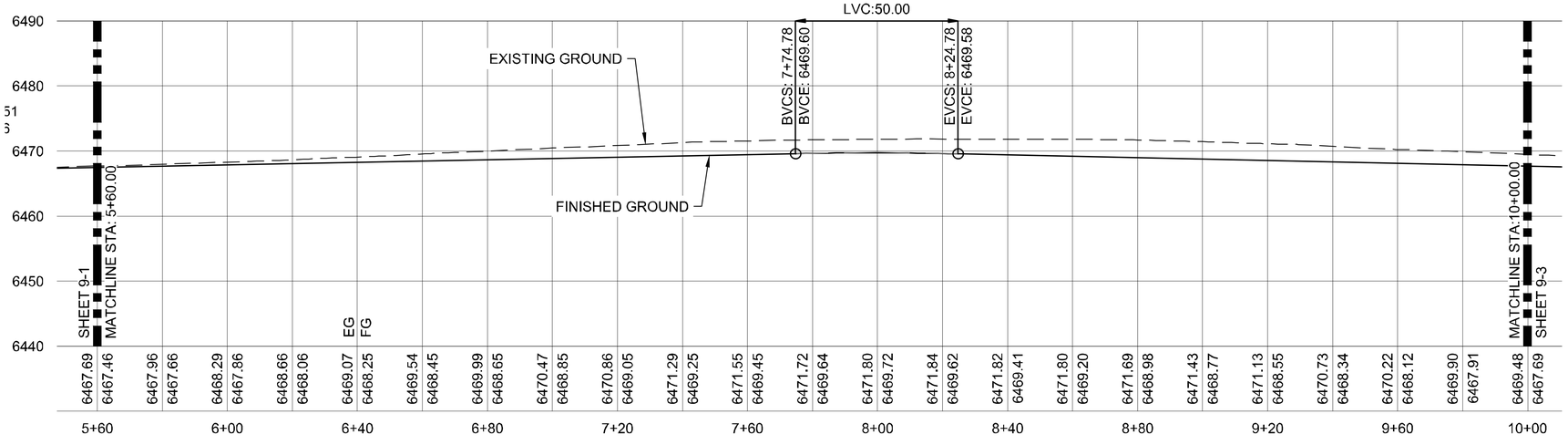




KEYMAP
SCALE: 1" = 200'

ROAD 1 - PLAN VIEW (CONT'D)
SCALE: 1" = 20'

HIGH PT STA: 7+98.83
HIGH PT ELEV: 6469.72
PVI STA:7+99.78
PVI ELEV:6469.85
K:24.16
LVC:50.00



ROAD 1 - PROFILE VIEW (CONT'D)
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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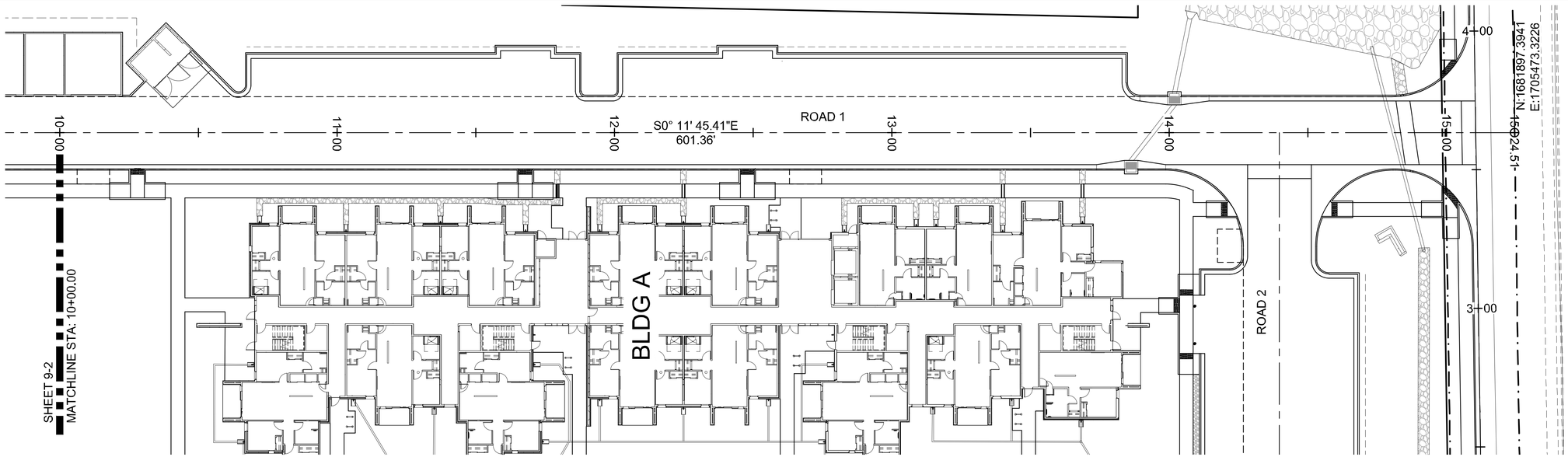
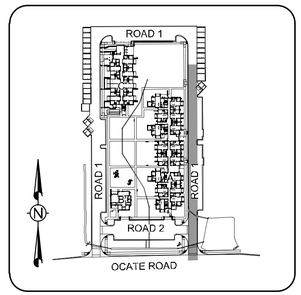
SANTA FE, NEW MEXICO

ROADWAY PLAN AND PROFILE - ROAD 1 (CONT'D)

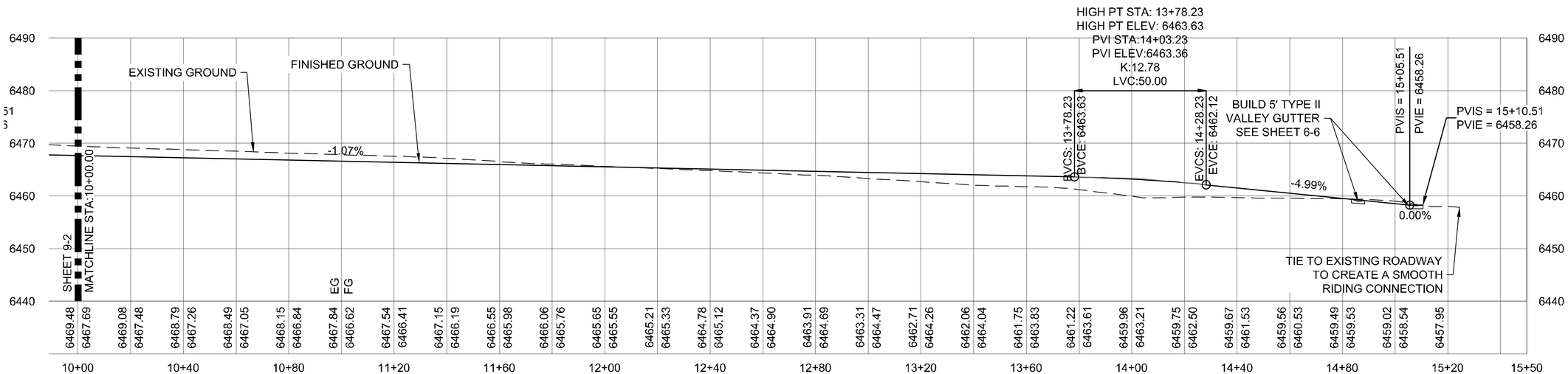
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	9-2





KEYMAP
SCALE: 1" = 200'

ROAD 1 - PLAN VIEW (CONT'D)
SCALE: 1" = 20'



ROAD 1 - PROFILE VIEW (CONT'D)
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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DATE
REVISIONS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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INFRASTRUCTURE PLANS
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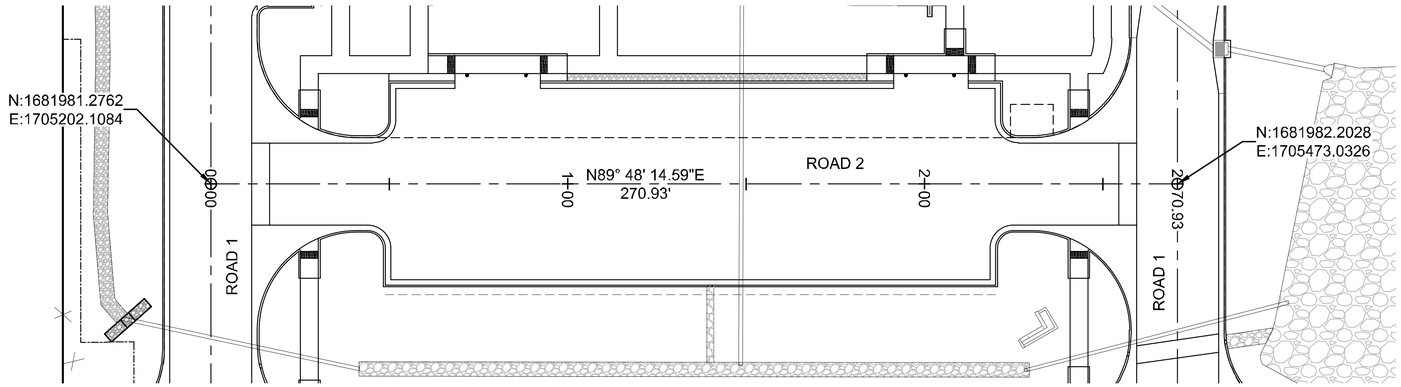
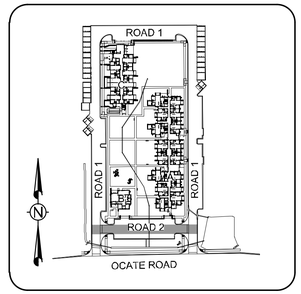
SANTA FE, NEW MEXICO

ROADWAY PLAN AND PROFILE - ROAD 1 (CONT'D)

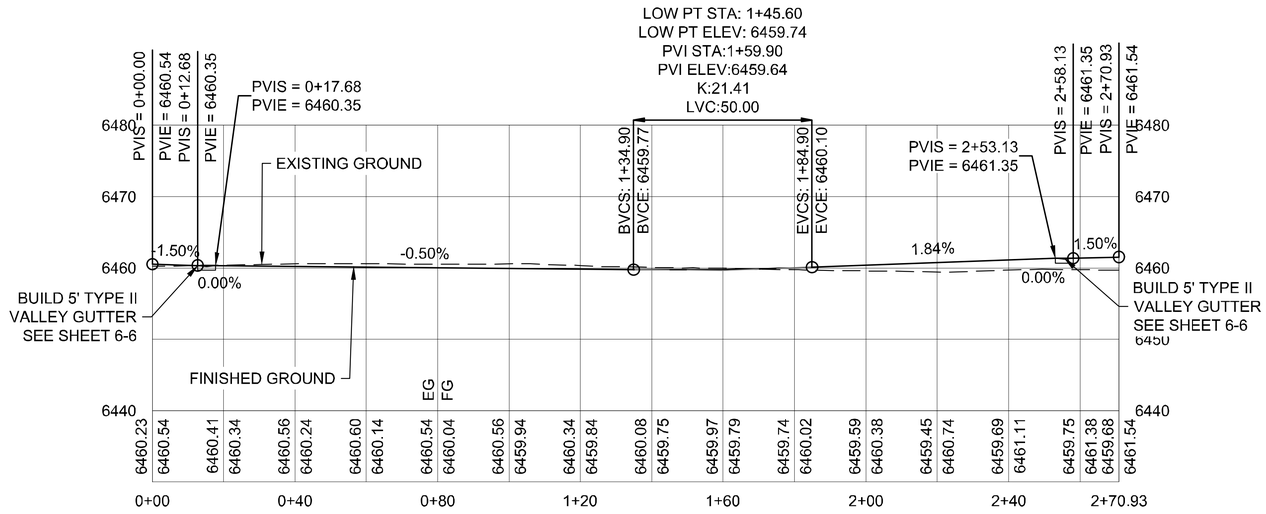
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	9-3





KEYMAP
SCALE: 1" = 200'

ROAD 2 - PLAN VIEW
SCALE: 1" = 20'



ROAD 2 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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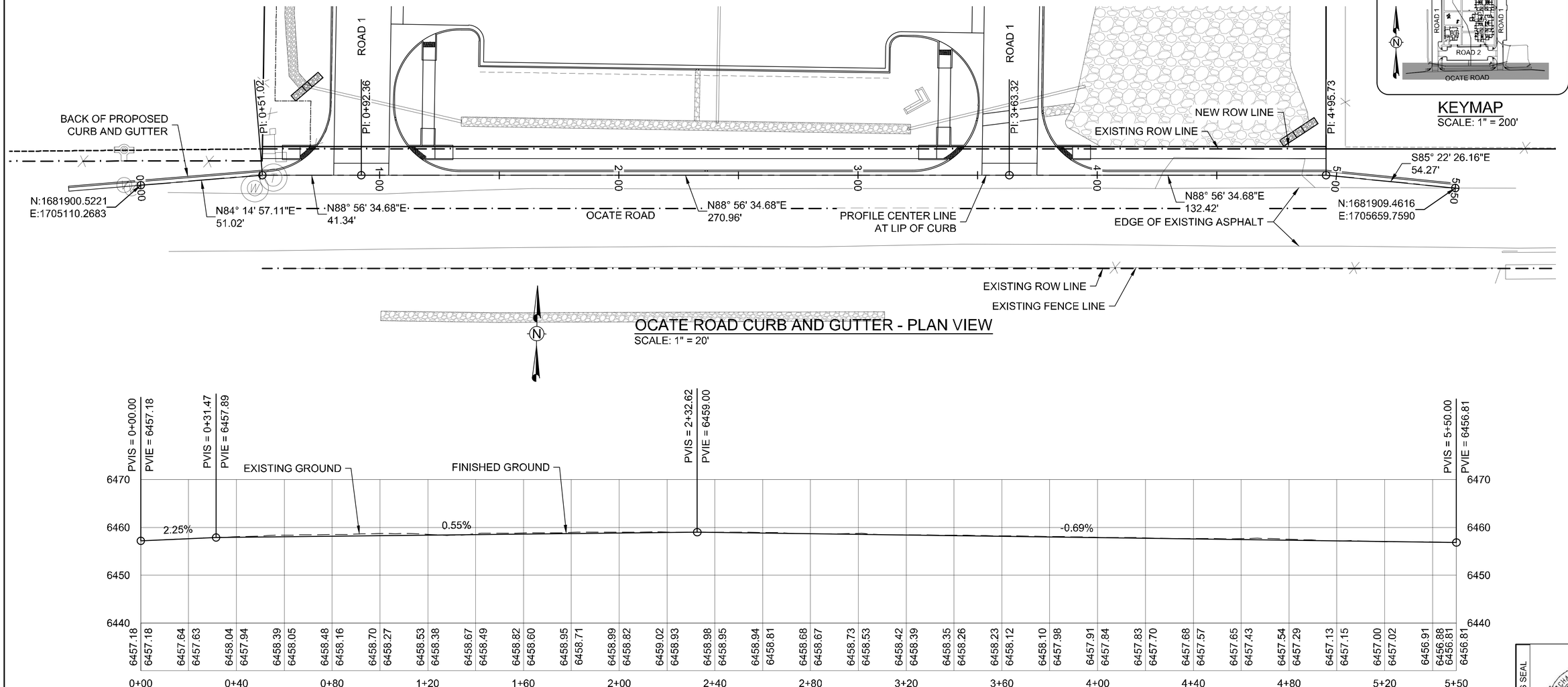
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

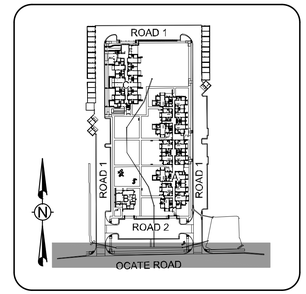
ROADWAY PLAN AND PROFILE - ROAD 2

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	9-4



OCATE ROAD CURB AND GUTTER - PLAN VIEW

SCALE: 1" = 20'



KEYMAP

SCALE: 1" = 200'

OCATE ROAD CURB AND GUTTER - PROFILE VIEW

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

ENGINEERS SEAL

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DATE

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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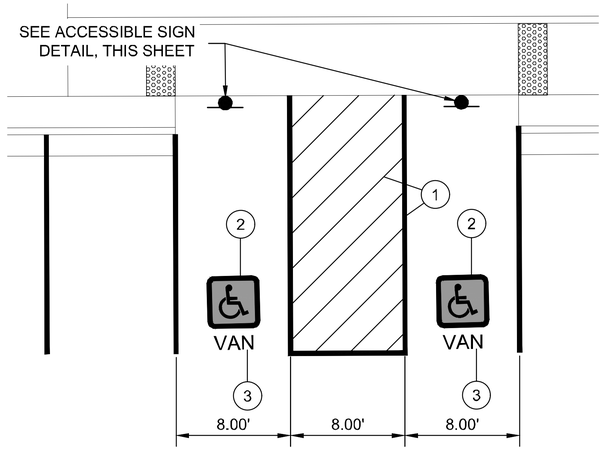
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

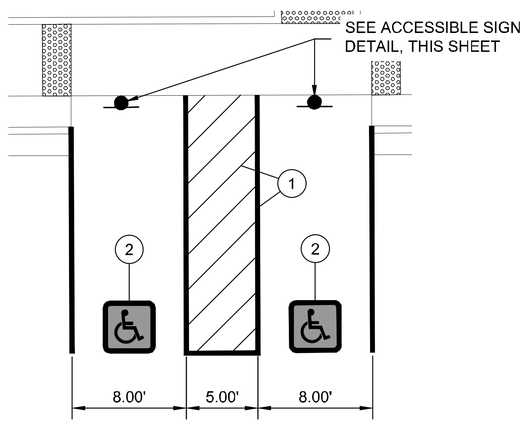
CURB AND GUTTER PLAN AND PROFILE - OCATE ROAD

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	9-5



#	STRIPING KEY
1	RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2	THERMOPLASTIC PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING
3	THERMOPLASTIC PRE-FORMED PAVEMENT MARKING WORD "VAN"

VAN ACCESSIBLE ADA PARKING DETAIL
SCALE: 1" = 5'



STANDARD ADA PARKING DETAIL
SCALE: 1" = 5'

NON-VAN ACCESSIBLE SPACES BOTTOM OF THIS SIGN 78" MIN ABOVE GROUND ANSI 502.7



SIGN TYPE R7-8 (12"x18")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN
- INTERNATIONAL SYMBOL OF ACCESSIBLITY IS WHITE ON A BLUE BACKGROUND

VAN ACCESSIBLE SPACES BOTTOM OF THIS SIGN 78" MIN ABOVE GROUND ANSI 502.7



SIGN TYPE R7-8A (6"x12")
- SIGN FIELD IS WHITE
- SIGN LETTERING AND BORDER ARE GREEN

ACCESSIBLE SIGN DETAIL
SCALE: N.T.S.



W16-7PL
B/Y
(24" X 12")



W16-7PR
B/Y
(24" X 12")



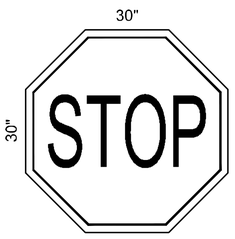
R1-5
B/W
(36" X 36")



SP-1
B/Y
(18" X 24")



W11-2
B/Y
(36" X 36")



R1-1-30
W/R
(30" X 30")

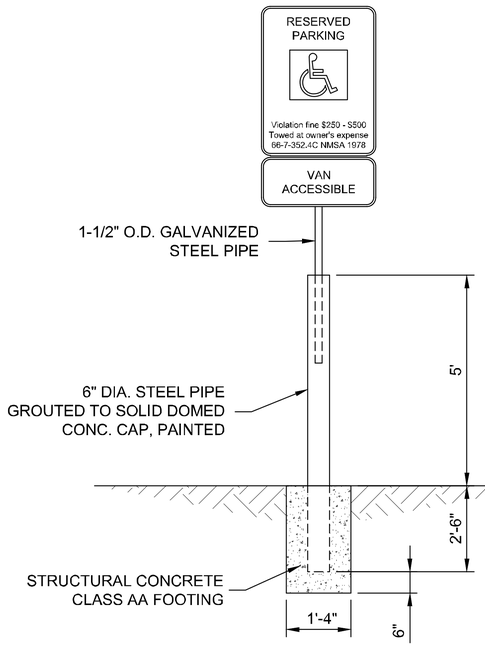


R7-1(L)
R/W

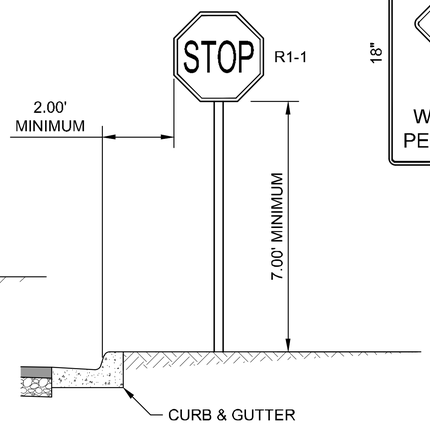


R7-1(R)
R/W

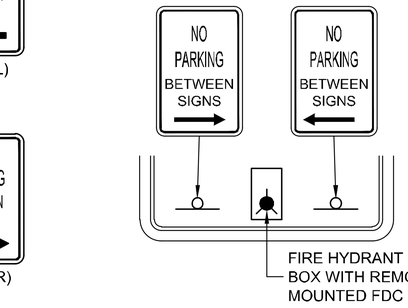
SIGN FACE DETAILS
SCALE: N.T.S.



SIGN MOUNTED ON BOLLARD DETAIL
SCALE: N.T.S.



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

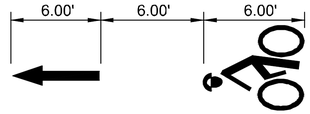


FIRE HYDRANT SIGNING DETAIL
SCALE: N.T.S.

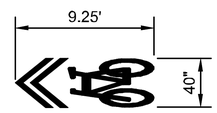
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES
1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE THERMOPLASTIC RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE THERMOPLASTIC RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE. WHERE HIGH VISIBILITY IS REQUIRED, CROSSWALK STRIPES SHALL BE ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18).
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.



DETAIL "A" BICYCLE LANE STRIPING
SEE FIGURE 9C-3, MUTCD 2009 EDITION



DETAIL "B" SHARED LANE MARKING
SEE FIGURE 9C-9, MUTCD 2009 EDITION

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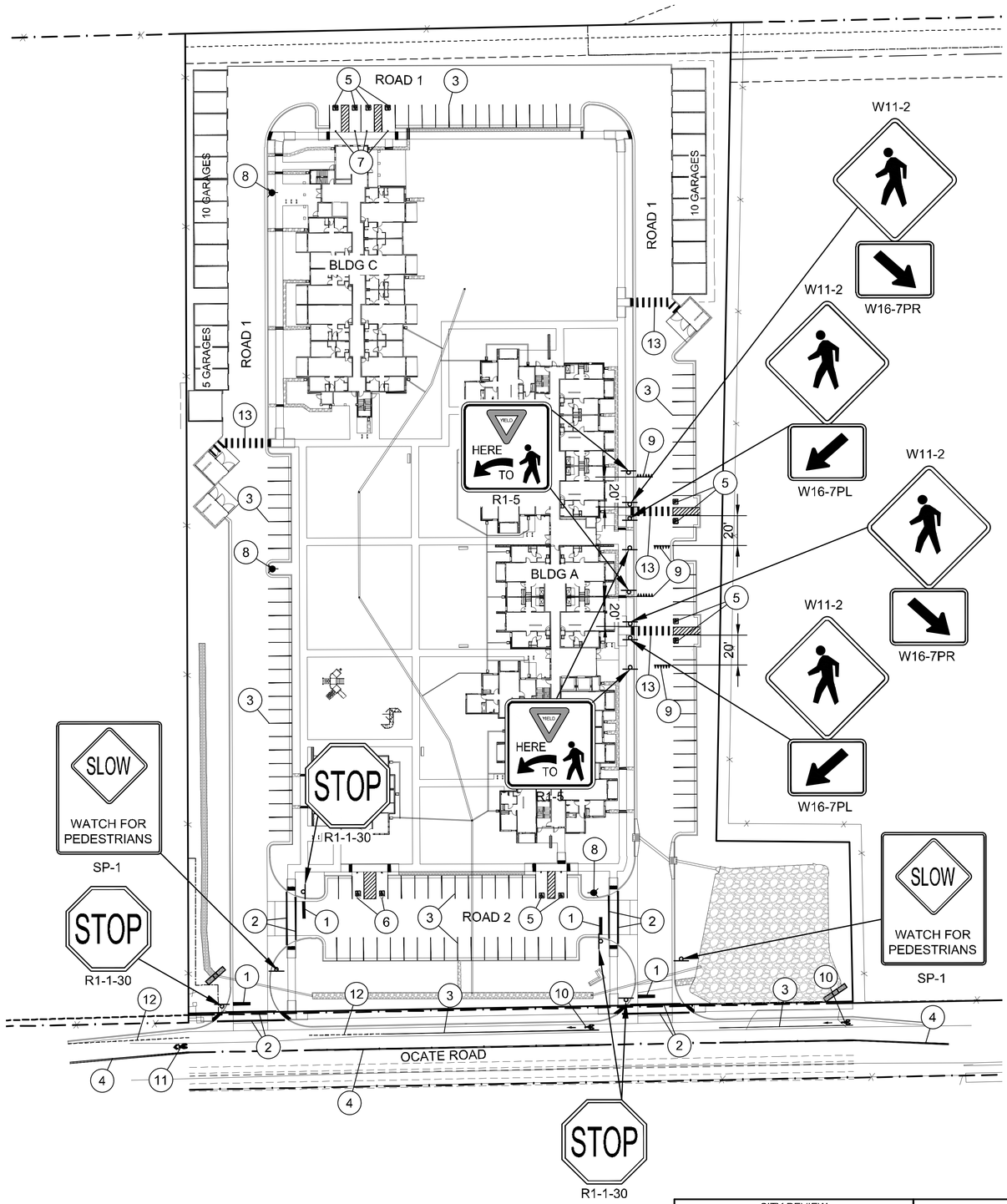
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	AS NOTED	10-1



STRIPING KEY (X)

1	24" WHITE STOP BAR - RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE (STOP CONTROLLED CROSSING)
3	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
4	4" DOUBLE YELLOW STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
5	STANDARD ADA PARKING - SEE DETAILS SHEET 10-1
6	VAN ACCESSIBLE ADA PARKING - SEE DETAIL SHEET 10-1
7	SIGN MOUNTED ON BOLLARD - SEE DETAIL SHEET 10-1
8	FIRE HYDRANT - SEE DETAIL SHEET 10-1
9	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING YIELD LINE [TAPE]
10	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING BIKE LANE [TAPE]
11	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING BIKE LANE SHARED USE SYMBOL [TAPE]
12	4" WHITE DOTTED STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS
13	12" WHITE CROSSWALK - RETROREFLECTIVE THERMOPLASTIC PREFORMED PATTERNED PAVEMENT STRIPE (HIGH VISIBILITY)

SIGNING AND STRIPING PLAN
SCALE: 1" = 40'

CASE # _____

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INFRASTRUCTURE PLANS
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SANTA FE, NEW MEXICO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	10-2

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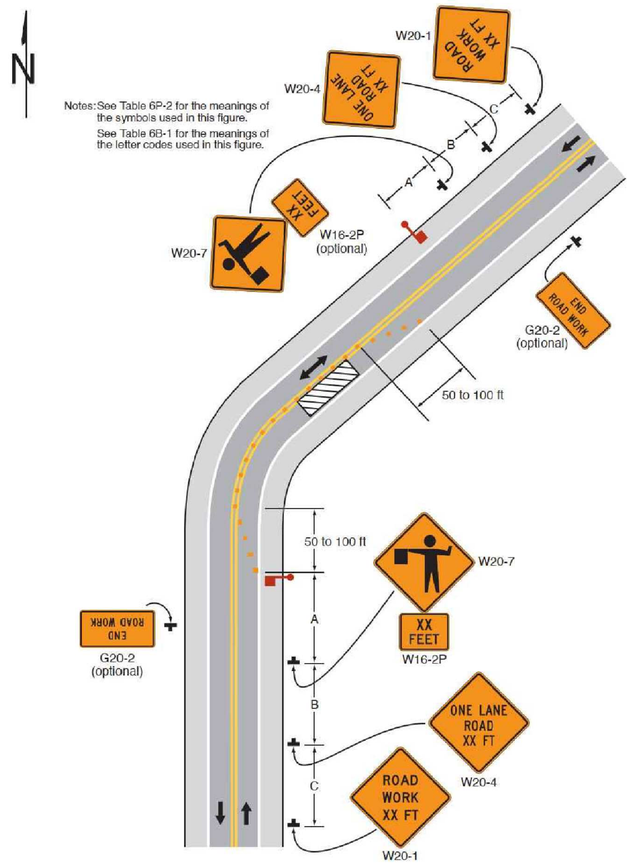
Figure 6P-10. Lane Closure on a Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

Notes for Figure 6P-10—Typical Application 10 Lane Closure on a Two-Lane Road Using Flaggers

Option:

1. Positive protection devices may be used per Section 6M.02.
2. For low-volume situations with short TTC zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6D).
3. The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
4. Flashing warning lights and/or flags may be used to call attention to the advance warning signs. A BE PREPARED TO STOP sign may be added to the sign series.
5. Automated Flagger Assistance Devices (see Section 6L.02) may be used in situations where there is only one lane of approaching traffic in the direction to be controlled.

Guidance:

6. *The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.*

Standard:

7. **At night, flagger stations shall be illuminated, except in emergencies.**

Guidance:

8. *When used, the BE PREPARED TO STOP sign should be located between the Flagger sign and the ONE LANE ROAD sign.*
9. *When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing.*
10. *When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices.*
11. *When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line.*
12. *Early coordination with the railroad company or transit agency should occur before work starts.*

Option:

13. A flagger or a uniformed law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside rails.

Table 6B-1. Recommended Advance Warning Sign Minimum Spacing

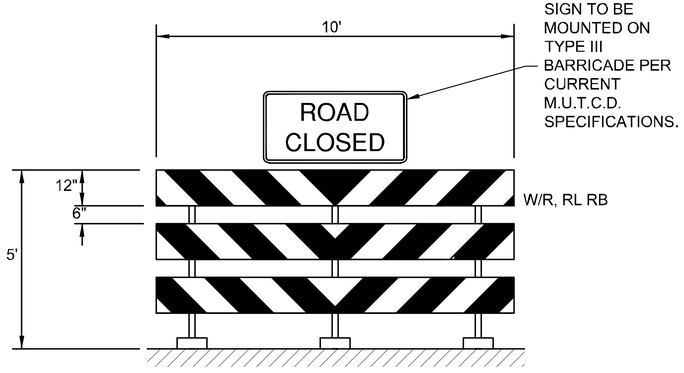
Road Type	Distance between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by the highway agency or owner of site roadways open to public travel.

** The column headings A, B, and C are the dimensions shown in Figures 6P-1 through 6P-54 The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6P-2. Meaning of Symbols on Typical Application Diagrams

- Arrow board
- Arrow board support or trailer (shown facing down)
- Changeable message sign or support trailer
- Channelizing device
- Crash cushion
- Direction of temporary traffic detour
- Direction of travel
- Flagger
- High-level warning device (Flag tree)
- Longitudinal channelizing device
- Luminaire
- Pavement markings that should be removed for a long-term project
- Shadow vehicle
- Sign (shown facing left)
- Surveyor
- Temporary barrier
- Temporary barrier with warning light
- Traffic or pedestrian signal
- Truck-mounted attenuator
- Type 3 barricade
- Warning light
- Work space
- Work vehicle

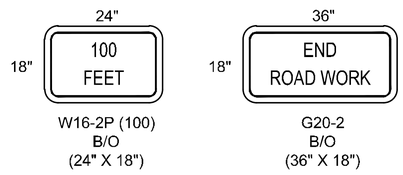


TYPE III BARRICADE

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THIS PLAN IS PROVIDED FOR GUIDANCE ONLY. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEER. ADDITIONAL PHASES AND SUB PHASES MAY BE NEEDED BASED ON THE CONTRACTOR'S DAY TO DAY VARIED OPERATIONS.
3. THIS IS AN URBAN LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET.
4. SPACING OF PANELS SHALL BE NO GREATER (IN FEET) THAN THE POSTED SPEED.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.
6. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
7. THE CONTRACTOR SHALL REMOVE OR COVER ALL CONFLICTING PERMANENT SIGNING AS DIRECTED BY THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE PROJECT MANAGER.
9. THE CONTRACTOR SHALL DESIGNATE PERSONNEL WHO WILL BE AVAILABLE DURING NON-WORKING HOURS AND DAYS TO MAINTAIN TEMPORARY CONSTRUCTION TRAFFIC CONTROL.
10. CONSTRUCTION EQUIPMENT & MATERIAL STORAGE: THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING THE WORK, INCLUDING DESIGN, INSTALLATION AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETING OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
11. ADVANCE SIGNING SHALL BE SET UP AT THE BEGINNING OF ACTUAL WORK AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.





TEMPORARY SIGN FACE DETAILS

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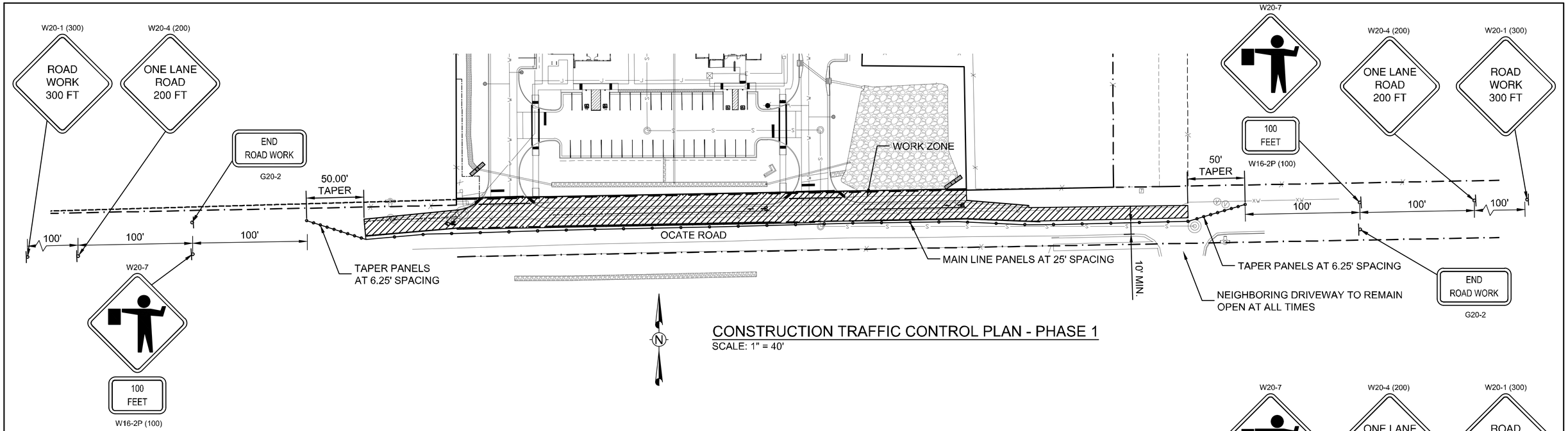
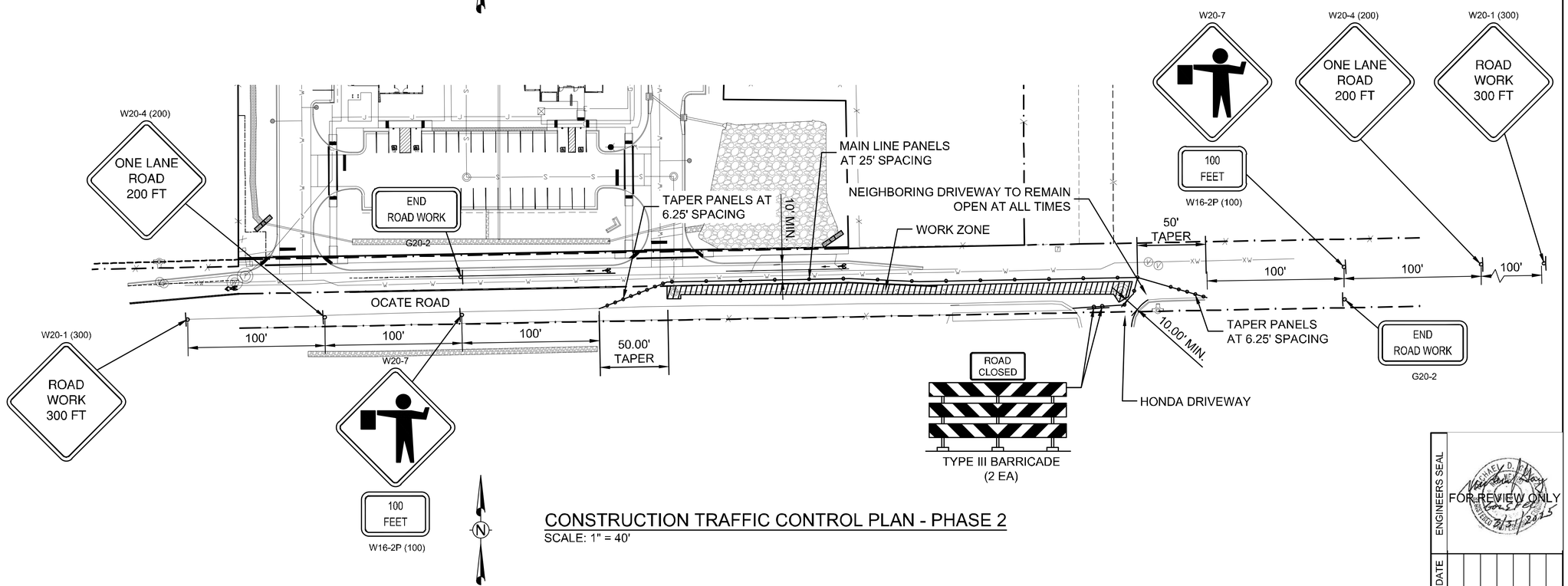
CONSTRUCTION TRAFFIC CONTROL NOTES

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	10-3



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 1

SCALE: 1" = 40'



CONSTRUCTION TRAFFIC CONTROL PLAN - PHASE 2

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

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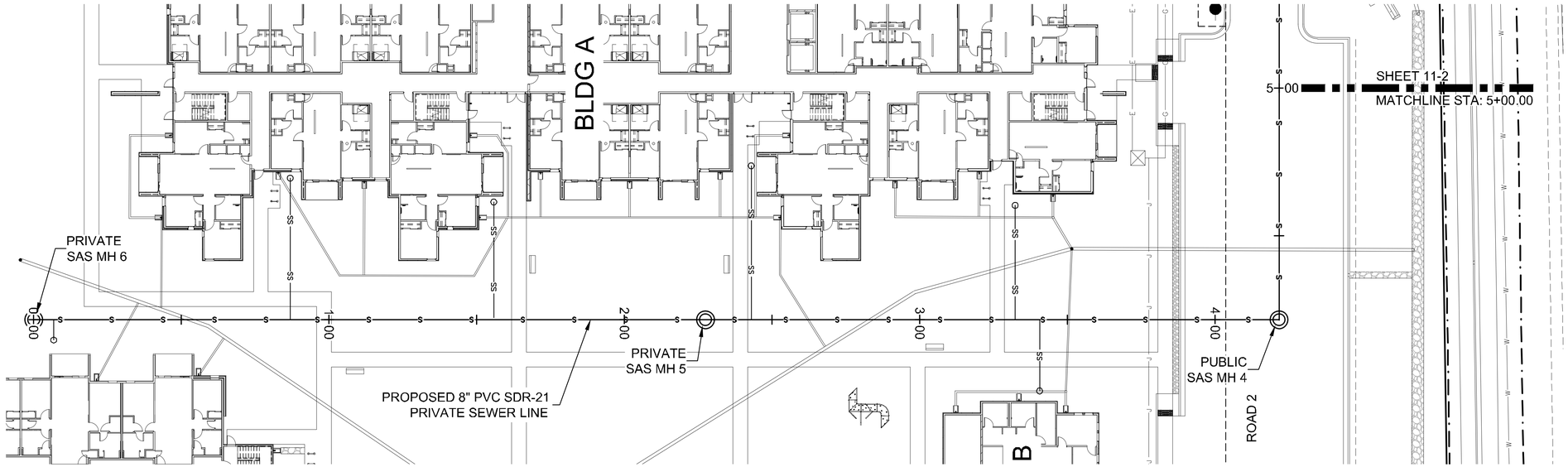
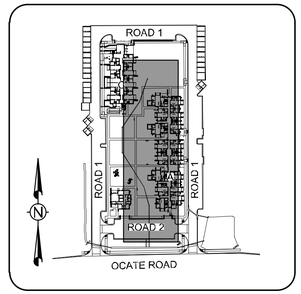
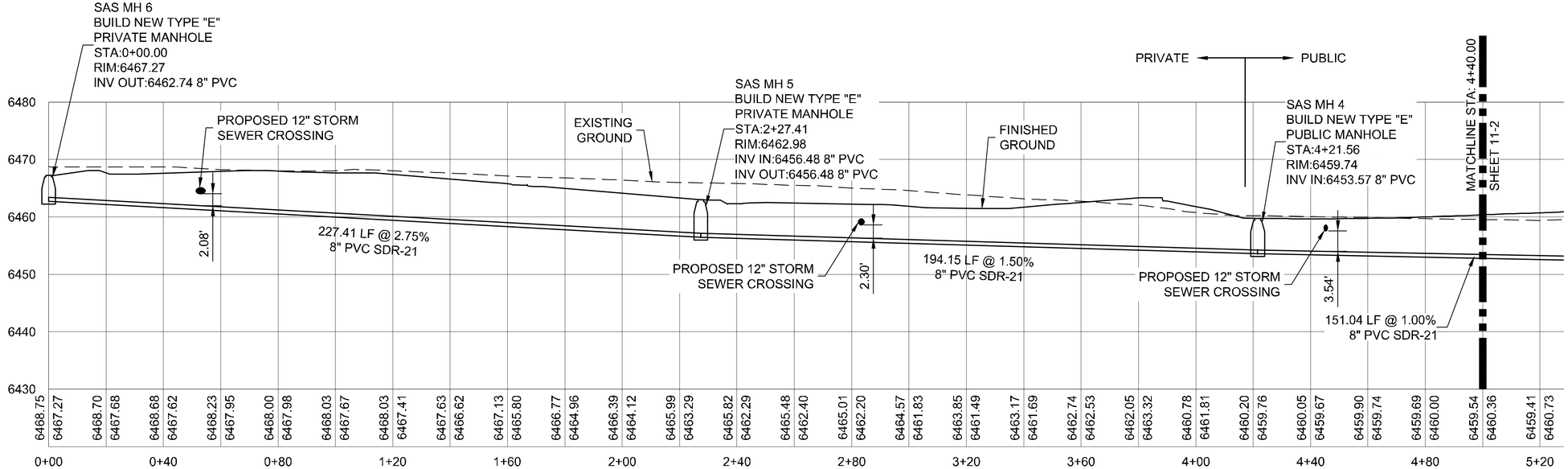




KEYMAP
SCALE: 1" = 200'

PROPOSED SANITARY SEWER - PLAN VIEW
SCALE: 1" = 20'



PROPOSED SANITARY SEWER - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

VOID SEE NEXT SHEET.

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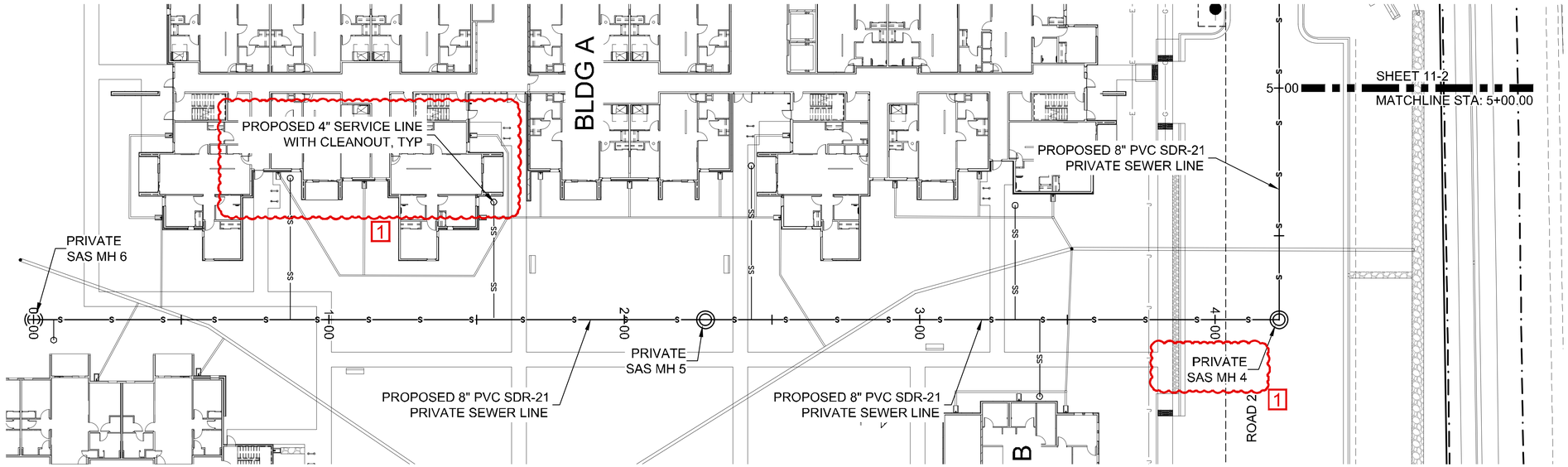
SANITARY SEWER PLAN AND PROFILE

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-1



PROPOSED SANITARY SEWER - PLAN VIEW

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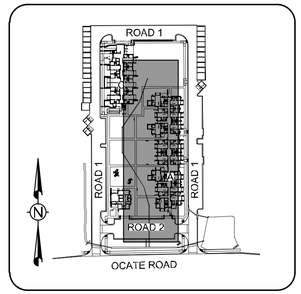

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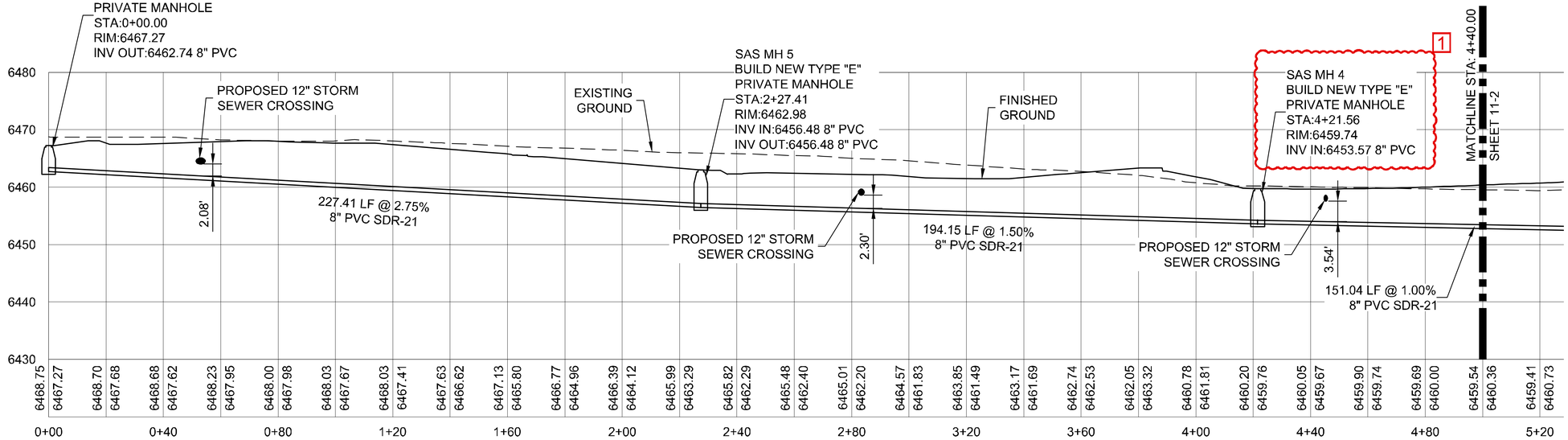

PROPOSED SANITARY SEWER - PROFILE VIEW

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

SCALE: 1" = 20'

SCALE: 1" = 10'

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MODIFIED MANHOLE AND SERVICE
CALLOUTS

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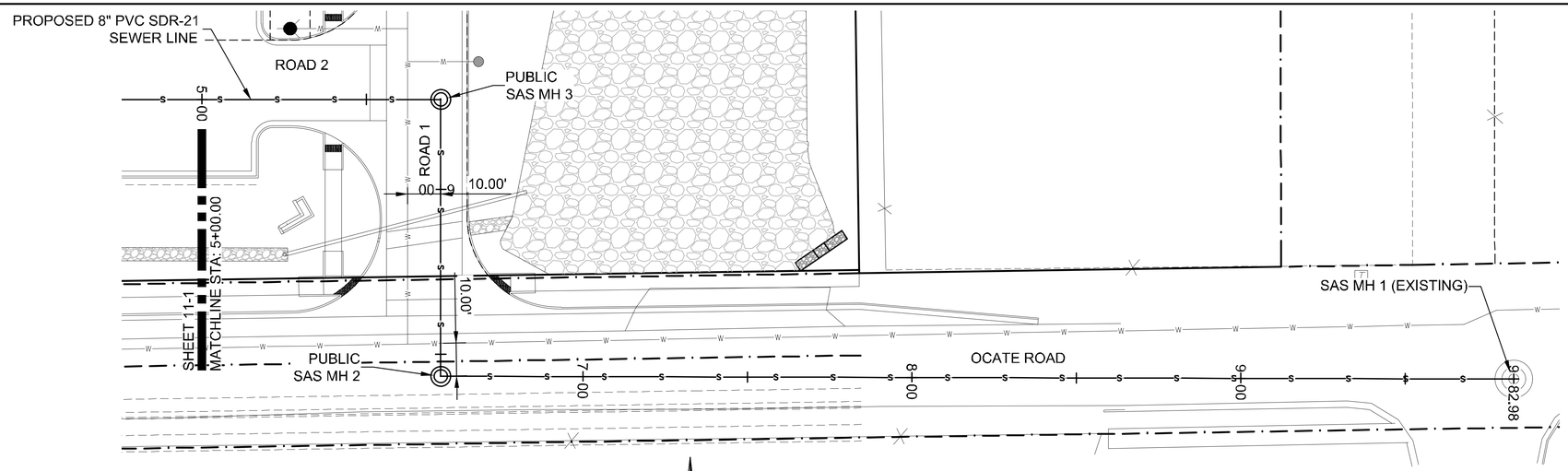
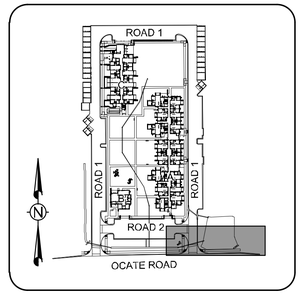
FEBRUARY 2025	1" = 20'	11-1





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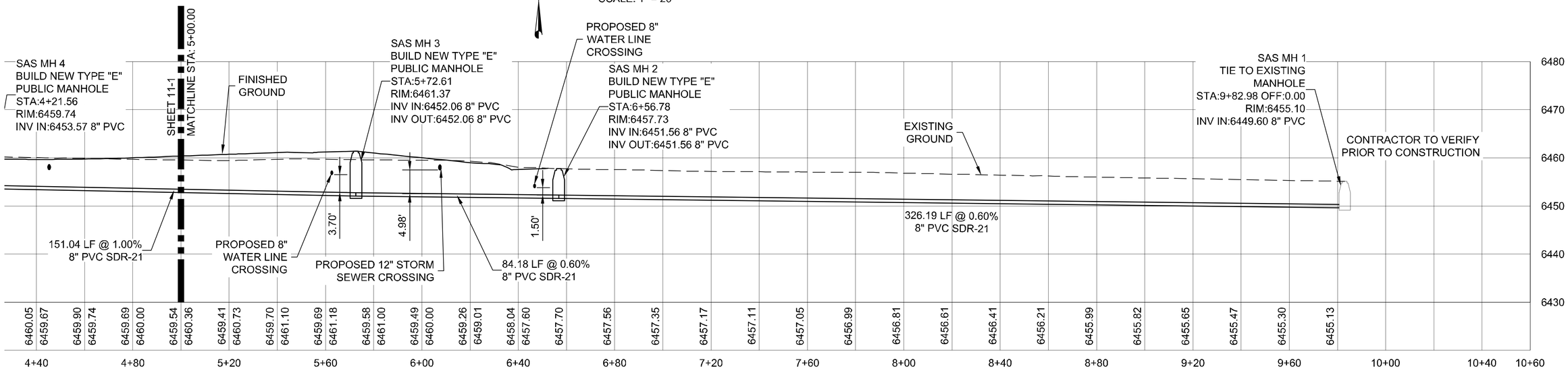
PROPOSED SANITARY SEWER - PLAN VIEW (CONT'D)

SCALE: 1" = 20'



PROPOSED SANITARY SEWER - PROFILE VIEW (CONT'D)

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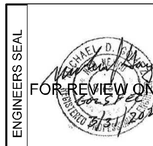
ENGINEERS SEAL



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0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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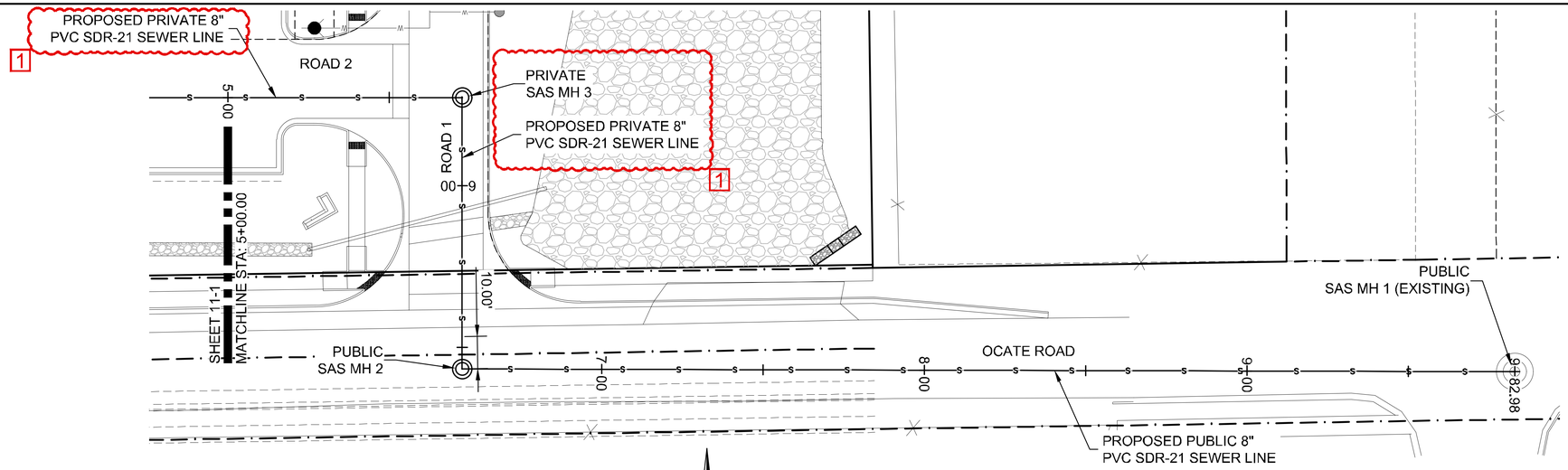
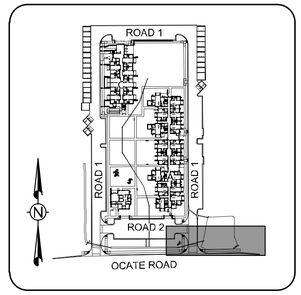
SANITARY SEWER PLAN AND PROFILE (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-2





KEYMAP
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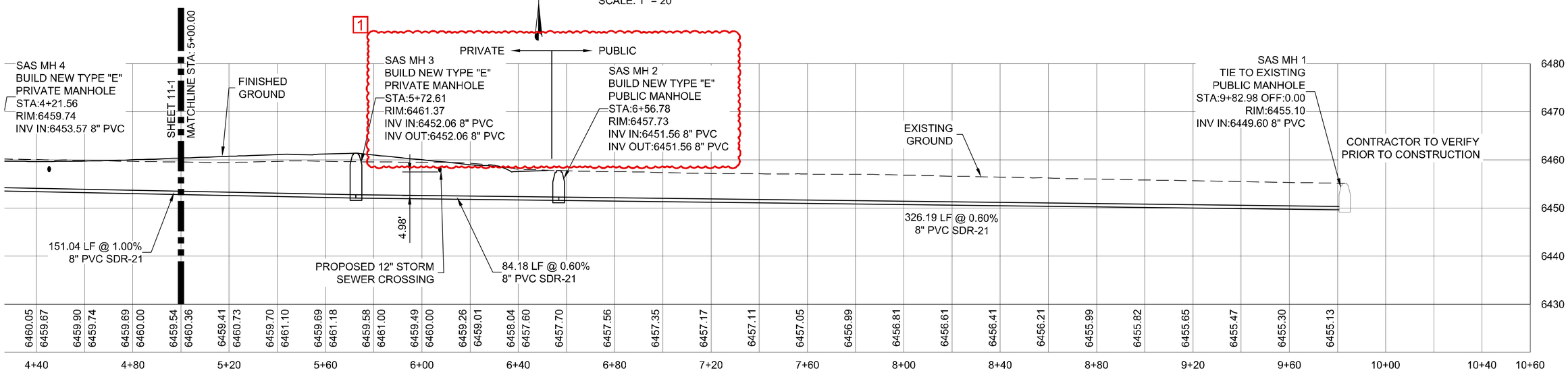
PROPOSED SANITARY SEWER - PLAN VIEW (CONT'D)

SCALE: 1" = 20'



PROPOSED SANITARY SEWER - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

1 COMMENTS FROM CITY STAFF MODIFIED MANHOLE AND SERVICE CALLOUTS

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0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

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SANITARY SEWER PLAN AND PROFILE (CONT'D)

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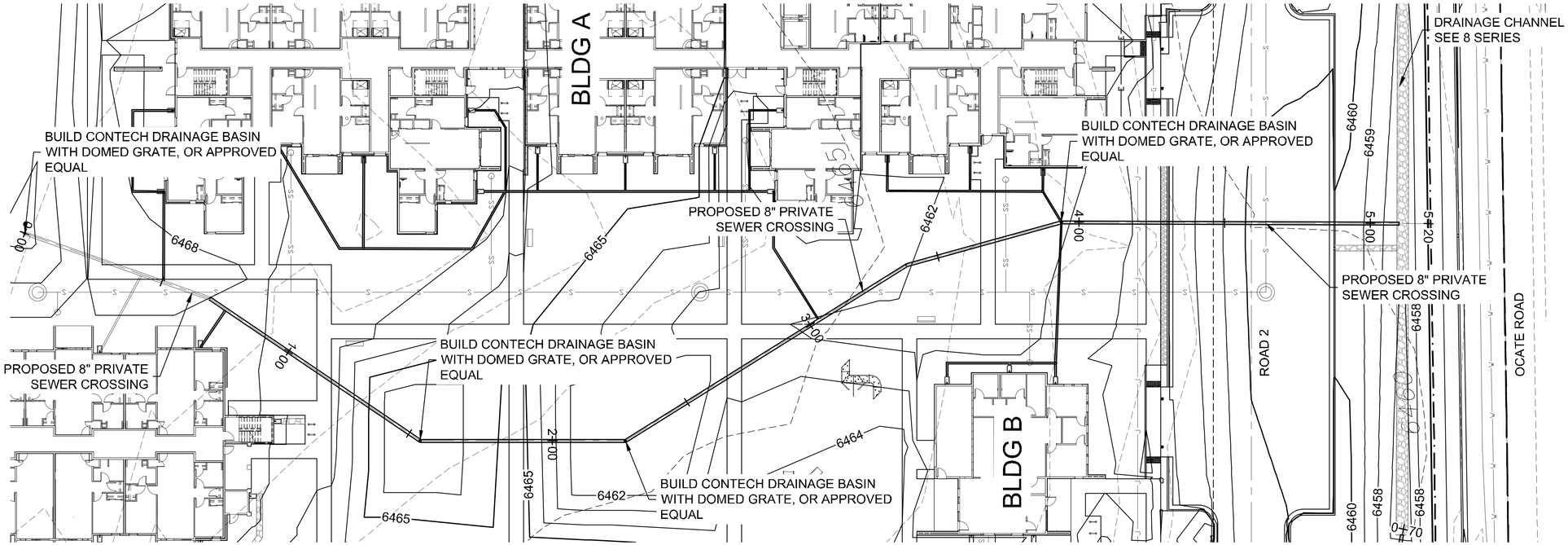
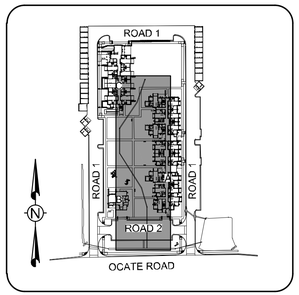
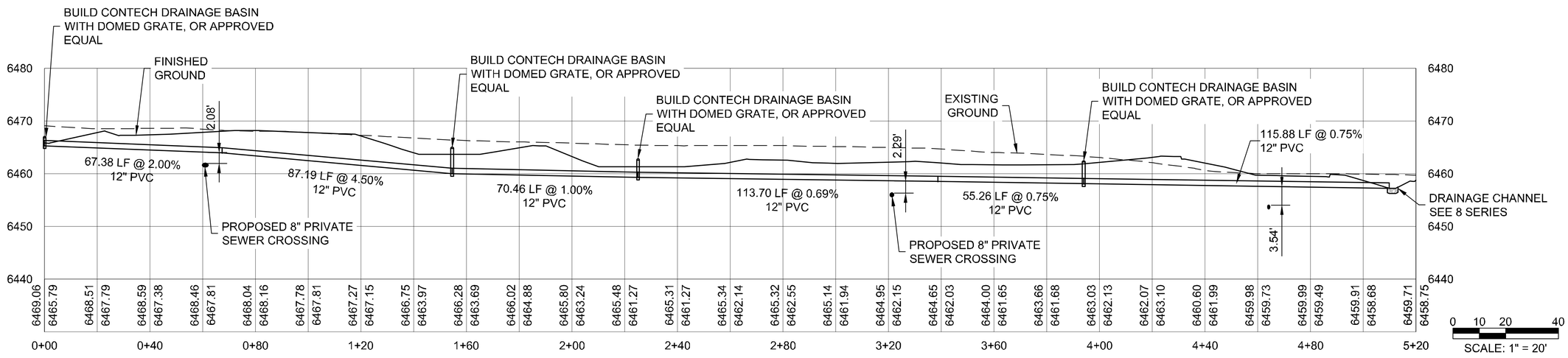




KEYMAP
SCALE: 1" = 200'

NOTE:
CONTRACTOR TO SUPPLY SHOP DRAWINGS OF DOMED INLET GRATES PRIOR TO CONSTRUCTION

PROPOSED STORM SEWER 1 - PLAN VIEW
SCALE: 1" = 20'



PROPOSED STORM SEWER 1 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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STORM SEWER PLAN AND PROFILES

DATE:	SCALE:	SHEET:
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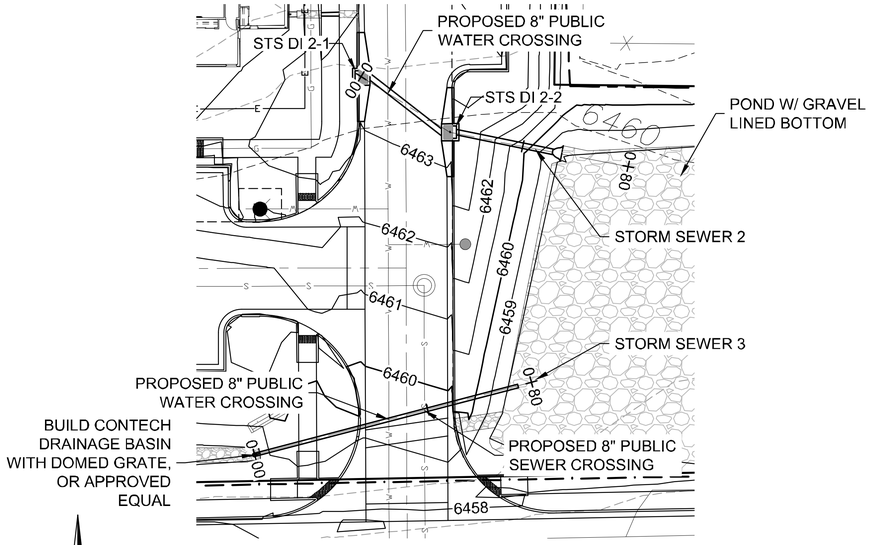
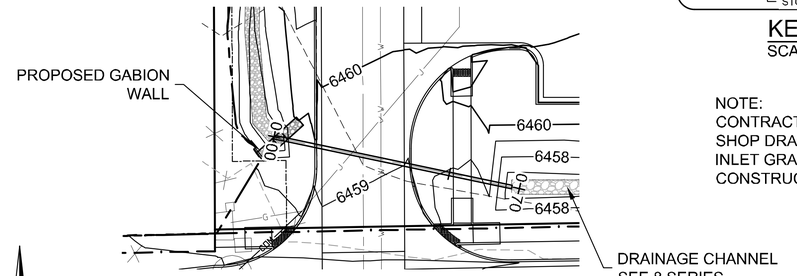


PROPOSED STORM SEWERS 2 & 3 - PLAN VIEW
SCALE: 1" = 20'



PROPOSED STORM SEWER 4 - PLAN VIEW
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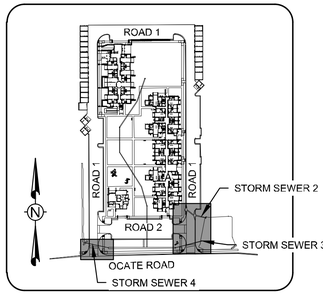
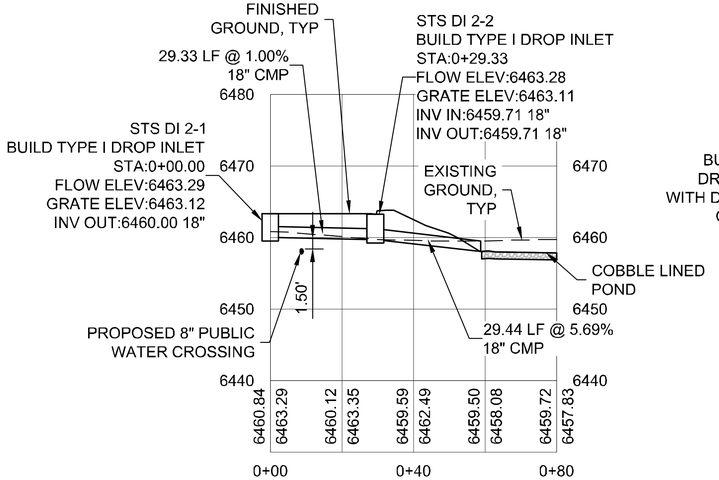
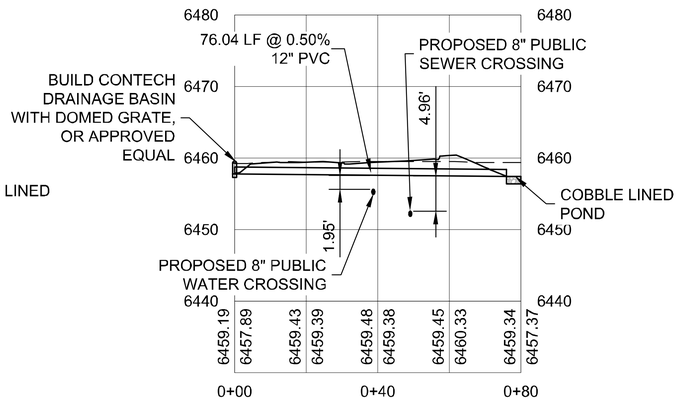


KEYMAP
SCALE: 1" = 200'

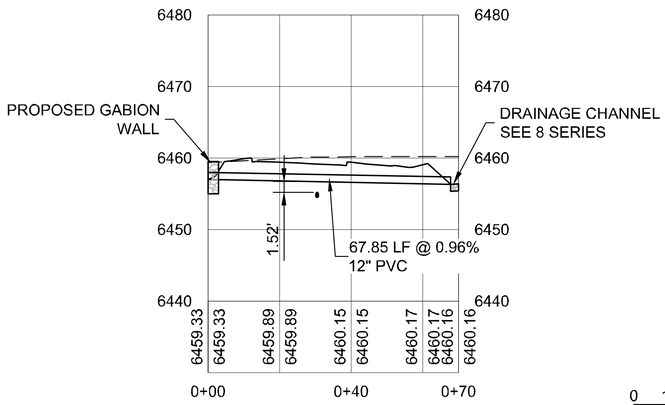
NOTE:
CONTRACTOR TO SUPPLY SHOP DRAWINGS OF DOMED INLET GRATES PRIOR TO CONSTRUCTION



PROPOSED STORM SEWER 2 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'



PROPOSED STORM SEWER 3 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'



PROPOSED STORM SEWER 4 - PROFILE VIEW
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

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VOID SEE NEXT SHEET.

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
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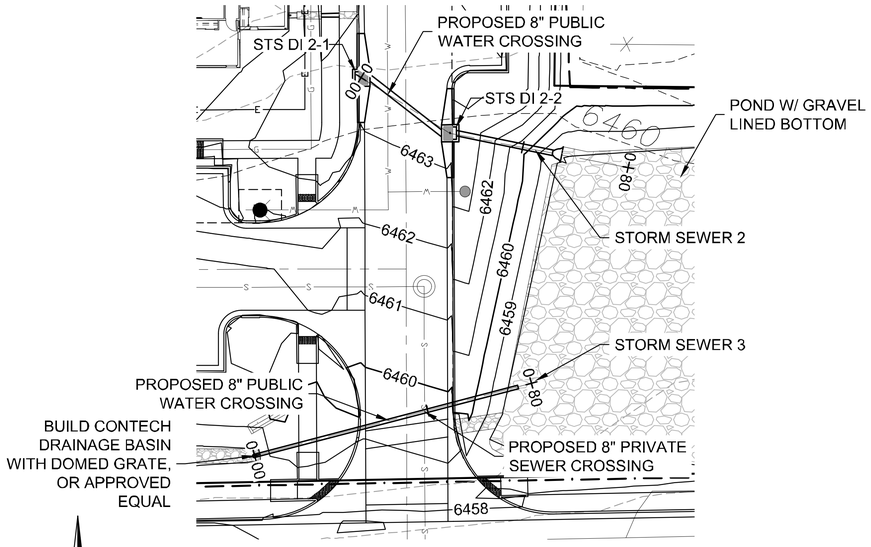
INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

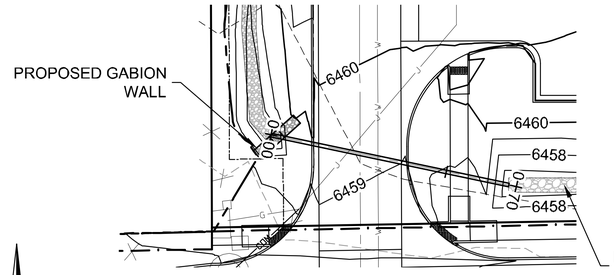
STORM SEWER PLAN AND PROFILES (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-4



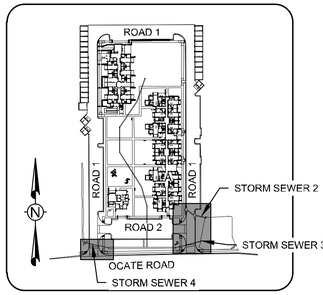
PROPOSED STORM SEWERS 2 & 3 - PLAN VIEW

SCALE: 1" = 20'



PROPOSED STORM SEWER 4 - PLAN VIEW

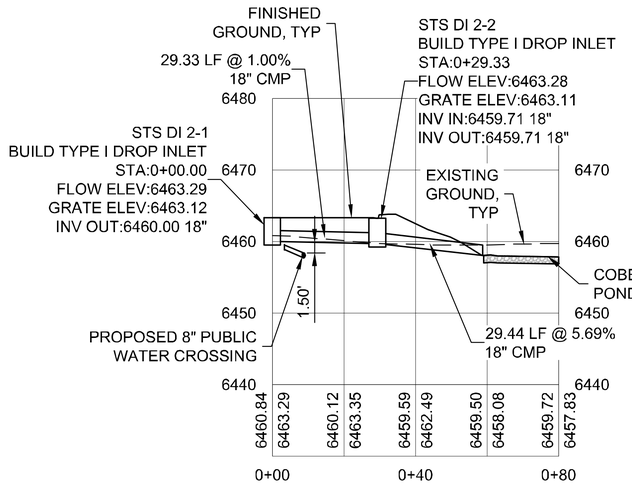
SCALE: 1" = 20'



KEYMAP

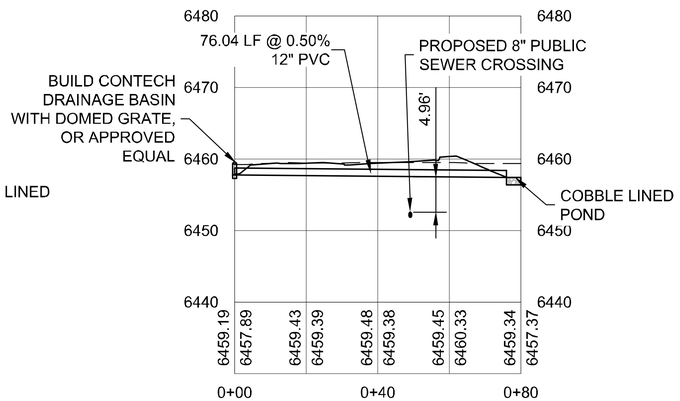
SCALE: 1" = 200'

NOTE:
CONTRACTOR TO SUPPLY SHOP DRAWINGS OF DOMED INLET GRATES PRIOR TO CONSTRUCTION



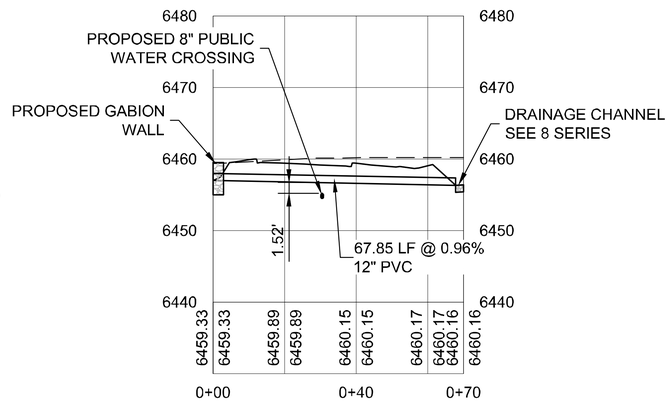
PROPOSED STORM SEWER 2 - PROFILE VIEW

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'



PROPOSED STORM SEWER 3 - PROFILE VIEW

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'



PROPOSED STORM SEWER 4 - PROFILE VIEW

SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

0 5 10 20
SCALE: 1" = 10'

1 COMMENTS FROM CITY STAFF
REVISED WATER LINE (CROSSINGS REMOVED)

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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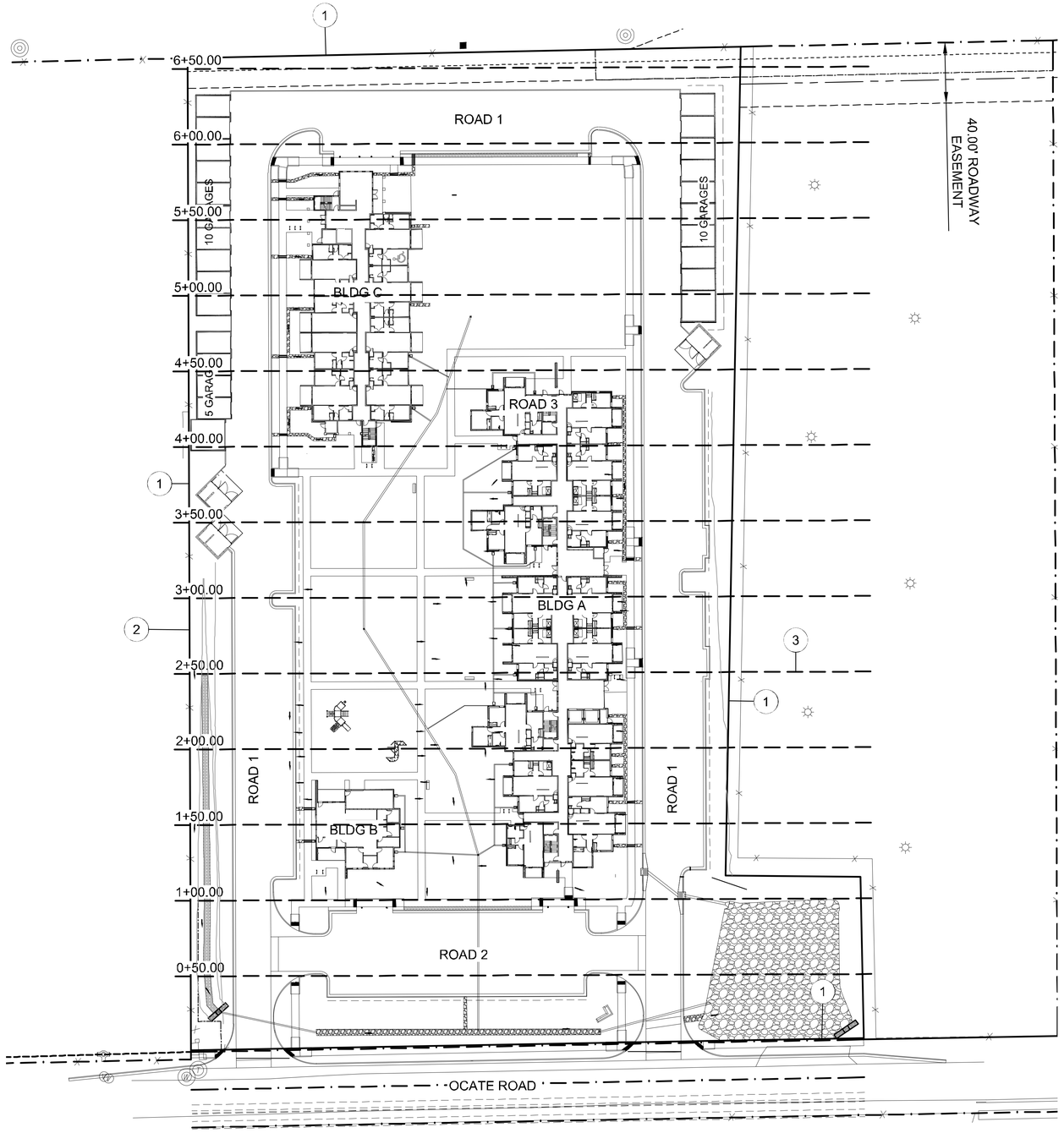
INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

STORM SEWER PLAN AND PROFILES (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	11-4



SHEET KEYNOTES

1. PROPERTY LINE
2. CROSS SECTION BASE LINE
3. CROSS SECTION SAMPLE LINE, TYP

N

0 20 40 80

SCALE: 1" = 40'

SITE CROSS SECTION LOCATION PLAN

SCALE: 1" = 40'

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CITY REVIEW		
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INFRASTRUCTURE PLANS
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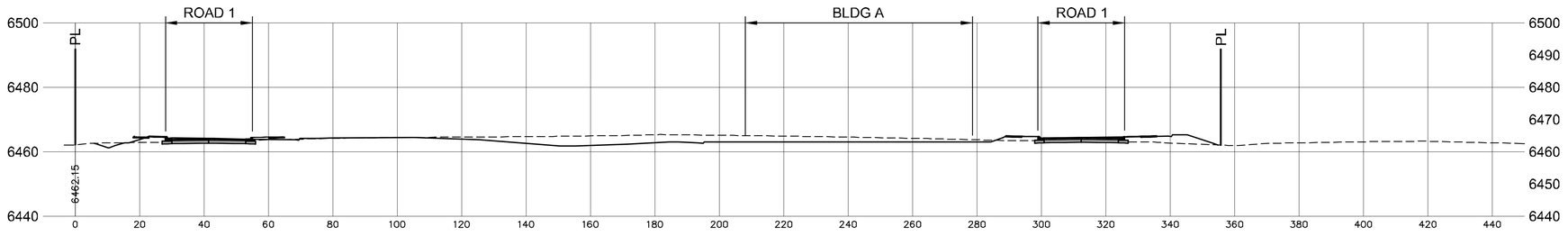
SANTA FE, NEW MEXICO

SITE CROSS SECTION LOCATION PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	12-1



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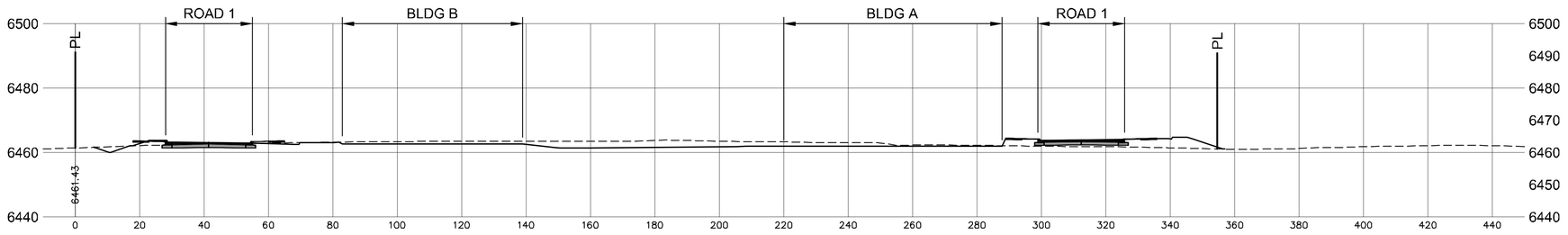

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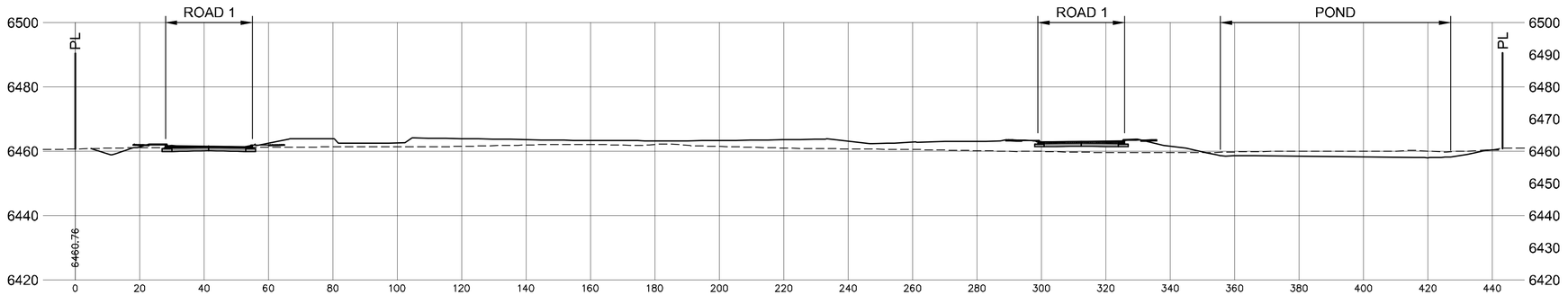

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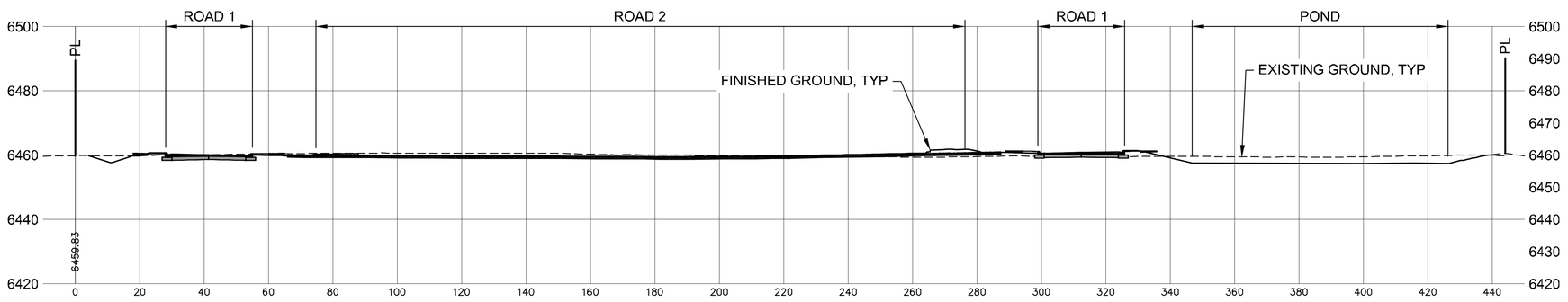

0+50

0 10 20 40

SCALE: 1" = 20'

SITE CROSS SECTIONS

SCALE: 1" = 20'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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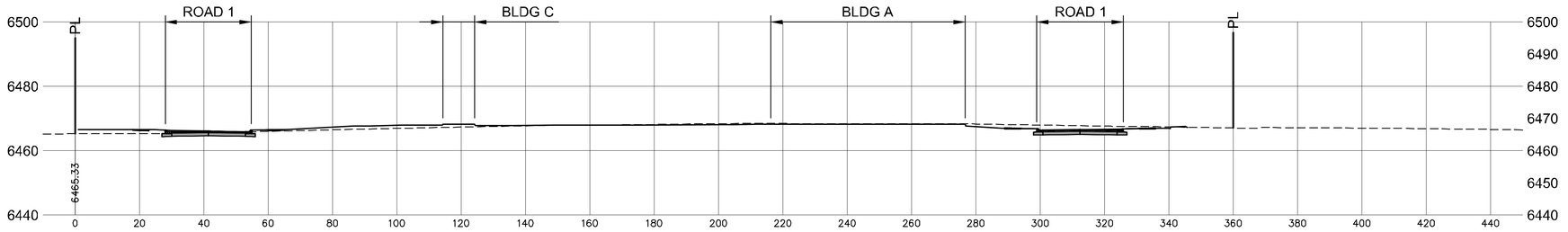
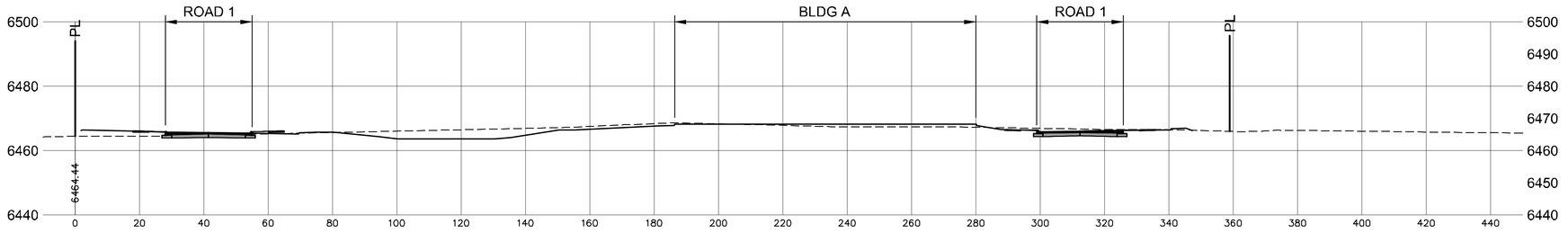
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SITE CROSS SECTIONS

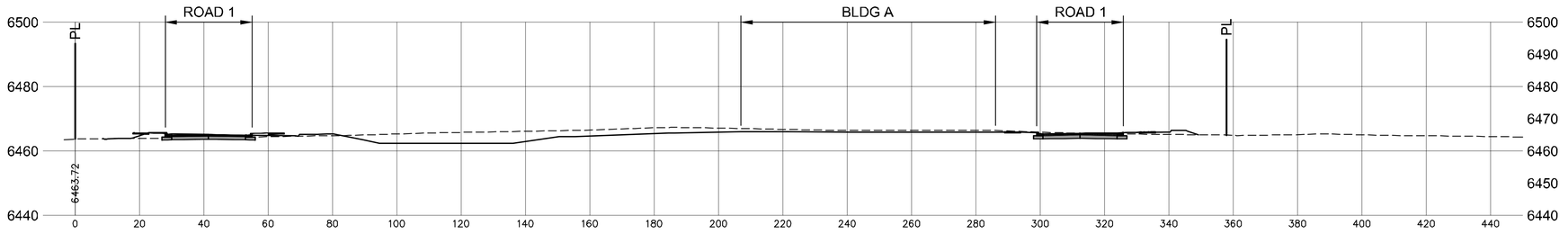
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	12-2



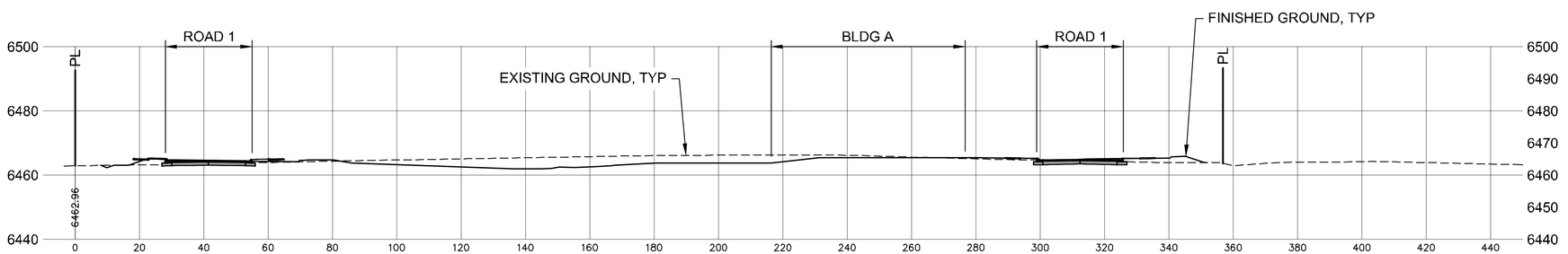
4+00



3+50



3+00



2+50

0 10 20 40
SCALE: 1" = 20'

SITE CROSS SECTIONS (CONT'D)
SCALE: 1" = 20'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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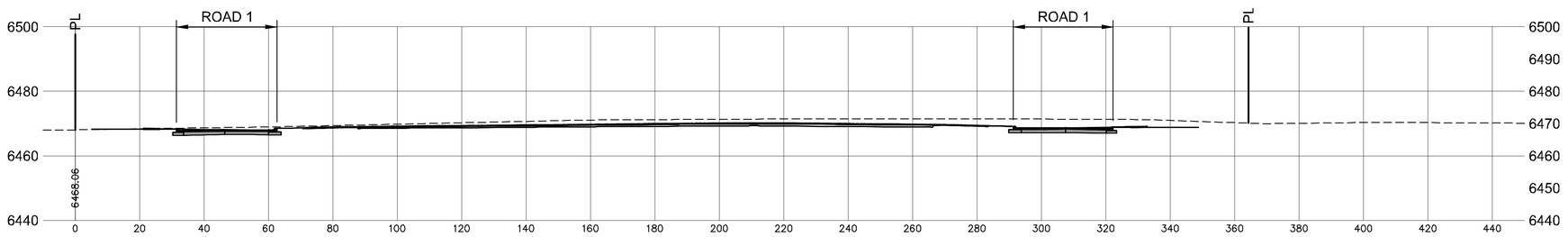
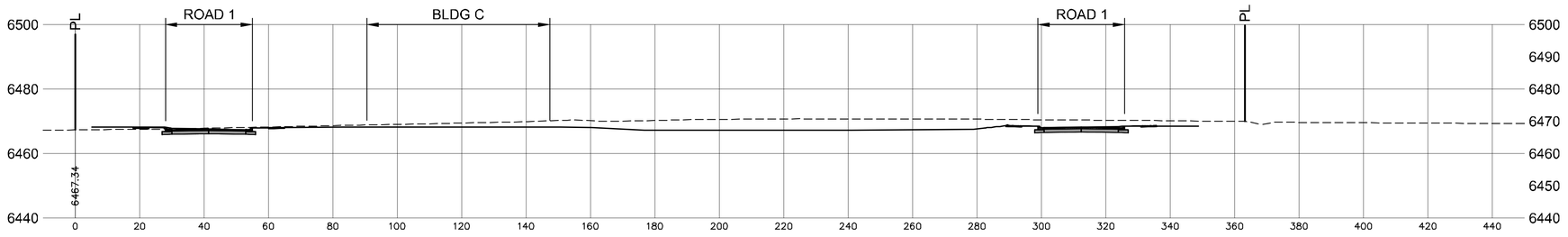
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SITE CROSS SECTIONS (CONT'D)

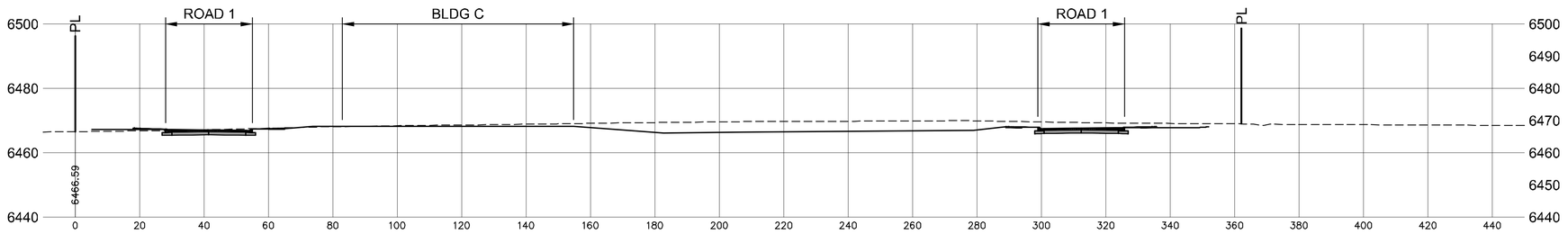
DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	12-3



6+00



5+50



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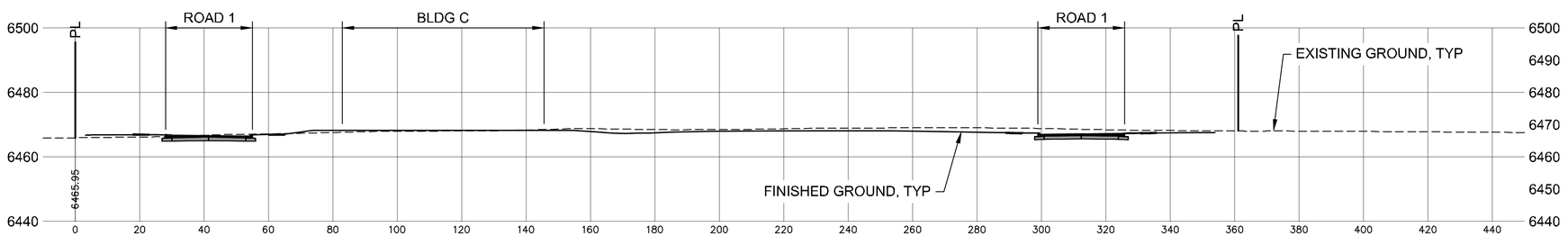

4+50

0 10 20 40
SCALE: 1" = 20'

SITE CROSS SECTIONS (CONT'D)

SCALE: 1" = 20'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		
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INFRASTRUCTURE PLANS
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SANTA FE, NEW MEXICO

SITE CROSS SECTIONS (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	12-4

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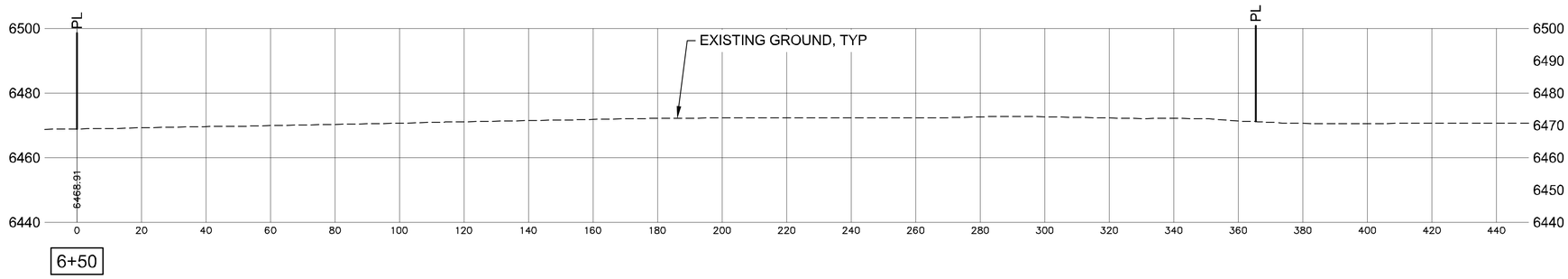

6+50

SITE CROSS SECTIONS (CONT'D)

SCALE: 1" = 20'

0 10 20 40

SCALE: 1" = 20'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

SITE CROSS SECTIONS (CONT'D)

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 20'	12-5

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SWPP Plan Inspection Report

Project Name: _____

Purpose of Inspection: _____ Date: _____

Inspector: _____

Weather Information: Type, Time, Amount, and Duration of Each Storm Event since Last Inspection. List Dates and Location for Storm Events:

_____

_____

_____

Location of NPDES Notice of Permit Coverage Posting: _____

_____

Has Land Disturbance Log been maintained: [ ] Yes [ ] No [ ] N/A

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Does the site map reflect current BMPs and Site Characteristics? [ ] Yes [ ] No

Comments: _____

_____

_____

Evidence of Discharges of Sediment or other Pollutants from the Site (Describe Below): [ ] Yes [ ] No

Evidence of Spills or Leaks (Describe Below): [ ] Yes [ ] No

Evidence of Offsite Sediment Tracking (Describe Below) [ ] Yes [ ] No

Comments: _____

_____

Is Facility in Compliance with SWPP Plan and Permit? [ ] Yes [ ] No

Incidents of Non-Compliance with SWPP Plan: _____

_____

_____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated:

_____

_____

SWPP Plan Inspection Report (Continued)

Certification Statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

(Signature)

_____

(Please Print Name, Title)

STORM WATER POLLUTION PREVENTION PLAN
OCATE APARTMENTS
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site is largely undeveloped, with the exception of two metal buildings with parking facilities on the South side. The property is bordered by Ocate Road to the South, Santa Fe Mobile Home Hacienda to the West, a graveled parking area to the East, and neighboring NM School for the Deaf, and NMDOT District 5 properties to the North.

1.1 Owner Operator:

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 16 North, Range 9 East, Section 18 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35°37'25" N
Longitude: 106°1'53" W

1.3 The total area of the site:

5.64 ± acres

1.4 The area of the site that is expected to be disturbed:

5.64 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, See 8 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 13-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 13-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 13-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 13-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 13-3.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

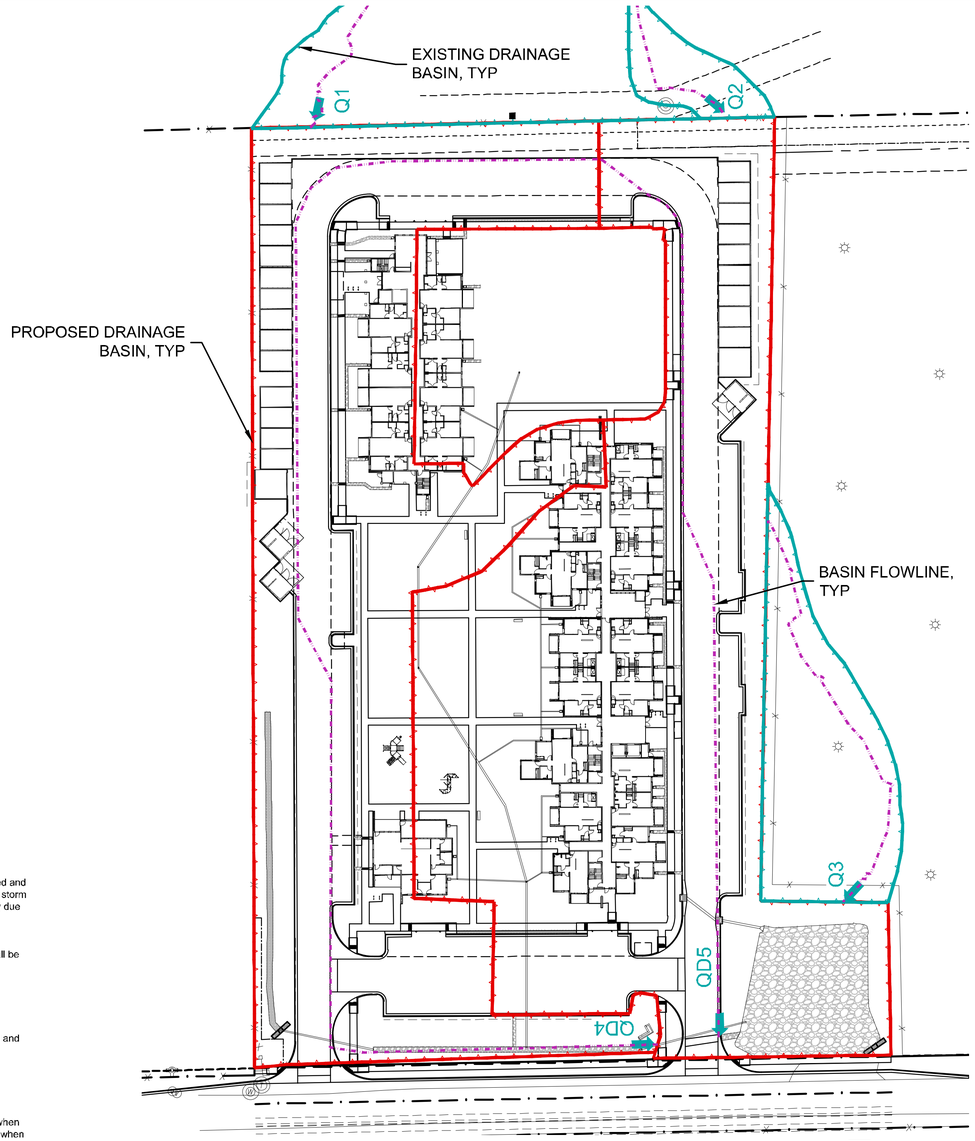
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.



SEE REPORT ENTITLED "TERRAIN MANAGEMENT REPORT SOILS, GRADING, AND DRAINAGE FOR DEVELOPMENT PLAN APPROVAL OCATE APARTMENTS 1111 OCATE ROAD SANTA FE, NEW MEXICO", PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED SEPTEMBER 2024

DRAINAGE MAP
SCALE: 1" = 50'

0 25 50 100
SCALE: 1" = 50'

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CASE # _____

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INFRASTRUCTURE PLANS FOR OCATE APARTMENTS SANTA FE, NEW MEXICO

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 50'	13-1

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

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 STORM WATER POLLUTION 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:

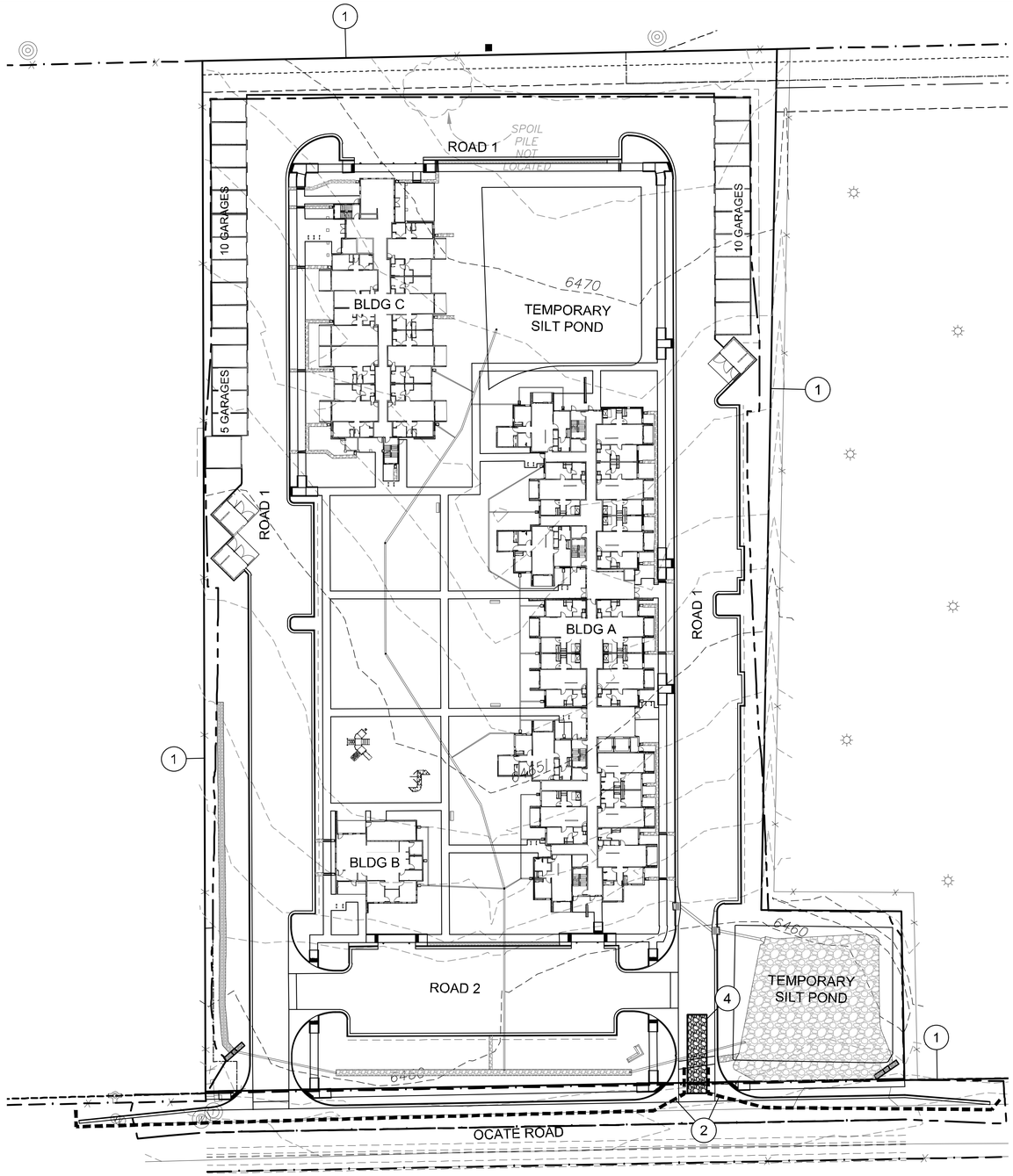
1. THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
2. THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
3. HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
4. 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):

1. 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.
2. WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
3. VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
4. SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
5. 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.
6. SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES. THERE ARE NO SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.



SHEET KEYNOTES

1. PROPERTY LINE
2. TYPE I SILT FENCE
3. GRADING LIMITS
4. DRY TIRE WASH, SEE SHEET 13-4 FOR DETAILS

LEGEND

- TYPE I SILT FENCE SEE SHEETS 13-5 & 13-6 FOR DETAILS
- GRADING LIMITS
- DRAINAGE FLOW ARROW

TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 40'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

ENGINEERS SEAL — FOR REVIEW ONLY — NOT FOR CONSTRUCTION — 3/31/2025

DATE

REVISIONS

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	13-2

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
3. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
4. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

DRAINAGE FACILITIES MAINTENANCE

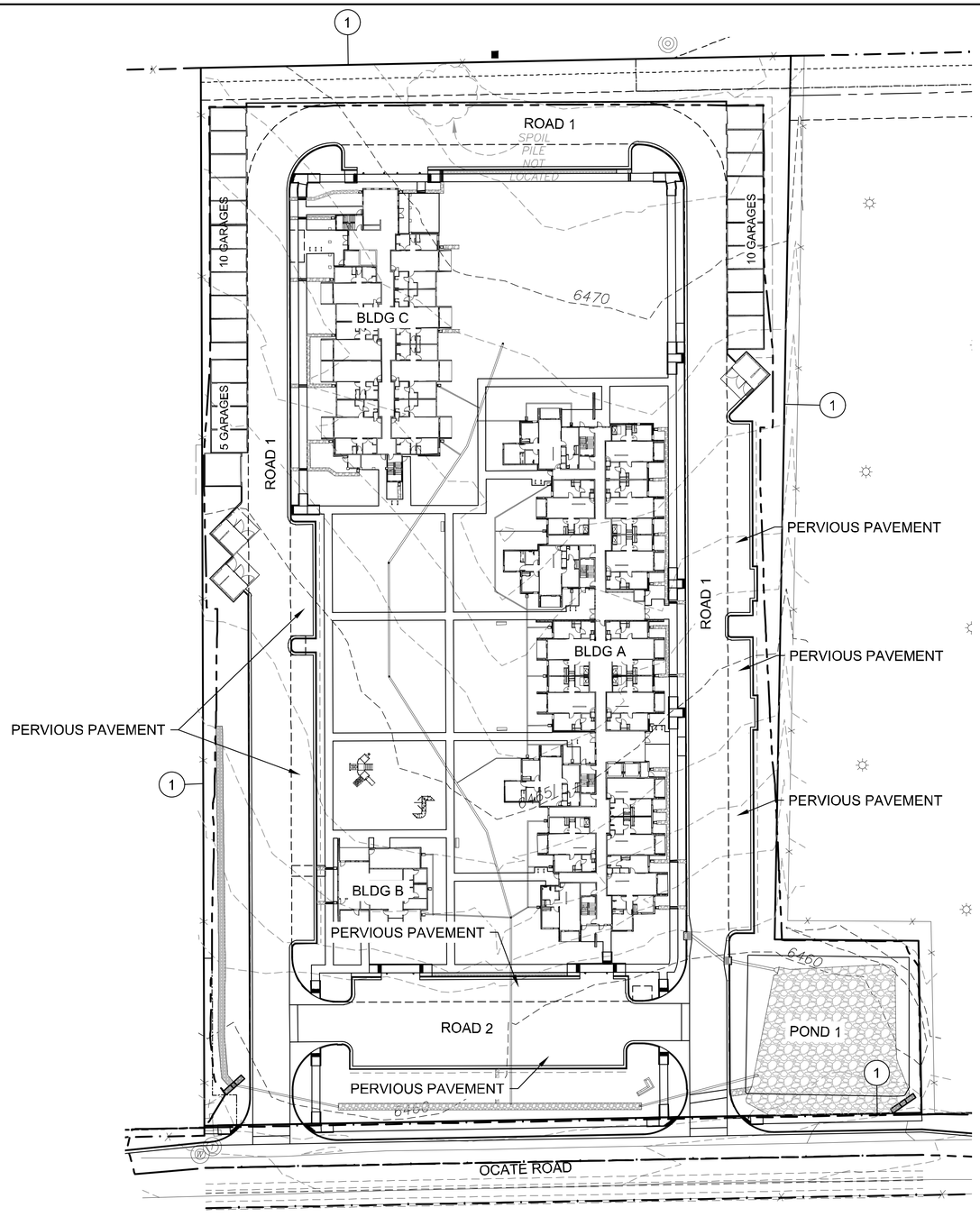
1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

   ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. PROPERTY OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
3. THE REMEDIAL ACTION SHALL CONSIST OF (1) REMOVAL AND DISPOSAL OF SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH; (2) FLUSHING ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND POLLUTANTS THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES; AND (3) INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS AND INSPECT FOR THE STRUCTURAL INTEGRITY OF ALL APPURTENANT DRAINAGE STRUCTURES AND REPAIR OR STABILIZE ACCORDINGLY.

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE:	MARCH 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT BUILD UP IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS (1" OR GREATER)	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

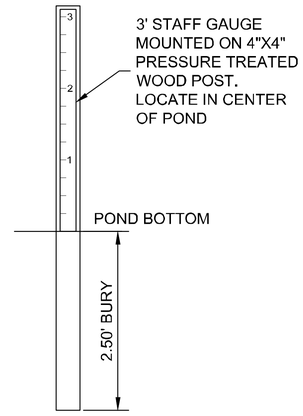
SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS, AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.



PERMANENT EROSION CONTROL PLAN
SCALE: 1" = 40'

SHEET KEYNOTES

1. PROPERTY LINE



POST AND STAFF GAUGE
SCALE: N.T.S.

VOID SEE NEXT SHEET.

FOR REVIEW ONLY

ENGINEERS SEAL	DATE	REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

PERMANENT EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	13-3

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

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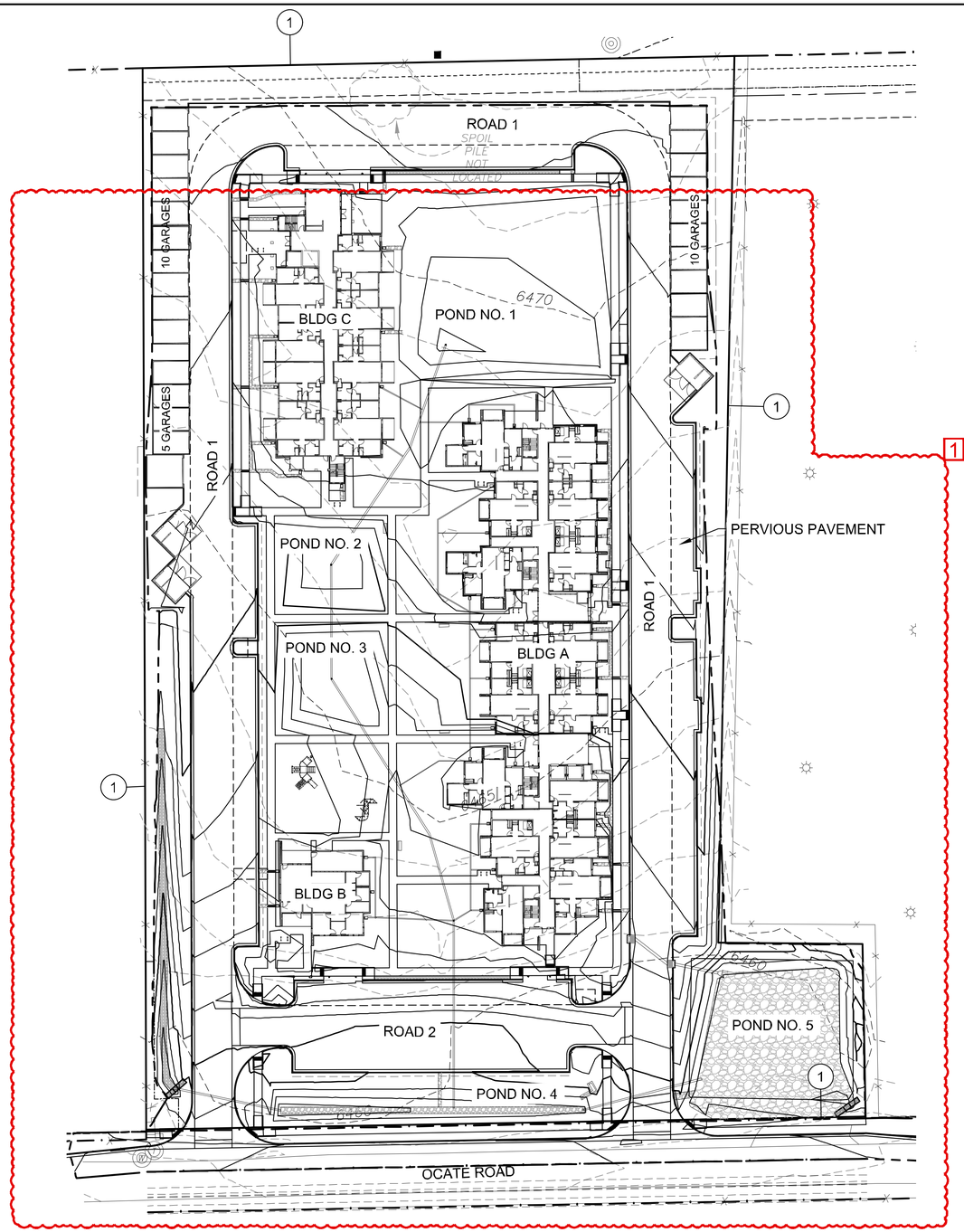
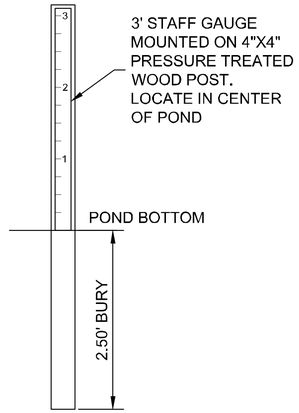


PERMANENT EROSION CONTROL PLAN
SCALE: 1" = 40'

SHEET KEYNOTES

1. PROPERTY LINE



POST AND STAFF GAUGE
SCALE: N.T.S.

1 COMMENTS FROM CITY STAFF
UPDATED POND LABELS

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

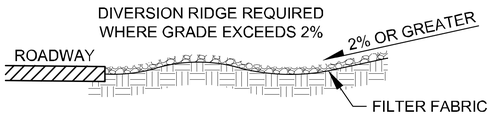
PERMANENT EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
FEBRUARY 2025	1" = 40'	13-3

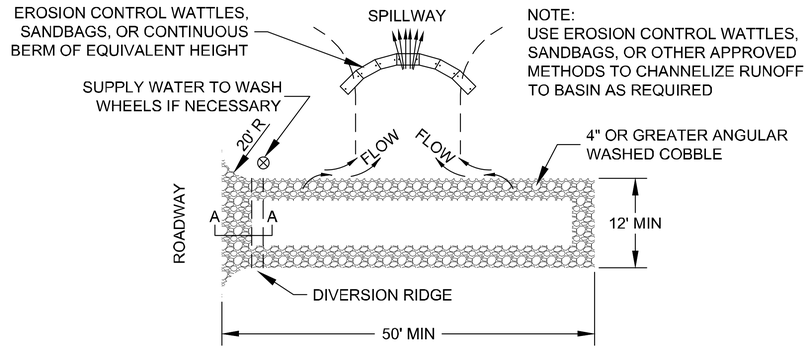
ENGINEERS SEAL
FOR REVIEW ONLY
DATE
REVISIONS

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A

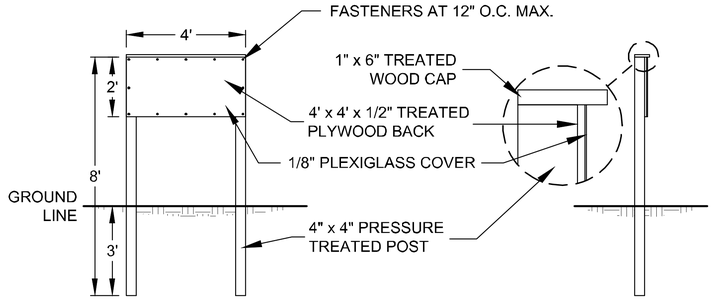


PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR 040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR 100000
   A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL
   SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. INTO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS
   SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



N.P.D.E.S. PERMIT POSTING BOARD (LOCATED AT MAIN ENTRANCE)

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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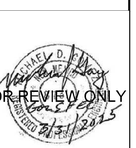
ENGINEERS SEAL



FOR REVIEW ONLY

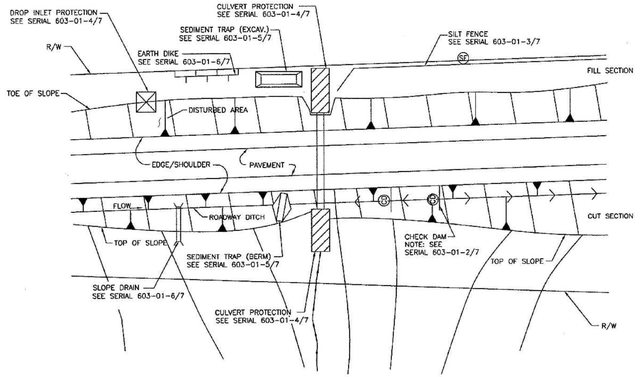
DATE

REVISIONS

INFRASTRUCTURE PLANS
FOR OCATE APARTMENTS
SANTA FE, NEW MEXICO

STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
FEBRUARY 2025	N.T.S.	13-4



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE (SF)

STRAW BALE (SB)

EARTH DIKE (ED)

DIVERSION CHANNEL (SWALE) (DC)

PIPE SLOPE DRAIN

DROP INLET PROTECTION

CULVERT PROTECTION

CHECK DAM (CD)

SEDIMENT TRAP, BERM

SEDIMENT TRAP, EXCAVATED

SEDIMENT BASIN

TRIANGULAR SEDIMENT FILTER DIKE (TSFD)

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

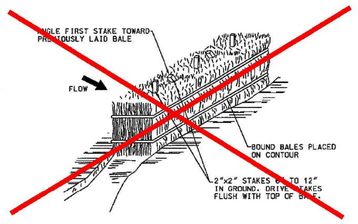
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

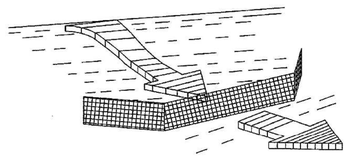
APPROVED Raymunde Van Haven 11/29/06
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-1/7 SERIAL 1 OF 7



TYPE II
STRAW BALE OPTION



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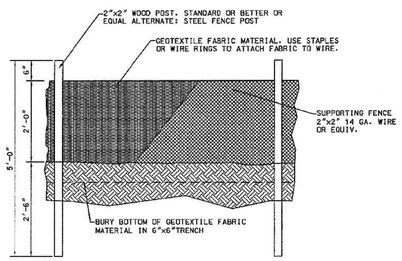
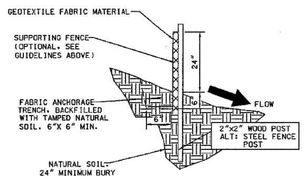
SILT FENCE





NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER. LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS, OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES. A SUPPORTING FENCE SHALL BE PROVIDED. WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

APPROVED Raymunde Van Haven 11/29/06
DESIGN ENGINEER DATE

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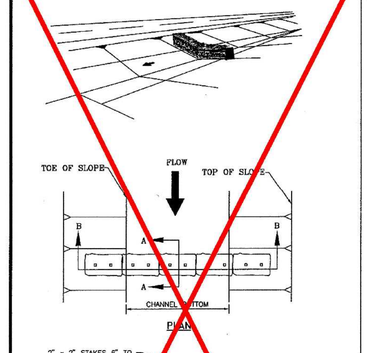
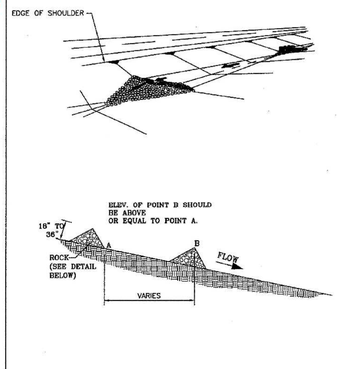
603-01-3/7



TYPE III
(STRAW BALE)



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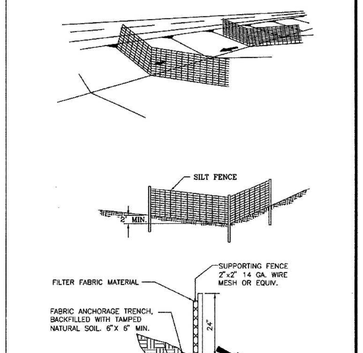
STONE DAM



TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

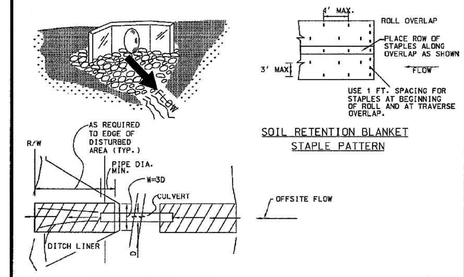
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunde Van Haven 11/29/06
DESIGN ENGINEER DATE

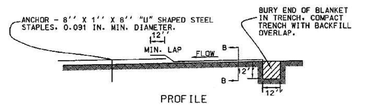
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7



TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

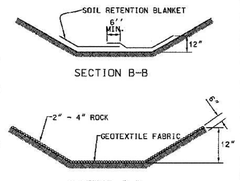
SOIL RETENTION BLANKET STAPLE PATTERN



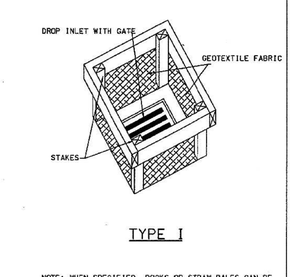
PROFILE
DITCH LINER

NOTES: CULVERT PROTECTION

1. WHEN CULVERT PROTECTION IS SPECIFIED. EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.

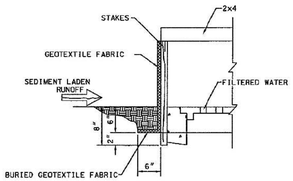


CULVERT PROTECTION

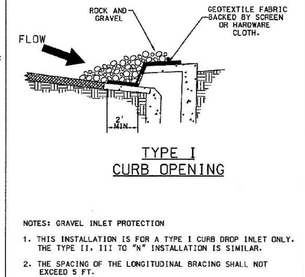


TYPE I

NOTE: WHEN SPECIFIED. ROCKS OR STRAW BALES CAN BE SUBSTITUTED FOR SILT FENCE.



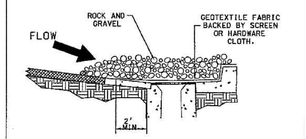
DROP INLET PROTECTION



TYPE I
CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II, III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II
CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

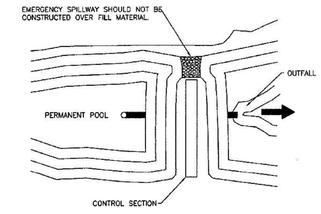
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

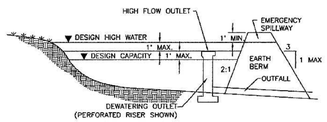
APPROVED Raymunde Van Haven 11/29/06
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

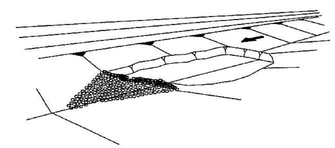


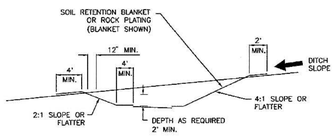
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



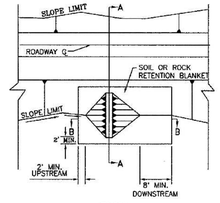


SEDIMENT BASIN, EXCAVATED

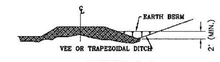
NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

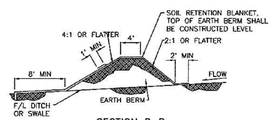
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED Raymundo Van Horn 11/24/09 (DESIGN ENGINEER) DATE

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

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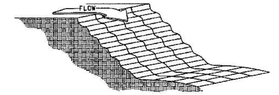
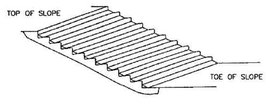
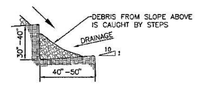




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

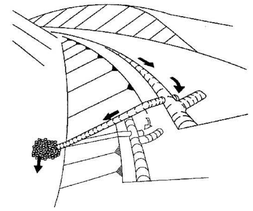
GROOVING SLOPES

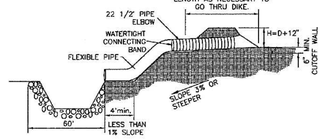


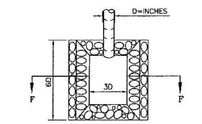


STAIR STEPPING CUT SLOPE

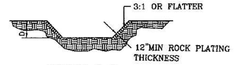
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F–F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 – 6.0	18
6.0 – 9.0	21
9.0 – 12.0	24
12.0 – 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

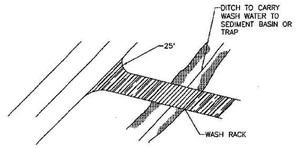
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

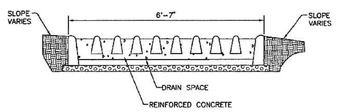
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymundo Van Horn 11/24/09 (DESIGN ENGINEER) DATE

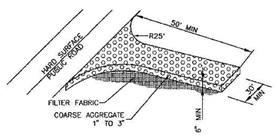
DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

603-01-6/7 SHEET 6 OF 7

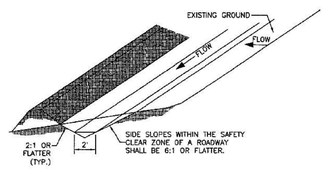




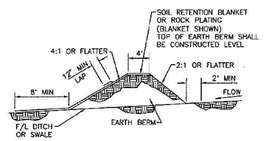
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)	

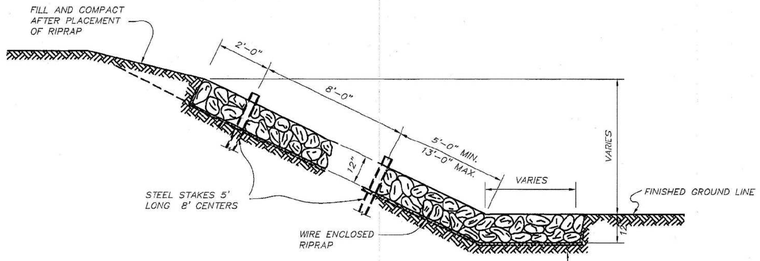
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

T.E.S.C.M. OFFSITE TRACKING PREVENTION & DIVERSION DIKE

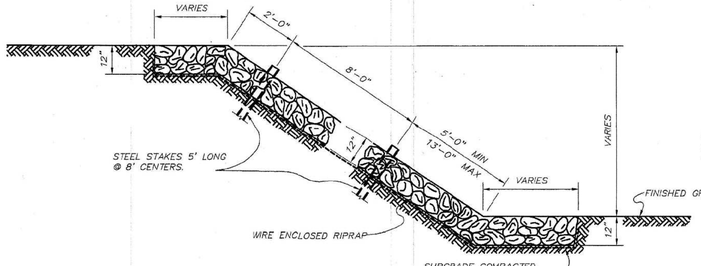
APPROVED Raymundo Van Horn 11/24/09 (DESIGN ENGINEER) DATE

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

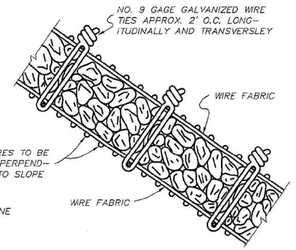
603-01-7/7 SHEET 7 OF 7



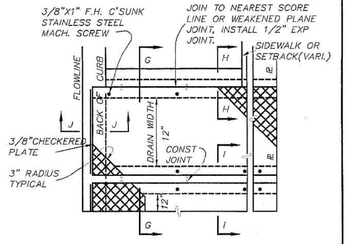
RIPRAP SECTION TYPE A



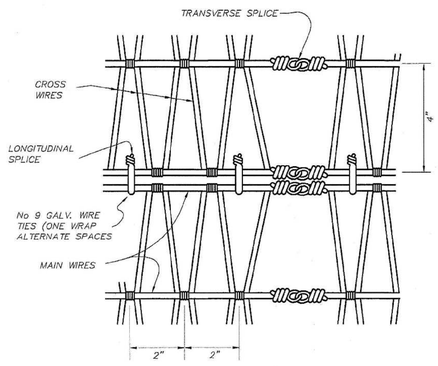
RIPRAP SECTION TYPE B



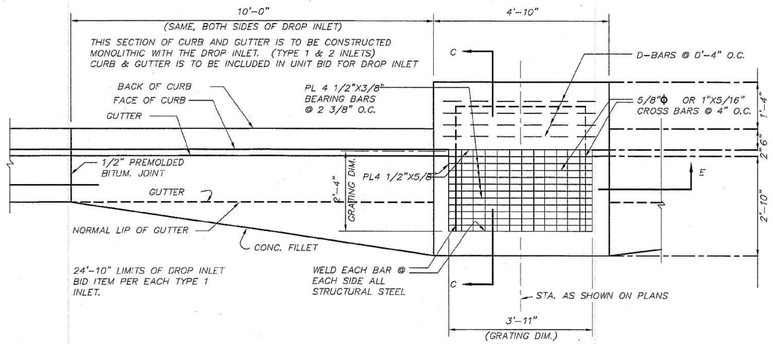
TYPICAL SECTION



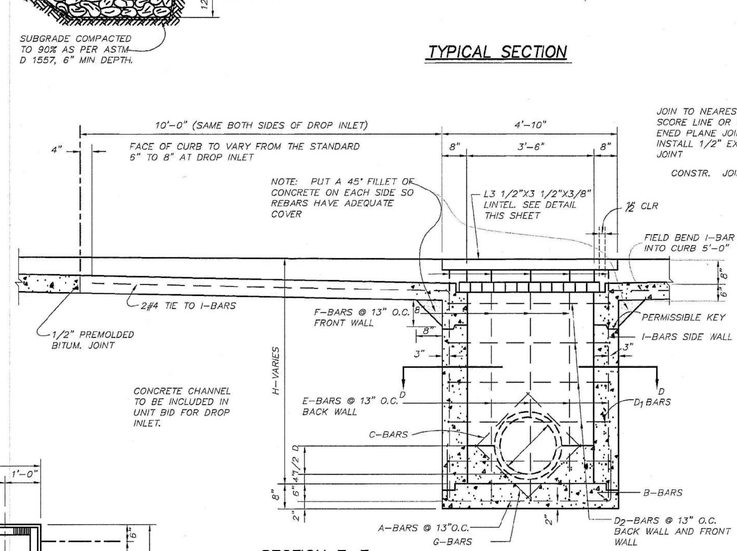
SINGLE AND OR MULTIPLE CULVERT PLAN



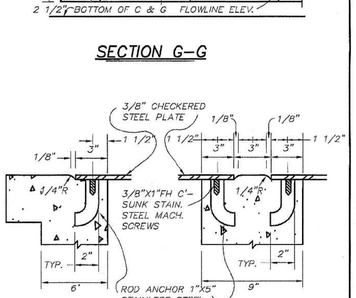
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



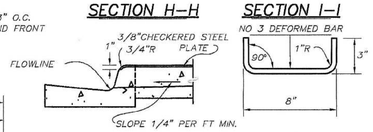
TYPE – 1 INLET PLAN



SECTION E–E



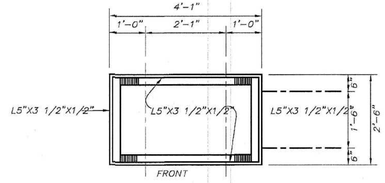
SECTION G–G



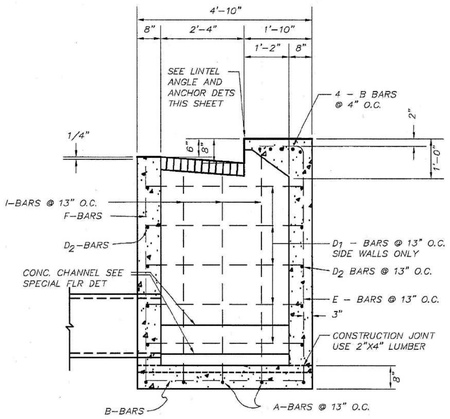
SECTION H–H

SECTION I–I

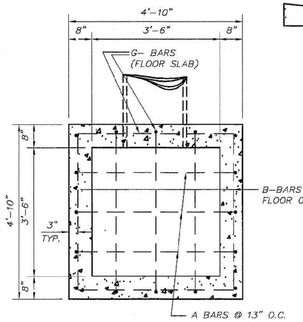
NO 3 DEFORMED BAR



GRATING FRAME DETAIL



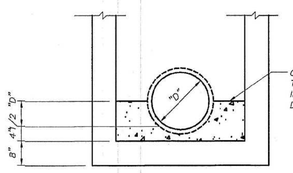
SECTION C–C



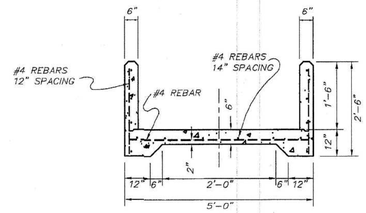
SECTION D–D

RE–BAR SCHEDULE

BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8 1 1/2" 4'-6" 6'-6"	#4	TYPE-1-8 REQUIRED TYPE-2-12 REQUIRED TYPE-2-8 REQUIRED
B	4'-6" 6'-6"	#4	TYPE-1-6 REQUIRED TYPE-2-6 REQUIRED
C	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-2 REQ'D PER FT HT. TYPE-2-2 REQ'D PER FT HT.
D_2	8 1 1/2" 4'-6" 6'-6"	#4	TYPE-1-2 REQ'D PER 13" HT. TYPE-2-2 REQ'D PER 13" HT.
E	1 1/2" "H" LESS 0'-4"	#4	TYPE-1-5 REQUIRED TYPE-2-9 REQUIRED
F	1 1/2" "H" LESS 0'-8"	#4	TYPE-1-3 REQUIRED TYPE-2-7 REQUIRED
G	2'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	5'-0" 8 1 1/2" "H" LESS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB

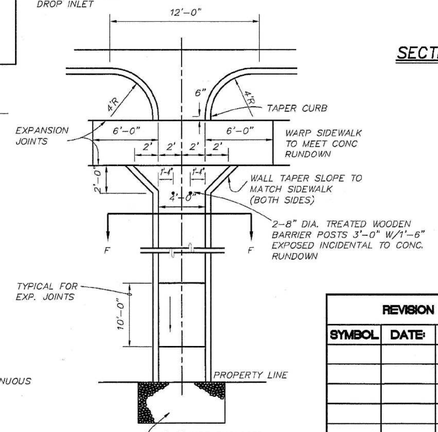


SPECIAL FLOOR DETAIL



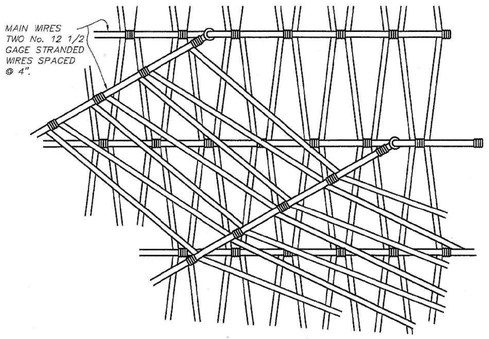
NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL SECTION F–F



CONCRETE DRAINAGE RUNDOWN

DETAIL OF SPLICE @ SKEWED INTERSECTION



RIPRAP – GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES: TWO NO. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES: SINGLE NO 12 1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT; 48 POUNDS PER 100 SQUARE FEET
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4X4X3/8 STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5. MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ–W–461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3"X4 3/4"
5. DETAIL FROM N M S H D DETAIL, SERIAL BRR–001–05

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C & G REQUIRE THAT ENTIRE SIDEWALK C & G STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 7–BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR–ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

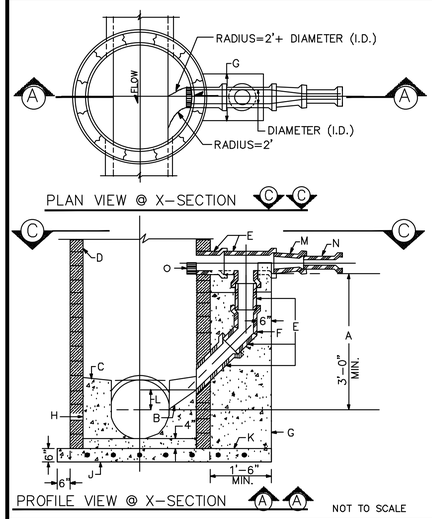
DRAINAGE DETAILS

DRAWN BY: CHARLIE GONZ. CHECKED BY: DATE: SHT

SHEET 14-1

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe



NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 18'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

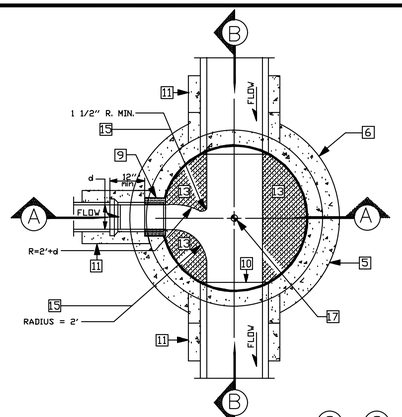
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

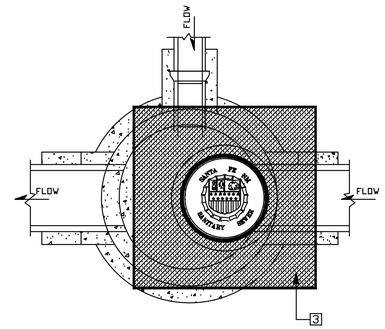
N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

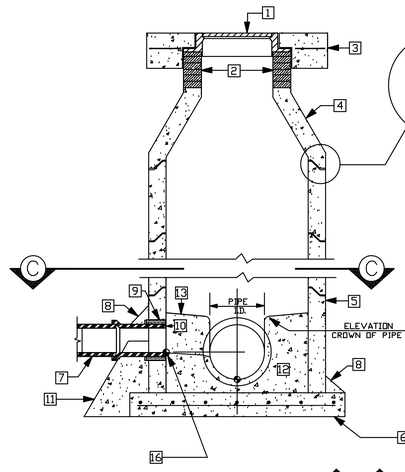
DROP MANHOLE DETAIL
DWG. #: SAS-1

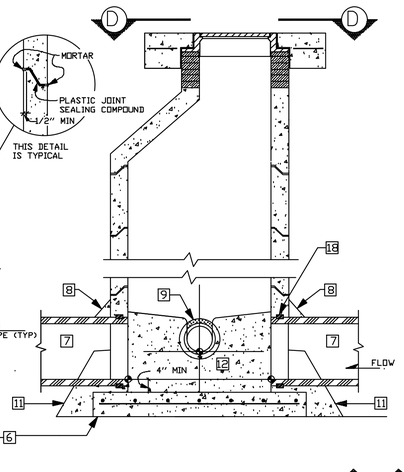


PLAN VIEW @ X-SECTION C C



PLAN VIEW @ X-SECTION D D





PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

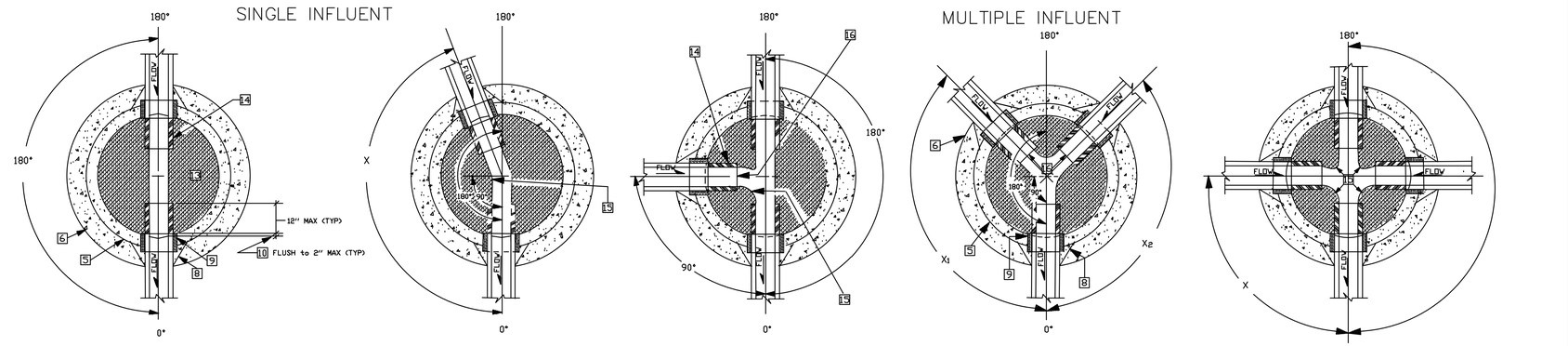
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

NOT TO SCALE

SCDT1-4 - 6/7/00

WATER QUALITY DIVISION — UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

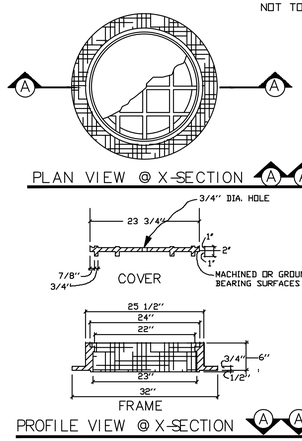
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT1-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	SHEET 14-2
APPROVED BY: E. BROWN	3 11-16-94	

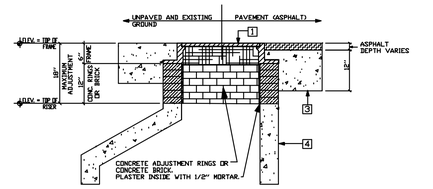
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

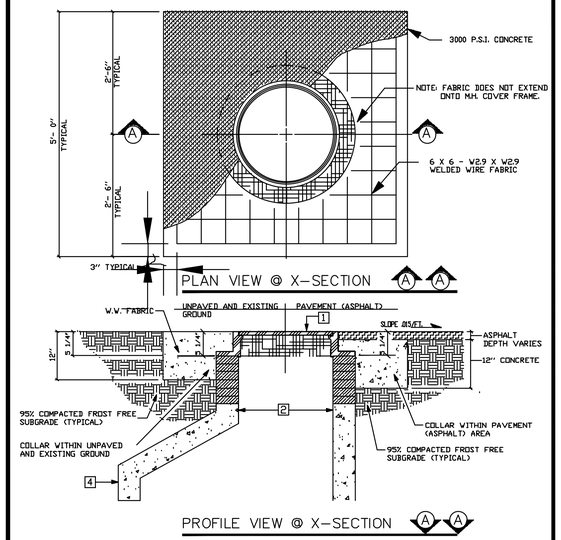
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

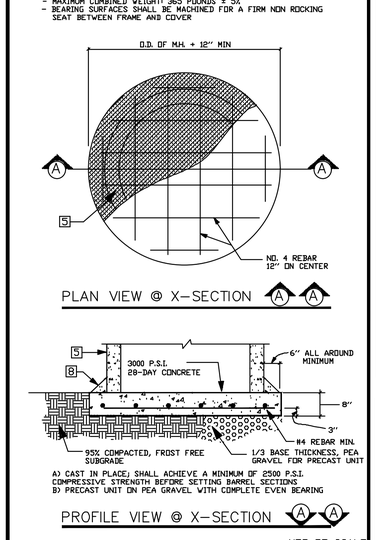
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

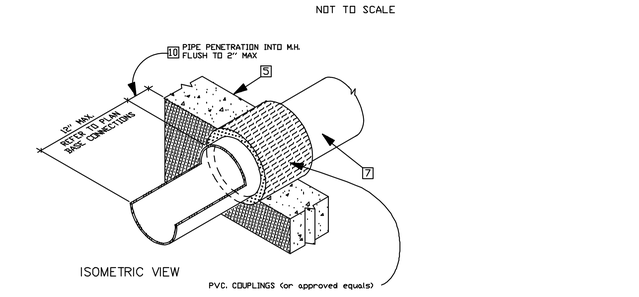


CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE

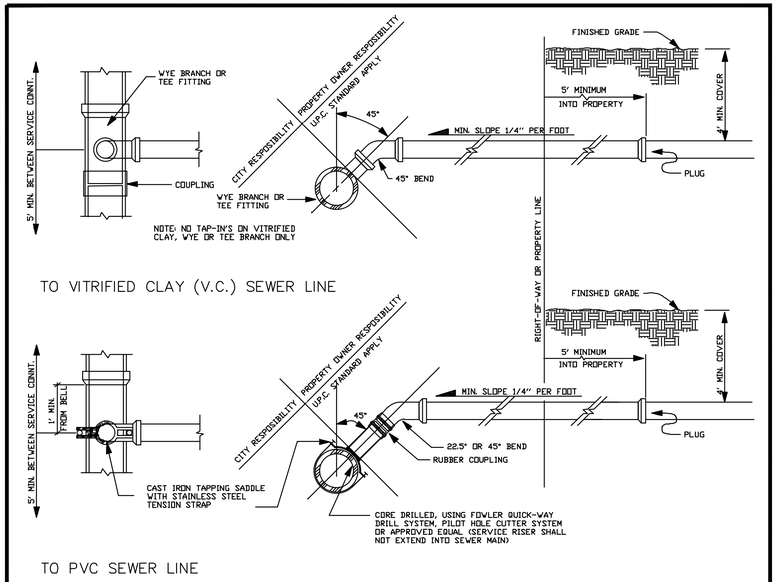


NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

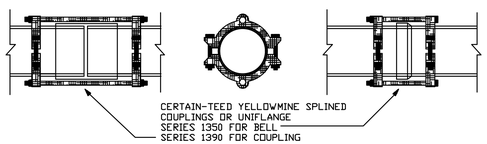


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

SCDT2-4 - 6/7/00

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

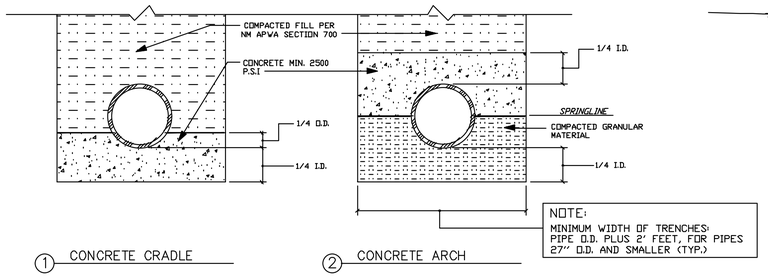
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	SHEET 14-3
APPROVED BY: E. BROWN	3 11-16-94	

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

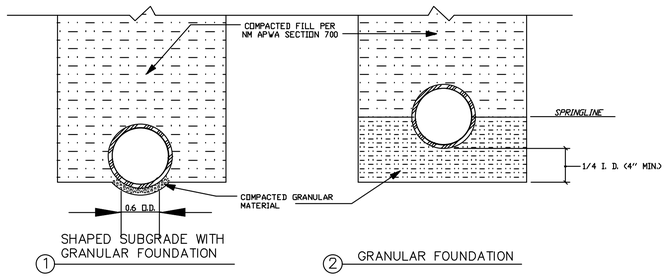
NOT TO SCALE

CLASS "A"



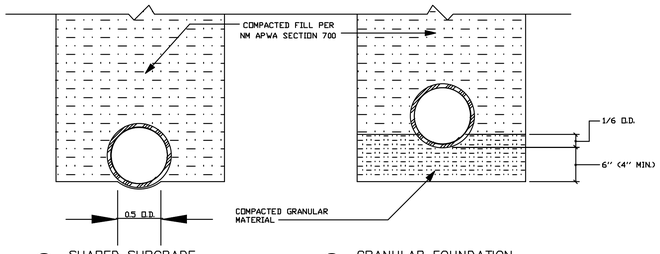
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

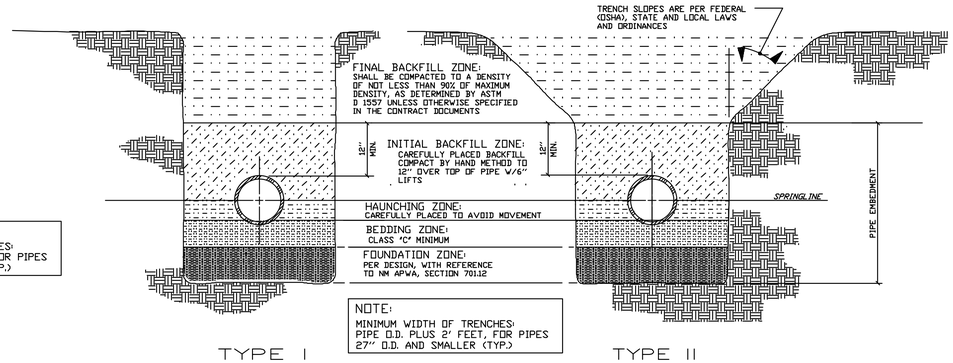


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

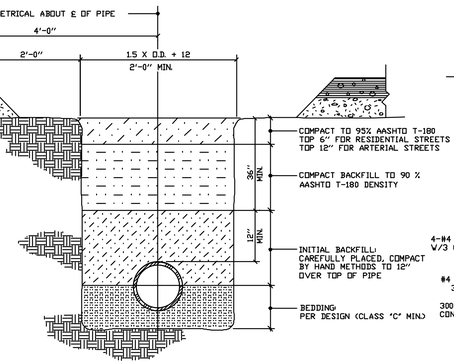
CLASS "C"



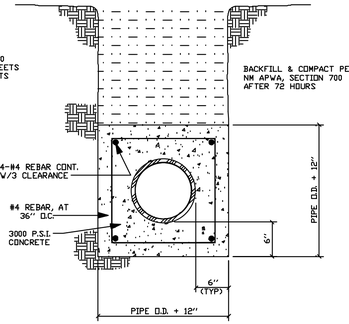
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

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CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
- A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
- B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
- A. BASE:
  1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
  2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
- B. PRECAST BARREL:
  1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
  2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
  3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
- A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
- B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
  1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL.
  2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
- C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
- D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
- E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
- F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
- G. SERVICE CONNECTIONS:
  1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
  2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
- H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
- A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
- B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
- C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
- D. FRAMES AND COVERS:
  1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
  2. MINIMUM COVER WEIGHT: 155 POUNDS
  3. MINIMUM COMBINED WEIGHT: 385 POUNDS +/- 5%
  4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
  5. COATING: NONE
  6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
  7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
  8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF POUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
- A. REQUIREMENTS:
  1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
  2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
  3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
  4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
  5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
- A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
- B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
- C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
- A. LINE: 0.20 FOOT
- B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

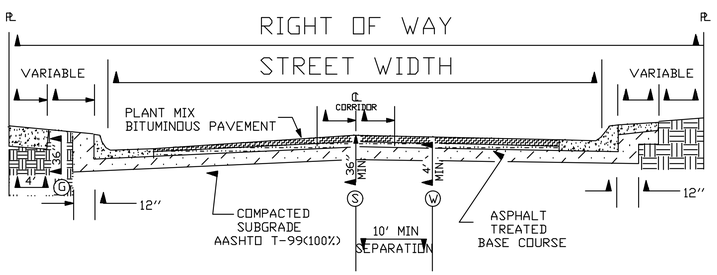
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



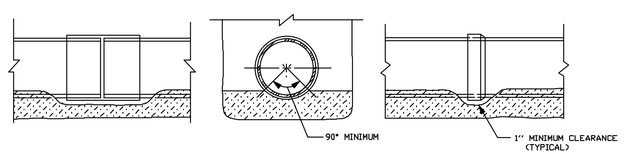
LEGEND

S SEWER	℄ PROPERTY LINE
G GAS	℄ CENTER LINE
W WATER	

NOT TO SCALE

SCDT3-4 - 6/7/00

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



NOT TO SCALE

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	1 8-4-92	3	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	4	SHEET 14-4
APPROVED BY: E. BROWN	3 11-18-94	5	

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

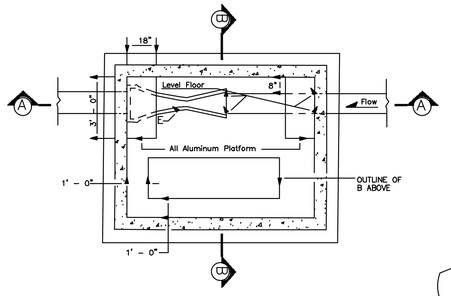
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

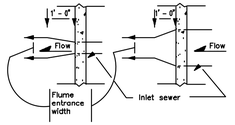
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 8.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

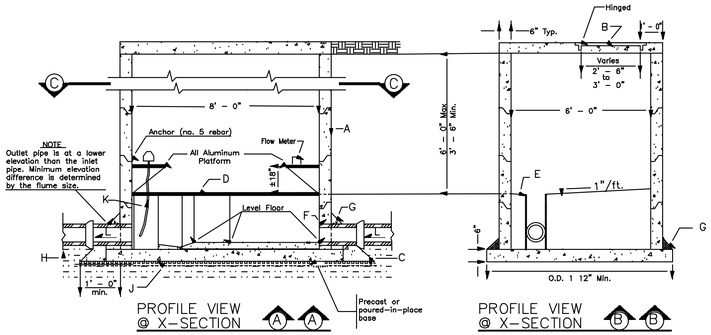
CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-8661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-DH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, FLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL
L. SLOPE PER TABLE 1



PLAN VIEW @ X-SECTION (C)(C)





PROFILE VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (B)(B)

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0028
12	0.0022
15	0.0015
18	0.0012

NOTE

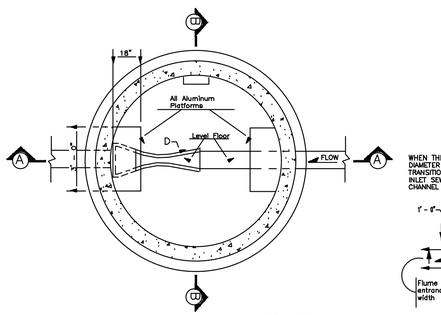
WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

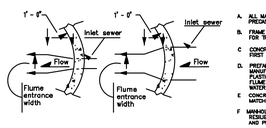
1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 8.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

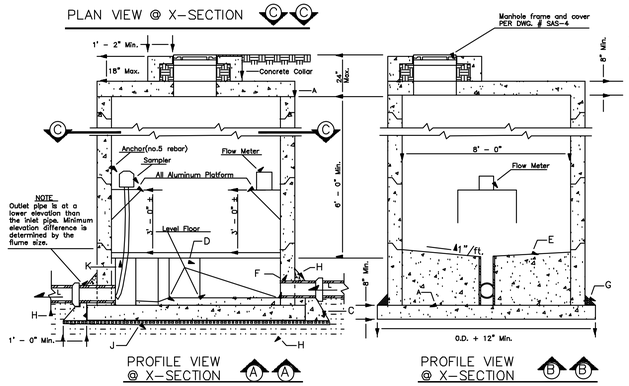
CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-8661-VH OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-6663-DH OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, FLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL.
L. SLOPE PER TABLE 1.



PLAN VIEW @ X-SECTION (C)(C)





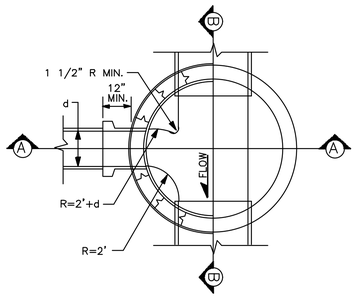
PROFILE VIEW @ X-SECTION (A)(A)

PROFILE VIEW @ X-SECTION (B)(B)

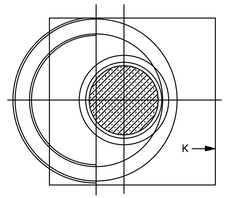
NOT TO SCALE

SCDT4-4X - 6/7/00

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



PLAN VIEW @ X-SECTION (C)(C)



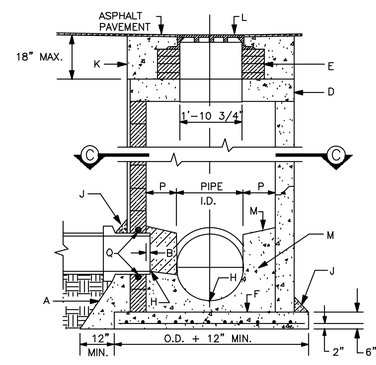
PLAN VIEW @ X-SECTION (D)(D)

GENERAL NOTES

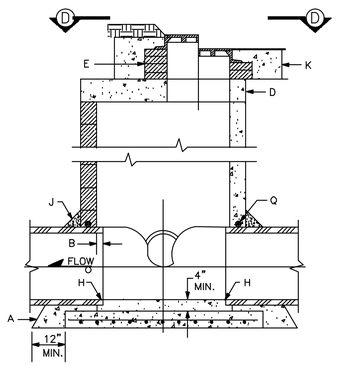
1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES OR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.



PROFILE VIEW @ X-SECTION (A)(A)



PROFILE VIEW @ X-SECTION (B)(B)

MANHOLE TYPE "C" DETAIL/DWG. # SAS-14

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET 14-5
APPROVED BY: E. BROWN		

TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.109	0.109	0.109	0.109	0.109	0.109	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
78	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.168	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.064	0.079	12
78	0.064	0.064	0.064	0.064	0.064	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.064	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.109	0.109	0.109	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

TABLE 3–R

HELICAL CORRUGATED STEEL PIPE – 5" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.079	12
72	0.064	0.064	0.064	0.064	0.079	0.079	12
78	0.064	0.064	0.064	0.064	0.079	0.079	12
84	0.064	0.064	0.064	0.079	0.079	0.109	12
90	0.064	0.064	0.064	0.079	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.109	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.138	18
120	0.109	0.109	0.109	0.109	0.109	0.138	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.168	0.168	0.168	0.168	0.168	0.168	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" x 3/4" x 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	67	95	156		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	*33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		*34	57	83	18
72			52	76	18
78			48	70	21
84			*44	65	21
90				60	24
96				*56	24
102				*50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	36	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		*22	38	18
78			35	24
84			33	24
90			*31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH * ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR UNCOATED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12, 2007 EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT" EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY, 3.0 FOR LONGITUDINAL SEAM STRENGTH, 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

◆ DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LRD, NOT LRFD YET.

◆ TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.11*	0.111	0.111	0.111	0.111	0.111	12
5.5	0.11*	0.111	0.111	0.111	0.111	0.111	12
6.0	0.11*	0.111	0.111	0.111	0.111	0.111	12
6.5	0.11*	0.111	0.111	0.111	0.111	0.111	12
7.0	0.11*	0.111	0.111	0.111	0.111	0.111	12
7.5	0.11*	0.111	0.111	0.111	0.111	0.111	12
8.0	0.11*	0.111	0.111	0.111	0.111	0.111	12
8.5	0.11*	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.111	0.140	18
12.0	0.111	0.111	0.111	0.111	0.111	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.111	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.111	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.170	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.218	0.243	36
22.5	0.218	0.218	0.218	0.218	0.218	0.243	36
23.0	0.218	0.218	0.218	0.218	0.218	0.243	36
23.5	0.243	0.243	0.243	0.243	0.243	0.243	42
24.0	0.243	0.243	0.243	0.243	0.243	0.280	42
24.5	0.243	0.243	0.243	0.243	0.243	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42
26.5	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THE MINIMUM SHOWN IN THE TABLES AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE THE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 8" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
6. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER IS DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE PROJECT MANAGER.
7. SEE 205–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
8. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
9. 703 PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULARD PIPE SIZE.
10. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

TIMOTHY A. GARCIA, NEW MEXICO, 14072, REGISTERED PROFESSIONAL ENGINEER, 4-10

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

MAXIMUM AND MINIMUM COVER STEEL–ROUND PIPES HELICAL CORRUGATED METAL AND STRUCTURAL PLATES

DESIGNED BY: DRAWN BY: SIG. CHECKED BY: YML/TM

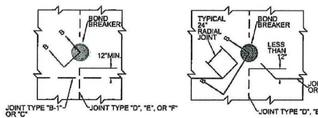
206–03–1/1 1 of 1

Sheet 206-03

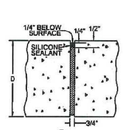
NOTES

A – ISOLATION JOINTS
B – LONGITUDINAL CONSTRUCTION JOINTS
C – LONGITUDINAL CONTRACTION JOINTS
D – TRANSVERSE CONTRACTION JOINT
E – PLANNED TRANSVERSE CONSTRUCTION JOINT
F – EMERGENCY TRANSVERSE CONSTRUCTION JOINT

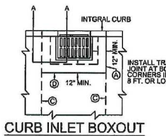
* IF PAVEMENT THICKNESS OF ADJACENT SLAB AT JOINT ARE THE SAME, USE JOINT TYPE "D"
IF PAVEMENT THICKNESS IS NOT THE SAME, USE JOINT TYPE "A"



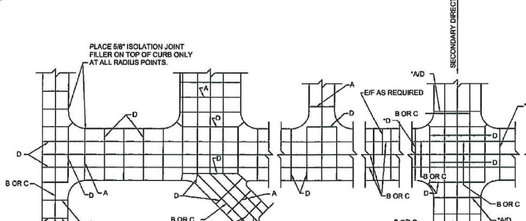
INLET OR MANHOLE CAST IN PAVEMENT



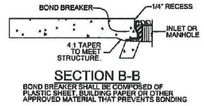
EXPANSION JOINT



CURB INLET BOXOUT

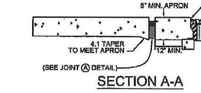


PLAN OF JOINT LOCATION

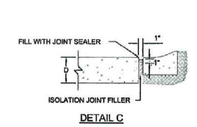


SECTION B-B

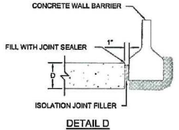
BOND BREAKER SHALL BE COMPOSED OF PLASTIC SHEET, BUILDING PAPER OR OTHER APPROVED MATERIAL THAT PREVENTS BONDING



SECTION A-A

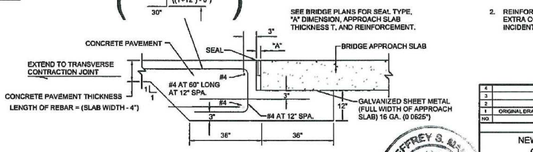


DETAIL C



DETAIL D

CURB/CWB JOINT DETAILS



JOINT DETAIL AT BRIDGE APPROACH SLAB

NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO AASHTO SPECIFICATIONS ALL DIMENSIONS REFER TO THE CENTERLINE OF BAR.
2. REINFORCING STEEL, SHEET METAL, AND EXTRA CONCRETE FOR SLEEPER ARE INCIDENTAL TO CONSTRUCTION.

NO	DATE	REVISIONS (OR CHANGE NOTICES) DESCRIPTION
4		
3		
2		
1		ORIGINAL DRAWING
NO	DATE	DESCRIPTION

NEW MEXICO DEPARTMENT OF TRANSPORTATION

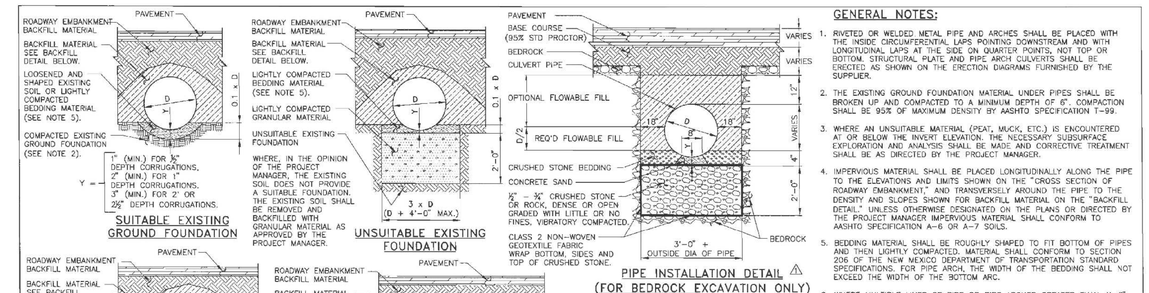
PCCP JOINT DETAILS

KEITH POLING, 9 Dec 14

Drawing File: C:\USERS\KPOLING\DOCUMENTS\MAN\455-01-2(2)2 REVISED JULY 11 2014.DWG 12:13 PM

SHEET NO. 455 - 01 - 2/2

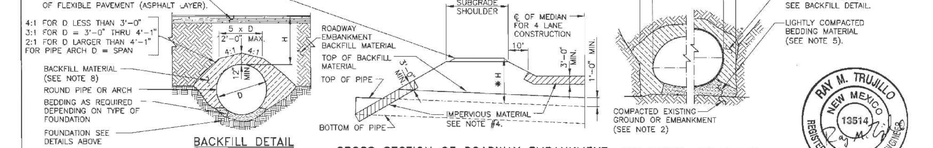
Sheet 450-02



GENERAL NOTES:

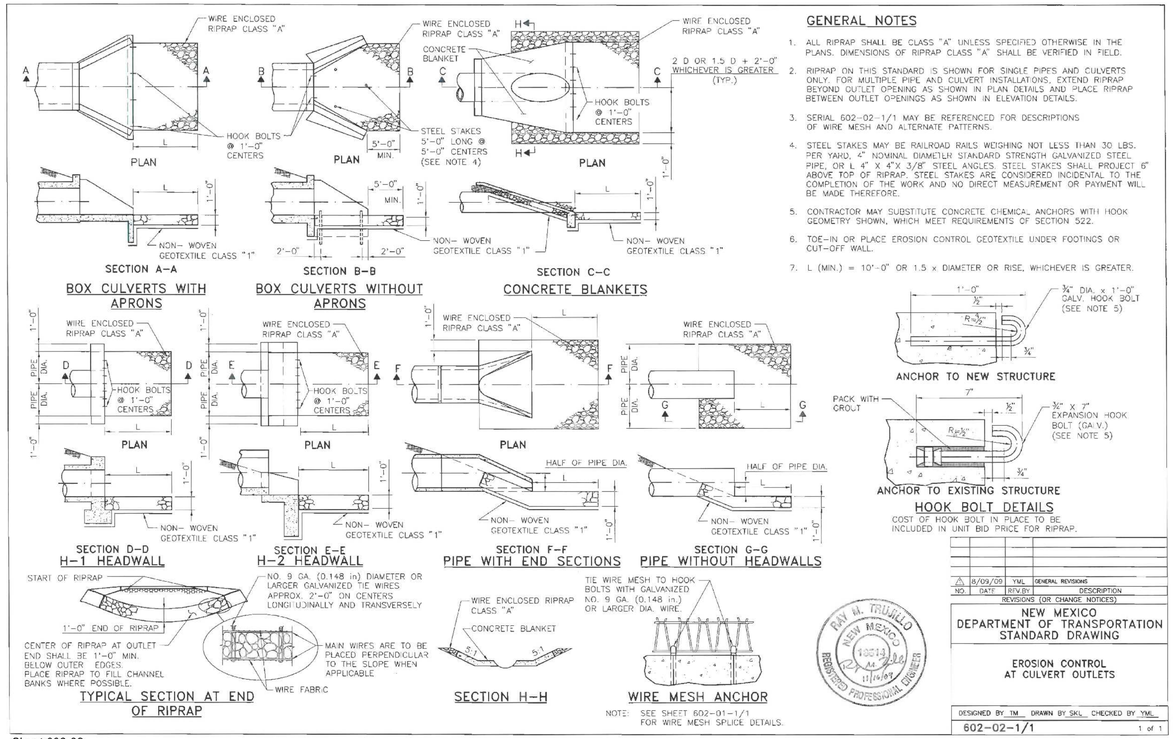
1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTION SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T–99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL." UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A–6 OR A–7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'–0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE–HALF DIAMETER OR 3'–0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTION OF BACKFILL MATERIAL. FOR DIAMETERS 4'–0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2'–0". SEE 570–02–1/2 OR 570–02–2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HUNCHES AND SIDES OF PIPES.
9. REFER TO 206–03–1/1 THRU 206–06–1/1 FOR TABLE OF MINIMUM AND MAXIMUM COVER AND CORRESPONDING GAUGE.

KEY	SYMBOL	DESCRIPTION
①		100% COMPACTION
②		90% COMPACTION

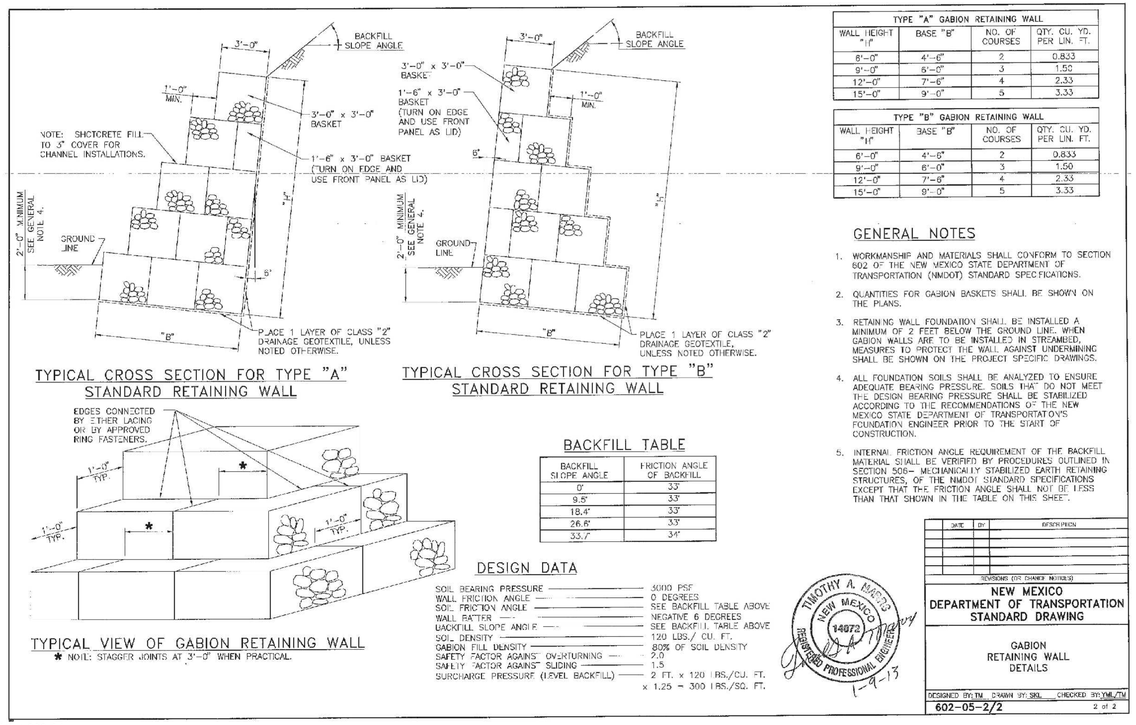


RAY M. TRUJILLO, NEW MEXICO, 13514, REGISTERED PROFESSIONAL ENGINEER, 5/29/08

NO	DATE	REV BY	DESCRIPTION



Sheet 602-02



BACKFILL SLOPE ANGLE	FRICTION ANGLE OF BACKFILL
0°	35°
9.5°	35°
18.4°	33°
26.6°	33°
33.7°	34°

TYPE "A" GABION RETAINING WALL

WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
8'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

TYPE "B" GABION RETAINING WALL

WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-0"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

GENERAL NOTES
1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO SECTION 602 OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD SPECIFICATIONS.
2. QUANTITIES FOR GABION BASKETS SHALL BE SHOWN ON THE PLANS.
3. RETAINING WALL FOUNDATION SHALL BE INSTALLED A MINIMUM OF 2 FEET BELOW THE GROUND LINE. WHEN GABION WALLS ARE TO BE INSTALLED IN STREAMBED, MEASURES TO PROTECT THE WALL AGAINST UNDERMINING SHALL BE SHOWN ON THE PROJECT SPECIFIC DRAWINGS.
4. ALL FOUNDATION SOILS SHALL BE ANALYZED TO ENSURE ADEQUATE BEARING PRESSURE. SOILS THAT DO NOT MEET THE DESIGN BEARING PRESSURE SHALL BE STABILIZED ACCORDING TO THE RECOMMENDATIONS OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION'S FOUNDATION ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. INTERNAL FRICTION ANGLE REQUIREMENT OF THE BACKFILL MATERIAL SHALL BE VERIFIED BY PROCEDURES OUTLINED IN SECTION 506- MECHANICALLY STABILIZED EARTH RETAINING STRUCTURES, OF THE NMDOT STANDARD SPECIFICATIONS EXCEPT THAT THE FRICTION ANGLE SHALL NOT BE LESS THAN THAT SHOWN IN THE TABLE ON THIS SHEET.

NO.	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

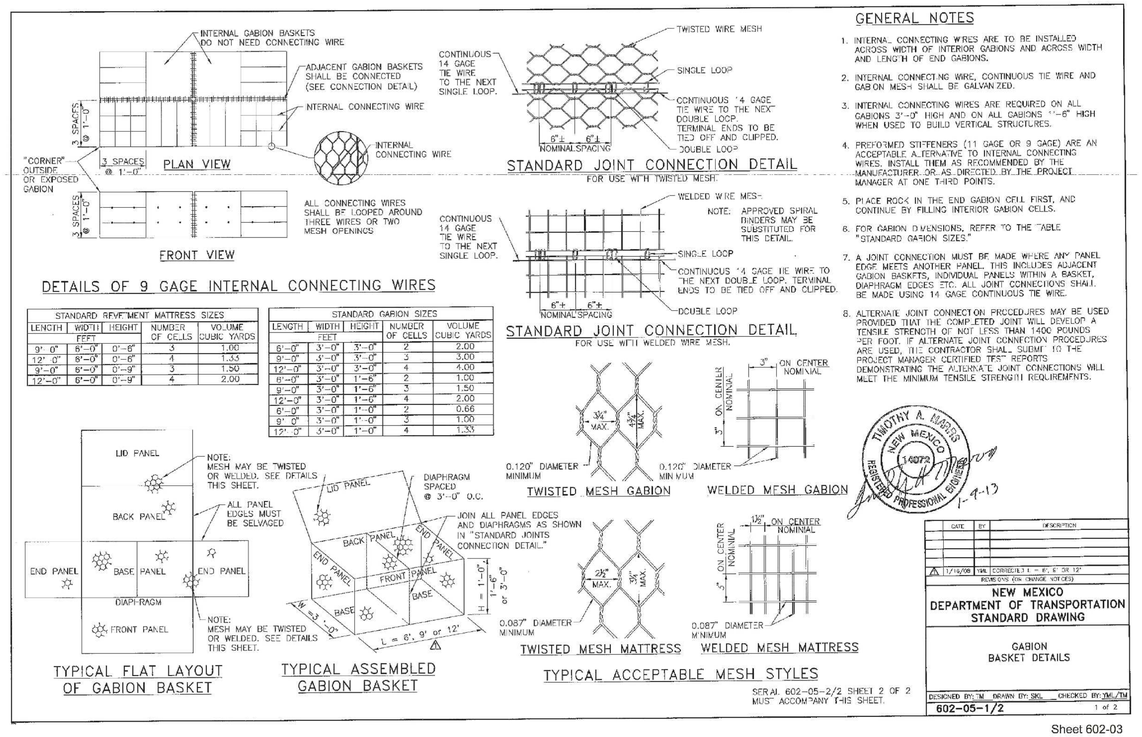
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

GABION RETAINING WALL DETAILS

DESIGNED BY: TM DRAWN BY: SKL CHECKED BY: YML/TM

602-05-2/2 2 of 2

Sheet 602-04



STANDARD REVETMENT MATTRESS SIZES

LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
9'-0"	6'-0"	0'-6"	3	1.00
12'-0"	6'-0"	0'-6"	4	1.33
9'-0"	6'-0"	0'-9"	3	1.50
12'-0"	6'-0"	0'-9"	4	2.00

STANDARD GABION SIZES

LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
	FEET			
6'-0"	3'-0"	3'-0"	2	2.00
9'-0"	3'-0"	3'-0"	3	3.00
12'-0"	3'-0"	3'-0"	4	4.00
6'-0"	3'-0"	1'-6"	2	1.00
9'-0"	3'-0"	1'-6"	3	1.50
12'-0"	3'-0"	1'-6"	4	2.00
6'-0"	3'-0"	1'-0"	2	0.66
9'-0"	3'-0"	1'-0"	3	1.00
12'-0"	3'-0"	1'-0"	4	1.33

SERIAL 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

NO.	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)
1	11/16/09	YML	CORRECTED 1 = 6", 9" OR 12"

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

GABION BASKET DETAILS

DESIGNED BY: TM DRAWN BY: SKL CHECKED BY: YML/TM

602-05-1/2 1 of 2

Sheet 602-03

SHEET 14-7

SUMMARY
FILENAME

GENERAL NOTES:

1. *NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.*
2. *THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).*
3. *REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.*
4. *PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND /OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR RAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.*
5. *VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.*
6. *HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.*
7. *PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.*
8. *SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.*
9. *INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.*
10. *VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.*
11. *CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.*

SIDEWALKS

12. *SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 605-01-01.*
13. *SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).*
14. *SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.*
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. *ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.*
16. *THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.*

CURB RAMPS

17. *FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.*
18. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
19. *CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.*
20. *CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT, AND THE SIDEWALK SLOPE.*
21. *THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.*
22. *CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.*
23. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
24. *ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).*

CROSSWALKS

25. *PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.*

DETECTABLE WARNING

26. *DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.*
27. *DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. *FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.*
29. *PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 48" ABOVE THE SIDEWALK SURFACE.*
30. *PEDESTRIAN SIGNAL SHALL HAVE 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.*

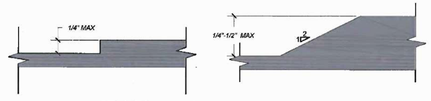
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

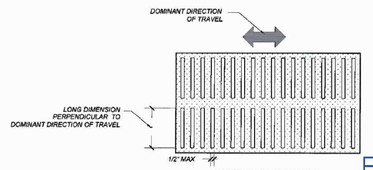
31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.*

32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*

33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

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file path

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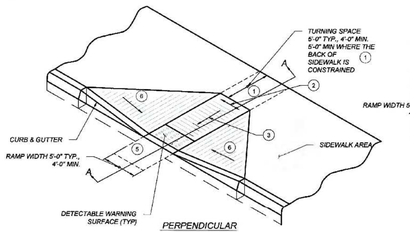
SUMMARY
FILENAME



PERPENDICULAR CURB RAMP
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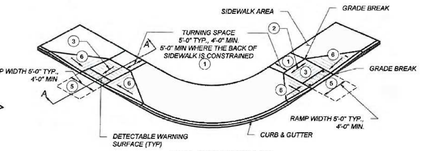
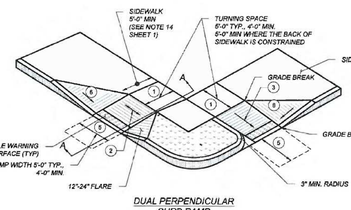


DUAL PERPENDICULAR CURB RAMP
(PREFERRED INSTALLATION)
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP
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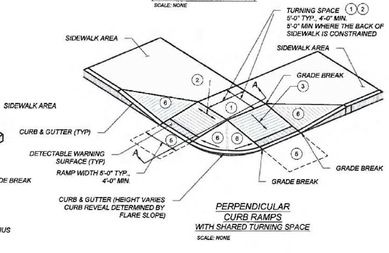


PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

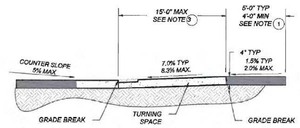
NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*

D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*



SECTION A-A
SCALE: NONE

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PERPENDICULAR
CURB RAMPS

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

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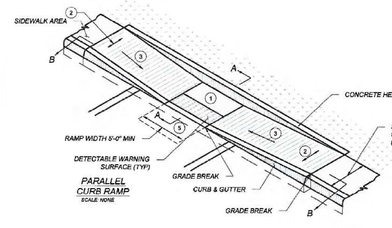

PARALLEL CURB RAMP
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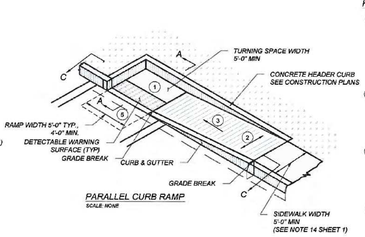

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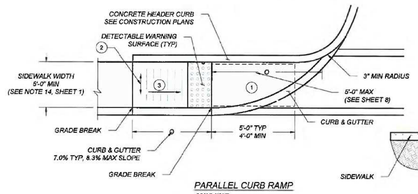
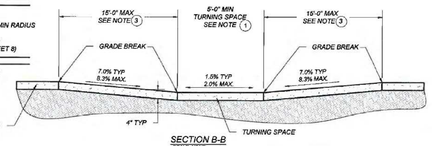
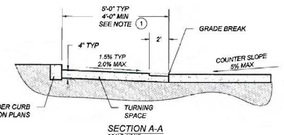
SCALE: NONE



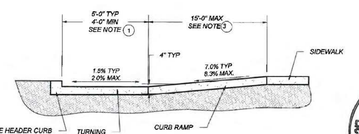
PARALLEL CURB RAMP
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

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DRAWING SCALE = NOT TO SCALE

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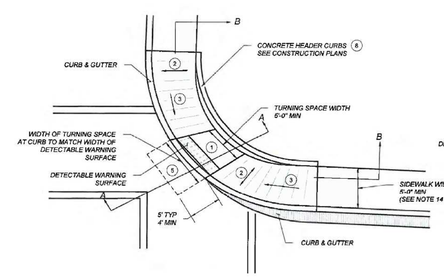
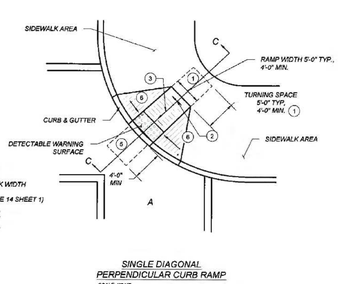
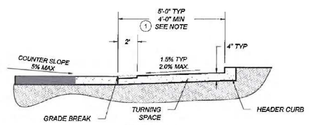


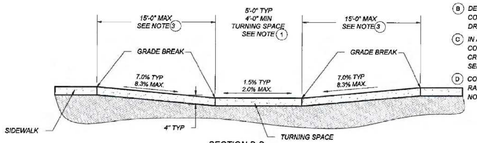
SINGLE DIAGONAL PARALLAL CURB RAMP
SCALE: NONE



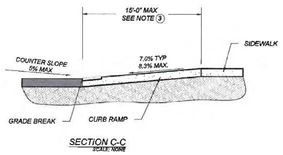
SINGLE DIAGONAL PERPENDICULAR CURB RAMP
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.*

NOTES:

A. *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*

B. *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*

C. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*

D. *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*

MICHAEL J. SMELKER NEW MEXICO 15350 REGISTERED PROFESSIONAL ENGINEER 7-13-15

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DIAGONAL
CURB RAMPS

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

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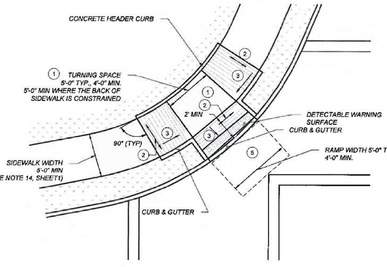
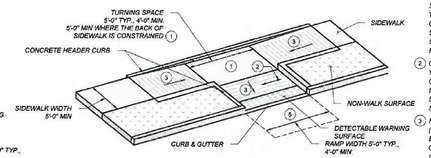
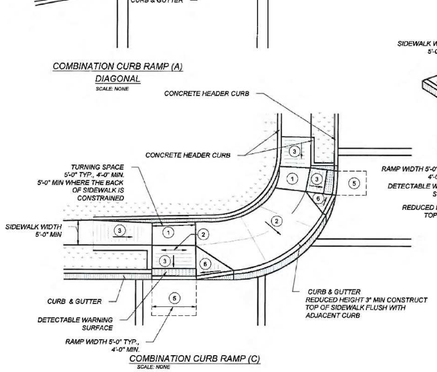


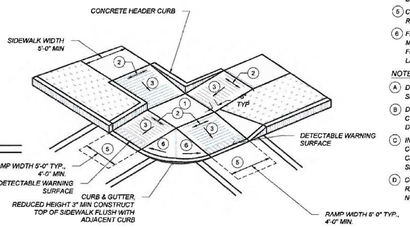
COMBINATION CURB RAMP (A) DIAGONAL
SCALE: NONE



COMBINATION CURB RAMP (B)
SCALE: NONE



COMBINATION CURB RAMP (C)
SCALE: NONE



COMBINATION CURB RAMP (D) WITH SHARED TURNING SPACE
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB. UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-B12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 609004 AND NO SEPARATE PAYMENT WILL BE MADE.



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REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION CURB RAMPS

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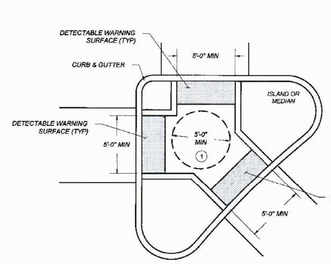
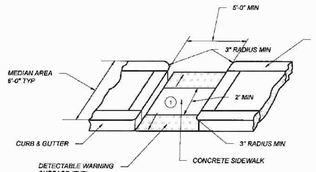
DRAWING SCALE = NOT TO SCALE



PEDESTRIAN REFUGE ISLAND CURB RAMP
SCALE: NONE



TYPICAL CUT-THROUGH PEDESTRIAN REFUGE ISLAND OPENING WITH CURB SIDES
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%) EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB. UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-B12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 609004 AND NO SEPARATE PAYMENT WILL BE MADE.



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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

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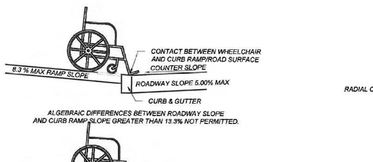
DRAWING SCALE = NOT TO SCALE



CHANGE OF GRADE LIMITATIONS
SCALE: NONE

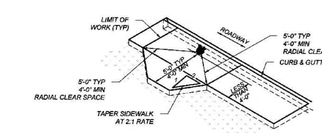


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

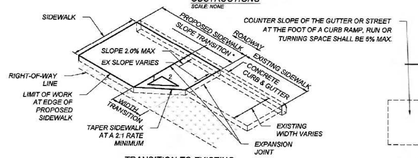
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:

1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE



SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE: NONE



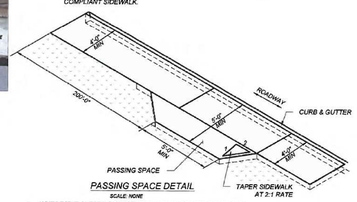
TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE: NONE

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1 FT.

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

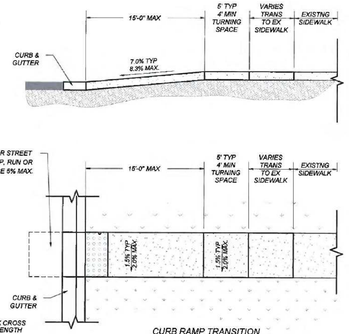
DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTE IS GREATER THAN 48 AND LESS THAN 60, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 3000 MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.



CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL



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STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

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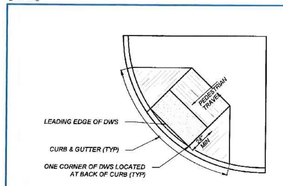


PLAN

SECTION D-D

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
SCALE: NONE

DOME SPACING
A: CENTER TO CENTER SPACING 1.6" MIN TO 2.4" MAX
B: BASE TO BASE SPACING 0.65" MIN

DOME SECTION
A: TOP DIAMETER 50%-65% OF D
B: BASE DIAMETER 0.9" TO 1.4" MAX

DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNING SURFACE (DWS): A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, BLENDED TRANSITION, AN EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

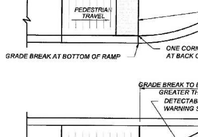
EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

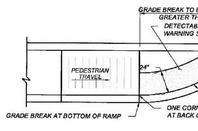


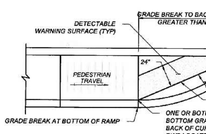
DETECTABLE WARNING SURFACE
SCALE: NONE

NOTES:

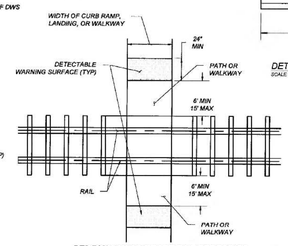
1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.



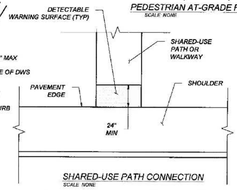




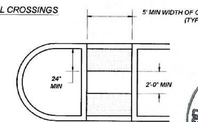
DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE



PEDESTRIAN AT-GRADE RAIL CROSSINGS
SCALE: NONE

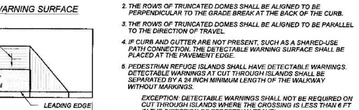


SHARED-USE PATH CONNECTION
SCALE: NONE



MEDIAN CUT-THROUGH
SCALE: NONE

EXCEPTION: IF THE LENGTH BETWEEN TWO DWS SURFACE IS LESS THAN 2' THEN DETECTABLE WARNING SURFACE WILL NOT BE INSTALLED



DETECTABLE WARNING SURFACE
SCALE: NONE



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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

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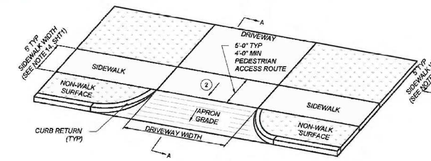
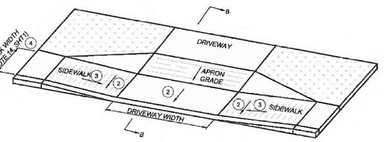


TYPE 2
DRIVEWAY APRON
SCALE: NONE



TYPE 3A
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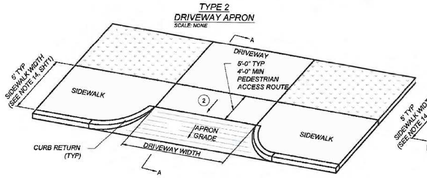
SCALE: NONE



TYPE 2A
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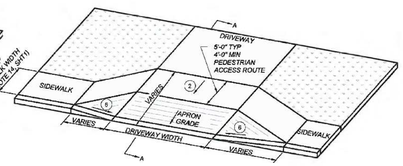
SCALE: NONE



TYPE 2C
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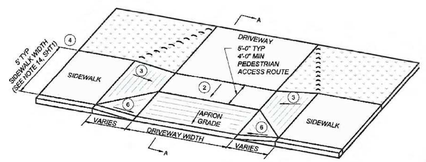
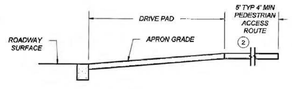
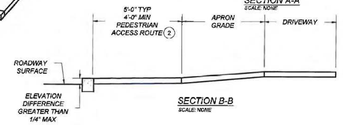
SCALE: NONE



TYPE 2B
DRIVEWAY APRON
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
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4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP'S RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OR RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

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D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
CHIEF ENGINEER DATE

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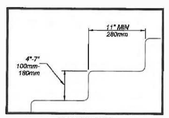
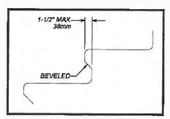
STAIRWAY REQUIREMENTS

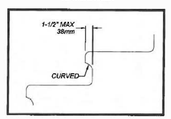
1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (13mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



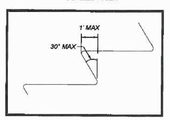
VERTICAL RISER



BEVELED RISER



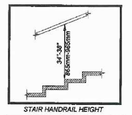
CURVED RISER



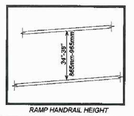
ANGLED RISER

HANDRAIL REQUIREMENTS

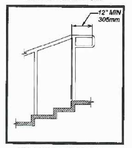
1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM.
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
   EXCEPTION:
   HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
   A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
   B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
   C. EDGES HAVE 11 INCH (328MM) MINIMUM RADIUS.
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25 INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH (160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
   EXCEPTIONS:
   A. EXTENSIONS ARE NOT REQUIRED WHERE CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS
   B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL GUARD, OR THE LANDING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



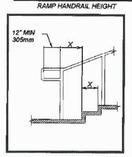
STAIR HANDRAIL HEIGHT



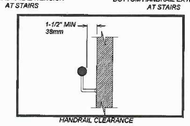
RAMP HANDRAIL HEIGHT



TOP HANDRAIL EXTENSION AT STAIRS



BOTTOM HANDRAIL EXTENSION AT STAIRS



HANDRAIL CLEARANCE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED _____ 1-13-15
CHIEF ENGINEER DATE

608-001-11

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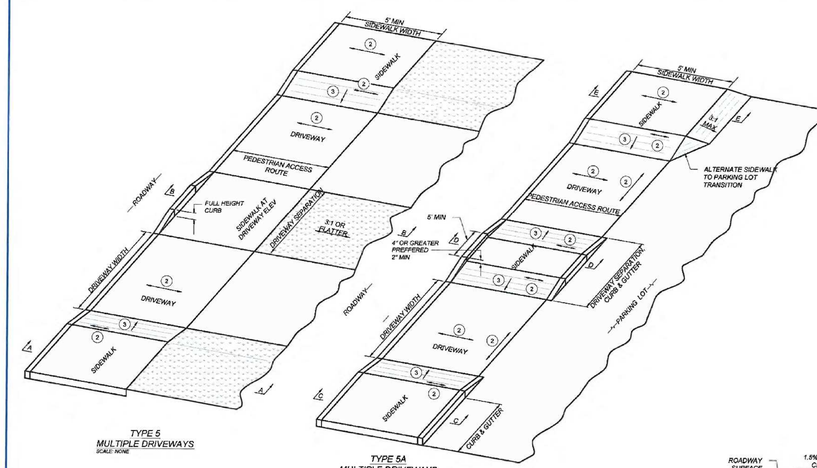
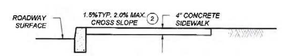


TYPE 5
MULTIPLE DRIVEWAYS
SCALE: NONE

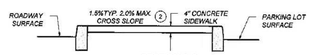
TYPE 5A
MULTIPLE DRIVEWAYS
SCALE: NONE



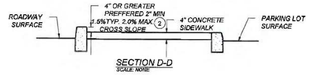
SECTION A-A
SCALE: NONE



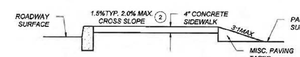
SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE



SECTION D-D
SCALE: NONE



SECTION E-E
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX. (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP'S RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DRIVEWAY APRONS

APPROVED _____ 1-13-15
CHIEF ENGINEER DATE

608-001-10

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ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS. ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY

ACCESSIBLE PARKING REQUIREMENTS:

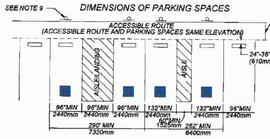
1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-900	16	3
901-1000	20	3
OVER 1, 000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE IS PREFERRED TO BE AT THE RIGHT SIDE (PASSENGER SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIDEWALK IS 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 5.0:1 MAXIMUM CROSS SLOPE WITH A RUNNING SLOPE OF 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE.) HANDLING VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm). LOCATED AT THE HEAD OF THE PARKING SPACE VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING .
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE ACCESS AISLES STRIPING SHALL BE 30 INCHES (760mm) ON CENTER ACCESS AISLE SHALL HAVE THE WORD "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED.

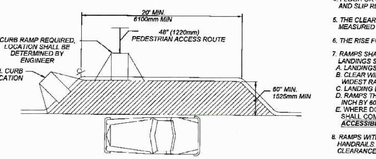
SEE NOTE 9



DIMENSIONS OF PARKING SPACES

ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

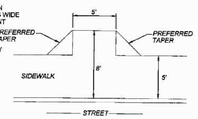
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2895mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



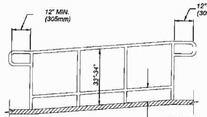
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1 EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (76mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM.
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
   A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
   B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
   C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
   D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
   E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH **2010 ANSI/ICC/A 117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES** OR **ADA STANDARDS FOR ACCESSIBLE DESIGN** 2010 ADAS SECTION 404.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

   EXCEPTIONS:
   A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
   B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
   C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.
10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE, OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL OR AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm).
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING
AND PASSENGER LOADING ZONES

APPROVED _____ 1-13-15
CHIEF ENGINEER DATE

608-001-12

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Planning and Land Use Department
Planning Commission Staff Report

Case No's: 2024-8901 & 8902

Hearing Date: June 5th, 2025

Agent: JenkinsGavin Inc.

Owner: Cold Water Development Fund QOZF,

Request: Rezoning and Master Plan

Location: 2768 Agua Fria

Case Mgr.: Joel Cruz-Haber

Zoning: Mixed-Use (MU)

Future Land Use: Transitional Mixed-Use

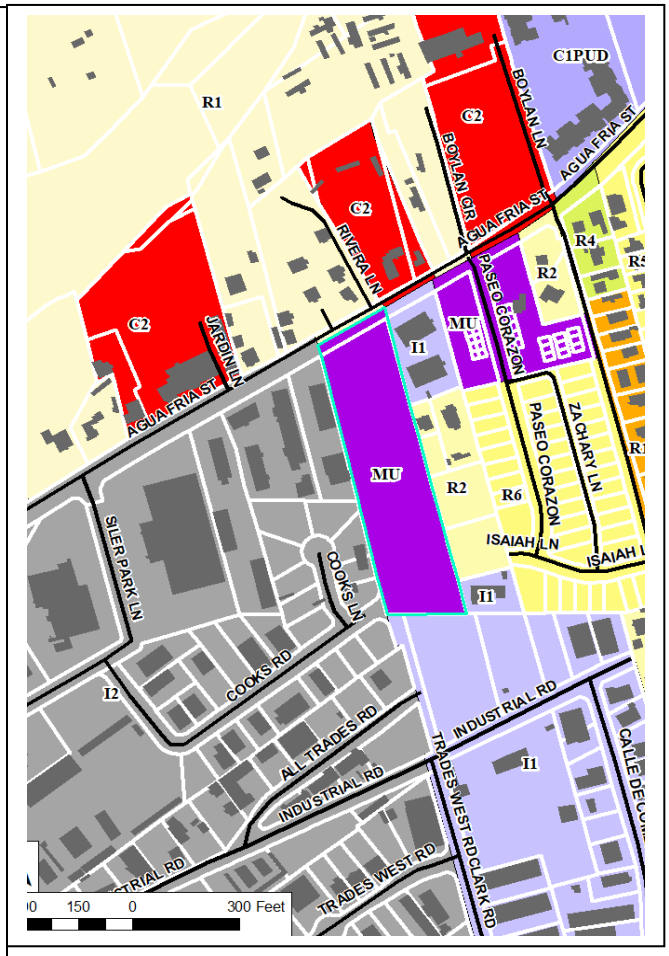
Overlay: Rivers and Trails Archeological District

Master Plan: None

Pre-app Mtg: December 7th, 2023

ENN Mtg: February 29th, 2024 & April 23rd, 2024

Proposal: The applicant requests approval for the Rezoning of a lot from MU (Mixed Use) to C-2 (General Commercial) and the approval of a Master Plan to develop a 130-unit mixed-use community.



Case #2024 – 8901 2768 Agua Fria Rezoning. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Owner, requests approval for a rezoning of a 4.12-acre lot located at 2768 Agua Fria Rd. from MU (Mixed Use) to C-2 (General Commercial) (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505) 955-6684).

Case #2024 – 8902 2768 Agua Fria Master Plan. JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Owner, requests approval of a master plan on a 4.12-acre lot located at 2768 Agua Fria Rd. to develop a 130-unit mixed-use community. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505)955-6684).

I. RECOMMENDATION:

City Planning and Land Use Department staff ("Staff") recommends **the Planning Commission recommend the Governing Body *approve* Case #2024 – 8901 2768 Agua Fria Rezoning** and **Case #2024 – 8902 2768 Agua Fria Master Plan**.

Two motions will be required for this case:

1. *Recommend the Governing Body approve or deny Case #2024-8901 - "2768 Agua Fria Rezoning."*

2. *Recommend the Governing Body approve or deny Case #2024-8902 - "2768 Agua Fria Master Plan," subject to the conditions of approval and technical corrections.*

II. EXECUTIVE SUMMARY:

The 4.12-acre subject property is located at 2768 Agua Fria, just east of the Siler and Agua Fria intersection (the "Property"). The applicant ("Applicant") asks the Planning Commission to recommend that the Governing Body approve 1) rezoning the Property from Mixed-Use to C-2 (General Commercial) (the "Rezoning"), and 2) a master plan that proposes a development comprised of two (2) multifamily buildings and one (1) mixed-use building, totaling 71,500 SF (square feet), including 130 residential units and 1,450 SF of retail space (the "Master Plan"). The Master Plan includes a pool, clubhouse, courtyard, playground and 185 parking spaces. If the Master Plan is approved, the Applicant would be required to submit a development plan that provides further details for the proposed mixed-use development. The Applicant has not requested any variances for the Master Plan and based on Staff's review of all relevant and available material; it is Staff's conclusion that no variances are needed at this time.

III. PROJECT ANALYSIS

A. Property Information

The subject property is a vacant 4.12-acre parcel located at 2768 Agua Fria Street, just east of the Siler Road and Agua Fria Street intersection (the "Property"). According to the future land use map ("Future Land Use Map") (s*ee* Figure 2: *"Future Land Use Map"*) the Property is designated as Transitional Mixed Use ("TMXU"). The City's official zoning map ("Zoning Map") designates the Property as Mixed Use or "MU" and provides that the Property lies within the River and Trails Archaeological Review District Overlay.

The Code requires that all rezonings be consistent with the applicable policies of the 1999 General Plan ("General Plan"), including the Future Land Use map. The Future Land Use Map's TMXU policy designation allows a "mixing of compatible land uses within the same tract." The TMXU definition does not identify an appropriate residential density range, only that development "may include such uses as residential, including single-family and multi-family residential where the scale and intensity are deemed appropriate…and appropriately scaled retail/services that are intended to primarily serve the residential uses as an added local amenity." Therefore, the Future Land Use Map does not call for any specific density for the Property. However, the zone does regulate residential density, based on the height of buildings, with shorter buildings being more limited than taller ones:

> *Buildings of twenty-five (25) feet or less in height shall not exceed a maximum of twelve (12) dwelling units per acre and buildings of between twenty-five (25) feet and thirty-five (35) feet or less in height shall not exceed fourteen (14) dwelling units per acre.*
>
> Santa Fe City Code ("SFCC" or "Code") 1987, § 14-7.3(B)(1)(d)(ii)

The requested C-2 rezoning, if approved, would be consistent with the Future Land Use Map; therefore, no General Plan amendment is required in order to approve the Rezoning. In addition, the change from MU to C-2 eliminates the density restrictions established by the MU District and therefore is more consistent with General Plan policies encouraging infill development[1], mixed uses[2], and concentrating the population at greater densities to reduce car dependency[3]

[1] *See* General Plan Policy 3-G-3: "There shall be infill development at densities that support the construction of affordable housing, and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area, including the Railyard property."
[2] *See* General Plan Policy 3-G-2: "There shall be a mix of uses and housing types in all parts of the city."
[3] *See* General Plan Policy 4-1-G-2:"Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes."

Figure 1: Proposed Master Plan Site (boundary for illustrative purposes only)



Figure 2: Future Land Use Map

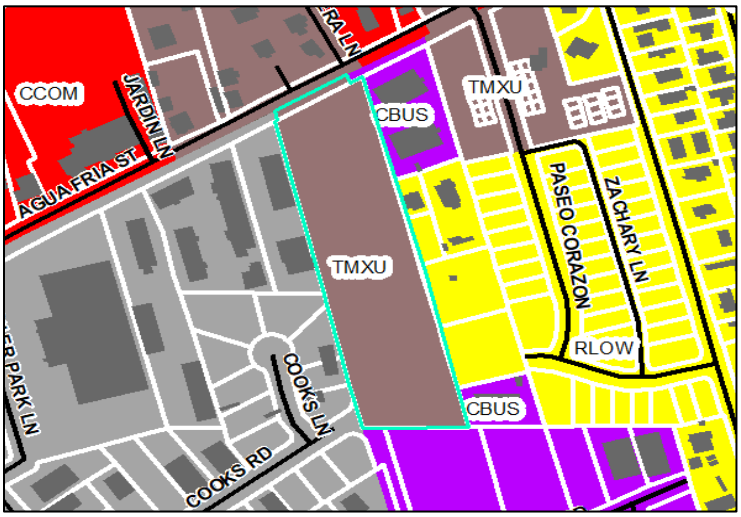
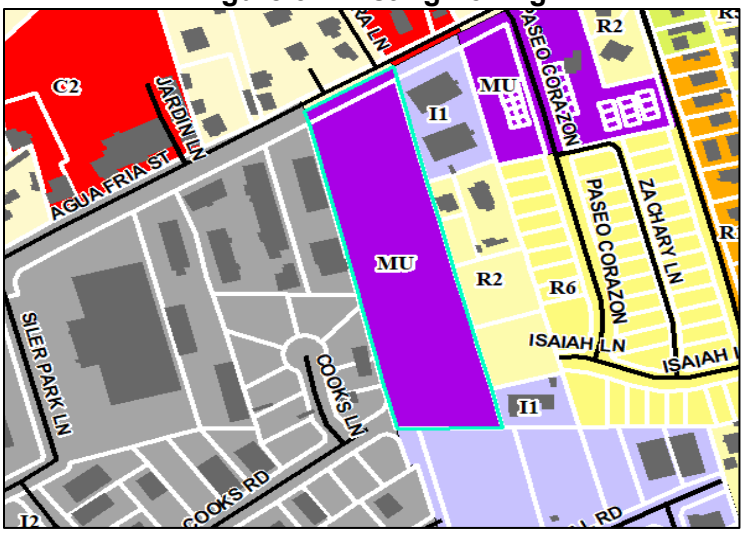


Figure 3: Existing Zoning



B. Surrounding Zoning and Land Use

Zoning designations for the surrounding properties include I-2 (Heavy Industrial), I1 (Light Industrial), General Commercial (C-2) and R-2 and R-1 (low density residential). The City Zoning Map is shown in Figure 3: *"Existing Zoning*."

The surrounding land includes single-family residential units to the north and east, commercial uses to the west, and a scrapyard to the southwest. Nearby uses include live-work units, multifamily uses, restaurants and a brewery.

C. Project Zoning

The Property is currently zoned MU (Mixed-Use), but the Applicant has requested to rezone the property to C-2 (General Commercial). C-2 district allows for retail space, multifamily, and other commercial uses listed in the table of permitted uses per §14-6.1. The proposed rezoning and Master Plan I meet all dimensional standards for C-2 as shown in the table below.

Table 1. Zoning Requirements

Requirement	C-2	Proposed
Height	45 feet	45 feet
Setbacks	Street: 15 feet Rear: 10 feet Side: 0 feet	30 feet +
Open Space	250 SF/unit = 32,500 SF	52,300 SF
Lot Coverage	60% maximum	40%
Density	None	31 units/acre

D. Legal Lot of Record

The Applicant has provided a certificate of compliance for a legal lot of record that was approved by the Planning Commission on April 4, 2024, as a part of case # 2024-7951. (Attachment C-5)

E. Master Plan

As stated in the "Executive Summary," the Master Plan includes two (2) multifamily buildings and one (1) mixed-use building. The three buildings together are 71,500 SF and propose 130 residential units as well as 1,450 SF of retail space. The Master Plan includes a pool, clubhouse, courtyard, playground, dog park, twelve (12) bicycle parking spaces and 185 vehicular parking spaces. The Applicant is providing a public Right-of-Way (ROW) easement that connects Isaiah Lane to Cooks Road for a future connection. Should the city develop the road extension from Isaiah Lane through the property and connection to Cooks Road, the dog park and 6 vehicular parking spaces will be eliminated. The Master Plan would still meet open space requirements even if the dog park were to be eliminated to accommodate the road extension in the future., and the Applicant submitted a parking study that includes the elimination of the 35 vehicular parking spaces.

F. Access and Traffic

primary vehicular access to the Property will be from Agua Fria Street, with a secondary gated emergency access point located at the southwest corner of the property on Cooks Road. In response to Staff's request the Applicant has dedicated a 42-foot-wide access and utility easement to accommodate a potential future extension of Cooks Road to connect to the proposed secondary emergency access point at the southeast corner of the parcel. The Applicant will provide appropriate encumbrances and dedication for the road easement connecting Isaiah Lane to Cooks Road, prior to recording any future development plan.

Primary pedestrian, transit and cycling is also from Agua Fria Street, but additional pedestrian access to Cooks Road will be provided via a private gate. Cyclists can access the property via a bicycle lane on Agua Fria Rd or the pedestrian gate off Cooks Road. Transit riders are served by two (2) westbound bus stops, three (3) eastbound bus stops, located within a five-minute walking distance of the subject parcel along route one (1) also known as Agua Fria route.

According to the attached Traffic Impact Analysis (TIA), all studied intersections are projected to operate at acceptable levels of service. Additionally, an eastbound right-turn deceleration lane at the main site entrance is warranted during the afternoon peak hour.

Phillip Gallegos of Wilson & Company has reviewed the TIA on behalf of the City Traffic Division and agrees with the TIA. Comments from the City Traffic Division and Wilson & Company can be found in attachment A.

G. Fire Prevention and Emergency Access

Per the Master Plan, fire and other emergency vehicles will primarily be able to access the driveway off Agua Fria St. Secondary fire and emergency access will be provided off Cooks Rd. There are two fire hydrants close to the property, one approximately sixty (60) feet west of the property on the south side of Agua Fria Street, and the second on the north side of Cooks Road approximately eighty-six (86) feet west of the property. If a development plan is submitted for the master planned area in the future, the Applicant will be required to submit further information and analysis regarding fire prevention.

The City Fire Prevention Division has reviewed the Rezoning and Master Plan cases. The fire marshal's comments can be found in Attachment A.

H. Vehicular Parking

The Applicant submitted a preliminary parking plan based on the parking requirements outlined in the SFCC Chapter 14 Appendix, Exhibit A, "Parking and Loading Requirements", Table 14-8.6-1. Per the parking requirements the project is required to provide 185 spaces. However, the Applicant submitted a parking demand study ("Parking Demand Study") proposing a reduction in parking down 16.76% or thirty-one (31) parking spaces (Attachment C-12). The Applicant's proposal to reduce the parking requirement by 31 spaces results in a total of 154 vehicle parking spaces for the project. The study justifies the reduction based on proximity to transit and bicycle facilities, reduced parking demands associated with affordable housing units, implementation of parking demand management strategies with affordable housing units, and Institute of Transportation Engineers (ITE) Parking Generation Rates to conclude that the parking plan will exceed demand at the site. Staff concur with the Parking Demand Study and recommend that the parking requirement reduction be granted.

Below is a table showing the Staff's analysis of how the project meets the parking requirements set out in the Code:

Table 2. Parking

Requirement	Unit Count	Parking Requirement	Parking Proposed	Parking Demand Reduction
1.25 parking spaces per ≤ 800 SF unit	95	118.75	119	Whole site
1.5 spaces per 800 SF - 1,200 SF unit	19	28.5	29	Whole site
2 spaces per >1200 SF unit	16	32	32	Whole site
Commercial (NLA/200)	1000 SF	5	5	Whole site
ADA Accessible		8	8	8
Total		185	185	154

I. Bicycle Parking

Twelve (12) bicycle parking spots are depicted on the Master Plan sheets, meeting the required number bicycle parking spaces per Table 14-8.6-3. Engineered drawings for proposed bicycle racks that meet dimensional standards will be required when a development plan is submitted.

J. Terrain Management and Landscaping

The Property gently slopes from east to west. Stormwater detention will be managed through a series of

small ponds, while passive water harvesting[4] will occur within the landscaped areas. Under the terms of the Master Plan, the developer will be required to include landscaping improvements that such as street trees along Agua Fria Street, and plantings in parking areas and designated open spaces. For more information, please refer to the Preliminary Grading and Landscaping Plans of the proposed Master Plan in Attachment D of this report.

The Land Use Technical Review Division ("Technical Review Division") reviewed the application for terrain management and landscaping. The Technical Review Division provided technical corrections and conditions of approval for the Master Plan. Should the Applicant submit a development plan in the future, Staff recommend that the Applicant include a drainage report, slope analysis, significant tree count, and lighting plan with the development plan submittal application.

K. City Utilities

Water

Two buildings (described in the Master Plan as Buildings 1 and 2) will receive City water through a new service line connected to an existing waterline on Agua Fria Street, with a dedicated master meter installed for each building. The third building (Building 3) will receive water via a separate connection to the waterline on Cooks Road, also equipped with its own master meter.

The City's water division has recommended conditional approval of the Master Plan. The Applicant must submit an approved water plan with their development plan application and an Agreement to Construct and Dedicate (ACD) prior to building permit approval. For additional details, please refer to the Master Utility Plan of the proposed Master Plan in Attachment C.

The Applicant submitted a water budget that the Applicant calculated using an estimation of the average water use per unit, common areas and landscaping.

water budget details can be found in Table 3. The water budget will be updated to account for landscaping if and when a development plan is submitted.

Table 3. Water Budget Details

Use per unit annually	29,947 gallons	.092-acre feet
Total domestic use for 130 new units	3,893,108.3 gallons	11.95-acre feet
Leasing office and common areas	500,000 gallons	1.53-acre feet
First 3 Years of Landscaping	TBD (landscaping will be designed in Development Plan stage)	TBD
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)	430,524.6 gallons	1.32-acre feet
Total annual water consumption	4,823,632.9 gallons	14.8 A/F/Y

[4] "Passive water harvesting" is "[t]he collection or storage of precipitation or runoff in surface or in-ground structures with no means of mechanical distribution." SFCC 1987, § 14-12.1 "Definitions", "Passive water harvesting"

Sewer
Sewer service will be provided through a new manhole connection to the existing trunk line running along the northern edge of the property, as well as a connection to the existing sewer line on Cooks Road. The City's wastewater division has reviewed the application and has requested the following notes prior to recordation of the Master Plan, "All sewer service lines shall be SCH 40 PVC, 6" sewer lines shall have a minimum of 1% slope, and 4" lines shall have a minimum of 2% slope." For additional details, please refer to the Master Utility Plan of the proposed Master Plan in Exhibit C.

L. Impact on Schools

The Applicant submitted a "School Impact Form" as part of this application, which is included in Exhibit C-9. The schools impacted include El Camino Real Elementary, El Camino Real Middle School and Santa Fe High School.

M. Santa Fe Homes Program

In accordance with the Santa Fe Homes Program ("SFHP") (as described in SFCC 1987, Sections 26-1 and 14-8.11), the Applicant has submitted a proposal that identifies thirteen (13) units (10% of the total units) to be rented at 80% AMI. The remaining 5% will be paid as a fee-in-lieu towards the Housing Trust Fund. An executed rental proposal agreement with the SFHP will be required with any future development plan application submittal.

N. Archaeology

The Property is located in the River and Trails Archaeological District. The parcel has not received archeological clearance. The Applicant shall submit an archaeology survey whether or when a development plan application is submitted. Archaeological clearance is not required at this time but shall be required prior to approval of any final development plan or plat for this project per SFCC 1987, Section 14-3.13(B)(2).

IV. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 4: Rezoning Approval Criteria

Criterion 1 (14-3.5(C)(1)(a)): one or more of the following conditions exist: **(i) There was a mistake in the original zoning;** **(ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response:

(i) There was a mistake in the original zoning; N/A

(ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;

This area has gradually densified over the years resulting in a diverse neighborhood of suburban residential development patterns, multi-family development, and commercial uses. The most significant and relevant change is the housing shortage that Santa Fe is currently facing. Increasing the supply of all types of housing is critical to accommodating projected growth and addressing affordability. In addition, a key component of economic development is an adequate supply of housing to support a robust workforce. The rezone will directly result in an increase of local housing supply and affordability.

(iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.

The subject property is an ideal location for greater housing density, served by the Santa Fe Trails bus system, proximate to services and employment, and less than half a mile from the Santa Fe River Trail, providing direct access to downtown. Accordingly, the project aligns with General Plan Themes and Policies, such as Affordable Housing, Transportation Alternatives, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed-Use. Furthermore, the project exemplifies the following elements of the General Plan Land Use Framework: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, Mix of Housing Types in All Neighborhoods, and Transit Supportive Development. The applicable Themes and Policies of the General Plan are further summarized below:

Affordable Housing Policy 4-4-G-7
This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan
The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1
"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3
"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."
The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2
Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)
"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers." The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

(i) Staff finds that there is no mistake in the current MU zoning.

(ii) After reviewing aerial imagery, Staff finds that there has been change to the surrounding area including the addition of more housing (particularly multi-family housing) and a reduction in industrial uses. For example, from 2018 to 2024, multiple multifamily complexes have been constructed in the surrounding area such as, Homewise condominiums, Siler Yard apartments, Acequia lofts, and the Boylan apartments. Furthermore, a review of forthcoming project proposals indicates this trend will likely continue with the addition of more housing and commercial developments along the Agua Fria corridor. Therefore, it is Staff's conclusion that there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

(iii) The C-2 zoning designation would allow for additional housing density than the current MU zoning. Additionally, the C-2 designation allows for additional flexibility in terms of building form and programing than the MU zoning. Both components better support the General Plan themes

including compact urban form, infill, affordable housing and mixed-use development. Since the Rezoning is being submitted concurrently with a Master Plan that proposes a development, the different use category requested in the Rezoning is more advantageous to the community and consistent with General Plan themes.

Staff finds the Applicant has addressed this criterion.

Criterion 2 (14-3.5(C)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
All the rezoning requirements of Chapter 14 have been met.

Staff Response:

Staff finds that the rezoning requirements of Chapter 14 have been met: specifically, §14-3.1 "Applicable General Provisions" (the authority to file; form of the application; fees paid; pre-application conference and ENN requirements, sign posting and public notice) and the provisions, procedures, and additional requirements of §14-3.5 "Rezonings." Additionally, the rezoning application has been transmitted and reviewed by the Development Review Team (DRT) of whom review and ensure the requirements in Chapter 14 have been met.

Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response:

The requested C-2 zoning complies with the property's designation of Transitional Mixed-Use. Furthermore, the project conforms to the General Plan as outlined below:

Affordable Housing Policy 4-4-G-7
This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan
The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1
"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area." The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban

sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3
"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community." The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2
Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)
"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."
The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

The policy designation for the Property is described in the Future Land Use Map as TMXU, which allows a "mixing of compatible land uses within the same tract." The TMXU definition does not identify an appropriate residential density range, only that development "may include such uses as residential, including single-family and multi-family residential where the scale and intensity are deemed appropriate…and appropriately scaled retail/services that are intended to primarily serve the residential uses as an added local amenity."

The proposed rezone from MU to C-2 zoning and prevailing uses will be for multi-family and retail uses. Guiding policies within the General Plan for future land uses not only encourage but recommends mixed use development per 3-G-2. While both allow mixed use development, the MU District is limited in density based on height of structures while the C-2 District is performance based per §14-7.3(B)(d)(ii). Whereas parcels in the C-2 district do not have any density requirements per table §14-7.3-1. The change to a C-2 Zoned District supports the General Plan themes including compact urban form, infill, affordable housing and mixed-use development.

The Applicant has addressed this criterion.

Criterion 4 (14-3.5(C)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe to maximize the efficient use of public infrastructure, while meeting the demand for urban land or development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is aligned with these strategic directives and is responsive to community needs for housing in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost efficient public transit and provide the type of housing that will be in demand…"*.

Staff Response:

SFCC 1987, Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will "affect an area of less than two acres." The Property is 4.12-acres and therefore exceeds the required two acres., the Rezoning and proposed use is sufficient and meets .

The project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of the growth of the city. The project is located within he "Infill Area" identified in the Growth Management Chapter of the General Plan figure 4-4 Urban Sub-Areas and proposes a development that meets the needs of the community while being served by sufficient infrastructure including roads, utilities and transit. Furthermore, the infill development area represents the highest priorities for public investment for infrastructure and city services. The "Urban Area" has the potential to absorb 1,000 new housing units within the designated "Infill area," which includes vacant infill sites per the growth management section 4.4.1 of the General Plan. Therefore, the subject parcel is geographically located that sufficiently meets the projected growth rate goals for the city of 30,000 additional residents by 2020 (General Plan 4.3.1).

Staff finds the applicant as addressed this criterion.

Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

The subject property is served by existing roadways and public water and sewer infrastructure. In addition, the site is proximate to the Santa Fe River Trail, providing access to the City's network of urban trails and open space.

Staff Response:

Staff from the relevant City departments, including water, wastewater and traffic engineering have reviewed the zoning criteria as it relates to the masterplan and have determined that the property is sufficiently served by infrastructure so long as the Applicant meets the conditions and technical corrections identified in this report. Notably, the project is located near two major urban trails and Frenchy's Field Park. Additional improvements to the project's infrastructure may be required when a Development Plan is submitted.

Staff finds the applicant as addressed this criterion.

Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response:

The proposed project aligns well with numerous General Plan policies and principles, as addressed above. Furthermore, it is a model of the type of infill development that the General Plan specifically encourages, adding to the mix of housing types in the neighborhood, providing 13 affordable apartment homes, creating a transition between lower and higher intensity land uses, and creating higher density housing adjacent to a transit corridor.

Staff Response:

A. The existing zoning of mixed-use/multifamily (MU) is consistent with the prevailing/ proposed general commercial (C-2) and character of the area and the Future Land Use identified in the General Plan. For example, land use classification within the greater Agua Fria area have evolved from a rural character to take on a more suburban character. The proposed rezone will help preserve the lifestyle and character or semirural residential areas while providing for sensitive urban development, mixed use of land uses, and residential densities allowed in C-2 districts.

B. The property is 4.12 acres therefore, larger than 2 acres.

C. The Applicant did not directly address this criterion; however, supporting information is provided throughout the report. While the rezoning enables the development of the subject property, it does not benefit the landowner at the expense of the surrounding landowners or the public. The Master Plan proposes a mix of residential and neighborhood-scale commercial uses that

align with General Plan Policies for infill, multimodal access, and increased housing supply. The project includes 130 new residential units, with 10% set aside as affordable housing and a 5% fee contribution to the City's Affordable Housing Trust Fund, thereby supporting broader community housing goals. The Applicant also facilitates a potential future street connection between Isiah Lane and Cooks Road, advancing long-term transportation connectivity. All site improvements will be the developer's responsibility, and no public costs are transferred. The rezoning facilitates the implementation of a coordinated land use strategy with clear community benefits. Staff finds the Applicant has addressed this criterion

Table 5: SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met: (Yes/No) YES**
Applicant's Response: The Applicant is prepared to construct necessary infrastructure improvements to accommodate future development on the property in accordance with the Traffic Impact Analysis and applicable City regulations.	
Staff Response: The Traffic Impact Analysis (TIA) submitted by the Applicant has identified off-site infrastructure improvements that include installing a right turn deacceleration lane totaling 110 feet and a two-way left turn lane at the intersection of Agua Fria and the access point of the property (Exhibit C-13). All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements. Staff finds the Applicant has addressed this criterion.	
(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met: (Yes/No) YES**
Applicant's Response: Any requisite infrastructure improvements will be determined at the Development Plan stage and will be implemented as part of the project.	

Staff Response:

Additional streets, sidewalks, and curb improvements shall be determined if and when the applicant submits a Development Plan application. Furthermore, a 42' access easement shall be placed near the Southeast corner going through the subject parcel from East to West in the event the City is able to develop a right- of-way connecting Paseo Corazon Street to Cooks Road.

Staff finds the Applicant has addressed this criterion.

V. MASTER PLAN APPROVAL CRITERIA SECTION 14-3.9(D)(1)

SFCC Section 14-3.9 governs the authority, procedures, and restrictions for master plans. The Criteria for approval of master plans are detailed below:

Table 6: Master Plan Approval Criteria

Criterion 1: the master plan is consistent with the general plan;	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The proposed Master Plan supports General Plan Theme1.7.1 – Affordable Housing, which calls on the Planning Commission and Governing Body to "actively participate in the creation of affordable housing" by approving development that creates opportunities for housing to serve all income segments in all areas of the city. In addition, the following land use principles in General Plan Section 3.3 are embodied by the proposal:

• *Compact Urban Form*: As an infill site, the project exemplifies a compact urban form.
• *Mix of Housing Types in All Neighborhoods*: Calls for the integration of diverse housing types close to transit and neighborhood centers. The proposal will enable residential development at a density that will promote a diversity of housing types in the neighborhood.
• *Quality of Life.* The Plan specifically seeks to promote community interests over private interests to ensure the availability of resources, services and amenities to all residents. The Master Plan will enable the future development of much needed market rate and affordable housing, which will serve a diversity of Santa Fe residents.
• *Sustainable Growth.* The project will efficiently utilize existing infrastructure and balance resource protection with meeting community needs through residential infill development. Chapter 4 of the General Plan states, "Promoting infill over development at the periphery of the city is a key component of growth management. Providing a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, at densities that support the construction of affordable housing."

The General Plan specifically calls for a mixture of housing types in all neighborhoods and for the active creation of affordable housing – objectives which this proposal seeks to address by enabling

residential development at a density that is compatible with its surroundings and creating the possibility for a diversity of housing types and pricing options.

Staff Response:

The Master Plan is consistent with the General Plan. It complies with land use themes and guiding policies including Sustainable Growth, Affordable Housing, Character, Mixed Use, Compact Urban form established in section 3-1 and 3-G-3. The Master Plan is also consistent with Growth Management strategies in Chapter 4, City Character in Chapter 5, Infrastructure and Public Services in chapter 7, and the overall General Plan Themes set forth in chapter 1. Finally, it also complies with the Future Land Use Map, which designates this parcel as "Transitional Mixed-Use".

Staff finds the Applicant has addressed this criterion.

Criterion 2: the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and multi-family development at higher densities. The proposed mixed-use development will serve as an appropriate transition from the more intense commercial uses to the west and the residential development patterns to the east. Furthermore, the Master Plan demonstrates compliance with Chapter 14 development standards with respect to height, lot coverage, parking, open space, terrain management, and landscaping.

Staff Response:

The proposed Master Plan is consistent with the purpose and intent of the C-2 zoning district and have been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The review process provided technical corrections and conditions of approval to ensure all applicable standards for a C-2 district have been met such as uses, parking, lot size, lot coverage, minimum setbacks, and height of structures per section 14-7.3-1.

Staff finds the applicant as addressed this criterion.

Criterion 3: development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan. Furthermore, as stated above, the development program proposed by the Master Plan will serve to achieve a transition between lower intensity residential land uses to the east and the higher intensity commercial uses to the west. Transitions like this are critical to the coordinated

development of the community and serve to buffer residential neighborhoods from areas of high intensity land uses.

Staff Response:

The Master Plan proposes an efficient use of an increasingly rare large infill parcel. It provides a transition in intensity between high-intensity industrial uses to lower intensity residential uses, while providing additional retail opportunities to serve the immediate vicinity. The project will be in close proximity to several transportation options and the growing commercial and entertainment district around the Siler and Rufina intersection.

Staff finds the Applicant has addressed this criterion.

Criterion 4: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the potential construction of a right turn deacceleration lane at the site access.

Staff Response:

The proposed infrastructure has been reviewed based on the regulations established in chapter 14 by land use staff and the Departmental Review Team (DRT) encompassing, fire, water, wastewater, public works, terrain management, traffic, and landscaping.

Based on the analysis of staffs and DRT's review, it is determined the proposed infrastructure can be accommodate the impacts of the site. The lot is vacant therefore, existing infrastructure is not present at the site however, landscaping requirements will require significant trees that are removed be replaced at the time of construction. Individual DRT technical corrections and conditions of approval can be found in Attachment A of this report.

Staff finds the Applicant has addressed this criterion.

VI. EARLY NEIGHBORHOOD NOTIFICATION

Two Early Neighborhood Notification (ENN) meetings were held for this project. The first was held on January 24th, 2024, and the second was held on April 23rd, 2024.

At the first ENN meeting, members of the Applicant team, city staff, and approximately 20 members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including parking, affordable housing, traffic, building height, and neighboring uses.

At the second ENN meeting, members of the Applicant team, city staff, and approximately 17 members of the public were in attendance. The Applicant team presented an overview of the proposed development and received questions from the public and City staff. The public asked questions on topics including affordable housing, location adjacent to industrial uses, traffic, zoning definitions building height, and connections.

VII. ATTACHMENTS

ATTACHMENT A: Development Review Team

1. Compiled Conditions of Approval and Technical Corrections
2. MPO DRT Memo
3. City Engineer DRT Memo
4. Fire DRT Memo
5. Water Utility DRT Memo
6. Wastewater DRT Memo
7. Traffic DRT Memo
8. Archeological DRT Memo
9. Landscape DRT Memo

ATTACHMENT B: Maps and Photos

1. Future Land Use
2. Current Zoning
3. Aerial Photos
4. Street View
5. Birdseye View

ATTACHMENT C: Applicant Materials

1. Application Report and Approval Criteria Responses
2. Master Plan Application and Authorization
3. Rezoning Application and Authorization
4. Warranty Deed
5. Certificate of Compliance
6. Rezoning Ordinance 2007-29
7. Utility Service Application
8. SFHP Proposal
9. School Impact Form
10. Water Budget
11. ENN Notes
12. Parking Study
13. TIA

ATTACHMENT D: Master Plan Sheets

VIII. APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy, AICP	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Division Manager	Dan Esquibel	DAE
Planner Senior	Joel Cruz-Haber	JCH

City of Santa Fe, New Mexico

Cases #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit A

Development Review Team

1. **Compiled Conditions of Approval and Technical Corrections**
2. **MPO DRT Memo**
3. **City Engineer DRT Memo**
4. **Fire DRT Memo**
5. **Water Utility DRT Memo**
6. **Wastewater DRT Memo**
7. **Traffic DRT Memo**
8. **Archaeological DRT Memo**
9. **Landscaping DRT Memo**

Conditions of Approval and Technical Corrections

#	Condition of Approval	Dept. or Division	To be completed:
1	Demonstrate on plans locations of 12 bicycle parking spaces according to specification attached in the MPO DRT comments attachment.	MPO	Prior to Masterplan Recordation
2	All sidewalks, including along Agua Fria, should be 5' minimum per street design criteria.	MPO	Prior to Masterplan Recordation
3	Label each building/section of a building with its intended use. (E.G., Café, Residential, gym, etc.)	Land Use	Prior to Masterplan Recordation
4	Label the parking spots to be included in the Shared Parking Plan.	Land Use	Prior to Masterplan Recordation
5	Clarify in Site Data section which Open Space requirement you are proposing to meet. If using Active Water Harvesting, demonstrate on plans how that harvesting will be achieved.	Land Use	Prior to Masterplan Recordation
6	Add to utility master plan the following note: All sewer service lines shall be SCH 40 PVC".	Wastewater	Prior to Masterplan Recordation
7	Indicate the sizes of the individual sewer service lines.	Wastewater	Prior to Masterplan Recordation
8	Add to utility master plan the following note; All 6 inch sewer service lines shall have a minimum 1% slope and 4 inch sewer lines shall have a minimum 2% slope	Wastewater	Prior to Masterplan Recordation
9	The north arrow is pointing in the wrong direction for the master utility plan, please correct.	WasteWater	Prior to Masterplan Recordation

10	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.	Fire Safety	Prior to Masterplan Recordation
11	Shall comply with IFC 2021 Section D105.2 for width of fire apparatus access road minimums 26'-0" for buildings 30+ feet in height. (not clear on heights of buildings)	Fire Safety	Prior to Masterplan Recordation
12	Shall provide 28'-0" minimum radius turns within developments.	Fire Safety	Prior to Masterplan Recordation
13	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 (new hydrants verified if needed)	Fire Safety	Prior to Masterplan Recordation
14	Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	Landscaping	Prior to Development Plan Approval
15	The landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space and retention areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide open space and retention pond square footage and lineal footage for street trees.	Landscaping	Prior to Development Plan Approval
16	Provide the open space Planting Requirements information on the landscape plan per city code 14-8.4(H) (Ord. No. 2014-31 § 32). (1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features. (2) In addition to required trees and shrubs, open space areas shall be landscaped with groundcover plants or decorative mulch or naturally occurring groundcover plants shall be	Landscaping	Prior to Development Plan Approval

	maintained. 3) Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space. (4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required landscaping if they otherwise meet the requirements of this Section 14-8.4.		
17	Provide a Plant Schedule List of the plant material to be used in the landscape. Provide the botanical and common name of the plants, quantity, size, and water use as shown in the City of Santa Fe approved plant list.	Landscaping	Prior to Development Plan Approval
18	Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be mark on the plan with a red X.	Landscaping	Prior to Development Plan Approval
19	Provide perimeter screening for parking lots per city code 14-8.4(I)(2)	Landscaping	Prior to Development Plan Approval
20	Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards (LIDS).	Landscaping	Prior to Development Plan Approval
21	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico	Landscaping	Prior to Development Plan Approval
22	Provide a complete set of installation details, notes, and specifications for the irrigation system. Show in the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Landscaping	Prior to Development Plan Approval
23	Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than	Landscaping	Prior to Development Plan Approval

	1000 square feet. Provide a dedicated irrigation meter, 25-1.1(3) SFCC 1987.		
24	Provide an outdoor lighting plan with photometric data and footcandle plan per 14-8.9(C) COSF code. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Landscaping	Prior to Development Plan Approval

Development Review Team (DRT)
Comment Form

Date: 9/6/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-8901. 2768 Agua Fria Rezoning.**

Case Planner: Daniel Alvarado

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. Demonstrate an easement on plans a continuation of Cooks Road to the east property line where it can be continued to Isaiah Lane in the future.	Prior to Public Hearing	
2.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. All sidewalks, including along Agua Fria, should be 5' minimum per street design criteria	Prior to Public Hearing	
2. Plans should demonstrate sidewalk connections to/from Agua Fria and Cooks Road	Prior to Public Hearing	
3. Demonstrate on plans locations of 12 bicycle parking spaces according to specification attached in this form	Prior to Public Hearing	
4. "provide for the continuation or appropriate projection of existing streets in surrounding areas" per Chap 14 backed up by Chapter 6 would be enough to quell any opposition to the connection.		

Explanation of Conditions or Corrections (if needed):

Continuation of Cooks Road to the east property line:

The General Plan and Code clearly indicate connections between developments should be made. Isaiah Lane is complete 150 feet to the east of this property and can be continued to Cooks Lane. This property should design around that opportunity as supported by the General Plan:

"A street network that promotes flexibility of routes and connections between and within neighborhoods is promoted."

Form Updated: September 2023

6-1-G-5 Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network.

6-1-I-10 Provide for future connections to the undeveloped edge and where connection to existing urban development is poor.

And chapter 14 of the code:

14-9.2 - STREET IMPROVEMENT AND DESIGN STANDARDS

(A) **Street Network**

(1) The arrangement, character, extent, grade and location of all *streets* shall conform to the *general plan* and shall be considered in their relationship to existing and planned *streets*, to topographic conditions and to public convenience and safety.

(2) Major *streets* shall be constructed, extended and widened in accordance with the *general plan* and the metropolitan transportation plan.

(3) Local *streets* shall be constructed, extended and widened in accordance with the *general plan* and to accommodate the orderly *development* of the types and *intensities* of *development* shown on the future land use map.

(4) The arrangement of *streets* in a *development* shall:

(a) provide for the continuation or appropriate projection of existing *streets* in surrounding areas; or

Exhibit D Bicycle Rack Standards and Dimensions

(Subsection 14-8.6(E))

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:

- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:

- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.
- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Form Updated: September 2023

Distance from curb:

- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

Distance from pedestrian aisle:

- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.
- The area devoted to bicycle parking must be hard surfaced.

Development Review Team (DRT)
Comment Form

Date: 9/10/2024

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: **Case #2024-8901. 2768 Agua Fria Rezoning.**

Case Planner: Daniel Alvarado

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1.		
2.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Drainage Report, Slope Analysis, Significant Tree count and Lighting plan will be required at time of development plan submittal.	At Development Plan Submittal	
2.		
3.		
4.		

Explanation of Conditions or Corrections (if needed):

Form Updated: September 2023

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: January 17, 2024

DRT Member: Fire Marshal Geronimo Griego

Dept/Div: Fire Prevention Division

Case No.: 2024-8901_8902_2768_agua_fria_RZ_MP

Case Planner: Daniel Alvarado

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.

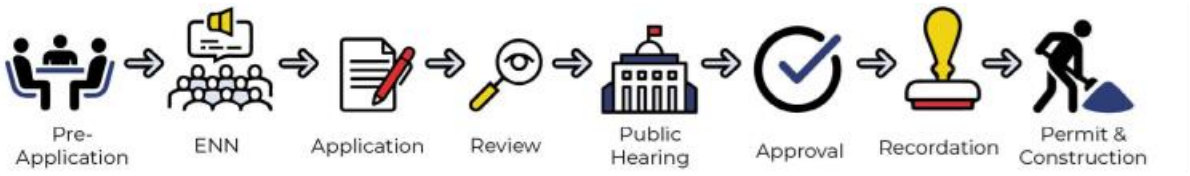


Timing of Conditions of Approval + Technical Corrections

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 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 development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 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:

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
	Prior to public hearing	
1. 503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
2. Shall comply with IFC 2021 Section D105.2 for width of fire apparatus access road minimums 26'-0" for buildings 30+ feet in height. (not clear on heights of buildings)		
3. Shall provide 28'-0" minimum radius turns within developments.		
4. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 (new hydrants verified if needed)		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**

**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. Shall locate the Fire Department Connection on the property for proper access and clearance for the fire department.
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: September 5, 2024

DRT Member: Taylor Jurgens

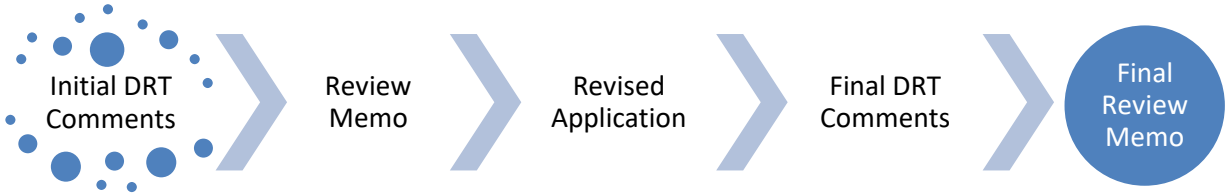
Dept/Div: Public Utilities/Water Division

Case No.: Case 2024-8901: 2768 Agua Fria Rezoning and Master Plan

Case Planner: Daniel Alvarado

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:

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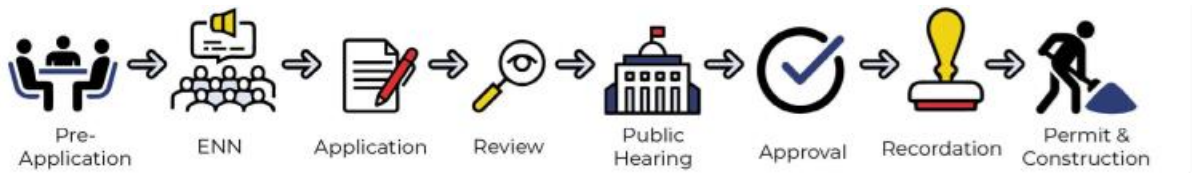
Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 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:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan to be submitted to the City Water Division for review as part of the Development Plan application and review.	Prior to approval of Development Plan	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	Prior to building permit approval	
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. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: September 2023

Development Review Team (DRT)
Comment Form

Date: September 11, 2024

DRT Member: Stan Holland, Engineer

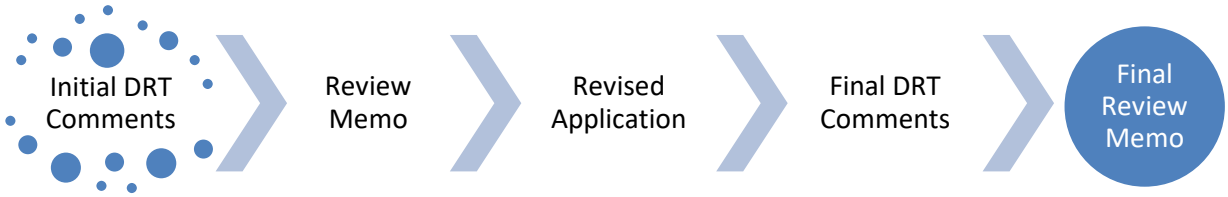
Dept/Div: Public Utilities\Wastewater

Case No.: 2024-8901-8902-2768 Agua Fria

Case Planner: Daniel Alvarado

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.
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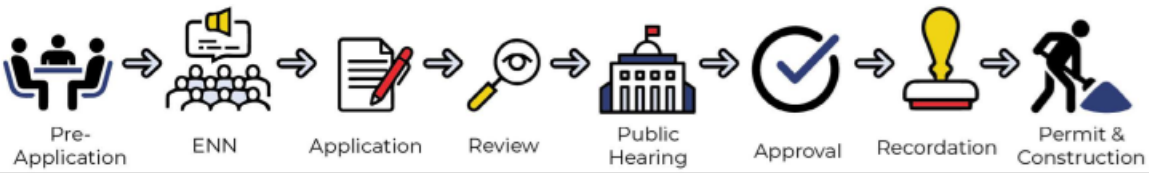
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

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. Add to utility master plan the following note; All sewer service lines shall be SCH 40 PVC	Prior to Planning Commission	
2. Indicate the sizes of the individual sewer service lines		
3. Add to utility master plan the following note; All 6 inch sewer service lines shall have a minimum 1% slope and 4 inch sewer lines shall have a minimum 2% slope		
4. The north arrow is pointing in the wrong direction for the master utility plan		

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):

(see following pages for notes required)

Date: September 10, 2024

DRT Member: Leroy N. Pacheco, PE and Philip Gallegos, PE (Wilson & Company)

Dept/Div: Public Works/Traffic

Case No.: 2024-8901/8902: 2768 Agua Fria Street Rezone and Master Plan

Case Planner: Daniel Alvarado, AICP, 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.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. See attached email from Wilson & Company dated 9.9/2024	Prior to Planning Commission	
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. The TIA acknowledges that an eastbound deceleration lane is required for the site. The traffic engineer should consult the City's "Agua Fria Corridor Study" dated 11/15/2023, which describes over 308 accidents in a 10-year period on Agua Fria between Osage and Siler Roads, and with 71% of those accidents being rear-end collisions. **A right-turn deceleration lane into the site will be required to be analyzed per the City's new TIA guidelines.**
2. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is **mandatory** for the owner to obtain approval from the public works department for any driveway curb cut or sidewalk crossing. This approval must be issued **before** a building permit for such new construction is approved.

Explanation of Conditions or Corrections (if needed):
(see following pages for notes required)

Form Updated: April 2024

Agua Fria Lot 38 TIA Review

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Luna, Robert<Robert.Luna@wilsonco.com>

Date Monday, September 9th, 2024 at 2:23 PM

Leroy, I have reviewed the TIA submitted by BHI for Agua Fria Lot 38 and have the following comments:

The TIA recommends that an eastbound right turn lane is required per the SAMM for the proposed access point on Agua Fria. The report states that it appears that there is insufficient right of way to construct this. This should be researched further since as per our phone conversation Agua Fria has a high rate of rear end collisions. The developer should investigate as how this lane could be put in either by acquiring right of way or constructing it within the existing right of way and the developer's property. As discussed the developer should work with the city and also since the City's new TIA guidelines are in place the developer should analyze both the SAMM requirements and the City's new TIA Guidelines to be able to accommodate this right turn lane requirement. The City's requirements as per the City's TIA Guidelines might be more accommodating for this right turn lane to be constructed.

The TIA also states that "A dedicated right turn lane is required at several existing access points along Agua Fria" and those should be further evaluated as well as stated in the recommendations. The TIA also states that the "Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site" and I concur with this finding.

On page 30 there is a grammatical correction in paragraph 3 2nd sentence should be "does meet" instead of "due meet"

Please let me know if you have any questions or need more information. As discussed a meeting with BHI who prepared the TIA should be scheduled to discuss the above. Thanks, Phil

Phil Gallegos, PE

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 I Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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.

From: DURAN, PAUL A.
Sent: Tuesday, May 27, 2025 9:33 AM
To: CRUZ-HABER, JOEL A.
Subject: 2768 Agua Fria

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Joel,

Below are the code citations for the archaeological clearance prior to a final development plan:

14-3.13(2) River and Trails Archaeological Review District:

In this district, an archaeological clearance *permit* shall be required prior to approval of the final *development* plan or *plat* for the following projects:

(a) All annexations, rezonings, subdivisions, planned unit *developments* , or other *development* requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail.

Please let me know if you may need any additional information.

Thank you and have a good day,

Paul

Paul A. Duran
Senior Planner, Historic Preservation Division
Planning & Land Use Department
Office: (505) 955-6629
Cell: (505) 920-1777

Please submit all Historic inquiries and questions directly to: Historicpreservation@santafenm.gov.

Please submit all Historic pre-application, administrative approval, and case documents directly to: HPDsubmittal@santafenm.gov.

For Historic Preservation information and applications please see: https://santafenm.gov/land-use/historic-preservation

CITY OF SANTA FE
HISTORIC PRESERVATION

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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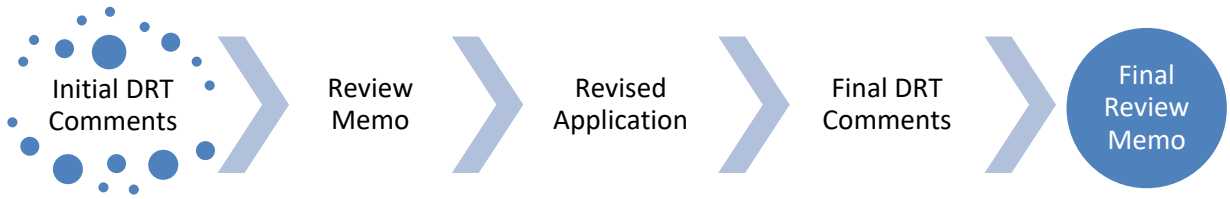

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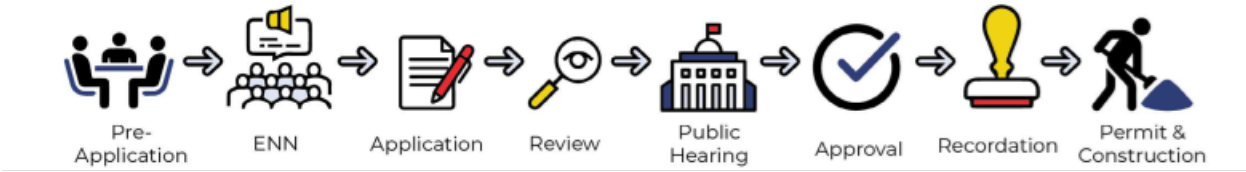
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

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

Form Updated: April 2024

Date: May 28, 2025

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: 2024-8901/8902 2768 Agua Fria Master Plan

Case Planner: CRUZ-HABER, JOEL A., Senior Planner, jacruzhaber@santafenm.gov

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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. Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.	Prior to Development Plan Approval	
2. Landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space and retention areas as required by 14-8.4(H) & 14-8.4(F) respectively. Provide open space and retention pond square footage and lineal footage for street trees.	Prior to to Development Plan Approval	
3. Provide the open space Planting Requirements information on the landscape plan per city code 14-8.4(H) (Ord. No. 2014-31 § 32). (1) Required *open space* shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features. (2) In addition to required trees and shrubs, *open space* areas shall be *landscaped* with groundcover plants or decorative *mulch* or naturally occurring groundcover plants shall be maintained. 3) *Street trees* and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for *open space.* (4) At least twenty-five percent of required trees and shrubs	Prior to to Development Plan Approval	

shall be evergreen. Existing trees and shrubs shall be accepted for required *landscaping* if they otherwise meet the requirements of this Section 14-8.4.		
4. Provide a Plant Schedule List of the plant material to be used in the landscape. Provide the botanical and common name of the plants, quantity, size, and water use as shown in the City of Santa Fe approved plant list.	Prior to to Development Plan Approval	
5. Provide a significant tree survey, list species, size,and quantities. Any trees to be removed shall be mark on the plan with a red X.	Prior to to Development Plan Approval	
6. Provide perimeter screening for parking lots per city code 14-8.4(I)(2)	Prior to to Development Plan Approval	
7. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards (LIDS).	Prior to to Development Plan Approval	
8. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to to Development Plan Approval	
9. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show in the detailed drawings the installation of all assemblies without any questions about size or type of materials to use for said irrigation system.	Prior to to Development Plan Approval	
10. Separate meters shall be required for irrigation for commercial customers unless the total landscaped area on the lot is less than 1000 square feet. Provide a dedicated irrigation meter, 25-1.1(3) SFCC 1987.	Prior to to Development Plan Approval	
11. Provide an outdoor lighting plan with photometric data and footcandle plan per 14-8.9(C) COSF code. Average Maintained Horizontal Foot-candles at Grade for Commercial Areas: Sidewalks 1.0, Pedestrian Area 2.0, Parking Lots 1.0, Building Entrances 5.0, Building Grounds 1.0, Public Spaces 3.0. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 Foot-candles.	Prior to to Development Plan Approval	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**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)

City of Santa Fe, New Mexico

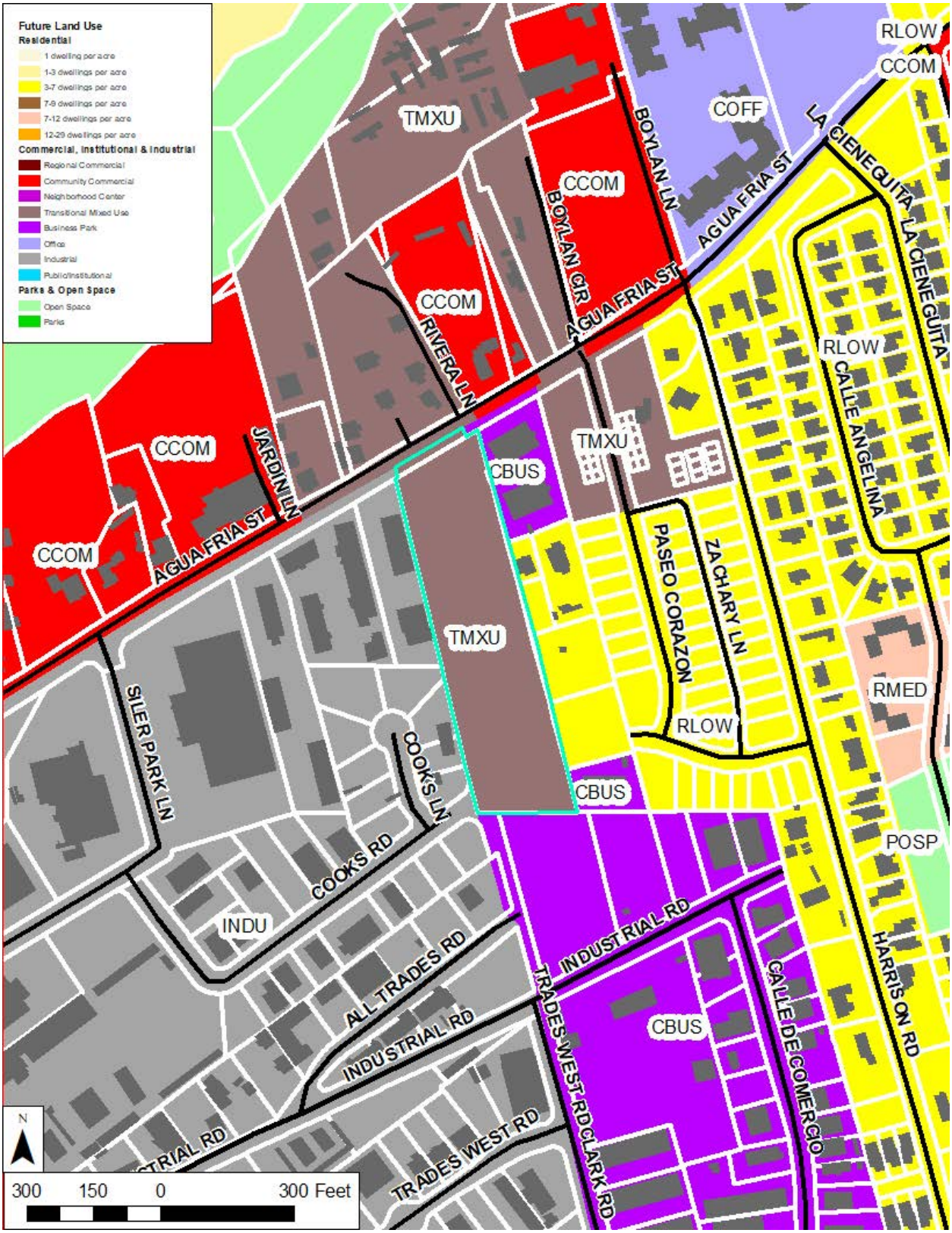
Case #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit B

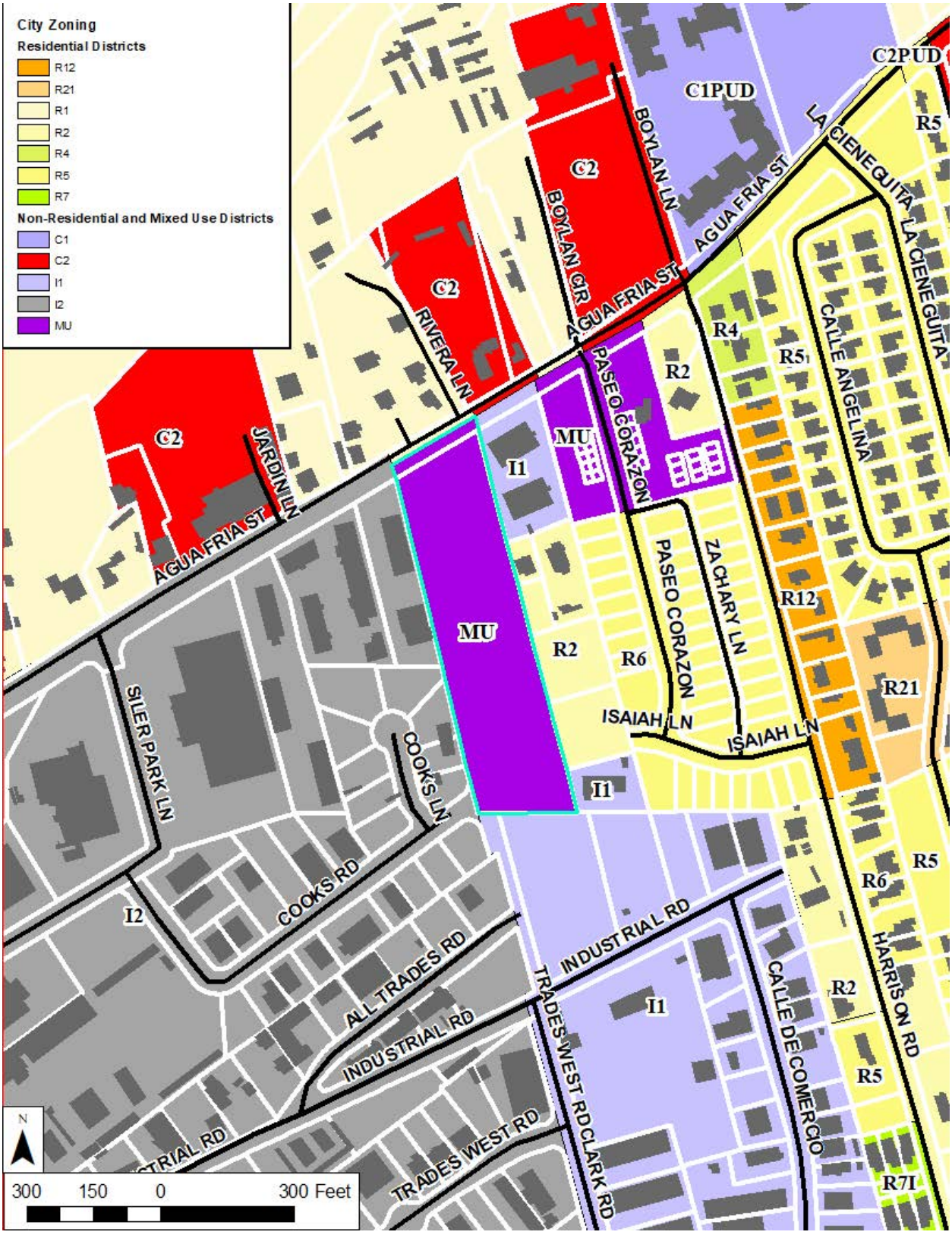
Maps and Photos

1. **Future Land Use**
2. **Current Zoning**
3. **Aerial Photo**
4. **Street View**
5. **Birdseye View**

FUTURE LAND USE



CURRENT ZONING



AERIAL PHOTO



STREET VIEW



BIRDSEYE (North)



City of Santa Fe, New Mexico

Case #2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit C

Application Materials

1. Application Report and Approval Criteria Responses
2. Master Plan Application and Authorization
3. Rezoning Application and Authorization
4. Warranty Deed
5. Certificate of Compliance
6. Rezoning Ordinance 2007-29
7. Utility Service Application
8. SFHP Proposal
9. School Impact Form
10. Water Budget
11. ENN Notes
12. Parking Study
13. TIA

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 12, 2024 ***(Revised May 15, 2025)***

Joel Cruz-Haber, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: Letter of Application
2768 Agua Fria St. Rezone & Master Plan

Dear Joel:

This letter is respectfully submitted on behalf of Cold Water Development Fund QOZF, LLC (the "Applicant") in application for a Rezone and Master Plan of the property at 2768 Agua Fria St. The ±4.12-acre subject property is zoned Mixed-Use (MU), with a General Plan Future Land Use designation of Transitional Mixed-Use, and is undeveloped. This submittal includes the following requests:

1. Rezone from MU to C-2, General Commercial
2. Master Plan for 130-unit mixed-use community

Background

The subject property was granted approved of a General Plan Amendment on January 25, 2006 from Residential Low Density to Transitional Mixed-Use. The property was subsequently rezoned on August 8, 2007 from R-2 (Residential, two units per acre) to MU. Please see attached Rezone Ordinance 2007-29.

Legal Lot of Record was established via a Certificate of Compliance approved by the Planning Commission on June 6, 2024. The Findings of Fact and Conclusion of Law are included with this application.

Project Description

The 4.12-acre property is located directly off Agua Fria Street approximately one-third mile east of Siler Road. This segment of the Agua Fria corridor is a diverse, mixed-use neighborhood that includes a range of residential densities, commercial development, and industrial uses. A Master Plan is submitted with this Rezone application addressing the potential future development of the property as a130-unit multi-family residential community with a local-serving commercial component. In compliance with the Santa Fe Homes Program, 10% of the units will be affordable and a 5% fee-in-lieu will be contributed to the Affordable Housing Trust Fund.

Rezone Request

The subject parcel is currently zoned MU and we are requesting a rezone to C-2, General Commercial. Responses to the rezoning approval criteria in SFCC §14-3.5(C) and (D) are detailed below.

(a) *One or more of the following conditions exist:*

(i) *there was a mistake in the original zoning.* N/A

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.*

Applicant Response: This area has gradually densified over the years resulting in a diverse neighborhood of suburban residential development patterns, multi-family development, and commercial uses. The most significant and relevant change is the housing shortage that Santa Fe is currently facing. Increasing the supply of all types of housing is critical to accommodating projected growth and addressing affordability. In addition, a key component of economic development is an adequate supply of housing to support a robust workforce. The rezone will directly result in an increase of local housing supply and affordability.

(iii) *a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans.*

Applicant Response: The subject property is an ideal location for greater housing density, served by the Santa Fe Trails bus system, proximate to services and employment, and less than half a mile from the Santa Fe River Trail, providing direct access to downtown. Accordingly, the project aligns with General Plan Themes and Policies, such as Affordable Housing, Transportation Alternatives, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed-Use. Furthermore, the project exemplifies the following elements of the General Plan Land Use Framework: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, Mix of Housing Types in All Neighborhoods, and Transit Supportive Development. The applicable Themes and Policies of the General Plan are further summarized below:

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

Urban Form/Higher Densities - Growth Management Methods 4.1

"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area."

The rezoning supports the General Plan's emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

"Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community."

The project will help meet the community's housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

"Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers."

The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

(b) *all the rezoning requirements of Chapter 14 have been met.*

Applicant Response: All the rezoning requirements of Chapter 14 have been met.

(c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map.*

Applicant Response: The requested C-2 zoning complies with the property's designation of Transitional Mixed-Use. Furthermore, the project conforms to the General Plan as outlined below:

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

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The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

(d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

Applicant Response: General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an "Infill Area." The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and responsive to community needs for housing in this area of the City. General Plan Section 4.1 states, *"In both 'infill' and 'future growth' areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows" to help "create efficient use of already existing roads and utilities, help ensure cost-efficient public transit, and provide the type of housing that will be in demand…"*.

(e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

Applicant Response: The subject property is served by existing roadways and public water and sewer infrastructure. In addition, the site is proximate to the Santa Fe River Trail, providing access to the City's network of urban trails and open space.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Applicant Response: The proposed project aligns well with numerous General Plan policies and principles, as addressed above. Furthermore, it is a model of the type of infill development that the General Plan specifically encourages, adding to the mix of housing types in the neighborhood, providing 13 affordable apartment homes, creating a transition between lower and higher intensity land uses, and creating higher density housing adjacent to a transit corridor.

SFCC §14-3.5 (D): Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

Applicant Response: The Applicant is prepared to construct necessary infrastructure improvements to accommodate future development on the property in accordance with the Traffic Impact Analysis and applicable City regulations.

(2) If the proposed rezoning creates a need for additional streets , sidewalks or curbs necessitated by and attributable to the new development , the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant Response: Any requisite infrastructure improvements will be determined at the Development Plan stage and will be implemented as part of the project.

Master Plan

A Master Plan is submitted with this Rezone application addressing the conceptual development program for a 130-unit multi-family community with a local-serving commercial component. Three buildings are proposed with a combination of two and three stories. In keeping with the development patterns along Agua Fria Street, Building 1 adjacent to the road will be two stories and includes the commercial space at the northeast corner. Building 2 is three stories and sited along the west boundary to buffer the residential properties to the east. Similarly, Building 3 also comprises three stories. Courtyards at Buildings 1 and 3 off outdoor lounge space and recreational areas. In addition, a dog park, clubhouse/fitness center, and pool are located at the south end of the site.

Permissible Uses. Given the neighborhood context, it is appropriate to define and limit the C-2 uses that will be permitted. The proposed permissible uses are as follows:

- Single-Family Residential
- Multi-Family Residential
- Food and Beverage
- Retail
- Studios
- Arts Activities
- Service Establishments

Access and Traffic. The project is accessed directly from Agua Fria St. and a secondary, gated emergency access is provided at Cooks Road at the southwest property corner. Pedestrian access to Cooks Rd. will also be provided. At the City's request, a 42-foot access and utility easement will be granted to support the potential future eastern extension of Cooks Road. Per the attached Traffic Impact Analysis, all intersections analyzed operate at acceptable levels of service. An eastbound right-turn decel lane is warranted at the site access in the PM peak hour.

Parking. 185 parking spaces are required and 160 are provided. In accordance with SFCC §14-8.6(B)(4)(d) and (e), a Parking Demand Study is submitted with this application in request for a parking reduction and shared parking between the residential and commercial uses.

Utilities. Water service to Buildings 1 and 2 will be provided via a new service line connection to the existing waterline in Agua Fria St., with a master meter installed for each building. Building 3 will connect to the waterline in Cooks Rd. with a separate master meter. Sewer service is provided via a new manhole connection to the existing trunk line that traverses the north side of the property and a connection to the existing sewer line in Cooks Rd. Please refer to the Master Utility Plan for more information.

Terrain Management and Landscaping. The site slopes gently from east to west. Stormwater detention is provided in a series of small ponds and passive water harvesting will be provided in the landscaped areas. Landscaping improvements will include street trees along Agua Fria, and

requisite plantings in the parking and open space areas. Please refer to the Preliminary Grading and Landscaping Plans for additional details.

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

Applicant Response: The proposed Master Plan supports *General Plan Theme1.7.1 – Affordable Housing*, which calls on the Planning Commission and Governing Body to "*actively participate in the creation of affordable housing*" by approving development that creates opportunities for housing to serve all income segments in all areas of the city. In addition, the following land use principles in *General Plan Section 3.3* are embodied by the proposal:

- *Compact Urban Form:* As an infill site, the project exemplifies a compact urban form.
- *Mix of Housing Types in All Neighborhoods*: Calls for the integration of diverse housing types close to transit and neighborhood centers. The proposal will enable residential development at a density that will promote a diversity of housing types in the neighborhood.
- *Quality of Life*. The Plan specifically seeks to promote community interests over private interests to ensure the availability of resources, services and amenities to *all* residents. The Master Plan will enable the future development of much needed market rate and affordable housing, which will serve a diversity of Santa Fe residents.
- *Sustainable Growth*. The project will efficiently utilize existing infrastructure and balance resource protection with meeting community needs through residential infill development. Chapter 4 of the General Plan states, "*Promoting infill over development at the periphery of the city is a key component of growth management. Providing for a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, **at densities that support the construction of affordable housing***." The General Plan specifically calls for a mixture of housing types in all neighborhoods and for the active creation of affordable housing – objectives which this proposal seeks to address by enabling residential development at a density that is compatible with its surroundings and creating the possibility for a diversity of housing types and pricing options.

(b) The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Applicant Response: The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and multi-family development at higher densities. The proposed mixed-use development will serve as an appropriate transition from the more intense commercial uses to the west and the residential development patterns to the east.

Furthermore, the Master Plan demonstrates compliance with Chapter 14 development standards with respect to height, lot coverage, parking, open space, terrain management, and landscaping.

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

Applicant Response: The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan. Furthermore, as stated above, the development program proposed by the Master Plan will serve to achieve a transition between lower intensity residential land uses to the east and the higher intensity commercial uses to the west. Transitions like this are critical to the coordinated development of the community and serve to buffer residential neighborhoods from areas of high intensity land uses.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Applicant Response: The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the potential construction of a right-turn decel lane at the site access.

Archaeology
The subject parcel is located in the River and Trails Archaeological District. An archaeology survey will be prepared and submitted with the Development Plan application.

Water Budget
A Conceptual Water Budget is submitted herewith for reference. In accordance with City regulations, water rights will be provided to offset the water demand.

Affordable Housing – Santa Fe Homes Program
As stated above and in accordance with the Santa Fe Homes Program ("SFHP"), 10% of the units will be set aside as affordable and a 5% fee-in-lieu will be contributed to the Affordable Housing Trust Fund.

Early Neighborhood Notification
Two Early Neighborhood Notification Meetings were held on January 24 and April 23, 2024. City staff, Applicant, consultants, and members of the public were in attendance. Please refer to the attached meeting notes for details.

In support of this request, the following documentation is submitted herewith for your reference:

1. Master Plan and Rezone Applications
2. Agent Authorization Letter
3. Warranty Deed
4. Legal Lot of Record Certificate of Compliance
5. Rezone Ordinance
6. Utility Service Application
7. SFHP Proposal
8. Santa Fe Public School Form
9. Conceptual Water Budget
10. ENN Meeting Notes
11. Traffic Impact Analysis
12. Master Plan Submittal Set

The Development Review Fees are calculated as follows:

Master Plan:	$500.00
Rezone	$1,000.00
TOTAL	**- $1,500.00**

Please contact me should you have any questions or require additional information.

Thank you for your consideration.

Sincerely,



Jennifer Jenkins, Principal

(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Agua Fria Multi Family Master Plan

Address: 2768 Agua Fria Street

Property Size: 4.12 acres

Current Use of Land: vacant

Proposed Use of Land: Residential/ Commercial

Does a Rezoning application accompany this application? YES ☑ NO ☐

Are any variances required? YES ☐ NO ☑

Preapplication Conference Date: 12/07/2023

Early Neighborhood Notice (ENN) meeting date: #1 2/29/24 #2 4/23/24

Zoning: Current: MU Mixed Use
Proposed: C-2 General Commercial

Property Owner Information

Name: Cold Water Development Fund QOZF, LLC
First *Last*

Address: 106 Faithway Street
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: ( ) E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Avenue Suite 101
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at:

I/We authorize *<<See attached notarized owner authorization.>>* to act as my/our agent to execute this application.

Signed: Date:

Signed: Date:

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Los Prados Master Plan Set	☐	
☒	Archaeological Clearance (if applicable)	☒	Traffic Impact Analysis (if required)	☒	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	
☐									

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within the vicinity;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
(d) the proposed boundaries of tracts comprising the various land use areas and development phases;
(e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
(f) the phases of development, if applicable;
(g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
(h) a development water budget as required by Section 14-8.13;
(i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: August 12, 2024

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

Revised 12-11-12

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: Agua Fria Multi Family Property Size: 4.12 acres

Address: 2768 Agua Fria Street

Current Zoning: (MU) Mixed Use Proposed Zoning: (C-2) General Commercial

Does a Development Plan application accompany this application? YES ☐ NO ☑

Preapplication Conference Date: 12/07/2023 UPC Code Number: 1051097275431000000

Early Neighborhood Notice (ENN) meeting date: #1 2/29/24 #2 4/23/24

Property Owner Information

Name: Cold Water Development Fund QOZF, LLC
First *Last*

Address: 106 Faithway Street
Street Address *Suite/Unit #*

Santa Fe NM 87501
City *State* *ZIP Code*

Phone: _____ E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: Jenkins Gavin, Inc.

Name: Jennifer Jenkins
First *Last*

Address: 130 Grant Ave Suite 101
Street Address *Suite/Unit #*

Santa Fe, NM 87501
City *State* *ZIP Code*

Phone: 505-820-7444 E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize See attached authorization letter to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

Six (6) 24"x36" or 11"x17" scalable plan sets and 1 CD with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☑	Letter of Application (intent, location, acreage)	☑	Narrative addressing approval criteria (see below)	☑	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)
☐	Landscape, Parking and Lighting Plan, Signage Specifications	☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☑	Traffic Impact Analysis (if required)	☐	Archaeological Clearance (if applicable)
☐	Sewer and Water Plan (including profiles and details), letter of availability (if applicable)	☐	Phasing Plan (if applicable)				

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Jennifer Jenkins Date: August 12, 2024

October 27, 2023

Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue,
Santa Fe, New Mexico 87501

RE: Cold Water Development Fund QOZF, LLC
Agua Fria: Lot 38

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Cold Water Development Fund QOZF, LLC

By: Andrew Duetta, Manager

Signed: _____ Date NOV 2, 2023

ACKNOWLEDGMENT

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 2nd day of November, 2023 by Andrew W. Werner Duetta.

Lori M. Vigil
Notary Public

06-01-2024
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
LORI M. VIGIL
Commission # 1091563
My Comm. Exp. 06/01/2024

SWTE Courtesy 2816-2022

e-Recorded 2007233 02/27/23 SFC

WARRANTY DEED

AGUA FRIA DEVELOPMENT QOZB, LLC, a New Mexico limited liability company, for consideration paid, grants to COLD WATER DEVELOPMENT FUND QOZF, LLC, a New Mexico limited liability company, the address for which is 154 W. Marcy Street, Suite 104, Santa Fe, New Mexico 87501, the following described real property in Santa Fe County, New Mexico:

> Lot Thirty-eight (38) as shown on "Boundary Survey Plat Prepared for Department of the Interior Bureau of Land Management, showing Section 33, T17N, R9E, N.M.P.M., Santa Fe County, N.M.", filed in the office of the County Clerk, Santa Fe County, New Mexico on October 18, 1995, in Plat Book 318, page 032, as Document No. 921,975

Subject to: Restrictions, reservations, easements of record and taxes for the year 2023 and thereafter

with warranty covenants

Dated: February 27, 2023

AGUA FRIA DEVELOPMENT QOZB, LLC
a New Mexico limited liability company

By: PIGEON HAWK QOZF, LLC
a New Mexico limited liability company

Its: Manager

By_____
Marc Bertram, Managing Member

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 27TH Day Of February, A.D., 2023 at 01:28:52 PM And Was Duly Recorded as Instrument # 2007233 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS.

The foregoing instrument was acknowledged before me on January 27th, 2023, by Marc Bertram, Managing Member of Pigeon Hawk QOZF, LLC, a New Mexico limited liability company, as Manager of Agua Fria Development QOZB, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
KATARINA SOMMER
Commission # 1130609
My Comm. Exp. Sept. 21, 2024

Katarina Sommer
Notary Public
My Commission Expires

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2007-29

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE CLASSIFICATION FROM R-2 TO MU; APPROVING A MASTER PLAN, AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 4.12 ACRES MORE OR LESS LOCATED WITHIN SECTION 33, T17N, R9E, N.M.P.M., GENERALLY LOCATED ON THE SOUTH SIDE OF AGUA FRIA ROAD APPROXIMATELY 500 FEET WEST OF HARRISON ROAD ("AGUA FRIA COMPOUND" ZONING CASE NO. ZA 2007-01)

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the "Property") located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as R-2 (Residential, Two units per acre).

A parcel of land comprising 4.12 acres, Lot 38 within Section 33, T.17N., R.19E., N.M.P.M. as shown in the attached Boundary Survey "Exhibit A" attached hereto and incorporated by reference. Said Boundary Survey is recorded with the County of Santa Fe, State of New Mexico, October 18, 1995 in book 318, page 32 of the records of Santa Fe County.

Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes of zoning classifications for the property set forth in Section 1 of this Ordinance.

Section 3. The rezoning action effected by this ordinance is subject to the conditions of approval set forth in "Exhibit B" attached hereto and incorporated by reference.

Section 4. The Master Plan for development of the property (Exhibit C, attached) is hereby approved.

Section 5. This Ordinance shall be published one time by the title and general summary and shall become effective five days after such publication.

Section 6. The rezoning action with respect to the Property affected by this Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year Review/Rescission).

PASSED , APPROVED AND ADOPTED this 8th day of August, 2007.

DAVID COSS, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

FRANK D. KATZ, CITY ATTORNEY

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

RE: Legal Lot of Record status for a parcel identified as 2768 Agua Fria Street, depicted as Lot 38 on a boundary Survey Plat prepared for Department of the Interior Bureau of Land Management in 1995 **recorded in Book 318, Page 32 as instrument number 921.975, records of Santa Fe County, New Mexico** on October 18, 1995 (hereinafter, the "Property").

In compliance with Subsection 14-3.7(A)(7) of the Santa Fe City Code ("SFCC") this Certificate of Compliance documents status as a legal lot of record for the Property.

This Planning Commission ("Commission") considered the following documents:

1. Survey Plat prepared for Richard P. Cook showing the split of Lot 2 into 2-A, 2-B, and the consolidation of Lot 1 with the remainder of Lot 2 to form lot 1-2-C all within a portion of projected section 22, T/17N, R.9E, N.M.P.M. recorded by the Office of the Santa Fe County Clerk on September 16, 1994, recorded in Book 286, Page 2 as Instrument Number 877873.
2. Amended Cook's Industrial Subdivision recorded by the County of Santa Fe August 20, 1985, in Book 156, Page 12 as instrument number 574,639.
3. Lot Line Adjustment of Tract 3 Lot 2, tract 3 Lot 1A and PC 2838 TR. 5 recorded by the County of Santa Fe on May 1, 1998, in Book 385, Page 35, as instrument number 1022556.
4. Quitclaim Deed "Otila M. Quintana, daughter of Inex Montoya, and Juan B. Quintana, her husband for consideration paid, quitclaim to Maria Magdalena B. Montoya (now Arias)" recorded by the County of Santa Fe on August 24, 1962, as instrument number 258,868.
5. Lot Split Survey for Lawrence Boyd of Lot 36 recorded b the County of Santa Fe on September 16, 2008, on September 16, 2008, in Book 690, Page 4 as instrument number 1538,57.
6. Warranty Deed, "Santos I. Montoya, a married man dealing in his sole and separate property and Maclovio Montoya, a married man for consideration paid grant to Santos I. Montoya and Marie Montoya, husband and wife, and Maclovio Montoya and Juanita Montoya, husband and wife as joint tenants" recorded by the County of Santa Fe on April 30, 1998, in Book 1486, Page 202 as instrument 1022377.
7. Warranty Deed, "Maclovio B. Montoya and Juanita T. Montoya for consideration paid grant to Santos I. Montoya" recorded by the County of Santa Fe on August 5, 1974, in Book 314, Page 146.
8. Warranty Deed "Samarkand Properties Ltd. for consideration paid grants to Thanh Long Nguyen and Lan Kim Nguyen, husband and wife" recorded by the County of Santa Fe on May 10, 1994, in Book 1055, Page 112-113 as instrument number 862,179.

SFC CLERK RECORDED 09/11/2024

SFCC 1987, §14-3.7(A)(7)(b) allows the Planning Commission to issue a certificate of compliance "for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance."

Following a public hearing on April 4, 2024, in which the Commission considered the above-referenced documents, heard reports from city staff and the applicant, and opened the floor the public comment, the Commission found that the Property was "[a] lot that was created in such a manner that would today qualify for a lot split the City of Santa Fe's Family Transfer Subdivision Ordinance," and that it therefore met the applicable criteria under SFCC 1987, §14-3.7(A)(7)(b). The lot is granted compliance with the City of Santa Fe Zoning Ordinance.

Approval of the Certificate of Compliance makes no determination regarding the conformity or lack thereof pertaining to development or structures on the property.

Janet Clow 9/5/24

Janet Clow, Chair, City of Santa Fe Planning Commission Date

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

SUBSCRIBED AND SWORN to before me this 5 day of September 2024.

By Janet Clow.

Notary Public

My Commission Expires:
5/30/28

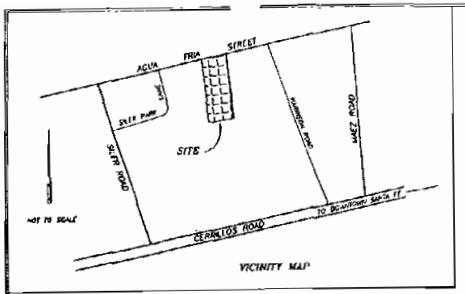
DANIEL A ESQUIBEL
Notary Public
State of New Mexico
Comm. # 2003334
My Comm. Exp. May 30, 2028

SFC CLERK RECORDED 09/11/2024

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
CERTIFICATE OF COMPLIA
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 11TH Day Of September, 2024 at 09:45:27 AM
And Was Duly Recorded as Instrument # 2041564
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy County Clerk, Santa Fe, NM





LINE	BEARING	DISTANCE
L1	N68°30'01"E	9.40'

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD

FLOOD ZONE

THIS PROPERTY LIES WITHIN ZONE "C" AREAS OF MINIMAL FLOODING, AS SHOWN ON F.I.R.M. PANEL 350070 0007 B, DATED JULY 2, 1980.

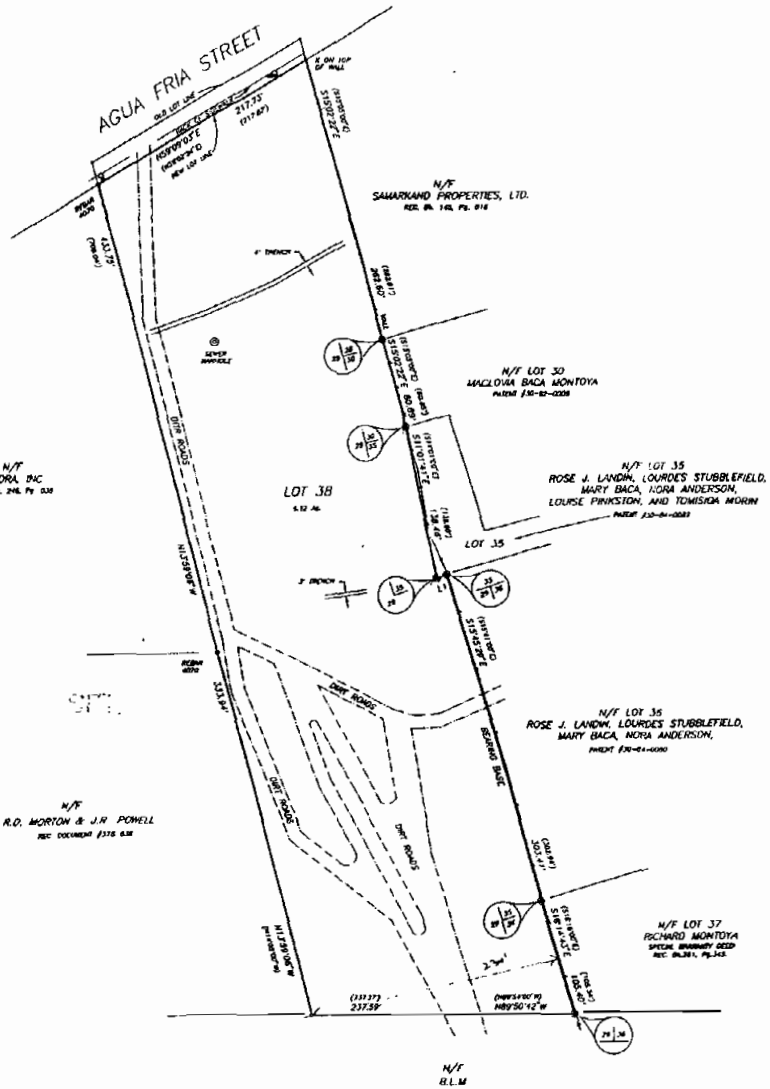
COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss
I hereby certify that this instrument was filed for record on the 18 day of May 1995 A.D. at 2:05 o'clock P.M. and was duly recorded in book 280 page(s) 092 of the records of Santa Fe County.

Witness my Hand and Seal of office
JOHN G. ARNOLD
County Clerk, Santa Fe County, N.M.

By: _____ Deputy

921.975

COUNTY CLERK SANTA FE COUNTY NEW MEXICO



REFERENCE DOCUMENTS

1. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP NEW MEXICO PROJECT No. HES-44-4784(2) C.I.P. #51 SANTA FE COUNTY (SHEET 3 OF 6) FINAL MAP DATED 12/10/90 PREPARED BY: LANDMARK SURVEYS, SANTA FE, NEW MEXICO.
2. BUREAU OF LAND MANAGEMENT SURVEY OF LOTS, T17N, R9E, N.M.P.M. ACCEPTED MARCH 12, 1984.
3. BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY AND SURVEY OF LOTS, T17N, R9E, N.M.P.M. ACCEPTED SEPT. 12, 1981
4. BUREAU OF LAND MANAGEMENT SUPPLEMENTAL PLAT SHOWING SECTION 33, T17N, R9E, N.M.P.M. ACCEPTED OCT. 29, 1940.
5. THE UNITED STATES OF AMERICA TO RICHARD P. MONTOYA PATENT #30-82-0017, DATED JUNE 15th, 1982

318032

LEGEND

BEARINGS ARE DERIVED FROM T17N, R9E, N.M.P.M., SURVEY OF LOTS UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT, TOWNSHIP PLAT ACCEPTED MARCH 12, 1984.

- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT, NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES UTILITY METER/VALVE/PEDISTAL/BOX/ETC
- DENOTES SEWER MANHOLE
- DENOTES OVERHEAD LIGHT
- DENOTES FREE STANDING WALL
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT
- INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT

NOTES

1. BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
2. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 06th DAY OF MARCH, 1995, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

EDWARD M. TRUJILLO, N.M.P.L.S. #12332

BOUNDARY SURVEY

PLAT PREPARED FOR

DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGMENT

SHOWING

LOT 38

WITHIN

SECTION 33, T17N, R9E, N.M.P.M.
SANTA FE COUNTY, N.M

DAWSON SURVEYS INC.
2721-F 1-25 FRONTAGE RD.
PROFESSIONAL LAND SURVEYORS
SANTA FE, N.M.
FILE#2387A, BOY DATE:03/21/95

2

Exhibit A
for Ordinance
No. 1662007-86

EXHIBIT B:
CONDITIONS OF APPROVAL
ORDINANCE NO. 2007-29

AGUA FRIA REZONING

Exhibit B-1:	**Engineering Division Traffic Review**
Exhibit B-2:	**Subdivision Engineer**
Exhibit B-3:	**Solid Waste Division**
Exhibit B-4:	**Landscaping Review**
Exhibit B-5:	**Parks, Trails, and Open Space**
Exhibit B-6:	**Wastewater Division**
Exhibit B-7:	**Office of Affordable Housing**

City of Santa Fe, New Mexico

memo

DATE: March 29, 2007

TO: Donna Wynant, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: **Case #ZA-2007-01, Agua Fria Compound Rezoning**

ISSUE

Request to rezone 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road.

RECOMMENDED ACTION:

Review comments are based on submittals received on March 14. 2007. The comments below should be considered as Conditions of Approval to be addressed in a satisfactory manner prior to subsequent submittals:

1. A Condition of approval imposed during General Plan Amendment approval recommended that the developer dedicate sufficient right-of-way to accommodate a Clark Road extension from Industrial Road to Agua Fria Road (see attached Traffic memo dated 11/3/2005). The Santa Fe Metropolitan Planning Organization has since determined that the extension of Clark Road to Agua Fria is not a recommended alternative (see attached MPO memo dated 03/29/06). In light of this, the Public Works Department rescinds their initial recommendation of dedicating right-of-way for the Clark Road extension.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

Attachments: Traffic memo dated 11/3/2005
MPO memo dated 03/29/06

M:\Traffic Impacts\01-TIAs\2005\Agua Fria Compound\Agua Fria Compound 03-29-07.doc

Exhibit B-1
for Ordinance No. 2007-29

SS001 PM5 - 7/95

City of Santa Fe, New Mexico

memo

DATE: April 20, 2007

TO: Donna Wynant, Case Manager

FROM: Risana Zaxus, M.S., PE
City Engineer

RE: Case # ZA 2007-01
Agua Fria Compound Rezoning

I reviewed Sheet A-1, "Agua Fria Compound Concept & Landscape Plan," dated March 17, 2007.

This plan sheet does not show drainage ponds as did the previous drawings that I reviewed. Runoff control measures will be required when the property is developed, per Article 14-8.1(F)(2)(c)(ii).

Also of note is that when the property is developed, the Gunnison's Prairie Dogs shall be relocated per Article 14-8.12 of the Land Development Code.

A complete review of this project will be required when it proceeds to the Development Plan phase.

Exhibit 2

for Ordinance No. 2007-29

SS001.PM5 - 7/95

City of Santa Fe
New Mexico

DEVELOPMENT REVIEW TEAM TRANSMITTAL FORM

RECEIVED
MAR 15 2007
DEVELOPMENT REVIEW

Case #ZA 2007-01. Agua Fria Compound Rezoning. Jim Hays and Associates, Inc., agent for Marc Bertram and Eric Enfield, requests rezoning of 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road. (Donna Wynant, case manager)

Name: Jim Hays
Hays and Associates, Inc.
Agent/ Owner **# 982-5467 FAX 982-7944**

Submittal date **March 12, 2007**
Email hays@haysinc.com

DRT final Comments by **March 22, 2007**
Planning Commission date **May 03, 2007**

- ☐ **PDR Case File/Case Manager**
- ☐ **Fire Inspector(s)**
- ☐ **Traffic Division Engineer**
- ☐ **Waste Water Division Engineer**
- ☐ **PW/ Engineering Division**
- ☐ **Landscaping**
- ☐ **Water Division Engineer**
- ☐ **Subdivision Engineer**
- ☐ **Office of Affordable Housing**
- ☒ **Solid Waste Division Engineer** 3/15/07
- ☐ **Trails & Open Space**

COMMENTS: NO SOLID WASTE ISSUES at this Time.

Contact RANDALL MARLO @ 955-2228

Case Manager: Donna Wynant x6325

Lou Baker x 6656 lbaker@ci.santa-fe.nm.us
Daniel A. Esquibel x 6587 daesquibel@ci.santa-fe.nm.us
Gary G. Park x 6954 ggpark@ci.santa-fe.nm.us
Charlie D. Gonzales x 6955 cdgonzales@ci.santa-fe.nm.us
Wendy M. Blackwell x 6127 wmblackwell@ci.santa-fe.nm.us
Greg T. Smith x 6957 gtsmith@ci.santa-fe.nm.us
Donna J. Wynant x 6325 djwynant@ci.santa-fe.nm.us
RB Zaxus x 6658 rbzaxus-onaxis@ci.santa-fe.nm.us

Exhibit B-3 for Ordinance

City of Santa Fe, New Mexico

memo

DATE: April 17, 2007

TO: Donna Wynant, Land Use Senior Planner,
Planning Division

CC: R. B. Zaxus, City Subdivision Engineer,
Engineering Development Review Division

FROM: Charlie Gonzales, Land Use Senior Planner, CHARLIE
Engineering Development Review Division

RE: **Landscaping Comments for case #ZA 2007-01. Agua Fria Compound Rezoning**

Below are comments for the Agua Fria Compound Rezoning request. These comments are based on the plan set dated March 17, 2007. A Landscaping Plan shall be submitted, showing compliance with the following:

Landscaping : Sheet A-1

1. Show compliance with Section 14-8.4 (E) (1) (4). Water Harvesting and Irrigation Standards. Please provide explanation and coordinate with Grading and Drainage Plan.
2. Show compliance with Section 14-8.4 (F) (2) (a) – (i). Plant Material Standards. More information needs to be submitted in order to conduct a thorough review of the plans. (Preferably on a chart or table)
    - Plant size, (height and caliper, including trees)
    - Mature size, (height and spread).
    - Shrubs to be 5 gallons minimum,
    - 2" of mulch, seed mix and fertilization.
    - Landscaping of stormwater retention/detention ponds.
3. Show compliance with Section 14-8.4 (F) (5). Existing Vegetation. Explain and show how many trees/shrubs will be removed, replaced or added.
4. Show compliance with Section 14-8.4 (G) (2) (b). Street Tree Standards. Provide additional tree on perimeter of the South Boundary.
5. Show compliance with Section 14-8.4 (H). Open Space Landscaping Requirements.

A more complete review will be conducted upon receiving the additional information as mentioned above.

Exhibit B-4
for Ordinance
No. 2007-29

APPLICATION NAME: Agua Fria Compound Rezoning

CASE NO.: ZA 2007-01

REVIEW DATE: March 21, 2007

HEARING DATE: May 3, 2007

CASE MANAGER: Donna Wynant

REVIEWED BY: Anne McLaughlin

PARKS, OPEN SPACE & TRAILS REVIEW

No comment.

Exhibit B-5
for Ordinance No. 2007-39

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: March 21, 2007

To: Donna Wyatt, Planner
Planning and Land Use

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case #ZA 2007-01 Agua Fria Compound Rezoning

The Wastewater Division has no objection to the rezoning request. The Wastewater Division will require extension of sewer easements to the property line on the north and east side of the project boundaries on the proposed development plan.

Please contact me at 955-4637 if you have any questions.

cc: Jim Hays
File

Exhibit B6
for Ordinance
Page 1 of 1

FILE COPY

SANTA FE HOMES PROGRAM

PROPOSAL FOR SALE UNITS

Agua Fria Compound Live Work

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 9 day of May, 2007 by Hays and Associates Inc. ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of 4.12 acres located on the south side of Agua Fria Road Approximately 600 feet west of Maes Road. SFHP Developer proposes to develop the property as described in the document attached hereto as Exhibit 1 *(Development Plan)* incorporated herein by reference, and hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property, and seeks from the City, development incentives subject to the terms and conditions hereinafter set forth.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks a Re-zoning approval from R-2 to a Residential Mixed Use designation for thirty two (32) live/work homes.

2. The Property is to be developed with finished homes for rent and for sale.

B. SFHP PLAN. SFHP Developer proposes to build a total of thirty two (32) live work condominiums on 4.12 acres. This results in a SFHP unit requirement of 4.8 affordable

Exhibit B-7 page 1 of 8

For Ordinance No. 2007-29

homes. The unit requirement is based on a thirty percent requirement for the "live" portion of the project (1/2 x 32 = 16 x 30% = 4.8 SFHP homes). SFHP Developer proposes to construct four (4) SFHP live/work homes as indicated on the attached SFHP Plan (Exhibit 2). The .8 fraction of the requirement will be satisfied with a forty three thousand six hundred dollar ($43,600) fractional payment to the City's Investment Loan Fund (ILF) for affordable housing per the formula in the SFHP Ordinance. The prices stated on the SFHP Pricing Schedule (Exhibit 3) do not include a reduction for homeowner's dues. Should there be homeowners' dues, the price shall be reduced accordingly. SFHP Developer proposes to deliver the first two (2) SFHP live/work homes for sale before the first fourteen (14) market rate live/work homes have sold and the second two (2) SFHP live/work homes for sale before the final fourteen (14) live/work homes have been sold

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals. SFHP Developer proposes to record applicable regulatory agreements or liens in the public records that will ensure long-term affordability of the SFHP units.

D. REPORTING. SFHP Developer proposes to sign an affidavit declaring that the sale prices did not exceed the amount specified in the SFHP Agreement.

E. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to insure that the actual sales were in compliance with the SFHP Agreement.

F. DEVELOPMENT INCENTIVES. SFHP Developer requests a reduction in the amount of submittal fees for development review applications, waivers of the building permit

fees, capital impact fees, and sewer extension fees proportional to the number of SFHP units. SFHP Developer also requests a reduction to the water utility extension fee and an exemption from the retrofit and consumptive water rights requirements for the SFHP units.

G. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

H. CERTIFICATION. Income Certification of buyers of the SFHP units will be provided by the City's Agent, either Homewise or The Santa Fe Community Housing Trust.

I. ACCESS. SFHP Developer proposes to grant access to the City or its agent to inspect the following records of SFHP Developer for the SFHP units in order to determine compliance with the SFHP Ordinance and the SFHP Agreement: the sales agreement with the SFHP buyer, information relating to when the affordable unit was completed and made available for occupancy, permits and waivers of permits for affordable units and similar types of information regarding the affordable units and the relationship with the market units in terms of similar design and architecture.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

STATE OF NEW MEXICO)
)ss.

Exhibit B-7
P. 3 of 8
for Ordinance
No. 2007-29

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10th day of May, 2007,

by Jim Hays.

OFFICIAL SEAL
Gloria A Roybal
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission expires

NOTARY PUBLIC

Gloria A. Roybal

My Commission Expires:

9-21-2010

REVIEWED BY:

D R Pacheco
OFFICE OF AFFODABLE HOUSING

5/11/07
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
Exhibit 3 - SFHP unit obligation calculation worksheet
Exhibit 4 – Unit types and requirements

Exhibit B-7
p 4 of 7
for Ordinance No. 32-18659

EXHIBIT 2

SANTA FE HOMES PROGRAM

PRICING SCHEDULE

Effective August 25, 2005*

Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

Income Range	Affordable Home Price Studio	Affordable Home Price 1 Bedroom	Affordable Home Price 2 Bedroom	Affordable Home Price 3 Bedroom	Affordable Home Price 4 Bedroom
Income Range 2	$74,500	$85,000	$97,000	$109,000	$122,000
Income Range 3	$100,500	$111,000	$126,000	$142,000	$158,000
Income Range 4	$125,500	$136,000	$155,000	$175,000	$194,000

*Prices are revised according to the most recent area median income published by HUD.
Household income based upon HUD area median incomes as of 2/24/2005.

AFFORDABLE PRICES AND BEDROOM SIZES REQUIRED

Income Range	Affordable Home Price **2 bedroom**	Affordable Home Price **3 Bedroom**	Affordable Home Price **4 Bedroom**
Income Range 2	**One** Unit $97,500		
Income Range 3		**Two** Units $142,000	
Income Range 4			**One** Unit $194,000

Exhibit B-7
p. 5 of 7
for Ordinance No. 2007-29

EXHIBIT 3

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project is proposed in a Transitional Mixed Use zoning district.

The project has an area of approximately 4.12 acres.

The project is proposing 32 live/work homes with the affordable homes requirement based on 30% of 16 homes (the "live" portion of the project).

Calculate SFHP Obligation

1. Total number of all units to be built in development	16
2. Multiply number from line 1 by 30%	4.8
3. Enter whole number result of line 2 calculation. **This is the total number of SFHP units that must be built in the development**	4
4. Determine how many units are required in each applicable Income Range. Divide number from line 3 by 3. Enter the **whole** number result in each of the following Income Ranges:	
4a. Income Range 2:	1
4b. Income Range 3:	2
4c. Income Range 4:	1
5. If the total of lines 4a, 4b and 4c does not equal the total required from line 3, add one unit to the requirement for Income Range 3 (line 4b). If the new total still does not equal the total required from line 3, add one unit to the requirement for Income Range 2 (line 4a). Enter new totals on lines 5a, 5b and 5c. The total of lines 5a, 5b, and 5c must equal this total from line 3. **This is the total number of SFHP units that must be provided in each Income Range.**	
5a. Income Range 2:	1
5b. Income Range 3:	2
5c: Income Range 4:	1
6. Determine fractional fee. Enter the remaining fraction resulting from the calculation in line 2:	.8
7. Multiply the fraction from line 6 by $54,500*. **This is the total fractional fee that is owed:**	**$43,600**

*The base fractional fee is updated when the AMI is updated and is equal to one-half the price of a 3 bedroom home for Income Range 2.

Exhibit B-7
P. 6 of 7
for Ordinance No. 2007-29

EXHIBIT 4

SANTA FE HOMES PROGRAM

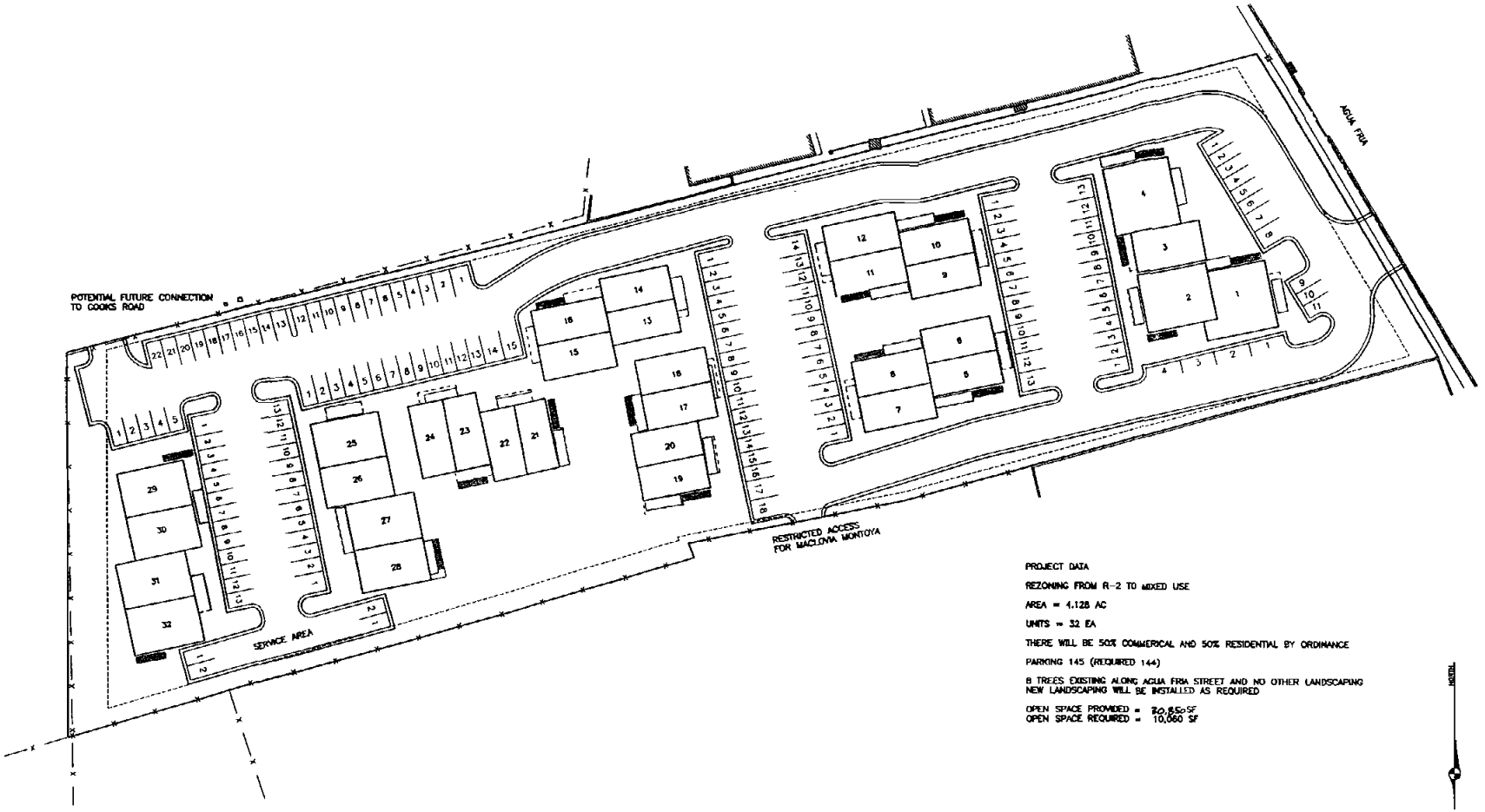
UNIT TYPES AND REQUIREMENTS

Refer to Section 26-1.17 and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

1. Total number of required SFHP Units	4
2. Required distribution: Apply the following percentages to the total from line 1 to determine the required number of units of each type. If a fraction results, round up for .5 or over, round down for .4 or under	
2a. Studio/One bedroom/Two Bedroom. 25% x Line 1	1
2 b. Three Bedroom: 50% x Line 1	2
2 c. Four Bedroom: 25% x Line 1	1
3. The sum of lines 2a, 2b, and 2c should equal the total from Line 1. If this total is greater than the total from line 1, drop one unit from Line 2a (Studio/One Bedroom/Two Bedroom). If the new total is still greater than the total from line 1, drop one unit from line 2c (Four Bedroom). This is the required distribution of unit sizes that must be provided, unless an alternate distribution is approved by the Office of Affordable Housing.	
3a. Studio/One Bedroom/Two Bedroom. 25% x Line 1*	1
3b. Three Bedroom: 50% x Line 1	2
3c. Four Bedroom: 25% x Line 1	1

* The Office of Affordable Housing shall have the authority to further specify the required percentage of Studio, One Bedroom and Two Bedroom homes, taking into consideration the type of non-SFHP units offered for sale in the development.

Exhibit B-7
p. 7 of 7
An Ordinance No. 2007-29



PROJECT DATA

REZONING FROM R-2 TO MIXED USE

AREA = 4.128 AC

UNITS = 32 EA

THERE WILL BE 50% COMMERICAL AND 50% RESIDENTIAL BY ORDINANCE

PARKING 145 (REQUIRED 144)

8 TREES EXISTING ALONG AGUA FRIA STREET AND NO OTHER LANDSCAPING NEW LANDSCAPING WILL BE INSTALLED AS REQUIRED

OPEN SPACE PROVIDED = 20,850 SF
OPEN SPACE REQUIRED = 10,060 SF

NORTH

SCALE: 1" = 30'

REVISIONS	
DATE	BY

CONCEPTUAL SITE PLAN / MASTERPLAN

AGUA FRIA COMPOUND

SCALE: 1"=30' | DATE: MARCH 12, 2007 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 4

Exhibit C
For Ordinance
NO. 2007-29

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:

- ✓ Sewer Service Technical Evaluation Request
- ✓ Water Service Technical Evaluation Request
- ___ Agreement for Metered Service (AMS)
- ___ Agreement to Construct and Dedicate Public Improvements (ACD)
- ___ Annexation Application Water Budget
- ✓ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Cold Water Development Fund QOZF, LLC

Project Address: 2768 Agua Fria Street

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

* Certificate of Compliance: Approved at PC on 6.6.24

Plat Filing Information: Year_____ Book_____ Page_____ Township, Range, Section: S33 T17N R 9E

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: LOT 38, 4.22 AC, S33 T17N R 9E, UPC 1051097275431000000

Short Description of Project: Master Plan and Rezone of a residential development with a small commercial space

Construction Start Date: 2025

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments): Mixed Multi Family Residential/ Commercial
2. Total number of lots approved on final plat/development plan: N/A
3. Total number of homes existing or under construction: 0
4. Size of service requested: (5/8", 3/4", 1" or 2"): _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
__	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Accessory Dwelling Unit	.09 afy per d.u.	_____
130__	Apartment/Condominium	.16 afy per d.u.	
_____	Senior Complex	.12 afy per d.u.	_____
130__	**Total**	**Total Residential Water Demand**	_____ **AFY**

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Mixed: Multi Family + Small Scale Commercial Serving
Total gross floor area of building: Retail 1,450 square feet
Total area of lot, tract or parcel: 4.12 acres
Automatic Fire Sprinkler System: X Yes _____ No
Building Construction Type: _____
Building Square Footage: 115, 250 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 ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
____ Office – Non-medical	_____	(0.70 afy per 10,000 s.f.)	_____
____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
____ Laundromat, Other	_____	(0.22 afy per machine)	_____
____ Drycleaner	_____	(0.41 afy per site)	_____
____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
____ Gyms with showers	_____	(8.94 afy per site)	_____
____ Gyms without showers	_____	(0.77 afy per site)	_____
____ Salons	_____	(0.21 afy per site)	_____
____ Pet Grooming	_____	(0.52 afy per site)	_____
____ Pet Daycare	_____	(0.11 afy per site)	_____
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
X Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	1,450 sf	(0.06 afy per site)	_____
____ Gallery	_____	(0.60 afy per site)	_____
____ Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(0.02 afy per seat)	_____
____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____ Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____

____ Gasoline Station _____ (0.88 afy per Site) _____

____ Car Wash (full service) _____ (5.66 afy per Site) _____
____ Car Wash (limited service) _____ (0.94 afy per Wash Bay) _____
____ Auto Repair _____ (0.12 afy per site) _____
____ Car Rental _____ (0.12 afy per site) _____

____ Car Sales _____ (0.07 afy per 10,000 s.f.) _____

____ Self Storage _____ (0.13 afy per site) _____

____ Wholesale, Warehousing _____ (0.4 afy per 10,000 s.f.) _____
____ Industrial, Manufacturing _____ (applicant estimate of water use) _____

____ Church w/ day care or school) _____ (1.3 afy per Site) _____
____ Church w/o day care or school) _____ (0.6 afy per Site) _____

____ Hotel No. of rooms _____ (.13 afy per room) _____
____ Motel No. of rooms _____ (.09 afy per room) _____

Public Services

____ School, Elementary (0.53 afy per 100 students) _____
____ School, Middle or Junior High (1.68 afy per 100 students) _____
____ School, Senior High (2.64 afy per 100 students) _____
____ Schools, Daycare (0.85 afy per 100 kids) _____

____ Places of Worship (0.15 afy per site) _____
With Daycare and school (0.95 afy per site) _____

____ Parks (1.48 afy per acre) _____

____ **Other** (not listed above) Please attach (with attachment) _____

water demand calculations and assumptions used

Total Floor Area _____

APARTMENT BUILDING:
1ST FLOOR HEATED: 42,200 SF
2ND FLOOR HEATED: 42,200 SF
3RD FLOOR HEATED: 27,000 SF
TOTAL APARTMENT: 111,400 SF

RETAIL/FITNESS (2-STORY): 2,600 SF
(retail bottom floor, 1,450 sf)
(fitness upper floor, 1,50 sf)
CLUBHOUSE (1-STORY): 1,250 SF
TOTAL PROJECT HEATED: 115,250 SF

Total Commercial Water Demand _____ AFY

Total Residential Water Demand _____ AFY

TOTAL PROJECT WATER DEMAND _____AFY

City of Santa Fe,New Mexico
UTILITY SERVICE APPLICATION

OWNER: Cold Water Development Fund QOZF, LLC	*Only If Applicable
Mailing Address: 106 Faithway Street Santa Fe, NM 87501	AGENT: JenkinsGavin Inc. Angelica Reed
	Title: Project Assistant
	Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501
Phone Number:	Phone Number: 505-820-7444
Mobile Number:	Mobile Number: 505-386-6343

Information Provided By: Check one: Owner _____ Agent ✓

Signature: *Angelica Reed* Date: August 12, 2024

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: Water budget presented is conceptual

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed develop0ment including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

SANTA FE HOMES PROGRAM

RENTAL PROPOSAL

"Cold Water Development Fund QOZF. LLC"
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this _____ day of _____, 2024 by *Cold Water Development Fund QIZF, LLC* ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of *2768 Agua Fria Multi Family* hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks **Master Plan** and **Rezone** approval.

2. The Property is to be developed as a mixed-use project, which includes **130** rental units as described below:

Studio:	34 Units
1Bedroom:	76 Units
2 Bedroom:	18
3 Bedroom:	02 Units
Total	130 Multi Family Units

B. SFHP PLAN. Developer is proposing an alternate means of compliance with the Santa Fe Homes Program ordinance by setting aside 10% of the Project's total units for income-qualified tenants. Rents will be restricted to rates affordable to those earning no more than 80% of the Area Median Income (AMI), as determined by the Department of Housing and Urban Development (HUD)'s annual AMI statistic. The set-aside units will be substantially proportionate in bedroom type to the market rate units, with some flexibility permitted in response to market conditions, with rents calculated as described in **Exhibit 2**.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals. SFHP Developer proposes to record applicable regulatory agreements or liens in the public records that will ensure long-term affordability of the SFHP units or fulfillment of the proposed alternate compliance.

D. DEVELOPMENT INCENTIVES. SFHP Developer requests the following development incentives:

Waiver of 100% of the following fees as calculated for the entire Project:

Development Review Application Fees, Construction Permit Fees, Impact Fees, and Utility Expansion Charges. In addition, water offsets will be waived for the **13** affordable units per SFCC §14-8.13(B)(5).

E. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual rental

agreements were in compliance with the SFHP Agreement.

F. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

G. ACCESS. SFHP Developer proposes to grant access to the City or its agent to inspect the records of SFHP Developer for the SFHP units in order to determine compliance with the SFHP Ordinance and the SFHP Agreement.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER: ***Cold Water Development Fund QOZF. LLC***

_____
Title: _____

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____day of _____, 2024, by_____ on behalf of *Cold Water Development Fund QOZF. LLC*.

_____
NOTARY PUBLIC

My Commission Expires:

_____

REVIEWED BY:

_____ _____
OFFICE OF AFFORDABLE HOUSING DATE

Attach: Exhibit 1 – Site Plan/Location Map (proposed)
Exhibit 2 - SFHP calculation worksheet

EXHIBIT 1

Site Plan/Location Map

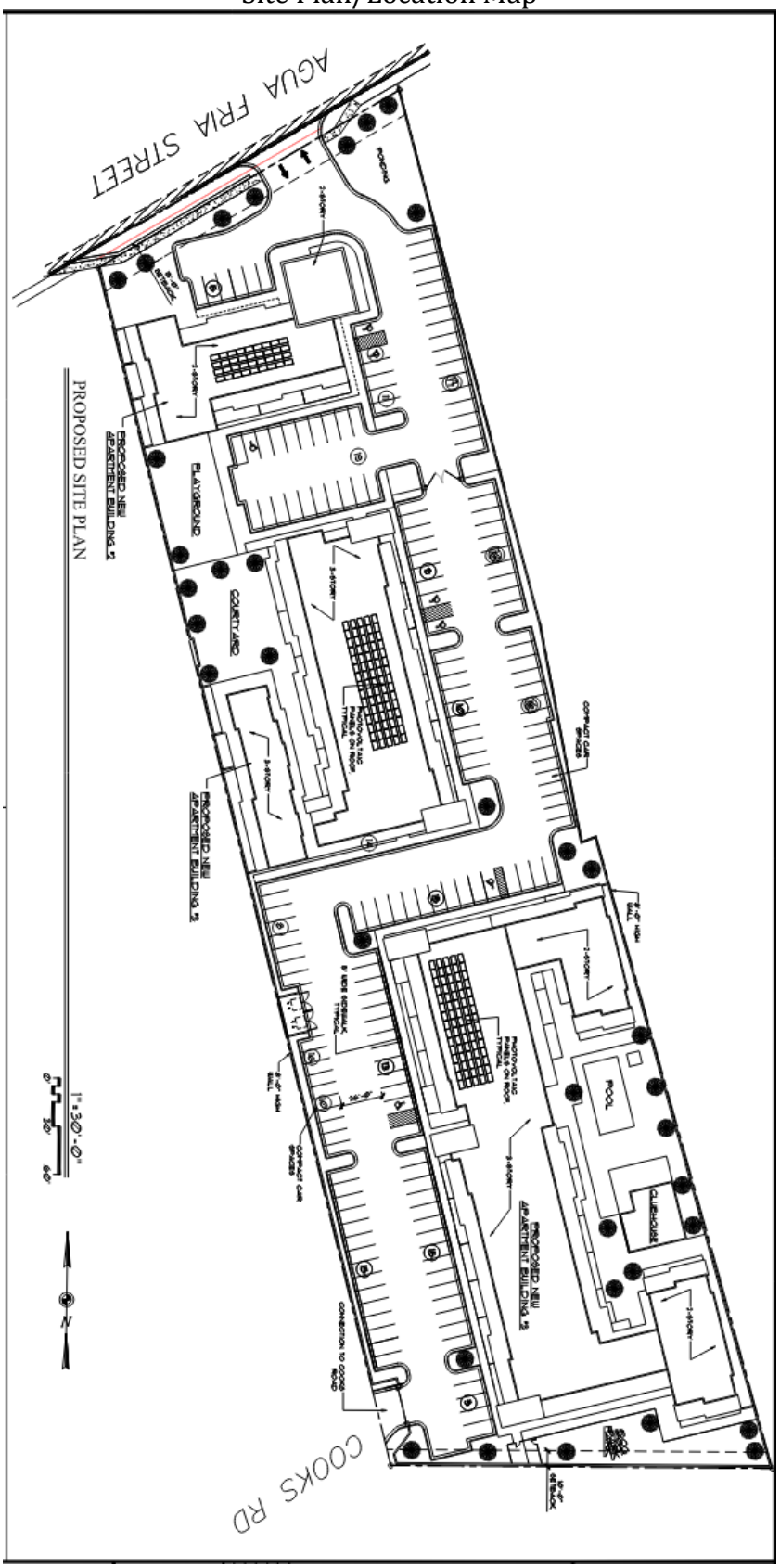


EXHIBIT 2

SFHP RENTAL UNIT CALCULATION WORKSHEET

The project is proposed as a ***C2-General Commercial zoning*** district, permitting ***no maximum*** units per acre. The project has an area of approximately ***4.12*** acres. The project is proposing ***130*** rental homes; studio ***34,*** one-bedroom units ***76,*** two-bedroom units ***18***, and ***2*** three-bedroom units. There are not additional land use requirements for this site.

The SFHP requirement is calculated below:

Total number of units multiplied by (0.15) = the number of SFHP rental units required

130 total units x 0.15 = ***19.50*** SFHP unit(s) is/are required.

13 SFHP units will be provided and a fractional fee paid for the **0.60 units.**

SFHP Rent/Unit Distribution

	HH Size	Max. Rent	80% AMI	Total # Units	# of Affordable Units
Studio	1	$ 1,065	$42,600	34	5
1 BR	1	$ 1,065		76	12
2 BR	2	$ 1,216	$48,650	18	3
3 BR	3	$ 1,318	$54,750	2	0
4 BR	4+	$ 1,464	$60,800	0	0

FRACTIONAL FEE-IN-LIEU CALCULATION WORKSHEET

In addition to providing affordable rental units, the Developer proposes to comply with SFHP through the payment of a fee based on 5% of the total units as per Ordinance 2019-30.

Proposed Project

Unit Type	% of Total	# of Units
Studio	26.2%	34
1 BR	58.5%	76
2 BR	13.8%	18
3 BR	1.5%	2
	100%	130

Steps for Calculation

1. enter # of each unit type
2. multiply # of units by 5%
3. multiply # of affordable units by fee/unit/month
4. multiply fee/month by 24 (months) = Project Fee
5. Sum Project Fee to get Total Project Fee

Affordability Gap Voucher Calculation

Bedrooms	# Units	Aff'd Units (5%)	Fee/Unit	Total Fee
0	34	5.1	$ 413	$50,551.20
1	76	11.4	$ 656	$179,481.60
2	18	2.7	$ 763	$49,442.40
3	2	0.3	$ 1,204	$8,668.80
TOTAL	130	19.5		$288,144.00

NOTE: The rents and fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The current schedule in effect at the time the fees are paid, determines the amount of the fee. The prices are updated annually.

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: Agua Fria: Multi Family
2. Location of Property: 2768 Agua Fria St.
3. Owner/Agent Name: JenkinsGavin Inc.

   Mailing Address: 130 Grant Ave Suite 101 Santa Fe, NM 87501

   Phone & Fax: 505-820-7444
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	**Unit Quantity**	**Average Price**
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	150	

5. Elementary School Zone for Proposed Development: El Camino Real Elementary
6. Middle School Zone for Proposed Development: El Camino Real Middle School
7. High School Zone for Proposed Development: Santa Fe High School
8. Build out Rates (Year/s; #/yr): _____

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

Agua Fria Master Plan and Rezone
Preliminary Water Budget
August 12, 2024

110 Apartments
1.25 Residents/unit
138 Residents

18 Apartments
1.5 Residents/ Units
27 Residents

2 Apartments
2.0 Residents/unit
4 Residents

TOTALS
130 Units
169 Residents
1.30 Residents/unit

USAGE PER UNIT	**GPY**	**AFY**
5 FLUSHES/DAY @ 1.26 GAL EACH	2,980.5	0.009
SHOWER - 10 MINUTES/DAY @ 1.5 GPM	7,096.4	0.022
BATHROOM SINK - 5 MIN/DAY @ 2.2 GPM	5,204.1	0.016
LAUNDRY - 0.3 LOADS /DAY @ 20 GAL/LOAD	3,154.0	0.010
DISHWASHER - 0.3 LOADS/DAY @ 13 GAL/LOAD	2,050.1	0.006
KITCHEN SINK - 10 MIN/DAY @ 2.0 GPM	9,461.9	0.029
SUBTOTAL PER UNIT	*29,947.0*	*0.092*
TOTAL DOMESTIC USAGE FOR 130 UNITS	3,893,108.3	11.95
LEASING OFFICE & COMMON AREAS	500,000.0	1.53
LANDSCAPE IRRIGATION	TBD	AFY
ANNUAL WATER BUDGET	**4,393,108.3**	13.48
9.8% Contingency per SFCC §14-8.13(E)(1)	**430,524.6**	1.32
TOTAL	**4,823,632.9**	**14.80**
ANNUAL WATER BUDGET PER DWELLING UNIT	37,104.9	0.114

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

AGUA FRIA MULTI FAMILY REZONE AND MASTER PLAN
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: January 24, 2024
Time: 5:30 to 6:30 PM
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Maggie Moore) (Daniel Alvarado)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Project Team
±20 Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Rezone and Master Plan application to the City of Santa Fe for the property located at 2768 Agua Fria Street.

Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

Questions/Comments	**Responses**
(Screen Share: Video of Scrap Yard) There is an industrial metal complex right against your project. EPA needs to shut this place down, it's not safe. It's polluted and full of toxic waste. They have had several violation notices.	Thank you for the information. Daniel Alvarado: Agua Fria is a transitional neighborhood and is quickly creating more residential properties. The city does not have the jurisdiction to regulate Capitol Scrap. Jennifer Jenkins: The residents are of the utmost importance and we are looking at all our options. We have a tall wall around the property to buffer against non-residential uses. This is a very diverse part of town.
Will there be ADA parking?	Absolutely, and it is already reflected in the plans for the commercial and residential.
Will you be paying the fee in lieu?	We are still addressing this and getting a better sense of the cost. We are looking at doing a fee in lieu or maybe even a mix.
As residents here we ask that you be a good neighbor and respect the surrounding neighborhoods.	Agua Fria Road is a very distinct location as it has several mixed uses from industrial, commercial and residential. We want to make sure we are respecting our neighbors while also creating housing, it's a balancing act.

As the President of the las Cienegita HOA, I represent over 250 households it's unfair to have the ENN online. We prefer face to face meetings. Most of the residents can't access this online due to age, technology or the time of day it is held.	Daniel Alvarado: Since Covid we found that doing these online is much more accessible for residents. Tech can be a barrier but even our phones have access to connect to Zoom.
The TIA is a very important process as the traffic on Agua Fria and Siler is already out of control. We have spoken up about it and nothing is ever done.	Noted.
There are Acequia' s on the property that need to be cared for, this is too high a density for the area and it's not affordable for anyone local.	Maggie Moore: Just for clarity affordable homes are never advertised at the affordable rate. They are advertised at market rate and the affordability takes place behind the senses so not as to effect the Market.
Are these for sale or rent?	These are rentals
This project is way out of line and this needs to stop. The Acequia Lofts were already too much and this is over the top. 3 stories is crazy and R-20 max.	Noted.
Our family owns the property to the east side and we worry about the height of the building. It needs to come down for privacy.	We hear your concerns and we would also love to discuss the height of the wall that will be near your home to make sure we give as much privacy as we possibly can. The wall can be anywhere from 5-6 Ft. or 8ft if you want to go taller.
We used to play baseball in that field and we would call it El Llanito. Maybe you can name it that?	We like that, thank you.
I am opposed to the 3story and density of this project. Most of us can't afford to live in the town we were born in and we are what add to the City Different. These need to be made affordable.	Noted.
Why the rezone?	We all know that more housing is needed in Santa Fe. The rezone will allow us to have a greater quantity of housing, as well as have the residential/ commercial space.
Can we see a copy of the Traffic Study?	Once we submit to the City of Santa Fe everything will be public record and at your disposal.
There is a huge difference between 2 and 3 stories, it needs to come down to 2 stories. It will fit the neighborhood better.	Thank you!

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

AGUA FRIA MULTI FAMILY REZONE AND MASTER PLAN
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: April 23, 2024
Time: 5:30 to 6:30 PM
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Maggie Moore) (Daniel Alvarado)
JenkinsGavin, Inc. (Jennifer Jenkins) (Angelica Reed)
Project Team
±17 Attendees

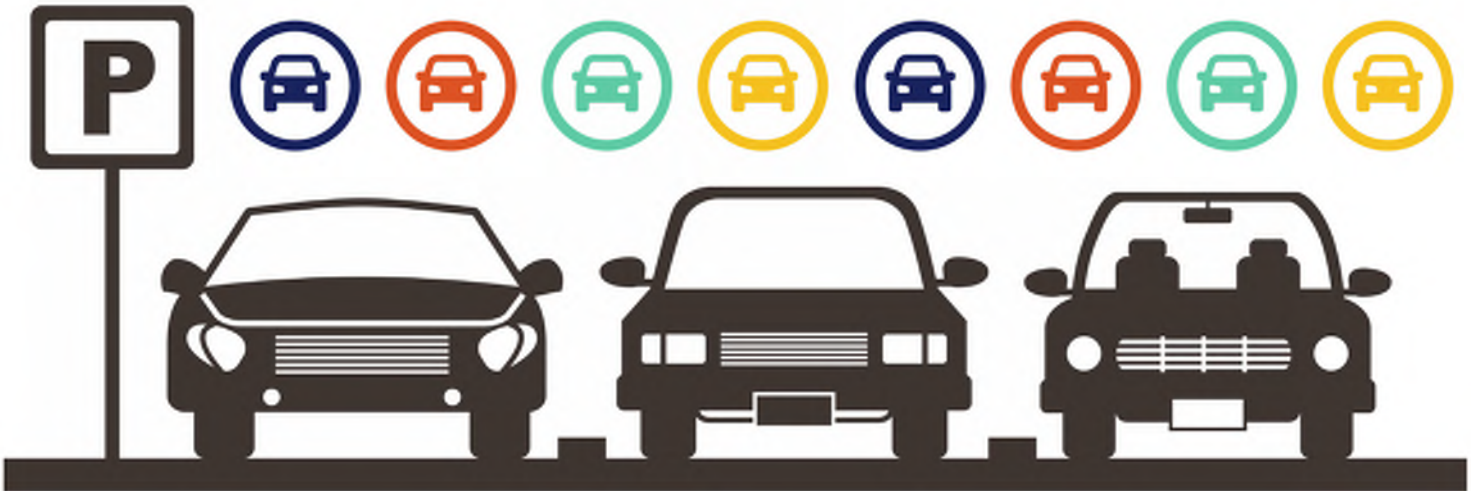
A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc. regarding upcoming Rezone and Master Plan application to the City of Santa Fe for the property located at 2768 Agua Fria Street.

Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

Questions/Comments	**Responses**
Is there affordable housing provided?	This is a combo where 10% (13) affordable houses and a 5% fee in lieu.
There are concerns about the location of this project and the industrial site to the west.	We took that into consideration and shifted the buildings to give a better buffer.
Will the Traffic Impact Analysis be made public? You should look at Osage as well.	When we submit to the City of Santa Fe everything will become public record. We will be looking at the Agua Fria and Siler intersection. Noted.
There are several traffic issues on Agua Fria that need to be addressed.	There is a road redesign that has been adopted for Agua Fria that includes road improvements but I don't have a precise date on when that is to begin.
Daniel Alvarado: Can you let people know what a Conceptual Plan is and its intent?	A Conceptual Plan creates an envelope for what is acceptable to be developed in the area. It's a high level/ conceptual level.
Could the street be named El Llanito?	Noted, we like that.
What is the closest transit and trail connectivity?	Frenchie's Park is ½ mile, which is a bike able distance. There is also an existing bike lane on Agua Fria and you can connect to the River trail via Siler Rd. Bus transit is Route 1, East to West.

What will the sizes of these apartments be?	Likely there will be a variety of studio, 1, 2 & a few 3 bedroom apartments.
What size will the affordable housing apartments be?	They will match in proportion of the market rate units.
Who had this zoned Transitional Mixed Use?	The previous owner did so in 2007 with a plan to develop however the recession hit and it did not move forward.
Why are we switching from Transitional Mixed Use to C-2?	For the unit count, we can only achieve this density for our housing needs with a C-2 zoning. It also includes the neighborhood/ commercial aspect for us to utilize.
Could you have done a variance?	We cannot do a variance for density.
This is an opportunity zone how does that help the project?	Yes, it incentivizes projects to generate economic developments, there are great tax benefits after 10 years.
How are you handling the industrial side of this?	We are proposing a significant wall on the South and West side as well as placing the parking on the West side nearest the industrial yard.
Does the 3 story building meet the criteria for this neighborhood?	Context is important, this is a very diverse neighborhood and we want to respect our neighbors. But because this is a residential and industrial it's a balancing act.
What is the highest point for the building?	C2 Zoning is 42' and our building will be between 36-38'.
Why was R29 not acceptable for this?	C2 does not have a maximum density and it will allow for the commercial space which R29 does not.
What will the rental rate be?	That depends, we are about 3 years away from that. We will need to see what the market is doing at that time.
The Cooks Road connection is not maintained by the city, this a concern for more congestion on the street.	Thank you we will research further.





2768 Agua Fria Street Parking Demand Study

PREPARED FOR: COLD WATER DEVELOPMENT FUND

PREPARED BY: BOHANNAN HUSTON INC



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INTRODUCTION

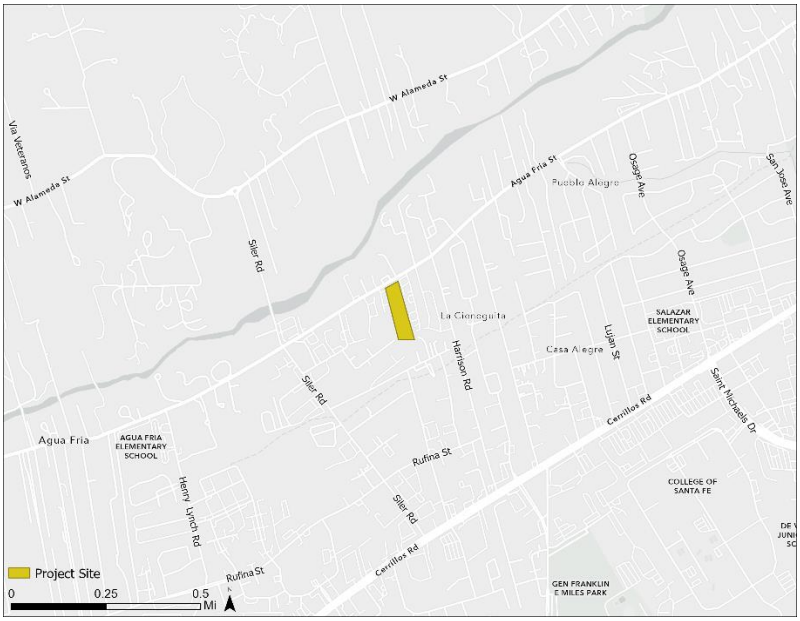
This parking study supports Cold Water Development Fund's multi-family residential development at 2768 Agua Fria Street in Santa Fe, New Mexico (referred to in this study as the Agua Fria Development). Although the development plans include 31 fewer parking spaces than are required by the City of Santa Fe's Municipal Code, the City allows parking to be supplied below required minimums if supported by a parking demand study.[1] This study estimates the future parking demand at the site taking into account parking generation rates, the planning and policy context within the City of Santa Fe, the site's proximity to multimodal transportation options, and parking demand reduction strategies that will be included within the development.

Background

The Agua Fria Development will be a three-story multifamily housing complex consisting of three buildings and outdoor amenities for residents. There will be 25 studio units, 70 one-bedroom units, 19 two-bedroom units, and 16 three-bedroom units for a total of 130 units. There will also be a small 1000 square foot retail space.

Development plans for site lay out 160 parking spaces. However, the developer is providing a roadway easement at the south end of the site. If the roadway is built, it would remove six parking spaces. For the purposes of this parking study, the amount of provided parking is assumed to be 154 spaces to estimate parking needs if the easement is needed in the future. Figure 1 shows the location of the project site.

Figure 1: 2768 Agua Fria Development Location Map



[1] Santa Fe Municipal Code 14-8.6 (B)(4)

Study Considerations

This study considers the following factors in assessing potential future parking demand:

- **Santa Fe's Context:** Santa Fe has a severe housing shortage.[2] Higher than necessary parking requirements decrease the supply of housing while increasing housing costs. Santa Fe plans and policies support increasing the supply of housing while decreasing space set aside for parking.
- **Site Characteristics and Location Benefits:** Due to the site's proximity to transit and bicycle facilities, as well as the numerous employment opportunities and destinations within walking distance, residents have ample transportation options that reduce their need for owning vehicles and visitors can access the site without driving. In addition, demographic data show higher rates of zero-vehicle households near the project site and low rates of households owning more than two vehicles, indicating that future residents may also have low rates of vehicle ownership.
- **Parking Management Strategies:** Strategies that will be included in the Agua Fria Development - such as unbundling parking costs from rent costs, providing affordable units, and shared parking - are proven strategies that can reduce the demand for parking and allow for more efficient use of space.
- **ITE Parking Generation Rates:** This study includes parking generation rates from the Institute of Transportation Engineers' (ITE) Parking Generation Manual (6th Edition). These estimates show that the developer's parking plan will exceed expected demand at the site.

Parking generation rates, coupled with an analysis of the site's context, demonstrate that the proposed parking supply of 154 spaces will be sufficient and appropriate for the Agua Fria Development.

PROPOSED AND REQUIRED PARKING

The Santa Fe municipal code sets parking requirements for multifamily housing based on the square footage of the unit. Table 1 demonstrates Santa Fe's parking minimums as applied to the Agua Fria Development.

[2] Draft City of Santa Fe Five Year Affordable Housing Strategic Plan. 2024.

Table 1: Santa Fe Parking Minimums for 2768 Agua Fria Street Development

	Units <800 SF	Units 800 SF – 1199 SF	Units 1200 SF and over	Retail
Number of Units	95	19	16	1000 SF NLA
Parking Spaces Required per Unit	1.25	1.5	2	1 per 200 SF NLA*
Required Parking Spaces	118.75	28.5	32	5
Total Required Parking Spaces	**185****			

Net Leasable Area

***Rounded up to the nearest whole number*

Table 2 describes the difference between required and proposed parking spaces. The developer plans to provide 31 fewer parking spaces than are required, or 17% below requirements.

Table 2: Required and Proposed Parking Spaces at 2768 Agua Fria Street Development

Dwelling Units	130
Required Parking	185
Provided Parking	154
Percent Below Requirements	17%

SANTA FE CONTEXT

Santa Fe has a severe housing shortage: from 2015 -2021, the City of Santa Fe added 6,462 households but only 4,925 housing units. By 2030, the city will need at least 1,045 more rental units to accommodate household growth.

The housing shortage is especially acute for low-income households. There is a shortage of 1,210 units affordable for households with income at 30% Area Median Income (AMI) or below, and a shortage of 1,087 units affordable for households with income between 30% and 50% AMI.[3]

As of June 2023, Santa Fe had a 4% rental vacancy rate, with an even lower rate (3%) for rental units priced below $2000. According to the City of Santa Fe Five Year Affordable Housing Strategic Plan, “low vacancy rates reflect the inability of supply to keep pace with demand for housing across the region.” In Santa Fe, the lack of supply causes higher-income households to occupy homes affordable to lower-income households, which further exacerbates the affordable housing crisis.[4]

The Agua Fria Development will help ease the affordable housing crisis by setting aside 10 percent of its units as affordable. In addition, the market-rate units can address the housing shortage and affordability issues by increasing the overall supply of housing.

However, parking costs can drive up the cost of housing development, which are passed on to renters through higher rents and decreased housing supply. Providing one parking space per unit increases

[3] Draft City of Santa Fe Five Year Affordable Housing Strategic Plan. 2024.
[4] Ibid

development costs by 12.5% and providing two spaces per unit increases the cost by 25%.[5] Meanwhile, parking lots at many locations are rarely, if ever, full.

While much of Santa Fe's land uses and roadways are auto-oriented, the City is shifting towards a more multi-modal environment that provides better walking, biking, and transit facilities. Overly large parking lots contribute to sprawl and make multi-modal environments difficult to implement. Reducing the size of the parking lot will support a multi-modal environment and allow Cold Water Development Fund to construct more housing units, which are needed to address Santa Fe's housing shortage.

The following Santa Fe plans and policies support parking management and appropriately sized parking areas at the Agua Fria Development.

Multimodal Transition Plan (2022)

The Santa Fe Multimodal Transition Plan provides strategies to reduce auto dependency and move towards a multimodal transportation system. The Parking Strategy Plan (2022) recommends adjusting parking space requirements to better match current parking demand patterns. The Plan further recommends implementing parking minimum reductions for projects that include other mobility strategies. As the Agua Fria Development provides mobility strategies in the form of unbundled parking, shared parking, and affordable housing, parking minimum reductions would be appropriate for the site under the Multimodal Transition Plan's recommendations.

Santa Fe General Plan (1999)

The Santa Fe General Plan identifies themes that guide policy development and planning within the City. Two of the themes support the idea of reduced parking for infill housing developments:

- **Transportation alternatives:** Reduce automobile dependence and dominance.
- **Urban form:** Promote a compact urban form and encourage sensitive/compatible infill development.

The development at Agua Fria Development will promote transportation alternatives through parking management practices and providing residents with options to walk, bike, and take transit. As an infill development with an appropriately sized parking area, the project also represents progress towards developing a compact urban form.

City of Santa Fe Land Use & Urban Design Plan

The City of Santa Fe Land Use & Urban Design Plan recommends reducing minimum parking requirements and states that "One of the biggest contributors to sprawl and poor land management can be found in the amount of land devoted to massive parking lots that are rarely, if ever, full."

[5] Todd Litman. *Parking Requirement Impacts on Housing Affordability*. Victoria Transport Policy Institute. 2021.

City of Santa Fe Five Year Affordable Housing Strategic Plan (2024)

The City of Santa Fe Affordable Housing Plan identifies outdated parking restrictions as a barrier to housing production.

SITE CHARACTERISTICS AND LOCATION BENEFITS

The Agua Fria Development's location is well-suited for residents and visitors who prefer multi-modal transportation options. Due to the site's proximity to transit, biking facilities, daily destinations, and employment opportunities, residents will be able to own fewer cars, reducing the demand for parking at the site. Research has shown that employment density and access to destinations is associated with reduced parking demand at multifamily developments.[6]

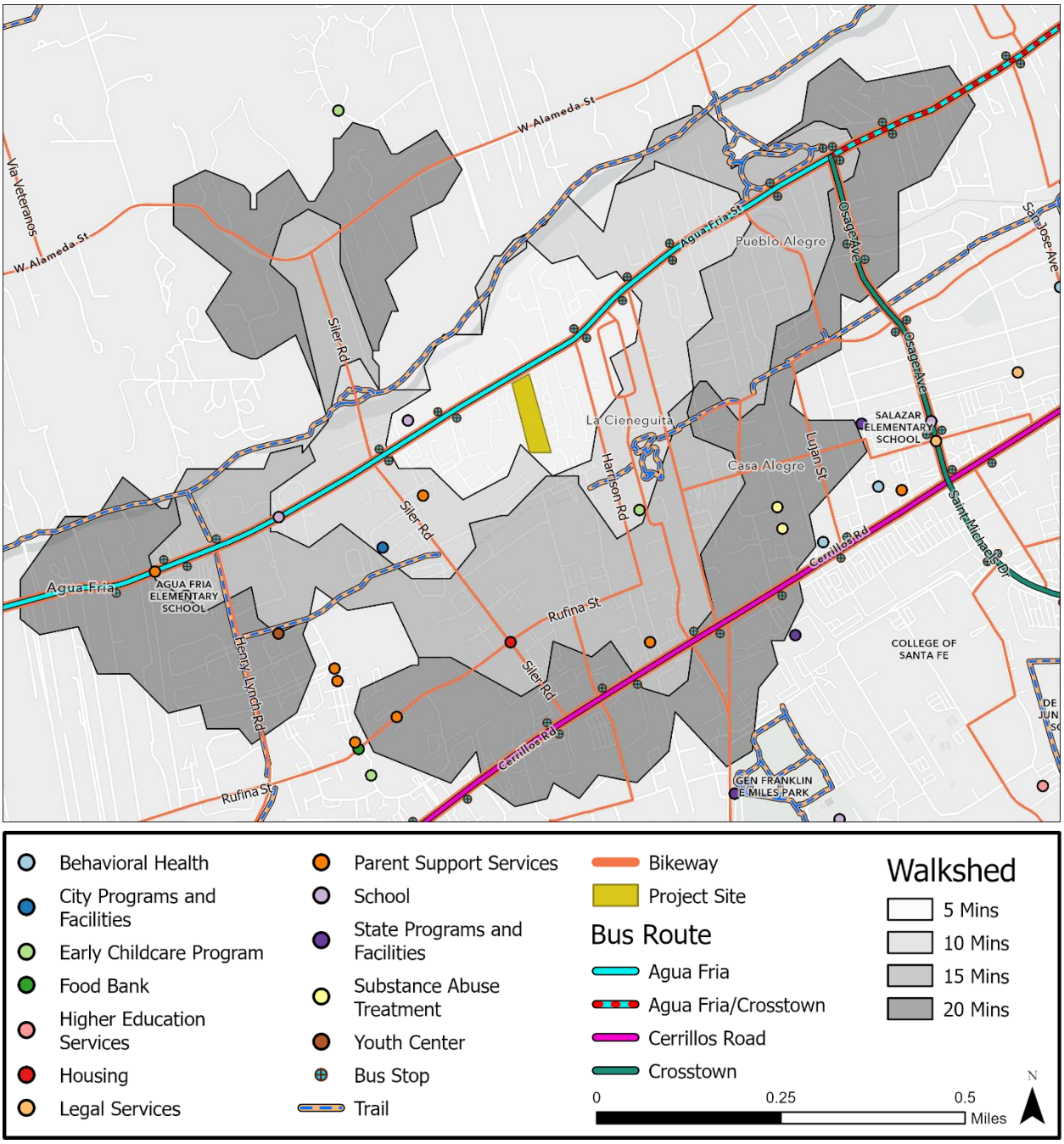
Walking

Residents of the Agua Fria Development will be able to access many daily destinations within a 20-minute walk. Figure 2 depicts public facilities that can be accessed within a five-, ten-, and twenty-minute walk from the site. In addition, within a twenty-minute walk, residents can access:

- Several restaurants and breweries
- Latinos Unidos Mini Market
- CVS pharmacy
- Three city parks

[6] McCahill, C. (2017). Factors affecting residential parking occupancy in Madison, Wisconsin. *Transportation Research Record*, *2651*(1), 71-79.
Rowe, D., Morse, S., Ratchford, C., Haas, P., & Becker, S. (2014). Modeling of multifamily residential parking use in King County, Washington. *Transportation Research Record*, *2469*(1), 57-64.

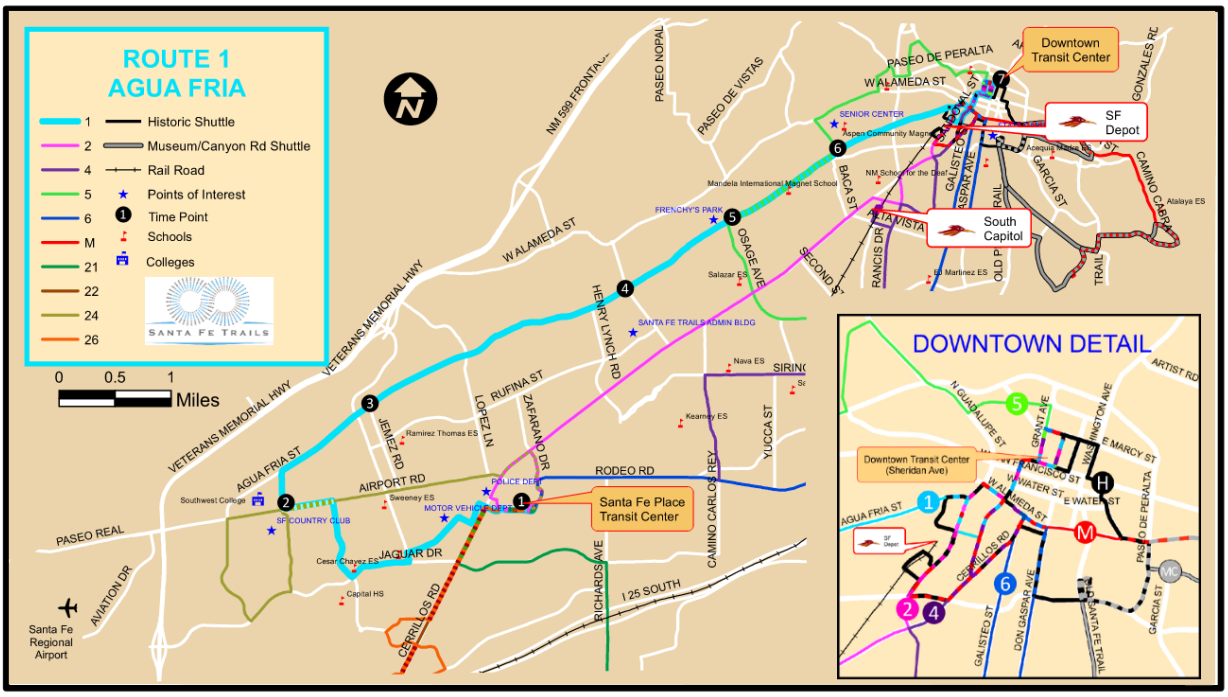
Figure 2: Walkshed and Transportation Map



Transit

The development will be located within a three-minute walk of bus stops on Agua Fria Street (Santa Fe Trails Route 1). Route 1 provides hourly bus service from 8:30 am to 6:00 pm every day of the week, with on-demand service from 7:00 am to 8:00 am and 6:30 pm to 7:30 pm. The route runs from the Downtown Transit Center along Agua Fria Street to the Santa Fe Place Transit Center (see Figure 3).

Figure 3: Santa Fe Trails Route 1 Map



In addition, 2768 Agua Fria Street is located about a twenty-minute walk from Route 2 bus stops. Route 2 provides more frequent transit service along Cerrillos Road, running every 30 minutes from 7:00 am to 8:00 pm daily.

Biking

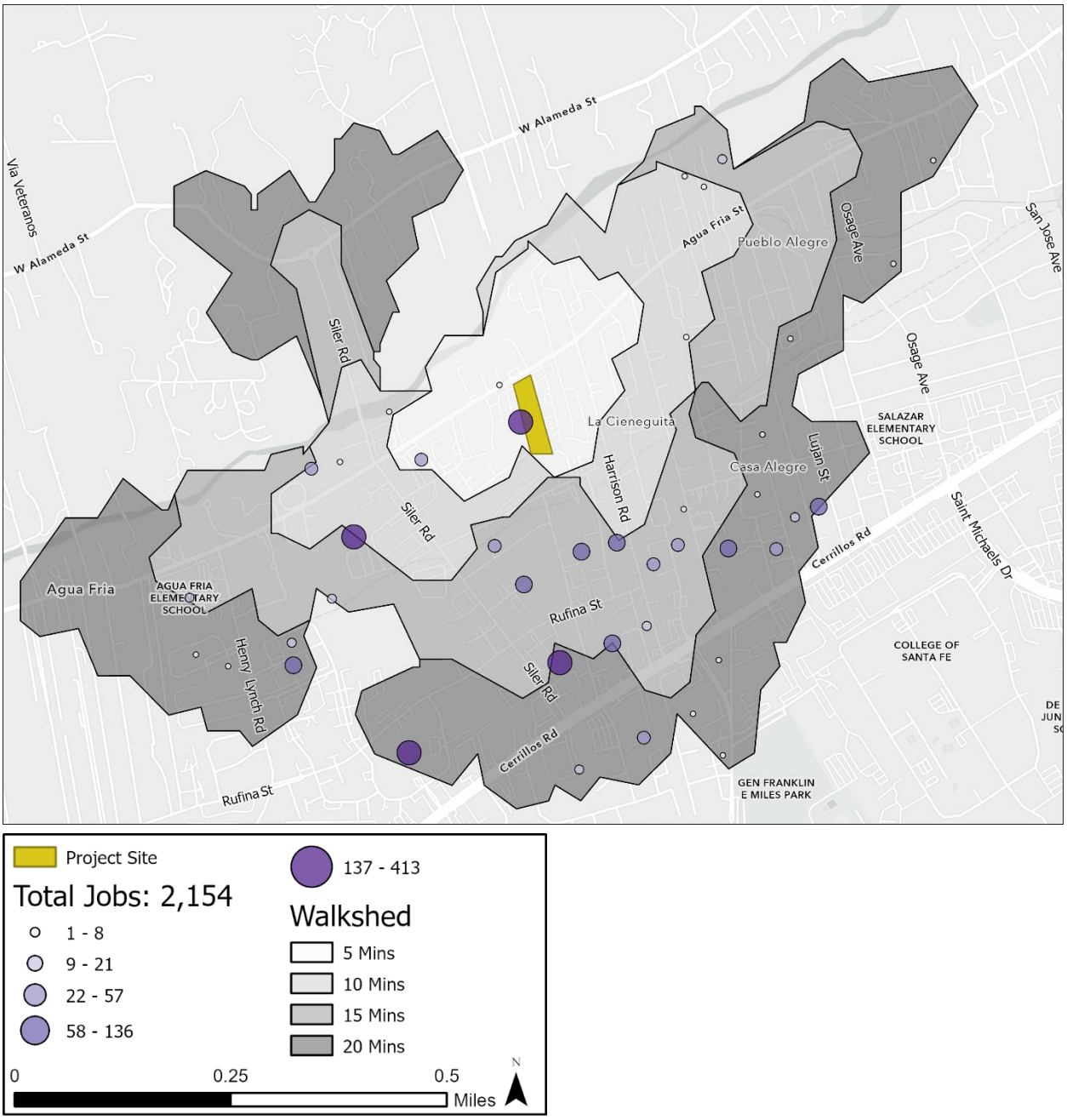
The Agua Fria Development is ideally located for bicycle travel. Comfortable and high-quality bicycle facilities allow residents to access a wide range of destinations in Santa Fe.

Agua Fria Street has bike lanes from Siler Road to Saint Francis Drive. The River Trail, a high-quality multi-use trail separated from cars, can be accessed via a five-minute bike ride on the bike lanes on Agua Fria Street. The River Trail connects three miles further to downtown Santa Fe. There are also many neighborhood bike routes that can be taken to connect to destinations, such as Wal-Mart and Smith's, along Cerrillos Road and further south.

Employment Access

Future residents of the Agua Fria Development will be able to access employment opportunities within walking distance, further reducing the need for vehicle ownership. Figure 4 shows employment density within walking distance of the Agua Fria Development. There are 2,154 jobs within a 20-minute walk of the project site, including a large cluster directly adjacent to the site.

Figure 4: Employment Access Map



Vehicle Availability

Vehicle availability is directly related to parking demand, as households with low vehicle availability require fewer parking spaces for their vehicles. The Agua Fria Development is in Census Tract 12.02, which has lower vehicle availability for renter-occupied households than the City of Santa Fe as a whole. 14 percent of renter-occupied households do not have a vehicle (4 percent higher than the City of Santa Fe). Renters in Census Tract 12.02 are also less likely to have access to three or more vehicles (4 percent for Census Tract 12.02 vs 8 percent for the City of Santa Fe).

Table 3: Vehicles Available, Renter-Occupied Households

	Census Tract 12.02		Santa Fe	
	Count	Percent	Count	Percent
No Vehicle Available	230	14%	1,448	10%
1 Vehicle Available	829	51%	8,134	54%
2 Vehicles Available	504	31%	4,297	28%
3 or More Vehicles Available	60	4%	1,261	8%
Total Renter-Occupied Housing Units	1,623		15,140	

Source: Social Explorer Tables: ACS 2023 (5-Year Estimates)(SE), ACS 2023 (5-Year Estimates), Social Explorer; U.S. Census Bureau

PARKING MANAGEMENT STRATEGIES

Shared Parking

Shared parking allows for adjacent uses with offset peak hours to share parking facilities, reducing the total number of parking spaces needed to meet demand for both uses. The five spaces required for the Agua Fria Development's retail space can be shared between shoppers and residents because of offset peak hours. Residential peak hours are from 10 pm to 7 am, when most residents are at home. Retail peak hours are from 1 pm to 6 pm, when many residential parking spaces will be vacant.[7] For a detailed analysis of shared parking at the site, reference the Parking Demand Estimate section.

Affordable Housing

Affordable housing tends to have lower parking demand than market-rate housing. As 10 percent of the Agua Fria Development will be affordable units, lower parking demand can be expected at the site.

Affordable housing developments have been shown to have significantly lower parking demand than market-rate housing. A study from San Diego conducted in 2011 researched how income levels, transit access, land use context, and housing size contribute to vehicle ownership and parking demand. The study found that:

- Parking demand for affordable projects is about one half of typical rental units in San Diego.
- Parking demand is lower in areas with many walkable destinations and more transit service.
- In all of the projects studied, the amount of peak overnight parking used was less than the amount supplied.[8]

[7] ITE Parking Generation Manual, 6th Edition. Land Use Code 220 and 814 Time of Day Distributions.
[8] Willson, R., O'connor, T., & Hajjiri, S. (2012). Parking at affordable housing: Study results in San Diego, California. *Transportation research record*, *2319*(1), 13-20.

A 2014 study in King County, Washington, came to a similar conclusion, finding that as the percentage of affordable units in a development went up, parking use went down.[9]

Unbundled Parking Costs

Costs for parking spaces can be unbundled from rent costs to create a more equitable fee structure for tenants and can reduce parking demand at residential developments.[10] Parking costs can be unbundled either by charging renters an additional fee per parking space, or by offering a discount to residents who do not need a parking space. Unbundling parking costs can reduce parking demand by 10% - 20%[11], as residents may choose to not own a vehicle, or own fewer vehicles, to save money on housing costs. Providing tenants the option to opt out of paying for parking not only reduces parking demand, but also improves housing affordability and provides a more equitable fee structure.

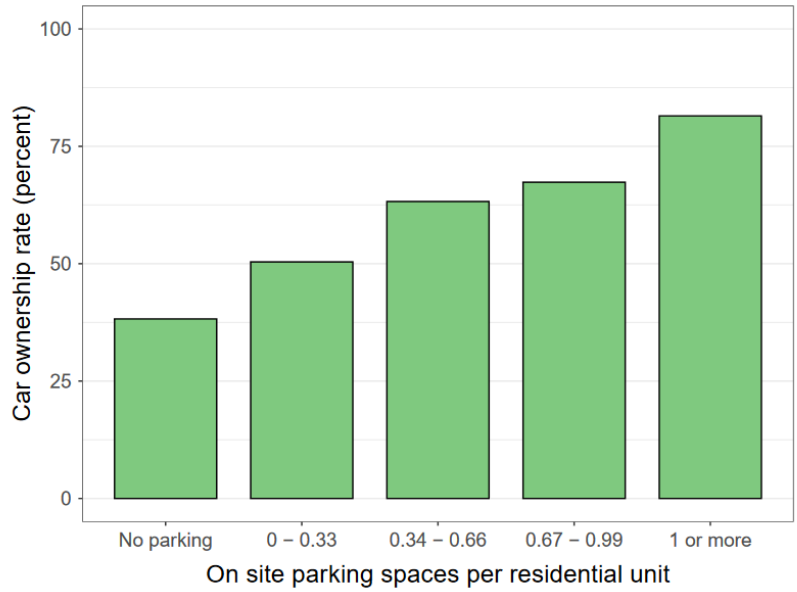
Induced Demand

Research on transportation behavior indicates that supplying high amounts of parking leads to an increase in vehicle ownership. A study based in San Francisco analyzed the relationship between parking availability and vehicle ownership at affordable housing developments. Researchers selected apartment complexes that use affordable housing lotteries, meaning that residents were assigned housing randomly and did not select it based on parking availability or other transportation-related preferences.

The study found that tenants at apartment buildings with less parking owned fewer vehicles, and that parking availability did not affect employment or job mobility.[12] Figure 5 shows that the percent of households who owned a vehicle increased with parking availability.

[9] Rowe, D., Morse, S., Ratchford, C., Haas, P., & Becker, S. (2014). Modeling of multifamily residential parking use in King County, Washington. *Transportation Research Record*, *2469*(1), 57-64.
[10] Ibid
[11] Litman, Todd. *Parking Management: Strategies, Evaluation and Planning*. Victoria Transport Policy Institute, 2023.
[12] Millard-Ball, A., West, J., Rezaei, N., & Desai, G. *What do residential lotteries show us about transportation choices?*. 2022. *Urban Studies*, *59*(2), 434-452.

Figure 5: Car Ownership by Parking Availability



Source: Millard-Ball et al., 2022

Demand for parking is flexible, as residents will change their transportation behaviors based on parking availability. The result of providing fewer parking spaces at the Agua Fria Development will likely be reduced rates of vehicle ownership and higher use of alternative transportation modes such as walking, biking, or riding transit.

PARKING DEMAND ESTIMATE

The ITE Parking Generation Manual (6th Edition) compiles parking studies for a wide variety of land uses and contexts in order to provide parking demand estimates. Parking demand for multifamily residential uses can be estimated using either the number of dwelling units or the number of bedrooms. This study uses bedrooms to calculate parking demand, as parking generation rates tend to be more accurate when assessed on a per-bedroom rate rather than by unit.[13]

Table 4 shows the number of bedrooms at the Agua Fria Development and Table 5 describes ITE parking generation rates for the development.

Table 4: Agua Fria Street Development Bedrooms

	Studio Units	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units	Total
Number of Units	25	70	19	16	130
Number of Bedrooms	25	70	38	48	181

[13] Smith, Mary S. Shared Parking. 3rd ed. Washington, DC: Urban Land Institute, ICSC, and National Parking Association, 2020.

Table 5: ITE Parking Demand Estimates for Agua Fria Development (181 Bedrooms)

Weighted Average	123 spaces
Fitted Curve	119 space
85th Percentile	156 spaces
Average Rate	0.68 spaces per bedroom

ITE Land Use Code 220: Multifamily Housing 2+ Bedrooms (Low-Rise), General Urban/Suburban Context, not close to rail transit

The average parking demand for a multifamily residential development with 181 bedrooms is 123 spaces. The developer plans on providing 154 spaces at the development, 31 more spaces than the ITE's estimated average parking demand. The development will provide parking at rates close to the conservative 85th percentile estimated parking demand.

The development will also include a small retail space, which could generate additional parking demand. The ITE Parking Generation Manual does include parking demand estimates for retail land uses; however, studies are limited and data quality is poor for small retail spaces like the one proposed at the Agua Fria Development. For this analysis, Santa Fe's parking requirement of five spaces was used to assess retail demand.

Shared Parking

Parking can be shared between the residential use and the retail use due to offset peak hours. Table 6 estimates the parking demand at the site at various times of day. ITE parking generation rates were used to estimate demand at the site for residential uses, and Santa Fe's requirement of five parking spaces was used to estimate demand for the retail use.[14]

[14] Land Use Code 220 (Low-Rise Multifamily Residential) was used to calculate residential parking generation rates and utilization rates. Utilization rates for Land Use Code 814 (Variety Store) was used for the shared parking analysis. Due to the lack of studies on small retail spaces, ITE parking generation rates were not used to estimate retail parking demand. Instead, the analysis assumes that the five required parking spaces will reflect demand for the retail use. Weekend rates were omitted due to low data quality.

Table 6: Estimated Parking Utilization By Time of Day

	Residential (123 spaces)		Retail (5 spaces)		Total Utilized Parking Spaces
Hour	Weekday Utilization Rate	Utilized Parking Spaces	Weekday Utilization Rate	Utilized Parking Spaces	
12:00-4:00 AM	97%	119	—	0	119
5:00 AM	100%	123	—	0	123
6:00 AM	96%	118	3%	0	118
7:00 AM	85%	105	5%	0	105
8:00 AM	67%	82	22%	1	84
9:00 AM	54%	66	58%	3	69
10:00 AM	48%	59	56%	3	62
11:00 AM	45%	55	64%	3	59
12:00 PM	45%	55	63%	3	59
1:00 PM	42%	52	80%	4	56
2:00 PM	42%	52	88%	4	56
3:00 PM	47%	58	81%	4	62
4:00 PM	49%	60	81%	4	64
5:00 PM	56%	69	100%	5	74
6:00 PM	64%	79	78%	4	83
7:00 PM	72%	89	49%	2	91
8:00 PM	77%	95	41%	2	97
9:00 PM	85%	105	32%	2	106
10:00 PM	92%	113	—	0	113
11:00 PM	95%	117	—	0	117

Peak demand hours between the two uses do not overlap; no more than 123 spaces are needed at any given time of day to meet demand for both uses. The peak demand time at the site is at 5:00 am, when the retail space is likely to be closed.

CONCLUSION

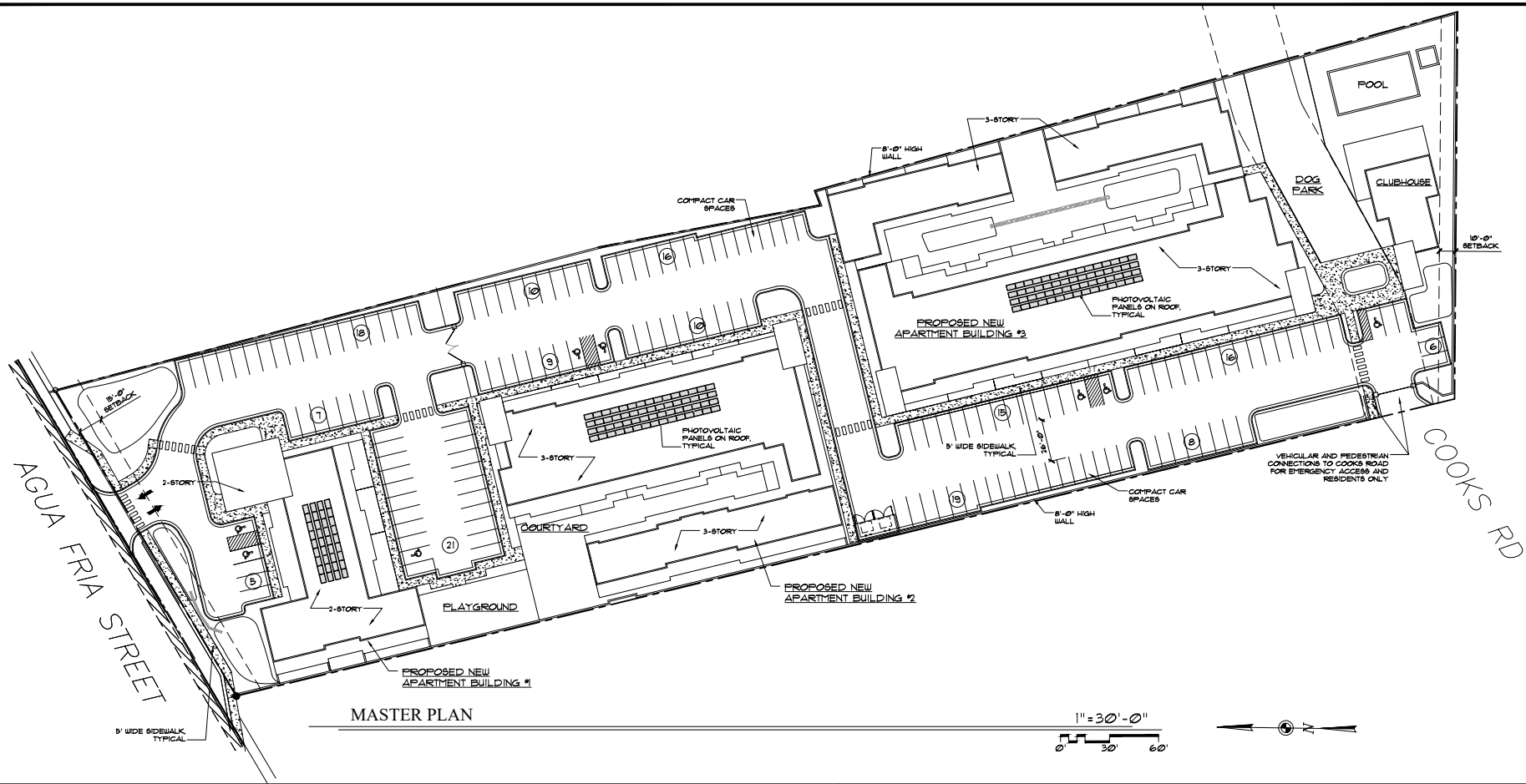
Although the proposed site plan for the Agua Fria Development has 31 fewer parking spaces than are required by Santa Fe Municipal Code, this study demonstrates that there will be ample parking to meet the needs of residents and retail customers.

1. Santa Fe's policies and plans support appropriately-sized parking lots and aim to increase housing supply and affordability. As an infill, mixed-use development, the Agua Fria Street Development will help the City meet their housing, land-use, and transportation goals.
2. The project's location provides residents with multimodal transportation options, including walking, transit, and biking. The site is especially well-suited for bicycle transportation.

3. There are currently high rates of zero-vehicle renter households in the development's census tract, and low rates of renter households that own more than two vehicles.
4. The developer is employing parking management strategies that will reduce parking demand, including setting aside 10 percent of the units as affordable housing, sharing parking with the retail use, and unbundling parking costs from rent costs. These strategies have been shown through robust academic research to reduce parking demand.
5. ITE parking demand estimates indicate that an average of 123 spaces and a conservative 85th percentile rate of 156 spaces will be needed. These estimates indicate that the site plan's 154 parking spaces will be appropriate for the site's needs.
6. As retail hours do not overlap with peak parking demand hours for residential uses, the five spaces required for the retail use can be effectively shared with residents.

By building an appropriately-sized parking lot, the Agua Fria Development will help contribute to Santa Fe's goals of building infill development that addresses the City's housing needs.

APPENDIX A: SITE PLAN



MASTER PLAN 1" = 30'-0"

0' 30' 60'

PERMISSIBLE USES:

RESIDENTIAL:
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

COMMERCIAL:
- FOOD AND BEVERAGE
- RETAIL
- STUDIO
- ARTS ACTIVITIES
- SERVICE ESTABLISHMENTS

GENERAL NOTES:

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-35 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT CDSF WATER CONSERVATION STAGE.
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), PLANT ATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CDSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE CDSF ORDINANCE NO, 2002-20 TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
18. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT

SITE DATA:

PROPOSED ZONING: C2

LOT SIZE
4.1194 ACRES (179,445.2635 SQ. FT.)

FOOTPRINT
TOTAL FOOTPRINT: 61,790 SF

LOT COVERAGE
REQUIRED 60% MAXIMUM
PROVIDED 40%

OPEN SPACE
REQUIRED: 250 SF PER GROUND FLOOR DWELLING UNIT FOR MIXED-USE PROJECTS PER SFCC 14-7.5(D)(8)(c)
*(49) GROUND FLOOR DWELLING UNITS X 250= 12,250

PROVIDED: COMMON OPEN SPACE = 32,010 SF
PRIVATE OPEN SPACE = 19,159 SF
TOTAL OPEN SPACE = 51,169 SF (29%)

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'
MAXIMUM PROPOSED BUILDING HEIGHT: 45'

UNIT COUNT:

STUDIO/SMALL 1 BR:	25 UNITS
1-BEDROOM:	70 UNITS
2-BEDROOM:	19 UNITS
3-BEDROOM:	16 UNITS
TOTAL UNITS:	130 UNITS

PARKING CALCS

RETAIL:	1/200 SQ. FT.
RESIDENTIAL:	OVER 5 UNITS (LESS THAN 800 SQ.FT.) 1 ASSIGNED AND 0.25 UNASSIGNED
RESIDENTIAL:	OVER 5 UNITS (800 -1200 SQ. FT.) 1 ASSIGNED AND 0.5 UNASSIGNED

COMMERCIAL	1,000 NLA SQ. FT./200 = 5
RESIDENTIAL LESS THAN 800 SQ. FT.	95 UNITS x 1.25 = 118.75
RESIDENTIAL 800-1,200 SQ. FT.	19 UNITS x 1.5 = 28.5
RESIDENTIAL OVER 1,200 SQ. FT.	16 UNITS x 2 = 32

TOTAL PARKING SPACES REQUIRED 185
PROVIDED 160 INC. 8 H-CAP

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE
MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY	HR	DATE 03/20/25
DRAWN BY	HR	DATE 03/20/25

SHEET TITLE
MASTER PLAN

SHEET NO.
C-2

2768 AGUA FRIA STREET PARKING DEMAND SUPPLEMENTAL RESPONSE

This supplement was prepared in response to City of Santa Fe comments on the 2768 Agua Fria Street Parking Demand Study. It includes an analysis of peer city parking practices, availability of on-demand rideshare and delivery services, and an explanation of how ITE's parking generation methodology is context-sensitive and reflects the characteristics of Santa Fe.

PEER CITY PARKING PRACTICES

While academic research on residential parking demand is largely focused on dense, urban cities, hundreds of smaller communities have eliminated or reduced parking requirements. More small cities and towns have eliminated parking minimums than large or mid-sized cities (see Figure 1). Many of these communities have low densities and are without high-frequency transit service.

Figure 1: Count of US Jurisdictions that have eliminated parking minimums

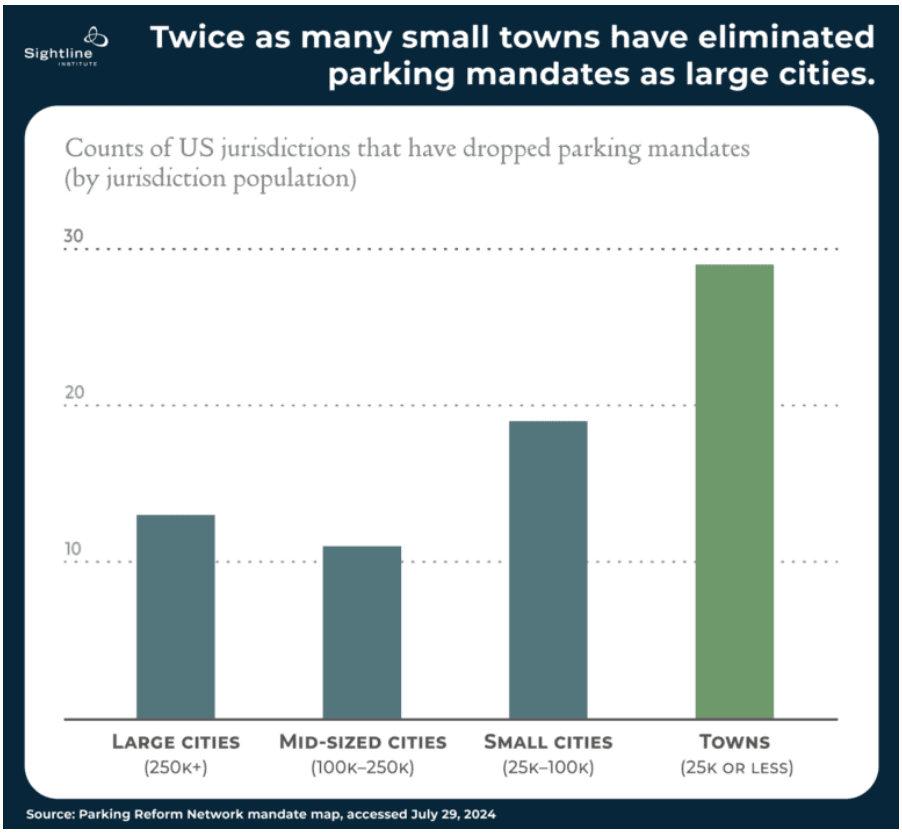

Chart source: Sightline Institute: https://www.sightline.org/2024/09/04/twice-as-many-small-towns-have-eliminated-parking-mandates-as-large-cities/

Table 1 shows parking minimums for peer cities. All of the cities included in the table have eliminated parking minimums, with the exception of Sandpoint, which has lower residential parking minimums than Santa Fe.[1]

Table 1: Population, Population Density, and Transit for Cities with Reduced or Eliminated Parking Minimums

City	Population	Population Density (residents per square mile)	Fixed- Route Transit Availability	Highest-Frequency Transit Service
Santa Fe, NM	~89,000	1,689	Yes	30 min
Sandpoint, ID	~10,000	2,161	Yes	Hourly
Jackson, TN	~68,000	1,147	Yes	30 min
Lansing, KS	~11,000	913	No	None
Bend, OR	~100,000	2,949	Yes	30 min
Portsmouth, OH	~18,000	1,701	No	None
Ecorse, MI	~9,000	3,279	No	None
Chattahoochee Hills, GA	~3,000	48	No	None
Seabrook, NH	~8,000	936	No	None
Gastonia, NC	~84,000	1,600	Yes	Hourly
Rogers, AR	~70,000	1,800	Yes	30 min

Many of the cities presented have lower population densities than Santa Fe. None of the cities have more frequent transit service than Santa Fe, and several of the cities have no fixed-route transit at all. Reducing or eliminating parking minimums is not only possible, but is becoming common practice among smaller communities with low population density and limited transit availability.

ON-DEMAND SERVICES

On-demand services in Santa Fe include rideshare such as Uber and Lyft and grocery delivery services.

- Uber and Lyft both provide rides on-demand and can be utilized 24/7 depending on the availability of drivers.
- Food delivery services available in Santa Fe include Uber Eats, DoorDash, and GrubHub.
- Grocery delivery services are provided by Instacart, DoorDash, Wal-Mart, and Uber Eats.

The availability of on-demand rideshare and food delivery services provides more options for Santa Fe residents who do not own vehicles or who share a vehicle with others in their household. These services can reduce the need for car ownership at the Agua Fria Development.

[1] 1 space required per unit <12,000 sf; 1.4 spaces required for units >12,000 sf

ITE PARKING GENERATION RATES

The ITE Parking Generation peak hour demand estimate is context-sensitive and backed by a large number of parking studies.

The ITE Parking Generation Manual is a compilation of parking count studies taken in a variety of land use contexts. On average, a development of the same size and in the same land use context as the Agua Fria Development will need 123 spaces to accommodate peak hour parking demand. The Agua Fria Development's proposed parking plan will have 31 more spaces than are estimated to be needed. This weighted average peak hour parking demand estimate reflects industry best practice in determining how many spaces will be needed.

The original parking study submittal also included the 85th percentile parking demand estimate of 156 spaces. Of the sites studied by ITE, 85 percent had peak hour parking demand of less than 156 spaces. Only 15 percent of developments had peak hour parking demand higher than 156 spaces. ITE does not recommend using the 85th percentile estimate as a tool to determine the level of parking that should be supplied. The 85th percentile estimate was included to show that the vast majority of developments have peak hour parking demand below this level.

Only studies taken from contexts similar to Santa Fe's were used in generating the ITE estimate, and the parking demand estimate is aligned with Santa Fe's land use and transportation context. Parking counts from 97 sites with the same context factors were compiled by ITE to generate the peak hour parking demand estimate. The three context factors used for the analysis are described below:

1. Type of development
    a. Low-rise (2-3 levels) multifamily housing with at least one dwelling unit with two or more bedrooms
2. Proximity to rail transit
    a. Not within ½ mile of rail transit
3. Land use context

a. General urban/suburban (see call-out box for detailed description)

General Urban/Suburban Land Use Context

An area associated with **almost homogeneous vehicle-centered access**. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle. The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind the parking area or surrounded by parking. The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele whereas a service land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, **a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.**

The Agua Fria Street Development's location is more multi-modal than the general urban/suburban context used for the ITE analysis, as described in the Locations Benefits section of the parking study submittal. In addition, parking demand reduction strategies (unbundled parking and affordable housing) will reduce demand at the site further. **Given these factors, it is reasonable to expect that parking demand at the site will be below the average peak hour demand estimate of 123 spaces.**

AGUA FRIA LOT 38 DEVELOPMENT

TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

OCTOBER 17, 2024



Prepared For:

Cold Water Development Fund QOZF, LLC

106 Faithway St

Santa Fe, NM 87501

Prepared By:

Bohannan Huston

Engineering

Spatial Data

Advanced Technologies

AGUA FRIA, LOT 38 DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

Date:

October 17, 2024

Prepared by:

Bohannan Huston, Inc.
7500 Jefferson St NE
Courtyard Two
Albuquerque, NM 87109

Prepared for:

Cold Water Development Fund QOZF, LLC
106 Faithway St
Santa Fe, NM 87501

Carl D. Vermillion, PE, PTOE, RSP1 **Date**

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Appendix E 2027 Build Intersection Capacity Analysis

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Appendix G 2042 Build Intersection Capacity Analysis

I. INTRODUCTION AND SUMMARY

Cold Water Development Fund QOZF proposes to develop Lot 38, situated southwest of the Agua Fria and Broadmoor Blvd intersection. The proposed development will include 130 multi-family housing units.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of the proposed site entrances, and to recommend any mitigation measures that may be necessary to support additional traffic generated by the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located northeast of the Agua Fria and Siler intersection in Santa Fe, New Mexico. A vicinity map and proposed site plan are shown in Figure 1.

The study area consists of the following intersections:

- Agua Fria Street and Siler Road (existing 4-way signalized intersection)
- Agua Fria Street and Harrison Road (existing 4-way unsignalized intersection)
- Agua Fria Street and Siler Park Lane (existing 3-way unsignalized intersection)
- Siler Road & Siler Park Lane (existing 3-way unsignalized intersection)
- Agua Fria Street and North Site Entrance (future 3-way unsignalized intersection)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2024)
- 2027 Completion Year without the proposed site development (2027 No Build)
- 2027 Completion Year with the proposed site development (2027 Build)
- 2042 Horizon Year without the proposed site development (2042 No Build)
- 2042 Horizon Year with the proposed side development (2042 Build)

2. PRINCIPAL FINDINGS

The traffic analysis found that all intersections operate overall acceptably in the 2024 Existing, 2027 No Build and 2027 Build conditions.

In the 2042 No Build and Build scenarios, the westbound thru movement at the signalized intersection, Agua Fria and Siler, will operate at LOS F in the PM peak hour. Since the first occurrence of this appears in the no build scenario, the development is not responsible for this and further assessments as the horizon year nears is recommended.

A dedicated right turn lane was evaluated based on the SAMM, the Santa Fe TIA Guidelines, and AASHTO. A right turn lane on Agua Fria and the proposed access point is required based on the SAMM, but is not required based on the Santa Fe TIA Guidelines. Based on AASHTO requirements, if a turn lane is provided it specifies a desirable deceleration distance of 205 feet for a speed of 35 MPH. It also describes that it is not practical on many facilities to provide the full length of deceleration length in the turn lane due to constraints such as right-of-way, distance available between adjacent intersections, and storage needs. As right-of-way constraints exist along Agua Fria, this concern was evaluated to determine a length of right turn deceleration distance that could be included along the frontage of the development property. From the edge of the property to the access point an approximately 110-foot-long deceleration lane would be able to be constructed. If the adjacent properties are ever developed in the future, the City of Santa Fe may extend this turn lane to the full 205 feet if determined appropriate at that time. It is our professional recommendation that a right turn lane should be constructed at the access point of the proposed development and that this deceleration lane should be 110 feet in length.

Additionally left turn lanes were evaluated based on the SAMM, Santa Fe TIA Guidelines, and AASHTO. The westbound left on Agua Fria at the proposed access point does not meet the SAMM volumes during the AM peak hour but does meet the guidance in the PM peak hour. The Santa Fe TIA Guidelines show this left turn lane being warranted due to the high volume on Agua Fria in this area. As a two-way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

3. RECOMMENDATIONS

- Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site.

- An eastbound dedicated right turn lane is recommended at the proposed access point. This right turn lane shall be 110 feet in length along the frontage of the proposed development property.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements.



Bohannan Huston
www.bhinc.com 800.877.5332

AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 1
SITE PLAN

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II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development is a 130-unit multi-family residential subdivision.

The development is located east of the Agua Fria and Siler intersection. The study area is not developed.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2027.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area consists of the following intersections:

- Agua Fria Street and Siler Road (existing 4-way signalized intersection)
- Agua Fria Street and Harrison Road (existing 3-way unsignalized intersection)
- Agua Fria Street and Siler Park Lane (existing 3-way unsignalized intersection)
- Siler Road & Siler Park Lane (existing 3-way unsignalized intersection)
- Agua Fria Street and North Site Entrance (future 3-way unsignalized intersection)

B. SITE ACCESSIBILITY

The development will include the main access on Agua Fria Street, approximately 0.3 miles east of the Agua Fria and Siler intersection. The development will also have a gated emergency access off of Cooks Road. This emergency access will not have assigned use as part of this study. The site access location on Agua Fria Street is an existing roadway with one lane in each direction and center two-way left turning lane, future 3-way intersection.

The primary routes to the site are anticipated to be either Agua Fria Street, Siler Road or Harrison Road.

C. DATA SOURCES

The data used in this report consist of the traffic volumes described below, aerial photography and mapping from Google Earth®, as well as information provided by Cleland Traffic Counts.

IV. EXISTING CONDITIONS ANALYSIS

A. BACKGROUND

Roadway federal classification is updated approximately every four years. The classification process involves local governments, the Mid Region Council of Governments (MRCOG), New Mexico Department of Transportation (NMDOT), and the Federal Highway Administration (FHWA). The 2024 MRCOG Roadway Functional Classification Map classifies roadways based on their function. Roadways are subject to design guidance based on their functional classification, design speed, or based on Comprehensive Plan corridor designations.

1. ADJACENT ROADWAYS

The following are adjacent roadways:

- Agua Fria Street is a minor arterial with one lane in each direction and a two-way left turn lane. Agua Fria has a posted speed limit of 35 miles per hour (MPH). Agua Fria provides regional connectivity within the greater Santa Fe area, serving as a link between major/minor roadways which travel north-south directions, including Highway 285 and I-25. Sidewalks and bicycle lanes exist along Agua Fria in this area.
- Siler Road is a minor arterial, with one lane in each direction and a two-way left turn lane. Siler Road has a posted speed limit of 30 MPH. Siler provides regional connectivity within Santa Fe, serving as a connector roadway to NM 14 which leads to Tijeras and I-40 to the south, or I-25 to the south, or US 285 to the northeast. Sidewalks and bicycle lanes exist along Agua Fria in this area.
- Harrison Road is a local roadway with speedhumps no centerline striping. Harrison Road has a posted speed limit of 25 MPH. Sidewalk, curb and gutter exist along Harrison Road in this area.
- Siler Park Lane is a local roadway with no centerline striping or posted speed limit. It has an assumed speed limit of 25 MPH. Siler Park Lane has curb and gutter. No sidewalk or bike paths exist along Siler Park Lane.
- Cooks Road is a local roadway with no centerline striping or posted speed limit. Cooks Road has sidewalk, curb and gutter. Bike lanes/paths do not exist along Cooks Road.

2. MULTI-MODAL CONDITIONS

The Santa Fe Bikeways and Trails map includes designated bicycle lanes on both sides of Agua Fria from Siler to Avenida Cristobal Colon. This map also includes Agua Fria

as a shared use-higher traffic roadway where it does not denote bike lanes or shoulders. Siler Road also includes a bike lane/shoulders from Cerrillos Road to Alameda. Additionally, the bikeways and trails map shows Rufina and Harrison as shared use with lower traffic/speed.

The Santa Fe river trail is located along the north banks of the Santa Fe river, which runs parallel to the north of Agua Fria through the project limits. The nearest access to this trail is currently at Siler Road with many additional access points along the 10 mile trail. Additional access points are in discussion at the City but are not yet under construction.

The Santa Fe Trails bus system currently has an active route along Agua Fria Street, which passes the proposed development. The system map denotes this route as route 1 with the nearest bus stop being located east of the intersection of Agua Fria and Siler.

Additionally, Cerrillos Road has route 2 running along it within a mile of the proposed development. This route has the closest bus stop located at Cerrillos Road and Siler.

B. EXISTING TRAFFIC CONDITIONS

Traffic counts for the intersections analyzed in the study area were collected on March 19, 2024, and March 20, 2024. Existing traffic counts are included in Appendix A. The counts included 6-hour turning movement counts. Build traffic for the proposed subdivisions was estimated by counting the houses, developing trip generation, and distributing those trips onto the Build roadway network, similar to a normal traffic study.

C. LEVEL OF SERVICE DEFINITIONS

The *Highway Capacity Manual Seventh Edition* (HCM) defines Level of Service (LOS) for signalized and un-signalized intersections in Table 1 as follows:

Table 1 | LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop	<10	<10
B	Some vehicles stop	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop	>20 and <35	>15 and <25
D	Many vehicles stop	>35 and <55	>25 and <35
E	Limit of acceptable delay	>55 and <80	>35 and <50
F	Unacceptable delay	>80	>50

The City of Santa Fe has established LOS D as the generally acceptable level of service in urban areas. When intersections operate below this level, improvements are considered, where feasible. Other critical movements are also desired to have LOS D or better if possible.

D. EXISTING INTERSECTION CAPACITY ANALYSIS

The traffic volume for all existing intersections were analyzed using Highway Capacity Software version 7 (HCS7), which uses the intersection methodology from the Seventh Edition of the Highway Capacity Manual (HCM). Existing traffic volumes are shown in Figure 2. Individual intersection output for the existing conditions analysis is included in Appendix B. The results are summarized in Table 2 and Table 3.

The signalized intersection of Agua Fria Street and Siler Road operates at an acceptable level of service in the AM and PM peak hours.

Table 2 | Existing Signalized Intersection Results

Intersection/Movement	2024 AM Peak			2024 PM Peak		
	Delay (sec)	V/C	LOS	Delay (sec)	V/C	LOS
Agua Fria & Siler	21.8	0.80	C	28.1	0.88	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

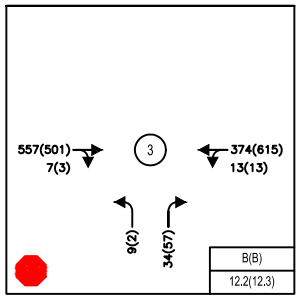
The unsignalized intersections operate at acceptable levels of service in the AM and PM peak hours with a LOS no worse than C. The Results for the unsignalized intersections are shown in Table 3.

Table 3| Existing Unsignalized Intersection Results

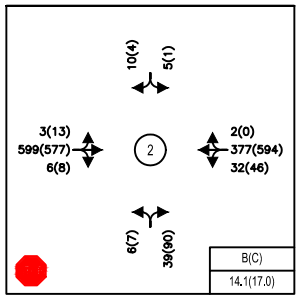
Intersection/Movement	2024 AM Peak				2024 PM Peak			
	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.8	0.01	0	A
Westbound Approach	8.9	0.04	25	A	8.9	0.05	25	A
Northbound Approach	14.1	0.11	25	B	15.3	0.23	25	C
Southbound Approach	13.3	0.04	25	B	17.0	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.7	0.01	0	A	8.7	0.01	0	A
Northbound Approach	12.2	0.02	25	B	12.3	0.02	25	B
Siler Road & Siler Park Lane								
Westbound Approach	16.4	0.13	25	C	19.0	0.23	25	C
Southbound Approach	0.4	0.01	0	A	0.4	0.01	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



AGUA FRIA ST / SILER PARK LN



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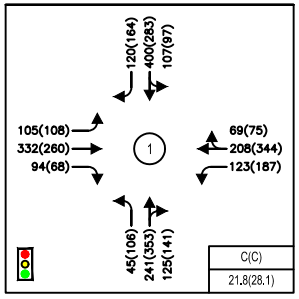

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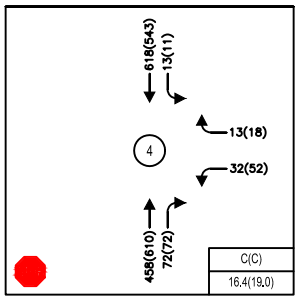

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Bohannan Huston
www.bhinc.com 800.877.5332

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SITE TRAFFIC ANALYSIS

FIGURE 2
2024 EXISTING

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V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips we used in this analysis.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

This study evaluates primary trips only.

The trip generation based on the 10th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown in Table 4 below with the following considerations. The trip generation is based on the peak hour of the adjacent street traffic.

Table 4| Trip Generation

Land Use	ITE Code	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Multi-Family Housing (Low-Rise)	220	130	909	15	48	48	28

2. TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution was determined using a modified gravity model that considered a region-wide travel shed for employment trips. As the development is residential, standard traffic analysis assumes the trips in the peak hour to be primarily employment trips, so the destinations for the AM trips are employment locations, with the origins the site. In the PM peak hour, the destination is the site, and the origins are the employment locations.

The gravity model uses the locations of employment, which are weighted by the number of jobs in the Subareas in the Albuquerque and Santa Fe Metropolitan area divided by their distance from the site. This means that employment locations closer to the site are considered more likely, with those farther away to be less likely, depending on how many jobs are in each Subarea.

The gravity model utilized socioeconomic data obtained from the Mid Region Council of Governments (MRCOG), which included population and employment estimates for each subarea within the Albuquerque and Santa Fe Metropolitan Planning Area to develop the trip distribution.

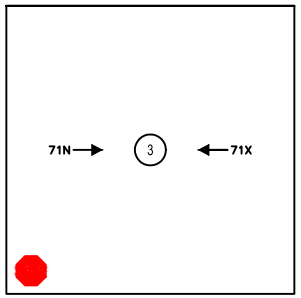
Spreadsheets showing the development of the trip distribution are included in Appendix C. Trip distribution percentages are shown in Figure 3.

3. TRAFFIC PROJECTIONS

A background growth rate of 1% was applied to provide an estimate of potential future growth of traffic at all intersections evaluated. The growth rate determination and data are summarized in the spreadsheets included in Appendix C.

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- N — Entering
- X — Exiting



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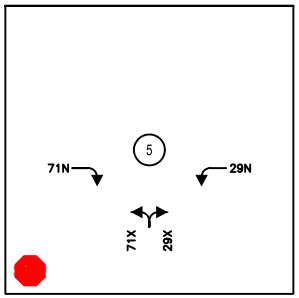

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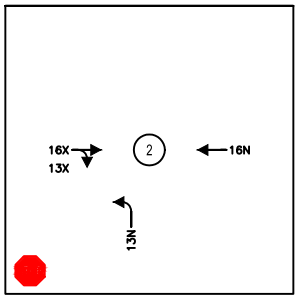

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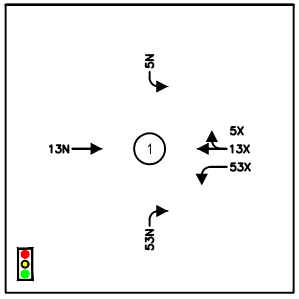

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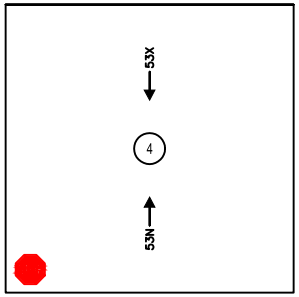

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FIGURE 3
RESIDENTIAL TRIP DISTRIBUTION PERCENTAGES

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VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis. The intersection capacity analysis was completed using HCS7 which implements the Highway Capacity Manual procedures.

1. 2027 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2027 No Build analysis assumes that the proposed development is not completed in the 2027 and 2042 time periods. Figure 4 shows the 2027 No Build Results. Table 5 and Table 6 show the No Build results. The HCS outputs are included in Appendix D.

The study found that the signalized intersection, Agua Fria Street and Siler Road, operates at acceptable levels of service, LOS C in the AM and PM peak hours for the 2027 No Build condition.

For the 2027 No Build scenario the signalized intersection of Agua Fria Street and Siler operates at LOS C in both the AM and PM peak hours. Table 5 shows the No Build Signalized Results.

Table 5 | 2027 No Build Signalized Intersection Results

Intersection	2027 AM Peak			2027 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	22.6	0.81	C	30.0	0.90	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

The study found that all unsignalized intersections operate at acceptable levels of service in the 2027 No Build condition with all movements at LOS C or better for both AM and PM peak hours.

For the 2027 No Build condition, the Agua Fria and Harrison intersection has eastbound and westbound approaches that are expected to operate at a LOS A in the AM and PM peak hours. The northbound and southbound approaches are expected to operate at a LOS B in the AM peak hour and LOS C in the PM peak hour.

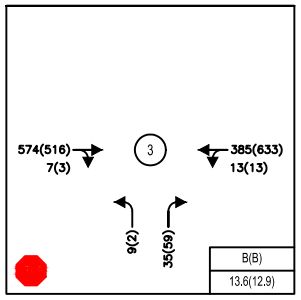
The Agua Fria and Siler Park Lane intersection produced results that the westbound approach is expected to operate at a LOS A in the AM and PM peak hour while the northbound approach is expected to operate at a LOS B during both peak hours.

The Siler and Siler Park Lane intersection is expected to operate at a LOS C for the westbound approach in both the AM and PM peak hour. The Southbound approach is expected to operate at a LOS A in both the AM and PM peak hour.

Table 6 | 2027 No Build Unsignalized Intersection Results								
	2027 AM Peak				2027 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.9	0.01	0	A
Westbound Approach	9.0	0.04	25	A	9.0	0.05	25	A
Northbound Approach	14.4	0.11	25	B	15.7	0.24	25	C
Southbound Approach	13.6	0.04	25	B	17.4	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.8	0.01	0	A	8.6	0.01	0	A
Northbound Approach	13.6	0.10	25	B	12.9	0.13	25	B
Siler Road & Siler Park Lane								
Westbound Approach	16.7	0.14	25	C	19.7	0.25	50	C
Southbound Approach	8.7	0.01	0	A	0.4	0.01	0	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



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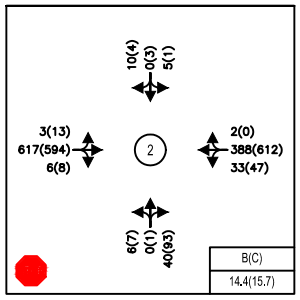

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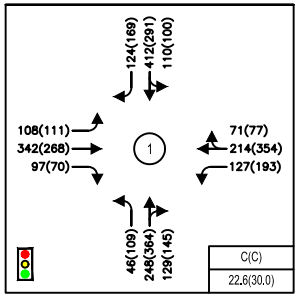

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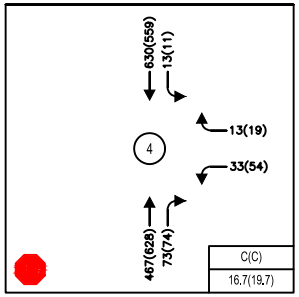

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FIGURE 4
2027 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

2. 2027 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 4) were assigned to the intersections using the trip percentages and associated volumes, shown in Figure 3. These trips were added to the 2027 No Build traffic projections.

The study found that the signalized intersection, Agua Fria and Siler will operate at acceptable levels of service in the 2027 Build condition with a LOS C in both the AM and PM peak hour.

The 2027 Build capacity analysis is shown in Table 7 and Table 8. The individual intersection output is included in Appendix E.

Table 7 | 2027 Build Signalized Intersection Results

Intersection	2027 AM Peak			2027 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	23.4	0.82	C	32.1	0.92	C
* – HCM 95th percentile queue rounded to next 25-foot increment						

For the 2027 Build condition at Agua Fria and Harrison Road, the eastbound and westbound approaches are expected to operate at LOS A in the AM and PM peak hour. The northbound and southbound movements are expected to operate at LOS B in the AM peak hour and LOS C in the PM peak hour.

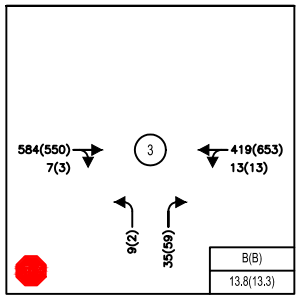
Under the 2027 Build condition at Agua Fria and Siler Park Lane the westbound approach is expected to operate at a LOS A in both the AM and PM peak hour while the northbound approach is expected to operate at LOS B in both the AM and PM peak hours.

At the Siler Road & Siler Park Lane intersection the westbound approach is expected to degrade to LOS C in the PM peak hour. All other movements operate at acceptable Levels of Service in both the AM and PM peak hour.

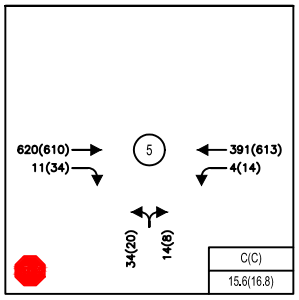
Table 8 | 2027 Build Unsignalized Intersection Results								
	2027 AM Peak				2027 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.1	0.00	0	A	8.9	0.01	0	A
Westbound Approach	9.1	0.04	25	A	9.0	0.05	25	A
Northbound Approach	14.8	0.12	25	B	16.9	0.27	50	C
Southbound Approach	13.7	0.04	25	B	17.6	0.03	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	8.8	0.01	0	A	8.7	0.01	0	A
Northbound Approach	13.8	0.10	25	B	13.3	0.13	25	B
Siler Road & Siler Park Lane								
Westbound Approach	17.0	0.14	25	C	20.4	0.26	25	C
Southbound Approach	8.7	0.01	0	A	9.4	0.01	0	A
Agua Fria & North Site Entrance								
Westbound Approach	8.9	0.00	0	A	9.0	0.02	0	A
Northbound Approach	15.6	0.13	25	C	16.8	0.09	25	C
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

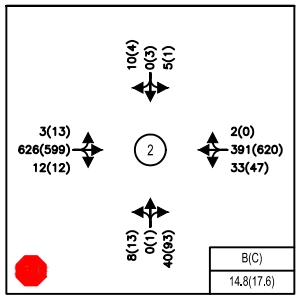
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



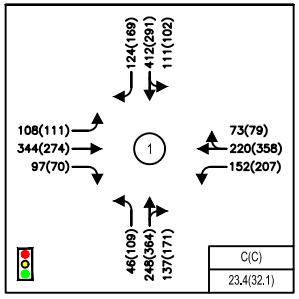
AGUA FRIA ST / SILER PARK LN



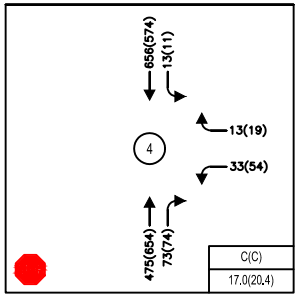
AGUA FRIA ST / NORTH SITE ENTRANCE



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



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AGUA FRIA, LOT 38 DEVELOPMENT
SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 5
2027 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

3. 2042 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2042 Horizon Year No Build analysis assumes the proposed development is completed in the 2027 time period. Figure 6 shows the 2042 Horizon Year No Build Results. Table 9 and Table 10 show a summary of the No Build results. The HCS outputs are included in Appendix F.

The traffic analysis found that the signalized intersection, Agua Fria Street and Siler Road operate overall acceptably for the 2042 No Build condition in the AM and PM peak hours however, during the PM peak hour the westbound movement degrades to LOS F due to the background traffic growth. This decline in operation is not due to the development traffic.

Table 9 | 2042 Horizon Year No Build Signalized Intersection Results

Intersection	2042 AM Peak			2042 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	31.8	0.87	C	51.9	1.16	D**

* – HCM 95th percentile queue rounded to next 25-foot increment
** - Movements of LOS F

The traffic analysis found in the 2042 No Build condition all unsignalized intersections operate at acceptable Levels of Service in both the AM and PM peak hours.

For the 2042 No Build condition the Agua Fria Street and Harrison Road is expected to continue to operate at acceptable conditions. All movements at this intersection are expected to continue to operate at acceptable levels of service.

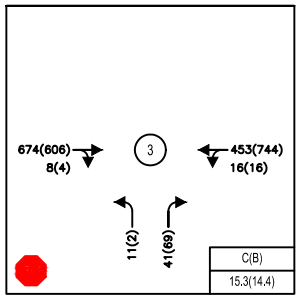
For the Agua Fria Street and Siler Park Lane intersection also continues to operate acceptably. All movement continue to operate at acceptable level of service.

The Siler Road & Siler Park Lane intersection continues to operate with all movements operating at acceptable Levels of Service in both the AM and PM peak hours.

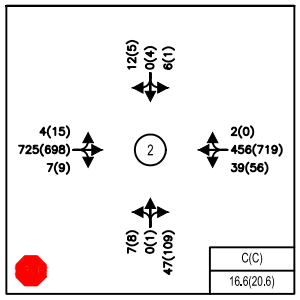
Table 10 | 2042 Horizon Year No Build Unsignalized Intersection Results								
	2042 AM Peak				2042 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.3	0.00	0	A	9.3	0.02	25	A
Westbound Approach	9.5	0.05	25	A	9.5	0.07	25	A
Northbound Approach	16.6	0.15	25	C	19.2	0.33	50	C
Southbound Approach	15.4	0.05	25	C	20.6	0.04	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	9.1	0.02	25	A	8.9	0.02	25	A
Northbound Approach	15.3	0.14	25	C	14.4	0.17	25	B
Siler Road & Siler Park Lane								
Westbound Approach	19.6	0.19	25	C	22.3	0.26	25	C
Southbound Approach	9.1	0.02	25	A	9.9	0.02	25	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

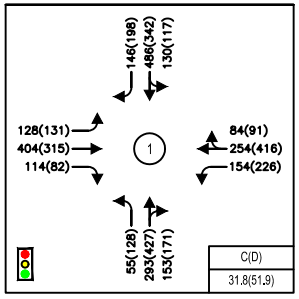
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



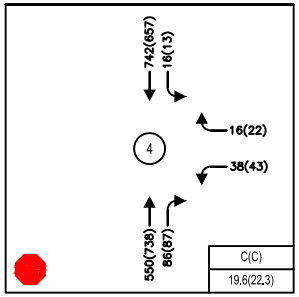
AGUA FRIA ST / SILER PARK LN



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD



SILER RD / SILER PARK LN



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FIGURE 6
2042 HORIZON YEAR
AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

4. 2042 BUILD INTERSECTION CAPACITY ANALYSIS

The trips generated by the site (Table 4) were assigned to the intersections using the trip percentages and associated volumes, shown in Figure 3. These trips were added to the 2042 Horizon Year No Build traffic projections shown in Appendix G 2042 Build Intersection Capacity Analysis. Figure 7 shows the 2042 Build Traffic Volumes and a summary of the results are shown in Table 11 and Table 12. The individual intersection output is included in Appendix G.

The 2042 Horizon Year Build traffic analysis found that the signalized intersection, Agua Fria and Siler continues to have a deficient movement during the PM peak hour. The westbound thru movement operates at a LOS F in the PM peak hour with a delay of 151.4 seconds per vehicle. This deficiency is also noted in the No build scenario and therefore is not caused by the development traffic.

Table 11 | 2042 Horizon Year Build Signalized Intersection Results

Intersection	2042 AM Peak			2042 PM Peak		
	Delay	V/C	LOS	Delay	V/C	LOS
Agua Fria & Siler	33.2	0.88	C	56.8	1.20	E**

* – HCM 95th percentile queue rounded to next 25-foot increment
** - Movements of LOS F

For the 2042 Build condition, the study found that all unsignalized intersections operate at an acceptable Level of Service in both the AM and PM peak hours.

The eastbound and westbound approaches at the Agua Fria and Harrison intersection operate at a LOS A in the AM and PM peak hour. The northbound and southbound approaches operate at a LOS C in the AM and PM peak hour.

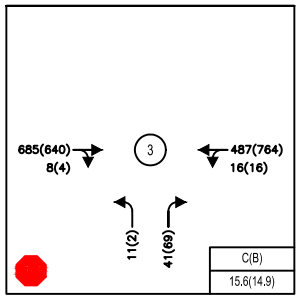
At the Agua Fria Street and Siler Park Lane intersection, all movements operate at acceptable Levels of Service in both the AM and PM peak hours.

At the Siler Road & Siler Park Lane intersection, the westbound approach is expected to degrade to LOS D in the PM peak hour. All other movements operate better than LOS D in both the AM and PM peak hours.

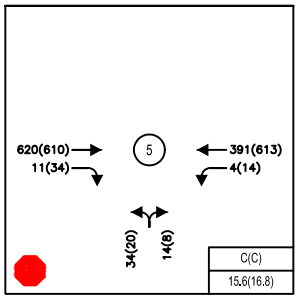
Table 12 | 2042 Horizon Year Build Unsignalized Intersection Results								
	2042 AM Peak				2042 PM Peak			
Intersection/Movement	Delay (sec)	V/C	Queue* (ft)	LOS	Delay (sec)	V/C	Queue* (ft)	LOS
Agua Fria & Harrison								
Eastbound Approach	8.3	0.00	0	A	9.3	0.02	25	A
Westbound Approach	9.5	0.05	25	A	9.5	0.07	25	A
Northbound Approach	17.1	0.17	25	C	21.5	0.38	50	C
Southbound Thru Approach	15.5	0.05	25	C	20.9	0.04	25	C
Agua Fria & Siler Park Lane								
Westbound Approach	9.2	0.02	25	A	9.0	0.02	25	A
Northbound Approach	15.6	0.14	25	C	14.9	0.17	25	B
Siler Road & Siler Park Lane								
Westbound Approach	20.1	0.20	25	C	26.1	0.36	50	D
Southbound Approach	9.1	0.02	25	A	10.0	0.02	25	A
Agua Fria & North Site Entrance								
Westbound Approach	8.9	0.00	0	A	9.0	0.02	25	A
Northbound Approach	15.6	0.13	25	C	16.8	0.09	25	C
* – HCM 95th percentile queue rounded to next 25-foot increment								

LEGEND

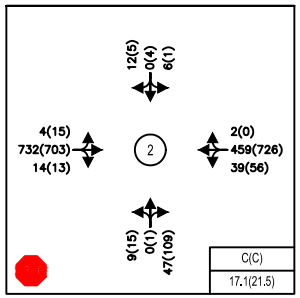
- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts
- X(X) AM(PM) Level of Service (LOS)



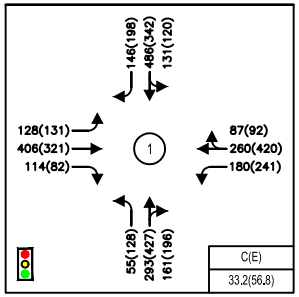
AGUA FRIA ST / SILER PARK LN



AGUA FRIA ST / NORTH SITE ENTRANCE



AGUA FRIA ST / HARRISON RD



AGUA FRIA ST / SILER RD

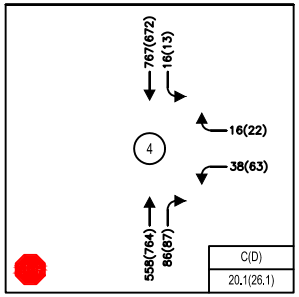


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FIGURE 7
2042 HORIZON YEAR
AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

B. TURN LANE EVALUATION

Analyses of the state access management manual (SAMM), comparisons to Transportation Impact Analysis (TIA) Guidelines by the City of Santa Fe, and AASHTO documentation were completed to determine the need to install new right turn or left turn lanes at several of the intersections included in the study area.

Included in decision making for these deceleration lanes was the safety analysis for the Agua Fria Street Corridor Study that was recently completed. This section of the study is included in Appendix C for reference. This safety analysis showed 308 accidents over a 10-year period with 71% of those accidents being rear-end collisions. The FHWA Highway Safety Programs suggests countermeasures that address specific types of crashes. A counter measure that is suggested to help address rear end crashes attributed to turning vehicles hit from behind is providing turning lanes at intersections. As the turn lane evaluation looked at several guidance documents based on national standards, New Mexico standards, and City of Santa Fe standards, a recommendation will take all available information and follow a best practice to help decrease the amount of rear end collisions along Agua Fria creating a safer environment for the traveling public.

Agua Fria has a posted speed limit of 35 MPH, and the development will see a volume of 11 vehicles in the AM peak hour and 34 vehicles during the PM peak hour taking an eastbound right into the site. During both peak hours, a dedicated right turn lane is required based on the SAMM criteria. The Santa Fe TIA Guidelines have different vehicle volumes for the requirement of dedicated right turn lanes, and therefore the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. For this right turn lane, the deceleration length is calculated based on AASHTO recommendations. With a speed of 35 MPH, AASHTO states that a deceleration distance of 205 feet is needed. The Santa Fe guidelines and AASHTO also state that a moderate amount of deceleration within the through lanes is acceptable. Due to existing right-of-way constraints along Agua Fria, the length from the edge of the property to the access point is the limiting factor without requiring right of way acquisitions to adjacent property owners. The length of deceleration lane, which includes the taper, that would fit into this area is approximately 110 feet. This would mean that a vehicle would slow to 25 MPH in the through lane with the remainder of deceleration occurring in the dedicated right turn lane. Since the SAMM criteria warrants this right turn lane, it is recommended to install this dedicated right turn lane with a length of 110 feet along the frontage of the proposed development. If development of the adjacent property occurs in the future, the City of Santa Fe may recommend extending this turn lane to the full 205-foot requirement.

The development will also see a volume of 4 vehicles in the AM peak hour and 14 vehicles during the PM peak hour entering the development via a westbound left movement. The AM peak hour does not require a dedicated turn lane although the

PM peak hour does meet the threshold requiring a left turn lane per the SAMM. The Santa Fe TIA Guidelines show the volume criteria is met for a left turn lane for a two-lane roadway at 35 MPH. As a two way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

The signalized intersection of Agua Fria and Siler Road was also looked at closer to determine the need for dedicated right turning lanes. The SAMM states that one of the purposes of speed change lanes at signalized intersections are to improve intersection operational efficiency. The intersection operates acceptably during the opening year of 2027 but the westbound includes declines in 2042 due to background growth even without the additional traffic generated by the development. In the horizon year it may be beneficial to take a closer look at this movement to determine if a dedicated westbound right turning lane should be installed at this intersection. Using the Santa Fe TIA Guidelines, the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. Alternative mitigation efforts should be explored prior to 2042.

According to the SAMM, the intersection of Siler Road and Siler Park Lane meets the threshold for a dedicated northbound right turning lane in existing conditions during both AM and PM peak hours. The Santa Fe TIA Guidelines show the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. Since this turn lane is not required based on the Santa Fe TIA Guidelines, we recommend this not be installed. Additionally, since this is in existing conditions this right turn lane should not be the responsibility of the developer.

Agua Fria and Siler Park Lane was also evaluated and does not require an eastbound dedicated right turn lane at the intersection based on the SAMM. A westbound dedicated left turn lane is required based on the SAMM. There is an existing westbound left turn lane at this intersection with a length of approximately 50 feet. Additionally, this area includes a two way left turn lane that could be used to extend this left turn lane if needed. The Santa Fe TIA Guidelines for turning lane requirements indicated the major road volume criteria is not met for a right turn lane for a two-lane roadway at 35 MPH. The traffic volume is met for a dedicated left turn lane for a two-way roadway at 35 MPH. The operational analysis shows that the westbound left at this location will not see a queue develop during either peak hour. The Santa Fe TIA Guidelines state that the minimum turn bay length of 50 feet shall be provided. Since this is met for the westbound left turn lane, additional length is not required. Additionally, no trips associated with the development are assigned to this movement, so these turn lanes at this intersection should not be the responsibility of the developer.

The applicable tables from the SAMM and Santa Fe TIA Guidelines criteria is included in Appendix C for reference

VII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis found that all intersections operate overall acceptably in the 2024 Existing, 2027 No Build and 2027 Build conditions.

In the 2042 No Build and Build scenarios, the westbound thru movement at the signalized intersection, Agua Fria and Siler, will operate at LOS F in the PM peak hour. Since the first occurrence of this appears in the no build scenario, the development is not responsible for this and further assessments as the horizon year nears is recommended.

A dedicated right turn lane was evaluated based on the SAMM, the Santa Fe TIA Guidelines, and AASHTO. A right turn lane on Agua Fria and the proposed access point is required based on the SAMM, but is not required based on the Santa Fe TIA Guidelines. AASHTO requirements state that if a turn lane is provided it specifies a desirable deceleration distance of 205 feet for a speed of 35 MPH. It states that it is not practical on many facilities to provide the full length of deceleration length in the turn lane due to constraints such as right-of-way, distance available between adjacent intersections, and storage needs. As right-of-way constraints exist along Agua Fria, this concern was evaluated to determine a length of right turn deceleration distance that could be included along the frontage of the development property. From the edge of the property to the access point an approximately 110-foot-long deceleration lane would be able to be constructed. If the adjacent properties are ever developed in the future, the City of Santa Fe may extend this turn lane to the full 205 feet if determined appropriate at that time. It is our professional recommendation that a right turn lane should be constructed at the access point of the proposed development and that this deceleration lane should be 110 feet in length.

Additionally left turn lanes were evaluated based on the SAMM, Santa Fe TIA Guidelines, and AASHTO. The westbound left on Agua Fria at the proposed access point does not meet the SAMM volumes during the AM peak hour but does meet the guidance in the PM peak hour. The Santa Fe TIA Guidelines show this left turn lane being warranted due to the high volume on Agua Fria in this area. As a two-way left turn lane is present along Agua Fria to serve the accesses along it, the existing lanes should remain so that all access points in the vicinity may be served.

B. RECOMMENDATIONS

- Installation of the proposed access point at Agua Fria should include the two-way left turn lane at the intersection. This two-way left turn lane should remain in place to serve the westbound left users into the site.

- An eastbound dedicated right turn lane is required at the proposed access point. This right turn lane shall be 110 feet in length along the frontage of the proposed development property.
- All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements.

APPENDIX A
EXISTING DATA

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	2	15	2	0	0	19	1	4	2	0	1	8	3	7	10	0	0	20	1	7	2	0	0	10	57
06:15 AM	8	21	12	0	0	41	5	9	6	0	0	20	2	6	7	0	0	15	1	22	4	0	0	27	103
06:30 AM	5	25	19	0	0	49	9	9	3	0	0	21	1	27	8	0	0	36	5	22	5	0	0	32	138
06:45 AM	9	44	13	0	0	66	7	14	5	0	0	26	3	14	18	0	0	35	10	26	5	0	0	41	168
Total	24	105	46	0	0	175	22	36	16	0	1	75	9	54	43	0	0	106	17	77	16	0	0	110	466
07:00 AM	11	25	7	0	0	43	11	17	5	0	0	33	3	27	13	0	0	43	9	36	10	0	0	55	174
07:15 AM	8	51	17	0	0	76	20	25	13	0	0	58	6	32	21	0	0	59	15	45	15	0	0	75	268
07:30 AM	27	54	21	0	0	102	21	33	15	0	0	69	9	57	30	0	0	96	17	73	18	0	0	108	375
07:45 AM	25	89	23	0	0	137	35	63	16	0	1	115	11	64	28	0	0	103	26	99	35	1	1	162	517
Total	71	219	68	0	0	358	87	138	49	0	1	275	29	180	92	0	0	301	67	253	78	1	1	400	1334
08:00 AM	25	77	23	0	0	125	33	46	16	0	0	95	11	52	27	0	1	91	32	112	33	0	0	177	488
08:15 AM	23	79	27	0	0	129	25	52	18	0	0	95	12	65	25	0	0	102	31	102	24	0	0	157	483
08:30 AM	32	87	21	0	0	140	30	47	19	1	0	97	11	60	45	0	0	116	18	87	28	0	0	133	486
08:45 AM	29	78	16	0	0	123	24	42	6	1	0	73	14	69	41	0	1	125	20	72	18	0	0	110	431
Total	109	321	87	0	0	517	112	187	59	2	0	360	48	246	138	0	2	434	101	373	103	0	0	577	1888
*** BREAK ***																									
03:00 PM	35	60	15	0	0	110	40	78	13	1	1	133	19	82	38	0	0	139	18	75	33	0	0	126	508
03:15 PM	35	53	19	0	0	107	43	85	19	1	0	148	29	74	43	1	0	147	18	61	30	0	0	109	511
03:30 PM	21	67	12	0	0	100	40	72	18	0	0	130	15	65	38	0	0	118	19	93	37	0	0	149	497
03:45 PM	19	72	24	0	0	115	30	65	13	0	0	108	27	69	36	0	0	132	28	92	35	1	0	156	511
Total	110	252	70	0	0	432	153	300	63	2	1	519	90	290	155	1	0	536	83	321	135	1	0	540	2027
04:00 PM	16	76	13	0	0	105	38	74	17	0	0	129	18	67	39	0	0	124	24	77	19	0	0	120	478
04:15 PM	22	66	21	0	0	109	38	83	15	0	0	136	25	87	40	0	0	152	24	67	40	0	0	131	528
04:30 PM	25	77	11	0	0	113	36	77	18	0	0	131	21	81	43	0	1	146	21	56	40	0	0	117	507
04:45 PM	31	59	23	1	0	114	57	88	15	0	0	160	26	79	31	2	1	139	23	87	37	0	0	147	560
Total	94	278	68	1	0	441	169	322	65	0	0	556	90	314	153	2	2	561	92	287	136	0	0	515	2073
05:00 PM	24	63	14	0	0	101	38	92	16	1	0	147	33	91	38	0	0	162	29	64	36	0	0	129	539
05:15 PM	28	61	20	0	0	109	56	87	26	0	0	169	26	102	29	0	1	158	24	76	51	0	0	151	587
05:30 PM	30	54	18	0	0	102	43	78	14	0	0	135	21	76	38	0	0	135	22	68	36	1	0	127	499
05:45 PM	30	63	8	0	0	101	45	85	16	0	0	146	16	62	35	1	0	114	19	55	21	0	0	95	456
Total	112	241	60	0	0	413	182	342	72	1	0	597	96	331	140	1	1	569	94	263	144	1	0	502	2081
Grand Total	520	1416	399	1	0	2336	725	1325	324	5	3	2382	362	1415	721	4	5	2507	454	1574	612	3	1	2644	9869
Apprch %	22.3	60.6	17.1	0	0		30.4	55.6	13.6	0.2	0.1		14.4	56.4	28.8	0.2	0.2		17.2	59.5	23.1	0.1	0		
Total %	5.3	14.3	4	0	0	23.7	7.3	13.4	3.3	0.1	0	24.1	3.7	14.3	7.3	0	0.1	25.4	4.6	15.9	6.2	0	0	26.8	
Cars	517	1404	395	1	0	2317	722	1315	324	5	3	2369	356	1402	706	4	5	2473	451	1557	610	3	1	2622	9781
% Cars	99.4	99.2	99	100	0	99.2	99.6	99.2	100	100	100	99.5	98.3	99.1	97.9	100	100	98.6	99.3	98.9	99.7	100	100	99.2	99.1

Cleland Counts

1441 Camino Cerritos S.E.
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(505) 414-0465

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
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Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	2	4	3	0	0	9	0	1	0	0	0	1	5	12	5	0	0	22	1	15	0	0	0	16	48
% Trucks	0.4	0.3	0.8	0	0	0.4	0	0.1	0	0	0	0	1.4	0.8	0.7	0	0	0.9	0.2	1	0	0	0	0.6	0.5
Buses	1	8	1	0	0	10	3	9	0	0	0	12	1	1	10	0	0	12	2	2	2	0	0	6	40
% Buses	0.2	0.6	0.3	0	0	0.4	0.4	0.7	0	0	0	0.5	0.3	0.1	1.4	0	0	0.5	0.4	0.1	0.3	0	0	0.2	0.4

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Rd.
Site Code : 03192024
Start Date : 3/19/2024
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	Agua Fria St. Eastbound				Agua Fria St. Westbound				Siler Rd. Northbound				Siler Rd. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	25	89	23	137	35	63	16	114	11	64	28	103	26	99	35	160	514
08:00 AM	25	77	23	125	33	46	16	95	11	52	27	90	32	112	33	177	487
08:15 AM	23	79	27	129	25	52	18	95	12	65	25	102	31	102	24	157	483
08:30 AM	32	87	21	140	30	47	19	96	11	60	45	116	18	87	28	133	485
Total Volume	105	332	94	531	123	208	69	400	45	241	125	411	107	400	120	627	1969
% App. Total	19.8	62.5	17.7		30.8	52	17.2		10.9	58.6	30.4		17.1	63.8	19.1		
PHF	.820	.933	.870	.948	.879	.825	.908	.877	.938	.927	.694	.886	.836	.893	.857	.886	.958
Cars	103	329	92	524	123	207	69	399	45	239	121	405	105	396	119	620	1948
% Cars	98.1	99.1	97.9	98.7	100	99.5	100	99.8	100	99.2	96.8	98.5	98.1	99.0	99.2	98.9	98.9
Trucks	2	2	2	6	0	0	0	0	0	2	2	4	1	4	0	5	15
% Trucks	1.9	0.6	2.1	1.1	0	0	0	0	0	0.8	1.6	1.0	0.9	1.0	0	0.8	0.8
Buses	0	1	0	1	0	1	0	1	0	0	2	2	1	0	1	2	6
% Buses	0	0.3	0	0.2	0	0.5	0	0.3	0	0	1.6	0.5	0.9	0	0.8	0.3	0.3
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	25	77	11	113	36	77	18	131	21	81	43	145	21	56	40	117	506
04:45 PM	31	59	23	113	57	88	15	160	26	79	31	136	23	87	37	147	556
05:00 PM	24	63	14	101	38	92	16	146	33	91	38	162	29	64	36	129	538
05:15 PM	28	61	20	109	56	87	26	169	26	102	29	157	24	76	51	151	586
Total Volume	108	260	68	436	187	344	75	606	106	353	141	600	97	283	164	544	2186
% App. Total	24.8	59.6	15.6		30.9	56.8	12.4		17.7	58.8	23.5		17.8	52	30.1		
PHF	.871	.844	.739	.965	.820	.935	.721	.896	.803	.865	.820	.926	.836	.813	.804	.901	.933
Cars	108	259	68	435	186	342	75	603	106	353	138	597	97	281	164	542	2177
% Cars	100	99.6	100	99.8	99.5	99.4	100	99.5	100	100	97.9	99.5	100	99.3	100	99.6	99.6
Trucks	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
% Trucks	0	0	0	0	0	0	0	0	0	0	0.7	0.2	0	0	0	0	0.0
Buses	0	1	0	1	1	2	0	3	0	0	2	2	0	2	0	2	8
% Buses	0	0.4	0	0.2	0.5	0.6	0	0.5	0	0	1.4	0.3	0	0.7	0	0.4	0.4

Cleland Counts

1441 Camino Cerritos S.E.
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Counter R.C.

File Name : Agua Fria St. and Harrison Rd.
Site Code : 03202024
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Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Harrison Rd. Northbound						Boylan Ln. Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	1	16	0	0	0	17	0	14	0	0	0	14	2	0	0	0	0	2	0	0	0	0	0	0	33
06:15 AM	1	27	0	0	0	28	1	15	0	0	0	16	0	0	2	0	0	2	0	0	0	0	0	0	46
06:30 AM	0	35	2	0	0	37	0	15	1	0	0	16	0	0	1	0	0	1	0	0	0	0	0	0	54
06:45 AM	9	48	0	0	0	57	0	36	1	0	0	37	1	0	4	0	0	5	1	0	2	0	0	3	102
Total	11	126	2	0	0	139	1	80	2	0	0	83	3	0	7	0	0	10	1	0	2	0	0	3	235
07:00 AM	5	46	0	0	0	51	4	37	1	0	0	42	1	1	1	0	0	3	1	0	0	0	0	1	97
07:15 AM	1	76	1	0	0	78	4	46	1	0	0	51	0	0	4	0	0	4	3	0	3	0	0	6	139
07:30 AM	0	70	0	0	0	70	3	48	0	0	0	51	1	0	6	0	0	7	1	0	5	0	0	6	134
07:45 AM	2	151	2	0	0	155	13	97	1	0	0	111	3	0	9	0	0	12	1	0	4	0	0	5	283
Total	8	343	3	0	0	354	24	228	3	0	0	255	5	1	20	0	0	26	6	0	12	0	0	18	653
08:00 AM	0	148	1	0	0	149	8	94	0	0	0	102	0	0	13	0	0	13	2	0	3	0	0	5	269
08:15 AM	1	132	1	0	0	134	6	93	0	0	0	99	1	0	6	0	0	7	1	0	3	0	0	4	244
08:30 AM	0	168	2	0	0	170	5	93	1	1	0	100	2	0	11	0	0	13	1	0	0	1	0	2	285
08:45 AM	1	150	2	0	0	153	7	83	0	0	0	90	2	0	9	0	0	11	0	0	1	0	0	1	255
Total	2	598	6	0	0	606	26	363	1	1	0	391	5	0	39	0	0	44	4	0	7	1	0	12	1053
*** BREAK ***																									
03:00 PM	2	125	1	0	0	128	5	108	0	0	0	113	0	1	12	0	0	13	0	0	1	0	0	1	255
03:15 PM	4	108	3	0	0	115	8	133	1	0	0	142	3	0	13	0	0	16	0	0	1	0	0	1	274
03:30 PM	9	130	2	0	0	141	7	149	2	0	0	158	3	1	10	0	0	14	3	0	6	0	0	9	322
03:45 PM	2	129	2	0	1	134	8	135	2	0	0	145	2	0	15	0	0	17	2	0	4	0	0	6	302
Total	17	492	8	0	1	518	28	525	5	0	0	558	8	2	50	0	0	60	5	0	12	0	0	17	1153
04:00 PM	1	141	4	0	0	146	16	133	1	0	0	150	0	0	16	0	0	16	0	1	4	0	0	5	317
04:15 PM	0	131	1	1	0	133	7	159	0	0	0	166	2	0	12	0	0	14	0	0	2	0	0	2	315
04:30 PM	0	131	2	0	0	133	7	150	0	0	0	157	1	1	24	0	0	26	0	1	1	0	0	2	318
04:45 PM	11	141	3	0	0	155	13	126	0	0	0	139	1	0	29	0	0	30	1	0	0	0	0	1	325
Total	12	544	10	1	0	567	43	568	1	0	0	612	4	1	81	0	0	86	1	2	7	0	0	10	1275
05:00 PM	2	150	1	0	0	153	12	156	0	1	1	170	3	0	20	0	0	23	0	0	0	0	0	0	346
05:15 PM	0	155	2	0	0	157	14	162	0	0	1	177	2	0	17	0	0	19	0	2	3	0	0	5	358
05:30 PM	0	128	4	1	0	133	3	121	0	0	1	125	2	1	13	0	0	16	0	0	0	0	0	0	274
05:45 PM	0	114	2	0	0	116	7	114	0	1	0	122	1	0	8	0	0	9	0	0	0	0	0	0	247
Total	2	547	9	1	0	559	36	553	0	2	3	594	8	1	58	0	0	67	0	2	3	0	0	5	1225
Grand Total	52	2650	38	2	1	2743	158	2317	12	3	3	2493	33	5	255	0	0	293	17	4	43	1	0	65	5594
Apprch %	1.9	96.6	1.4	0.1	0		6.3	92.9	0.5	0.1	0.1		11.3	1.7	87	0	0		26.2	6.2	66.2	1.5	0		
Total %	0.9	47.4	0.7	0	0	49	2.8	41.4	0.2	0.1	0.1	44.6	0.6	0.1	4.6	0	0	5.2	0.3	0.1	0.8	0	0	1.2	
Cars	52	2620	37	2	1	2712	158	2294	12	3	3	2470	33	5	251	0	0	289	17	4	43	1	0	65	5536
% Cars	100	98.9	97.4	100	100	98.9	100	99	100	100	100	99.1	100	100	98.4	0	0	98.6	100	100	100	100	0	100	99

Cleland Counts

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File Name : Agua Fria St. and Harrison Rd.
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Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Harrison Rd. Northbound						Boylan Ln. Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	0	11	1	0	0	12	0	7	0	0	0	7	0	0	1	0	0	1	0	0	0	0	0	0	20
% Trucks	0	0.4	2.6	0	0	0.4	0	0.3	0	0	0	0.3	0	0	0.4	0	0	0.3	0	0	0	0	0	0	0.4
Buses	0	19	0	0	0	19	0	16	0	0	0	16	0	0	3	0	0	3	0	0	0	0	0	0	38
% Buses	0	0.7	0	0	0	0.7	0	0.7	0	0	0	0.6	0	0	1.2	0	0	1	0	0	0	0	0	0	0.7

Cleland Counts

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File Name : Agua Fria St. and Harrison Rd.
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	Agua Fria St. Eastbound				Agua Fria St. Westbound				Harrison Rd. Northbound				Boylan Ln. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	2	151	2	155	13	97	1	111	3	0	9	12	1	0	4	5	283
08:00 AM	0	148	1	149	8	94	0	102	0	0	13	13	2	0	3	5	269
08:15 AM	1	132	1	134	6	93	0	99	1	0	6	7	1	0	3	4	244
08:30 AM	0	168	2	170	5	93	1	99	2	0	11	13	1	0	0	1	283
Total Volume	3	599	6	608	32	377	2	411	6	0	39	45	5	0	10	15	1079
% App. Total	0.5	98.5	1		7.8	91.7	0.5		13.3	0	86.7		33.3	0	66.7		
PHF	.375	.891	.750	.894	.615	.972	.500	.926	.500	.000	.750	.865	.625	.000	.625	.750	.953
Cars	3	590	6	599	32	371	2	405	6	0	37	43	5	0	10	15	1062
% Cars	100	98.5	100	98.5	100	98.4	100	98.5	100	0	94.9	95.6	100	0	100	100	98.4
Trucks	0	5	0	5	0	3	0	3	0	0	1	1	0	0	0	0	9
% Trucks	0	0.8	0	0.8	0	0.8	0	0.7	0	0	2.6	2.2	0	0	0	0	0.8
Buses	0	4	0	4	0	3	0	3	0	0	1	1	0	0	0	0	8
% Buses	0	0.7	0	0.7	0	0.8	0	0.7	0	0	2.6	2.2	0	0	0	0	0.7
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	131	2	133	7	150	0	157	1	1	24	26	0	1	1	2	318
04:45 PM	11	141	3	155	13	126	0	139	1	0	29	30	1	0	0	1	325
05:00 PM	2	150	1	153	12	156	0	168	3	0	20	23	0	0	0	0	344
05:15 PM	0	155	2	157	14	162	0	176	2	0	17	19	0	2	3	5	357
Total Volume	13	577	8	598	46	594	0	640	7	1	90	98	1	3	4	8	1344
% App. Total	2.2	96.5	1.3		7.2	92.8	0		7.1	1	91.8		12.5	37.5	50		
PHF	.295	.931	.667	.952	.821	.917	.000	.909	.583	.250	.776	.817	.250	.375	.333	.400	.941
Cars	13	574	8	595	46	589	0	635	7	1	90	98	1	3	4	8	1336
% Cars	100	99.5	100	99.5	100	99.2	0	99.2	100	100	100	100	100	100	100	100	99.4
Trucks	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
% Trucks	0	0.2	0	0.2	0	0.2	0	0.2	0	0	0	0	0	0	0	0	0.1
Buses	0	2	0	2	0	4	0	4	0	0	0	0	0	0	0	0	6
% Buses	0	0.3	0	0.3	0	0.7	0	0.6	0	0	0	0	0	0	0	0	0.4

Cleland Counts

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Albuquerque, New Mexico 87123
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Counter R.C.

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
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Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Park Ln. Northbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	0	23	0	0	0	23	0	7	0	0	0	7	0	0	0	0	0	0	30
06:15 AM	0	34	0	0	0	34	0	22	0	0	0	22	0	0	0	0	0	0	56
06:30 AM	0	43	1	0	1	45	1	23	0	0	0	24	0	0	2	0	0	2	71
06:45 AM	0	60	7	0	0	67	3	24	0	0	0	27	0	0	1	0	0	1	95
Total	0	160	8	0	1	169	4	76	0	0	0	80	0	0	3	0	0	3	252
07:00 AM	0	42	6	0	0	48	4	38	0	0	0	42	1	0	2	0	0	3	93
07:15 AM	0	88	0	0	0	88	3	64	0	0	0	67	1	0	0	0	0	1	156
07:30 AM	0	96	2	0	2	100	5	75	0	0	0	80	0	0	3	0	0	3	183
07:45 AM	0	149	0	0	0	149	3	102	0	0	0	105	1	0	9	0	0	10	264
Total	0	375	8	0	2	385	15	279	0	0	0	294	3	0	14	0	0	17	696
08:00 AM	0	132	3	0	0	135	5	100	0	0	0	105	2	0	9	0	0	11	251
08:15 AM	0	134	2	0	0	136	3	88	0	0	0	91	3	0	7	0	0	10	237
08:30 AM	0	142	2	0	0	144	2	84	0	1	0	87	3	0	9	0	0	12	243
08:45 AM	0	139	2	0	1	142	4	78	0	0	0	82	1	0	10	0	0	11	235
Total	0	547	9	0	1	557	14	350	0	1	0	365	9	0	35	0	0	44	966
*** BREAK ***																			
03:00 PM	0	108	1	0	0	109	4	136	0	1	0	141	2	0	6	0	0	8	258
03:15 PM	0	116	2	0	1	119	6	149	0	2	0	157	3	0	10	0	0	13	289
03:30 PM	0	123	1	0	2	126	5	132	0	1	0	138	0	0	18	0	0	18	282
03:45 PM	0	146	1	0	0	147	5	99	0	0	0	104	6	0	13	0	0	19	270
Total	0	493	5	0	3	501	20	516	0	4	0	540	11	0	47	0	0	58	1099
04:00 PM	0	138	3	0	0	141	4	138	0	0	0	142	9	0	19	0	0	28	311
04:15 PM	0	127	2	0	1	130	5	151	0	0	0	156	1	0	16	0	0	17	303
04:30 PM	0	140	0	0	2	142	3	147	0	0	0	150	0	0	16	0	1	17	309
04:45 PM	0	104	2	1	0	107	4	141	0	0	0	145	1	0	7	0	0	8	260
Total	0	509	7	1	3	520	16	577	0	0	0	593	11	0	58	0	1	70	1183
05:00 PM	0	130	0	1	0	131	1	156	0	1	0	158	0	0	17	0	0	17	306
05:15 PM	0	127	1	0	1	129	5	171	0	0	0	176	1	0	17	0	1	19	324
05:30 PM	0	130	1	0	0	131	1	154	0	0	0	155	0	0	5	0	0	5	291
05:45 PM	0	119	1	0	1	121	2	127	0	0	0	129	2	0	6	0	1	9	259
Total	0	506	3	1	2	512	9	608	0	1	0	618	3	0	45	0	2	50	1180
Grand Total	0	2590	40	2	12	2644	78	2406	0	6	0	2490	37	0	202	0	3	242	5376
Apprch %	0	98	1.5	0.1	0.5		3.1	96.6	0	0.2	0		15.3	0	83.5	0	1.2		
Total %	0	48.2	0.7	0	0.2	49.2	1.5	44.8	0	0.1	0	46.3	0.7	0	3.8	0	0.1	4.5	
Cars	0	2562	40	2	12	2616	78	2392	0	6	0	2476	37	0	200	0	3	240	5332
% Cars	0	98.9	100	100	100	98.9	100	99.4	0	100	0	99.4	100	0	99	0	100	99.2	99.2

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Agua Fria St. Eastbound						Agua Fria St. Westbound						Siler Park Ln. Northbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	0	7	0	0	0	7	0	2	0	0	0	2	0	0	2	0	0	2	11
% Trucks	0	0.3	0	0	0	0.3	0	0.1	0	0	0	0.1	0	0	1	0	0	0.8	0.2
Buses	0	21	0	0	0	21	0	12	0	0	0	12	0	0	0	0	0	0	33
% Buses	0	0.8	0	0	0	0.8	0	0.5	0	0	0	0.5	0	0	0	0	0	0	0.6

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

File Name : Agua Fria St. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 3

	Agua Fria St. Eastbound				Agua Fria St. Westbound				Siler Park Ln. Northbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45 AM													
07:45 AM	0	149	0	149	3	102	0	105	1	0	9	10	264
08:00 AM	0	132	3	135	5	100	0	105	2	0	9	11	251
08:15 AM	0	134	2	136	3	88	0	91	3	0	7	10	237
08:30 AM	0	142	2	144	2	84	0	86	3	0	9	12	242
Total Volume	0	557	7	564	13	374	0	387	9	0	34	43	994
% App. Total	0	98.8	1.2		3.4	96.6	0		20.9	0	79.1		
PHF	.000	.935	.583	.946	.650	.917	.000	.921	.750	.000	.944	.896	.941
Cars	0	548	7	555	13	373	0	386	9	0	34	43	984
% Cars	0	98.4	100	98.4	100	99.7	0	99.7	100	0	100	100	99.0
Trucks	0	5	0	5	0	0	0	0	0	0	0	0	5
% Trucks	0	0.9	0	0.9	0	0	0	0	0	0	0	0	0.5
Buses	0	4	0	4	0	1	0	1	0	0	0	0	5
% Buses	0	0.7	0	0.7	0	0.3	0	0.3	0	0	0	0	0.5
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	0	140	0	140	3	147	0	150	0	0	16	16	306
04:45 PM	0	104	2	106	4	141	0	145	1	0	7	8	259
05:00 PM	0	130	0	130	1	156	0	157	0	0	17	17	304
05:15 PM	0	127	1	128	5	171	0	176	1	0	17	18	322
Total Volume	0	501	3	504	13	615	0	628	2	0	57	59	1191
% App. Total	0	99.4	0.6		2.1	97.9	0		3.4	0	96.6		
PHF	.000	.895	.375	.900	.650	.899	.000	.892	.500	.000	.838	.819	.925
Cars	0	497	3	500	13	611	0	624	2	0	57	59	1183
% Cars	0	99.2	100	99.2	100	99.3	0	99.4	100	0	100	100	99.3
Trucks	0	0	0	0	0	1	0	1	0	0	0	0	1
% Trucks	0	0	0	0	0	0.2	0	0.2	0	0	0	0	0.1
Buses	0	4	0	4	0	3	0	3	0	0	0	0	7
% Buses	0	0.8	0	0.8	0	0.5	0	0.5	0	0	0	0	0.6

Cleland Counts

1441 Camino Cerritos S.E.
Albuquerque, New Mexico 87123
(505) 414-0465

Counter R.C.

File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 1

Groups Printed- Cars - Trucks - Buses

	Siler Park Ln. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
Start Time	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
06:00 AM	0	0	0	0	0	0	0	24	3	0	0	27	0	11	0	0	0	11	38
06:15 AM	0	0	0	0	0	0	0	18	3	0	0	21	2	34	0	0	0	36	57
06:30 AM	1	0	3	0	0	4	0	36	5	0	0	41	3	50	0	0	0	53	98
06:45 AM	1	0	0	0	0	1	0	38	7	0	1	46	2	47	0	0	0	49	96
Total	2	0	3	0	0	5	0	116	18	0	1	135	7	142	0	0	0	149	289
07:00 AM	2	0	0	0	0	2	0	44	9	0	0	53	0	55	0	0	0	55	110
07:15 AM	3	0	0	0	0	3	0	66	4	0	0	70	1	78	0	0	0	79	152
07:30 AM	6	0	0	0	0	6	0	103	9	0	1	113	0	117	0	0	0	117	236
07:45 AM	8	0	3	0	0	11	0	121	17	0	0	138	4	153	0	0	0	157	306
Total	19	0	3	0	0	22	0	334	39	0	1	374	5	403	0	0	0	408	804
08:00 AM	5	0	3	0	0	8	0	97	15	0	2	114	5	165	0	0	0	170	292
08:15 AM	9	0	4	0	0	13	0	99	16	0	1	116	2	149	0	0	0	151	280
08:30 AM	10	0	3	0	0	13	0	141	24	0	0	165	2	151	0	0	0	153	331
08:45 AM	7	0	2	0	0	9	0	121	16	0	3	140	3	103	0	0	0	106	255
Total	31	0	12	0	0	43	0	458	71	0	6	535	12	568	0	0	0	580	1158
*** BREAK ***																			
03:00 PM	15	0	5	0	0	20	0	143	19	0	0	162	7	121	0	0	0	128	310
03:15 PM	15	0	3	0	0	18	0	146	19	1	2	168	2	122	0	0	0	124	310
03:30 PM	20	0	3	0	0	23	0	127	21	0	0	148	5	143	0	0	0	148	319
03:45 PM	13	0	4	0	0	17	0	136	16	0	0	152	1	134	0	1	0	136	305
Total	63	0	15	0	0	78	0	552	75	1	2	630	15	520	0	1	0	536	1244
04:00 PM	18	0	6	0	0	24	0	135	14	0	0	149	5	130	0	0	0	135	308
04:15 PM	18	0	7	0	0	25	0	147	14	0	1	162	6	119	0	0	0	125	312
04:30 PM	17	0	3	0	0	20	0	143	21	0	0	164	4	114	0	0	0	118	302
04:45 PM	7	0	7	0	0	14	0	144	15	1	2	162	1	158	0	1	0	160	336
Total	60	0	23	0	0	83	0	569	64	1	3	637	16	521	0	1	0	538	1258
05:00 PM	13	0	3	0	0	16	0	172	19	1	1	193	1	122	0	0	0	123	332
05:15 PM	15	0	5	0	0	20	0	151	17	0	1	169	5	149	0	0	0	154	343
05:30 PM	14	0	2	0	0	16	0	146	3	0	0	149	2	128	0	1	0	131	296
05:45 PM	5	0	1	0	0	6	0	113	9	0	1	123	1	102	0	0	0	103	232
Total	47	0	11	0	0	58	0	582	48	1	3	634	9	501	0	1	0	511	1203
Grand Total	222	0	67	0	0	289	0	2611	315	3	16	2945	64	2655	0	3	0	2722	5956
Apprch %	76.8	0	23.2	0	0		0	88.7	10.7	0.1	0.5		2.4	97.5	0	0.1	0		
Total %	3.7	0	1.1	0	0	4.9	0	43.8	5.3	0.1	0.3	49.4	1.1	44.6	0	0.1	0	45.7	
Cars	219	0	64	0	0	283	0	2582	311	3	13	2909	63	2630	0	3	0	2696	5888
% Cars	98.6	0	95.5	0	0	97.9	0	98.9	98.7	100	81.2	98.8	98.4	99.1	0	100	0	99	98.9

Cleland Counts

1441 Camino Cerritos S.E.
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File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 2

Groups Printed- Cars - Trucks - Buses

	Siler Park Ln. Westbound						Siler Rd. Northbound						Siler Rd. Southbound						
	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Left	Thru	Right	Bikes	Peds	App. Total	Int. Total
Trucks	3	0	3	0	0	6	0	18	3	0	3	24	1	19	0	0	0	20	50
% Trucks	1.4	0	4.5	0	0	2.1	0	0.7	1	0	18.8	0.8	1.6	0.7	0	0	0	0.7	0.8
Buses	0	0	0	0	0	0	0	11	1	0	0	12	0	6	0	0	0	6	18
% Buses	0	0	0	0	0	0	0	0.4	0.3	0	0	0.4	0	0.2	0	0	0	0.2	0.3

Cleland Counts

1441 Camino Cerritos S.E.
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(505) 414-0465

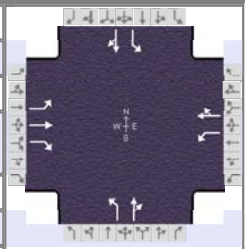
File Name : Siler Rd. and Siler Park Ln.
Site Code : 03192024
Start Date : 3/19/2024
Page No : 3

	Siler Park Ln. Westbound				Siler Rd. Northbound				Siler Rd. Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 12:00 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45 AM													
07:45 AM	8	0	3	11	0	121	17	138	4	153	0	157	306
08:00 AM	5	0	3	8	0	97	15	112	5	165	0	170	290
08:15 AM	9	0	4	13	0	99	16	115	2	149	0	151	279
08:30 AM	10	0	3	13	0	141	24	165	2	151	0	153	331
Total Volume	32	0	13	45	0	458	72	530	13	618	0	631	1206
% App. Total	71.1	0	28.9		0	86.4	13.6		2.1	97.9	0		
PHF	.800	.000	.813	.865	.000	.812	.750	.803	.650	.936	.000	.928	.911
Cars	31	0	12	43	0	452	72	524	13	614	0	627	1194
% Cars	96.9	0	92.3	95.6	0	98.7	100	98.9	100	99.4	0	99.4	99.0
Trucks	1	0	1	2	0	4	0	4	0	4	0	4	10
% Trucks	3.1	0	7.7	4.4	0	0.9	0	0.8	0	0.6	0	0.6	0.8
Buses	0	0	0	0	0	2	0	2	0	0	0	0	2
% Buses	0	0	0	0	0	0.4	0	0.4	0	0	0	0	0.2
Peak Hour Analysis From 12:15 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	17	0	3	20	0	143	21	164	4	114	0	118	302
04:45 PM	7	0	7	14	0	144	15	159	1	158	0	159	332
05:00 PM	13	0	3	16	0	172	19	191	1	122	0	123	330
05:15 PM	15	0	5	20	0	151	17	168	5	149	0	154	342
Total Volume	52	0	18	70	0	610	72	682	11	543	0	554	1306
% App. Total	74.3	0	25.7		0	89.4	10.6		2	98	0		
PHF	.765	.000	.643	.875	.000	.887	.857	.893	.550	.859	.000	.871	.955
Cars	52	0	18	70	0	608	72	680	11	539	0	550	1300
% Cars	100	0	100	100	0	99.7	100	99.7	100	99.3	0	99.3	99.5
Trucks	0	0	0	0	0	0	0	0	0	1	0	1	1
% Trucks	0	0	0	0	0	0	0	0	0	0.2	0	0.2	0.1
Buses	0	0	0	0	0	2	0	2	0	3	0	3	5
% Buses	0	0	0	0	0	0.3	0	0.3	0	0.6	0	0.5	0.4

APPENDIX B
2024 EXISTING INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	EXISTING AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_EXAM AF-S.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	105	332	94	123	208	69	45	241	125	107	400	120

Signal Information			
Cycle, s	64.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.9	1.5	22.6	5.1	0.2	15.4
Yellow	3.0	0.0	3.0	3.0	0.0	4.0
Red	1.0	0.0	1.0	1.0	0.0	1.0

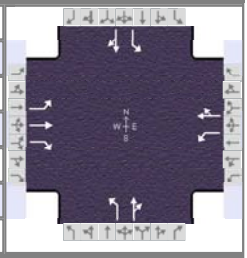
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.3	20.6	9.1	20.4	6.9	26.6	8.3	28.0
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	5.9	13.1	5.4	11.3	3.0	13.5	4.5	19.4
Green Extension Time (g_e), s	0.2	2.5	0.3	2.6	0.1	4.6	0.3	4.5
Phase Call Probability	0.86	1.00	0.90	1.00	0.57	1.00	0.87	1.00
Max Out Probability	0.00	0.14	0.00	0.09	0.00	0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	109	346	98	128	289		47	381		111	542	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1776		1781	1810	
Queue Service Time (g_s), s	3.9	11.1	3.2	3.4	9.3		1.0	11.5		2.5	17.4	
Cycle Queue Clearance Time (g_c), s	3.9	11.1	3.2	3.4	9.3		1.0	11.5		2.5	17.4	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.32	0.24		0.40	0.35		0.42	0.37	
Capacity (*c*), veh/h	147	455	383	297	434		256	621		404	674	
Volume-to-Capacity Ratio (*X*)	0.744	0.760	0.256	0.431	0.665		0.183	0.614		0.276	0.804	
Back of Queue (*Q*), ft/ln (95 th percentile)	85	212	52	60	175		18	200		43	284	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	8.4	2.0	2.4	7.0		0.7	8.0		1.7	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.68	1.69	0.42	0.50	1.46		0.14	1.49		0.48	3.16	
Uniform Delay (d_1), s/veh	29.1	22.9	19.9	17.7	22.3		14.8	17.5		12.9	18.2	
Incremental Delay (d_2), s/veh	7.2	2.6	0.3	1.0	2.1		0.3	1.2		0.4	2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	36.3	25.5	20.2	18.7	24.5		15.2	18.7		13.3	20.5	
Level of Service (LOS)	D	C	C	B	C		B	B		B	C	
Approach Delay, s/veh / LOS	26.7	C		22.7	C		18.3	B		19.3	B	
Intersection Delay, s/veh / LOS	21.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.40	A	1.18	A	1.19	A	1.57	B

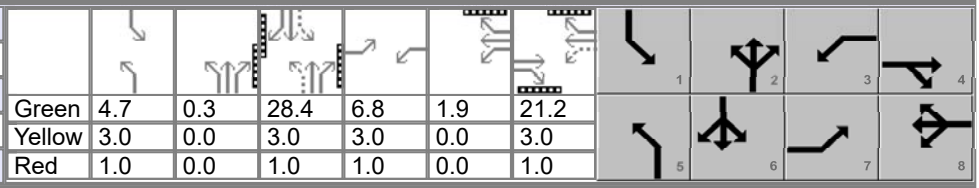
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_EXPM AF-S.xus		
Project Description	EXISTING				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	260	68	187	344	75	106	353	141	97	283	164

Signal Information			
Cycle, s	79.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	4.7	0.3	28.4	6.8	1.9	21.2
Yellow	3.0	0.0	3.0	3.0	0.0	3.0
Red	1.0	0.0	1.0	1.0	0.0	1.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	25.2	12.7	27.2	9.0	32.7	8.7	32.4
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	7.1	12.3	8.3	20.6	5.1	23.4	4.9	21.0
Green Extension Time (g_e), s	0.2	3.0	0.5	1.6	0.3	5.2	0.3	5.3
Phase Call Probability	0.92	1.00	0.99	1.00	0.92	1.00	0.90	1.00
Max Out Probability	0.00	0.16	0.01	0.98	0.00	0.03	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	116	280	73	201	451		114	531		104	481	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	5.1	10.3	2.9	6.3	18.6		3.1	21.4		2.9	19.0	
Cycle Queue Clearance Time (g_c), s	5.1	10.3	2.9	6.3	18.6		3.1	21.4		2.9	19.0	
Green Ratio (*g/C*)	0.09	0.26	0.26	0.37	0.28		0.42	0.36		0.42	0.36	
Capacity (*c*), veh/h	153	481	405	430	515		314	649		255	633	
Volume-to-Capacity Ratio (*X*)	0.761	0.581	0.181	0.467	0.875		0.363	0.819		0.409	0.759	
Back of Queue (*Q*), ft/ln (95 th percentile)	112	202	48	115	365		57	352		54	312	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.4	8.0	1.9	4.6	14.6		2.3	14.0		2.1	12.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.89	1.61	0.38	0.96	3.04		0.42	2.61		0.60	3.46	
Uniform Delay (d_1), s/veh	35.5	25.9	23.1	18.8	27.3		16.8	23.0		18.1	22.5	
Incremental Delay (d_2), s/veh	7.6	1.1	0.2	0.8	13.3		0.7	3.1		1.1	1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	43.1	27.0	23.3	19.6	40.6		17.5	26.1		19.2	24.4	
Level of Service (LOS)	D	C	C	B	D		B	C		B	C	
Approach Delay, s/veh / LOS	30.4	C		34.1	C		24.6	C		23.5	C	
Intersection Delay, s/veh / LOS	28.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.26	A	1.56	B	1.55	B	1.45	A

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HCS Two-Way Stop-Control Report

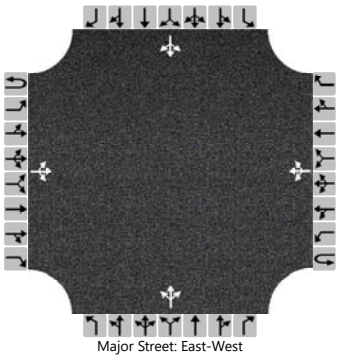
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	599	6		32	377	2		6	0	39		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				34					47				16	
Capacity, c (veh/h)		1162				950					442				449	
v/c Ratio		0.00				0.04					0.11				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		8.9	0.4	0.4			14.1				13.3	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				1.1				14.1				13.3			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

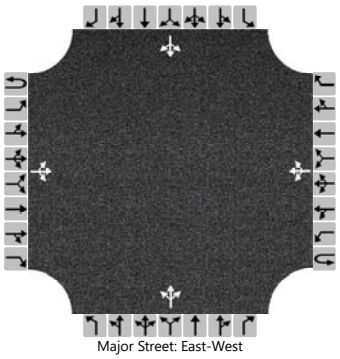
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	577	8		46	594	0		7	1	90		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				49					104				9	
Capacity, c (veh/h)		958				964					452				309	
v/c Ratio		0.01				0.05					0.23				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.9				0.1	
95% Queue Length, Q_{95} (ft)											22.5				2.5	
Control Delay (s/veh)		8.8	0.2	0.2		8.9	0.7	0.7			15.3				17.0	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				15.3				17.0			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

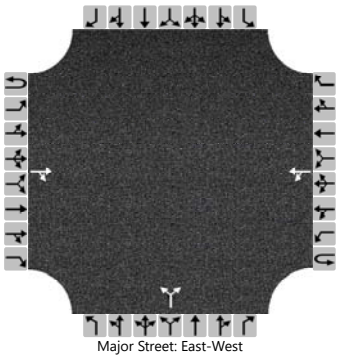
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			557	7		13	374			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					10					
Capacity, c (veh/h)						985					507					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						8.7	0.2				12.2					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				12.2						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

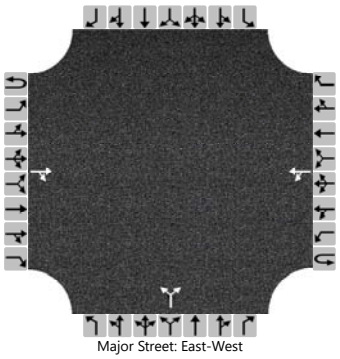
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	EXISTING

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			557	7		13	374			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					10					
Capacity, c (veh/h)						980					503					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						8.7	0.2				12.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.4				12.3							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

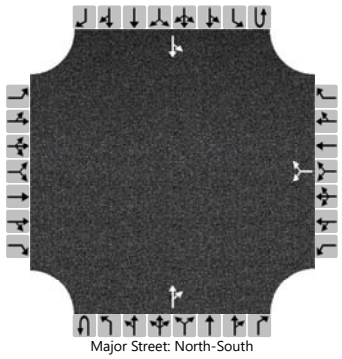
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						32		13			458	72		13	618	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.51		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							49							14		
Capacity, c (veh/h)							366							999		
v/c Ratio							0.13							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.6							0.0		
Control Delay (s/veh)							16.4							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						16.4								0.4		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

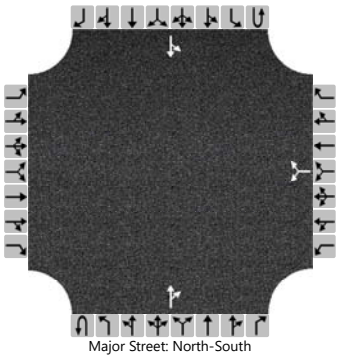
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2024
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	EXISTING

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						52		18			610	72		11	543	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							77							12		
Capacity, c (veh/h)							334							866		
v/c Ratio							0.23							0.01		
95% Queue Length, Q_{95} (veh)							0.9							0.0		
95% Queue Length, Q_{95} (ft)							22.6							0.0		
Control Delay (s/veh)							19.0							9.2	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.0								0.4		
Approach LOS						C								A		

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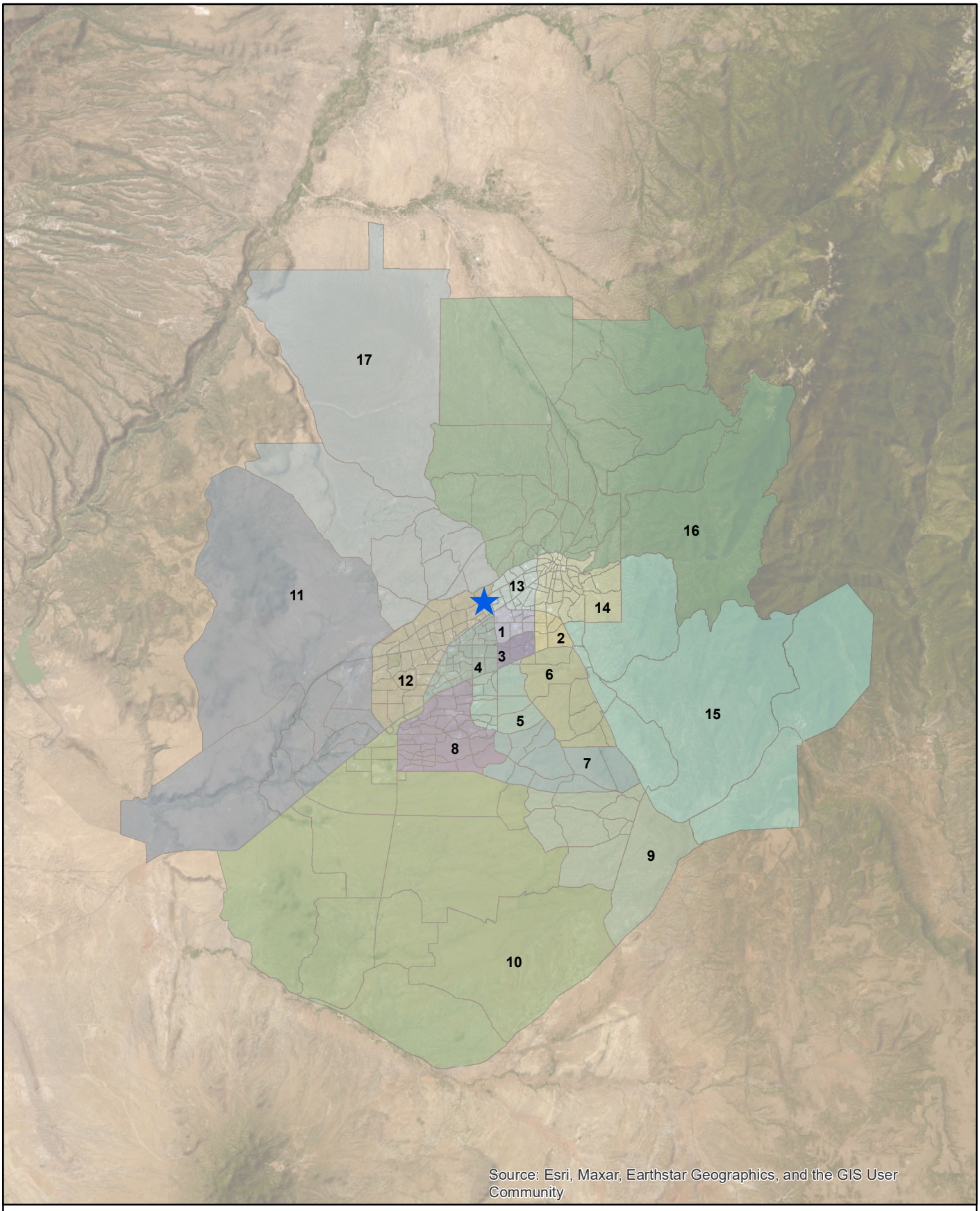
APPENDIX C
TURNING MOVEMENT DEVELOPMENT



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www.bhinc.com 800.877.5332

N
W E
S

0 13,750 27,500 Feet
1 in = 27,992 ft

Agua Fria

Santa Fe Region
Traffic Analysis Zones

P:\20240415\TRANS\Study\Analysis\Programs\GIS\SantaFe_BaseMap.mxd
Author: magarcia

April 2024

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Agua Fria Road - To/From East		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	5%	0.58%	112
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%			
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%			
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%			
9	655	654	655	11.01	59	0.31%	15%	0.05%	9
10	1,082	1,094	1,086	10.13	107	0.55%			
11	399	1,984	927	7.4	125	0.65%			
12	6,827	8,904	7,519	3.25	2,314	11.95%			
13	5,956	4,456	5,456	1.39	3,925	20.27%	30%	6.08%	1,178
14	23,927	18,392	22,082	3.76	5,873	30.33%	30%	9.10%	1,762
15	552	551	552	7.18	77	0.40%	30%	0.12%	23
16	2,748	2,613	2,703	5.65	478	2.47%	20%	0.49%	96
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		16%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Agua Fria Road - To/From West		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%			
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%	25%	3.07%	594
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%	5%	0.01%	3
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%	60%	0.83%	161
9	655	654	655	11.01	59	0.31%			
10	1,082	1,094	1,086	10.13	107	0.55%	80%	0.44%	86
11	399	1,984	927	7.4	125	0.65%	65%	0.42%	81
12	6,827	8,904	7,519	3.25	2,314	11.95%	65%	7.77%	1,504
13	5,956	4,456	5,456	1.39	3,925	20.27%			
14	23,927	18,392	22,082	3.76	5,873	30.33%			
15	552	551	552	7.18	77	0.40%			
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%	70%	0.20%	40
TOTALS =	55,357	56,072	55,595		19,362	100.00%		13%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Siler Road - To/From North		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%			
2	1,986	1,822	1,931	2.88	671	3.46%			
3	1,298	1,776	1,457	2.25	648	3.35%			
4	4,183	8,318	5,561	2.34	2,377	12.27%			
5	325	417	356	4.03	88	0.46%			
6	248	345	280	5.02	56	0.29%			
7	42	38	41	7.09	6	0.03%			
8	1,350	1,792	1,497	5.57	269	1.39%			
9	655	654	655	11.01	59	0.31%			
10	1,082	1,094	1,086	10.13	107	0.55%			
11	399	1,984	927	7.4	125	0.65%	5%	0.03%	6
12	6,827	8,904	7,519	3.25	2,314	11.95%	5%	0.60%	116
13	5,956	4,456	5,456	1.39	3,925	20.27%	5%	1.01%	196
14	23,927	18,392	22,082	3.76	5,873	30.33%	5%	1.52%	294
15	552	551	552	7.18	77	0.40%	10%	0.04%	8
16	2,748	2,613	2,703	5.65	478	2.47%	80%	1.98%	383
17	326	376	343	6.07	56	0.29%	30%	0.09%	17
TOTALS =	55,357	56,072	55,595		19,362	100.00%		5%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Siler Road - To/From South		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	50%	5.77%	1,117
2	1,986	1,822	1,931	2.88	671	3.46%	70%	2.42%	469
3	1,298	1,776	1,457	2.25	648	3.35%	70%	2.34%	453
4	4,183	8,318	5,561	2.34	2,377	12.27%	60%	7.36%	1,426
5	325	417	356	4.03	88	0.46%	70%	0.32%	62
6	248	345	280	5.02	56	0.29%	75%	0.22%	42
7	42	38	41	7.09	6	0.03%	70%	0.02%	4
8	1,350	1,792	1,497	5.57	269	1.39%	25%	0.35%	67
9	655	654	655	11.01	59	0.31%	60%	0.18%	36
10	1,082	1,094	1,086	10.13	107	0.55%	15%	0.08%	16
11	399	1,984	927	7.4	125	0.65%	25%	0.16%	31
12	6,827	8,904	7,519	3.25	2,314	11.95%	25%	2.99%	578
13	5,956	4,456	5,456	1.39	3,925	20.27%	60%	12.16%	2,355
14	23,927	18,392	22,082	3.76	5,873	30.33%	60%	18.20%	3,524
15	552	551	552	7.18	77	0.40%	55%	0.22%	42
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		53%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees			DISTANCE	EMP./DIST.	%	Harrison Road - To/From South		
	2015	2040	2024	(D)	2024	2024	% Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,149	1.41	2,233	11.53%	45%	5.19%	1,005
2	1,986	1,822	1,931	2.88	671	3.46%	30%	1.04%	201
3	1,298	1,776	1,457	2.25	648	3.35%	30%	1.00%	194
4	4,183	8,318	5,561	2.34	2,377	12.27%	15%	1.84%	356
5	325	417	356	4.03	88	0.46%	30%	0.14%	26
6	248	345	280	5.02	56	0.29%	20%	0.06%	11
7	42	38	41	7.09	6	0.03%	30%	0.01%	2
8	1,350	1,792	1,497	5.57	269	1.39%	15%	0.21%	40
9	655	654	655	11.01	59	0.31%	25%	0.08%	15
10	1,082	1,094	1,086	10.13	107	0.55%	5%	0.03%	5
11	399	1,984	927	7.4	125	0.65%	5%	0.03%	6
12	6,827	8,904	7,519	3.25	2,314	11.95%	5%	0.60%	116
13	5,956	4,456	5,456	1.39	3,925	20.27%	5%	1.01%	196
14	23,927	18,392	22,082	3.76	5,873	30.33%	5%	1.52%	294
15	552	551	552	7.18	77	0.40%	5%	0.02%	4
16	2,748	2,613	2,703	5.65	478	2.47%			
17	326	376	343	6.07	56	0.29%			
TOTALS =	55,357	56,072	55,595		19,362	100.00%		13%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

AGUA FRIA RESIDENTIAL TRIP DISTRIBUTION
EMPLOYMENT BY AGGREGATED TAZ
2024

Aggregated TAZ's	Employees 2015	Employees 2040	Employees 2024	DISTANCE (D)	EMP./DIST. 2024	% 2024			
1	3,453	2,540	3,149	1.41	2,233	11.53%	11.53%	0.00%	100%
2	1,986	1,822	1,931	2.88	671	3.46%	3.46%	0.00%	100%
3	1,298	1,776	1,457	2.25	648	3.35%	3.35%	0.00%	100%
4	4,183	8,318	5,561	2.34	2,377	12.27%	12.27%	0.00%	100%
5	325	417	356	4.03	88	0.46%	0.46%	0.00%	100%
6	248	345	280	5.02	56	0.29%	0.29%	0.00%	100%
7	42	38	41	7.09	6	0.03%	0.03%	0.00%	100%
8	1,350	1,792	1,497	5.57	269	1.39%	1.39%	0.00%	100%
9	655	654	655	11.01	59	0.31%	0.31%	0.00%	100%
10	1,082	1,094	1,086	10.13	107	0.55%	0.55%	0.00%	100%
11	399	1,984	927	7.4	125	0.65%	0.65%	0.00%	100%
12	6,827	8,904	7,519	3.25	2,314	11.95%	11.95%	0.00%	100%
13	5,956	4,456	5,456	1.39	3,925	20.27%	20.27%	0.00%	100%
14	23,927	18,392	22,082	3.76	5,873	30.33%	30.33%	0.00%	100%
15	552	551	552	7.18	77	0.40%	0.40%	0.00%	100%
16	2,748	2,613	2,703	5.65	478	2.47%	2.47%	0.00%	100%
17	326	376	343	6.07	56	0.29%	0.29%	0.00%	100%
TOTALS =	55,357	56,072	55,595		19,362	100.00%	100.00%	0.00%	0%

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

New Mexico DEPARTMENT OF TRANSPORTATION

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Record 1 of 1 Goto Record go

Location ID	22874	MPO ID	181811
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	FL4735P	LRS Loc Pt.	2.501431
SF Group	09	Route Type	Two-Way Roadway
AF Group	09	Route	FL4735
GF Group	09	Active	Yes
Class Dist Grp	09	Category	
Seas Clss Grp	Statewide		
WIM Group	FC-NOT-1		
QC Group	Perm		
Fnct'l Class	(4) Minor Arterial	Milepost	
Located On	AGUA FRIA ST		
Loc On Alias	JCT. MAEZ		
More Detail			

STATION DATA — Show Data

Directions: 2-WAY | NEG 1 | POS 1

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	10,417	1,166	11	52	9,782 (94%)	635 (6%)	
2021	11,217	1,180	11	50	10,578 (94%)	639 (6%)	
2020	10,021	1,120	11	52	9,320 (93%)	701 (7%)	
2019	11,705		11	53	11,213 (96%)	492 (4%)	
2018	11,416	1,236	11	53	11,019 (97%)	397 (3%)	

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Travel Demand Model

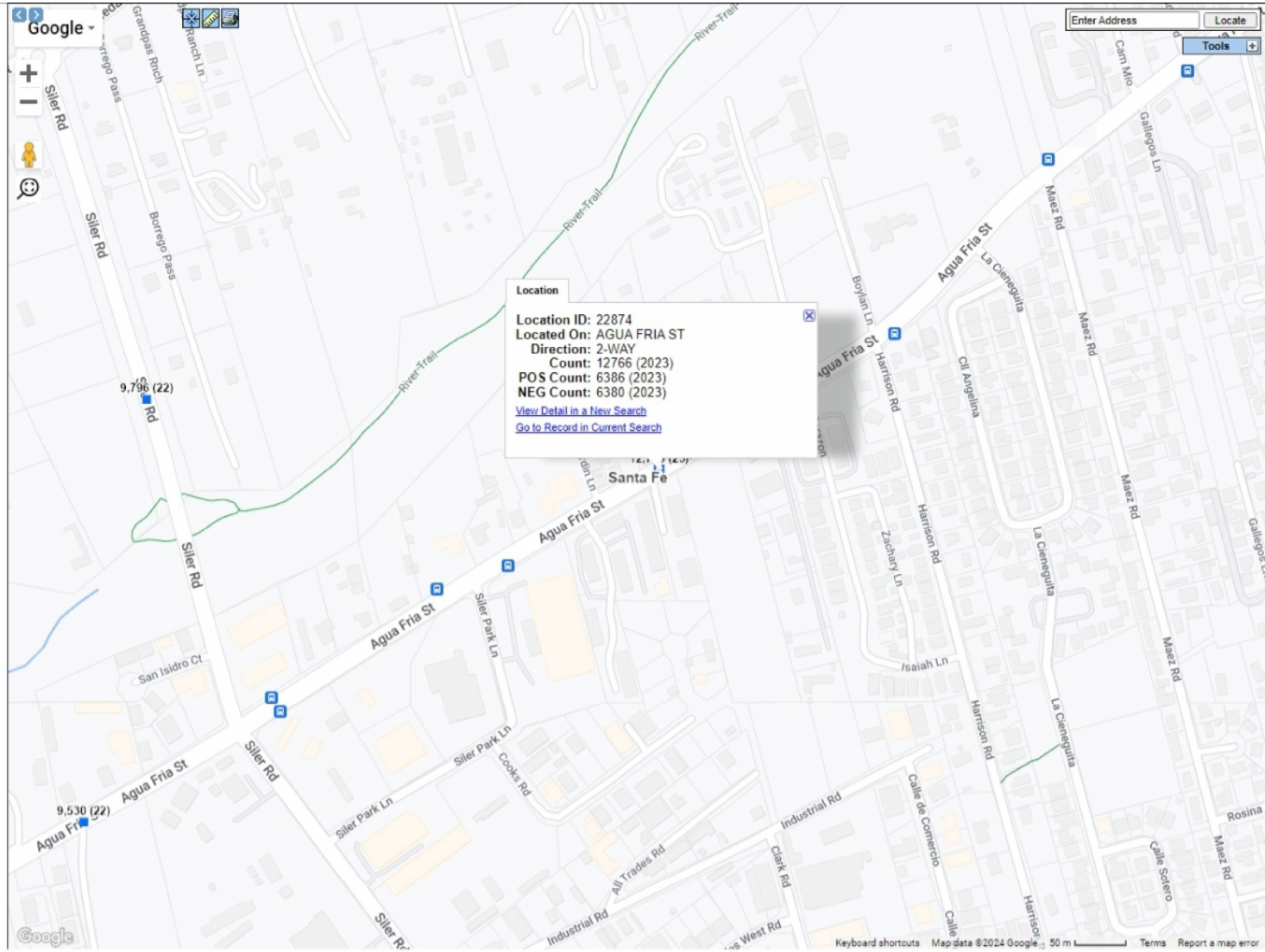
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

Date	Int	Total
Sun 4/30/2023	15	12,459
Sun 4/23/2023	15	12,088
Sun 4/16/2023	15	12,508
Sun 4/9/2023	15	10,864
Sat 4/8/2023	15	14,235
Wed 3/29/2023	15	12,766
Tue 3/28/2023	15	12,725
Mon 3/27/2023	15	12,421
Sun 3/26/2023	15	7,825
Sat 3/25/2023	15	10,093

VOLUME TREND

Year	Annual Growth
2022	-7%
2021	12%
2020	-14%
2019	3%
2018	-6%
2017	-13%
2016	21%
2015	0%
2014	-3%
2013	-7%



AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Siler Road

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	105	332	94	123	208	69	45	241	125	107	400	120
Background Growth	3	10	3	4	6	2	1	7	4	3	12	4
No Build (2027)	108	342	97	127	214	71	46	248	129	110	412	124
Entering		2							8	1		
Exiting				25	6	2						
Build (2027)	108	344	97	152	220	73	46	248	137	111	412	124
Background Growth	19	62	17	27	40	13	8	45	25	20	74	22
No Build (2042 Horizon Year)	128	404	114	154	254	84	55	293	153	130	486	146
Entering		2							8	1		
Exiting				25	6	2						
Build (2042 Horizon Year)	128	406	114	180	260	87	55	293	161	131	486	146
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*1.3*			*0.3*			*1.5*			*1.1*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	108	260	68	187	344	75	106	353	141	97	283	164
Background Growth	3	8	2	6	10	2	3	11	4	3	8	5
No Build (2027)	111	268	70	193	354	77	109	364	145	100	291	169
Entering		6							25	2		
Exiting				15	4	1						
Build (2027)	111	274	70	207	358	79	109	364	171	102	291	169
Background Growth	19	47	12	34	62	14	19	64	25	17	51	30
No Build (2042 Horizon Year)	131	315	82	226	416	91	128	427	171	117	342	198
Entering		6							25	2		
Exiting				15	4	1						
Build (2042 Horizon Year)	131	321	82	241	420	92	128	427	196	120	342	198
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.2*			*0.5*			*0.5*			*0.4*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter		13.0%							53.0%	5.0%		
Trip Distribution % Exit				53.0%	13.0%	5.0%						

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Harrison Road

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Harrison			Southbound Harrison		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	3	599	6	32	377	2	6		39	5		10
Background Growth		18	0	1	11	0	0		1	0		
No Build (2027)	3	617	6	33	388	2	6		40	5		10
Entering					2		2					
Exiting		8	6									
Build (2027)	3	625	12	33	391	2	8		40	5		10
Background Growth	1	108	1	6	68		1		7	1		2
No Build (2042 Horizon Year)	4	725	7	39	456	2	7		47	6		12
Entering					2		2					
Exiting		8	6									
Build (2042 Horizon Year)	4	732	14	39	459	2	9		47	6		12
PHF	*0.95*			*0.95*			*0.95*			*0.95*		
HV %		*1.5*			*1.4*			*4.4*			*0*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound Harrison			Southbound Harrison		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)	13	577	8	46	594		7	1	90	1	3	4
Background Growth		17		1	18				3			
No Build (2027)	13	594	8	47	612		7	1	93	1	3	4
Entering					8		6					
Exiting		4	4									
Build (2027)	13	599	12	47	620		13	1	93	1	3	4
Background Growth	2	104	1	8	107		1		16		1	1
No Build (2042 Horizon Year)	15	698	9	56	719	0	8	1	109	1	4	5
Entering					8		6					
Exiting		4	4									
Build (2042 Horizon Year)	15	703	13	56	726	0	15	1	109	1	4	5
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*0.5*			*0.8*			*0*			*0*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter					16.0%		13.0%					
Trip Distribution % Exit		16.0%	13.0%									

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria Street & Siler Park Lane

AM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Agua Fria			Southbound Agua Fria		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		557	7	13	374		9		34			
Background Growth		17			11				1			
No Build (2027)		574	7	13	385		9		35			
Entering		11										
Exiting					34							
Build (2027)		584	7	13	419		9		35			
Background Growth		100	1	2	67		2		6			
No Build (2042 Horizon Year)		674	8	16	453		11		41			
Entering		11										
Exiting					34							
Build (2042 Horizon Year)		685	8	16	487		11		41			
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1.6*			*0.3*			*0*			*2*	

PM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Agua Fria			Southbound Agua Fria		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		501	3	13	615		2		57			
Background Growth		15	0	0	18		0		2			
No Build (2027)		516	3	13	633		2		59			
Entering		34										
Exiting					20							
Build (2027)		550	3	13	653		2		59			
Background Growth		90	1	2	111				10			
No Build (2042 Horizon Year)		606	4	16	744		2		69			
Entering		34										
Exiting					20							
Build (2042 Horizon Year)		640	4	16	764	0	2	0	69	0	0	0
PHF	*0.93*			*0.93*			*0.93*			*0.93*		
HV %		*0.8*			*0.7*			*0*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter		71.0%										
Trip Distribution % Exit					71.0%							

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Siler Road & Siler Park Lane

AM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)				32		13		458	72	13	618	
Background Growth				1				9	1		12	
No Build (2027)				33		13		467	73	13	630	
Entering								8				
Exiting											25	
Build (2027)				33		13		475	73	13	656	
Background Growth				6		2		82	13	2	111	
No Build (2042 Horizon Year)				38		16		550	86	16	742	
Entering								8				
Exiting											25	
Build (2042 Horizon Year)				38		16		558	86	16	767	
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*4.4*			*1.2*			*2*			*0.6*	

PM Peak Hour

	Eastbound Siler Park			Westbound Siler Park			Northbound Siler			Southbound Siler		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)				52		18		610	72	11	543	
Background Growth				2		1		18	2	0	16	
No Build (2027)				54		19		628	74	11	559	
Entering								25				
Exiting											15	
Build (2027)				54		19		654	74	11	574	
Background Growth				9		3		110	13	2	98	
No Build (2042 Horizon Year)				63		22		738	87	13	657	
Entering								25				
Exiting											15	
Build (2042 Horizon Year)				63		22		764	87	13	672	
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*0*			*0.3*			*2*			*0.7*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter								53.0%				
Trip Distribution % Exit											53.0%	

AGUA FRIA, LOT 38 DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: Agua Fria & North Site Entrance

AM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound North Site Entrance			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		608			383							
Background Growth		12			8							
No Build (2027)		620			391							
Entering			11	4								
Exiting							34		14			
Build (2027)		620	11	4	391		34		14			
Background Growth												
No Build (2042 Horizon Year)		620			391							
Entering			11	4								
Exiting							34		14			
Build (2042 Horizon Year)		620	11	4	391		34		14			
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*2*			*2*			*2*			*2*	

PM Peak Hour

	Eastbound Agua Fria			Westbound Agua Fria			Northbound North Site Entrance			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2024)		598			601							
Background Growth		12			12							
No Build (2027)		610			613							
Entering			34	14								
Exiting							20		8			
Build (2027)		610	34	14	613		20		8			
Background Growth												
No Build (2042 Horizon Year)		610	0	0	613		0		0			
Entering			34	14								
Exiting							20		8			
Build (2042 Horizon Year)		610	34	14	613		20		8			
PHF	*0.96*			*0.96*			*0.96*			*0.96*		
HV %		*2*			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Trip Distribution % Enter			71.0%	29.0%								
Trip Distribution % Exit							71.0%		29.0%			

Table 17.B-1
Criteria for Deceleration Lanes on
URBAN TWO-LANE HIGHWAYS

Turning Volume [1] (vph)	LEFT-TURN DECELERATION LANE			RIGHT-TURN DECELERATION LANE		
	Minimum Directional Volume in the Through Lane (vphpl) [2]			Minimum Directional Volume in the Through Lane (vphpl) [2]		
	≤ 30 mph	35 to 45 mph	45 to 55 mph	≤ 30 mph	35 to 40 mph	45 to 55 mph
< 5	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
5	510	450	330	1,080	610	360
10	390	330	210	700	400	240
15	320	250	150	500	280	170
20	270	200	120	380	210	140
25	230	160	100	300	180	120
30	200	130	Required	250	160	110
35	170	110	Required	220	150	100
40	150	Required	Required	200	140	Required
45	130	Required	Required	190	Required	Required
≥ 46	Required	Required	Required	Required	Required	Required
	Left-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Left-turn Volumes: • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 36 vph or more • 45 to 55 mph : 26 vph or more			***Right-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Right-turn Volumes:*** • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 41 vph or more • 45 to 55 mph : 36 vph or more		

Notes:

1. *Use linear interpolation for turning volumes between 5 and 45 vph.*
2. *The directional volume in the through lane includes through vehicles and turning vehicles.*

FIGURE 1. LEFT TURN LANE WARRANT CRITERIA

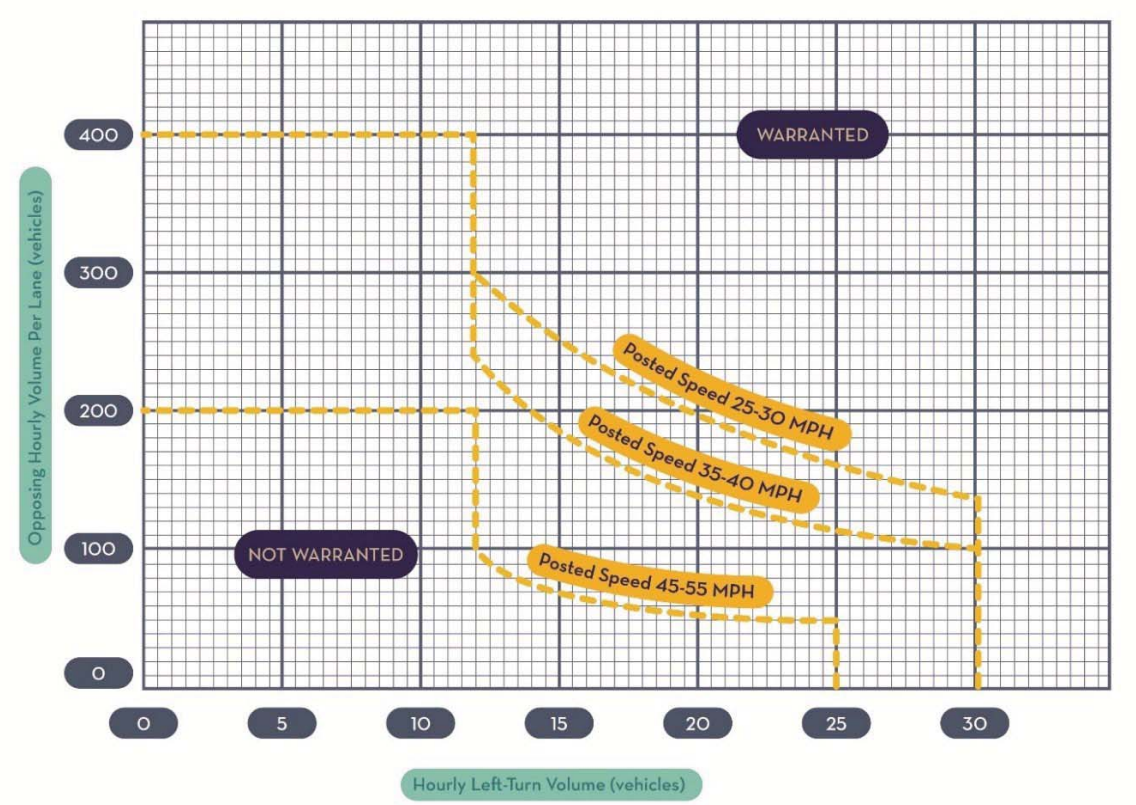
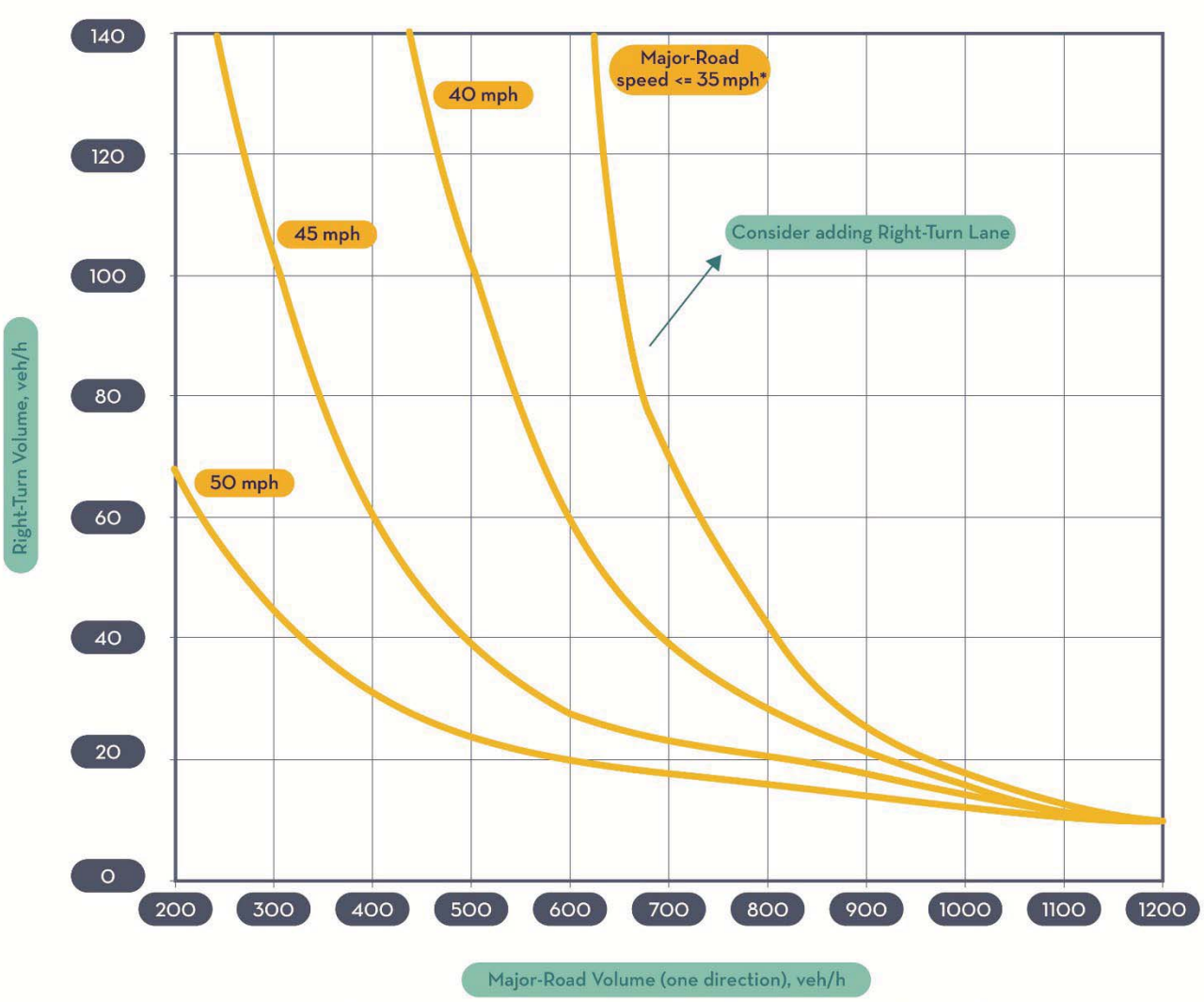
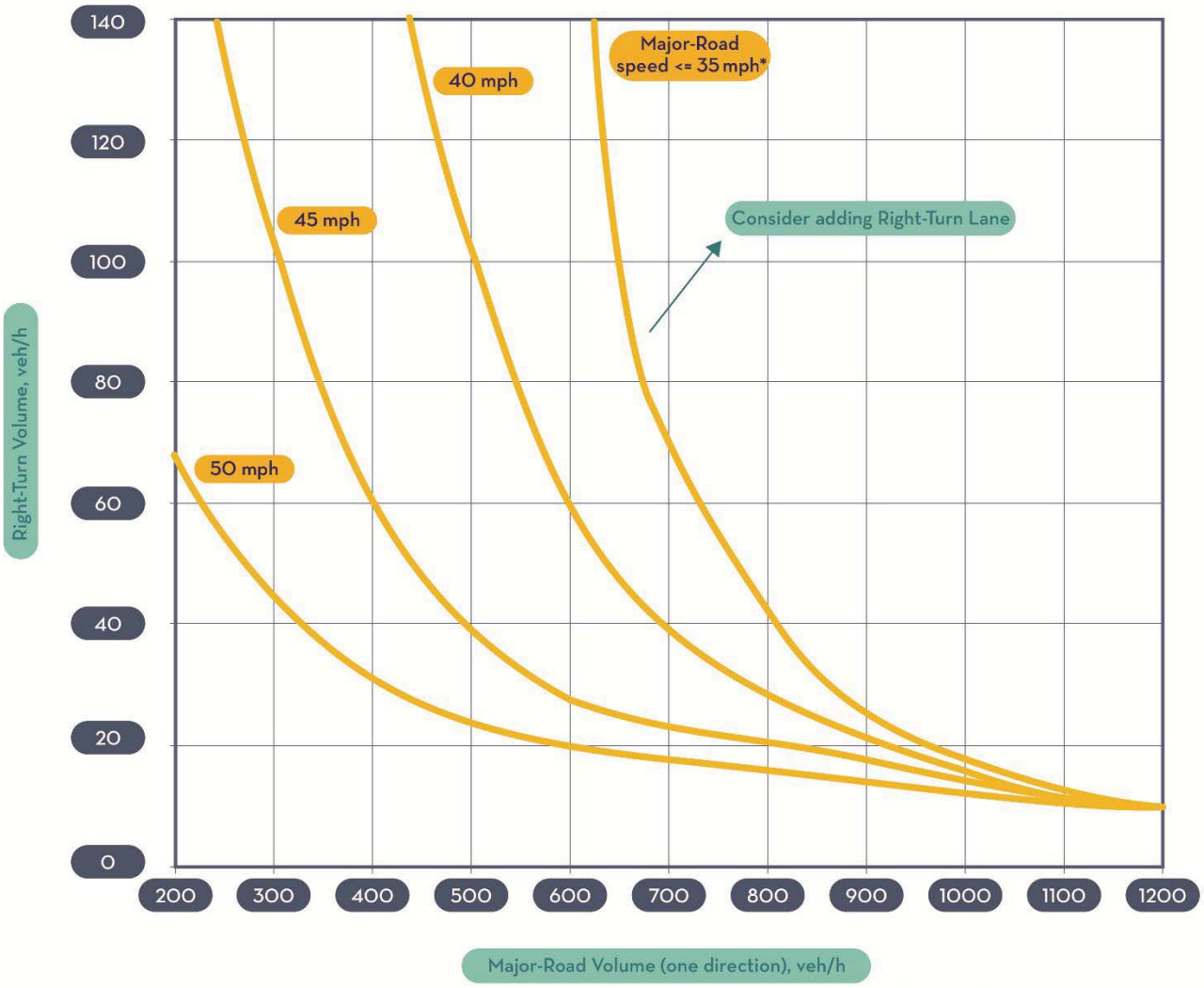


FIGURE 2. RIGHT TURN LANE CRITERIA FOR TWO-LANE ROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

FIGURE 3. RIGHT TURN LANE CRITERIA FOR FOUR+ LANE ROADWAY



**Right-turn lanes are not typically considered for roadways posted at 25 mph, but certain circumstances may warrant their consideration:*
• Right-turning volume of 50 vph or greater
• At the City Traffic Engineer, or designee's discretion

Turn Lane Dimensions

The minimum turn lane width is 10 feet unless approved by City Staff. A separate turn lane consists of a taper plus a full width auxiliary lane. The design of turn lanes is to be based on the speed at which drivers turn into the lane, the speed to which drivers must reduce to turn into the driveway, and the required vehicular storage length. Other special considerations include the volume of trucks that will use the turn lane and the steepness of an ascending or descending grade. The TIA should recommend turn lane location and provide the required turn lane length associated with each, demonstrating that turn lane design objectives can be achieved within known current and future anticipated constraints.

Required turn lane length elements are outlined in **Table 1**.

TABLE 1. TURN LANE LENGTH REQUIREMENTS

Posted speed limit	Left turn deceleration lane	Right turn deceleration lane
<40mph (See Note 1.)	Taper + storage	Taper + storage
≥40mph (See Note 2.)	Decel. Length	Decel. Length

Notes for Table 1:

Note 1: Storage length should be provided from operational analyses. Storage length should be provided from operational analyses. Storage length should be calculated as the 95th percentile queue length rounded up to the nearest 25 feet with a 50-foot minimum length.

When operational analyses are not applicable (e.g., for turning movements that are uncontrolled), utilize the deceleration distance for the auxiliary lane length. Using guidance from the latest AASHTO Green Book for "Deceleration Lanes", accept a moderate amount of deceleration within the through lanes and utilize the taper length as part of the deceleration within the through lanes. Deceleration rates greater than 6.5 ft/s^2 may be used where practical. A minimum bay length of 50 feet shall be provided.

Note 2: Deceleration length should be calculated based on the distance required to brake from the posted speed of the roadway to a stop and includes the appropriate taper based upon the posted speed. Utilize recommended deceleration distances for "Lane Change and Deceleration Distance" provided by the latest AASHTO Green Book.

If the noted design requirements for full movement access spacing and/or turn lanes cannot be met, driveway turning movement restrictions may be imposed. The restriction may be for left-turn movements in or out of the driveway or right-turns in or out. Turning restrictions may be imposed for driveways that are too close to signalized intersections, or where existing driveways or roadway characteristics may increase accident potential or at locations with a history of high accident rates.

17. MULTIMODAL REVIEW

The 2022 City of Santa Fe Multimodal Transition Plan includes two overarching goals:

Goal 1. Move Santa Fe towards a city where all elements of an active life can be achieved without the need for a private automobile.

2.3 Safety Analysis

2.3.1 Crash Records (2010-2020)

Historical crash data was provided by the City of Santa Fe for the most recent ten years available (2010 to 2020). The crash data requested was for the study area on Agua Fria Street from Siler Road to Osage Avenue. The crash data was analyzed to identify any crash trends within the study limits.

There was a total of 308 reported crashes within the study limits. **Table 9** summarizes the total crash severity. The full crash data can be found in **Appendix C**.

Table 9: Total Crashes (2010-2020)

Year	Crash Severity			Total
	Fatal	Injury	PDO*	
2010	0 (0%)	10 (33%)	20 (67%)	30 (100%)
2011	0 (0%)	12 (37%)	20 (63%)	32 (100%)
2012	0 (0%)	5 (28%)	13 (72%)	18 (100%)
2013	0 (0%)	6 (29%)	15 (71%)	21 (100%)
2014	0 (0%)	4 (17%)	19 (83%)	23 (100%)
2015	0 (0%)	17 (53%)	15 (47%)	32 (100%)
2016	0 (0%)	23 (42%)	32 (58%)	55 (100%)
2017	0 (0%)	7 (30%)	16 (70%)	23 (100%)
2018	0 (0%)	6 (21%)	22 (79%)	28 (100%)
2019	0 (0%)	9 (35%)	17 (65%)	26 (100%)
2020	0 (0%)	4 (20%)	16 (80%)	20 (100%)
Total	**0 (0%)**	**103 (33%)**	**205 (67%)**	**308 (100%)**

*PDO – Property Damage Only

The following observations were concluded from the historical crash data:

- Out of the total crashes in the ten-year period, none of them resulted in a fatal crash, 33% (103 crashes) resulted in injury with no fatalities and 67% (205 crashes) resulted in property damage only (PDO).
- Approximately 88% (272 crashes) of all the crashes had as classification collision with other vehicle, and 7% (21 crashes) were classified as collision with a fixed object.
- About 80% (246 crashes) of all the crashes occurred during daylight conditions, 11% (35 crashes) occurred during dark-lighted conditions, 3% (11 crashes) occurred in unknown conditions, 3% (10 crashes) occurred during dusk conditions, 2% (5 crashes) occurred during dark-not-lighted conditions, and 1% (1 crashes) occurred during dawn conditions.
- Close to 94% (290 crashes) of all crashes occurred during clear weather conditions, 3% (9 crashes) occurred in unknown weather conditions, 1.3% (4 crashes) occurred in snowing weather conditions, 1.3% (4 crashes) occurred in raining weather conditions, and 0.4% (1 crashes) occurred in other weather conditions.
- From the total crashes, 6% (18 crashes) were alcohol related and 1% (2 crashes) were related to drug involvement.

Physical conditions during crashes such as lighting, and weather did not indicate any strong influence on crashes.

Table 10: Lighting Conditions

Lighting Conditions	Crash Count
Daylight	246 (80%)
Dark & Low Light*	51 (17%)
Unknown	11 (3%)
Total	**308 (100%)**

*Dark & Low Light include the following light conditions: Dark-Not Lighted, Dark-Lighted, Dawn and Dusk.

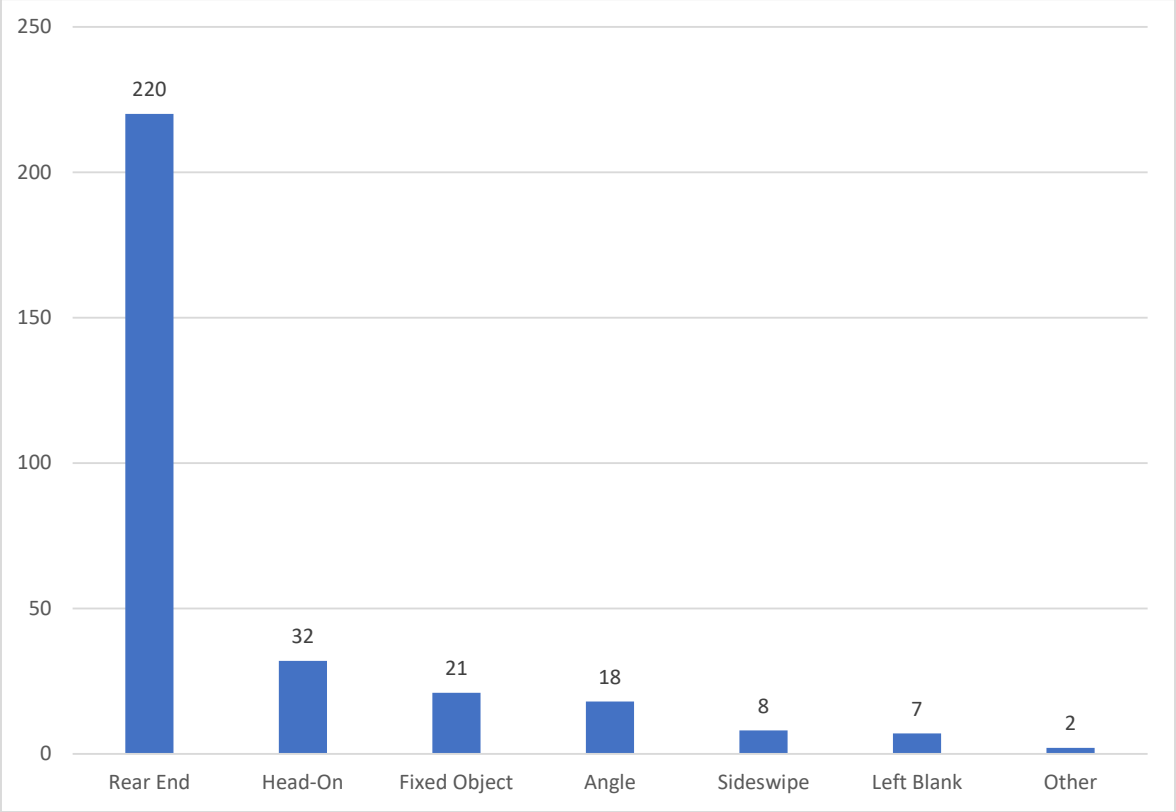


Figure 7: Crash Type Summary

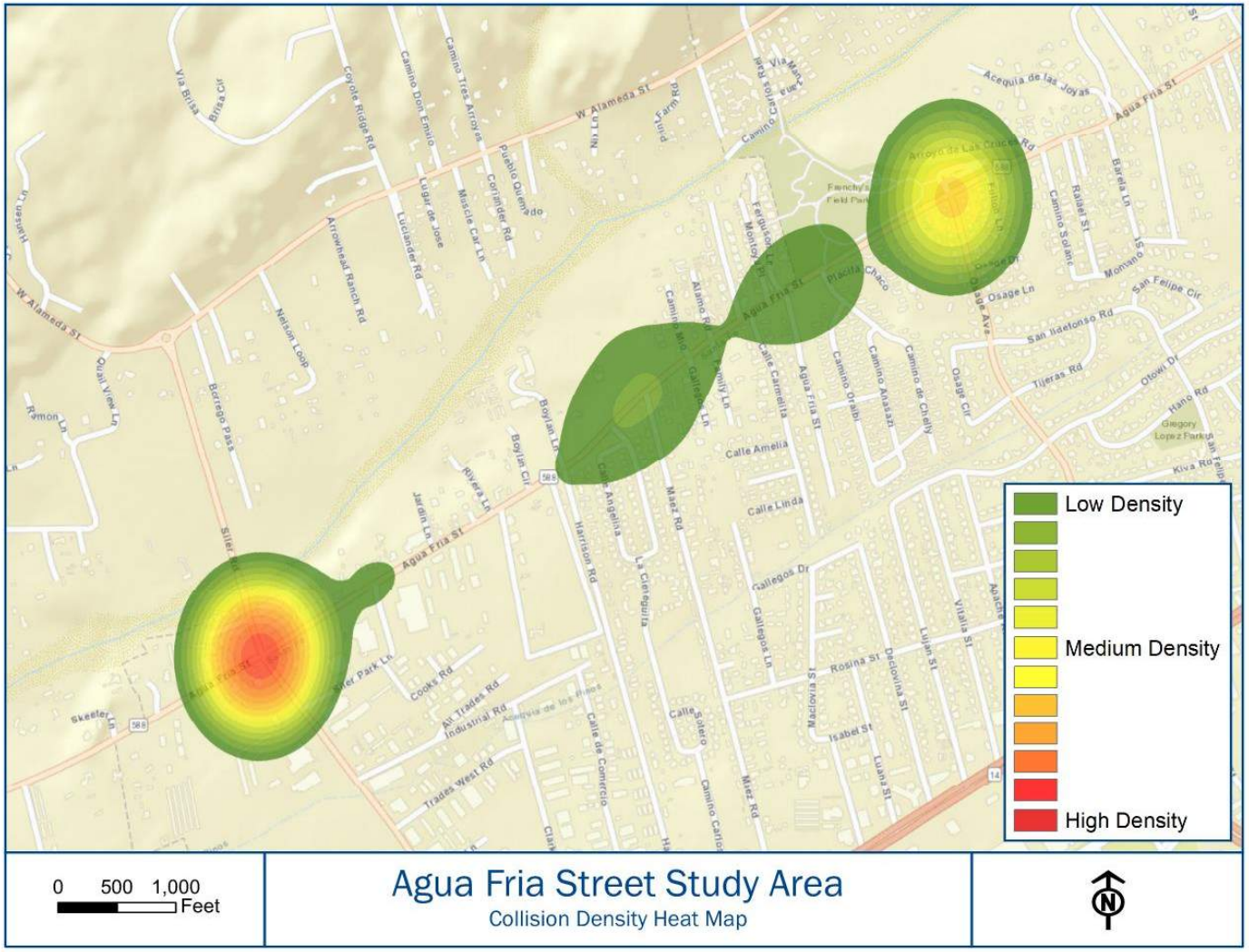


Figure 8: Crash Heat Map

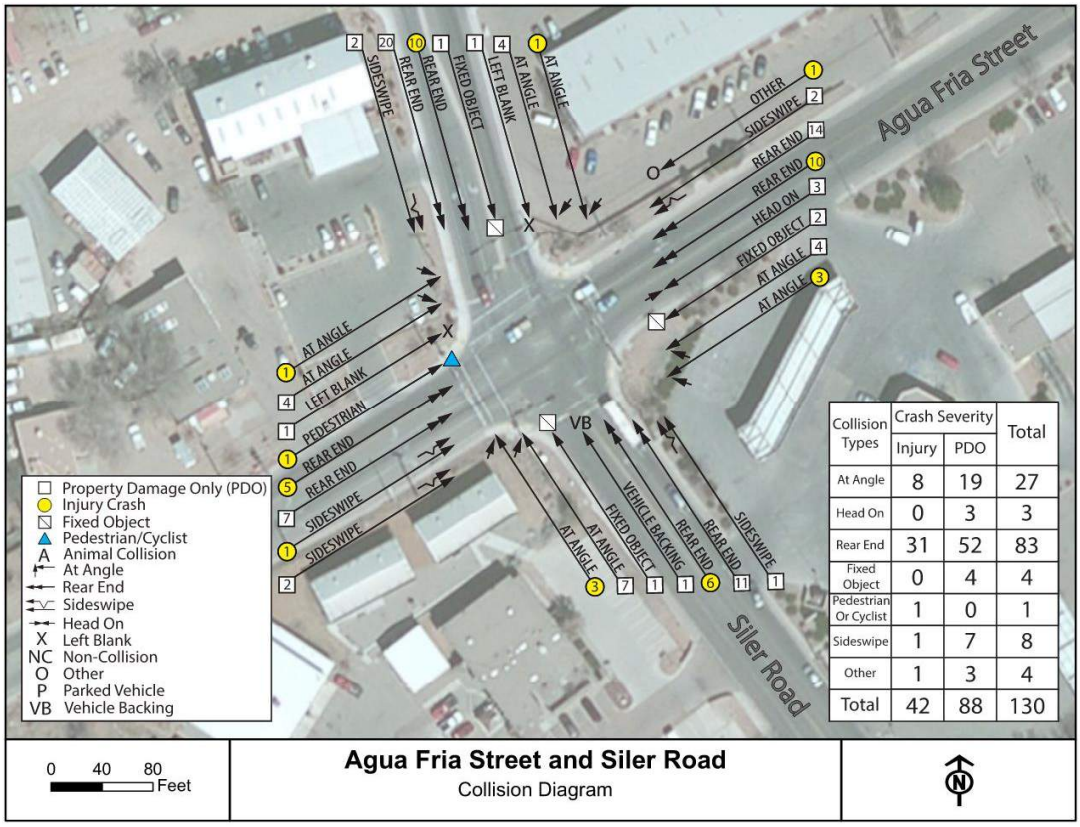
The following intersections were analyzed further based on the historical crash data provided:

1. Agua Fria Street and Siler Road
2. Agua Fria Street and Siler Park Lane
3. Agua Fria Street and Harrison Road
4. Agua Fria Street and La Cieneguita
5. Agua Fria Street and Maez Road
6. Agua Fria Street and Camino Carlos Rael
7. Agua Fria Street and Calle Carmilita
8. Agua Fria Street and Ferguson Lane
9. Agua Fria Street and Camino de Chelly
10. Agua Fria Street and Osage Avenue

In addition, sight triangles were analyzed for Intersections #2 through #8. The AASHTO *2018 Policy on Geometric Design of Highways and Streets, 7th Edition*, has standards for departure sight triangles. Measured from the stop bar on the side street for instance on one end and to the center of the through lane on the other end. These were used to determine if a stopped vehicle on a minor roadway has sufficient sight distance from the intersection to enter or cross a major roadway.

Intersection #1 – Agua Fria Street and Siler Road

The intersection of Agua Fria Street and Siler Road had a total of 130 reported crashes. From the crash data, it was reported that 83 of the crashes were rear end and 27 crashes were angle. The pedalcyclist car crash happened in 2015 and was contributed to following too closely, it occurred on a clear day during daylight, information provided did not indicate any strong influences. From the total, 88 of the collisions were reported as property damage only and 42 were injury only. Seven crashes at this intersection were alcohol related.

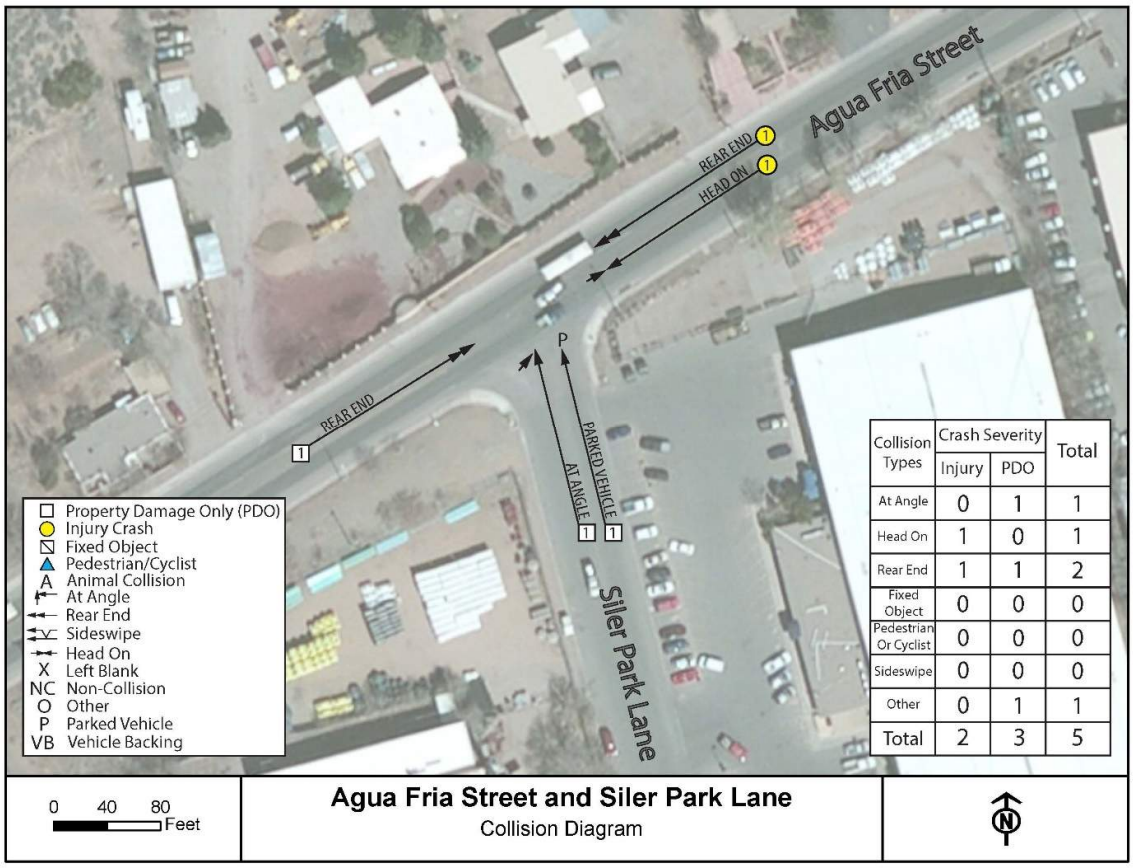


Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	8	19	27
Head On	0	3	3
Rear End	31	52	83
Fixed Object	0	4	4
Pedestrian Or Cyclist	1	0	1
Sideswipe	1	7	8
Other	1	3	4
Total	42	88	130

Figure 9: Intersection #1 – Agua Fria Street and Siler Road – Crash Types and Crash Severity

Intersection #2 – Agua Fria Street and Siler Park Lane

Five crashes were reported at the intersection of Agua Fria Street and Siler Park Lane, two were reported as rear end, one as entering at an angle, one as head-on and one as a collision with a parked vehicle. Two crashes were reported as injury with no fatalities and three were reported as property damage only. Two crashes at this intersection were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	1	1
Head On	1	0	1
Rear End	1	1	2
Fixed Object	0	0	0
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	0	0
Other	0	1	1
Total	2	3	5

Figure 10: Intersection #2 – Agua Fria Street and Siler Park Lane – Crash Types and Crash Severity

Intersection #2 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance since according to AASHTO, "if the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient distance to anticipate and avoid collisions." Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Siler Park Lane. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 11 shows the sight triangles for the Siler Park Lane northbound approach. The vegetation at the corner reduces and inhibits the view of the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 11 shows the sight triangles for the Siler Park Lane northbound approach. There are trees and a fence at the corner property that obstructs the sight triangle (see Figure 37).

It is recommended that objects within the sight triangle will need to be kept below 3-ft.

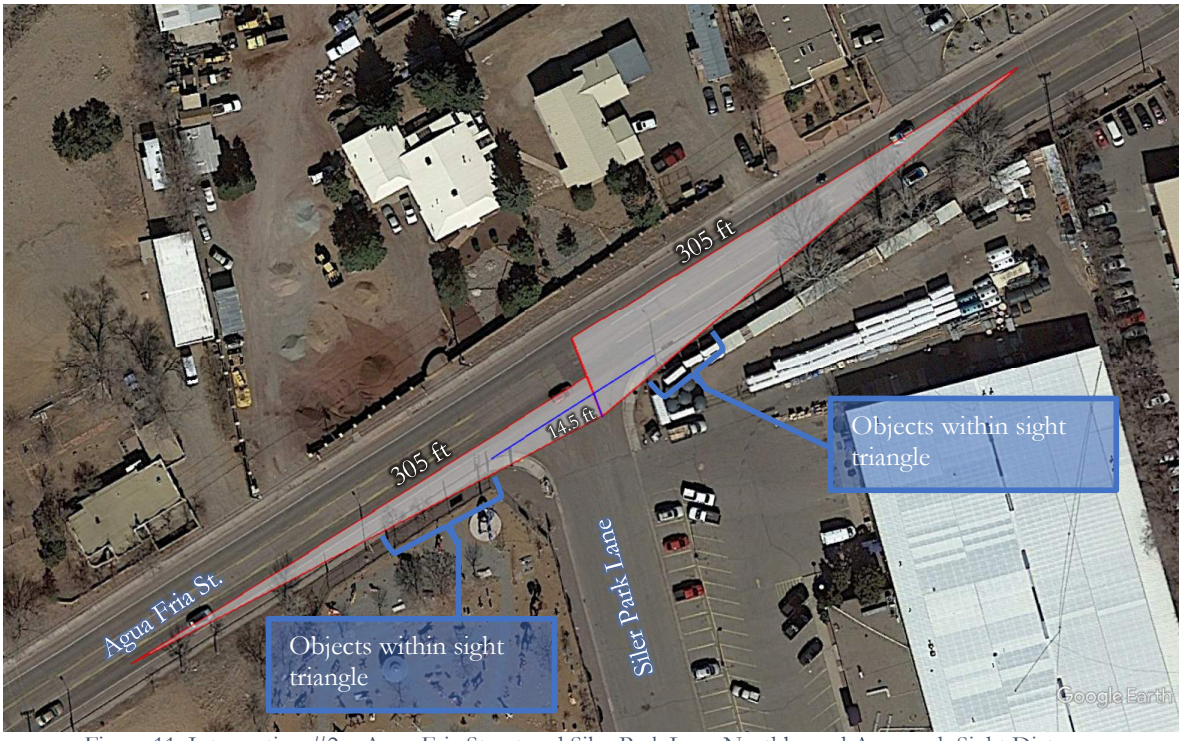
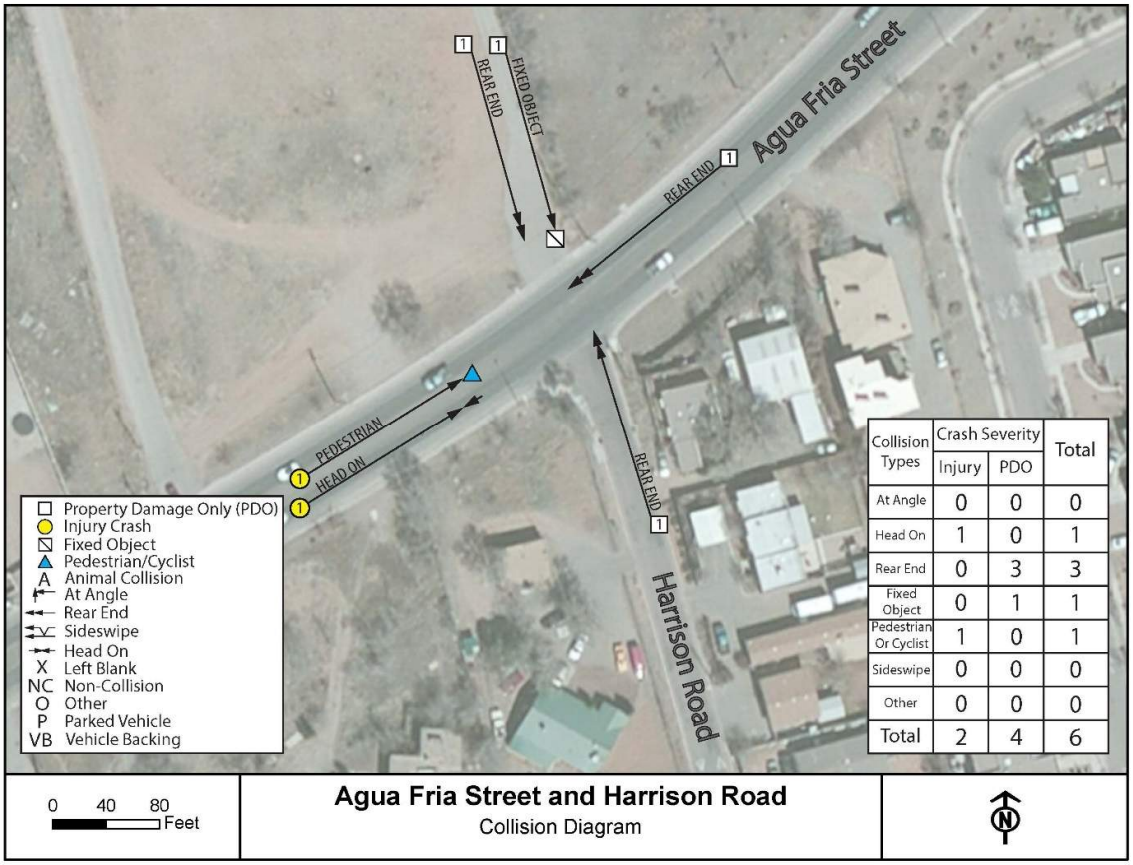


Figure 11: Intersection #2 – Agua Fria Street and Siler Park Lane Northbound Approach Sight Distance

Intersection #3 – Agua Fria Street and Harrison Road

Six total crashes were reported at the intersection of Agua Fria Street and Harrison Road, three were reported as rear end, one as a collision with a fixed object, one as head-on, and one as a collision with a parked vehicle. The crash involving a cyclist was in 2013 and contributed to the driver disregarding the traffic signal, it occurred on a clear day during daylight, information provided did not indicate any strong influences. Two crashes were reported as injury with no fatalities and four were reported as property damage only. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	1	0	1
Rear End	0	3	3
Fixed Object	0	1	1
Pedestrian Or Cyclist	1	0	1
Sideswipe	0	0	0
Other	0	0	0
Total	2	4	6

Figure 12: Intersection #3 – Agua Fria Street and Harrison Road – Crash Types and Crash Severity

Intersection #3 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Harrison Road. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 13 shows the sight triangles for the Harrison Road northbound approach. There are no objects within the sight triangle. Figure 14 shows the sight triangles for the Boylan Lane southbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 13 shows the sight triangles for the Harrison Road northbound approach. There are no objects within the sight triangle. **Figure 14** shows the sight triangles for the Boylan Lane southbound approach. A bus stop sign can be found within the sight triangle that is over 3-ft in height, however, it does not block the view of the driver.



Figure 13: Intersection #3 – Agua Fria Street and Harrison Road Southbound Approach Sight Distance

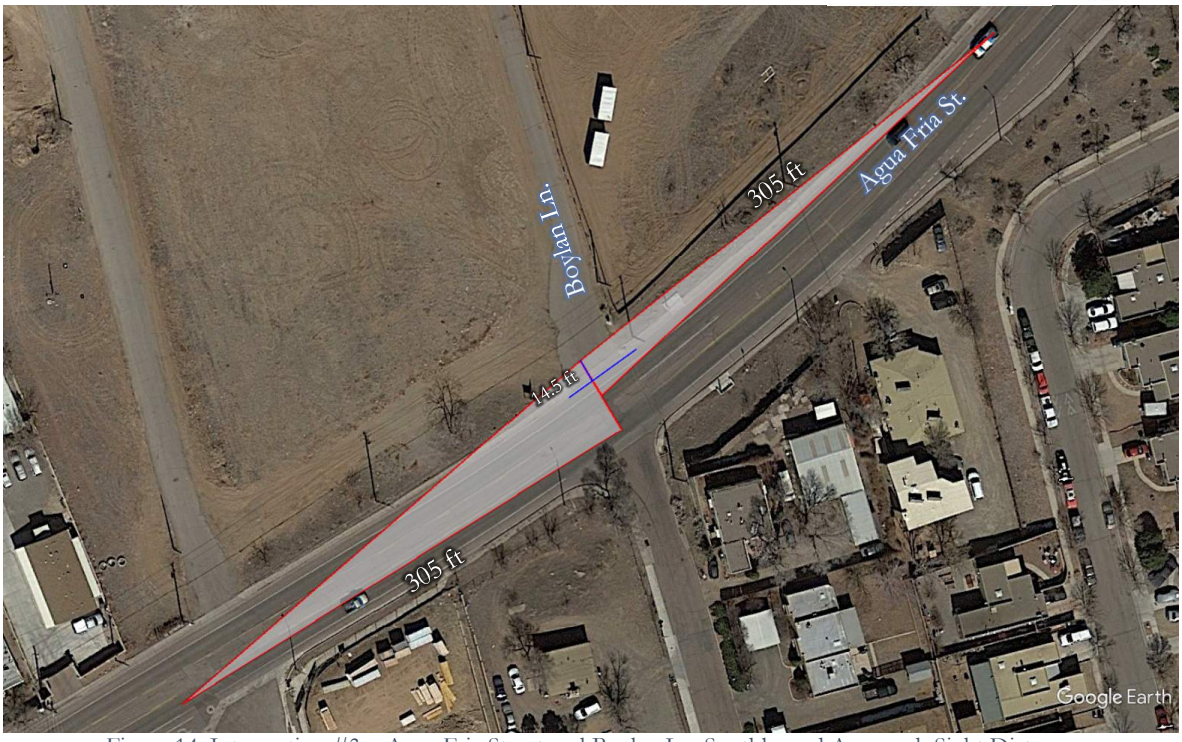
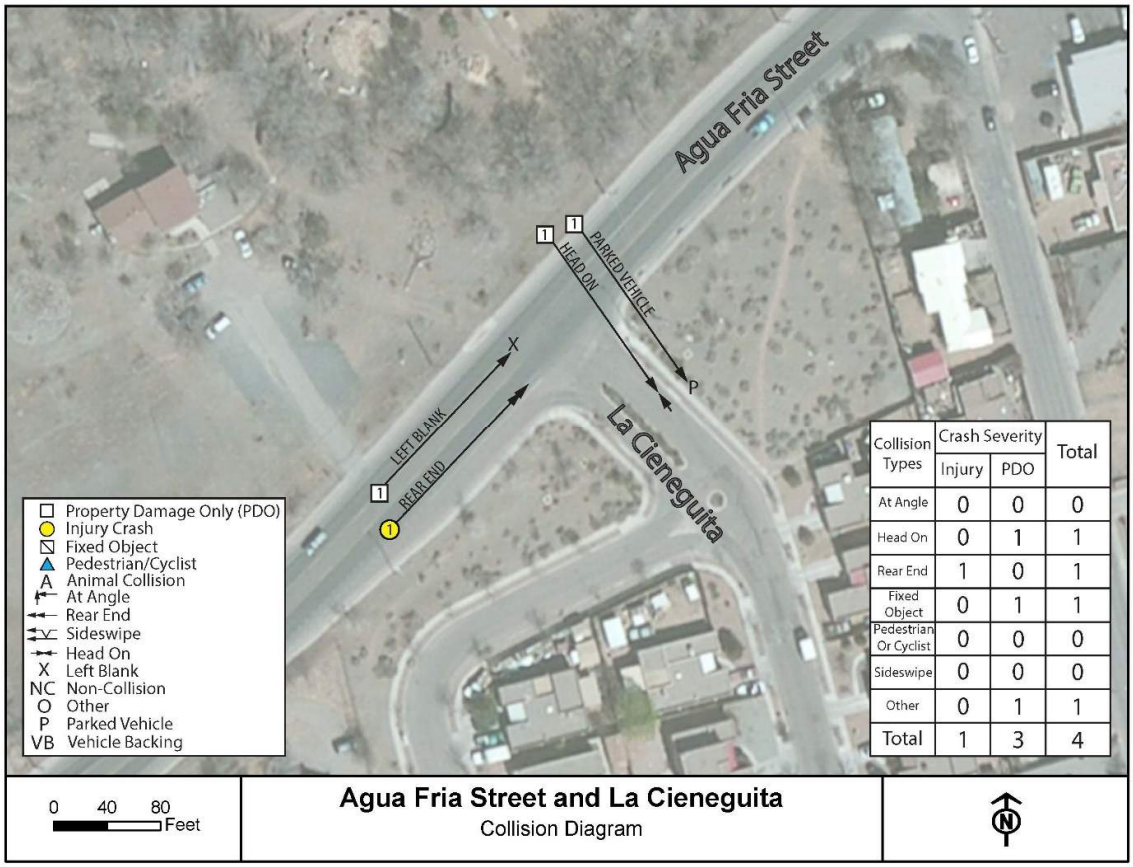


Figure 14: Intersection #3 – Agua Fria Street and Boylan Ln. Southbound Approach Sight Distance

Intersection #4 – Agua Fria Street and La Cieneguita

Four total crashes were reported at the Agua Fria Street and La Cieneguita intersection, one was reported as rear end, one as head-on and one crash with no information regarding crash classification or analysis (left blank), and one as a collision with a parked vehicle. One crash was reported as injury with no fatalities and three were reported as property damage only. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	0	1	1
Rear End	1	0	1
Fixed Object	0	1	1
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	0	0
Other	0	1	1
Total	1	3	4

Figure 15: Intersection #4 – Agua Fria Street and La Cieneguita– Crash Types and Crash Severity

Intersection #4 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and La Cieneguita. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 16 shows the sight triangles for the La Cieneguita northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 16 shows the sight triangles for the La Cieneguita northbound approach. There are no objects within the sight triangle.

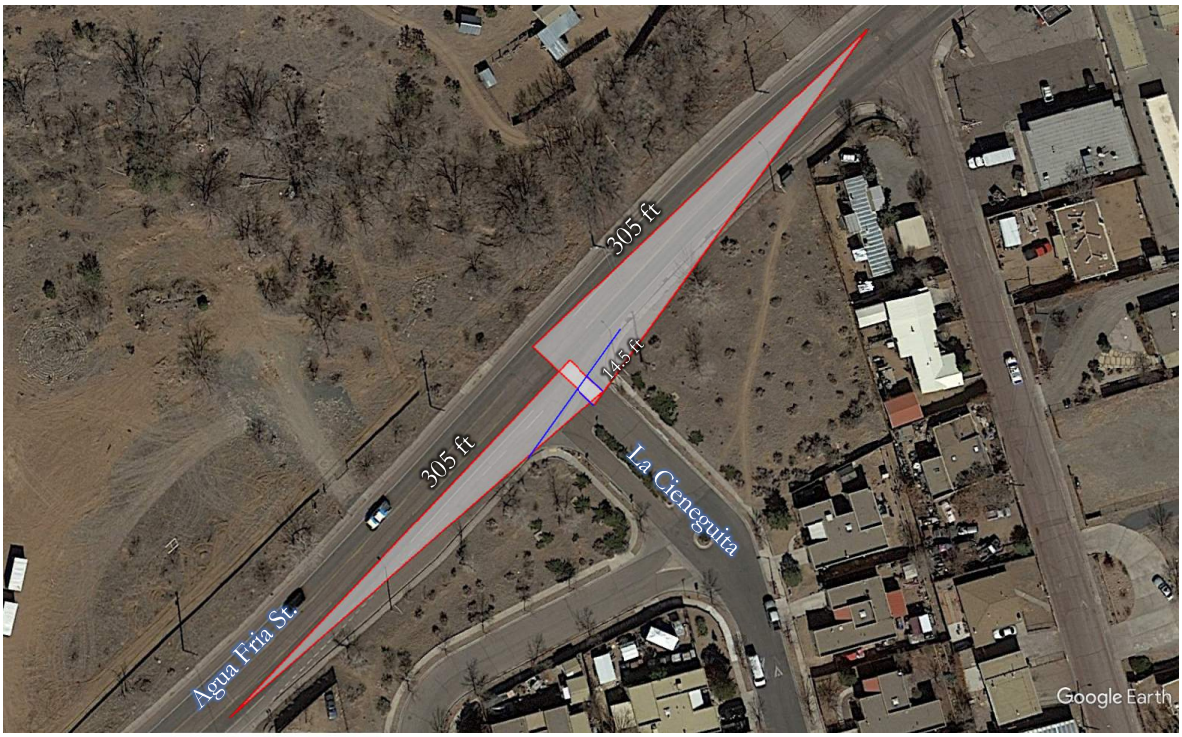
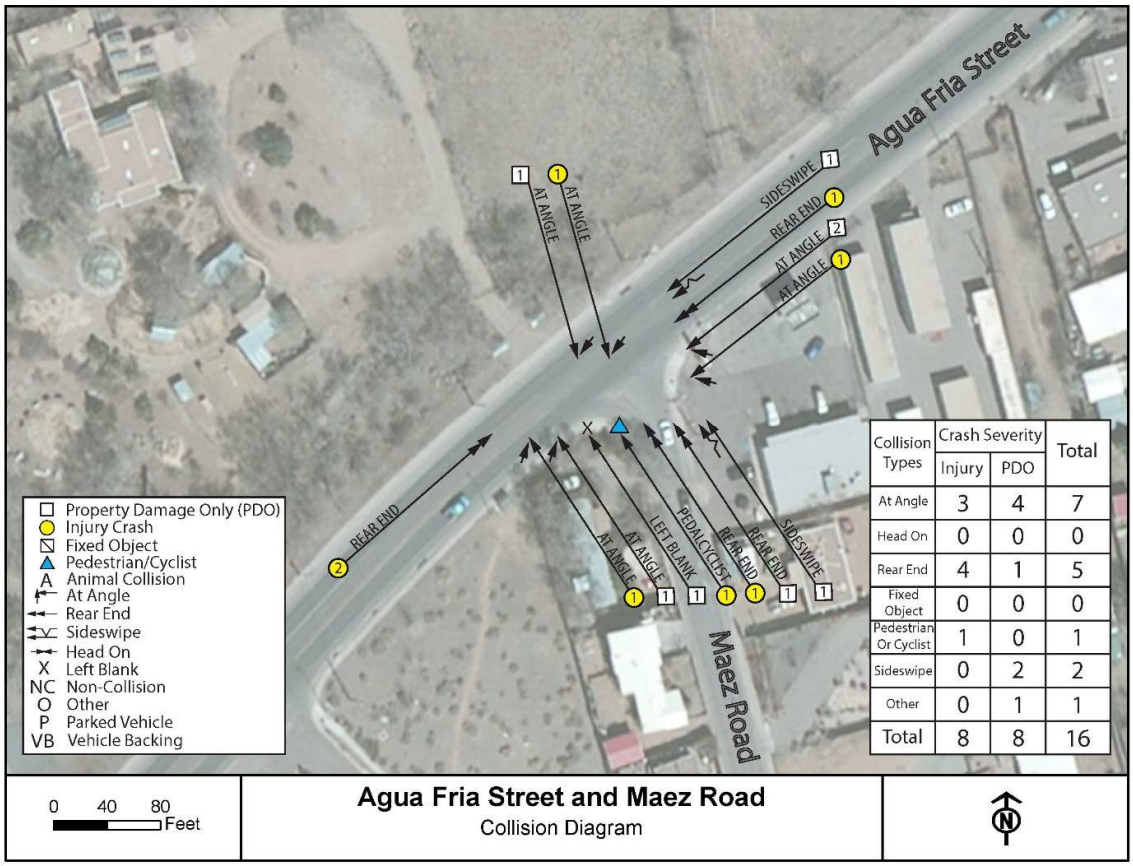


Figure 16: Intersection #4 – Agua Fria Street and La Cieneguita Northbound Approach Sight Distance

Intersection #5 – Agua Fria Street and Maez Road

The intersection of Agua Fria Street and Maez Road had a total of sixteen (16) crashes. Seven crashes were reported as entering at an angle, five as rear end, two as sideswipe, one as a collision with a pedalcyclist and one crashes with no information regarding crash classification or analysis (left blank). The crash that involved a cyclist happened in 2016 with a contributing factor of driver inattention, it occurred on a clear day during daylight, information provided did not indicate any strong influences. Eight of these collisions were property damage only and eight were injury only. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	3	4	7
Head On	0	0	0
Rear End	4	1	5
Fixed Object	0	0	0
Pedestrian Or Cyclist	1	0	1
Sideswipe	0	2	2
Other	0	1	1
Total	8	8	16

Figure 17: Intersection #5 – Agua Fria Street and Maez Road – Crash Types and Crash Severity

Intersection #5 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Maez Road. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 18 shows the sight triangles for the Maez Road northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 18 shows the sight triangles for the Maez Road northbound approach. There are objects over 3-ft in height within the sight triangle, which reduces and inhibits the view of the sight triangle.

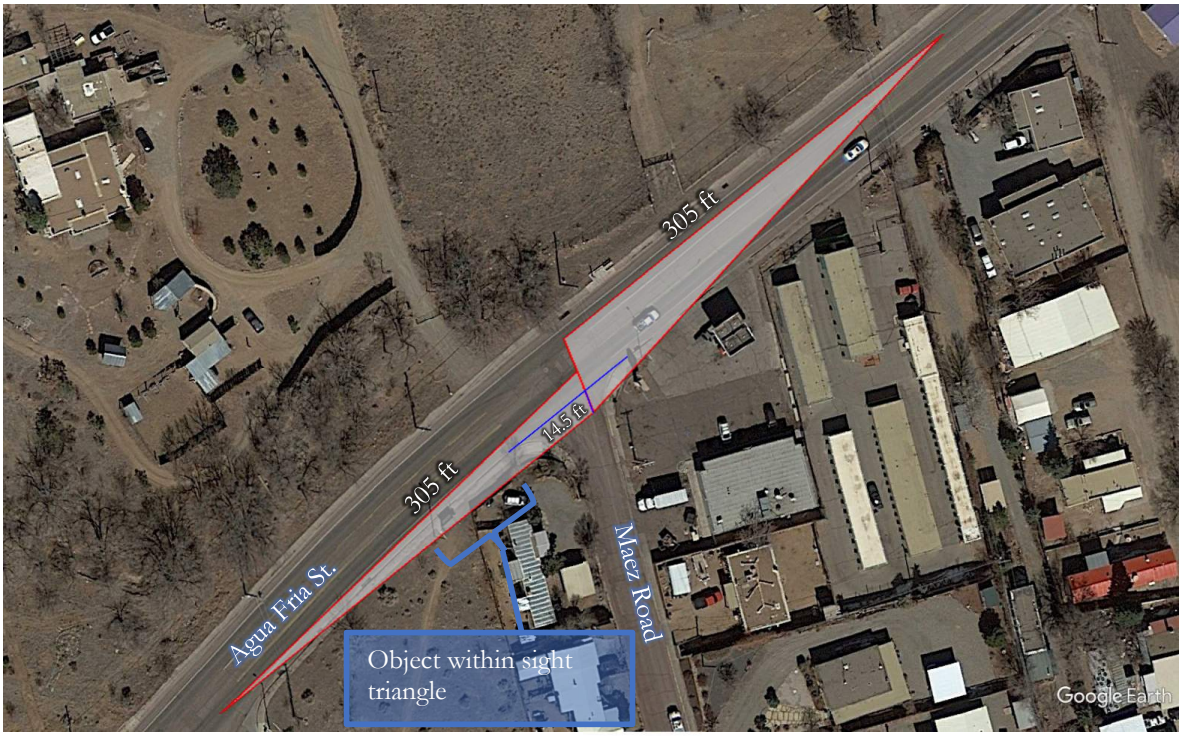


Figure 18: Intersection #5 – Agua Fria Street and Maez Road Northbound Approach Sight Distance

Intersection #6 – Agua Fria Street and Camino Carlos Rael

Two crashes were observed at the intersection of Agua Fria Street and Camino Carlos Rael, one was reported as a rear end collision, and one as a collision with a fixed object. Both crashes were reported as property damage only. One of the crashes was alcohol related.

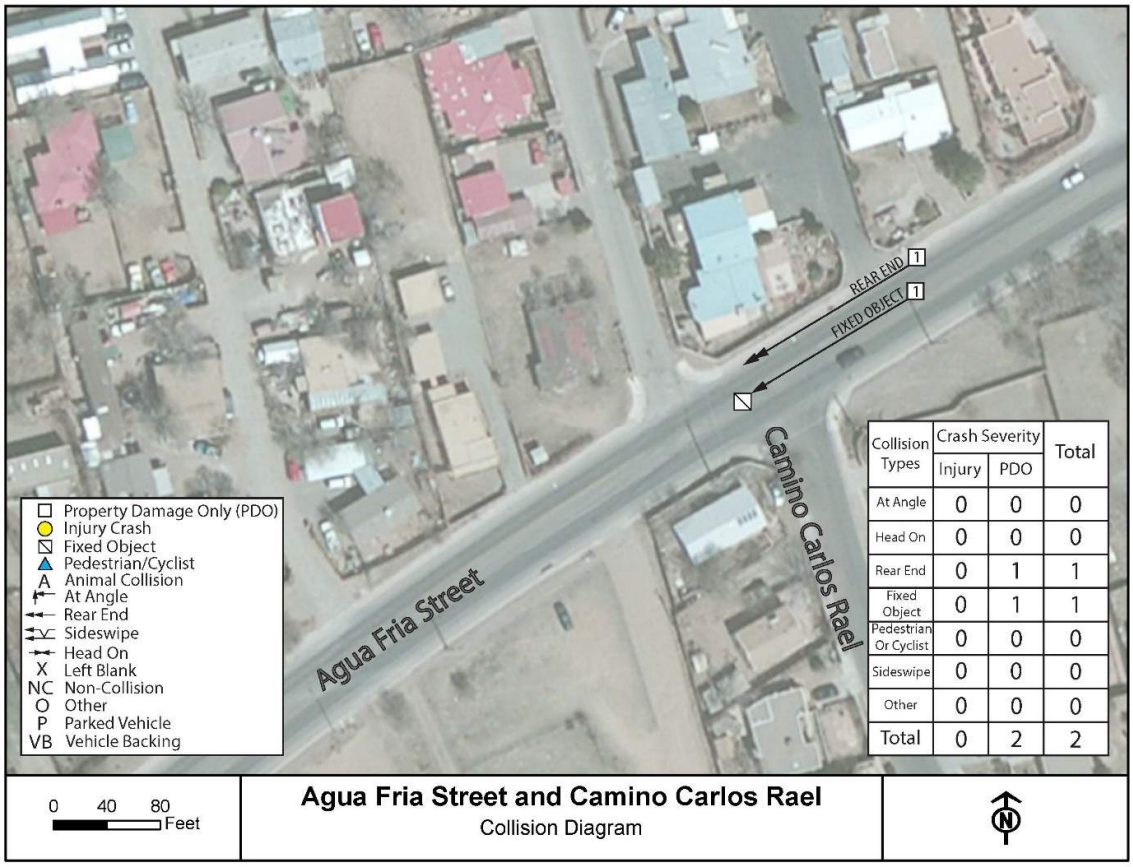


Figure 19: Intersection #6 – Agua Fria Street and Camino Carlos Rael – Crash Types and Crash Severity

Intersection #6 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Camino Carlos Rael. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 20 shows the sight triangles for the Camino Carlos Rael southbound approach. There is a rock wall at the corner property that obstructs the sight triangle.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 20 shows the sight triangles for the Camino Carlos Rael southbound approach. There is a wood fence at the corner property that obstructs the sight triangle (see **Figure 39**).

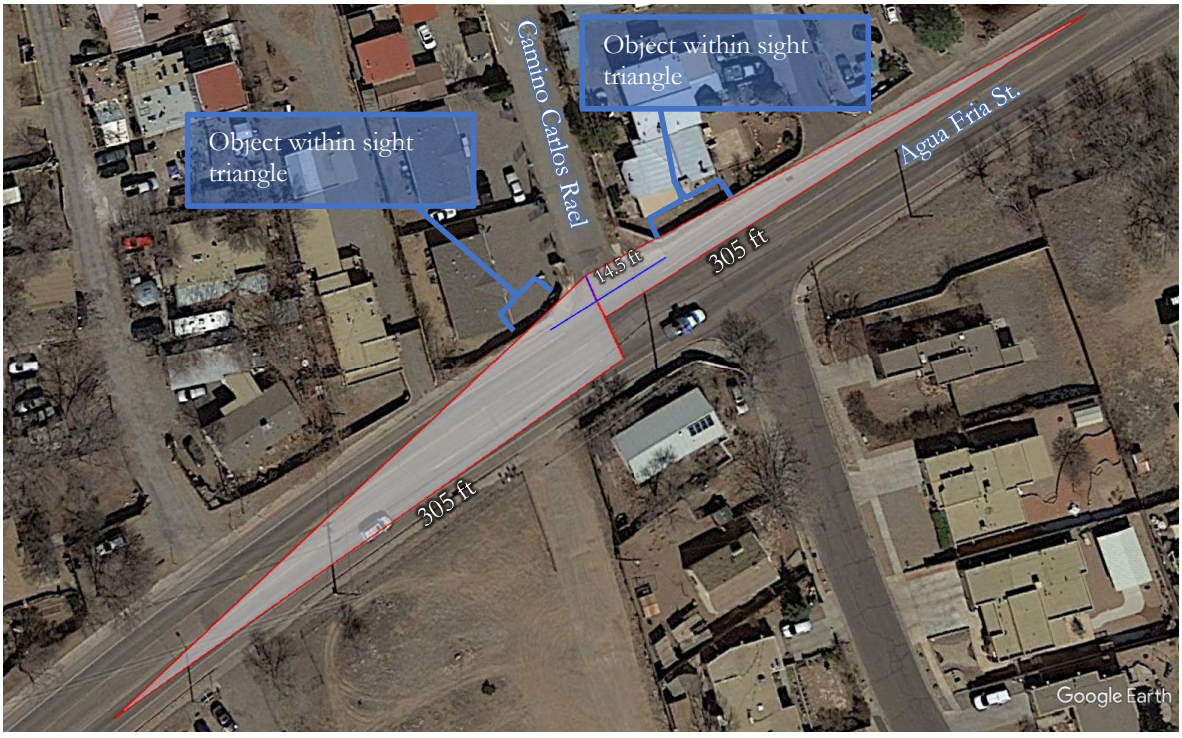
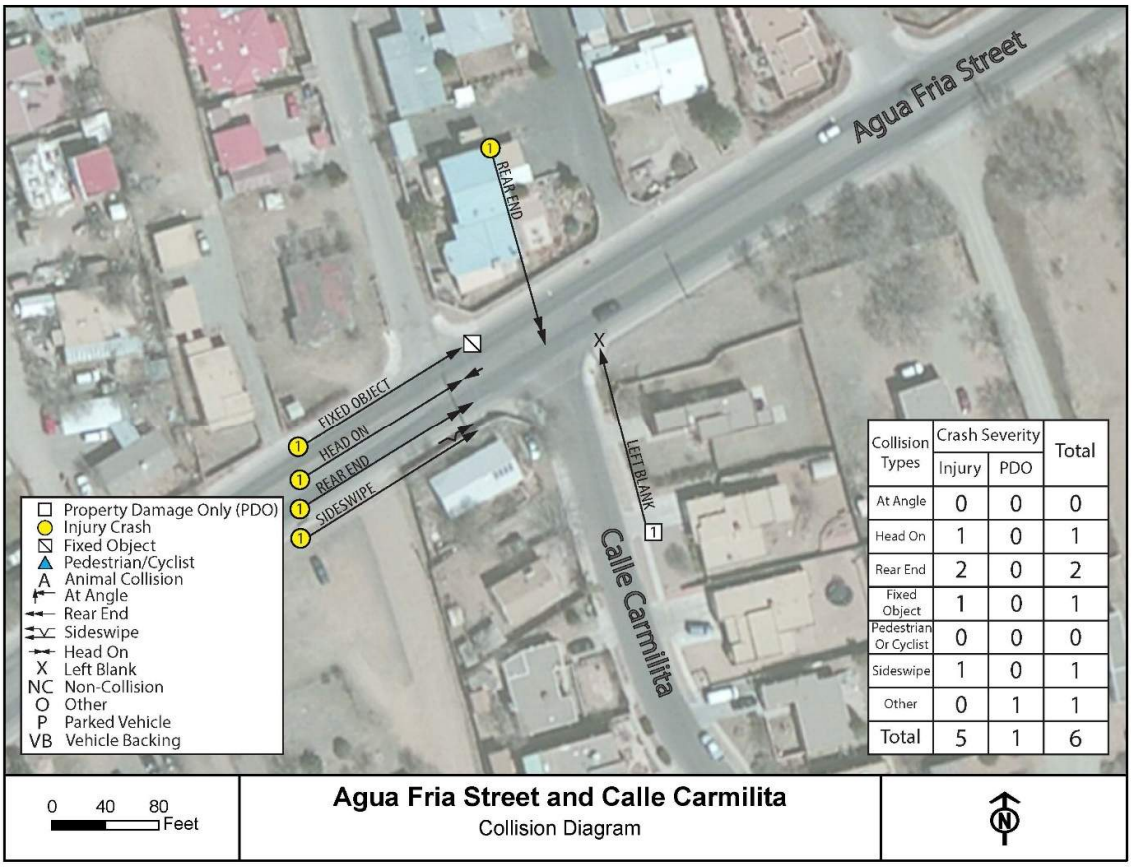


Figure 20: Intersection #6 – Agua Fria Street and Camino Carlos Rael Southbound Approach Sight Distance

Intersection #7 – Agua Fria Street and Calle Carmilita

Six crashes were reported at the intersection of Agua Fria Street and Calle Carmilita. Two were reported as rear end, one as sideswipe, one as head-on, one as a collision with a fixed object and one crash had no information regarding crash classification or analysis (left blank). Five crashes were reported as injury with no fatalities and one was reported as property damage only. One crash at this intersection was alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	1	0	1
Rear End	2	0	2
Fixed Object	1	0	1
Pedestrian Or Cyclist	0	0	0
Sideswipe	1	0	1
Other	0	1	1
Total	5	1	6

Figure 21: Intersection #7 – Agua Fria Street and Calle Carmilita – Crash Types and Crash Severity

Intersection #7 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Calle Carmilita. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 22 shows the sight triangles for the Calle Carmilita northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 22 shows the sight triangles for the Calle Carmilita northbound approach. There is a concrete wall at the corner property that obstructs the sight triangle (see **Figure 40**).



Figure 22: Intersection #7 – Agua Fria Street and Calle Carmilita. Northbound Approach Sight Distance

Intersection #8 – Agua Fria Street and Ferguson Lane

No crashes were reported at this intersection during the ten-year timeframe that was analyzed.

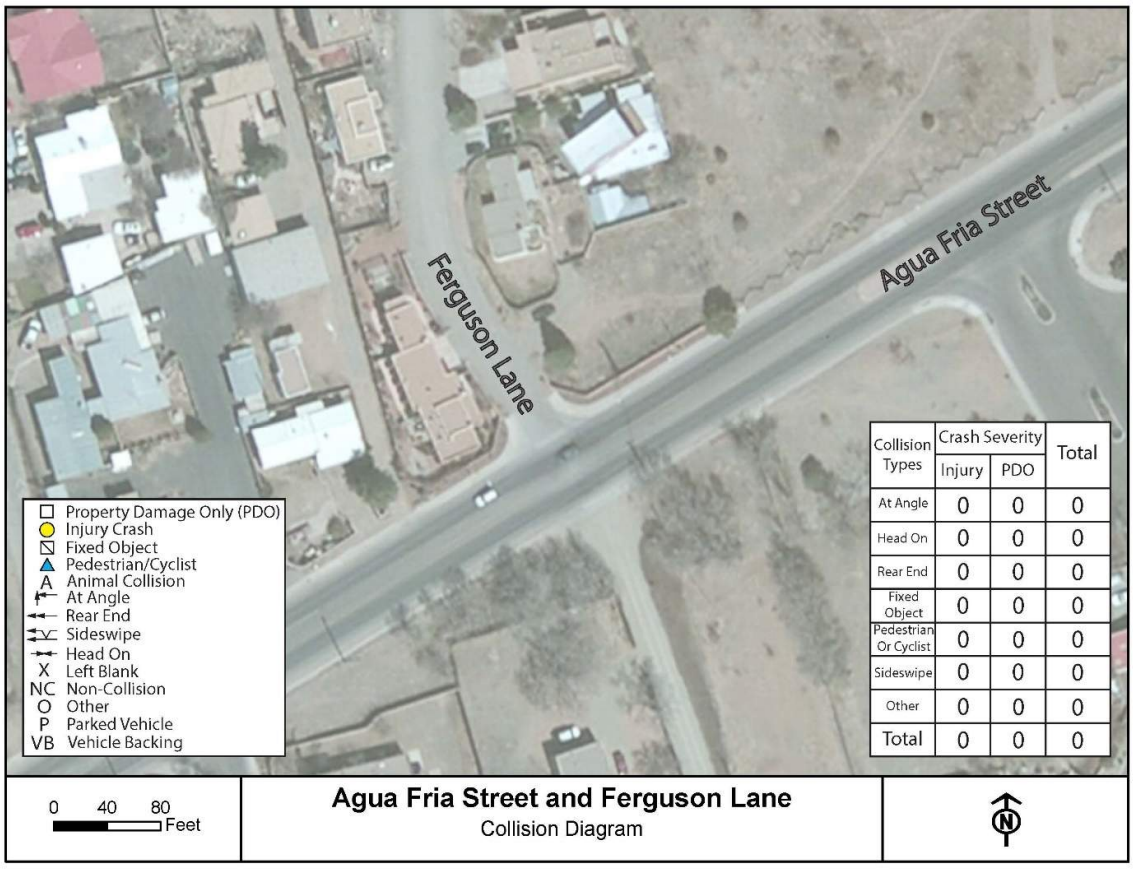


Figure 23: Intersection #8 – Agua Fria Street and Ferguson Lane – Crash Types and Crash Severity

Intersection #8 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Ferguson Lane. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 24 shows the sight triangles for the Ferguson Lane southbound approach. There is a block wall that obstructs the sight triangle (see Figure 41). **Figure 25** shows the sight triangles for the Agua Fria Street northbound approach.

Case B2 – Right Turn from Stop

Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 24 shows the sight triangles for the Ferguson Lane southbound approach. There is a block wall within the sight triangle. **Figure 25** shows the sight triangles for the Agua Fria Street northbound approach. There are no objects within the sight triangle.



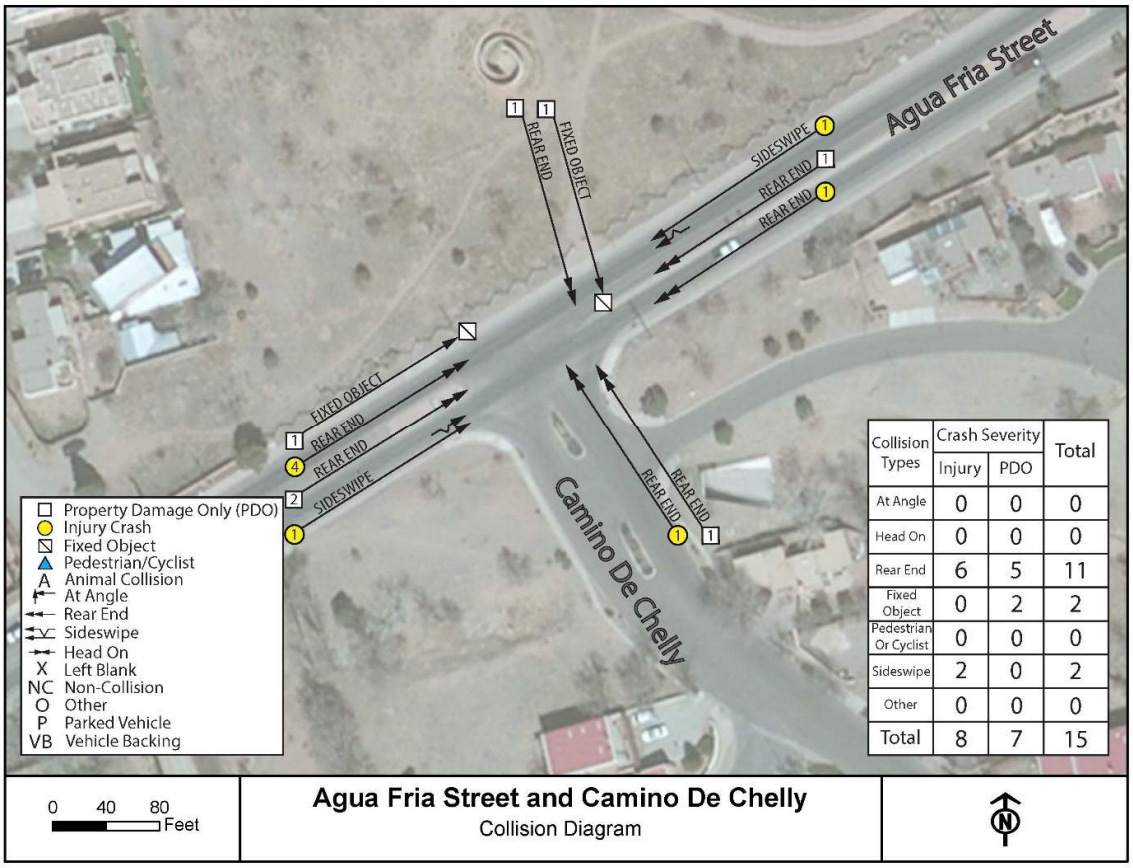
Figure 24: Intersection #8 – Agua Fria Street and Ferguson Lane Southbound Approach Sight Distance



Figure 25: Intersection #8 – Agua Fria Street and Agua Fria Street Northbound Approach Sight Distance

Intersection #9 – Agua Fria Street and Camino de Chelly

The intersection of Agua Fria Street and Camino de Chelly had a total of fifteen (15) crashes. It was reported that 11 of the crashes were classified as rear end, two as sideswipe and two as a collision with a fixed object. Eight of the crashes were classified as injury crash only and seven as property damage crashes. For this intersection, none of the crashes were alcohol related.



Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	0	0	0
Head On	0	0	0
Rear End	6	5	11
Fixed Object	0	2	2
Pedestrian Or Cyclist	0	0	0
Sideswipe	2	0	2
Other	0	0	0
Total	8	7	15

Figure 26: Intersection #9 – Agua Fria Street and Camino de Chelly – Crash Types and Crash Severity

Intersection #9 - Sight Distance Analysis

Stopping sight distance was used instead of the intersection sight distance. Intersection Control Case B was used to determine the sight triangles at the intersection of Agua Fria Street and Camino De Chelly. The vertex of the sight triangle is measured 14.5-ft from the edge of traveled way as described in AASHTO.

Case B1 – Left Turn from Stop

Case B1 is for a vehicle stopped at a minor street, trying to make a left-turn onto the major street. According to AASHTO (Table 9-7), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

Figure 27 shows the sight triangles for the Camino De Chelly northbound approach. There are no objects within the sight triangle.

Case B2 – Right Turn from Stop
Case B2 is for a vehicle stopped at a minor street, trying to make a right-turn onto the major street. According to AASHTO (Table 9-9), the stopping sight distance for a passenger car should be at least 305-ft for a roadway with a design speed of 40 mph.

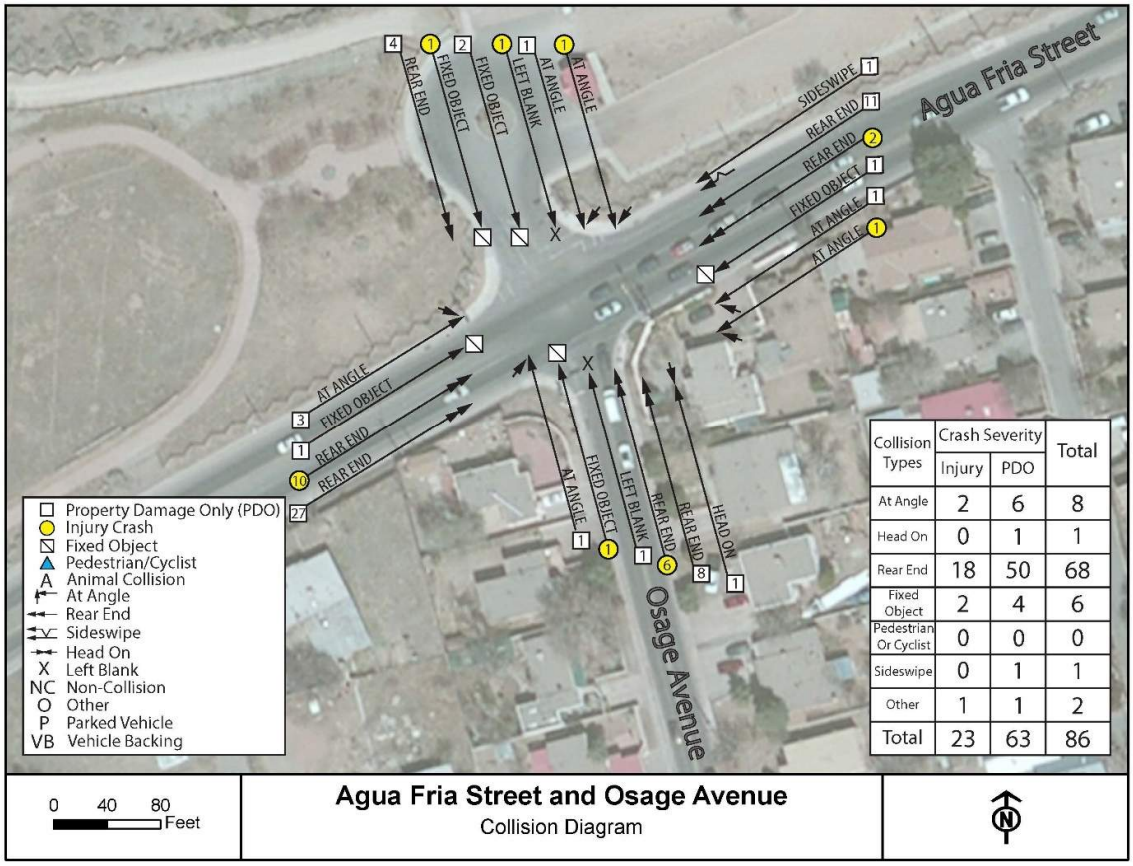
Figure 27 shows the sight triangles for the Camino De Chelly northbound approach. There are no objects within the sight triangle.



Figure 27: Intersection #9 – Agua Fria Street and Camino De Chelly Northbound Approach Sight Distance

Intersection #10 – Agua Fria Street and Osage Avenue

The intersection of Agua Fria Street and Osage Avenue had a total of 86 reported crashes. From the crash data, it was reported that 68 of the crashes were rear end, eight crashes were entering at an angle, six crashes were with fixed objects, and two had no information regarding crash classification or analysis (left blank). Out of the total crashes, 63 of the crashes were reported at property damage only and 23 were reported at injury only. Six crashes at this intersection were alcohol related.



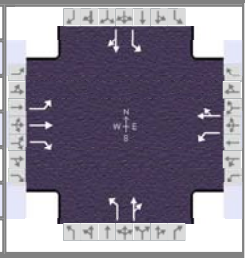
Collision Types	Crash Severity		Total
	Injury	PDO	
At Angle	2	6	8
Head On	0	1	1
Rear End	18	50	68
Fixed Object	2	4	6
Pedestrian Or Cyclist	0	0	0
Sideswipe	0	1	1
Other	1	1	2
Total	23	63	86

Figure 28: Intersection #10 – Agua Fria Street and Osage Avenue – Crash Types and Crash Severity

APPENDIX D
2027 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

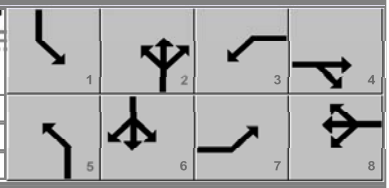
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027NBAM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	342	97	127	214	71	46	248	129	110	412	124

Signal Information			
Cycle, s	67.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	1.5	24.1	5.5	0.2	16.3	
Yellow	3.0	0.0	3.0	3.0	0.0	4.0	
Red	1.0	0.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	21.5	9.5	21.3	7.0	28.1	8.4	29.6
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	6.2	13.9	5.6	12.0	3.1	14.4	4.7	20.8
Green Extension Time (g_e), s	0.2	2.5	0.3	2.6	0.1	4.8	0.3	4.7
Phase Call Probability	0.88	1.00	0.92	1.00	0.59	1.00	0.88	1.00
Max Out Probability	0.00	0.19	0.00	0.12	0.00	0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	113	356	101	132	297		48	393		115	558	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1776		1781	1810	
Queue Service Time (g_s), s	4.2	11.9	3.5	3.6	10.0		1.1	12.4		2.7	18.8	
Cycle Queue Clearance Time (g_c), s	4.2	11.9	3.5	3.6	10.0		1.1	12.4		2.7	18.8	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.32	0.24		0.40	0.36		0.42	0.38	
Capacity (*c*), veh/h	151	460	387	293	438		250	635		399	686	
Volume-to-Capacity Ratio (*X*)	0.747	0.774	0.261	0.451	0.678		0.192	0.618		0.287	0.813	
Back of Queue (*Q*), ft/ln (95 th percentile)	91	228	56	66	190		20	214		46	304	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	9.0	2.2	2.6	7.6		0.8	8.5		1.8	12.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.73	1.82	0.45	0.55	1.59		0.15	1.58		0.51	3.38	
Uniform Delay (d_1), s/veh	30.3	23.9	20.7	18.4	23.3		15.3	17.9		13.3	18.9	
Incremental Delay (d_2), s/veh	7.2	3.1	0.4	1.1	2.2		0.4	1.2		0.4	2.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	37.5	26.9	21.0	19.5	25.5		15.7	19.1		13.7	21.3	
Level of Service (LOS)	D	C	C	B	C		B	B		B	C	
Approach Delay, s/veh / LOS	27.9	C		23.7	C		18.8	B		20.0	B	
Intersection Delay, s/veh / LOS	22.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.43	A	1.20	A	1.21	A	1.60	B

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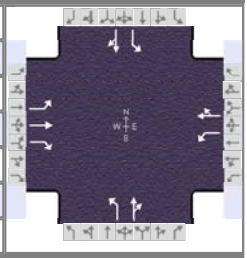
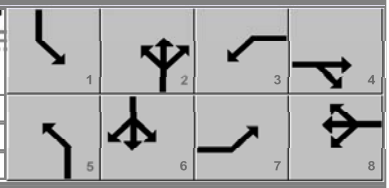
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027NBPM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	111	268	70	193	354	77	109	364	145	100	291	169

Signal Information			
Cycle, s	83.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	4.9	0.3	30.3	7.2	2.0	22.3
Yellow	3.0	0.0	3.0	3.0	0.0	3.0
Red	1.0	0.0	1.0	1.0	0.0	1.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.2	26.3	13.3	28.3	9.2	34.5	8.9	34.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	7.5	13.2	8.8	22.1	5.3	25.1	5.1	22.5
Green Extension Time (g_e), s	0.3	3.0	0.5	1.1	0.3	5.4	0.3	5.5
Phase Call Probability	0.94	1.00	0.99	1.00	0.93	1.00	0.92	1.00
Max Out Probability	0.00	0.20	0.01	1.00	0.00	0.05	0.00	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	119	288	75	208	463		117	547		108	495	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	5.5	11.2	3.1	6.8	20.1		3.3	23.1		3.1	20.5	
Cycle Queue Clearance Time (g_c), s	5.5	11.2	3.1	6.8	20.1		3.3	23.1		3.1	20.5	
Green Ratio (*g/C*)	0.09	0.26	0.26	0.37	0.28		0.43	0.37		0.42	0.36	
Capacity (*c*), veh/h	156	484	407	424	517		309	660		250	645	
Volume-to-Capacity Ratio (*X*)	0.767	0.596	0.185	0.489	0.897		0.380	0.829		0.431	0.767	
Back of Queue (*Q*), ft/ln (95 th percentile)	120	217	52	126	404		61	378		58	333	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.7	8.6	2.0	5.0	16.2		2.4	15.0		2.3	13.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.96	1.73	0.42	1.05	3.37		0.45	2.80		0.65	3.70	
Uniform Delay (d_1), s/veh	37.1	27.1	24.1	19.7	28.8		17.5	23.9		18.9	23.3	
Incremental Delay (d_2), s/veh	7.7	1.3	0.2	0.9	16.8		0.8	3.5		1.2	2.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	44.8	28.4	24.4	20.5	45.6		18.2	27.4		20.1	25.3	
Level of Service (LOS)	D	C	C	C	D		B	C		C	C	
Approach Delay, s/veh / LOS	31.8	C		37.9	D		25.8	C		24.3	C	
Intersection Delay, s/veh / LOS	30.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.28	A	1.59	B	1.58	B	1.48	A

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HCS Two-Way Stop-Control Report

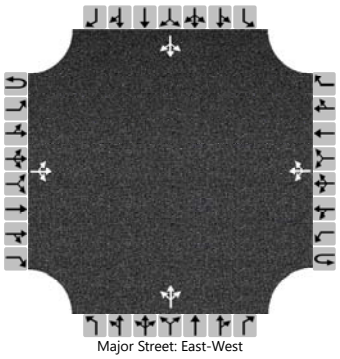
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	617	6		33	388	2		6	0	40		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				35					48				16	
Capacity, c (veh/h)		1151				934					431				437	
v/c Ratio		0.00				0.04					0.11				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		9.0	0.4	0.4			14.4				13.6	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				1.1				14.4				13.6			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

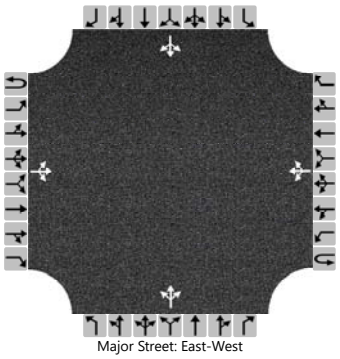
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	594	8		47	612	0		7	1	93		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				50					107				9	
Capacity, c (veh/h)		942				950					442				299	
v/c Ratio		0.01				0.05					0.24				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.9				0.1	
95% Queue Length, Q_{95} (ft)											22.5				2.5	
Control Delay (s/veh)		8.9	0.2	0.2		9.0	0.7	0.7			15.7				17.4	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				15.7				17.4			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

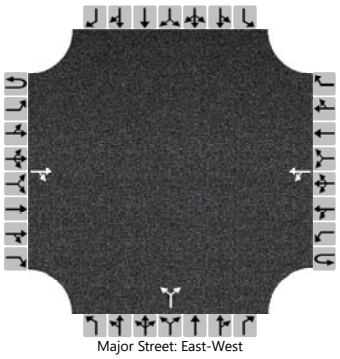
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			574	7		13	385			9		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					47					
Capacity, c (veh/h)						970					467					
v/c Ratio						0.01					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.5					
Control Delay (s/veh)						8.8	0.2				13.6					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				13.6						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

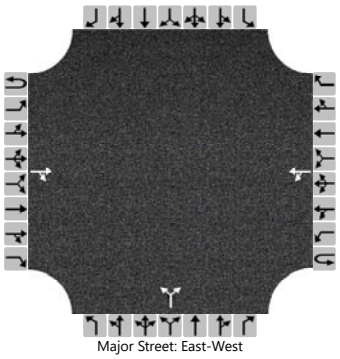
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			516	3		13	633			2		59				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					66					
Capacity, c (veh/h)						1021					523					
v/c Ratio						0.01					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.0					
Control Delay (s/veh)						8.6	0.2				12.9					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				12.9						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

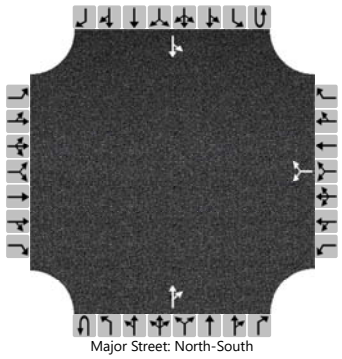
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						33		13			467	73		13	630	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.51		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							51							14		
Capacity, c (veh/h)							359							990		
v/c Ratio							0.14							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.6							0.0		
Control Delay (s/veh)							16.7							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						16.7								0.4		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

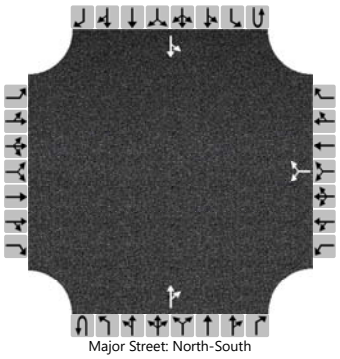
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						54		19			628	74		11	559	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							80							12		
Capacity, c (veh/h)							325							850		
v/c Ratio							0.25							0.01		
95% Queue Length, Q_{95} (veh)							1.0							0.0		
95% Queue Length, Q_{95} (ft)							25.1							0.0		
Control Delay (s/veh)							19.7							9.3	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.7								0.4		
Approach LOS						C								A		

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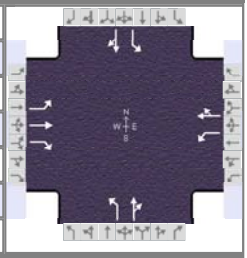
APPENDIX E
2027 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

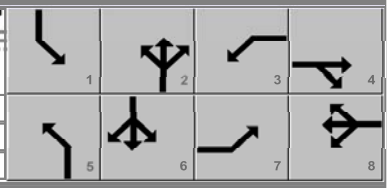
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027BAM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	344	97	152	220	73	46	248	137	111	412	124

Signal Information			
Cycle, s	70.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	1.6	24.8	5.9	0.7	18.0
Yellow	3.0	0.0	3.0	3.0	0.0	3.0
Red	1.0	0.0	1.0	1.0	0.0	1.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.9	22.0	10.6	22.7	7.0	28.8	8.6	30.4
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	6.3	14.5	6.5	12.6	3.1	15.3	4.8	21.5
Green Extension Time (g_e), s	0.2	2.4	0.4	2.6	0.1	4.9	0.3	4.8
Phase Call Probability	0.89	1.00	0.95	1.00	0.61	1.00	0.90	1.00
Max Out Probability	0.00	0.22	0.00	0.14	0.00	0.01	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	113	358	101	158	305		48	401		116	558	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1772		1781	1810	
Queue Service Time (g_s), s	4.3	12.5	3.6	4.5	10.6		1.1	13.3		2.8	19.5	
Cycle Queue Clearance Time (g_c), s	4.3	12.5	3.6	4.5	10.6		1.1	13.3		2.8	19.5	
Green Ratio (*g/C*)	0.08	0.24	0.24	0.34	0.25		0.40	0.35		0.42	0.38	
Capacity (*c*), veh/h	150	458	385	340	460		243	628		385	683	
Volume-to-Capacity Ratio (*X*)	0.749	0.782	0.262	0.465	0.664		0.197	0.638		0.301	0.818	
Back of Queue (*Q*), ft/ln (95 th percentile)	95	240	59	81	198		21	228		49	317	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.7	9.5	2.3	3.2	7.9		0.8	9.0		1.9	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.76	1.92	0.47	0.67	1.65		0.15	1.68		0.55	3.52	
Uniform Delay (d_1), s/veh	31.4	24.8	21.5	18.2	23.6		16.0	18.9		14.0	19.7	
Incremental Delay (d_2), s/veh	7.3	3.7	0.4	1.0	2.0		0.4	1.3		0.4	2.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	38.7	28.5	21.8	19.2	25.6		16.4	20.2		14.4	22.2	
Level of Service (LOS)	D	C	C	B	C		B	C		B	C	
Approach Delay, s/veh / LOS	29.3	C		23.4	C		19.8	B		20.8	C	
Intersection Delay, s/veh / LOS	23.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.90	B	2.09	B
Bicycle LOS Score / LOS	1.43	A	1.25	A	1.23	A	1.60	B

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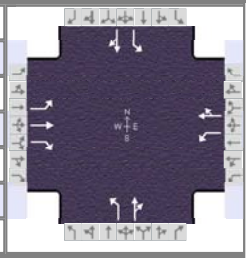
HCS Signalized Intersection Results Summary

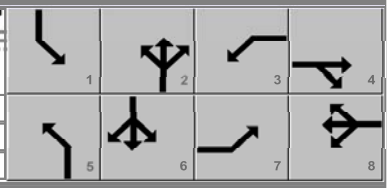
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2027	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2027BPM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	111	274	70	207	358	79	109	364	171	102	291	169

Signal Information			
Cycle, s	87.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	0.2	33.0	7.6	2.6	22.6						
Yellow	3.0	0.0	3.0	3.0	0.0	3.0						
Red	1.0	0.0	1.0	1.0	0.0	1.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.6	26.6	14.2	29.3	9.3	37.3	9.1	37.0
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (*g s*), s	7.7	14.2	9.7	23.6	5.4	27.7	5.2	23.1
Green Extension Time (*g e*), s	0.3	2.9	0.5	0.6	0.3	5.5	0.3	5.7
Phase Call Probability	0.94	1.00	1.00	1.00	0.94	1.00	0.93	1.00
Max Out Probability	0.00	0.26	0.02	1.00	0.00	0.08	0.00	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	119	295	75	223	470		117	575		110	495	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1840		1810	1783		1781	1768	
Queue Service Time (*g s*), s	5.7	12.2	3.3	7.7	21.6		3.4	25.7		3.2	21.1	
Cycle Queue Clearance Time (*g c*), s	5.7	12.2	3.3	7.7	21.6		3.4	25.7		3.2	21.1	
Green Ratio (*g/C*)	0.09	0.25	0.25	0.37	0.28		0.44	0.38		0.44	0.38	
Capacity (*c*), veh/h	155	467	393	414	512		320	680		241	670	
Volume-to-Capacity Ratio (*X*)	0.772	0.630	0.191	0.538	0.918		0.366	0.846		0.455	0.738	
Back of Queue (*Q*), ft/ln (95 th percentile)	127	236	56	144	444		63	421		61	340	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	9.4	2.2	5.8	17.8		2.5	16.7		2.4	13.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.02	1.89	0.45	1.20	3.70		0.46	3.12		0.68	3.78	
Uniform Delay (*d 1*), s/veh	39.0	29.3	25.9	20.8	30.6		17.5	24.7		19.7	23.4	
Incremental Delay (*d 2*), s/veh	7.9	1.9	0.2	1.1	21.1		0.7	4.8		1.3	1.6	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	47.0	31.1	26.2	21.9	51.6		18.2	29.5		21.0	25.0	
Level of Service (LOS)	D	C	C	C	D		B	C		C	C	
Approach Delay, s/veh / LOS	34.2	C		42.1	D		27.6	C		24.3	C	
Intersection Delay, s/veh / LOS	32.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.92	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.29	A	1.63	B	1.63	B	1.48	A

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HCS Two-Way Stop-Control Report

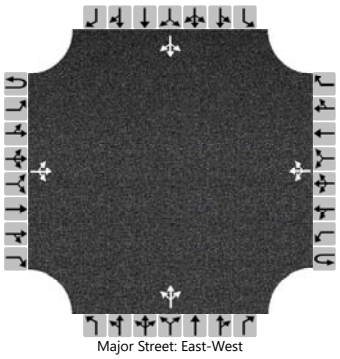
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	626	12		33	391	2		8	0	40		5	0	10
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		3				35					51				16	
Capacity, c (veh/h)		1148				922					416				432	
v/c Ratio		0.00				0.04					0.12				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.4				0.1	
95% Queue Length, Q_{95} (ft)											10.3				2.5	
Control Delay (s/veh)		8.1	0.0	0.0		9.1	0.4	0.4			14.8				13.7	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)		0.1				1.1				14.8				13.7		
Approach LOS		A				A				B				B		

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HCS Two-Way Stop-Control Report

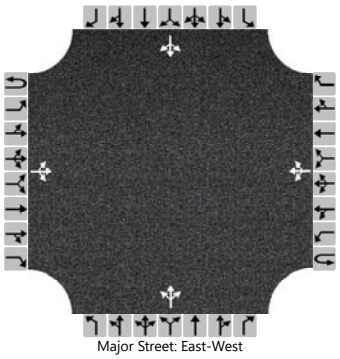
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		13	599	12		47	620	0		13	1	93		1	3	4
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				50					114				9	
Capacity, c (veh/h)		936				942					414				295	
v/c Ratio		0.01				0.05					0.27				0.03	
95% Queue Length, Q_{95} (veh)		0.0				0.2					1.1				0.1	
95% Queue Length, Q_{95} (ft)											27.5				2.5	
Control Delay (s/veh)		8.9	0.2	0.2		9.0	0.8	0.8			16.9				17.6	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.4				1.3				16.9				17.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

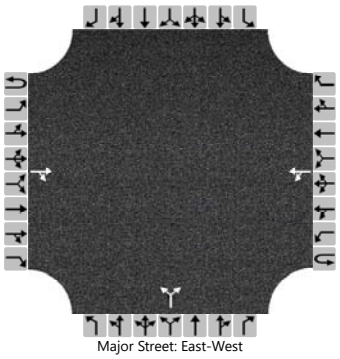
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			584	7		13	419			9		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					47					
Capacity, c (veh/h)						962					458					
v/c Ratio						0.01					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.5					
Control Delay (s/veh)						8.8	0.2				13.8					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				13.8						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

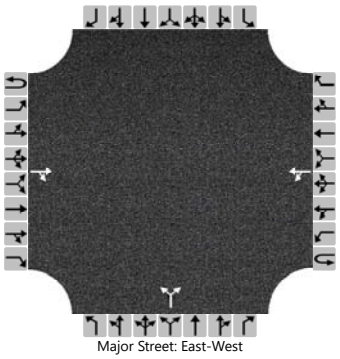
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			550	3		13	653			2		59				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					66					
Capacity, c (veh/h)						990					499					
v/c Ratio						0.01					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
95% Queue Length, Q_{95} (ft)						0.0					12.5					
Control Delay (s/veh)						8.7	0.2				13.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.4				13.3						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

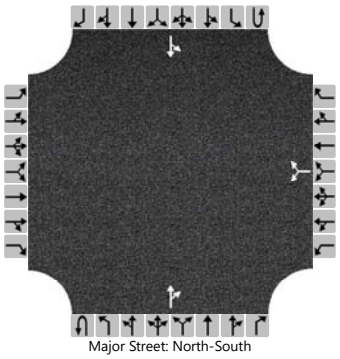
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						33		13			475	73		13	656	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.51		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							51							14		
Capacity, c (veh/h)							350							982		
v/c Ratio							0.14							0.01		
95% Queue Length, Q_{95} (veh)							0.5							0.0		
95% Queue Length, Q_{95} (ft)							12.6							0.0		
Control Delay (s/veh)							17.0							8.7	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						17.0								0.4		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

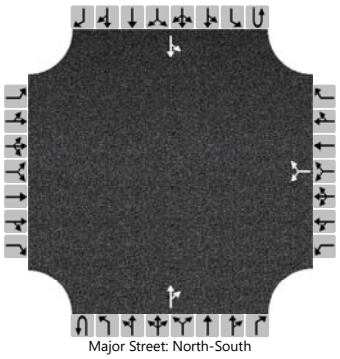
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						54		19			654	74		11	574	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							80							12		
Capacity, c (veh/h)							314							829		
v/c Ratio							0.26							0.01		
95% Queue Length, Q_{95} (veh)							1.0							0.0		
95% Queue Length, Q_{95} (ft)							25.1							0.0		
Control Delay (s/veh)							20.4							9.4	0.2	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						20.4								0.4		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

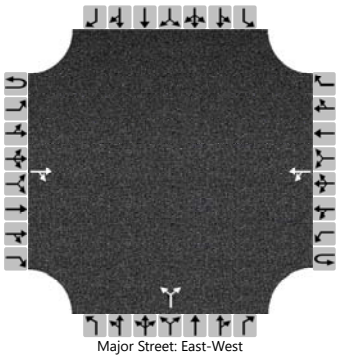
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			620	11		4	391			34		14				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					51					
Capacity, c (veh/h)						919					390					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.2					
Control Delay (s/veh)						8.9	0.1				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)					0.1				15.6							
Approach LOS					A				C							

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HCS Two-Way Stop-Control Report

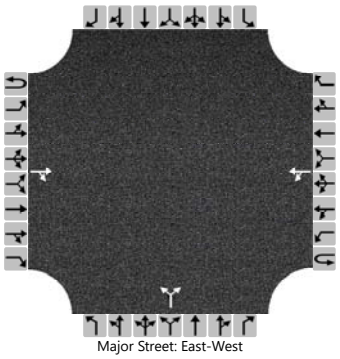
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2027
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			610	34		14	613			20		8				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15					30					
Capacity, c (veh/h)						908					335					
v/c Ratio						0.02					0.09					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.6					
Control Delay (s/veh)						9.0	0.2				16.8					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.4				16.8						
Approach LOS						A				C						

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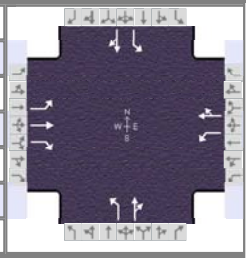
APPENDIX F
2042 NO BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

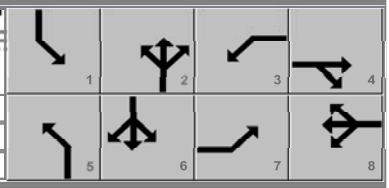
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042NBAM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	404	114	154	254	84	55	293	153	130	486	146

Signal Information			
Cycle, s	87.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	2.3	34.4	7.9	0.5	21.9	
Yellow	3.0	0.0	3.0	3.0	0.0	4.0	
Red	1.0	0.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.4	27.5	11.9	26.9	7.8	38.4	10.1	40.7
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (g_s), s	8.4	20.8	7.6	17.8	3.6	21.0	5.9	31.3
Green Extension Time (g_e), s	0.3	1.6	0.4	2.3	0.1	5.9	0.4	5.3
Phase Call Probability	0.96	1.00	0.98	1.00	0.75	1.00	0.96	1.00
Max Out Probability	0.00	1.00	0.00	0.56	0.00	0.03	0.00	0.14

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	133	421	119	160	352		57	465		135	658	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1819		1810	1776		1781	1810	
Queue Service Time (g_s), s	6.4	18.8	5.3	5.6	15.8		1.6	19.0		3.9	29.3	
Cycle Queue Clearance Time (g_c), s	6.4	18.8	5.3	5.6	15.8		1.6	19.0		3.9	29.3	
Green Ratio (*g/C*)	0.10	0.26	0.26	0.34	0.25		0.44	0.39		0.46	0.42	
Capacity (*c*), veh/h	171	482	406	263	455		209	696		369	756	
Volume-to-Capacity Ratio (*X*)	0.780	0.872	0.293	0.610	0.775		0.275	0.668		0.367	0.870	
Back of Queue (*Q*), ft/ln (95 th percentile)	142	383	90	110	300		31	311		71	478	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.6	15.2	3.6	4.4	12.0		1.2	12.4		2.8	19.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.13	3.06	0.72	0.92	2.50		0.23	2.31		0.79	5.32	
Uniform Delay (d_1), s/veh	38.9	31.3	26.3	23.7	30.7		19.7	22.0		16.1	23.4	
Incremental Delay (d_2), s/veh	7.5	13.7	0.4	2.3	6.7		0.7	1.3		0.6	6.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	46.4	45.0	26.7	26.0	37.4		20.4	23.4		16.7	29.7	
Level of Service (LOS)	D	D	C	C	D		C	C		B	C	
Approach Delay, s/veh / LOS	42.1	D		33.8	C		23.0	C		27.5	C	
Intersection Delay, s/veh / LOS	31.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.60	B	1.33	A	1.35	A	1.80	B

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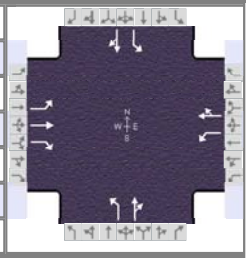
HCS Signalized Intersection Results Summary

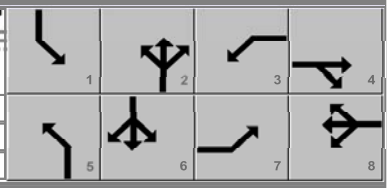
General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042NBPM AF-S.xus		
Project Description	NO BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	315	82	226	416	91	128	427	171	117	342	198

Signal Information			
Cycle, s	97.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.1	0.3	39.7	9.7	2.6	23.4	
Yellow	3.0	0.0	3.0	3.0	0.0	3.0	
Red	1.0	0.0	1.0	1.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.7	27.4	16.2	30.0	10.4	44.0	10.1	43.7
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	9.6	18.5	11.7	27.0	6.3	34.3	6.0	30.4
Green Extension Time (g_e), s	0.3	2.5	0.5	0.0	0.3	5.7	0.4	6.2
Phase Call Probability	0.98	1.00	1.00	1.00	0.98	1.00	0.97	1.00
Max Out Probability	0.01	0.69	0.07	1.00	0.00	0.28	0.00	0.18

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	339	88	243	545		138	643		126	581	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1841		1810	1793		1781	1768	
Queue Service Time (g_s), s	7.6	16.5	4.4	9.7	25.0		4.3	32.3		4.0	28.4	
Cycle Queue Clearance Time (g_c), s	7.6	16.5	4.4	9.7	25.0		4.3	32.3		4.0	28.4	
Green Ratio (*g/C*)	0.10	0.23	0.23	0.36	0.26		0.47	0.41		0.47	0.41	
Capacity (*c*), veh/h	176	432	363	363	470		291	734		231	718	
Volume-to-Capacity Ratio (*X*)	0.801	0.784	0.243	0.669	1.159		0.473	0.876		0.544	0.809	
Back of Queue (*Q*), ft/ln (95 th percentile)	168	327	78	189	838		81	536		77	456	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.6	13.0	3.1	7.6	33.5		3.2	21.2		3.0	18.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.34	2.61	0.62	1.58	6.98		0.60	3.97		0.86	5.07	
Uniform Delay (d_1), s/veh	43.1	35.4	30.8	25.1	36.4		19.7	26.6		21.9	25.7	
Incremental Delay (d_2), s/veh	8.1	7.5	0.3	2.1	92.9		1.2	8.4		2.0	4.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	51.3	42.9	31.1	27.2	129.3		20.9	35.0		23.9	30.1	
Level of Service (LOS)	D	D	C	C	F		C	D		C	C	
Approach Delay, s/veh / LOS	43.1	D		97.9	F		32.5	C		29.0	C	
Intersection Delay, s/veh / LOS	51.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.42	A	1.79	B	1.78	B	1.65	B

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HCS Two-Way Stop-Control Report

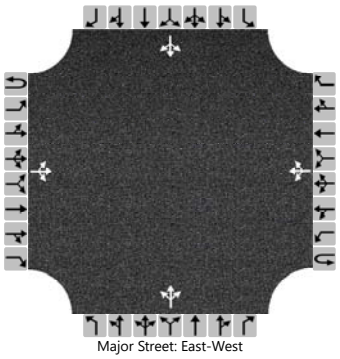
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	725	7		39	456	2		7	0	47		6	0	12
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				41					57				19	
Capacity, c (veh/h)		1083				847					368				366	
v/c Ratio		0.00				0.05					0.15				0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.5				0.2	
95% Queue Length, Q_{95} (ft)											12.9				5.0	
Control Delay (s/veh)		8.3	0.1	0.1		9.5	0.6	0.6			16.6				15.4	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.1				1.3				16.6				15.4			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

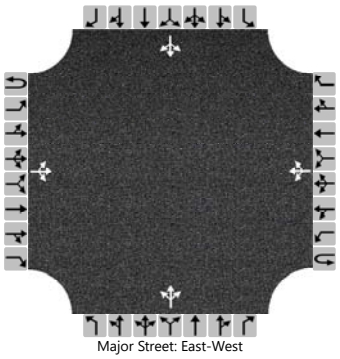
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		15	698	9		56	719	0		8	1	109		1	4	5
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16				60					126				11	
Capacity, c (veh/h)		855				863					377				241	
v/c Ratio		0.02				0.07					0.33				0.04	
95% Queue Length, Q_{95} (veh)		0.1				0.2					1.4				0.1	
95% Queue Length, Q_{95} (ft)											35.0				2.5	
Control Delay (s/veh)		9.3	0.3	0.3		9.5	1.1	1.1			19.2				20.6	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.5				1.7				19.2				20.6			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

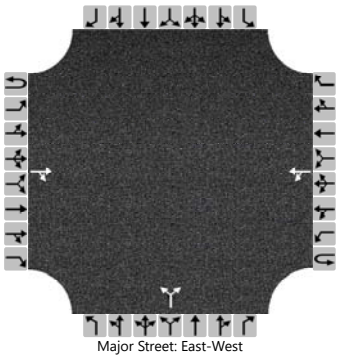
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			674	8		16	453			11		41				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					55					
Capacity, c (veh/h)						885					404					
v/c Ratio						0.02					0.14					
95% Queue Length, Q_{95} (veh)						0.1					0.5					
95% Queue Length, Q_{95} (ft)						2.5					12.5					
Control Delay (s/veh)						9.1	0.2				15.3					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.5				15.3						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

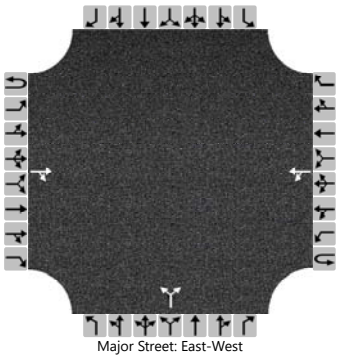
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	NO BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			606	4		16	744			2		69				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					76					
Capacity, c (veh/h)						940					461					
v/c Ratio						0.02					0.17					
95% Queue Length, Q_{95} (veh)						0.1					0.6					
95% Queue Length, Q_{95} (ft)						2.5					15.0					
Control Delay (s/veh)						8.9	0.3				14.4					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)						0.5				14.4						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

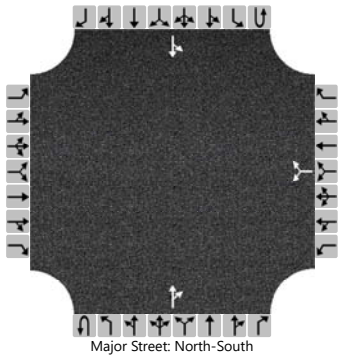
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						38		16			550	86		16	742	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.51		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							59							18		
Capacity, c (veh/h)							305							904		
v/c Ratio							0.19							0.02		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
95% Queue Length, Q_{95} (ft)							17.7							2.5		
Control Delay (s/veh)							19.6							9.1	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						19.6								0.5		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

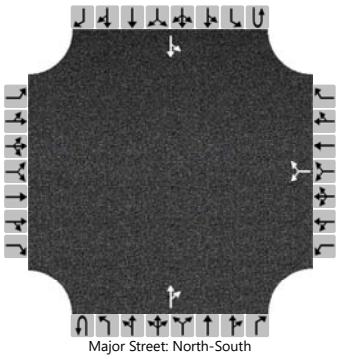
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	NO BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						43		22			738	87		13	657	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							14		
Capacity, c (veh/h)							279							756		
v/c Ratio							0.26							0.02		
95% Queue Length, Q_{95} (veh)							1.0							0.1		
95% Queue Length, Q_{95} (ft)							25.1							2.5		
Control Delay (s/veh)							22.3							9.9	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						22.3								0.5		
Approach LOS						C								A		

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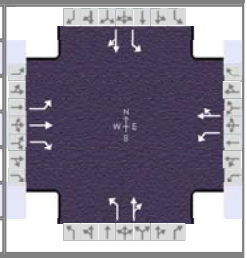
APPENDIX G
2042 BUILD INTERSECTION CAPACITY ANALYSIS

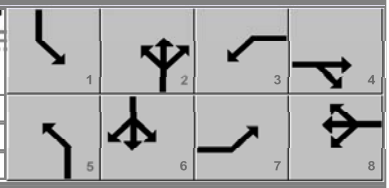
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	AM PEAK HOUR	PHF	0.96
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042BAM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	406	114	180	260	87	55	293	161	131	486	146

Signal Information			
Cycle, s	90.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.8	2.4	35.3	8.6	0.5	24.0			
Yellow	3.0	0.0	3.0	3.0	0.0	3.0			
Red	1.0	0.0	1.0	1.0	0.0	1.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.6	28.0	13.2	28.5	7.8	39.3	10.2	41.7
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.3	4.1	4.3	4.2	4.4	4.2	4.4
Queue Clearance Time (*g s*), s	8.6	21.6	8.8	18.7	3.7	22.2	6.1	32.3
Green Extension Time (*g e*), s	0.3	1.4	0.4	2.2	0.1	6.0	0.4	5.3
Phase Call Probability	0.97	1.00	0.99	1.00	0.76	1.00	0.97	1.00
Max Out Probability	0.00	1.00	0.01	0.67	0.00	0.04	0.00	0.17

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	133	423	119	188	361		57	473		136	658	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1818		1810	1772		1781	1810	
Queue Service Time (*g s*), s	6.6	19.6	5.5	6.8	16.7		1.7	20.2		4.1	30.3	
Cycle Queue Clearance Time (*g c*), s	6.6	19.6	5.5	6.8	16.7		1.7	20.2		4.1	30.3	
Green Ratio (*g/C*)	0.10	0.25	0.25	0.36	0.26		0.43	0.39		0.46	0.42	
Capacity (*c*), veh/h	170	479	402	299	472		203	689		356	752	
Volume-to-Capacity Ratio (*X*)	0.784	0.883	0.295	0.627	0.766		0.283	0.686		0.384	0.875	
Back of Queue (*Q*), ft/ln (95 th percentile)	146	403	94	132	314		32	331		75	499	
Back of Queue (*Q*), veh/ln (95 th percentile)	5.8	16.0	3.7	5.3	12.6		1.3	13.1		2.9	19.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.17	3.22	0.75	1.10	2.62		0.24	2.45		0.83	5.55	
Uniform Delay (*d 1*), s/veh	40.2	32.6	27.3	23.7	31.1		20.5	23.1		16.9	24.4	
Incremental Delay (*d 2*), s/veh	7.7	15.6	0.4	2.2	6.9		0.8	1.5		0.7	7.0	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	47.9	48.2	27.7	25.8	38.0		21.2	24.6		17.6	31.4	
Level of Service (LOS)	D	D	C	C	D		C	C		B	C	
Approach Delay, s/veh / LOS	44.5	D		33.8	C		24.2	C		29.0	C	
Intersection Delay, s/veh / LOS	33.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.60	B	1.39	A	1.36	A	1.80	B

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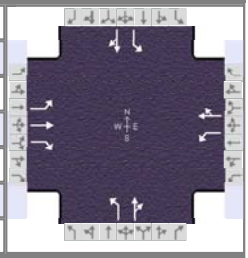
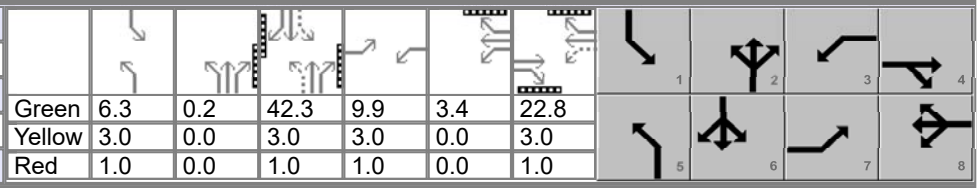
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BHI			Duration, h	0.250
Analyst	MG	Analysis Date	Apr 9, 2024	Area Type	Other
Jurisdiction	SANTA FE	Time Period	PM PEAK HOUR	PHF	0.93
Urban Street	Agua Fria Street	Analysis Year	2042	Analysis Period	1> 7:00
Intersection	Agua Fria & Siler Road	File Name	1_2042BPM AF-S.xus		
Project Description	BUILD				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	131	321	82	241	420	92	128	427	196	120	342	198

Signal Information			
Cycle, s	100.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.3	0.2	42.3	9.9	3.4	22.8
Yellow	3.0	0.0	3.0	3.0	0.0	3.0
Red	1.0	0.0	1.0	1.0	0.0	1.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.9	26.8	17.3	30.1	10.5	46.5	10.3	46.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	4.0	4.0	4.0
Max Allow Headway (*MAH*), s	4.1	4.4	4.1	4.4	4.2	4.5	4.2	4.5
Queue Clearance Time (g_s), s	9.8	19.7	12.8	27.2	6.3	37.1	6.1	30.6
Green Extension Time (g_e), s	0.3	2.0	0.5	0.0	0.3	5.3	0.4	6.4
Phase Call Probability	0.98	1.00	1.00	1.00	0.98	1.00	0.97	1.00
Max Out Probability	0.01	0.86	0.15	1.00	0.00	0.40	0.00	0.20

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	345	88	259	551		138	670		129	581	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1885	1585	1810	1840		1810	1784		1781	1768	
Queue Service Time (g_s), s	7.8	17.7	4.7	10.8	25.2		4.3	35.1		4.1	28.6	
Cycle Queue Clearance Time (g_c), s	7.8	17.7	4.7	10.8	25.2		4.3	35.1		4.1	28.6	
Green Ratio (*g/C*)	0.10	0.22	0.22	0.36	0.25		0.48	0.42		0.48	0.42	
Capacity (*c*), veh/h	175	407	342	352	459		303	752		224	742	
Volume-to-Capacity Ratio (*X*)	0.803	0.849	0.258	0.737	1.200		0.455	0.891		0.577	0.783	
Back of Queue (*Q*), ft/ln (95 th percentile)	173	363	82	212	914		81	582		80	457	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.8	14.4	3.2	8.5	36.6		3.3	23.1		3.2	18.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.39	2.90	0.66	1.76	7.62		0.60	4.31		0.89	5.08	
Uniform Delay (d_1), s/veh	44.5	38.0	32.9	26.3	37.9		19.4	27.0		22.6	25.3	
Incremental Delay (d_2), s/veh	8.3	12.4	0.4	4.1	109.2		1.1	10.4		2.3	4.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	52.8	50.4	33.2	30.4	147.1		20.5	37.4		25.0	29.3	
Level of Service (LOS)	D	D	C	C	F		C	D		C	C	
Approach Delay, s/veh / LOS	48.3	D		109.8	F		34.5	C		28.5	C	
Intersection Delay, s/veh / LOS	56.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.93	B	1.91	B	2.10	B
Bicycle LOS Score / LOS	1.44	A	1.82	B	1.82	B	1.66	B

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HCS Two-Way Stop-Control Report

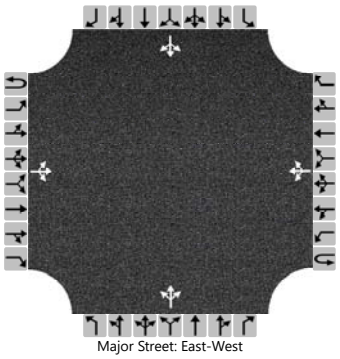
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	732	14		39	459	2		9	0	47		6	0	12
Percent Heavy Vehicles (%)		2				1				4	4	4		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.12				4.11				7.14	6.54	6.24		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.54	4.04	3.34		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				41					59				19	
Capacity, c (veh/h)		1080				836					356				362	
v/c Ratio		0.00				0.05					0.17				0.05	
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.6				0.2	
95% Queue Length, Q_{95} (ft)											15.5				5.0	
Control Delay (s/veh)		8.3	0.1	0.1		9.5	0.6	0.6			17.1				15.5	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.1				1.3				17.1				15.5			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

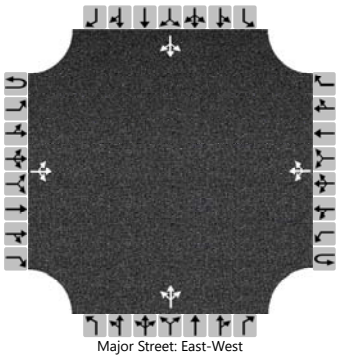
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & HARRISON
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	HARRISON ROAD
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		15	703	13		56	726	0		15	1	109		1	4	5
Percent Heavy Vehicles (%)		1				1				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.11				4.11				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.21				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		16				60					133				11	
Capacity, c (veh/h)		850				856					350				237	
v/c Ratio		0.02				0.07					0.38				0.04	
95% Queue Length, Q_{95} (veh)		0.1				0.2					1.7				0.1	
95% Queue Length, Q_{95} (ft)											42.5				2.5	
Control Delay (s/veh)		9.3	0.3	0.3		9.5	1.2	1.2			21.5				20.9	
Level of Service (LOS)		A	A	A		A	A	A			C				C	
Approach Delay (s/veh)	0.5				1.8				21.5				20.9			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

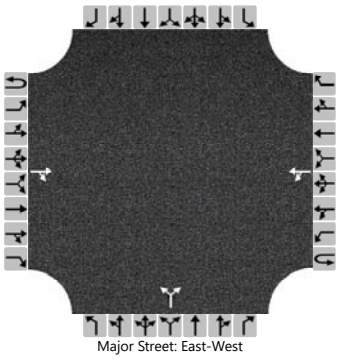
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			685	8		16	487			11		41				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					55					
Capacity, c (veh/h)						876					396					
v/c Ratio						0.02					0.14					
95% Queue Length, Q_{95} (veh)						0.1					0.5					
95% Queue Length, Q_{95} (ft)						2.5					12.5					
Control Delay (s/veh)						9.2	0.3				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.5				15.6						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

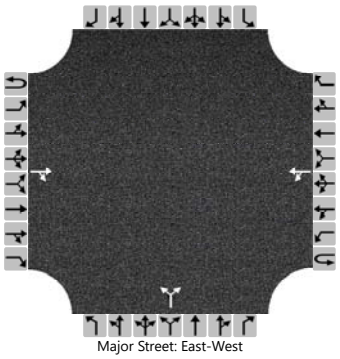
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	SILER PARK LANE
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			640	4		16	764			2		69				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left + Thru						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					76					
Capacity, c (veh/h)						911					439					
v/c Ratio						0.02					0.17					
95% Queue Length, Q_{95} (veh)						0.1					0.6					
95% Queue Length, Q_{95} (ft)						2.5					15.0					
Control Delay (s/veh)						9.0	0.3				14.9					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)							0.5				14.9					
Approach LOS							A				B					

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HCS Two-Way Stop-Control Report

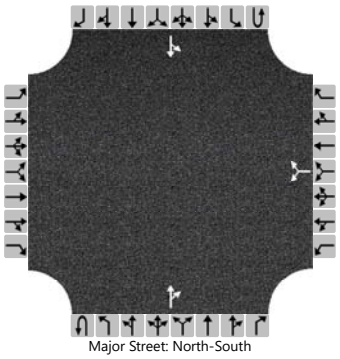
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						38		16			558	86		16	767	
Percent Heavy Vehicles (%)						1		1						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.41		6.21						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.51		3.31						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							59							18		
Capacity, c (veh/h)							297							897		
v/c Ratio							0.20							0.02		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
95% Queue Length, Q_{95} (ft)							17.7							2.5		
Control Delay (s/veh)							20.1							9.1	0.3	
Level of Service (LOS)							C							A	A	
Approach Delay (s/veh)						20.1								0.5		
Approach LOS						C								A		

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HCS Two-Way Stop-Control Report

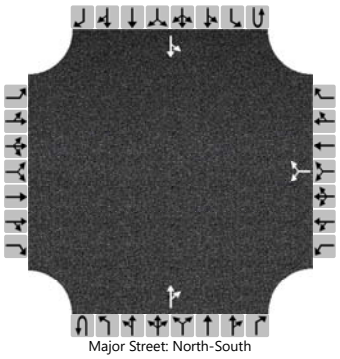
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	North-South
Project Description	BUILD

Site Information

Intersection	SILER ROAD & SILER PARK LANE
Jurisdiction	SANTA FE
East/West Street	SILER ROAD
North/South Street	SILER PARK LANE
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						63		22			764	87		13	672	
Percent Heavy Vehicles (%)						0		0						1		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.11		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							93							14		
Capacity, c (veh/h)							262							738		
v/c Ratio							0.36							0.02		
95% Queue Length, Q_{95} (veh)							1.5							0.1		
95% Queue Length, Q_{95} (ft)							37.6							2.5		
Control Delay (s/veh)							26.1							10.0	0.3	
Level of Service (LOS)							D							A	A	
Approach Delay (s/veh)						26.1								0.5		
Approach LOS						D								A		

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HCS Two-Way Stop-Control Report

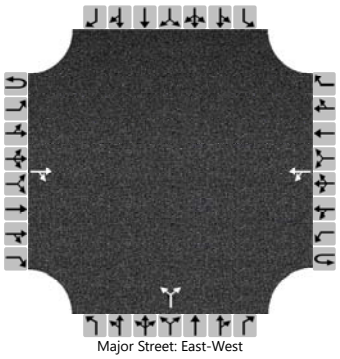
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	AM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			620	11		4	391			34		14				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					51					
Capacity, c (veh/h)						919					390					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.2					
Control Delay (s/veh)						8.9	0.1				15.6					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)					0.1				15.6							
Approach LOS					A				C							

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HCS Two-Way Stop-Control Report

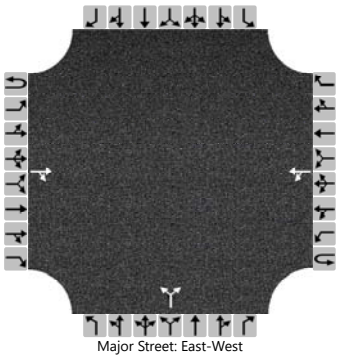
General Information

Analyst	MG
Agency/Co.	BHI
Date Performed	4/5/2024
Analysis Year	2042
Time Analyzed	PM PEAK HOUR
Intersection Orientation	East-West
Project Description	BUILD

Site Information

Intersection	AGUA FRIA-NORTH SITE ENTRANCE
Jurisdiction	SANTA FE
East/West Street	AGUA FRIA STREET
North/South Street	NORTH SITE ENTRANCE
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			610	34		14	613			20		8				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Left Only						1				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15					30					
Capacity, c (veh/h)						908					335					
v/c Ratio						0.02					0.09					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.6					
Control Delay (s/veh)						9.0	0.2				16.8					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.4				16.8						
Approach LOS						A				C						

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City of Santa Fe, New Mexico
PUBLIC MEETING NOTICE

City of Santa Fe, New Mexico

Case # 2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025

Exhibit C

Applicant Materials

1. **Master Set Plan**

MASTER PLAN

2768 Agua Fria Street
Santa Fe NM, 87507

Building Criteria

SITE: 2768 Agua Fria Street, Santa Fe, New Mexico

Building Code Information

2021 IBC & SANTA FE CITY

LAND DEVELOPMENT CODE

ZONING:	CURRENT MU; PROPOSED C2
LOT SIZE:	4.1194 ACRES (179,445.2635 SQ. FT.)
SETBACKS:	STREET= 15'-0" SIDE= 0'-0" REAR= 10'-0" NOTE 2: 25'-0" IF ABUT RESIDENTIAL
LANDSCAPE REQUIREMENTS:	Per Santa Fe City Code 14-8.4
FLOOD PLAIN:	Proposed Structures out of flood plain

Project Team:

Architect:

Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269

Planner:

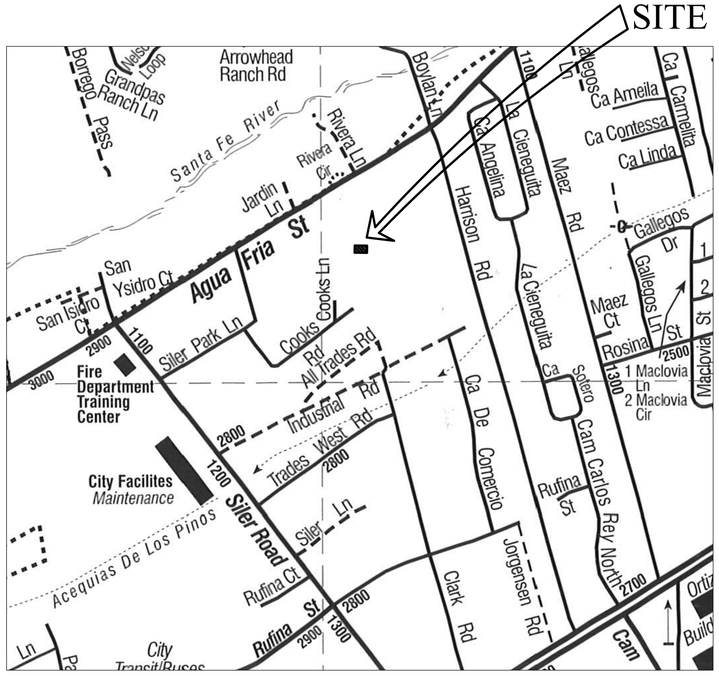
JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe, NM 87501
505-820-7444

Civil Engineer:

Civil Design Group, LLC
617 West Alameda Street
Santa Fe, NM 87501
575-571-5164

Surveyor:

Dawson Surveys Inc.
7505 Mallard Way
Santa Fe, NM 87507
505-471-6660



Vicinity Map

NORTH
N.T.S.

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269 FAX 505-986-1270

WEBSITE: www.archallinc.com

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Drawing Index

C-O	COVER
C-1	EXISTING CONDITIONS
C-2	MASTER PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	MASTER UTILITY PLAN
C-5	PRELIMINARY LANDSCAPING PLAN

CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2024-XXXX
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF XXXX

MAYOR _____ DATE _____

ATTEST: _____ DATE _____
CITY CLERK

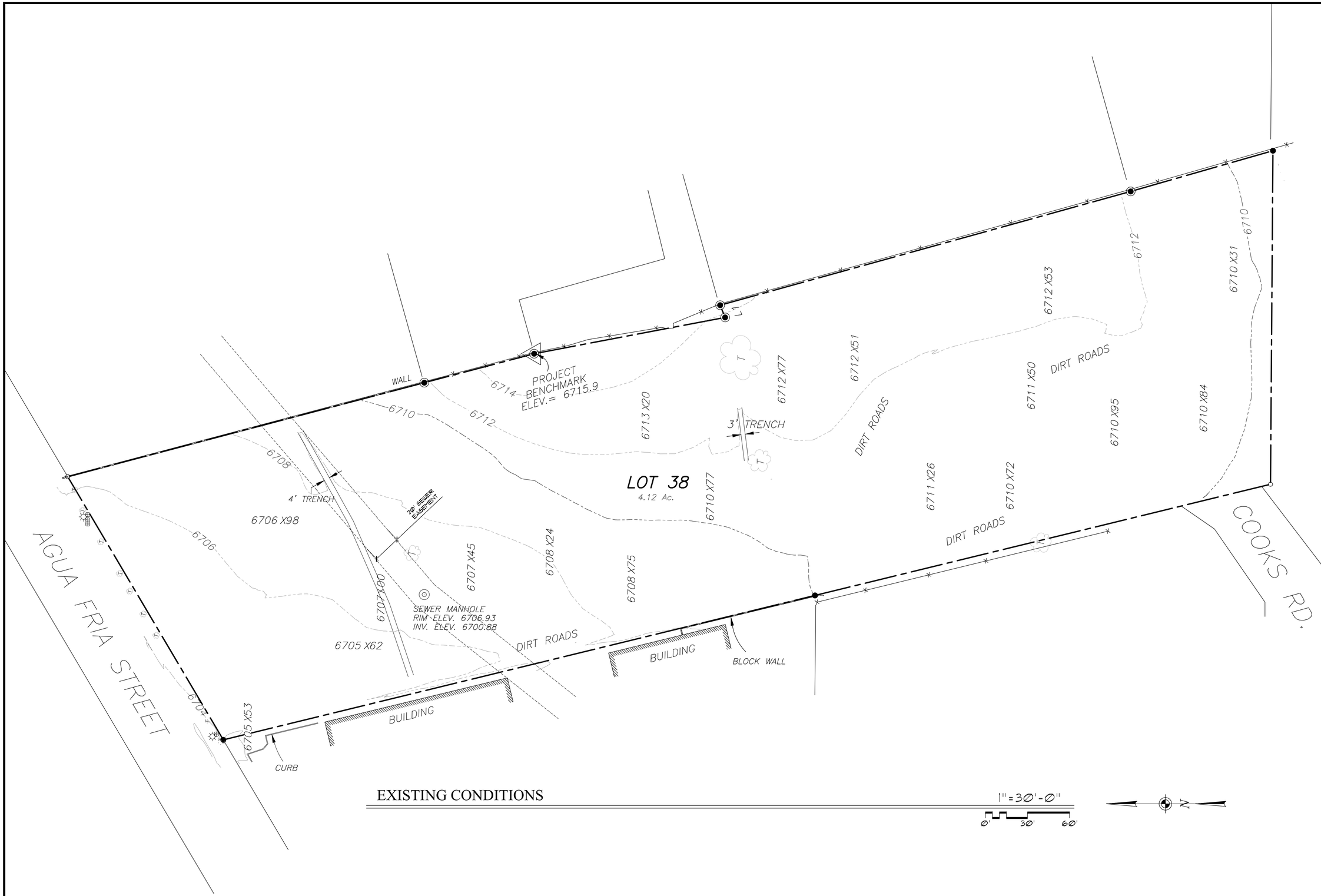
CITY OF SANTA FE LAND USE APPROVAL:

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

MASTER PLAN DRAWINGS:
MARCH 20, 2025
ARCHITECT'S PROJECT NUMBER 97-15

MASTER PLAN - AGUA FRIA STREET



EXISTING CONDITIONS

1" = 30'-0"

0' 30' 60'

N

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

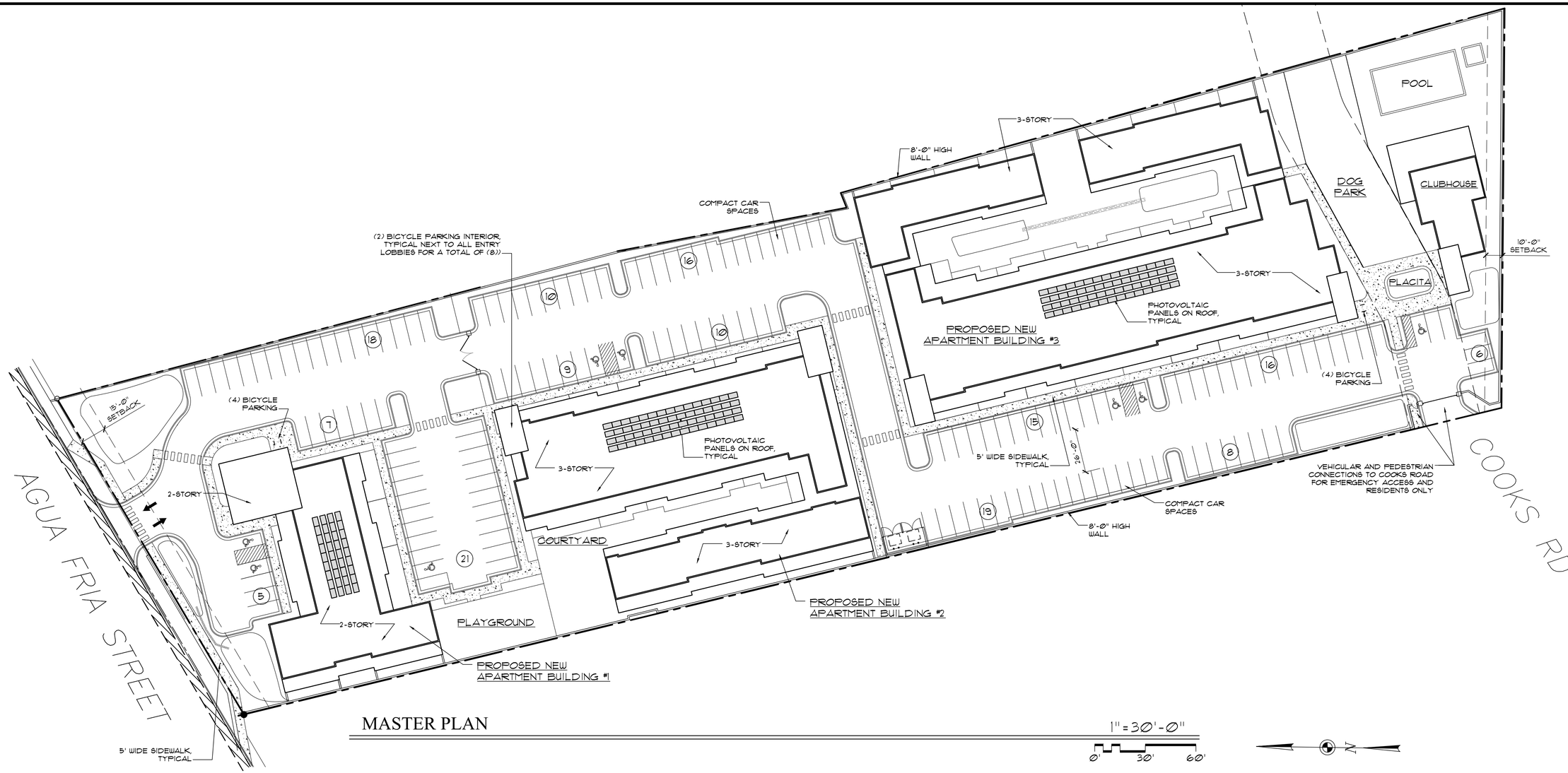
CHECKED BY HR	DATE 08/09/24
DRAWN BY HR	DATE 08/09/24

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

C-1



MASTER PLAN

1" = 30'-0"

0' 30' 60'

PERMISSIBLE USES:

RESIDENTIAL:
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

COMMERCIAL:
- FOOD AND BEVERAGE
- RETAIL
- STUDIO
- ARTS ACTIVITIES
- SERVICE ESTABLISHMENTS

GENERAL NOTES:

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
3. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
4. FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
5. UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
6. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
7. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE
8. LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
9. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(1)(5), PLANT ATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
15. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
18. THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT

SITE DATA:

PROPOSED ZONING: C2

LOT SIZE
4.1194 ACRES (179,445.2635 SQ. FT.)

FOOTPRINT
TOTAL FOOTPRINT: 61,790 SF

LOT COVERAGE
REQUIRED 60% MAXIMUM
PROVIDED 40%

OPEN SPACE
REQUIRED: 250 SF PER GROUND FLOOR DWELLING UNIT FOR MIXED-USE PROJECTS PER SFCC 14-7.5(D)(8)(c)
*(49) GROUND FLOOR DWELLING UNITS X 250= 12,250

PROVIDED: COMMON OPEN SPACE = 32,010 SF
PRIVATE OPEN SPACE = 19,159 SF
TOTAL OPEN SPACE = 51,169 SF (29%)
*COMMON OPEN SPACE DOES NOT INCLUDE THE DOG PARK AND PLACITA WHICH TOTAL 6,818 SF.

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'
MAXIMUM PROPOSED BUILDING HEIGHT: 45'

UNIT COUNT:

STUDIO/SMALL 1 BR:	25 UNITS
1-BEDROOM:	70 UNITS
2-BEDROOM:	19 UNITS
3-BEDROOM:	16 UNITS
TOTAL UNITS:	130 UNITS

PARKING CALCS

RETAIL:	1/200 SQ. FT.	
RESIDENTIAL:	OVER 5 UNITS (LESS THAN 800 SQ.FT.) 1 ASSIGNED AND 0.25 UNASSIGNED	
RESIDENTIAL:	OVER 5 UNITS (800 -1200 SQ. FT.) 1 ASSIGNED AND 0.5 UNASSIGNED	
COMMERCIAL	1,000 NLA SQ. FT./200	= 5
RESIDENTIAL LESS THAN 800 SQ. FT.	95 UNITS x 1.25	= 118.75
RESIDENTIAL 800-1,200 SQ. FT.	19 UNITS x 1.5	= 28.5
RESIDENTIAL OVER 1,200 SQ. FT.	16 UNITS x 2	= 32

TOTAL PARKING SPACES REQUIRED 185
PROVIDED 160 INC. 8 H-CAP

BICYCLE PARKING: 12 SPACES REQUIRED
12 SPACES PROVIDED

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
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FAX 505-986-1270
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NO.	REVISION/SUBMISSIONS	DATE

STAMP

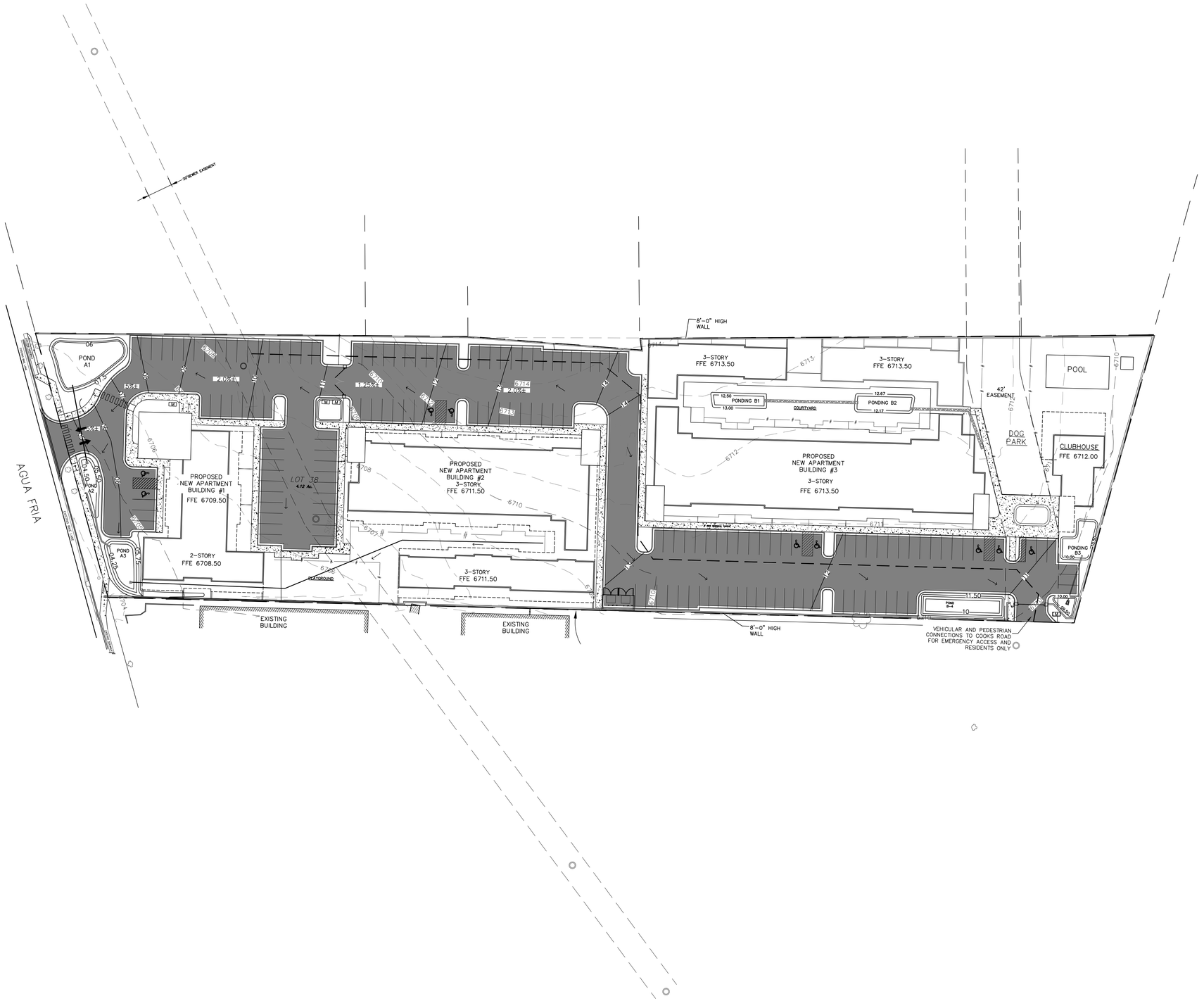
PROJECT TITLE
MASTER PLAN
2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY	HR	DATE	05/21/25
DRAWN BY	HR	DATE	05/21/25

SHEET TITLE
MASTER PLAN

SHEET NO.
C-2



SHEET INDEX:

SHEET NO.	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	MASTER UTILITY PLAN

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0' 40' 80'

SCALE: 1" =40'

LEGEND

	PROPERTY LINE
7901	EXISTING CONTOUR MAJOR
7900	EXISTING CONTOUR MINOR
7901	PROPOSED CONTOUR MINOR
7901	PROPOSED CONTOUR MAJOR
	PROP. ASPHALT
FG 40.50	PROPOSED SPOT ELEVATION FG: FINISHED GRADE TC: TOP OF CURB/ TOP OF CONCRETE TS: TOP OF SIDEWALK
	RIP RAP
	FLOW DIRECTION
FFE	FINISHED FLOOR ELEVATION

UTILITY NOTE

THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE DESIGNER AND ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

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TOPOGRAPHY NOTE:

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY DAWSON SURVEYS.

- THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY. THE DESIGNER AND ENGINEER'S RESPONSIBILITY IS LIMITED TO THE ENGINEERING WITHIN THE PROVIDED TOPOGRAPHY SURVEY.

Civil Design Group
PO Box 241154, Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
4434 VALVERDE COURT
P.O. BOX 20364
COLORADO CITY, CO 81019

57 VENTERO RD
P.O. BOX 143
AMALIA, NM 87512

OFFICE: (719) 676-2551

REVISIONS

DATE	DESCRIPTION

		DATE
DESIGN:	PLB	03/21/25
DRAFTED:	PLB	03/21/25
APPROVAL:	AMA	03/21/25
SCALE:	AS SHOWN	
SHEET SIZE:	24 x 36	
FILE:	200-24-01_Agua Fria Apartments_REV3.dwg	

PROJECT NUMBER: 202-24-01

CLIENT CONTACT INFO:

JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

OWNER CONTACT INFO:

COLD WATER DEVELOPMENT
106 FAITHWAY ST.
SANTA FE, NM 87501

SITE LOCATION:

2768 AGUA FRIA ST
SANTA FE, NM 87507

PROJECT NAME:

MASTER PLAN
2768 AGUA FRIA ST.

SHEET TITLE:

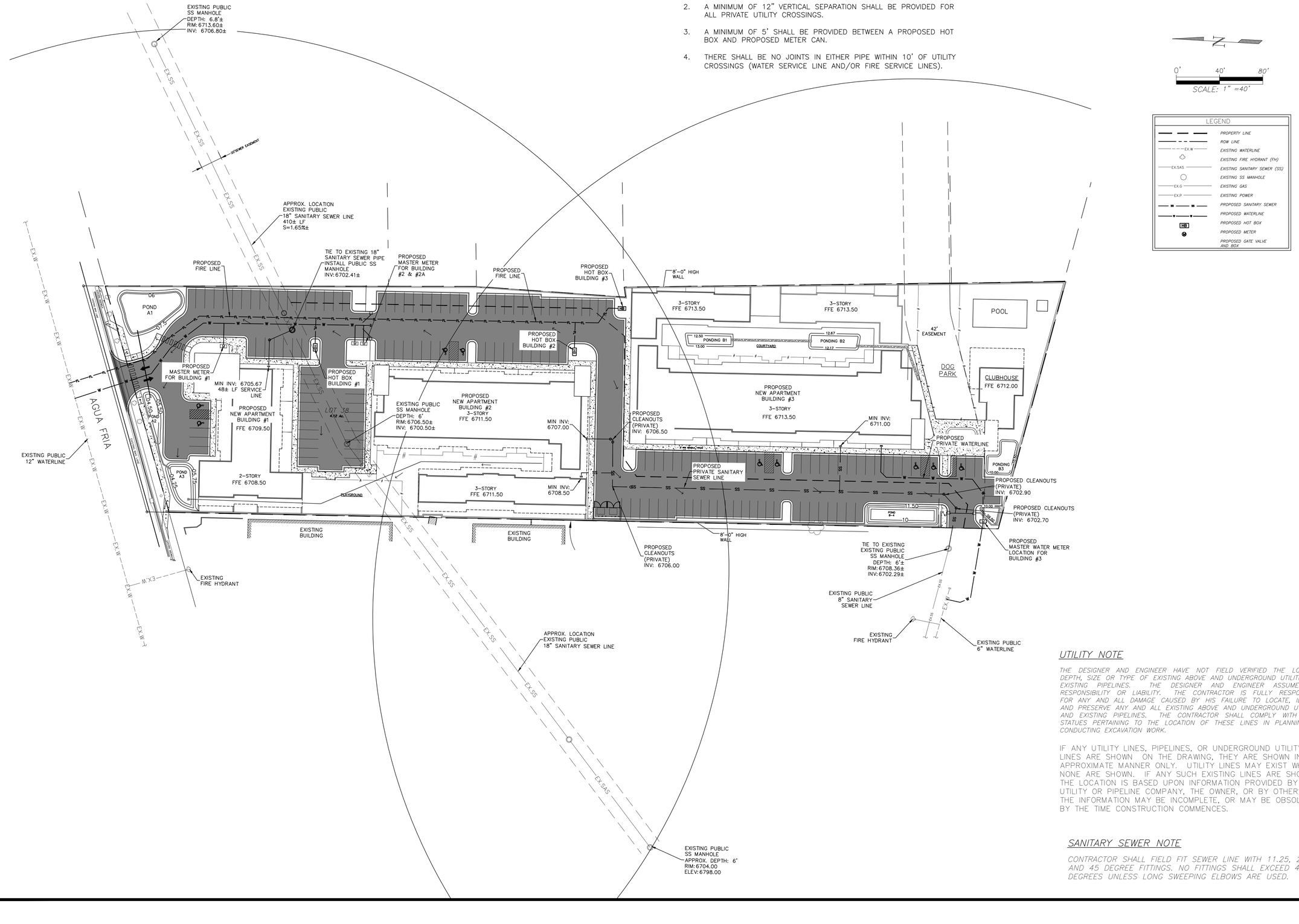
PRELIMINARY GRADING PLAN

SHEET NO:

C - 3

GENERAL UTILITY NOTES

1. A MINIMUM OF 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN OUTSIDE OF THE PUBBLIC WATER LINE TO THE OUTSIDE OF THE PUBLIC SANITARY SEWER LINE.
2. A MINIMUM OF 12" VERTICAL SEPARATION SHALL BE PROVIDED FOR ALL PRIVATE UTILITY CROSSINGS.
3. A MINIMUM OF 5' SHALL BE PROVIDED BETWEEN A PROPOSED HOT BOX AND PROPOSED METER CAN.
4. THERE SHALL BE NO JOINTS IN EITHER PIPE WITHIN 10' OF UTILITY CROSSINGS (WATER SERVICE LINE AND/OR FIRE SERVICE LINES).



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SANITARY SEWER NOTE

CONTRACTOR SHALL FIELD FIT SEWER LINE WITH 11.25, 22.5, AND 45 DEGREE FITTINGS. NO FITTINGS SHALL EXCEED 45 DEGREES UNLESS LONG SWEEPING ELBOWS ARE USED.

Civil Design Group
PO Box 24154, Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
4434 VALVERDE COURT
P.O. BOX 20364
COLORADO CITY, CO 81019
57 VENTERO RD
P.O. BOX 143
AMALIA, NM 87512
OFFICE: (719) 676-2551

REVISIONS

DATE	DESCRIPTION

		DATE
DESIGN:	PLB	03/21/25
DRAFTED:	PLB	03/21/25
APPROVAL:	AMA	03/21/25
SCALE:	AS SHOWN	
SHEET SIZE:	24 x 36	
FILE:	200-24-01_Agua Fria Apartments_REV3.dwg	
PROJECT NUMBER:	202-24-01	

CLIENT CONTACT INFO:
JENKINS GAVIN
130 GRANT AVE, SUITE 101
SANTA FE, NM 87501
505-820-7444

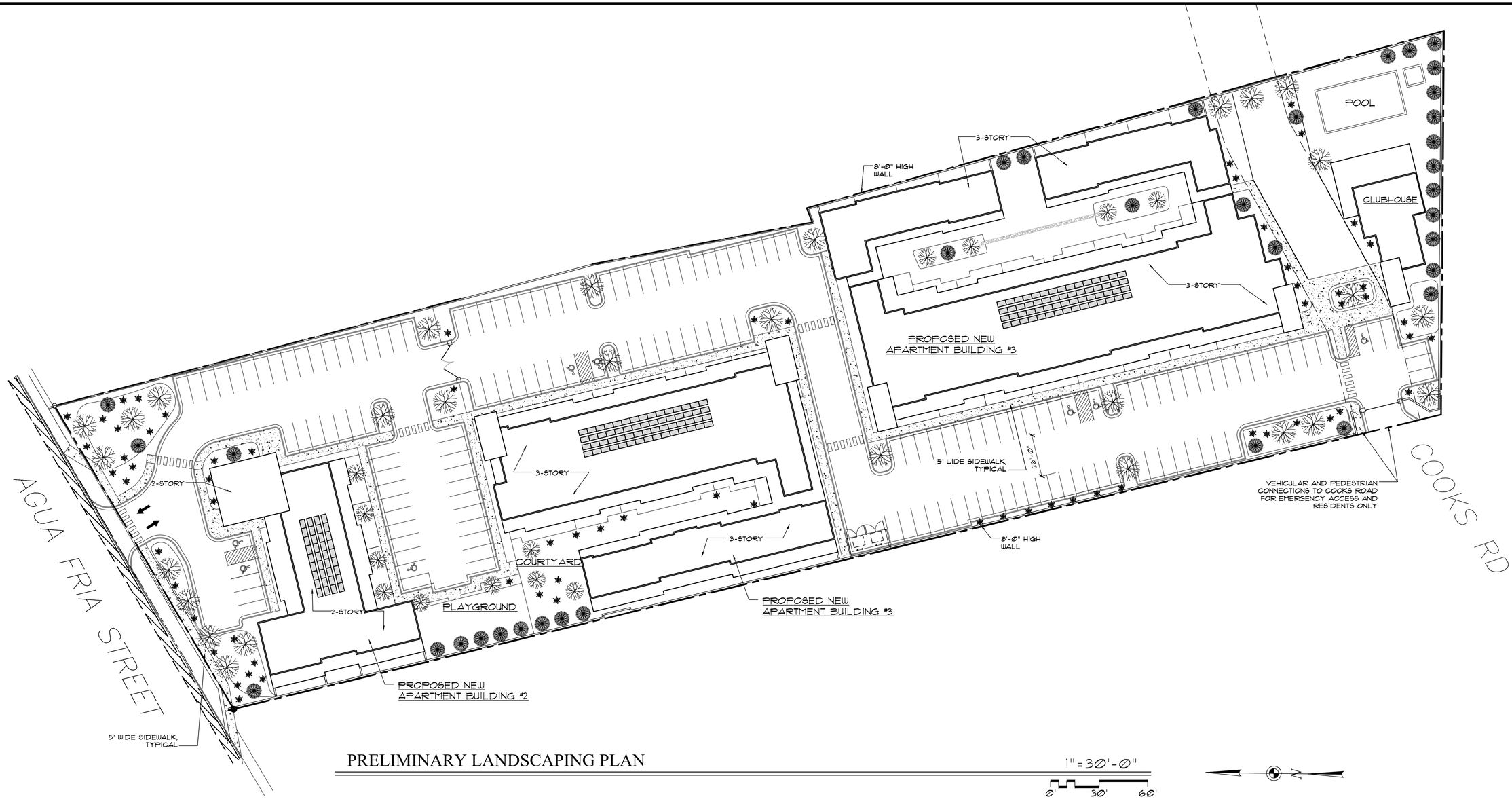
OWNER CONTACT INFO:
COLD WATER DEVELOPMENT
106 FAITHWAY ST.
SANTA FE, NM 87501

SITE LOCATION:
2768 AGUA FRIA ST
SANTA FE, NM 87507

PROJECT NAME:
MASTER PLAN
2768 AGUA FRIA ST.

SHEET TITLE:
MASTER UTILITY PLAN

SHEET NO:
C - 4



PRELIMINARY LANDSCAPING PLAN

1" = 30'-0"

0' 30' 60'

N

LANDSCAPING NOTES:

1) ALL DECIDUOUS TREES TO BE (2) INCH MINIMUM CALIPER.

2) ALL EVERGREEN TREES SHALL BE A MINIMUM OF (6) FEET IN HEIGHT.

3) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF (2) INCHES.

4) ALL NEW SHRUBS SHALL BE 5 GALLON MINIMUM EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.

5) PLANTERS AS NOTED ON PLAN TO BE PLANTED WITH WATER-WISE CITY APPROVED PLANTS.

6) ALL PLANT MATERIAL SHALL BE COLD HARDY TO USDA CLASSIFICATION ZONE 5.

7) A MINIMUM OF ONE TREE AND THREE SHRUBS PER 500 SQUARE FEET OF REQUIRED PONDING AREA.

8) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND THE MULCH RENEWED YEARLY OR AS NEEDED. MULCH MAY BE OF ORGANIC OR INORGANIC MATERIAL.

GENERAL NOTES:

1) REFER TO GRADING AND DRAINAGE FOR PONDING LOCATIONS

LEGEND:

PROPOSED NEW DECIDUOUS TREE

PROPOSED NEW EVERGREEN TREE

PROPOSED NEW SHRUB

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

www.archallinc.com

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NO.	REVISION/SUBMISSIONS	DATE

STAMP

PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 94-03

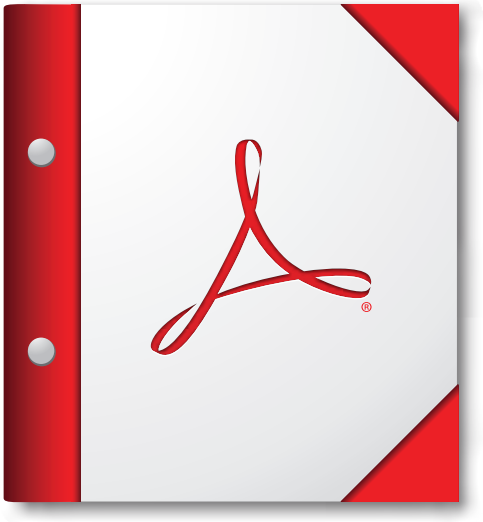
CHECKED BY	HR	DATE	03/20/25
DRAWN BY	HR	DATE	03/20/25

SHEET TITLE

PRELIMINARY LANDSCAPING PLAN

SHEET NO.

C-4



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From:	Sean Abeyta <sabeyta17@gmail.com>
Sent:	Wednesday, July 16, 2025 9:37 AM
To:	CRUZ-HABER, JOEL A.; jennifer@jenkinsgavin.com; info@letselevatenm.org
Subject:	RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Santa Fe Planning Commission,

I am writing to urge your support for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans.

The Santa Fe rental market has become increasingly unaffordable for the average New Mexican. Per the Santa Fe Reporter, there's an estimated shortage of about 7,343 rental units in the Santa Fe Metropolitan Statistical Area, according to SFAR's 2021 State of Housing Report. Over the past four years, the average monthly rent for one-bedroom apartments has increased by 40%, up to $1,358, reports CBRE. Preventing any number of new rental units, affordable or otherwise, will only increase rental housing scarcity and further drive up rent prices. GENM supports this project for the following reasons:

(1) promotes infill development on a currently underutilized property,
(2) promotes housing growth,
(3) the project has the potential to improve the local infrastructure in the neighborhood.

This project also helps develop an area in much need of growth and improvement, potentially incentivizing future development in the surrounding area.

I ask that you recommend approval of this critical project for Santa Fe during this state's housing crisis! I respectfully request that you recommend approval of these requests.

Thank you!

Sean Abeyta
GENM Member