



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
DECEMBER 03, 2020 AT 6:00
PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

Attendance: In response to the State’s declaration of a Public Health Emergency, the Mayor’s Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Planning Commission meeting will be conducted using Zoom.

Viewing on YouTube: Members of the public may stream the meeting live on the City of Santa Fe’s YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, or smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe’s Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/83138050511?pwd=UlhueHUwd2VLUG5JM1c4RURFZ1NKdz09> and use password: 349362.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:

US: 1 346 248 7799 or 1 669 900 6833 or 1 253 215 8782 or 1 312 626 6799 or 1 929 205 6099 or 1 301 715 8592

Webinar ID: 831 3805 0511

Public Comment:

- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.
- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please



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contact Noah Berke (505-490-5930, nlberke@santafenm.gov) at least seventy-two (72) hours in advance of the meeting and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.

- In writing: A person may submit written public comments in at least seventy-two (72) hours in advance of the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. November 5, 2020
2. November 19, 2020 (POSTPONED TO JANUARY 7, 2021)

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Appeal #2020-2789-APPL of Case #2020-2430. 1298 Lejano Lane Lot Line Adjustment.

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2020-2499. 1623 Camino de Cruz Blanca Variance to 14-7.2(B)(5).** James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variances to Subsection 14-7.2(B)(5) for calculation of dwellings within the Mountainous And Difficult Terrain (to eliminate the 0.75 reduction in density from the calculation of density). The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities – 0.4 Dwellings per acre with a net lot area of 2.5 acres per single family dwellings), and is located within the Suburban



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Archaeological Review District and area mapped as the Mountainous and Difficult Terrain. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) (POSTPONED FROM OCTOBER 1, 2020)

2. **Case #2020-2592. 1623 Camino de Cruz Blanca Variance to Table 14-9.2-1.** James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variance to Table 14-9.2-1 "Design Criteria for Street Types" to allow 9 dwelling units on a Lot Access Driveway. The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities - 0.4 Dwellings per acre with a net lot area of 2.5 acres per single family dwellings), and is located within the Suburban Archaeological Review District and area mapped as the Mountainous and Difficult Terrain. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) (POSTPONED FROM OCTOBER 1, 2020)
3. **Case #2020-2639. 1160 Camino De Cruz Blanca Telecommunications Facility.** Gravity Pad Partners, LLC, Agent, for AT&T/FirstNet NML0255 and St John's College, Applicants, requests approval of a new Telecommunication Facility with a waiver to height, pursuant to Section 14-6.2(E) "Telecommunication Facilities." The property is zoned R-1 (Residential – 1 dwelling unit per acre) and is located within the Historic Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587). **(POSTPONED TO JANUARY 7, 2021)**
4. **Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision.** Liaison Planning Services, Inc., Agent, for Carlos and John Romero, Owners, requests approval of a final subdivision plat for 7 single-family residential lots located at 1620 Agua Fria Street. The property is zoned R-5 (Residential- five dwelling units per acre) and is approximately 1.47 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

H. STAFF COMMUNICATIONS

MATTERS FROM THE COMMISSION

I. ADJOURNMENT



City of Santa Fe

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

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
NOVEMBER 5, 2020**

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes October 01, and October 15, 2020	Approved	2
E. Approval of Findings/ Conclusions	None	2
F. Old Business	None	2
G. New Business		
1) Consideration of Impact Fees Bill	Approved	2-6
2) Case #2020-2645 4000/4100 Geo Lane. Findings/Conclusions	Approved	6-9
3) Case #2020-2643 5201 Beckner Rd. Subdivision	Approved	9-12
4) Case #2020-2653 5201 Beckner Rd. Variance	Approved	12
5) Case #2020-2652 HDRB 5201 Beckner Rd. Final Development	Approved	12
H. Staff Communications	Comments	12
Matters from the Commission		12-15
I. Adjournment	Adjourned at 7:40 pm	15

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, November 5, 2020 - 6:00pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:00 p.m. at a virtual meeting.

A. ROLL CALL

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

Members Present

Commissioner John B. (Jack) Hiatt, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez – Arrived at 6:08 pm
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

(One Vacancy)

Others Present:

Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planner Manager and Staff Liaison
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

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.

B. PLEDGE OF ALLEGIANCE

Chair Hiatt led the pledge of allegiance.

C. APPROVAL OF AGENDA

MOTION: Commissioner Faulkner moved, seconded by Commissioner Hogan to approve the agenda, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Hogan, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES

October 1, 2020 and October 15, 2020

MOTION: Commissioner Faulkner moved, seconded by Commissioner Hogan to approve the October 1, 2020 and October 15, 2020 Minutes, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Hogan, Lawrence and Sategna voting in favor and none voting against.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Consideration of Bill No. 2020-___**: An Ordinance Regarding Impact Fees, Amending Subsection 14-8.14(E) SFCC 1987 to Adopt a New Impact Fee Schedule and to Clarify Appropriate Land Use Categories as They Relate to Impact Fee Collection. (Mayor Webber) (Carlos Gemora, Planner Senior, cegemora@santafenm.gov, 955-6670)

STAFF REPORT

Director Isaacson said the subsection amendment says that impact fees shall only be collected per a valid Impact Fee Capital Improvement Plan (IFCIP). He expects the Governing Body to adopt the amendment at the December 9, 2020 meeting. He asked Carlos Gemora to review the background with the Commission on the impact fees, the

proposed changes and the recommendations from staff and the CIAC (Capital Improvement Advisory Committee).

Chair Hiatt stated he is also the Chairman of the CIAC, and the Committee has reviewed the documents. These are their recommendations to the Planning Commission and should be recommended to the Governing Body by the Planning Commission.

Commissioner Gutierrez arrived at 6:08 pm.

Mr. Gemora said the intent of impact fees is to charge new development a proportionate share of the infrastructure costs they impose. There are four different impact fees: Roads, Parks, Fire, and Police. Past funds have been used for small parks and large and small projects. The future funds will be used for park bathrooms, playground and exercise equipment, roadway improvements, and to expand storage capacity for the fire and police departments.

Staff worked closely with CIAC, tasked with overseeing the amendment. They worked on the collection, assessment, and update of the impact fees to develop this plan and ordinance. State law requires the update of the existing plan which was adopted in 2014 and is ending in 2020. New fees are needed reflecting the new plan as the 2014 fees no longer adequately provide funds for infrastructure. Two parts run concurrently, the first is the passage of the IFCIP, which is not directly under the purview of the Commission. The plan creates the 2020 maximum calculated table of fees. That is used to estimate the City's costs to provide infrastructure.

The second item is under the Commission's review and is the proposed Impact Fee Ordinance. The ordinance has three main goals: 1) to come into legal compliance with the method of assessing of fees; 2) to create a predictable method to transition from the old set of fees to the new; and 3) to consider naturally increasing infrastructure costs that have not been assessed since 2014. The ordinance has two main parts, staff proposes in 2021 to charge fees that are relatively similar to those imposed in 2014. They want to avoid drastic changes that could impact the existing plan development. The proposed fees cover about 55% of the infrastructure costs. They propose to maintain that level in 2021 and for an average single-family housing unit it will be an increase of \$322; multifamily units increase of \$17 and retail and commercial would be a negative \$790.

Mr. Gemora said it is important to recognize they are constrained in how the IFCIP calculates fees. They are not able to assess land use types independently and can only look at the adoption percentages of fees. Staff in collaboration with CIAC proposes to charge Roads at 70% of the maximum; Parks and Fire at 40% and Police at 50% of maximum. Phased increases are proposed for 2022 through 2025 with fees for residential units, retail/commercial and office space increasing around \$300-\$600

annually. That provides a predictable way to maintain compliance and catch up with some naturally increasing costs.

Chair Hiatt asked Clancy Mullen to introduce himself and provide a short summary of his role.

Clancy Mullen is a consultant with Duncan Associates, a planning firm out of Austin, Texas. They have been working with the City on the impact fee program updates since 2003. A lot of input goes into the impact fees; the current inventory of what the City has. The fees are based on the current level of service and the City's capital investment per unit of development. A lot of factors and data, such as with inventory; includes looking at the inventory of facilities to ensure it is complete; the costs to build new facilities; looking at the credit side of avoiding double payments, amount of debt and whether grant funds were received and would likely continue.

PUBLIC HEARING

Chair Hiatt opened the public hearing but seeing no one closed the hearing.

COMMISSION DISCUSSION

Mr. Gemora pointed out a new packet with minor updates to the ordinance had been created since the packet was published. He offered to review the updates, which were relatively minor. The main change is it limits the timeframe for the phased increases and shows the new service areas with references created for those.

Chair Hiatt asked the maker of the motion to be sure to include the amendments to the ordinance.

Commissioner Hogan asked to clarify the distinctions on the infrastructure and if there are different categories for types of services; fire stations, parks, etc. versus the utilities, sewer/water and streets, curb and gutter.

Mr. Gemora explained all impact fee eligible projects can only be used on capacity expanding and growth-related projects connected to the Roads, Parks, Fire, and case funds. The CIAC and staff, the City Attorney's office and Governing Body all ensure compliance with state law. The City has some discretion to award funds, and they do need to conform to one of the four categories. And curbs and gutters, sidewalks are usually part of the Roads fund.

Commissioner Hogan said the developers are required on a lot of developments to put in infrastructure improvements and dedicate those to the City. He asked if the analysis breaks down and credits the developer when they put in a street, sewer, etc.

Mr. Gemora replied that doesn't come into play when evaluating the maximum calculated fees. However, City Code enables waivers for projects that build infrastructure beyond the scope of development. Mr. Gemora gave the Marcona Apartments project recently approved as an example. They proposed sidewalks in front of the property and in return for the developer building sidewalks out beyond their property, the project's impact fees were waived.

Director Isaacson clarified it was not a waiver, the ordinance has a credit provision. A developer who does off-site improvements in the project area can work with the City to receive a credit for a portion of the impact fees. That determination is done prior to issuance of a permit and in collaboration with the offices of Land Use and the City Attorney.

Commissioner Hogan said he was glad for the clarification, particularly about the timing of when fees are assessed. That avoids developers receiving double pay up front and then later in the process get credited back when it is the startup fees that are the most challenging.

He said he also wanted to clarify how the structure is conceptualized. He understood it starts with the City adopting the General Plan. Then the plan is used to determine the infrastructure required to meet the plan and a timeframe is put on that. That informs the study of what the impact fees should be and how the assessment would need to be rolled out.

Mr. Gemora said that was generally correct. The CIP, how the City plans to build infrastructure and where, and the time frames, are all outside this process. Hypothetically they can be combined, and some things changed, but for this process they are separate. The IFCIP is a separate plan from the decision of which projects and where and what are the City's priorities. The IFCIP is to some degree, separate from the ordinance being reviewed.

Commissioner Hogan asked if accurate that the Capital Improvements Plan is an input to the process.

Mr. Gemora replied it is to a degree. They have worked with Facilities, Public Works, Parks, Roads and Fire to ensure the eligible projects they want are in the CIP.

Chair Hiatt clarified the motion is to recommend to the Governing Body the adoption of the assessment plan as proposed by staff with minor amendments made by Director Isaacson.

Ms. Paez confirmed that.

MOTION: Commissioner Hogan moved to recommend approval as presented with the amendments as discussed. The motion was seconded by Commissioner Faulkner.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

2. **Case # 2020-2645. 4000 and 4100 Geo Lane Final Subdivision.** John Reeder, Agent, for GEO Park, LLC, Owner, requests approval of a final subdivision plat for 42 single-family residential lots at 4000 and 4100 Geo Lane. The properties are zoned R-5 (Residential- five dwelling units per acre) and total approximately 8.59 acres. (Lee Logston, Case Manager, llogston@santafenm.gov , 955-6136).

STAFF REPORT

Mr. Logston said John Reeder is the Agent/Owner requesting approval of a final subdivision plat for 42 single-family lots. The case has been through a number of hearings and revisions. On July 29, 2020, the Commission approved the applicant's request for amendment from institutional to low-density residential and R5 zoning. The applicant's request is before the Commission for approval of the final subdivision.

He summarized the applicant's agreement that is over and above staff's condition:

- 1) the covenants for the subdivision will include a prohibition on accessory dwelling units;
- 2) the deeds used to convey lots would also include a prohibition on accessory dwelling units; and
- 3) the covenants preclude placement of manufactured homes that exceed five years of age and places requirements on how they are anchored, the finishes, etc.; and
- 4) the applicant is to construct off-site sidewalks on Geo Lane and Buffalo Grass Road to connect the subdivision to Airport Road.

Mr. Logston noted the conditions, covenants, and notes on the plat have all been incorporated into the final subdivision plat being considered by the Commission. He noted the applicant had a short presentation. The final subdivision proposal complies with Chapter 14 and the applicant is fulfilling all of his promises.

Staff recommends approval of the final subdivision plat with the conditions of approval and technical corrections outlined in the report.

APPLICANT'S PRESENTATION

John Reeder, 824 Gonzalez Rd., was sworn in. He said he didn't have a whole lot to say at this time, this is their fourth time before the Commission. They have also been to City Council. He has tried to incorporate as many, if not all, of the feedback received

from Commissioners and the public. He had not been sure if there was enough existing right-of-way to extend the sidewalks to Airport Road along Geo Lane and Buffalo Grass Road. After looking at that there appears there is enough to get that done, but they need a retaining wall on Geo Lane but believe they can make it work. Also, where Buffalo Grass and Airport Road meet doesn't quite line up with the design. The curb and gutter may have to be changed and mailboxes relocated, but the applicant is willing to do that.

Mr. Reeder said many Commissioners and some in the public thought the applicant insincere about finding a partner to do stick-built housing. They have partnered with Twilight Homes and entered into a Letter of Intent agreement to do all stick-built housing, including the affordable units. That will be followed soon by a purchase agreement. Twilight Homes of New Mexico has done quality projects in Cielo Azul and La Potencia and they are pleased about the partnership. He hoped everyone else would be as well.

PUBLIC HEARING

Debra Snyderman, 3810 KSK Lane, was sworn in. She said her main concern has been the traffic issues, COVID and creating another densely populated neighborhood. Stick housing is definitely safer than mobile homes, but she plans to move because of what is happening to the neighborhood. Her life has been disrupted by the changes. She is concerned for those staying and their safety because of the traffic and necessary U-turns to get in or get out. She doesn't want streetlights. Her land backs up to Buffalo Grass Road and a streetlight shining in her bedroom window would not be good. She hopes there is a way to identify where streetlights go. Also, she is concerned that the turn lane in only holds three cars. A lot of people will need to get in and out of the schools when the five schools on Airport Road are in normal operation. Traffic will be much different when school is in session and she is not sure that was considered or whether there is room for changes at this point.

Helen Ann Chavez, 214 Calle Lima, was sworn in. She said this has been a year she has gone on with this project so, she only wants to ask if the turnoff into GEO Lane will be fixed. It would be disappointing if they say it will be and it is not. She feels sorry for the kids crossing Airport Road once schools open. She worries about more traffic because she is a senior citizen and lives alone and there is drag racing on Geo Lane. There are a lot of issues. Geo Lane is pitch dark with no traffic lights, no speed bumps and there will be a lot going on. She is concerned for her life. She hopes Mr. Reeder will respect the project and make it happen the way it is supposed to and not just walk away.

Marti Rodriguez wanted to speak but could not be heard.

Chair Hiatt said he would keep the public hearing open but go to Commissioner comment in the meantime.

COMMISSION DISCUSSION

Chair Hiatt asked Mr. Reeder if he knew the part of the road Ms. Chavez was concerned about.

Mr. Reeder said he did. Their plans do not include streetlights on Geo Lane other than in front of their property and does not extend up to Airport Road. The City requires streetlights in any subdivision and those will be incorporated within the subdivision. Some of those will shine light on Geo Lane. Regarding Ms. Snyderman's concern, the project will not add any streetlights where her house is along Buffalo Grass Road.

Chair Hiatt attempted to reconnect with Marti Rodriguez and offered to keep the hearing open briefly if he was able to connect.

Commissioner Gutierrez congratulated Mr. Reeder for partnering with Twilight Homes on stick-built homes on the property. He asked if the homeowners' covenant was added after partnering with Twilight stating the project is all new homes, and what happens if that does not come to fruition.

Mr. Reeder said if he understood the question, they largely adopted Twilight's covenants with some tweaking to meet the requirements agreed on. One was manufactured homes would not be allowed if greater than five years old. However, they decided for the purposes of meeting that condition, to strengthen it and changed the language. They do not expect the clause to ever be invoked, but just in case decided to have stronger language. It states in the case of any manufactured unit that may get approved by the architectural committee to be placed on the lot, it would have to be new only.

Commissioner Gutierrez said he and Mr. Logston reviewed some of the conditions earlier. He posed the question to Mr. Logston and poses the same to Mr. Reeder. Before the applicant receives a CO if it would make more sense to do all at once the turn lane - the extra 25 feet- and the sidewalks. They could get that done and out of the way for the convenience of the neighborhood in the beginning. He asked Mr. Reeder his plan for tackling those two things.

Mr. Reeder replied it was not a problem to do the left turn lane early in the first part of the project. Ideally, the sidewalks would not be required until they are staged to do all of the sidewalks at the same time in the subdivision.

Chair Hiatt closed the public hearing at this time.

MOTION: In Case # 2020-2645, 4000 and 4100 Geo Lane Final Subdivision, Commissioner Clow moved to approve with the conditions of approval and

technical corrections as outlined in the report. The motion was seconded by Commissioner Sategna.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Case # 2020-2645, 4000 and 4100 Geo Lane Findings of Fact and Conclusions of Law, Commissioner Clow moved to approve. The motion was seconded by Commissioner Sategna.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

3. **Case #2020-2643. 5201 Beckner Road Preliminary Subdivision.** JenkinsGavin, Inc., Agent, for Abacus Fund, LLC, Owner, requests approval of a preliminary subdivision plat for five lots located at 5201 Beckner Road. The property is zoned C-2 (General Commercial), is within the Las Soleras Master Plan, is within Zone 4 of the Cerrillos Road Highway Corridor Protection District and is approximately 36.35 acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov, 955-6136).
4. **Case #2020-2653. 5201 Beckner Road Slope Disturbance Variance.** JenkinsGavin, Inc., Agent, for Abacus Fund, LLC, Owner, requests approval of a variance to SFCC Subsection 14-8.2(D)(2)(b) "Grading" for natural slope disturbance of 30% or greater at 5201 Beckner Road. The property is zoned C-2 (General Commercial), is within the Las Soleras Master Plan, is within Zone 4 of the Cerrillos Road Highway Corridor Protection District and is approximately 36.35 acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov , 955-6136)
5. **Case #2020-2652. 5201 Beckner Road Final Development Plan.** JenkinsGavin, Inc., Agent, for Abacus Fund, LLC, Owner, requests approval of a final development plan for two phases (Phase 1 for a 330-unit multi-family apartment community, and Phase 2 for commercial development) located at 5201 Beckner Road. The property is zoned C-2 (General Commercial), is within the Las Soleras Master Plan, is within Zone 4 of the Cerrillos Road Highway Corridor Protection District and is approximately 36.35 acres. (Lee Logston, Case Manager, lrllogston@santafenm.gov , 955-6136).

Staff Report

Mr. Logston said this hearing is for three cases. The first case is for a preliminary subdivision request for approval for five lots, 4 commercial and 1 residential. The second case is a slope variance, and the third case is the final development plan. Phase 1 will be a 330 multifamily apartment unit and phase 2 a commercial development on the four lots. They met the goals of the Las Soleras Master Plan area mostly having to do with trail connections etc. The roads in the area were built recently. Zone 4 of the commercial property sets the requirements with setbacks, landscaping, access points, etc.

Staff recommends approval of all three requests. The motions are included in the staff report.

Chair Hiatt asked Mr. Logston to address the ENN issue.

Mr. Logston said Mr. Berke had attended the ENN in his absence. There are no exhibits. No residents attended, most were real estate agents and members of the press. Questions were around the project and proposal, the market rates, units and no concerns were expressed.

Applicant's Presentation

Jennifer Jenkins, 130 Grant Ave., Suite 101, was sworn in. She introduced Eric Cornelius and Mike Gomez with Santa Fe Engineering who were in attendance with her.

Ms. Jenkins shared a presentation. She reviewed the requests for the three cases. Views were shown of the 36-acre parcel and surrounding area. Property zoning is C2, the same as along the corridor and all uses are permissible. The site plan was shown and location for the Phase 1 multifamily apartment unit. Access will be to the north and aligns with the existing access to Presbyterian Hospital campus. A secondary access for residents only aligns with the main entrance into the Presbyterian campus. The apartment units will have a central clubhouse, pool, fitness area and outdoor amenities. A secondary emergency access will connect to the commercial that leads to Cerrillos Road as requested by the fire marshal. This will be designed as a pedestrian connection to the commercial; a 20-foot drivable surface that looks like a trail. An existing 5-foot sidewalk along Beckner will be widened to a 10-foot concrete multi-modal trail. The apartments will be a territorial style with 3 story buildings and every unit will have a patio or balcony. There will be a variety of stucco colors to create architectural interest.

Phase 2 is the commercial parcel with access from Cerrillos and a right-in, right-out access from Beckner. A condition of approval is to extend the Arroyo Chamiso Trail across the arroyo. They are working on access with all forms of multimodal transportation. Architecturally they want the buildings to harmonize with the apartments.

They will build a new southbound left turn lane into the site as well as a new northbound right turn lane into the site. Possible uses include a small grocery, a pharmacy, dining and a potential hotel.

The purpose of the variance relates to work needed in the arroyo. In 2009 FEMA issued a conditional letter of map amendment. The process is if a property owner ever wanted to modify the floodplain flowing through their property, they first hire an engineer to do an assessment and drainage analysis. They present the proposal to FEMA and if approved, FEMA issues a conditional letter of map amendment. That allows the property owner to construct those improvements in the arroyo. Those improvements were conducted in 2013 but one element of the approval is yet to be constructed, the on-site grading work. A small onsite drainage no longer outflows into the arroyo. In addition, it no longer accepts any upstream flows. As part of the approval a grading plan was submitted to FEMA to show the drainage way being built. The applicant is obligated to complete the work in accordance with the approval. Once done and approved by FEMA, the FEMA Floodplain Map will be amended to reflect that.

The drainage way in question was shown on screen with the work already done. The finished grades were shown as well as work that must be implemented. The old and new floodplain boundaries were shown.

Public Hearing

Chair Hiatt opened the public hearing and having no one to speak closed the hearing.

Commission Discussion

MOTION: In Case #2020-2643, 5201 Beckner Road Preliminary Subdivision, Commissioner Clow moved to approve, subject to the conditions of approval and technical corrections recommended by staff. The motion was seconded by Commissioner Faulkner.

MOTION: In Case #2020-2653, 5201 Beckner Road Slope Disturbance Variance, Commissioner Clow moved to approve the variance to Subsection 14 - 8.2(D)(2)(b). The motion was seconded by Commissioner Faulkner.

MOTION: In Case #2020-2652. 5201 Beckner Road Final Development Plan, Commissioner Clow moved to approve subject to the conditions of approval and technical corrections recommended by staff. The motion was seconded by Commissioner Faulkner.

VOTE: The motions passed by unanimous roll call vote for all three cases with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Cases #2020-2643, #2020-2652 and #2020-2653. 5201 Beckner Road, Findings of Fact and Conclusions of Law, Commissioner Clow moved to approve. The motion was seconded by Commissioner Faulkner.

VOTE: The motion passed by unanimous roll call vote for Findings of Fact and Conclusions of Law for all three cases with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

H. STAFF COMMUNICATIONS/MATTERS FROM THE COMMISSION

Mr. Berke noted upcoming meetings, November 19, 2020 and one meeting scheduled in December. Also, a letter will go out to the public regarding membership on the Planning Commission and the Board of Adjustment early next week.

Commissioner Faulkner asked if the Commissioners need to reapply.

Director Isaacson said those currently on the Commission that want to remain do not need to reapply. They will compile a pool of interested people for when someone expresses they no longer wish to serve on any of the multiple land-use boards. Also, some members on the CIAC have expressed a desire to no longer serve. Anyone interested in serving on CIAC should contact the City Councilor in their district. The Councilors appoint the members for that committee.

Chair Hiatt asked Commissioner Hogan to tell the Commission what is happening in his life.

Commissioner Hogan said while on vacation in French Polynesia he got married.

Chair Hiatt congratulated Commissioner Hogan and his wife Paige.

Commissioner Faulkner reported concerns in her district. Some of the developments that have been approved have been or are in the process of being sold. The concern is the new developer can change or eliminate something working through staff instead of having to come before the Commission.

She wanted staff to answer the following questions so they are on the record and the community can understand the process.

- After approval of a final development plan, can a developer - either the original developer or a new developer- increase density from 3 to 7;
- can they get rid of parks or make significant changes to things about the development from what was approved?

Commissioner Faulkner also asked for follow-up on the Agua Fina development and the apartments on south Meadows and Airport Road.

Chair Hiatt asked Director Isaacson to address whether the developer could change things after the approvals.

Director Isaacson explained there is a provision in Chapter 14 to allow the Land Use Director to make minor changes to the development. The changes described would definitely require the project come back to the Planning Commission or Governing Body. Although it is not uncommon for a property owner to sell their project to another entity, the entitlements do not change. Significant changes would need further approval.

Mr. Berke added staff weighs the request in terms of minor amendments to a subdivision plat and determines if it needs to come back to the Commission. If staff determines there is no negative effect on the surrounding community, the request could be processed administratively.

Commissioner Faulkner said she would like an updated report on Agua Fina and the apartments at South Meadows and Airport Road. She often advocates for community communication and transparency because those who follow the Planning Commission care a great deal about their community. She wants questions she hears from her district answered on the record. It helps improve the communication between the City and the community and improves trust on all levels with regard to development.

Mr. Berke said he would answer now and send an email as well with the update. Agua Fina was approved for the rezoning and ordinance at the special meeting of the Governing Body on October 28, 2020. A preliminary subdivision plat is not yet under review, but they anticipate that coming before the Commission again. Also, a plat has not been recorded yet for the approved apartments on South Meadows and Airport Road.

Commissioner Faulkner asked confirmation that there could be no significant changes to density, amenities, etc. without the project returning to the Commission, regardless of a change in ownership.

Mr. Berke said that was correct.

Ms. Paez referenced the Code provision on the authority of the Boards, Governing Body and Land-Use Director. It allows the Land Use Director to approve minor qualitative

and quantitative modifications to a master plan, development plan, subdivision plat, special use permit, or other development approval subject to the criteria. The applicant would be required to explain in writing the need for the modification. It requires “a 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 health or safety impacts on the community; or negatively impact a neighboring property.” A modification may not allow increases in density or uses that otherwise have not been approved and must comply with the other provisions of the Code.

Director Isaacson said on amenities specifically of the project on South Meadows and Airport Road commercial pads. The idea is for a local coffee shop to occupy one of the spaces. The City has no control over whether the tenant is a specific business such as Starbucks, versus a local coffee shop. The City can only ensure the business conforms to all the restrictions.

Commissioner Faulkner agreed that made sense. She asked Ms. Paez to send her that portion of the Code to pass on to a community action group in Tierra Contenta. They have a program called *Did You Know* to help communicate and educate the community. There is a lot of development happening in her district and there is a lot of misconception and lack of trust. She wants to get fact-based information out to dispel reasonable concerns. She said she will continue to ask for information on the record because it helps build the relationship back and reduces miscommunication and conflict while they try to improve the community.

Commissioner Sategna commented that he would recuse himself from a case in the next meeting for the Vista de la Sierra preliminary subdivision.

Commissioner Garcia said he appreciated Commissioner Faulkner's comments. He has also been asked about certain developments happening in his district and potential changes from the original proposal. He agrees that changes in density should come back and about questions on Aqua Fina. He asked for follow-up on the developments resold changing from what was presented and what transpired.

Director Isaacson said they could include that in the report and send an email about specific concerns they are hearing about with Agua Fina. Staff will try to answer questions as precisely as possible.

He noted regarding Aqua Fina that they approved the rezoning aspects and changes in the ordinance but not the Findings of Fact. They want to update the Findings of Fact to reflect the covenant between the developer and the Las Acequias Homeowners Association. There were questions on stick-built homes and the fences and walls separating the two developments. They want to safeguard the concerns of the neighborhood and ensure they have options if the developer goes back on their commitment.

Ms. Paez emphasized that State law requires the City to treat site built and manufactured housing the same regarding zoning decisions. The property owner and the development project in the Agua Fina development is repeatedly on the record committing to finding a way to ensure the commitment will be followed. As the developer they are looking at how to ensure their request for the development approvals stay in place. The developer's attorney proposed a private covenant between the developer and the neighborhood association that runs with the land to require site-built housing with enforcement by the neighborhood association.

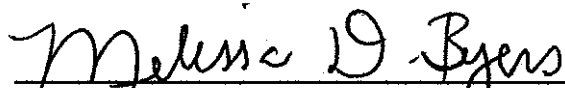
Chair Hiatt asked if the Findings of Fact were approved.

Ms. Paez said the Governing Body Findings of Fact and Conclusions of Law is on the agenda for November 10 and the Commission approved the recommendation to approve the Findings and Conclusions to the Governing Body.

I. ADJOURNMENT

Chair Hiatt adjourned the meeting at 7:40 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair

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

Appeal No. 2020-2789-APPL

Appellants' Names – Daniel O'Friel & Monika Steinhoff O'Friel

Appellants' Agent – Karl Sommer

Address – 1298 Lejano Lane

THIS MATTER came before the City of Santa Fe (City) Planning Commission (Commission) for a public hearing on November 19, 2020 (Hearing) to consider the appeal (Appeal) of Daniel O'Friel & Monika Steinhoff O'Friel (Appellants) of a decision by the City Land Use Director (Director) in Land Use Case No. 2020-2430-ADMIN to deny administrative approval of an application (Application) for a lot line adjustment between 1298 Lejano Lane, which is zoned R-5 (Residential – five dwelling units per acre), and 1230 Lejano Lane, which is zoned R-1 (Residential – one dwelling unit per acre).

RECORD ON APPEAL

The record on appeal (ROA) included the following documents:

1. Memorandum dated November 19, 2020, to the Members of the Commission from Sally A. Paez, Assistant City Attorney, regarding the appeal (Memorandum); **[ROA pp. 1-9 of 31]**
2. Verified Appeal Petition (Petition) filed October 21, 2020; **[ROA pp. 10-11 of 31]**
3. Attachment A to the Petition, which included the following:
 - a. Written Decision of Elias Isaacson, Planning and Land Use Department Director, dated September 21, 2020; **[ROA pp. 12-13 of 31]**
 - b. Land Use Department Staff Report (Staff Report) and exhibits prepared by Case Manager Donna Wynant; **[ROA pp. 14-30 of 31]**
4. Attachment B to the Petition, setting forth the harm alleged by Appellants and the basis for the Appeal. **[ROA p. 31 of 31]**

After conducting a public hearing, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. On July 30, 2020, Appellants filed an application (Application) with the City Land Use Department, requesting to adjust the lot line between 1298 Lejano Lane (Lot 15 in the Valle Lejano Subdivision), which is owned by Appellants, and 1300 Lejano Lane (Lot 14 in the Valle Lejano Subdivision), which is owned by Christopher Clancy (Neighbor). **[ROA pp. 14, 19-20 of 31]**
2. Appellants' property at 1298 Lejano Lane is zoned R-5 (Residential – five dwelling unit per acre) and is designated for use as Low Density Residential (3-7 units per acre) on the General Plan's Future Land Use Map. **[ROA pp. 1, 14-15, 28-29 of 31]**

3. Neighbor’s property at 1300 Lejano Lane is zoned R-1 (Residential – one dwelling unit per acre) and is designated for use as Very Low Density Residential (1-3 units per acre) on the General Plan’s Future Land Use Map. **[ROA pp. 1, 14-15, 28-29 of 31]**
4. Appellants seek to align the lot line with the existing fence line, which creates a boundary that Appellants and Neighbor have agreed upon. **[p. 31 of 31]**
5. At the Hearing, Appellant Daniel O’Friel testified that Neighbor built the fence on Neighbor’s property and that Neighbor did not want to keep or maintain the land on Appellants’ side of the fence, so Neighbor had offered to deed that land to Appellants.
6. Land Use Department staff reviewed the Application and supporting documents and submitted a report (Staff Report) to the Director, recommending denial of the Application because the two lots are located in two different zoning districts and are designated differently on the General Plan’s Future Land Use Map. **[pp. 14-17 of 31]**
7. On September 21, 2020, the Director issued a letter concurring with the staff recommendation and denying the Application for the reasons set forth in the Staff Report. **[p. 12 of 22]**
8. Appellants filed the Petition on October 21, 2020. **[pp. 10-11, 31 of 31]**
9. Under SFCC Section 14-3.17(A)(2), an appeal of a decision of the Director may be filed for one or more of the following reasons only: (1) the Director’s final action does not comply with SFCC Chapter 14 or the Zoning Enabling Act, NMSA 1978, Sections 3-21-1 to -14; (2) the Director misapplied SFCC Chapter 14; or (3) the Director’s decision is not supported by substantial evidence.
10. In the Petition, Appellants argued that the Director misapplied various provisions of SFCC Chapter 14 in denying the Application for a lot line adjustment.
11. Under SFCC Section 14-12.1, a lot line adjustment is included within the definition of “resubdivision” as follows: “The adjustment of platted lot lines for the following purposes . . . changing the shape of contiguous lots, commonly known as a lot line adjustment[.]”
12. Under SFCC Section 14-12.1, a “resubdivision” is included within the definition of “subdivision.”
13. SFCC Section 14-3.7(A)(2)(a) provides, “No subdivision plat shall be approved that does not comply with applicable provisions of the Santa Fe City Code that regulate the development and use of land, or that increases the degree or extent of noncompliance with those provisions, unless the appropriate variance or other relief procedure is approved.”
14. Under SFCC Section 14-3.7(E), the Director “has the authority to review and approve or disapprove resubdivisions where the combination or recombination of portions of previously platted lots does not increase the total number of lots and the resulting lots comply with the approval criteria” for subdivisions, as set forth in SFCC Section 14-3.7(C).
15. The fourth subdivision criterion, as set forth in SFCC Section 14-3.7(C)(4), provides that “[a] plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.”
16. SFCC Section 14-3.5(A)(3) (Uniform Zoning Classification for Entire Lot Required) provides as follows: “Except where a legal lot of record is divided by a zoning district boundary, no request to change the zoning classification on a portion of a legal lot of

record shall be considered unless the change will establish a uniform zoning classification for the entire lot. A new zoning district boundary shall not divide a legal lot of record, except to establish overlay district boundaries based on topography or other physical conditions.”

17. SFCC Section 14-4.1(E)(2) (Rules for Interpretation of District Boundaries) provides as follows: “Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply: . . . district boundaries indicated as approximately following platted lot lines shall be construed as following those lot lines[.]”
18. SFCC Section 14-4.1(C)(2) (Official Zoning Map) provides as follows: “The official zoning map shall be maintained in electronic form and depicted in various formats and scales as appropriate to the need. The land use director is responsible for tracking and maintaining all changes to the map and shall be the final authority of reference as to the current zoning status of lands, buildings and other structures in the city.”
19. SFCC Section 14-4.1(C)(3) (Official Zoning Map) provides as follows: “Changes affecting the zoning district designation of any portion of land represented on the official zoning map, including rezonings, annexations and the creation of new zoning districts, shall be made only as the result of action by the governing body related to the zoning change and shall follow the prescribed procedures for such action as set forth in Chapter 14.”
20. The Director denied the Application because the Director concluded that various provisions of Chapter 14 read together, including SFCC Sections 14-3.5(A)(3) and 14-4.1(E)(2), should be interpreted and applied in a manner that ensures that zoning district boundaries follow property lines, avoiding “split zoning,” i.e., the division of a single parcel by a zoning district boundary.
21. Appellants and Neighbor previously received approval of a lot line adjustment in 2017 (Case #2017-36), which incorporated an existing driveway turnout area on Neighbor’s lot into Appellants’ lot. **[pp. 14, 23 of 31]**
22. The 2017 lot line adjustment resulted in the addition of a small portion of Neighbor’s property, which is zoned R-1, to Appellants’ property, which is otherwise zoned R-5.
23. At the Hearing, the Manager of the Current Planning Division, Noah Berke, acknowledged that he had signed the City-approved plat for the 2017 lot line adjustment in Case #2017-36. Mr. Berke explained that the 2017 lot line adjustment had been approved due to staff error and that the 2017 lot line adjustment should have been denied.
24. At the Hearing, the Director stated that the error in 2017 was likely due to an inadequate application review process within the Land Use Department.
25. At the hearing, the Director stated that the existing split zoning on Appellants’ parcel does not comply with the provisions of Chapter 14 that are intended to ensure that zoning district boundaries follow lot lines and that granting the Application would increase the degree of nonconformity or noncompliance with Chapter 14.
26. If the Appeal is denied, Appellants have other options available to them, including moving the existing fence to follow the existing property line, obtaining an easement from Neighbor that would allow Appellants to use the land on Appellants’ side of the fence, or filing an application for a rezoning with the City.

CONCLUSIONS OF LAW

Under the circumstances and based upon the record and the evidence and testimony submitted at the hearing, the Board CONCLUDES as follows:

General

1. The Director’s decision issued September 21, 2020, is a final action subject to appeal. *See* SFCC § 14-3.17(A)(1)(c).
2. Appellants timely filed this Appeal on October 21, 2020. *See* SFCC § 14-3.17(C)(1)(b) (providing a thirty-day appeal period for a decision of the Director denying a resubdivision); SFCC § 14-1.9(D) (rules for computation of time deadlines in the Land Use Code).
3. The Commission has the power and duty to hear this Appeal. *See* SFCC § 12-2.2(G) (“The governing body delegates its authority for hearing appeals of decisions of the land use director to the respective land use board as set forth in Chapter 14.”); § 14-2.3(C)(4)(a) (providing that the Committee shall hear appeals of “final actions of the land use director applying the provisions of Chapter 14 to a request for a . . . subdivision”).
4. Land Use Department staff made an error in 2017 by approving the application for a lot line adjustment in Case #2017-36.
5. The Appeal should be denied because the Director did not misapply Chapter 14 in this case.

WHEREFORE, IT IS ORDERED ON THE 3RD DAY OF DECEMBER 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The decision of the Land Use Director in Case No. 2020-2430-ADMIN is affirmed, and Appeal No. 2020-2789-APPL is denied. The Commission’s written decision constitutes the final decision from the City on this case. *See* SFCC § 14-2.2(G) (“Final actions of a land use board on the appeal of a decision of the land use director shall not be heard by the governing body. That appeal shall be filed in district court.”).

Chairperson

Date:

FILED WITH THE CITY CLERK:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

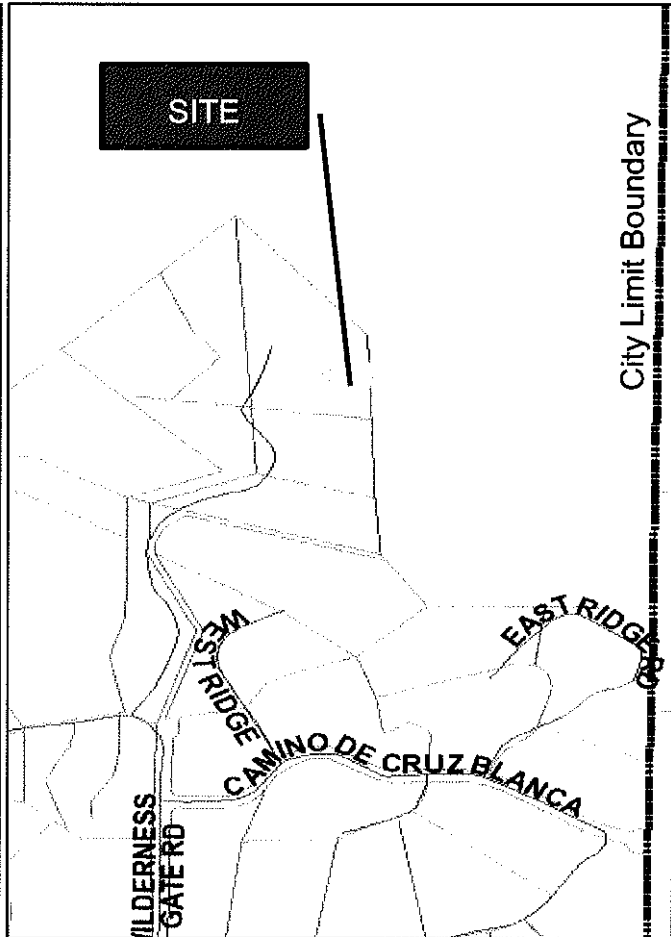
Sally A. Paez
Assistant City Attorney

Date:



Land Use Department Planning Commission Staff Report

Case No's: 20-2499 & 20-2592
Hearing Date: December 3, 2020
Applicant: James Siebert and Associates, Inc.
Request: Variances.
Location: 1623 Camino De Cruz Blanca
Case Mgr.: Daniel A. Esquibel
Zoning: R-1(Residential No City Utilities - 0.4 Dwellings per Acre with net lot area of 2.5 acres per single family dwellings)
Overlay: Suburban Archaeological Review District
Pre-App. Mtg.: October 24, 2019
ENN Mtg.: August 04, 2020
Proposal: Two variances: 1.) Subsection 14-7.2(B)(5) for calculation of dwellings within the Mountainous and Difficult Terrain (to eliminate the 0.75 reduction in density from the calculation of density); 2.) Table 14-7.2(1) "Design Criteria for Street Types" (to allow 9 dwelling units on a Lot Access Driveway).



Case #2020-2499. 1623 Camino De Cruz Blanca Variance to 14-7.2(B)(5). James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variance to Subsection 14-7.2(B)(5) for calculation of dwellings within the Mountainous And Difficult Terrain (to eliminate the 0.75 reduction in density from the calculation of density). The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities – 0.4 Dwellings per acre with a net lot area of 2.5 acres per single family dwellings), and is located within the Suburban Archaeological Review District and area mapped as the Mountainous and Difficult Terrain.

Case #2020-2592. 1623 Camino de Cruz Blanca Variance to Table 14-9.2-(1). James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variance to Table 14-9.2-(1) "Design Criteria for Street Types" to allow 9 dwelling units on a Lot Access Driveway. The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities - 0.4 Dwellings per acre with a net lot

area of 2.5 acres per single family dwellings), and is located within the Suburban Archaeological Review District and area mapped as the Mountainous and Difficult Terrain.

I. RECOMMENDATION

The Land Use Department recommends **DENIAL** of Case #2020-2499 "1623 Camino de Cruz Blanca Variance to 14-7.2(B)(5)", and **DENIAL** of Case #2020-2592. "1623 Camino de Cruz Blanca Variance to Table 14-7.2(1)".

Three motions will be required in the following order:

1. Approve or deny Case #2020-2499. 1623 Camino de Cruz Blanca Variance to 14-7.2(B)(5), subject to technical corrections of approval (Exhibit A).
2. Approve or deny Case #2020-2592. 1623 Camino de Cruz Blanca Variance to Table 14-7.2(1).
3. Approve or deny Findings of Fact and Conclusions of Law for Case #2020-2499 and Case #2020-2592. 1623 Camino de Cruz Blanca Variances presented in Exhibit B.

II. EXECUTIVE SUMMARY

The proposal consists of two variances:

1. SFCC Subsection 14-7.2(B)(5), for calculation of dwellings within the Mountainous and Difficult Terrain (to eliminate the 0.75 reductions in density from the calculation of density);
2. SFCC Table 14-9.2-(1) "Design Criteria for Street Types" (to allow nine dwelling units on a Lot Access Driveway).

Both variances are being sought to support the approval of a future lot split at 1623 Camino Cruz Blanca.

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 **not** satisfied Subsection 14-3.7(C) "Approval Criteria", for the proposed variances requested for **Case #2020-2499** and **Case # 2020-2592** recommends denial of both cases.

III. BACKGROUND

On October 1, 2020, Case #2020-2499 1623 Camino De Cruz Blanca Variance to Subsection 14-7.2(B)(5) and Case #2020-2592 1623 Camino de Cruz Blanca Variance to Table 14-9.2-(1) were heard at Planning Commission. However, the decision of the Commission was to postpone Cases #2020-2499, and #2020-2592, and close the public hearing porting the meeting. The Commission's reason to postpone was to allow a Staff to assess whether a family transfer subdivision was possible for the

Applicant and if the Applicant was willing to request a family transfer subdivision.

Staff has determined that while a family transfer subdivision is possible, a variance to the road standards is still a requirement in order to approve a family transfer subdivision. The Applicant does not wish to pursue the property as a family transfer subdivision.

The Applicant has provided addition correspondence for the Commission identified in Exhibit C. Staff review finds that the proposed options, listed in Mr. Siebert's letter, have no bearing to the variance criteria and request's for variances.

Staff's analysis finds that the Applicant has **not** satisfied Subsection 14-3.7(C) "Approval Criteria", for the proposed variances requested for **Case #2020-2499** and **Case # 2020-2592** recommends denial of both cases.

VII. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B: Findings of Fact and Conclusions of Law

EXHIBIT C Additional Correspondence

1) Siebert Letter

EXHIBIT D Draft October 1, 2020, Planning Commission Meeting Minutes

EXHIBIT E: Applicant Material

1) October 15 Planning Commission Packet

APPROVED AS TO FORM:

Title	Name	Initials
Planning and Land Use Director	Elias Isaacson, AICP	<u>ESI</u>
Land Use Planner Manager	Noah Berke, AICP, CFM	NLB
Land Use Planner Senior	Dan Esquibel	DAE

December 03, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

A

Technical Corrections

EXHIBIT A
 Technical Corrections
 Case #2020-2499 and 2020-2597
 1623 Camino De Cruz Blanca Variances

	Technical Corrections of approval	Department	To be completed by:
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 (IFC 2009 Section 503.2.1)	Fire Division	At the time of any new construction or remodel.
2	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
3	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
4	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)		
5	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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.		
6	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
7	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
8	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
9	Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.		
10	Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads.		
11	Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.		

**December 03, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances**

EXHIBIT

B

Findings of Fact and Conclusions of Law

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

Case #2020-2499

1623 Camino de Cruz Blanca; Variance to SFCC Section 14-7.2(B)(5) (density)

Case #2020-2592

1623 Camino de Cruz Blanca; Variance to SFCC Table 14-7.2(1) (street design)

Owner's/Applicant's Name - Alton Walpole

Agent's Name - James Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on October 15, 2020, and December 3, 2020, upon the applications (Applications) of James Siebert and Associates, Inc., as agent for Alton Walpole (Applicant). The Applications pertain to 1623 Camino de Cruz Blanca, totaling approximately 5.63 acres (Property). The Property is zoned R-1.

The Applicant requests two variances from the Santa Fe City Code (SFCC) as follows: (1) a variance to SFCC Section 14-7.2(B)(5), which requires a 0.75 reduction in density for a parcel that lies within mountainous and difficult terrain and where 25% or more of the parcel has a natural slope greater than 20%; and (2) a variance to SFCC Table 14-9.2-1, which provides that a lot access driveway may serve a maximum of 8 dwelling units.

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

FINDINGS OF FACT

General

1. 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.
2. The 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)(vii)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
3. A pre-application conference was held on October 24, 2019 in accordance with SFCC Section 14-3.1(E).
4. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was conducted on August 4, 2020 using "Zoom". The ENN meeting was attended by a representative of the Applicant, one member of City staff, and eight neighbors, who raised no concerns.
6. Pursuant to the SFCC Section 14-3.16(A), "[l]and use boards may approve variances to the provisions of Chapter 14 ... regulating the size, location and appearance of structures."
7. Pursuant to SFCC Sections 14-2.3(C)(3) and 14-3.16(A), the Commission has the authority to review and approve or disapprove variances.

8. City staff reviewed the Applications 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.
9. Staff recommended that the Commission deny the variances requested in both Applications.
10. SFCC Section 14-3.16(B) sets out procedures for variance applications and requires the Commission to hold a public hearing and approve, approve with conditions, or deny the variance application.
11. SFCC Section 14-3.16(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 granting a variance.

Variance to SFCC Section 14-7.2(B)(5)

12. SFCC Section 14-12.1 defines “density” as “[t]he extent of development per unit of area. In residential areas or development projects, density is typically expressed in dwelling units per acre.”
13. SFCC Section 14-7.2(A)-(B) and SFCC Table 14-7.2-1 set forth the manner for calculating allowable density, specifically, the maximum number of dwelling units per acre.
14. Under SFCC Table 14-7.2-1 (Table of Dimensional Standards for Residential Districts), Note 15, the “maximum gross density in districts that permit residential use is 0.4 dwelling units per acre if neither public sewer or water is provided, and one dwelling unit per acre if either public sewer or water is provided.”
15. The Property lacks public sewer and public water.
16. SFCC Section 14-7.2(B)(5) provides that when calculating allowable density, the allowable density for a parcel should be reduced by 0.75 if the parcel lies within mountainous and difficult terrain and if 25% or more of the parcel has a natural slope greater than 20%.
17. SFCC Section 14-12.1 defines “mountainous and difficult terrain” as “[a]ny parcel or portion of a parcel that lies in the area labeled as mountainous and difficult terrain on the official zoning map and where over twenty-five percent of the square footage of the parcel has an existing slope of over twenty percent.”
18. The Property that meets the SFCC definition of mountain and difficult terrain and falls within the mapped area identified as mountainous and difficult terrain.
19. Under SFCC Section 14-7.2(B)(8), when calculating density, “if the result is other than a whole number, the number shall be rounded down to the nearest whole number This is the allowable number of dwelling units for the site.”
20. Pursuant to SFCC Section 14-7.2(A)-(B) and SFCC Table 14-7.2-1, the density calculation for allowable dwelling units on the Property equals 1.69 dwelling units on approximately 5.63 acres, which must be rounded down to 1 dwelling unit.
21. In the Application, the Applicant asks the Commission to grant a variance to SFCC Section 14-7.2(B)(5) to eliminate the 0.75 reduction in density from the calculation of allowable dwelling units on the Property.
22. Approval of the Applicant’s proposed variance to SFCC Section 14-7.2(B)(5) would yield a density calculation of 2.25 allowable dwelling units on approximately 5.63 acres, which must be rounded down to 2 dwelling units.

23. Pursuant to SFCC Section 14-3.16(C)(1)(a), the Commission finds that there are no unusual physical characteristics distinguish the Property from others in the vicinity that are subject to the same relevant provisions of Chapter 14.
24. Pursuant to SFCC Section 14-3.16(C)(1)(b), the Commission finds that the Property is not a legal nonconforming lot because the Property currently conforms to the maximum allowable density set forth in the SFCC.
25. Pursuant to SFCC Section 14-3.16(C)(1)(c), the Commission finds that there is not an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision.
26. Pursuant to SFCC Section 14-3.16(C)(1)(d), the Commission finds that the Property has not been designated as a landmark, contributing, or significant property.
27. The Commission finds that the Applicant has failed to meet the criterion set forth in SFCC Section 14-3.16(C)(1).
28. Pursuant to SFCC Section 14-3.16(C)(2), the Commission finds that the Applicant has failed to demonstrate that special circumstances make it infeasible to develop the property in compliance with the standards of Chapter 14. The Property has already been developed in accordance with the standards of Chapter 14.
29. Pursuant to SFCC Section 14-3.16(C)(3), the Commission finds that the Applicant has failed to demonstrate that granting the variance would not increase the intensity of development beyond that which allowed on other properties in the vicinity. Granting the variance would increase the intensity of development by one dwelling unit. Under today's regulations, the density increase would not be allowed on any other tract of land in the same vicinity that is within mountainous and difficult terrain and lacks public sewer and water.
30. Pursuant to SFCC Section 14-3.16(C)(4), the Commission finds that the Applicant has failed to demonstrate that this is the minimum variance that will make possible the reasonable use of the land. The Property already contains the maximum number of dwelling units permitted by the SFCC, which constitutes a reasonable use. The remainder of the Property can be used for a different category of use (i.e. open space). The density provisions in the SFCC are based on provisions of the General Plan that are intended to protect health, safety, and welfare. The ability to subdivide land in compliance with minimum lot size requirements does not entitle a property owner to create more dwelling units than would otherwise be permitted by the SFCC.
31. Pursuant to SFCC Section 14-3.16(C)(5), the Commission finds that the Applicant has failed to demonstrate that the variance would not be contrary to the public interest. The requested variance would eliminate a standard designed to protect the public interest by limiting density in areas "where over twenty-five percent of the square footage of the parcel has an existing slope of over twenty percent." This limitation serves the public interest by preventing drainage and erosion problems.
32. Pursuant to SFCC Section 14-3.16(C)(6), the Commission finds that there are no additional requirements, or supplemental or special findings required by other provisions of Chapter 14.

Case #2020-2499

1623 Camino De Cruz Blanca - Variance to SFCC Section 14-7.2(B)(5)

Case #2020-2592

1623 Camino de Cruz Blanca - Variance to SFCC Table 14-9.2-1

Variance to SFCC Table 14-9.2-1

33. SFCC Table 14-9.2-1 (Design Criteria for Street Types) provides that a lot access driveway may be used to serve a maximum of 8 dwelling units, carries “minimum” average daily traffic, contains 1 auto lane, and is a minimum of 10 feet wide.
34. The existing access road provides access to 1623 Camino de Cruz Blanca serves 8 dwelling units, has a dirt driving surface, and is between 13 and 15 feet wide.
35. The existing access road is located on a 50-foot-wide access easement.
36. In the Application, the Applicant asks the Commission to grant a variance to SFCC Table 14-9.2-1 to allow the existing lot access driveway to serve 9 dwelling units.
37. Pursuant to SFCC Section 14-3.16(C)(1)(a), the Commission finds that there are no unusual physical characteristics distinguish the Property from others in the vicinity that are subject to the same relevant provisions of Chapter 14.
38. Pursuant to SFCC Section 14-3.16(C)(1)(b), the Commission finds that the existing access road is not a legal nonconforming road because the road currently conforms to the design standards for a lot access driveway.
39. Pursuant to SFCC Section 14-3.16(C)(1)(c), the Commission finds that there is not an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision.
40. Pursuant to SFCC Section 14-3.16(C)(1)(d), the Commission finds that the Property has not been designated as a landmark, contributing, or significant property.
41. The Commission finds that the Applicant has failed to meet the criterion set forth in SFCC Section 14-3.16(C)(1).
42. Pursuant to SFCC Section 14-3.16(C)(2), the Commission finds that the Applicant has failed to demonstrate that special circumstances make it infeasible to develop the property in compliance with the standards of Chapter 14. The existing access roads meets existing design criteria in Chapter 14 for a lot access driveway, and the Property has already been developed at the density permitted by the SFCC.
43. Pursuant to SFCC Section 14-3.16(C)(3), the Commission finds that the Applicant has failed to demonstrate that granting the variance would not increase the intensity of development beyond that which allowed on other properties in the vicinity. Granting the variance would increase use of the existing access road by one dwelling unit. Under today’s regulations, this increased capacity would not be allowed for any other tract of land that uses the existing access road.
44. Pursuant to SFCC Section 14-3.16(C)(4), the Commission finds that the Applicant has failed to demonstrate that this is the minimum variance that will make possible the reasonable use of the land. The Property currently has access via a lot access driveway that meets the design criteria in the SFCC, and the Property already contains the maximum number of dwelling units permitted by the SFCC.
45. Pursuant to SFCC Section 14-3.16(C)(5), the Commission finds that the Applicant has failed to demonstrate that the variance would not be contrary to the public interest. The street design criteria were adopted to further the public interest. Granting the variance would increase the number of dwelling units and average daily traffic beyond what the SFCC permits for a lot access driveway and would benefit only the Applicant.

Case #2020-2499

1623 Camino De Cruz Blanca - Variance to SFCC Section 14-7.2(B)(5)

Case #2020-2592

1623 Camino de Cruz Blanca - Variance to SFCC Table 14-9.2-1

46. Pursuant to SFCC Section 14-3.16(C)(6), the Commission finds that there are no additional requirements, or supplemental or special findings required by other provisions of Chapter 14.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted at 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.
2. The Commission has the power and authority at law and under the Code to review the requested variances and to approve, approve with conditions, or deny the Applications.

Variances to SFCC Section 14-7.2(B)(5)

3. The Property is allowed to have a maximum gross density of .4 dwelling units per acre because the Property lacks public sewer and public water.
4. The Property is subject to an additional 0.75 reduction in maximum allowable density because the Property is located within mountainous and difficult terrain.
5. The variance to SFCC Section 14-7.2(B)(5) should not be granted because the Applicant has failed to meet all of the approval criteria for the variance.

Variances to SFCC Table 14-9.2-1

6. The existing access road meets the design criteria for a lot access driveway.
7. The variance to SFCC Table 14-9.2-1 should not be granted because the Applicant has failed to meet all of the approval criteria for the variance.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF DECEMBER 2020 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission denies the variance to SFCC Section 14-7.2(B)(5), as requested in Case #2020-2499; and the Commission denies the variance to SFCC Table 14-9.2-1, as requested in Case #2020-2592.

John B. Hiatt
Chairperson

Date

Case #2020-2499

1623 Camino De Cruz Blanca - Variance to SFCC Section 14-7.2(B)(5)

Case #2020-2592

1623 Camino de Cruz Blanca - Variance to SFCC Table 14-9.2-1

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

December 3, 2020

Date

December 03, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

C

Additional Correspondence



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

(505) 983-5588 * FAX (505) 989-7313

jim@jwsiebert.com

November 5, 2020

Elias Isaacson
Via e-mail

Re: Cases 2020-2499 and 2020 2492, Alton Walpole

Dear Mr. Isaacson:

At the October 15, 2020 hearing on the above case, the Planning Commission postponed a decision in order for the applicant to investigate the possibility of accomplishing a subdivision of his lot by a family transfer. Mr. Walpole has investigated that option, but his current family situation does make that a viable option.

Before the family transfer option was raised at the hearing, various members of the Commission appeared to be searching for conditions of approval that could be imposed in order to address staff's concerns that granting the proposed variances would contravene what they described as the purpose of the mountainous and difficult terrain designation, including, for example, reducing disturbed area, protecting groundwater, avoiding development on steep slopes, etc.

Mr. Walpole offers the following additional conditions of approval, as was to significantly lessen the impact of one additional lot to be created from his existing 5.63 acre parcel, which can be included on the subdivision plat and memorialized as restrictive covenants on the new lot:

Maximum size of a dwelling unit would not exceed 2400 sq. ft. of heated area

Designation of a buildable area on the plat to ensure that any development does not occur on slopes exceeding 20 percent slope.

If deemed important by the Planning Commission, Mr. Walpole would agree to a shared well for the two houses.

Covenants on the property will include the requirement that owner of the new lot is bound by the existing road maintenance agreement and participate in the shared cost to maintain the access road that serves the new lot..

Installation of the on-site liquid waste treatment system must comply with all requirement for securing a permit from the New Mexico Environment Department.

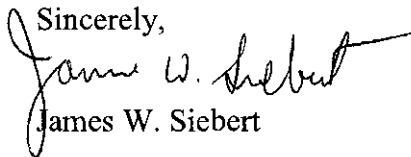
A buffer would be provided from the north and east side of the property to protect existing vegetation maintaining a visual barrier from the City open space.

The foregoing proposed conditions would ensure that any development on the newly created lot would be less than the impacts from the construction of a permitted accessory dwelling unit on the existing lot, thereby ensuring that the purpose and intent of the mountainous and difficult terrain designation are met and even exceeded.

It should be noted that the Walpole lot is located in the Historic Review District and there is an extra layer or regulatory protection for architectural review for construction on the new lot.

I would also like to take this opportunity to remind the Commission that Mr. Walpole purchased his property more than 40 years ago long before the adoption of the mountainous and difficult terrain restriction, that he and all of his neighbors agreed that they would be permitted to divide their lots once, that all of the surrounding neighbors have done so and that it is fundamentally unfair that Mr Walpole should be penalized for not having exercised that right sooner.

Sincerely,



James W. Siebert

Ex: Alton Walpole
Frank Herdman
Dan Esquibel
Noah Berke
Sally Paez

**December 03, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances**

EXHIBIT

D

October 1, 2020 Planning Commission Meeting Minutes

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
OCTOBER 1, 2020**

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes August 6, 2020 August 20, 2020	Approved	2
E. Findings/Conclusions	None	2
F. Old Business:		2-3
G. New Business		
1) Case #2020-2499 1623 Camino de Cruz Blanca	Postponed	3
2) Case #2020-2592 1623 Camino de Cruz Blanca	Postponed	3
3) Case #2020-2500 1620 Agua Fria Street Findings /Conclusions	Approved with conditions Approved	3-14 14
H. Staff Communications	Comments	14-17
I. Matters from the Commission	Comments	17
J. Adjournment	Adjourned at 8:00 pm	19

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, October 1, 2020 - 6:00pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:00 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

A. ROLL CALL

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

Members Present

Commissioner John B. (Jack) Hiatt, Chair
Commissioner Janet Clow
Commissioner Brian Patrick Gutierrez
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

Commissioner Mark Hogan, Vice Chair (excused)
Commissioner Pilar Faulkner, Secretary (excused)
Commissioner Lee Garcia (excused)
(One Vacancy)

Others Present:

Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planner Manager and Staff Liaison
Mr. Carlos Gemora, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

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.

B. PLEDGE OF ALLEGIANCE

Chair Hiatt led the pledge of allegiance.

C. APPROVAL OF AGENDA

Mr. Berke said that Cases #2020-2499 and #2020-2592 will be postponed to October 15, 2020.

MOTION: Commissioner Lawrence moved, seconded by Commissioner Sategna, to approve the agenda, as amended.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES

1. August 6, 2020 and August 20, 2020

MOTION: Commissioner Lawrence moved, seconded by Commissioner Clow, to approve the Minutes of August 6, and August 20, 2020, as presented.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None.

F. OLD BUSINESS

Chair Hiatt recognized City Traffic Engineer John Romero and wanted to take this opportunity to thank him for his service. He appreciated his advice which proved to be very helpful, not just here at the Planning Commission but during the time the Chair served as Land Use Director. He was extremely grateful for that and Mr. Romero's professional acumen and that Mr. Romero occasionally gave his opinions from a personal side.

Chair Hiatt said he would personally miss Mr. Romero and wished him the best.

Mr. Berke also thanked Mr. Romero and said it had been a pleasure working with him.

Mr. Isaacson added his appreciation. He noted Mr. Romero's professionalism during the overlap in directors and his dedication to the Planning Commission, without which he could not have ultimately approved the important projects they have. He thanked Mr. Romero and wished him the best of luck and asked him to stay in touch.

Commissioner Gutierrez said he has been on the Commission for a while. Mr. Romero was always the one that gave them direction on traffic. Mr. Romero may have felt at times that his job was a thankless one when people disagreed with his professional opinion. But he appreciated Mr. Romero always giving the Commission straightforward and truthful information and not cutting corners. He thought Mr. Romero led the City in a good direction and wished him the best of luck. The person taking his place will have big shoes to fill.

Mr. Romero said the Planning Commission was the very first entity he presented to about 15 years ago and he was a nervous wreck. He would not have as much confidence if it weren't for the Planning Commission as he does now.

G. NEW BUSINESS

1. **Case #2020-2499. 1623 Camino de Cruz Blanca Variance to 14-7.2(B)(5).** James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variances to Subsection 14-7.2(B)(5) for calculation of dwellings within the Mountainous And Difficult Terrain (to eliminate the 0.75 reduction in density from the calculation of density). The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities – 0.4 Dwellings per acre with a net lot area of 2.5 acres per single family dwellings), and is located within the Suburban Archaeological Review District and area mapped as the Mountainous and Difficult Terrain. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

Postponed to October 15, 2020.

2. **Case #2020-2592. 1623 Camino de Cruz Blanca Variance to Table 14-9.2-1.** James Siebert and Associates, Inc., Agent, for Alton Walpole, Owner, requests a variance to Table 14-9.2-1 “Design Criteria for Street Types” to allow 9 dwelling units on a Lot Access Driveway. The property is approximately 5.63 acres, zoned R-1 (Residential - No City Utilities - 0.4 Dwellings per acre with a net lot area of 2.5 acres per single family dwellings), and is located within the Suburban Archaeological Review District and area mapped as the Mountainous and Difficult Terrain. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

Postponed to October 15, 2020.

3. **Case #2020-2500. 1620 Agua Fria Street Romero Preliminary Subdivision.** Liaison Planning Services, Inc., Agent, for Carlos and John Romero, Owners, requests approval of a preliminary subdivision plat for 7

single-family residential lots located at 1620 Agua Fria Street. The property is zoned R-5 (Residential- five dwelling units per acre) and is approximately 1.47 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

Commissioner Gutierrez noted he had recused himself from the previous case because he lived on the street. He felt he had no conflicts with Case #2500 but would let the Chair and other Commissioners make that decision.

Chair Hiatt was satisfied by Commissioner Gutierrez's representation that he could participate in this case. He asked if there were any objections from other Commissioners.

There were none.

Mr. Berke indicated that Vice Chair Hogan requested to be excused from this meeting via email.

Chair Hiatt recalled seeing that as well.

Staff Report

Lee Logston, Case Manager, presented the staff report. He explained it is a small subdivision with an existing home on the lot. The plan is to create six new building lots, with a lot for the existing home and a lot that serves as drainage for the adjacent Dos Acequias subdivision. Overlay pictures were shown with the surrounding area and the existing home and drainage area and Dos Acequias. All of the lots will access Prudencio, including the existing home. There was concern about the right-of-way dedicated during the approval of Dos Acequias. The applicant is to build a deceleration lane for eastbound traffic turning into Dos Acequias as a condition of approval.

Staff recommended approval of the subdivision. The Findings of Fact and motions were included in the packet.

Applicant's Presentation

Dolores Vigil, PO Box 1835, Santa Fe, Liaison Planning, was sworn. She represents the Romero family and indicated three John Romero's would be joining them. One was City Engineer John Romero, whom she would miss and has worked with on many projects. She said she appreciated his service. Also, two of the applicants are named John Romero, John Romero Sr. and Jr., who goes by Chris. They may want to speak during the presentation and appreciate all that the Commission does. Also, Eric Cornelius with Santa Fe Engineering was present to answer questions.

Ms. Vigil said the applicant has reviewed the conditions and agreed with all the recommendations. They have been working with Dos Acequias and their developer to design something that works for both properties. There would be no problem for all of the units to access the lots from Prudencio.

She said she would like clarification on the deceleration lane and if the applicant would be required to build it out, or just provide right of way.

Chair Hiatt asked Mr. Logston to address the question.

Mr. Logston apologized that the condition wasn't clear. John Romero had recommended, and staff's intent was for the deceleration lane not only to be dedicated but built. Dos Acequias will dedicate their portion so it can be built.

Chair asked who would pay for that.

Mr. Logston replied he and Engineer Romero discussed that briefly and thought it fair for the Dos Acequias developers to pay. But that was not the condition and they didn't know at the time if the decel lane would ever be built. The applicant could negotiate with the Dos Acequias developers and it would be reasonable to share the cost. It would be difficult to impose cost on Dos Acequias post approval.

Traffic Engineer Romero agreed that Mr. Logston explained it correctly. The intent is for this applicant to dedicate the right-of-way but also to construct it. The decel lane is short and not a substantial improvement from a cost standpoint.

Chair Hiatt said unless the applicant could negotiate with Dos Acequias, it appeared the applicant would pay for the deceleration lane.

Ms. Vigil thought that was what the applicant also understood but she wanted to clarify it for the record.

John Christopher Romero, 632 Amherst Dr., SE. Albuquerque, was sworn in. He agreed they were aware of the proposal and the recommendation for the decel lane. He appreciated Ms. Vigil getting that on the record. They will discuss it with Dos Acequias, Mr. Cornelius and Ms. Vigil to make sure everything is in order to proceed.

Public Hearing

Rae Domenico, 817 Osito Place, Santa Fe, was sworn in. She informed the Commission there about six of them from Osito Place that have questions. She explained their questions are somewhat in order with hers closer to the end, so she asked to yield the floor.

Jane Buchsbaum, 821 Osito Place, Santa Fe, was sworn in. She voiced confusion about the new suggestion. There was a request for the Dos Acequias project that originally was for 80 houses and reduced to 60 over time. Now there is the request to add 7 houses. To her, the Dos Acequias project seems to be getting bigger. She said she has nothing against the Romero group but thought it strange that the whole neighborhood is getting to be a bigger project. Whether it is called the Romero Park, or the Dos Acequias Park, it is difficult to understand what is happening. The neighbors haven't been able to discuss it for 6 1/2 months with the pandemic. She raised the same issues at the last meeting but hasn't received any satisfactory answers.

She said she wanted to speak again about the drainage and water issue that will come up later in the hearing.

Chair Hiatt explained she would need to make all of her comments at the same time during the public hearing. If she has comments on drainage the Commission should hear them now.

Ms. Buchsbaum replied some had received a letter from a lawyer. The letter stated it is the owners' responsibility to remove debris from the end of Osito Place for the drainage for the development. Each owner on Osito is an individual, not an association or a group. They would discuss the debris and help in some way, but do not feel this is the owners' responsibility. The land belongs to "us" but there is no "us"; there is no association.

Dr. Jane Whitmore, 813 Osito Place, Santa Fe, was sworn in. She had two questions, 1) She is glad there would be a deceleration lane on Aqua Fria, but there is also a retention pond for the Dos Acequias subdivision on Agua Fria. Maps don't show how both will be positioned or the existing home's repositioned driveway on Aqua Fria. She asked how all of that would function. 2) Will there be two lanes all the way to the end of Prudencio, or only at the entrance to Agua Fria.

Anna Blyth, 836 Osito Place, was sworn in. Drainage, as touched on by other neighbors, was a large concern at the time Dos Acequias subdivision was approved. Now they are adding more homes to that. She asked if the developers would work together on drainage issues and coordinate construction simultaneously for that. After Dos Acequias was approved, there was still confusion about the impact of the drainage, which is a large impact. The acequia area will have significant work done and the area of the Acequia Medio. Adding the homes in the 1620 project will also add to that issue. It is difficult to discuss this now after Dos Acequias has been approved, which already will significantly impact the acequia. There are still concerns and she would reiterate points previously made: what will happen downstream because the acequia narrows and Dos Acequias is already a substantive impact; how will the Planning Commission work with the community to ensure what the major impact of Dos Acequias and what the additional

seven homes will look like and who is responsible; and how can we protect our existing properties before new ones come in.

Ms. Domenico, previously sworn, indicated she had questions she would ask for her neighbors who were not present: 1) Clarify all of the players involved in the project. The Romero brothers own the land, but what is the role of Liaison Planning, John Reeder from Geo Park LLC and are any of the parties associated with Nick Leric. 2) Criteria #2 states there is no problem with health, safety and welfare of the project, but neighbors would say the traffic on Agua Fria is already a hazard with Dos Acequias. Adding more homes will contribute to that and another subdivision is in the approval process directly north of Agua Fria. With the addition of those plus the 1620 homes and Dos Acequias along with the school within a few feet, will significantly reduce the health, safety and welfare of the Agua Fria area. 3) Criteria #4 states any nonconformity should not create more nonconformity. Code states that one entrance for up to 29 homes is required. Dos Acequias will have 68 homes, 1620 will have an additional 6, making 75 homes with only one 24/7 open entrance. There will be two fire gates in the Dos Acequias subdivision that only open in an emergency. The project at 1620 definitely adds to the nonconformity created by Dos Acequias.

Chair allowed Ms. Domenico an additional two minutes because there was no objection.

Ms. Domenico continued her questions. 4) Will there be street parking on both sides of Prudencio; will the 1620 have driveways on Prudencio; where will additional parking for guests be for both 1620 and Dos Acequias; when is the groundbreaking and construction expected; will it be coordinated with Dos Acequias' three phases?

Also, it is concerning that the school has not replied or commented since they are directly affected. There was a lot of confusion during the Dos Acequias approval process. The neighborhood recommended the school be involved immediately. She thanked Chair Hiatt for the extra time.

John Pitts, 941 Nicole Place, was sworn in. He asked if the plan is to build single family homes on the seven new lots. Also, a point was made about the construction of new houses and that an additional traffic study is needed. He asked Mr. Logston about that and was told it is too small a group of houses and it wouldn't make any difference. Mr. Pitts said it does make a difference when they are all being funneled onto an already dangerous highway. It could impact not just residents in the neighborhood but people who use the street as a major thoroughfare. He asked if traffic from the new development could be added to the traffic study done for Dos Acequias, and the development across the street be considered as well.

Chair Hiatt thanked everyone for their comments. The public hearing was closed. He indicated there would not be another opportunity to ask questions and if their question

was not covered, he apologizes.

Commission Discussion

Chair Hiatt asked Ms. Vigil if there was a connection between the Romero family and the applicant from Dos Acequias.

Ms. Vigil said there was not.

Chair Hiatt asked if Ms. Vigil understood and was prepared to answer the questions about the drainage.

Ms. Vigil said she did understand. She offered to answer the questions she could and defer those she couldn't to their engineer Eric Cornelius.

Chair Hiatt explained to Ms. Dominico there would be a couple of things they cannot answer. The Commission has no idea why the school does not answer. They rarely answer but the ordinance requires the City to ask them. The school does not have to respond.

Also, several questions were raised about the new project across the street. He didn't know anything about that, possibly other Commissioners, or Mr. Berke would.

He gave the floor to Ms. Vigil.

Ms. Vigil explained the Romero family has owned the property for many generations. Originally when discussing subdividing their land they had talked about doing a family transfer. But it made more sense to work with the developer putting in the street because it would lessen traffic on Agua Fria and the number of driveways on Prudencio. The only involvement the applicant has with the developer is to make the area cohesive and avoid all of the traffic being put on Agua Fria.

Also, the applicant is involved with the drainage and ponding mentioned. The area will be used for both subdivisions cohesively. It was designed by an engineer and makes sense for both properties. It is not the case that the Romero's and the developer are in cahoots on this project. It just made more sense to work with the neighboring development on the small details and design.

Regarding parking; there is parking on the property and Code requires at least two parking spaces per lot. The lots are larger than required, over 5,000 square feet. These will be single family homes and they are allowed ADU's (Additional Dwelling Units). Some street parking is available on the west side of Prudencio, and it will be a dedicated street. Property owners will be able to share the parking. Driveways will meet City standards and will go onto Prudencio with all lots accessed off of Prudencio, not Agua Fria, as previously

designed. The City engineer has asked that the applicant redesign all of the driveways to be on Prudencio.

Chair Hiatt indicated Anna Blythe talked about how the drainage narrows near her house. He assumed that had been considered.

Ms. Vigil indicated Mr. Cornelius, the designer, would answer that. The players in the project are Liaison Planning, which is her, the land planning consultant; Eric Cornelius, the grading and drainage engineer; David Cooper, the surveyor and the applicants, the Romero family.

Chair Hiatt asked if Prudencio is two lanes the entire way.

Mr. Logston offered to answer. Prudencio is a two-way street. He thought the questions were asking about where Prudencio meets Agua Fria. There it widens to three lanes; one lane in, a left turn and a right turn lane. The confusion was probably whether that will continue the whole way through. He confirmed it is a normal two-way street but will have the right and left turn lanes at Agua Fria.

Chair Hiatt asked Mr. Logston if there were other questions from the public he wanted to address.

Mr. Logston shared a screenshot of the applicant's property and pointed out areas to help people understand the drainage discussed. He noted the decel lane and the pond. Mr. Cornelius said the pond is designed to overcapacity. Dos Acequias stated it will be able absorb any redesign needed for the decel lane.

Mr. Logston noted in its undeveloped state, none of the acreage has drainage facilities currently. On the question of what the drainage would do when developed; the applicant is actually accommodating drainage that the properties do not currently have. Where the runoff goes for Osito Place and Nicole Place was noted to help people understand the parts of the property being discussed. He addressed the decel lane and the pond interaction and how drainage will be incorporated. As each property develops there are accommodations.

Regarding additional parking for guests, the Romero subdivision will each have two off-street parking spaces. Their guests will have the east side of Prudencio Street where parallel parking will be incorporated.

Chair Hiatt asked if Mr. Logston knew anything about the new north side subdivision.

Mr. Logston said he understood there was an ENN, but it is unlikely to proceed. He asked Mr. Berke to comment.

Mr. Berke said Land Use Department is reviewing an application for 5-6 lots that will not access Agua Fria. Also, another 4-lot subdivision further north is being reviewed but has not filed application yet. Other development is an apartment complex that has been approved along Agua Fria and a 2-lot subdivision further west. There is no development directly across from this other than this development will access Agua Fria.

Chair Hiatt asked Mr. Cornelius if he would address questions from the public.

Eric Cornelius, 1599 S. St. Francis Drive, was sworn in. He said one question was about Prudencio, which is designed as a City street. Prudencio will be dedicated to the City once Dos Acequias has completed construction. The roadway is classified as a sub-collector and will have parking on one side. It is a standard street section except for the intersection at Agua Fria. At that point they will widen the roadway to handle a right turn and left turn out. The two lanes will not go all the way down but taper after about 100 feet to standard. Parking is only on the east side of the road. That works well for Dos Acequias, who will have the driveways along the rear (or east side) of the lot. Also, it prevents the parking from interfering with the driveways for the Romero subdivision. The Romero driveways will access through Prudencio. That allows the parking on one side of the street and the free flow for the driveways for the Romero property.

He spoke with both Mr. Logston and Dee Beingessner on the pond near Agua Fria. The pond has the capacity to handle the development and has a minimum amount of drainage that heads north. The Romero property has only one or two lots that drain to the north. They have analyzed the pond since the requirement to put in the right turn deceleration lane. It does not show on the submitted plans because it wasn't a requirement at the start of the project. The subsequent submittals will show the right turn deceleration lane, the pond modifications, and the revised driveway location for lot number one. The analysis of the pond shows it has the capacity with minor modifications. That will be reflected in an updated drainage report as part of the subsequent submittals.

Regarding drainage on the rest of the project. The applicant is meeting all drain management and drainage requirements, as is Dos Acequias. He is familiar with both projects as he was also the engineer on Dos Acequias. Dos Acequias had a substantial amount of infrastructure installed that far exceeds City drainage standards. In addition, there is adequate capacity for any sedimentation resulting from storms. With Dos Acequias there will be a reduction in peak stormwater discharge that flows down the acequia. The Romero subdivision further compliments that drainage design and overall will result in a reduction.

Mr. Cornelius noted a comment on the narrowing of the channel further downstream. He said they couldn't do anything about that as it is not on their property. The best they can do is ensure the water is slowed down as much as possible to improve the situation compared to how it is currently.

He confirmed again these are two separate projects. He believed Dos Acequias was in the process of obtaining grading and drainage permits. He noted winter is approaching and Dos Acequias would break ground soon. Also, the Romero project is close to approval. That means a possibility some construction could happen concurrently. That would reduce the construction time overall for both subdivisions and benefit the City and surrounding area. The projects could accommodate one another, i.e., the Romero's could get their sewer services installed prior to Dos Acequias paving the road. That would minimize the number of contractors involved, but they realize sometimes it does not happen that way. They will do their best.

Mr. Cornelius offered to remain available for questions.

Chair Hiatt asked City Traffic Engineer John Romero his opinion of the need for an additional traffic study.

Mr. Romero said he appreciates the concern of added traffic and the cumulative effect of adding subdivisions. The City looks at capacity when looking at traffic and how long it will take to get through intersections. A subdivision as small as this has negligible impact on the change in operation. The City takes into consideration: (1) that this project is not a full development; and (2) the City made improvements to accommodate the cumulative traffic, especially pertaining to Agua Fria. The improvement to the Siler bridge that crosses the Santa Fe River substantially effected Agua Fria, as does 599. There are plans to make the intersection up the hill from Siler and Alameda an interchange and more attractive way to get to this part of town. Opposed to consistently coming through Agua Fria.

They are also making improvements such as on Cerrillos Road. The City added auxiliary lanes and access control to allow smoother travel. Signals were timed on Cerrillos which has improved operation resulting in more people using Cerrillos than side streets. The portion of Cerrillos from St. Michael's to St. Francis is not constructed yet. DOT is managing the project and currently it is in the preliminary design stages with the first phase of construction projected in 3-5 years. These improvements and those that will be done will help to improve traffic flow in the area.

Commissioner Gutierrez noted the mention of an attorney sending a letter about the Acequia. He asked Ms. Vigil to provide more information if she knew.

Mr. Berke indicated City Engineer Dee Beingessner could possibly address issues related to drainage at the acequias.

Ms. Beingessner said she was not aware of a letter from a lawyer on the acequia. Neither were Ms. Vigil nor Mr. Cornelius aware of a letter.

Commissioner Gutierrez said he was okay if the letter was not sent by the applicant.

Commissioner Gutierrez asked Mr. Cornelius if there are drawings on the drainage shared by Dos Acequias and the Romero property to show what was done that was above and beyond standard requirements.

Mr. Cornelius explained it was detailed in his Terrain Management Report submitted with the preliminary plat submittal. The report is currently being reviewed by Ms. Beingsner. He clarified any issues, he believed, to her satisfaction. He noted that in addition, the Commission should know Dos Acequias is willing to accept the minimal amount of draining for the Romero property that flows onto the street and afterwards out into the Romero pond. The applicant additionally plans rain gardens in the landscape buffer between the sidewalk and curbing. That will further mitigate stormwater runoff and be a beautification and benefit overall.

Commissioner Gutierrez explained he was looking for something on screen that shows the current area and what the applicant is doing in conjunction with Dos Acequias.

Mr. Cornelius shared a map from his drainage report. He indicated the basins before Dos Acequias came in, Agua Fria St. and the roadway from Mandela School along the boundary that ties to Agua Fria. The roadway currently acts as a drainage boundary and flows over the road further down. He described three drainage basins: Q1 drains onto Agua Fria, Q2 drains onto a gravel road, and Q3 is a small portion that drains onto the acequia in question.

The next phase the applicant had to consider is the pending, adjacent construction. Dos Acequias, with the construction of Prudencio Street acts as another drainage divide. It further reduces the drainage areas for the basins to flow off site resulting in substantial reduction in stormwater runoff. What is left on the Romero portion then becomes substantially smaller.

The next step is the developed conditions, considering all the proposed improvements. They are all modeled in the same way; how much water is flowing onto Agua Fria; how much flows to the west onto the adjacent roadway; and how much is flowing into the acequia. The report shows an overall reduction even though they are adding area to the basins because they are also slowing it down with the construction of the pond.

Commissioner Gutierrez thanked Mr. Cornelius for the summary. He referred to the drainage on Agua Fria and said that would come from the existing house and Lot 2 heading north.

Mr. Cornelius clarified it was Lot 2 and part of Lot 3 and Lot 1 has always drained to Agua Fria and therefore is not a change.

Commissioner Gutierrez referred to QD4. He asked if that acequia was the one that would back up to Osito Place.

Mr. Cornelius explained the project limits do not touch the acequia, they go to the bank of the acequia and stop. The pond is within the overbank of the acequia.

Commissioner Gutierrez asked if he had numbers when the acequia ran before and what the numbers will be after the developments are completed.

Mr. Cornelius replied he didn't have those this evening. The drainage analysis for the Romero project did not need to model the entire acequia. He did, however, model the entire acequia as part of the Dos Acequias subdivision and the drainage basin is substantial. It goes all the way up to the east across St. Francis Drive into Railyard Park.

Commissioner Gutierrez addressed Ms. Vigil and Mr. Romero and noted that condition #2 requires all entrance and exits to be through Prudencio. He asked the alternative plan if Dos Acequias didn't happen.

Ms. Vigil replied they have not thought that through. She thought at first there could be an easement from the west side of the property onto Agua Fria. The utilities would be placed underground in that easement. But Dos Acequias is approved and she hopes, breaking ground soon and why it makes more sense to tie into that.

Commissioner Gutierrez addressed Mr. Logston. He asked if the Romero's went through faster, or something happened with Dos Acequias, would Condition 2 access through Prudencio be a problem with what the Commission decides tonight.

Mr. Logston thought it would not affect approval because if Prudencio never happens the applicant would have to redesign their subdivision. That would be a different, and new approval that nullifies the old one. If the road didn't happen for another year for reasons stated by the applicant and the engineer on the benefit to tie into the utilities, he assumed the applicant would wait. It would be the most cost-effective thing to do.

Mr. Logston thought that wouldn't affect the Commission's decision tonight. The alternative would be to delay or design a project that would nullify this.

Commissioner Gutierrez asked if Mr. Romero, Sr. and Ms. Vigil were willing to wait.

Mr. Romero, Sr. replied he would be willing to delay if Dos Acequias was delayed also. He said we want to coordinate with Dos Acequias and avoid cutting through the asphalt when putting in the utilities. The plan is to collaborate with Dos Acequias and

align with their timeline. He and his brother would continue if the effort failed or was nullified, but he would need to submit additional plans. Also, as Ms. Vigil indicated, possibly use the easement to put utilities underground.

Commissioner Gutierrez thought if the applicant were ready to do things in conjunction and at the same time as Dos Acequias, it would benefit everyone.

MOTION: In Case #2020-2500, 1620 Agua Fria Street Romero Preliminary Subdivision, Commissioner Clow moved to approve subject to the conditions of approval and technical corrections recommended by staff. The motion was seconded by Commissioner Lawrence.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

MOTION: In Case #2020-2500, 1620 Agua Fria Street Romero Preliminary Subdivision, Commissioner Clow moved to approve the Findings of Fact and Conclusions of Law, attached as Exhibit A2 to the case report. The motion was seconded by Commissioner Lawrence.

VOTE: The motion passed by unanimous roll call vote with Commissioners Clow, Gutierrez, Lawrence and Sategna voting in favor and none voting against.

H. STAFF COMMUNICATIONS

1. Informational/Discussion Item: Chapter 14 Amendment to 14-8.14 Impact Fees

Carlos Gemora provided a brief report.

He explained impact fees were developed because new growth doesn't pay for new infrastructure. The solution was to make new development pay for itself. Four types of impact fees are assessed: Roads, Parks, Fire, and Police. There are various charges for housing; single family, Accessory Dwelling Units (ADUs), multifamily, noncommercial. State permission is needed to use the fees and New Mexico is very restricted on how the impact fees can be used and what can be charged. The need for collection must be justified and the City must actively use the fees collected.

Mr. Gemora said the Impact Fee Capital Improvement Plan (IFCIP) should be thought of as a State outlined formula. The maximum amount of impact fees charged is calculated by the formula and establishes a list of potentially eligible funds. A key point is that the plan does not establish or prioritize what, how, or where the City spends money. That is a political process left to staff. This plan cannot be used to encourage/discourage particular types of development.

Mr. Gemora noted the three stages of approval for the plan. First, the Capital Improvement Advisory Committee (CIAC), of which Jack Hiatt is also the chair, looks at the details and ensures the City follows the legal and financial practices. They develop a recommended plan and number of fees and review for approval in a general concept. The plan only comes to the Planning Commission if they have to change Chapter 14. The Commission is only asked to recommend the plan reviewed by CIAC and pass that on to the Governing Body.

What is not part of the Planning Commission is how fees are collected or how the State calculation is used to determine fees. He noted a table with the maximum amount of fees the City could collect for the total cost of development for Roads, Parks, Fire and Police. The fee could be set up to 100% of the maximum amount of fees calculated. The political process is determined by the recommendation of the CIAC, then the Planning Commission and on to the Governing Body.

Mr. Gemora said the purpose of this is to determine today what the Commission would want to see before or at the time he brings this forward. CIAC will review the details and recommend a number to the Planning Commission who will make a similar recommendation to the Governing Body.

Commissioner Sategna asked Mr. Gemora for an explanation of the formula used.

Mr. Gemora replied that a list of all the capital facilities and equipment would be developed. Using Fire as an example, a valuation for the fire stations, fire trucks and various equipment over \$10,000 with a lifespan of over 10 years would be evaluated. Then the service area is determined, and they would determine how many people use the services. They would create a unit of development; what the cost on that system is for single family homes, large homes, small or multifamily, commercial, industrial, etc. All will have different numbers.

The system for Roads is a different development and VMT (Vehicle Miles Traveled). Industrial would be a higher VMT than commercial and use is divided by the valuation to determine the cost for each home that uses the services.

Commissioner Lawrence said she had a similar question as Commissioner Sategna. She appreciated that answer but also wanted to respond to his question about how much information the Commission would like. She said she wanted as much background information in the packet as possible to understand the formulas, and CIAC's determination. She indicated she was unsure what the Planning Commission would be reviewing or recommending, whether just the previous CIAC's work specifically affecting changes to Chapter 14, or if other changes are part of the task.

Mr. Gemora offered to provide the background information and send the 2014 plan to the Commission. He indicated the Commission could engage at any level they want. This will be a proposed ordinance and will change Chapter 14. Currently Chapter 14

states that the single-family, detached impact fees for a structure of 1500-2000 ft.² is \$3,303. The ordinance will have to be changed when the City changes that number, and the Planning Commission will review proposed changes to the ordinance.

Director Isaacson said the Land-Use fees were updated recently and came before the Planning Commission and were adopted by the Governing Body. The process for changing the impact fees will be similar to the amendment of the Land Use fee table.

Chair Hiatt said he thought they were only going to do a percentage but seems they will get deeper into the weeds.

Mr. Gemora explained in the end, CIAC will review the plan in detail and recommend the plan and a percentage of reduction. Just the percentage and a number will come before the Planning Commission. He offered to provide background on the decisions or rationale for CIAC determining a specific number. The Planning Commission review will be a recommendation from CIAC of the percentage of reduction and final fees. The Planning Commission can recommend changes to that.

Chair Hiatt asked to clarify. He asked if the current reduction is 70%, would the Planning Commission be recommending a single percentage up/down to all of the categories, or will they have to look at each category and recommend a different percentage for each.

Mr. Gemora explained only one percentage could be applied across the board. The Planning Commission cannot get into decisions where they want more housing or less industrial, etc. This plan will only allow them to apply 100% of the impact fees or some other type of reduction, across the board.

Chair Hiatt thought it would be helpful for the Commission to see the previous report to help them understand CIAC. He explained generally, CIAC meets three to five times a year. Staff from one of the various departments will state a need such as a new fire station at South Meadows. They explain why it is needed and explain the numbers. CIAC approves the request 9 out of 10 times and the request then goes on to the Governing Body for approval. He noted this is the first time they have delved this far since 2014 and it would be a substantial amount of work for the CIAC. He hoped the Planning Commission would get a good product that makes a lot of sense.

He added he would love to see one of the Commissioners be interested in serving on the CIAC.

Commissioner Clow said she likes summary, and she assumes that fees will go up, not down. She wanted a summary of the effect of the fee on construction, why the fee needs to be increased, and the rationale behind increasing the fee to that percentage.

Mr. Gemora said he could provide that. There is a report that looks at past impact fee reductions and increases he thought came from 2015. The City paid a lot of money to the contractor to provide the report and he might be able to get something similar. He reminded the Commission in the 2015 report, it stated changing the impact fees had no

statistically significant effect on development, regardless if it was in other states or in New Mexico or in different years. That could be the case again, but he will provide as much information as possible.

Chair Hiatt asked the timetable for getting the recommendation to the Governing Body.

Mr. Gemora replied he wants to take the recommendation to the last Governing Body meeting of the year, which is on December 9, but procedurally that might be impossible. They are working as quickly as possible to introduce it.

Commissioner Sategna also wanted summaries. He wanted to understand CIAC's recommendations and feel he is fulfilling his duties as a Commissioner.

Chair Hiatt asked Mr. Gemora to get the 2015 report out as soon as possible.

I. MATTERS FROM THE COMMISSION

Mr. Berke showed the "Residential Development Pipeline" in Santa Fe broken down to what was approved, but the plat may not be recorded; what was approved and under review; and what is under construction and building permits have been pulled. This illustrates growth in all areas of the City, although not where they should be for affordable housing. Around 1700 multifamily units were being built with the rest for single family. The report Mr. Gemora mentioned will include growth projections and construction is not slowing down. This is a good benchmark showing how Santa Fe is growing, the type of growth and where the growth is happening. Of all the units, only about 200 are affordable units but they are a large part of what the market is demanding. He offered to send the report to anyone wanting a copy if they email him.

Chair Hiatt asked Mr. Berke to send all the Commissioners a copy because he thought all of them will want one. He thanked Mr. Berke, Director Isaacson and Mr. Gemora. He thought it helpful if they take a snapshot from time to time.

He said on the point of affordable housing, the City is not doing the job and he wasn't sure how to do that. There are 1200 building lots in Tierra Contenta and they are working hard to get the project going. He is on the Board of Directors of Tierra Contenta and plans to go out there tomorrow to see if he could get them going. That is where they could do inroads with affordable housing.

Mr. Berke indicated there will be a case regarding Tierra Contenta on the next agenda. He asked Commissioners to email him if they could not attend, so he could ensure there is a quorum.

Commissioners Clow, Sategna, Lawrence and Gutierrez all indicated they will be present. Chair Hiatt will contact Commissioner Hogan and let him know he will need to chair the meeting.

Mr. Berke said Alexander Dzurec will represent the owner. Also, on the agenda is the Short-Term Rental Ordinance amendment and a case that had been postponed. The agenda has been published and Short-Term Rentals is the first item.

Director Isaacson said when talking about affordable housing, they also have to talk about the amount of money in the Affordable Housing Trust Fund, which is over \$900,000. Even when projects don't have an affordable component they are required to contribute to the Trust. The fund makes it easier to provide affordable housing in Santa Fe.

He said he mentioned earlier the updated Land Use fees were passed. They will be effective January 1, 2021 and half a million dollars a year in additional revenues is anticipated through the application of those fees. The hope is the fees will enable the Land Use Department to hire additional staff. The Department is excited that was approved.

The next Planning Commission meeting will be October 15th and the Planning Commission, the Board of Adjustment and the Historic Preservation will continue to be busy for the rest of the year. He asked Commissioners as they know their availability to let staff know so they could organize the agendas accordingly.

Director Isaacson said the July short-term rental ordinance has been re-drafted by Sally Paez, himself and the legislative sponsors, Mayor Webber and City Councilors Lindell, Villarreal and Romero-Wirth. The hope is to route the ordinance through the committee process with a public hearing ideally by the end of the year or early 2021.

He said staff in the coming weeks will begin to think about the legislative calendar in 2021 and schedule the text amendments and other code changes as well as new ordinances applicable to Land Use.

Chair Hiatt presumed there was no information on a new member since it wasn't mentioned.

Director Isaacson responded, not at the moment. He and Ms. Paez did meet with the Mayor and City Manager. They will announce to the community the existing vacancies for Planning Commission, the Board of adjustments and the CIAC. Progress is being made but no one has been identified at this time.

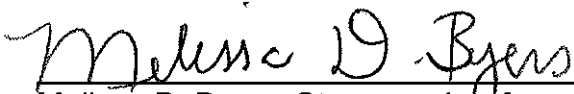
Commissioner Gutierrez thanked staff for the presentation and sending a copy to the Commissioners. He thanked Director Isaacson for the reminder about the money in

the Affordable Housing Trust Fund. He asked Mr. Berke to send him an email when packets are posted online.

J. ADJOURNMENT

Chair Hiatt adjourned the meeting at 8:00 p.m.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair

**December 03, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances**

EXHIBIT

E

October 1, 2020 Planning Commission Meeting Packet

October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

A

Technical Corrections

October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

B

Findings of Fact and Conclusions of Law

October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

C

Development Review Team (DRT)

RE: Case #2020-2592. 1623 Camino de Cruz Blanca Variance to [14-7.2(B)(5)] Table 14-9.2-(1).

ROMERO, JOHN J <jjromero1@santafenm.gov>

Wed 9/16/2020 2:42 PM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

Hi Dan,

I have no comment.

-jjr

From: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

Sent: Wednesday, September 16, 2020 2:20 PM

To: ROMERO, JOHN J <jjromero1@santafenm.gov>

Subject: Case #2020-2592. 1623 Camino de Cruz Blanca Variance to [14-7.2(B)(5)] Table 14-9.2-(1).

Please comment:

Case #2020-2592. 1623 Camino de Cruz Blanca Variance to [14-7.2(B)(5)] Table 14-9.2-(1).

Dan Esquibel

Planner Senior

Land Use Dept., Current Planning Division

Office: 505-955-6587

Email: daesquibel@santafenm.gov

Development Review Team

Comment Form

Date: 08/27/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2499 1623 Camino Cruz Blanca Variances

Case Mgr: Dan Esquibel



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:
by:

Must be completed

1. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Prior to planning commission.
---	-------------------------------

Technical Corrections*:

Must be completed by:

<ol style="list-style-type: none">2. 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 (IFC 2009 Section 503.2.1)3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)4. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.5. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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.7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.
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|--|--|
| <ol style="list-style-type: none">8. Shall comply with Section D102.1 Access and Loading (75,000 lbs).9. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)10. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.11. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads.12. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting. | |
|--|--|

*Must made prior to recording and/or permit issuance

**Case #2020-2499. 1623 Camino Cruz Blanca Variances & Case 2020-2494. 113
Washington Avenue Variance**

BEINGESSNER, DEE <dabeingessner@santafenm.gov>

Thu 8/27/2020 10:01 PM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

Dan,

I had no comments for the two subject cases.

Dee

October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

D

ENN



ENN GUIDELINES

Applicant Information

Project Name: 1623 Camino Cruz Blanca Variance of Chapter 14-7.2(B)5 Mountainous & Difficult Terrain

Name: Walpole Alton (C/O James W. Siebert & Assoc.)

Last First M.I.

Address: 1623 Camino Cruz Blanca

Street Address Suite/Unit #

Santa Fe NM 87505

City State ZIP Code

Phone: () 983-5588 E-mail Address: jim@jwsiebert.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.

This area of Santa Fe is an area of low density residential development. At 2.81 acres per lot for the two lots the lot sizes are not too dissimilar to the lot sizes in the area. The houses tend to be larger in this forested area of Santa Fe and neither Mr. Walpole's house nor the house that is proposed on the additional lot that is requested will be as large as some of the existing houses in the area. This is the area of Santa Fe that is heavily forested with Pine Trees. The area for landscape is minimized since the preservation of the existing vegetation minimizes the need to supplement the property with non-native species. The Santa Fe National Forest adjoins this property on the west side serving as a natural buffer from other residences.

- (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.

There is an area that is suitable for the construction of an additional dwelling that satisfies city terrain management regulations. That area does not have a flood plain, rock outcroppings and is not located within an escarpment and has limited visibility from other view sheds areas of Santa Fe. There are no hazardous materials on the site and the threat of forest fires is always a concern for this area of Santa Fe. There is an easement that was granted by the Walpole's to allow a neighbor to construct a leach field on his property since his property is flatter and has better soils for leach fields than his neighbor.

- (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.

Although an archaeological study is not required it is an unlikely area for early Indian habitation since there is no continuous supply of water for this area. The property is located at a considerable distance from other historical of cultural sites. There are no acequias on or near the property.

- (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.*

The existing densities are exceptionally low in this area of Santa Fe. The densities are limited by the lack of city water and sewer. The extension of city water and sewer would be extremely difficult due to the amount of rock that would have to be excavated to construct water and sewer to the homes sites, many of which are several hundred feet off the access road. This area was part of the original Santa Fe Grant zoned in the 1950's at the lowest residential density due to difficult terrain conditions. The subject lot is not included in the Historic District. The City General Plan recommends low density development for this area of Santa Fe.

- (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 traffic for this area is limited since few people live on the private road that serves this house and a limited number of houses in the area. The larger lots reduce the number of dwellings. Traffic congestion is not a problem for this area of Santa Fe. Given the steepness of the area the disabled would have a difficult time accessing the dwelling or generally walking in the area.

- (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.*

The construction of another dwelling will provide a limited number of jobs. An additional home would create a demand for a variety of services and food and supply purchases.

- (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.*

Affordable housing is not proposed since this is a lot split and is not subject to affordable housing. Given the location and current housing market it is assumed that the house to be constructed on the future lot will be occupied by a family without children. This property is zoned residential and businesses be they, high end or affordable are not allowed in this area.

- (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.*

No new city utility service is required for this lot split. The new house will have to install a new well and septic tank and leach field. Water and sewer service is independent of the need to extend those utilities to the house. Bus service is at a considerable distance from the house and it is unlikely that it would be used by the residents of the new lot. Electrical power and communication facilities are currently available to the existing lot and will also be available to the new residence.

(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 new lot will have to comply with water offset requirements that specify .25 acre feet of water to be delivered to the city through the purchase of water offsets available either from the city or private parties. Conservation measures are now mandated by the City, State and Federal codes. Those codes are enforced as part of the building permit review at the time a permit for construction is submitted to the city.

(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.*

This is a part of the city that is isolated from the rest of the community. The ability to have integration and social balance is limited by the low density and distance from community facilities that exist for this area of Santa Fe. The closest major institution to this property is St Johns College where there is some possible interaction created by the schools programs to encourage interaction between older residents and the discussion of a variety of reading materials.

(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.*

This is an infill project in the sense that the surrounding area is largely developed. It does not promote a compact urban form and was never designed to do so given the terrain in the area and proximity to the National Forest. The typical homeowner for the area is either retired or semi-retired and works from home. Travel to employment centers would be limited since the likely resident for the new lot would be retired or semi-retired.

(l) ADDITIONAL COMMENTS (optional)



**City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes**

<i>Project Name</i>	ENN: 1623 Camino Cruz Blanca
<i>Project Location</i>	1623 Camino Cruz Blanca
<i>Project Description</i>	Proposed variance to Chapter 14-7.2(B)(5), calculations of dwelling within the mountainous and difficult terrain, and variance to 14-9.2.8E/Table 14-.9.2-1 to allow nine homes on a driveway where the construction of a Lane is required.
<i>Applicant / Owner</i>	Alton Walpole
<i>Agent</i>	James Siebert and Associates, Inc.
<i>Pre-App Meeting Date</i>	October 24, 2019
<i>ENN Meeting Date</i>	August 04, 2020
<i>ENN Meeting Location</i>	Virtual meeting via Zoom
<i>Application Type</i>	ENN
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	None
<i>Attendance</i>	8

Notes/Comments:

The Applicant conducted an a virtual ENN meeting via Zoom on August 04, 2020. There were 8 people attended the virtual meeting, not including the Applicants and the Applicant's Agent. The Applicant's agent explained the variance requests and answered a few questions. There were no concerns or opposition raised.

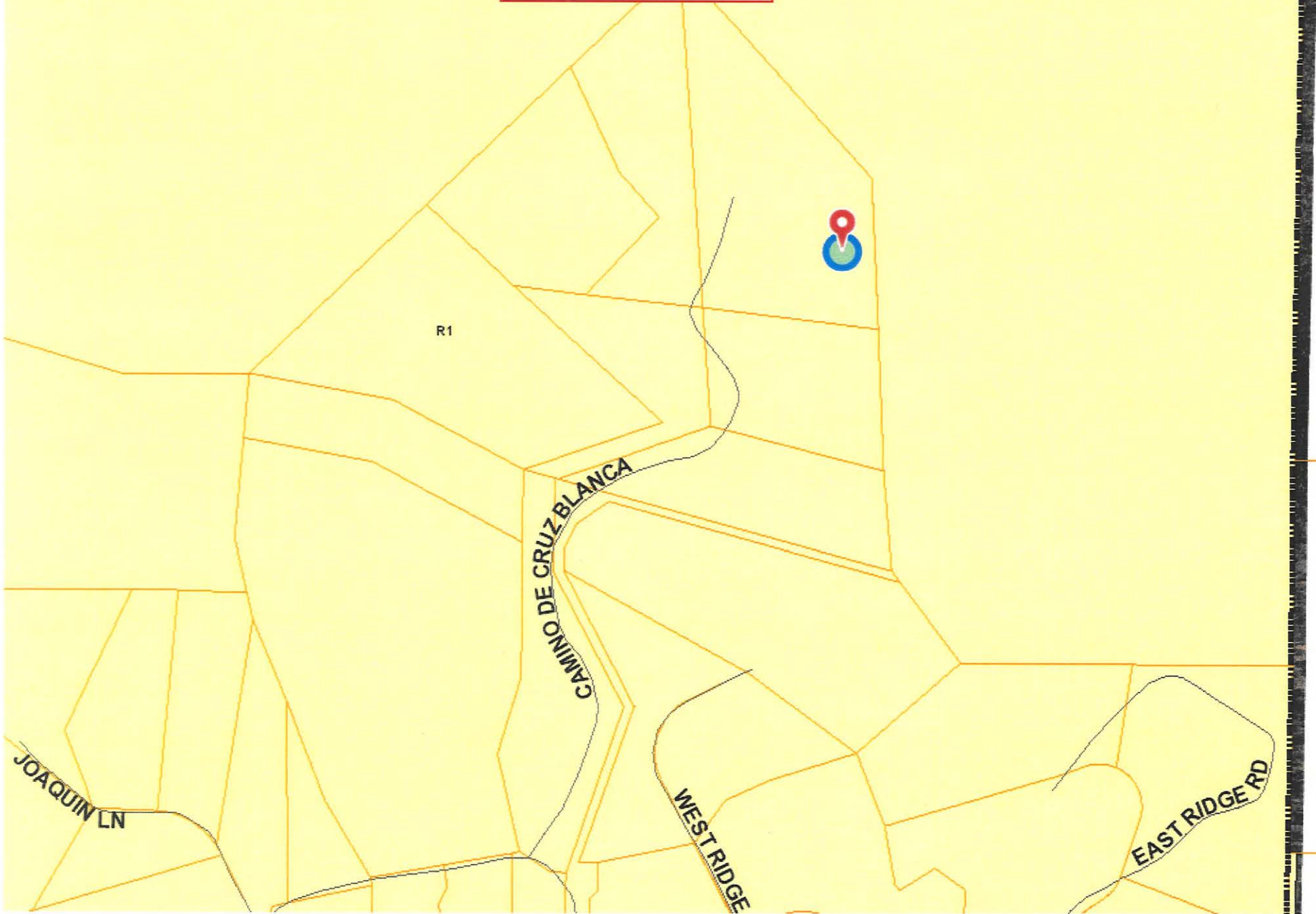
**October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances**

EXHIBIT

E

Maps and Photos

ZONING



AERIAL PHOTO



October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

F

Referenced Code Sections

14-7.-2(B) Calculation of Allowable Dwelling Units

- (A) Prior to any development approval, the maximum allowable number of dwelling units shall be calculated for the site as a whole as follows:
- (1) determine the total number of acres in the site to two decimal places, as certified by a professional land surveyor or professional engineer and
 - (2) determine the total flood way acres in the site to two decimal places, as certified by a professional land surveyor or professional engineer and
 - (3) subtract the sum of the flood way acres calculated in Subsection 14-7.2(B)(2) from the total number of acres of the site calculated in Subsection 14-7.2(B)(1);
 - (4) multiply the remaining acres by the applicable gross density factor of the district as shown in Table 14-7.2-1;
 - (5) for a parcel, any portion of which lies in the area labeled as mountainous and difficult terrain on Exhibit "I" following Chapter 14 and where twenty-five percent or more of the parcel has a natural slope greater than twenty percent, multiply the result calculated in Subsection 14-7.2(B)(4) by 0.75;
 - (6) if the result is other than a whole number, the number shall be rounded down to the nearest whole number except as set forth in Subsections 14-7.2(B)(7) or (8). This is the allowable number of dwelling units for the site;
 - (7) if the calculation is for a family transfer subdivision as set forth in Subsection 14-3.7(F)(2)(b) and the result in Subsection 14-7.2(B)(6) is other than a whole number, the number may be rounded up if it is five-tenths or more;
 - (8) if the result in Subsection 14-7.2(B)(6) is other than a whole number, the number may be rounded up if it is five-tenths or more; provided that the additional unit resulting from the rounding up meets the requirements of Santa Fe Homes Program (SFHP) set forth in Section 26-1 SFCC 1987 (Santa Fe Homes Program) or is a low-priced dwelling unit meeting the requirements set forth in Section 26-2.3 SFCC 1987 (Requirements for Low-Priced Dwelling Units);
 - (9) SFHP development incentives pursuant to Section 14-8.11(G) may increase the maximum number of dwelling units allowed on any site; however, if a development plan has been approved, in no case shall more dwelling units be constructed than described on the approved development plan.
 - (10) The minimum net lot area requirement for single-family dwellings shall be as established in Subsection 14-7.1(B)(1), Table 14-7.2-1 and Subsection 14-7.2(C); however, the number of dwelling units, and the number of lots occupied by single-family dwellings in a residential subdivision shall not exceed the number provided by this Subsection 14-7.2(B). (Ord. No. 2014-31 § 22)
 - (11) The allowable number of dwelling units shall not be exceeded for the site as a whole, regardless of subdivisions or lot splits. In the event of subdivision, including lot split, the allowed number of dwelling units shall be allocated among all resulting parcels so that no parcel exceeds the allowable number of units for that parcel calculated separately and the total number of units on all parcels shall not exceed that of the original site as a whole. A note shall be placed on the plat or development plan prior to recording the first and each subsequent subdivision or lot split that prohibits a further increase in the number of dwelling

units for each portion of the site unless approved by the governing body as a rezoning action or other action authorized by Chapter 14.(C)Lot Area Averaging in Single-Family Subdivisions

(Ord. No. 2014-31 § 23)

(1)It is intended that the common open space required in single- family subdivisions where the lot area has been reduced from that of a conventional subdivision be a compensation to occupants for reduced lot area. It is further intended that common open space be usable and be provided for occupants outside of the lot but within the subdivision.(2)The minimum lot area requirement for single- family structures is specified in Table 14-7.2-1; however the lot area may be reduced to a minimum of two thousand (2,000) square feet if common open space is provided equal to the sum of lot area reductions within the subdivision.

(Ord. No. 2013-16 § 59)

TABLE 14-9.2-1: Design Criteria for Street Types

See also Chapter 12 Fire Prevention and Protection — International Fire Code Appendix D Fire Apparatus Access Roads (as amended) for mandatory standards for roadway width, steepness, dead end/turnarounds, number of access points and fire lane signage

Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000—5,000	1,000—5,000	300—1,000	300—1,000	0—300	Minimum
Dwelling Unit Access						30—100	30—100	0—30	(0—8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0—30	0—30	0—30	0—30	0—30	0—30	0—30	0—30	NR
Number of Auto Lanes	6—7 Note 2	4—5 Note 2	2—3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

Notes:

NA - Not Applicable
 NR - Not Required

1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and lot access driveways. Lot access driveway standard applicable to access from street to not more than eight single family lots.
2. Includes Median/Turn Lane
3. Parking required on both sides of street, except no parking on that side of a street adjoining the plaza.
4. Parking may be on one side or both sides of the street; parking lane should not be continuous.()

All measurements in feet, unless otherwise noted.

October 06, 2020
Planning Commission
Case #2020-2499 & 2020-2592
1623 Camino De Cruz Blanca
Variances

EXHIBIT

G

Applicant Material



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

August 17, 2020

Noah Berke
Senior Planner
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Dear Mr. Berke:

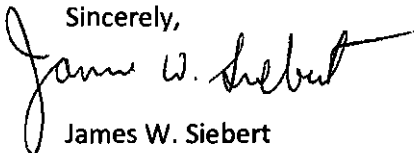
On behalf of Mr. Alton Walpole I am submitting an application for variances for Section 14-9.2-1 Maximum of 8 lots on a 10 foot road and Section 14-7.2.(B)(5) Area of Difficult and Mountainous Terrain.

The following material is submitted with this application:

- Completed application form signed by Mr. Walton
- Response to Approval Criteria for 14-9.2-1
- Response to Approval Criteria for 14-7,2(B)(5)
- Informational Letter
- Check for \$500 for application fee

Please schedule the request for the next available Planning Commission meeting.

Sincerely,



James W. Siebert

Xc: Alton Walpole
Dan Esquibel



PLANNING COMMISSION
VARIANCE APPLICATION
SUBDIVISION OR DEVELOPMENT PLAN STANDARDS

Parcel Information

Project Name: 1623 CAMINO CRUZ BLANCA VARIANCES OF 14-7.2(B)(5) MOUNTAINOUS AND DIFFICULT TERRAINS AND 14-9.2.8(E) & TABLE 14-9.2.1 Property
Address: 1623 CAMINO CRUZ BLANCA Size: 5.62 ACRES
Zoning: R-1 Proposed Use of Land: _____
Does this project have a Final Development Plan approval? YES NO Case Number: _____
Early Neighborhood Notice (ENN) meeting date: 8/4/20 Uniform Parcel Code Number: 1-056-098-369-274
Preapplication Conference Date: _____

Property Owner Information

Company Name: _____
Name: ALTON & CYNTHIA WALPOLE
First Last
Address: 1623 CAMINO CRUZ BLANCA
Street Address Suite/Unit #
SANTA FE NM
City State ZIP Code
Phone: () _____ E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: JAMES W. SIEBERT & ASSOC
Name: _____
First Last
Address: 915 MERCER ST
Street Address Suite/Unit #
SANTA FE NM 87505
City State ZIP Code
Phone: (505) 983-5588 E-mail Address: VICTORIA@JWSIEBERT.COM
Correspondence Directed to: Owner Applicant Both

Affidavit to Authorize Agent (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1623 CAMINO CRUZ BLANCA
I/We authorize JAMES W. SIEBERT & ASSOC to act as my/our agent to execute this application.
Signed: Alton Walpole Date: 8/14/20
Signed: _____ Date: _____

Submittal Checklist

Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:

<input type="checkbox"/> Letter of Application (intent, location, acreage)	<input type="checkbox"/> Statement addressing approval criteria	<input type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/> Development Plan (as defined by Section 14-3.8 SFCC 2001)	<input type="checkbox"/> Landscape, Parking and Lighting Plan, Signage Specifications
<input type="checkbox"/> Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)	<input type="checkbox"/> Traffic Impact Analysis (if required)	<input type="checkbox"/> Proof of Compliance with Conditions of Annexation Approval (if applicable)	<input type="checkbox"/> Sewer and Water Plan (including profiles and details)	<input type="checkbox"/> ENN Meeting Notes

Variances from Subdivision Regulations (Section 14-3.16 (C) SFCC 1987)

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

- (a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
- (b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
- (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or
- (d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing or significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

(3) The *intensity of development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

- (a) whether the *property* has been or could be used without variances for a different category or lesser *intensity of use*;
- (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan*.

(5) The variance is not contrary to the public interest.

(6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

Note: If application is being made for Development in Special Flood Hazard Areas, then justification must be provided with the above approval criteria and the criteria found in Section 14-3.10(E) SFCC 1987.

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 2001. 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: _____

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.

Title Guaranty & Ins.
TG&IC # SF10-0379

SFC CLERK RECORDED 08/17/2010

WARRANTY DEED
(JOINT TENANTS)


Alton Walpole, for consideration paid, grant to Alton Walpole and Cynthia Christian, husband and wife, as joint tenants with rights of survivorship, whose address is 1623 Camino Cruz Blanca, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tract Four (4), as shown on plat entitled "Lands of J.W. Schepps, A.L. Thomas A. Walpole & P. Pinnell, Jr...", filed in the office of the County Clerk, Santa Fe County, New Mexico, on September 23, 1977, in Plat Book 57, page 7, as Document No. 408,717.

SUBJECT TO: Restrictions, reservations and easements of record.
ALSO SUBJECT TO: Ad valorem property taxes for the year 2010 and subsequent years.

with warranty covenants.

WITNESS my hand and seal this 17th day of August, 2010.

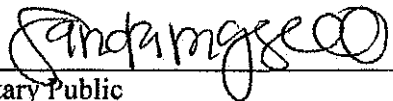


Alton Walpole

ACKNOWLEDGMENT

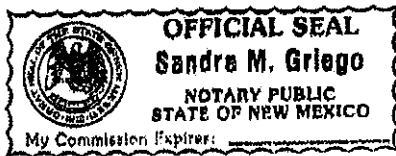
STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on August 6, 2010 by Alton Walpole.



Notary Public

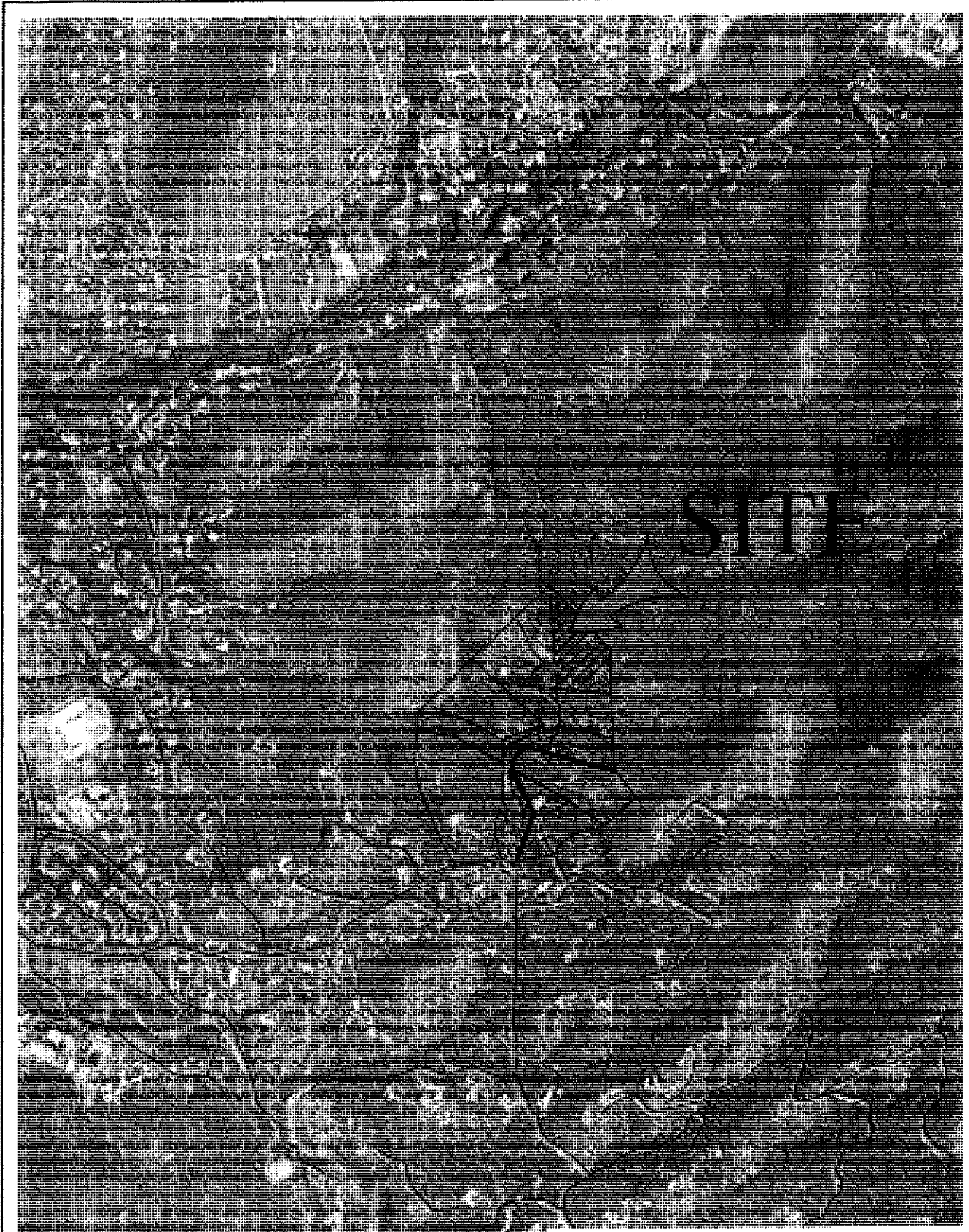
My Commission Expires: 2/17/11




COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 17TH Day Of August, 2010 at 03:56:50 PM And Was Duly Recorded as Instrument # 1808059 Of The Records Of Santa Fe County

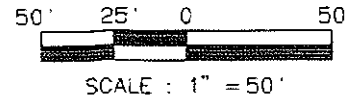
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM



SITE

JAMES W. GIBNEY JAMES W. GIBNEY, INC.	ALTON HILF	SCALE 1" = 1,000'
STATE OF NEW YORK COUNTY OF ALBANY JAMES W. GIBNEY, INC. ALBANY, NEW YORK	PROPERTY MAP	INDEX 

N/F
 CITY OF SANTA FE
 PLAT Bk. 155 Pg. 025

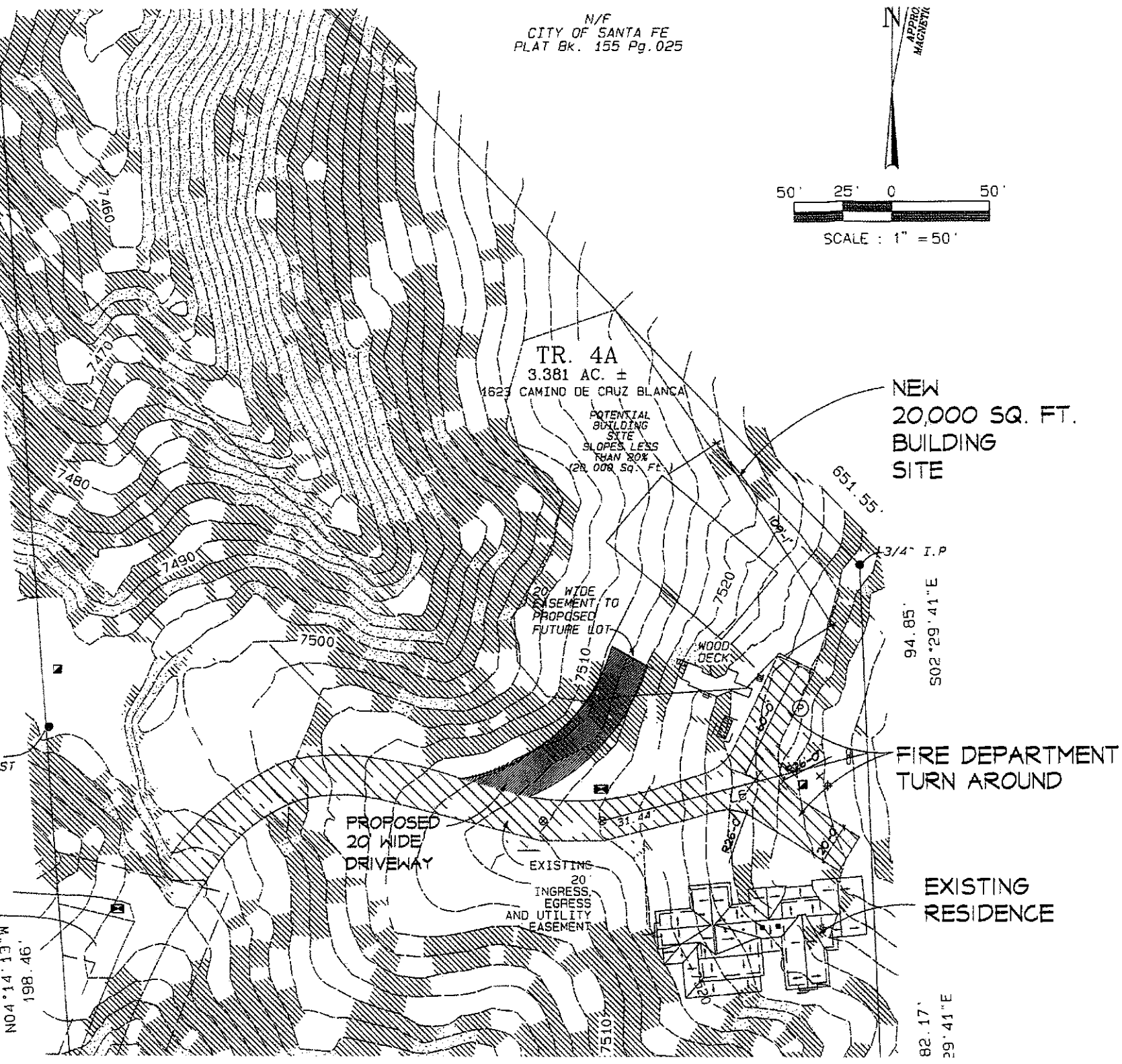


APPROVALS:	DATE:
OWNER:	
DRAWN BY:	
CHECK BY:	
ENGINEER:	

DESIGN SOLUTIONS[®]
 DESIGN AND DRAFTING SERVICES
 TIM S. CURRY AND ASSOCIATES
 1415 WEST ALAMEDA STREET SANTA FE, N.M.
 PH 505 989 3241 FAX 505 989 1005



POLE RESIDENCE
 CAMINO CRUZ BLANCA
 SANTA FE, NEW MEXICO





**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

INFORMATIONAL LETTER

Noah Berke
Senior Planner
P.O. Box 909, 200 Lincoln Ave
Santa Fe, NM 87504

Re: Alton Walpole Variance Requests

Dear Mr. Berke

This letter provides the background information that cannot be conveyed in the response to the variance criteria.

Explanation of Difficult and Mountainous Terrain

The Difficult and Mountainous Terrain provision was adopted in the 1980's in response to retaining walls failing and collapsing due to heavy rains or poor construction and more construction taking place on Santa Fe's hillsides. Although much of the property on the north side of Santa Fe was already zoned R-1, there was desire to further reduce the density in selected areas where steep slopes dominated the landscape. It is my belief that the 25 percent reduction in density was directed to the R-1 and higher density zoning in the north side areas. The application of a 2.5 acre minimum lot size for lots without city sewer and water was not given much consideration when the Difficult and Mountainous Terrain ordinance was adopted. The 2.5 acre minimum lot size was based on the County requirement at the time for lots served by an on-site sewer and water.

R-1 land served by city water or city sewer within the area of Difficult and Mountainous Terrain may be developed at one dwelling per 1.25 acres. If neither of the two utilities are available the requirement is one dwelling per 3.33 acres. That is a significant increase in area compared for R-1 land with at least one of the city utilities. The imposition of Difficult and Mountainous Terrain on lots without city water and sewer is a significant burden on the land owner.

Difficult and Mountainous Terrain as a Dimensional Standard

The various zoning districts are set forth in Chapter 14-4.2 and 14-4.3 of the Land Development Code. The area of Difficult and Mountainous Terrain is not listed as a zoning district. The residential zoning districts set the maximum allowed densities. Overlay districts also can set maximum allowed densities based on the underlying zoning. Chapter 14-5.1(A)(1)-(9) in describing the overlay districts does not mention the area of Difficult and Mountainous Terrain as an overlay district. The point being that it must therefore be a dimensional standard, like a setback or height standard.

Road Variance

The variance is requesting one more additional lot than the permitted 8 lots on a 10 foot roadway as set forth in 14-9.2-1 in the Santa Fe City Code. In this case the roadway varies in width from 13 feet to 15 feet. The lot split would create the ninth lot served by the private road. A covenanted agreement among the land owners served by Camino Cruz Blanca private road is attached as Exhibit B. Article 4 on page 5 describes the payments and maintenance requirements for the private road. Mr. Walpole has stated that all lot owners participate in the cost for the maintenance and improvements to the road. Mr. Walpole is the administrator for the collection of money for the road maintenance and improvements. Improvements consist of widening the road where there is sufficient easement, adding basecourse where needed and maintaining or replacing culverts. Maintenance is undertaken at least once a year.

The point here is that in other areas of Santa Fe on private roads where the access is 10 feet in width often there is no formal organization to maintain and improve the roads and there is no requirement in city code to do so. Given the level of maintenance that is occurring on Camino Cruz Blanca one additional dwelling has little impact expect to add to the money collected for road maintenance. The new lot will be subject to the covenants the same as the existing lots and therefore the owner of this lot will be obligated to participate in road maintenance costs.

It also needs to be pointed out the City Code has taken into account where older roads may have to be permitted to allow for conformance with the unique neighborhood condition. The City Code, Section 14-9(4)(b) states that "The arrangement of streets in a development shall: (b) conform to a plan for the neighborhood approved by the planning commission to meet a particular situation where topographic or other conditions make continuance of or conformance to existing streets impracticable." In this case the plan for the neighborhood is the covenants that have been adopted for the area.

Xc: Dan Esquibel
Alton Walpole

DECLARATION OF PROTECTIVE COVENANTS

THIS DECLARATION is made this 28th day of November, 2005, by PAMELA MESSER, a single woman; WILLIAM H. DONAHUE and DANA DENSMORE, husband and wife; MATTHEW and MARY SAMPLE, husband and wife; ALTON WALPOLE and CYNTHIA CHRISTIAN, husband and wife; RICHARD FERBER and POLLY TAPIA FERBER, husband and wife; and KENNETH and MARY ANN LOWE, husband and wife; (hereinafter collectively referred to as "Owners").

WHEREAS, Owners are the owners of certain parcels of real estate in Santa Fe, County, New Mexico, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, and desire to impose the provisions of this Declaration on and subject all of the above described real estate to the covenants, hereinafter stated, including easements, for the purpose of protecting the value and standards of said real estate, the terms of which shall run with the land and be binding upon and inure to the benefit of all parties having any right, title or interest in or to the above described real estate, or any part thereof, and their successors and assigns.

NOW, THEREFORE, Owners hereby declare that the Properties shall be subject to the following covenants, conditions and restrictions:

**ARTICLE 1
DEFINITIONS**

Wherever used herein, the following terms shall have the following meanings:

1.1 "Properties" shall mean and refer to the real estate described in Exhibit A attached hereto and such additions as may hereafter be brought within the jurisdiction of this Declaration;

1.2 "Lot" shall mean and refer to each of the six (6) Lots inclusively as described in and listed as Lots or Tracts in Exhibit A;

1.3 "Easements" shall mean and refer to all easements affecting the Properties and recorded as of the date of this Declaration, provided further that "Private Road Easement" shall refer to the road access easement as shown on the plat entitled "Lands of J.W. Schepps, A.L Thomas, A. Walpole & P. Pinnell, Jr., Ward No. One, Santa Fe, New Mexico" dated September 3, 1977 and recorded as number 408,717 in the County Clerk's office of Santa Fe County, New Mexico.

1.4 "Guest House" shall mean a second residence on the Property occupied, full-time or part-time, by the family members or guests of the Owners.

1.5 "Structure" means any residence, dwelling, garage, outbuilding or wall.

ARTICLE 2
SUBDIVISION AND STRUCTURES

2.1 *Intent.* The intent of Owners herein is (i) to attempt to ensure the protection of view corridors for the various Lots while recognizing that complete protection is not always possible; (ii) to limit the density of structures on the Lots and (iii) to avoid large scale monolithic structures.

2.2 *Subdivision.* The minimum lot size shall be 2.2 acres. No subdivision of or other adjustment of any Lot shall be permitted that will create a lot smaller than this size. Any lots created by the subdivision of any Lot shall be fully subject to the covenants and restrictions contained in this Declaration.

2.3 *Combination.* Combinations of Lots shall be permitted subject to the approval of the City of Santa Fe and the execution and acknowledgment by the Owner of the Lots to be combined, of an instrument specifying such combination and giving the metes and bounds description and Lot number of the newly created Lot. Such instrument shall be filed for record by the Owner in the real estate records of Santa Fe County, New Mexico, before such combination is considered to have been completed hereunder. Once combined, the newly created Lot shall not be resubdivided thereafter. No combination of Lots shall be deemed an amendment or release of the covenants and restrictions herein.

2.4 *Lot Line Adjustments.* Lot line adjustments between Lots shall be permitted subject to the approval of (i) all Owners, (ii) the City of Santa Fe, and (iii) the execution and acknowledgment by the Owners of the Lots to be adjusted, of an instrument specifying such adjustment and giving the metes and bounds description and Lot number for each of the adjusted Lots. Such instrument shall be filed for record by the affected Owners in the real estate records of Santa Fe County, New Mexico, before such adjustment is considered to have been completed hereunder. No adjustment of Lot lines shall be deemed an amendment or release of the covenants and restrictions herein.

2.5 *Permitted and Prohibited Structures.* No structure shall be erected, altered, placed or permitted to remain on any Lot or building site subject to this Declaration other than one single-family dwelling for private use, a Guest House, a private studio, a private garage, recreational facilities, storage sheds, solar heating devices, evaporative cooler or coolers, and improvements incidental to residential use of the Lot. Condominium units, each of which is owned and occupied by unrelated parties, are specifically prohibited.

2.6 *Size Limitations.* No Lot shall have structures totalling more than 6,000 square feet of roofed floor area. No single structure shall have more than 3,500 square feet of roofed floor area.

**ARTICLE 3
COMMON SCHEME RESTRICTIONS AND REQUIREMENTS**

3.1 *Trees and Landscaping.* The living native growth of the Properties, including but not limited to cacti, pinon, ponderosa pines and juniper trees, shall not be destroyed or removed without the prior approval of all of the other Owners, except such native growth and flora as may be necessary to remove for the construction and maintenance of roads, driveways, dwellings and other approved structures. Dead trees may be removed.

3.2 *Utilities.* All electrical service, gas lines, water lines, cable television, telephone lines or other utilities shall be placed underground and installed in or adjacent to the driveway.

3.3 *Trash.* No Lot shall be used for the storage or dumping of rubbish or debris of any kind, or for the storage of any property or thing that will be toxic, dangerous, or unhealthy, and no substance, thing or material may be kept upon any Lot that will emit foul or obnoxious odors. Before and after construction, the storage of construction material, supplies and equipment shall be prohibited unless placed out of view of other Lot Owners.

3.4 *Noise.* No devices emitting undesirable noise levels or that will cause any noise that will disturb the peace, quiet, comfort, or serenity of any occupants or Owners of Lots shall be permitted on the Lots. Burglar alarms must be kept in good working order so that they do not go off without intrusions into the structure protected. Burglar alarms must be turned off within ten minutes after going off.

3.5 *Concrete Slurry.* During or after construction of improvements to any Lot, no concrete slurry shall be left on any Lot or within the Easements.

3.6 *Storage Tanks.* Any tanks for use in connection with any residence, including tanks for the storage of liquefied petroleum gas and fuel oil, gasoline, oil or water, must be buried or concealed by walls, trees, or fences so as to conceal them from view from other Lots and the Easements.

3.7 *Towers.* No derrick or other structure designed for use in boring for oil or natural gas, and no cellular telephone, radio or television transmission towers shall be erected, placed or permitted; and the production or extraction of oil, natural gas, petroleum, asphalt or hydrocarbon products or substances shall not be permitted. No exterior antenna of any sort, including satellite dishes, shall be installed or maintained on any Lot, except those devices which are erected, installed, placed or maintained and used entirely under the eaves or enclosed within a building or Structure or screened from view from other Lots and Easements or which are otherwise specifically authorized by the Declaration.

Notwithstanding the foregoing, television antennae (but not satellite dishes) may extend two (2) feet above the parapet.

3.8 *Animals*. Domestic animals are permitted. No livestock, including horses shall be permitted on any Lot. No animals of any kind may be kept on any Lot for commercial purposes. Animals may not be kept on any Lot in any manner which creates a nuisance or is offensive to the neighboring Lots, whether by reason of noise, habits, odors, or otherwise, anything to the contrary hereinabove notwithstanding. The Owners shall have the right to demand the removal of any animals which are kept in violation of this Declaration. Enclosures for animals shall be constructed in accordance with this Declaration.

3.9 *Exterior Lights*. All exterior lights must be located so as not to be directed toward surrounding lots, properties or roads. Bright, glaring lights on roof tops and patio walls or elsewhere are prohibited.

3.10 *Conservation*. All Lot Owners are urged to practice indoor and outdoor water conservation measures. "Alternative" energy sources such as solar heat, wind generators, etc. are encouraged. All construction must comply with the published water conservation criteria of the City and County of Santa Fe.

3.11 *Drainage*. Surface drainage courses within Lots are to remain in their natural state, except for diversion approved by the Owners.

3.12 *Hunting and Firearms*. No hunting shall be permitted within the Properties, and no discharge of firearms shall be permitted within the Properties.

3.13 *Private Easements*. No dirt bikes, motorcycles, off-road vehicles or any unlicensed vehicles of any kind shall be driven or permitted on the Easements except for ingress and egress to an Owner's residence. No motor-driven vehicle shall be driven or permitted in the Properties except on the Easements or the driveways within the Properties. Mountain bikes may only be used on the Easements and private driveways.

3.14 *Ground Water*. Ground water shall not be impounded by any Owner in any way which might adversely affect other Owners of the Properties.

3.15 *Discharge of Explosives*. No explosive material may be discharged on any lot except for bona fide construction purposes and then only after all inhabitants of the Properties have been duly notified in advance of the proposed discharge of an explosive material and only in a manner that shall reduce to a minimum the noise, vibration and other impact of the proposed discharge.

**ARTICLE 4
ROAD MAINTENANCE**

4.1 *Owners' Approval.* Whenever any provision of this Article 4 requires the approval of or action by the Owners, such approval or action shall require the consent of at least two-thirds (2/3) of the owners of the Lots which (i) are then on record with the Office of the County Clerk of Santa Fe County and (ii) are currently used for residential purposes. For purposes of determining this consent, each such Lot, existing at the time of execution of this Declaration or created subsequently to such execution by a permitted combination, subdivision or Lot split, shall have one (1) vote, regardless of the number of Owners of record of the particular Lot.

4.2 *Determination of the Need for Maintenance.* At least once a year, and at least seventy-five (75) days prior to the end of the calendar year, a meeting of the Owners shall be held, or the Owners' views shall be otherwise solicited, to determine whether road maintenance is needed, and what such maintenance should be. All Owners shall be consulted, and no road maintenance of any kind shall be undertaken without such consultation. All road maintenance shall require approval as set forth in Section 1 of this Article.

4.3 *Apportionment of Expenses.* If road maintenance is approved as set forth above, the costs for such road maintenance shall be apportioned among the Owners approximately in proportion to the length of the road from Camino de la Cruz Blanca to the respective Lots, or in some other equitable manner agreed upon by the Owners in accordance with Section 1 of this Article.

4.4 *Mutual Covenants to Pay Apportionments.* The Owners covenant and agree with each other to pay all apportionments as determined hereunder, except that no Owner shall be required to pay more than \$400.00 (four hundred dollars) plus 5% for each year after 2005, in any calendar year.

4.5 *Personal Debt of Owner.* The amount of road maintenance expense apportioned to the Owners shall be the personal and individual debt of the Owner of record thereof at the time the apportionment is made. Suit to recover a money judgment for unpaid assessments shall be maintainable.

4.6 *Prior Agreement.* On or about June 8, 1986, some of the Owners signed a Road Maintenance Agreement. As among the Owners who have executed both this Declaration and said Agreement, this Declaration shall control.

**ARTICLE 5
GENERAL PROVISIONS**

6.1 *Enforcement.* Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, servitudes, reserva-

COUNTY CLERK RECORDED 12/27/2005

tions, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by a party to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Any Owner may enforce this Declaration regardless of whether the enforcement sought concerns a Lot that is contiguous to the Owner's Lot. Any waiver of any requirement of this Declaration with respect any Lot shall not be deemed a waiver of such requirement with respect to any other Lot. Violations of any requirement of this Declaration in existence on the effective date of this Declaration shall not be deemed a waiver with respect to any subsequent violations.

6.2 *Notices.* Any notices required or permitted to be delivered hereunder shall be deemed to be delivered when personally delivered to the respective addressee or upon deposit of the same in the United States mails, postage prepaid, certified or registered mail, return receipt requested at the address shown below.

6.3 *Severability.* Invalidation of any provision of this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

6.4 *Exhibits.* Each and every exhibit attached hereto is incorporated herein by this reference.

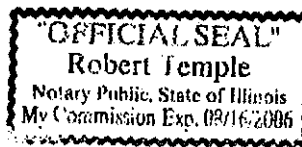
6.5. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years; provided, however, that (i) Owners holding at least sixty percent (60%) of the total number of existing Lots may execute and acknowledge an appropriate instrument within one (1) year and not less than ninety (90) days prior to the expiration of said initial twenty (20) year period or prior to the expiration of any ten (10) year extension period thereafter, that provides a release of the land subject hereto from all of the restrictive covenants contained in this Declaration, or a change, amendment, modification or revision of any of the restrictive covenants; or (ii) Owners holding at least eighty percent (80%) of the total number of existing Lots may execute and acknowledge an appropriate instrument at any time, that provides a change, amendment, modification or revision of any, but less than all, of the restrictive covenants, except as prohibited herein. Every amendment or release must be recorded in the real estate records of Santa Fe County, New Mexico.

6.6 *Binding Effect.* This Declaration shall be binding upon and shall inure to the benefit of the Owners and their respective heirs, successors and assigns, including lessees, easement holders, licensees, and invitees, and shall run with the land.

IN WITNESS WHEREOF, Owners have executed this Declaration this 7th day of Nov, 2005.

Talaya Hill Covenants, 10/24/05

[Handwritten signatures]
Mary D. Sample



Page 6

[Handwritten initials]

RECORDED 12/27/2005

**EXHIBIT A
LOTS**

Tracts 1-A and 1-B as shown on a plat of survey entitled "Lands of Pamela Messer" recorded on 2 October, 1979, in Book 72, page 13, records of Santa Fe County, New Mexico.

Tracts 2 and 4 as shown on a plat of survey entitled "Lands of J. W. Schepps, A. L. Thomas, A. Walpole & P. Pinnell, Jr." recorded on 23 September, 1977, in Book 57, page 7, records of Santa Fe County, New Mexico.

Lot 1, Tract 3 as shown on a plat of survey entitled, "Lot Consolidation and Lot Line Adjustment Survey of the 'Paige Pinnell Replat'" recorded on 8 February 1996, in Book 326, page 40, records of Santa Fe County, New Mexico.

Tract 5A as shown on a plat of survey entitled, "Fineberg Subdivision" recorded on 25 February 1986, in Book 161 page 49, records of Santa Fe County, New Mexico.

CLERK RECORDED 12/27/2005

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 18 day of November, 2005

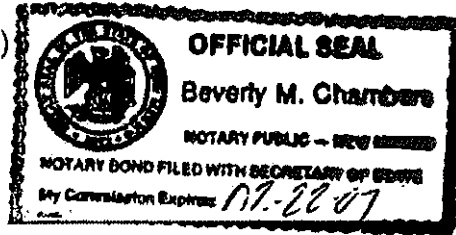
Pamela Messer

Pamela Messer

Beverly M. Chambers
Notary Public

My commission expires: 07-22-07

(Seal)



CLERK RECORDED 12/27/2005

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 28th day of November 2005

William H Donahue
Dana Densmore

William H. Donahue and Dana Densmore

Lois E Keel
Notary Public

My commission expires: 8/12/07

(Seal)



NOTARY PUBLIC RECORDED 12/27/2005

ACKNOWLEDGMENT

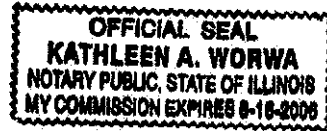
STATE OF ILLINOIS)

COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this 19 day of August, 2005

Matthew Sample *Mary Sample*

Matthew Sample and Mary Sample



Kathleen A. Worwa
Notary Public

My commission expires: 8-16-2006

(Seal)


RECORDED 12/27/2005

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 19 day of ~~NOVEMBER~~ 2005

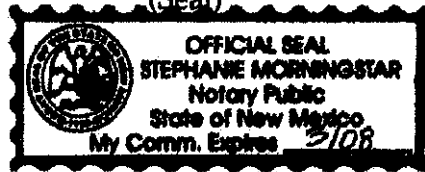
 Cynthia Christian

Alton Walpole and Cynthia Christian


Notary Public

My commission expires: 3/08

(Seal)




CLERK RECORDED 12/27/2005

ACKNOWLEDGMENT

STATE OF NEW MEXICO)


COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14 day of NOVEMBER, 2005

 Richard Ferber

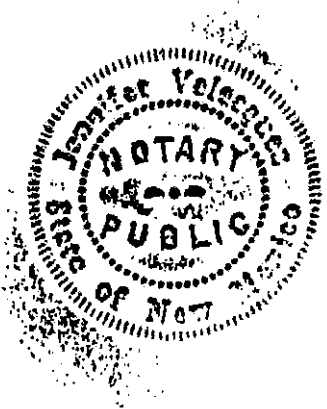
 Polly T Ferber

Richard Ferber and Polly Tapia Ferber


Notary Public JENNIFER VELASQUEZ

My commission expires: 3-20-08

(Seal)



SPECIALLY RECORDED 12/27/2005

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF DALLAS)

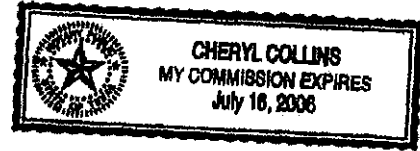
The foregoing instrument was acknowledged before me this 16 day of July, 2005

Kenneth Lowe & Mary Ann Lowe
Kenneth Lowe and Mary Ann Lowe

Cheryl Collins
Notary Public

My commission expires: 7/16/06

(Seal)



Cheryl Collins

REC'D - SFC CLERK RECORDED 12/27/2005

**Variance from minimum lot size for lots in Difficult and Mountainous Terrain
Section 14-9.2.8(e)**

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

Mr. Walpole bought the subject lot in 1977. The ordinance adopting the standards for "Difficult and Mountainous Terrain" were not adopted until 1987 Mr. Walpole had the right to split his lot allowing for two lots on the 5.6 acre parcel. The proof of ownership is provided by warranty deed and plat in Exhibit A-1.

(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

There is the issue of the cumulative impact of the .75 reduction on lots with no city water and city sewer where the minimum lot size is 2.5 acres. For example, a 10 acre lot zoned R-1, with city water and sewer, or city water or city sewer would be permitted one dwelling per acre or 10 lots assuming there is no flood plain. If the 10 acre lot is located in an area of Difficult and Mountainous Terrain the number of lots is: $10 \times .75 = 7.5$ lots. A fractional density must be reduced to the next whole number which in this case results is 7 lots. If the same 10 acre lot has no city water or city sewer the number of lots is reduced to 4 ($10 \div 2.5 = 4$), and with the required .75 reduction the maximum number of lots would be 3, which is considerably less than the seven lots permitted with city sewer and city water.

Due to ordinances that have been adopted since the area of Difficult and Mountainous Terrain was imposed, such as maximum height of retaining walls, management of storm water runoff, mandatory revegetation, limitation on the heights of cut and fill slopes, escarpment regulations,

and limits on height of structures the impact on the hillside from a visual and terrain management standpoint have been considerably reduced.

The requirement for a 2.5 acre minimum lot size for lots created in the area of Difficult and Mountainous Terrain would by itself accomplish the goal of protecting Santa Fe's hillsides. Drilling a well on the lot does not create any significant disturbance to the land. Leach fields required for liquid waste disposal must be approved by the New Mexico Environment Department and can follow the contours of the land snaking in and out of trees. The 2.5 acre minimum lot size by itself accomplishes the intent of the area of Difficult and Mountainous Terrain and the cumulative impact of adding a further reduction in density does nothing to further protect the hillside environment.

(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

There are 5 lots in the same area served by Camino Cruz Blanc that are less than the lot size of 3.3 acres, all of which are not served by city water or city sewer. Mr. Walpole is seeking approval of what has either been allowed by the city or lots that existed prior to the adoption of the area of Difficult and Mountainous Terrain. The location of these lots is shown on Exhibit A-2.

(3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

There are other lots in close proximity to Mr. Walpole that are equal or lesser in size to the lots proposed by Mr. Walpole. The area of Difficult and Mountainous Terrain is not a zoning district nor an overlay district. It is clear that the minimum lot size from a zoning standpoint per Table 14-7.2-1 is one dwelling per 2.5 acres. Mr. Walpole can comply with that requirement since he has 5.6 acres of land and can divide them in such a way that each is a minimum of 2.5 acres.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

(a) whether the property has been or could be used without variances for a different category or lesser intensity of use;

Mr. Walpole currently has his residence on the 5.6 acre lot. A lesser intensity without a variance would mean that he is unable to create another lot putting Mr. Walpole at a disadvantage to other lots created in the area that are less the 3.3 acres required by the City.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.

The general plan promotes infill within the urban area. The proposed lot split is in conformance with the mandatory density of 2.5 acres but short of the additional reduction in lot size created by the cumulative impact of imposing the dimensional standard of the area of Difficult and Mountainous Terrain.

(5) The variance is not contrary to the public interest.

At the Early Neighborhood Notice meeting the majority of owners of lots served by Camino Cruz Blanca attended the virtual meeting. All owners attending the virtual meeting were in support of the variance for the lot split. There is no impact to the broader public since any additional construction on the property would have limited visibility from outside the immediate area of the properties served from Camino Cruz Blanca.

(6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

SPECIAL WARRANTY DEED

Ann Randolph Nichols, Attorney in Fact pursuant to a Power of Attorney recorded at the County of Santa Fe as Reception Number 409,716 for Paige Pinnell, Jr., a single man dealing with his separate property; Joseph William Schepps, a single man; Arthur L. Thomas, a single man; and Alton Walpole, a single man, for consideration paid grants to Alton Walpole, as his sole and separate property, whose address is Santa Fe, New Mexico, the following described real estate in Santa Fe County, New Mexico:

That certain tract of land described as Tract Four, containing 5.620 acres +, as shown on that certain plat prepared by Guy D. Hayden, Registered Land Surveyor, from surveys completed on March 14, 1977, as amended on August 24, 1977, entitled "LANDS OF J. W. SCHEPPS, A. L. THOMAS, A. WALPOLE & P. PINNELL, JR., WARD NO. ONE, SANTA FE, NEW MEXICO" filed with the Clerk of Santa Fe County, New Mexico on September 23, 1977, Reception No. Plat #408, 717;

TOGETHER with an easement for ingress and egress for any purpose and an easement for utility purposes in and upon that certain road and parking easement as more particularly described and shown on the aforesaid Plat of Survey, AND grantors and grantee covenant that the grantee shall be obligated to pay one-fifth of all expenses which may be required to maintain the road described on the Plat of Survey in a passable condition for the purposes of the heretofore described easements with said covenant to run with the land; and

SUBJECT TO that certain Mortgage recorded March 18, 1976 in Book 247, page 902 of the records of Santa Fe County and any other easements, restrictions or covenants of record.

with special warranty covenants.

WITNESS our hands and seals this 14th day of October,

1977.

Ann Randolph Nichols

Ann Randolph Nichols, Attorney
in Fact for Paige Pinnell, Jr.

Joseph William Schepps

Joseph William Schepps

354128


Arthur L. Thomas
Arthur L. Thomas

Alton Walpole
Alton Walpole

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Ann Randolph Nichols, Attorney in Fact for Paige Pinnell, Jr.

Juliet R. Simpson
Notary Public




My Commission Expires:

6/21/80

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Joseph William Schepps.

Juliet R. Simpson
Notary Public



My Commission Expires:

6/21/80

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
ON THE 17 DAY OF Oct. A.D.,
1977 AT 11:11 O'CLOCK A M.
IN MY BOOK _____
I AM CLERK OF THE COUNTY OF SANTA FE COUNTY
CLERK'S OFFICE
COUNTY CLERK, Santa Fe County, N.M.
Heidi Paula
Deputy

STATE OF NEW MEXICO)
: ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Arthur L. Thomas.

Juliet R. Simpson
Notary Public



My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
: ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Alton Walpole.

Juliet R. Simpson
Notary Public



My Commission Expires:
6/21/80

MUTUAL EASEMENT

IT IS AGREED BY AND BETWEEN Ann Randolph Nichols, Attorney in Fact pursuant to a Power of Attorney recorded at the County of Santa Fe as Reception Number 409,716 for Paige Pinnell, Jr., a married man dealing with his separate property; Joseph William Schepps, a single man; Arthur L. Thomas, a single man; and Alton Walpole, a single man; AND Frank Chapman dealing in his sole and separate property; and Frank Chapman, as Attorney in Fact for Robert K. Potter, Jr., pursuant to that Power of Attorney recorded in the County of Santa Fe, New Mexico;

WITNESS, the parties hereto, for mutual consideration, hereby grant onto each other, a perpetual easement upon the following described lands, for ingress and egress for any purpose and an easement for utility purposes in and upon that portion of a road described on that certain plat prepared by Guy D. Hayden, Registered Land Surveyor, from surveys completed on March 14, 1977, as amended on August 24, 1977, entitled "LANDS OF J.W. SCHEPPS, A. L. THOMAS, A. WALPOLE & P. PINNELL, JR., WARD NO. ONE, SANTA FE, NEW MEXICO, filed with the Clerk of Santa Fe County, New Mexico on September 23, 1977, Reception No. Plat #408, 717 as more particularly described as follows, to-wit:

That portion of said road lying upon tract one and that portion of said road lying upon the lands designated "now or formerly Frank Chapman" as described in said heretofore described Plat of Survey.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and that it is a covenant running with the land.

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Arthur L. Thomas.

Arthur L. Thomas
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Alton Walpole.

Arthur L. Thomas
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 5th
day of October, 1977, by Frank Chapman.

Arthur L. Thomas
Notary Public

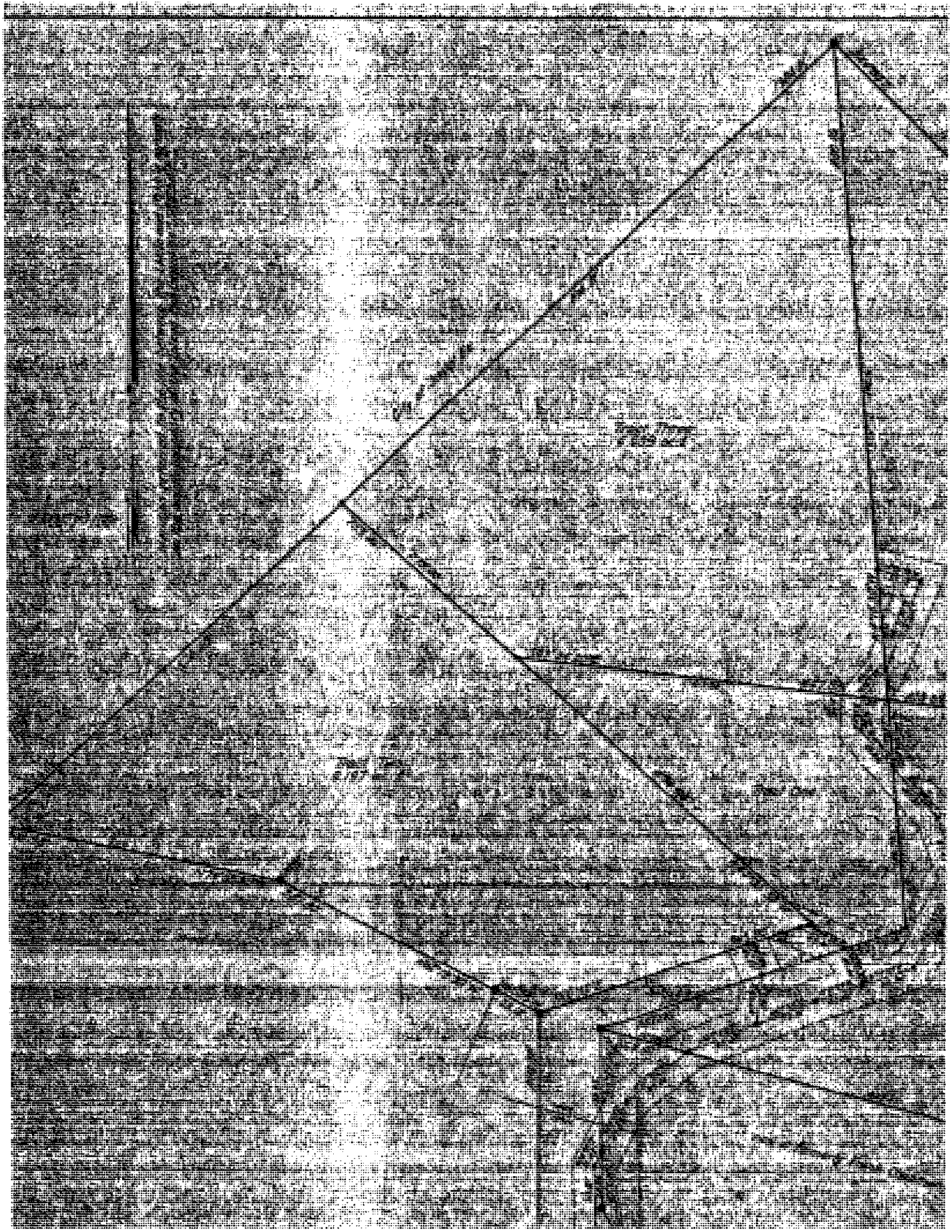
My Commission Expires:
April 18, 1979

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 5th
day of October, 1977, by Frank Chapman, Attorney in Fact
for Robert K. Potter, Jr.

Arthur L. Thomas
Notary Public

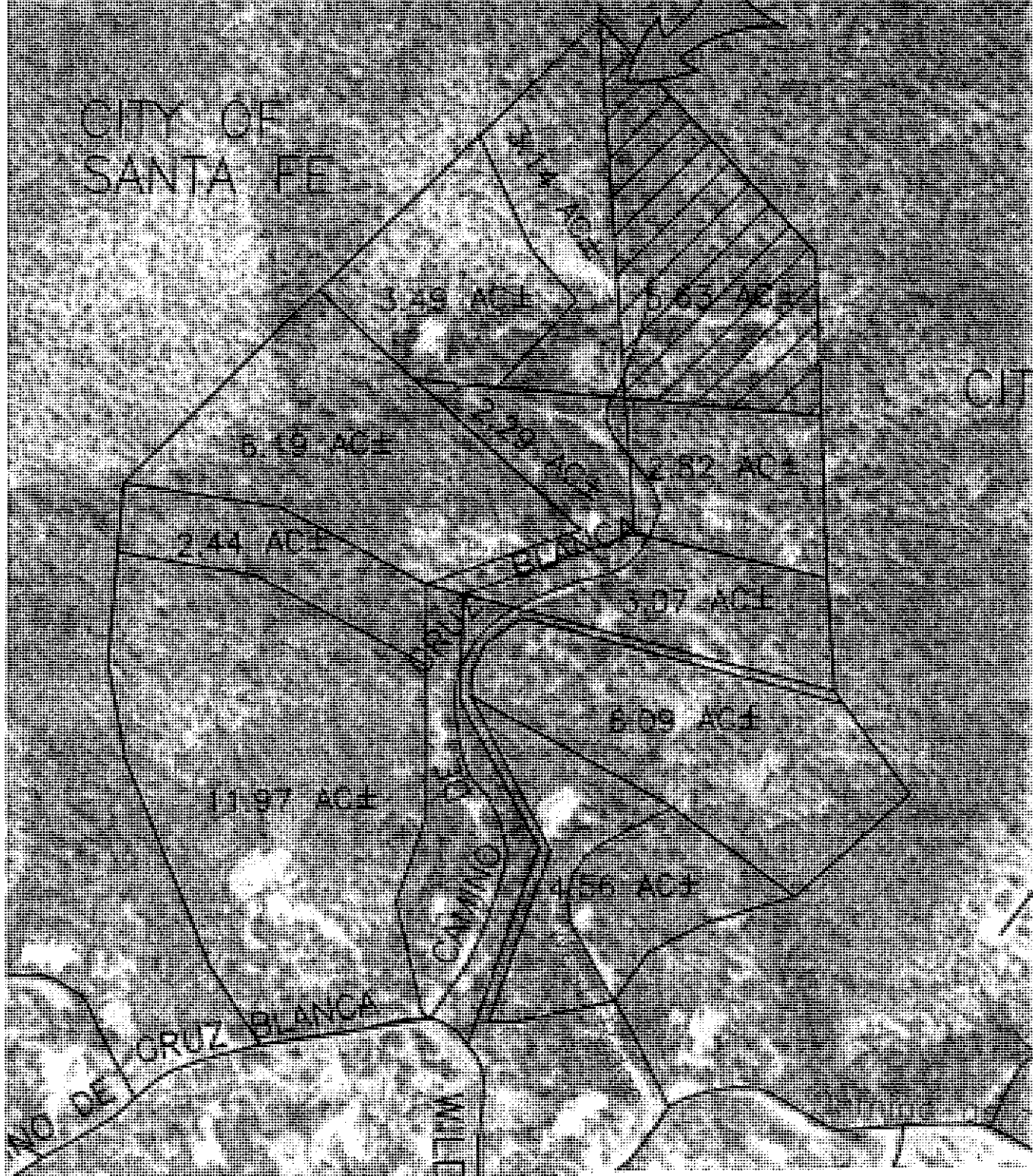
My Commission Expires:
April 18, 1979



SITE

CITY OF
SANTA FE

CITY



JAMES R. SERENT SURVEYOR	ALTON WALKER REGISTERED PROFESSIONAL ENGINEER
SECURITY MAP	

Exhibit A-2

Variance requested: Maximum of 8 lots on 10 road

Section 14-9.2-1

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

Camino Cruz Blanca has existed since 1970's. It is a narrow road due principally to the rocky nature of the area and the desire to disturb no more than was necessary to protect the natural vegetation of the area. The city has recognized these lots as legal lots of record by the authorization of building permits. The developed road width varies from 13-15 feet. There were few standards at the time that the lots were created and the private road was constructed. Section 14-9.2-1 of the City Code does allow up to eight homes on a roadway of this width. Discussions with the Fire Marshal have indicated that a ninth home served by this road would be acceptable. The final decision on this matter awaits the Fire Marshal review. Under the International Fire Code the Fire Marshal has the discretion to allow homes on a roadway of less than 20 feet.

(b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

(d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing or significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

The road cross section for a 9 lots would be a 42 foot easement or right-of-way with two travel lanes of 9 feet, curb and gutter on each side of two feet, a 5 foot planter strip and a 5 foot sidewalk. The Planning Commission is granted the discretion by the City Code to allow for other types of road based the local circumstance. "The arrangement of streets in a development shall: (b) "conform to a plan for the neighborhood approved by the planning commission to meet a particular situation where topographic or other conditions make continuance of or conformance to

existing streets impracticable." In this case the plan for the neighborhood is the covenants that have been adopted for the area.

(3) The *intensity of development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

Other properties in the area are already smaller in size than what is proposed by Mr. Walpole.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

The property can remain in its current state but there is a certain injustice created by the fact that other subdivisions have taken place where lots are smaller than proposed by Mr. Walton.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan*.

The Planning Commission is granted the authority by Code to allow for roads that are more representative of the development pattern in the existing neighborhood. This is certainly the case where this private road has existed since the 1970's. The general plan does state that the character of the surrounding neighborhood should be recognized when considering new development.

(5) The variance is not contrary to the public interest.

At the ENN the neighbors and residents of the larger subdivision were universally in support of the lot split. There is no adverse impact on the large interpretation of public interest.

(6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

SPECIAL WARRANTY DEED

Ann Randolph Nichols, Attorney in Fact pursuant to a Power of Attorney recorded at the County of Santa Fe as Reception Number 409,716 for Paige Pinnell, Jr., a single man dealing with his separate property; Joseph William Schepps, a single man; Arthur L. Thomas, a single man; and Alton Walpole, a single man, for consideration paid grants to Alton Walpole, as his sole and separate property, whose address is Santa Fe, New Mexico, the following described real estate in Santa Fe County, New Mexico:

That certain tract of land described as Tract Four, containing 5.620 acres +, as shown on that certain plat prepared by Guy D. Hayden, Registered Land Surveyor, from surveys completed on March 14, 1977, as amended on August 24, 1977, entitled "LANDS OF J. W. SCHEPPS, A. L. THOMAS, A. WALPOLE & P. PINNELL, JR., WARD NO. ONE, SANTA FE, NEW MEXICO" filed with the Clerk of Santa Fe County, New Mexico on September 23, 1977, Reception No. Plat #408, 717;

TOGETHER with an easement for ingress and egress for any purpose and an easement for utility purposes in and upon that certain road and parking easement as more particularly described and shown on the aforesaid Plat of Survey, AND grantors and grantee covenant that the grantee shall be obligated to pay one-fifth of all expenses which may be required to maintain the road described on the Plat of Survey in a passable condition for the purposes of the heretofore described easements with said covenant to run with the land; and

SUBJECT TO that certain Mortgage recorded March 18, 1976 in Book 247, page 902 of the records of Santa Fe County and any other easements, restrictions or covenants of record.

with special warranty covenants.

WITNESS our hands and seals this 14th day of October,

1977.

Ann Randolph Nichols

Ann Randolph Nichols, Attorney
in Fact for Paige Pinnell, Jr.

Joseph William Schepps

Joseph William Schepps

354127

STATE OF NEW MEXICO)
: ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Arthur L. Thomas.

Julius R. Simpson
Notary Public

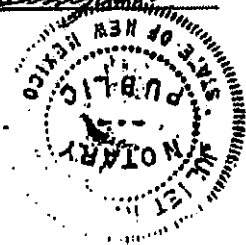


My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
: ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Alton Walpole.

Julius R. Simpson
Notary Public



My Commission Expires:
6/21/80

MUTUAL EASEMENT

IT IS AGREED BY AND BETWEEN Ann Randolph Nichols, Attorney in Fact pursuant to a Power of Attorney recorded at the County of Santa Fe as Reception Number 409,716 for Paige Pinnell, Jr., a married man dealing with his separate property; Joseph William Schepps, a single man; Arthur L. Thomas, a single man; and Alton Walpole, a single man; AND Frank Chapman dealing in his sole and separate property; and Frank Chapman, as Attorney in Fact for Robert K. Potter, Jr., pursuant to that Power of Attorney recorded in the County of Santa Fe, New Mexico;

WITNESS, the parties hereto, for mutual consideration, hereby grant onto each other, a perpetual easement upon the following described lands, for ingress and egress for any purpose and an easement for utility purposes in and upon that portion of a road described on that certain plat prepared by Guy D. Hayden, Registered Land Surveyor, from surveys completed on March 14, 1977, as amended on August 24, 1977, entitled "LANDS OF J.W. SCHEPPS, A. L. THOMAS, A. WALPOLE & P. PINNELL, JR., WARD NO. ONE, SANTA FE, NEW MEXICO, filed with the Clerk of Santa Fe County, New Mexico on September 23, 1977, Reception No. Plat #408, 717 as more particularly described as follows, to-wit:

That portion of said road lying upon tract one and that portion of said road lying upon the lands designated "now or formerly Frank Chapman" as described in said heretofore described Plat of Survey.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and that it is a covenant running with the land.

WITNESS our hands and seals this 14th day of October, 1977.

Ann Nichols
Ann Nichols, Attorney in Fact
for Paige Pinnell, Jr.

Joseph William Schepps
Joseph William Schepps

Arthur L. Thomas
Arthur L. Thomas

Alton Walpole
Alton Walpole

Frank Chapman
Frank Chapman

Frank Chapman
Frank Chapman, Attorney in Fact
for Robert K. Potter, Jr.

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Ann Nichols, Attorney in Fact for Paige Pinnell, Jr.

Juliet R. Sangster
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th day of October, 1977, by Joseph William Schepps.

Juliet R. Sangster
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Arthur L. Thomas.

Arthur L. Thomas
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 14th
day of October, 1977, by Alton Walpole.

Arthur L. Thomas
Notary Public

My Commission Expires:
6/21/80

STATE OF NEW MEXICO)
 : SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 5th
day of October, 1977, by Frank Chapman.

Arthur L. Thomas
Notary Public

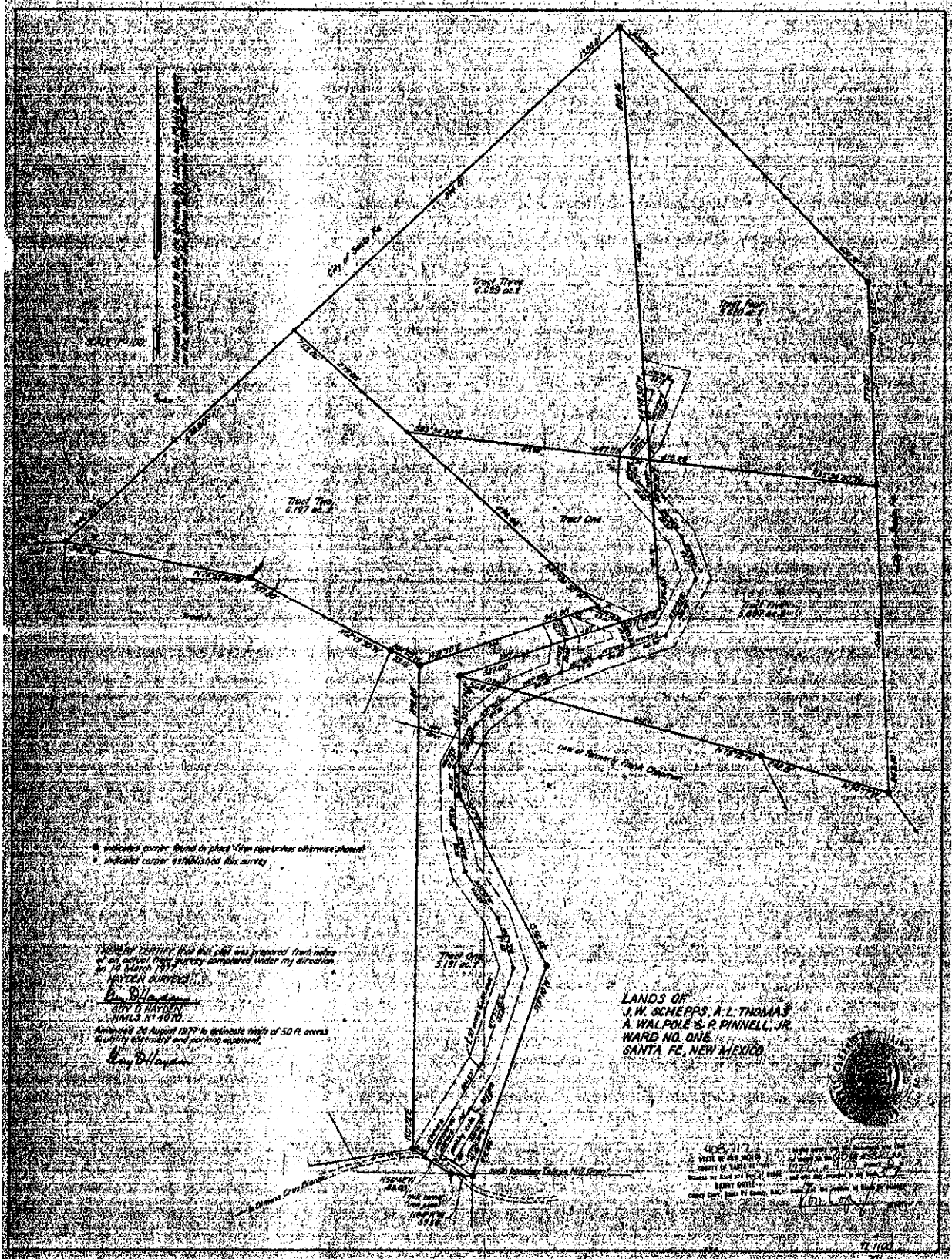
My Commission Expires:
April 18, 1979

STATE OF NEW MEXICO)
 : SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 5th
day of October, 1977, by Frank Chapman, Attorney in Fact
for Robert K. Potter, Jr.

Arthur L. Thomas
Notary Public

My Commission Expires:
April 18, 1979



- indicated corner found in place when site was otherwise shown
- indicated corner established this survey

I HEREBY CERTIFY that this plan was prepared from notes of an actual field survey completed under my direction on 14 March 1977.

RYOON SURVEYS
R. Williams
 CIVIL ENGINEER
 LICENSE NO. 4070

Authorized 28 August 1977 to delineate 50 ft access to utility easement and parking easement.
Roy Williams

LANDS OF
 J. W. SCHEPPS, A. L. THOMAS
 A. HALPOLE & R. FINNELL, JR.
 WARD NO. ONE
 SANTA FE, NEW MEXICO

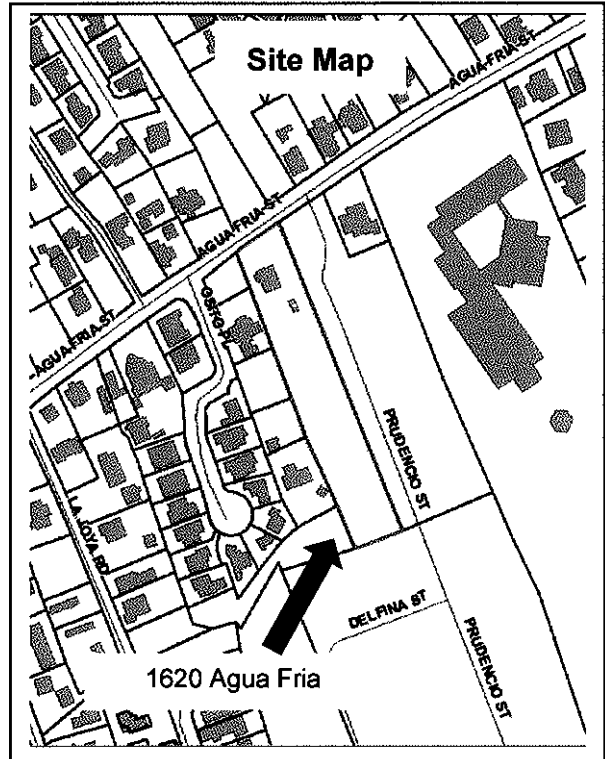


400-117-1
 COUNTY OF SANTA FE, N.M.
 BERRY BRIDGES
 1977



Land Use Department Planning Commission Staff Report

Case No: 2020-2775
Hearing Date: December 3, 2020
Applicant: Liaison Planning Services, Inc.
Request: Final Subdivision
Location: 1620 Agua Fria Street
Case Mgr.: Lee Logston
Zoning: R-5 (Residential- five dwelling units per acre)
Overlay: None
Pre-app Mtg: April 25, 2019
ENN Mtg: June 3, 2020
Proposal: Final Subdivision approval for 7 residential lots on 1.47 acres.



Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision. Liaison Planning Services, Inc., Agent, for Carlos and John Romero, Owners, requests approval of a final subdivision plat for 7 single-family residential lots located at 1620 Agua Fria Street. The property is zoned R-5 (Residential- five dwelling units per acre) and is approximately 1.47 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

I. **RECOMMENDATION:**

The Planning Commission should **APPROVE** the final subdivision plat, with the conditions of approval and technical corrections listed in this report.

Two motions will be required in this case:

- *Approve or deny the Final Subdivision for Case #2020-2775, subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2020-2775 (Exhibit A(2))*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for Case #2020-2500:

#	Condition of Approval	Dept. or Division	To be completed by:
1	Finalize Homeowners Association Covenants for City Land Use and Legal review.	Land Use/Current Planning	Prior to Final Subdivision Recordation
2	The Developer shall construct a right-turn deceleration lane off of Agua Fria Street into Prudencio Street or provide a financial guarantee for the improvements. The developer shall dedicate the needed right-of-way to accommodate this deceleration lane. The design of the deceleration lane shall be reviewed and approved by the Public Works Department.	Engineering Division/Traffic	Prior to Final Subdivision Recordation
3	An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Public Utilities/Water Division	Prior to Signature Sheet Process
4	Pages 6-2 and 6-3 details 4-foot sidewalks; 5-foot sidewalks are the required minimum for both road types (lane/secondary arterial) by the City of Santa Fe Land Development Code; see Table 14-9.2-1: Design Criteria for Street Types, (Ord. No. 2013-16 § 59).	Land Use/MPO	Prior to Signature Sheet Process
5	Page sheet 11-1 shows 4' bike lane on Agua Fria, however, page 6-2 is unclear or suggests a 1' bike lane. City code specifies bike lanes should be 5' minimum for this road type.	Land Use/MPO	Prior to Signature Sheet Process

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar. The "technical corrections" that must be made to the plat prior to recordation are listed in Exhibit A(1).

III. EXECUTIVE SUMMARY:

The proposed final subdivision plat is for seven residential lots at 1620 Agua Fria Street. The parcel is 1.47 acres and is zoned R-5 (Residential- five dwelling units per acre). A home exists on the northern portion of the property. This home and all new lots will access Prudencio Street, a new 50-foot public right-of-way (ROW), which was approved and will be built as Phase 1 of the Dos Acequias Subdivision. The subdivision will create six new building lots, an open space/drainage lot, and a smaller lot for the existing home. The Planning Commission approved the preliminary subdivision plat on October 1, 2020.

The proposed final subdivision meets all development standards and approval criteria and does not create or increase any non-conformities with Chapter 14; therefore, staff recommends approval.

IV. EXISTING CONDITIONS:

Land Use

Surrounding development consists mostly of single-family homes. Surrounding zoning is primarily R-5 (Residential- five dwelling units per acre) with some pockets of R-12 (Residential- twelve dwelling units per acre).

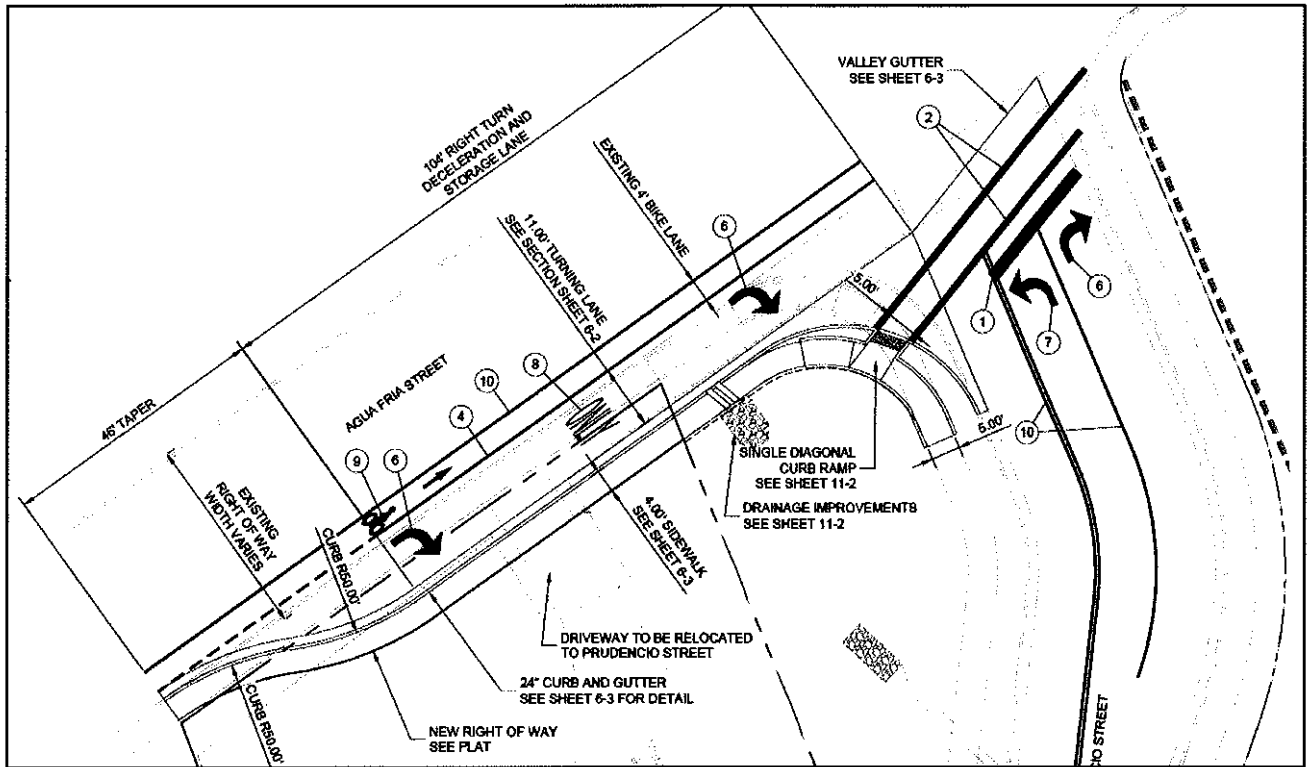
Direction	Property Address	Zoning
North	Agua Fria Street, the Barrio La Canada neighborhood	R-5 (Residential- five dwelling units per acre)
East	Osito Place	R-5 (Residential- five dwelling units per acre)
South	Future Dos Acequias Subdivision	R-5 (Residential- five dwelling units per acre)
West	Future Dos Acequias Subdivision	R-5 (Residential- five dwelling units per acre)

V. PROJECT ANALYSIS:

Access

All lots in the proposed subdivision will access Agua Fria Street via an approved but as yet unbuilt public street, Prudencio Street, the main access road for the Dos Acequias Subdivision. Prudencio Street will be a 50-foot public right-of-way (ROW), with one lane Entering Dos Acequias and left and right turn and lanes exiting onto Agua Fria. All of the proposed lots will have direct driveway access to Prudencio.

As part of the Dos Acequias approval, a portion of ROW was dedicated at 1612 Agua Fria for a potential eastbound left turn lane into the Dos Acequias Subdivision. The Romero Subdivision provided enough additional ROW to build this right turn lane. With the final subdivision, the Applicant will dedicate ROW and construct an eastbound, right turn deceleration lane onto Prudencio Street. This deceleration lane will be able to accommodate vehicular travel, and will improve eastbound traffic movement as eastbound vehicles turn right onto Prudencio Street.

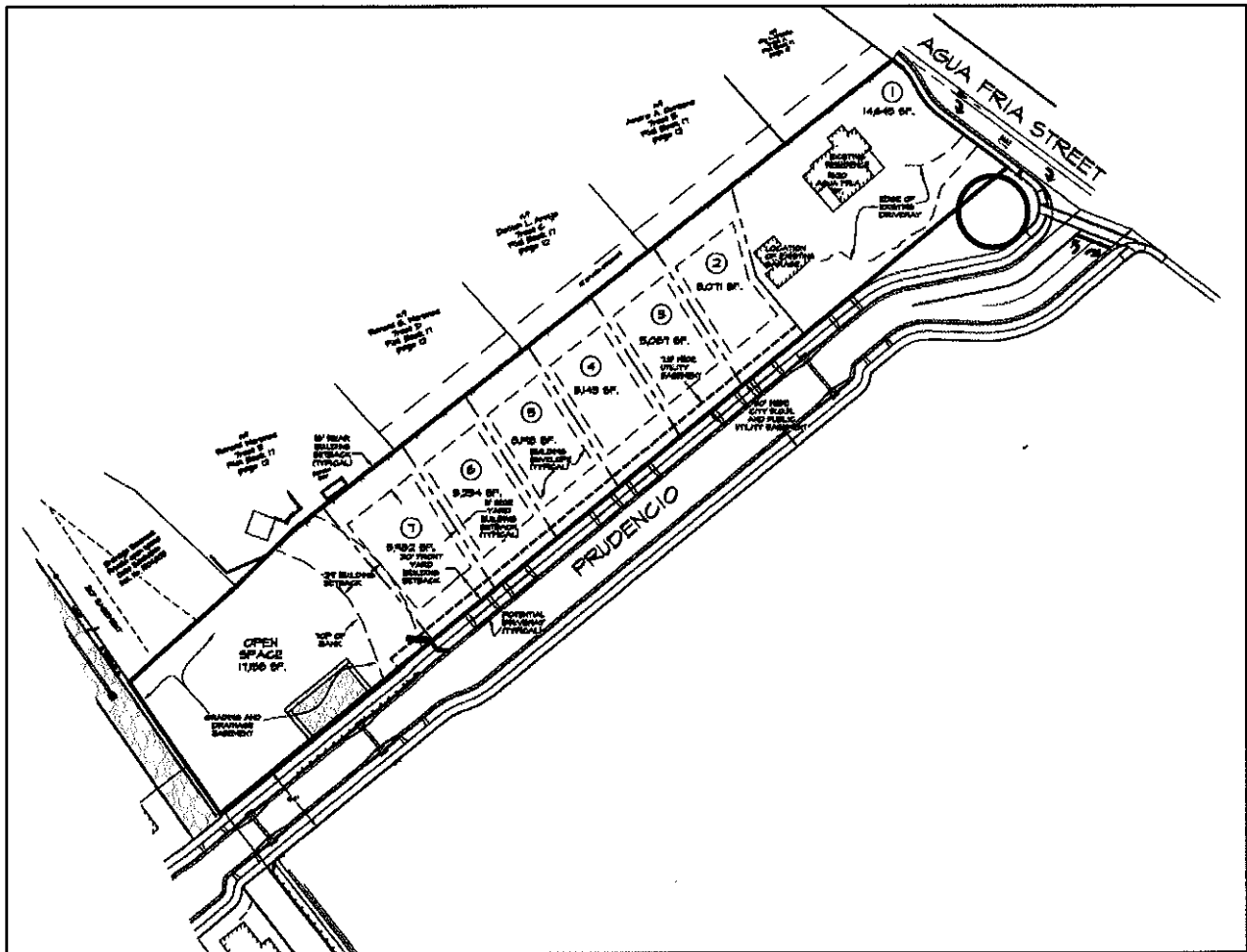


Subdivision Analysis

The six proposed residential lots have an average size of 5,289 square feet. A 17,158 square foot open space area will remain at the southern end of the project, and the existing home will remain on a newly created 15,415 square foot lot.

Grading and Drainage

Individual lots will have on-lot ponding to mitigate runoff. Additionally, this development will include rain gardens in the landscape buffers in front of each house. This series of micro drainage projects will reduce water usage, promote infiltration, and reduce runoff. Under an agreement with the developer of Dos Acequias, any Romero Subdivision drainage not captured on individual lots will go north to the small pond at the northwest corner of the Dos Acequias property (indicated by red circle in image below).



The Acequia en Medio runs across the southern portion of the property. A grading and drainage easement was established there for the use of the Dos Acequias Subdivision, to handle storm water runoff. Overall, drainage facilities have been designed so that there will be a reduction of almost 2 CFS (Cubic Feet per Second) for the 100-year storm exiting their site near the same location. Both of these projects combined will result in an overall reduction in runoff exiting the combined sites.

The construction of grading and drainage facilities for the Romero Subdivision will depend on timing with the construction of Dos Acequias. It is assumed that the adjacent Dos Acequias Phase 1 construction will be underway or possibly complete prior to the Romero Subdivision construction. In the event that the Romero Subdivision is built first, vegetated swales and a temporary detention pond are proposed to handle runoff.

Fire, Water, Sewer, and Dry Utilities

City water, sewer and all private utilities are available at the site. Sewer will connect to the proposed line in Prudencio Street. Fire hydrants will be installed as part of the Dos Acequias Subdivision.

Water Budget

The projected water budget for the project is as follows:

0.15 acre feet x 6 lots =	0.9 acre feet
Landscaping	<u>0.019 acre feet</u>
	0.19 acre feet Total

Impact on Schools

The Applicant notified the Santa Fe Public Schools, per Ordinance 2008-32, of the proposed development. At the time of this staff report, no response had been received.

Santa Fe Homes Program

Because the subdivision is comprised of fewer than ten lots, the Applicant is not required to build affordable units, and will pay a fee instead. The Applicant has signed a Santa Fe Homes Program (SFHP) proposal with the Office of Affordable Housing, agreeing to pay a fee of \$27,900. The SFHP proposal is included in Exhibit D1.

Homeowners Association and Private Covenants

To preserve continuity within the neighborhood, new residential lots will merge with the adjacent Dos Acequias Subdivision. The Dos Acequias HOA Covenants have a provision for the annexation of adjacent properties. Lots within the Romero Subdivision will pay a reduced assessment fee based on not needing to participate in the maintenance of private alleys within Dos Acequias. The covenants contain provisions addressing parking, landscaping, general property maintenance and pond maintenance.

Environmental Review: Archaeology and Prairie Dogs

The project lies within the River and Trails Archaeological Review District. As the property is under two acres in size, an archaeological clearance permit will not be required per SFCC Subsection 14-3.13(B)(2)(a). The Site will be assessed for prairie dogs and any colonies will be relocated per SFCC Section 14-8.12 prior to issuance of construction permits.

VI. FINAL SUBDIVISION PLAT

SFCC Section 14-3.7 governs the authority, procedures and restrictions for the division of land. The criteria for approval of a Final Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	Criterion Met: (Yes/No) YES
Archaeological clearance was not required for this proposal. There is minimal vegetation on the site, and there are no water courses or historical sites. The primary natural feature on the site is the acequia, which has been incorporated into storm water retention for this project and the adjacent Dos Acequias subdivision.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is	Criterion Met: (Yes/No) YES

<p>not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	
<p>There are no water courses or FEMA designated flood plains on or near this property. The land is suitable for residential development of similar density to surrounding neighborhoods.</p>	
<p>Criterion 3: All <i>plats</i> shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Terrain Management, Water, Sewer, Fire and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for public health, safety or welfare. The engineering design for terrain management, roads and utilities complies with all requirements of Chapter 14.</p>	
<p>Criterion 4: A <i>plat</i> shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the <i>plat</i>.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>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.</p>	
<p>Criterion 5: A <i>plat</i> shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the <i>plat</i>.</p>	<p>Criterion Met: (Yes/No/N/A) YES</p>
<p>No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any exceptions with this proposal.</p>	

VII. EARLY NEIGHBORHOOD NOTIFICATION

A final subdivision does not require an Early Neighborhood Notification meeting (ENN). The virtual ENN for the preliminary subdivision was held on June 3, 2020.

VIII. EXPIRATION

Per SFCC Section 14-3.19(B)(3) "Approval of a final plat for a subdivision ... shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously". Should the

Commission approve the preliminary subdivision plat and adopt the recommended Findings of Fact at this hearing, the expiration date would be December 3, 2023.

IX. ATTACHMENTS:

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law Case #2020-2775

EXHIBIT B: Development Review Team Memoranda

1. Terrain Management Review
2. MPO Review
3. Water Engineering Division Review
4. Wastewater Division Review
5. ADA Site Compliance Review
6. Landscaping Review

EXHIBIT C: Maps and Photos

EXHIBIT D: Applicant Materials

1. Application Submittals
2. Proposed Subdivision

APPROVED BY:

Title	Name	Initials
Planning and Land Use Director	Elias Isaacson, AICP	<i>ESI</i>
Land Use Planner Manager	Noah Berke, AICP, CFM	<i>NLB</i>
Land Use Department Case Manager	Lee Logston, AICP	<i>LL</i>

City of Santa Fe, New Mexico

Exhibit A

- 1. Technical Corrections**
- 2. Draft Findings of Fact & Conclusions of Law**

EXHIBIT A
 Technical Corrections
 Case #2020-2775
 1620 Agua Fria Street Romero Final Subdivision

TECHNICAL CORRECTIONS	Department	Staff
<ol style="list-style-type: none"> 1. Drainage Facilities Maintenance note shall be placed on the Plat. 2. Dust Control Note Shall be placed on the Development Plan. 3. Gunnison's Prairie dog note shall be placed on the Plat. 4. This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition. 5. Include note on Plat for on-lot ponding requirement. 6. Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process. 	<p>Land Use/Terrain Management</p>	<p>Dee Beingessner</p>
<p>Provide a plan and profile sheet showing both the water service lines and existing sewer line.</p>	<p>Public Utilities/Wastewater</p>	<p>Stan Holland</p>
<ol style="list-style-type: none"> 1. Illustrate right turn/deceleration lane into Prudencio Street, retention ponds, and pond landscape and irrigation on landscape plan. 2. Explain and verify Open Space calculation. 3. Include street light standard locations and fire hydrants on landscape drawing. Provide 15 lf distance between trees and light standards and hydrants. 4. Provide street trees, irrigation and mulch over weed fabric. 5. Forestiera neomexicana / NM Privet size shall be 2" caliper or 24" Box or larger. 6. Populus x acuminata / Lanceleaf Poplar is not on the City of Santa Fe plant list. Please replace with Populus deltoids wislizeni / Rio Grande Cottonwood. 	<p>Land Use/Terrain Management/Landscape</p>	<p>Lawrence Rivera</p>
<p>On-Site General ADA Compliance Requirements:</p> <ol style="list-style-type: none"> 1. Sidewalk widths conflict throughout drawings. Sidewalks approved to be less than 5' wide must include 5'x5' turn-around space every 200 linear feet of travel distance. Please provide final subdivision documents for review graphically demonstrating compliance with all applicable ADA regulations. 2. Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents. 3. All Sidewalks and Walkways along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable. 	<p>Land Use/ADA Site</p>	<p>Jason Kluck</p>

EXHIBIT A
Technical Corrections
Case #2020-2775
1620 Agua Fria Street Romero Final Subdivision

4. Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.
5. Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.
6. Curb Ramps shall have the required 5' clear length landing and turning space.
7. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.
8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4)
9. Provide and maintain 98" vertical clearance at access aisles and routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)
10. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) as applicable and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible path of travel routes as applicable.
11. IBC 1104.1 Site arrival points: 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.
12. At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOJ, and NM State Statute and Code as applicable.

EXHIBIT A
Technical Corrections
Case #2020-2775
1620 Agua Fria Street Romero Final Subdivision

Off-Site Public ROW Compliance Requirements:

1. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).
2. Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope.
3. Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.
4. Sidewalks and Walkways along the accessible path of travel route shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible paths of travel as applicable.
5. All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant. Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.
6. At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOJ, and NM State Statute and Code as applicable.

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

Case #2020-2775

1620 Agua Fria Romero Final Subdivision Plat

Owner's/Applicant's Name- Carlos and John Romero

Agent's Name- Liaison Planning Services, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 3, 2020 (Hearing) upon the application (Application) of Liaison Planning Services, Inc., as agent for Carlos and John Romero (Applicants).

The Application pertains to a property located at 1620 Agua Fria Street totaling approximately 1.47 acres (Property). The Applicant requests approval of a final subdivision plat for 7 residential lots (Project). The Property is zoned R-5 (Residential-five 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

General

1. 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.
2. 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)].
3. A pre-application conferences was held on April 25, 2019 in accordance with SFCC Section 14-3.1(E).
4. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meetings was properly given.
5. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application, on June 3, 2020. The ENN meeting was attended by the Applicant, one member of City staff, and approximately 12 members of the public. Residents expressed concerns about traffic on Agua Fria Street, how small developments like this will affect traffic, and general quality of life. Residents expressed a desire for the City to perform a traffic study for the Agua Fria corridor.
6. On October 1, 2020, 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 corrections recommended by City staff (Case #2020-2500).

7. 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 disapprove final subdivision plats.
8. 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.
9. 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

10. 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).
11. 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).
12. 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.
13. 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, water courses, or historical sites. The primary natural feature on the site is the acequia, which has been incorporated into storm water retention for this project and the adjacent Dos Acequias subdivision.
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, as there are no water courses or flood plains on or near the property.
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 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.

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.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF DECEMBER 2020 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 and the technical corrections set forth in the Staff Report and exhibits. 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).

John B. Hiatt
Chairperson

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

December 3, 2020

Date

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

- 1. Terrain Management Review**
- 2. MPO Review**
- 3. Water Engineering Division Review**
- 4. Wastewater Division Review**
- 5. ADA Site Review**
- 6. Landscaping Review**

Development Review Team

Comment Form



Date: 8/27/20
 Staff person: Dee Beingessner
 Dept/Div: Land Use/Terrain Management
 Case: **Case #2020-2500 1620 Agua Fria Street Romero Final Subdivision**
 Case Mgr: Lee Logston

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
(None)	

Technical Corrections (Carried over from Preliminary Subdivision)*:	Must be completed by:
1 Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached)	Prior to recordation
2 Dust Control Note Shall be placed on the Plat or Development Plan (see attached)	
3 Gunnison's Prairie dog note shall be placed on the Plat or Development Plan (see attached)	
4 This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition.	
5 Include note on Plat for on lot ponding requirement	
6 Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	

*Must made prior to recording and/or permit issuance

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]

Explanation of Conditions or Corrections (if needed):

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 I-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. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.

D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.

E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Development Review Team

Comment Form



Date: 11/9/20
 Staff person: Leah Yngve
 Dept/Div: Land Use/Metropolitan Planning Organization
 Case: **Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision**
 Case Mgr: Lee Logston

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 Pages 6-2 and 6-3 details 4-foot sidewalks; 5-foot sidewalks are the required minimum for both road types (lane/secondary arterial) by the City of Santa Fe Land Development Code; see Table 14-9.2-1: Design Criteria for Street Types, (Ord. No. 2013-16 § 59)	Prior to Signature Sheet Process
2 Page sheet 11-1 shows 4' bike lane on Agua Fria, however, page 6-2 is unclear or suggests a 1' bike lane. City code specifies bike lanes should be 5' minimum for this road type.	

Technical Corrections*:	Must be completed by:
1	

*Must be made prior to recording and/or permit issuance

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

Explanation of Conditions or Corrections (if needed):

In many spots on Agua Fria, the bike lane width is less than 5 feet due to road width constraints. However, with the increased roadway size due to the addition of the channelized right turn, a 5 foot bike lane here should be possible. Additionally, given that the bike lane will have the potential for moving traffic on either side, additional width will improve the visibility, safety, and comfort of the bike lane.

Table 14-9.2-1: Design Criteria for Street Types

(Ord. No. 2013-16 § 59)

TABLE 14-9.2-1: Design Criteria for Street Types									
See also Chapter 12 Fire Prevention and Protection --- International Fire Code Appendix D Fire Apparatus Access Roads (as amended) for mandatory standards for roadway width, steepness, dead end/turnarounds, number of access points and fire lane signage									
Criteria	Major Arterial (6 Lane)	Major Arterial (4 Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000-5,000	1,000-5,000	300-1,000	300-1,000	0-300	Minimum
Dwelling Unit Access						30-100	30-100	0-30	(0-8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0-30	0-30	0-30	0-30	0-30	0-30	0-30	0-30	NR
Number of Auto Lanes	6-7 Note 2	4-5 Note 2	2-3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

Notes:
 NA - Not Applicable
 NR - Not Required
 1. Refer to Subsection 14.9.2(C)(8) for additional standards for lanes and lot access driveways. Lot access driveway standard applicable to access from street to not more than eight single family lots.
 2. Includes Median/Turn Lane
 3. Parking required on both sides of street, except no parking on that side of a street adjoining the plaza.
 4. Parking may be on one side or both sides of the street; parking lane should not be continuous.
 All measurements in feet, unless otherwise noted.

Development Review Team

Comment Form

Date: 10/23/2020

Staff person: Brian Snyder

Dept/Div: Public Utilities/Water

Case: **Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision.**

Case Mgr: Lee Logston



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1 An approved Water Plan from the Water Division will be required. Water Plan comments have be submitted to the design engineer.	Prior to final plat approval.
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

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]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: November 9, 2020

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision.

Case Mgr: Lee Logston, Case Manager



The subject properties are accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. None at this time	Prior to Sign Off for Final Subdivision Plat.
----------------------	---

Technical Corrections*:

Must be completed by:

1. Provide a plan and profile sheet showing both the water service lines and existing sewer line.	Prior to Sign Off for Final Subdivision Plan.
---	---

*Must made prior to recording and/or permit issuance

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

1. [None]

**DEVELOPMENT REVIEW TEAM
COMMENT FORM**



Date: 10/27/2020

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2020-2775 Romero – Final Subdivision Plat**
1620 Agua Fria Road

Case Mgr: Lee Logston

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

<p>Approval Comments:</p> <p>On-Site General ADA Compliance Requirements:</p> <p>Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.</p> <p>All Sidewalks and Walkways along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to driveway crossings along the accessible paths of travel as applicable.</p> <p>Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes. Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.</p> <p>Curb Ramps shall have the required 5' clear length landing and turning space.</p>	<p>Prior to construction permit application</p>
--	---

Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4)

Provide and maintain 98" vertical clearance at access aisles and routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)

Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) as applicable and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Ensure accessible route(s) from the Public Right-of-Way and accessible parking space aisle(s) to building entrance(s) are provided and maintained. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible path of travel routes as applicable.

IBC 1104.1 Site arrival points: 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.

At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT, and NM State Statute and Code as applicable.

Off-Site PROW Compliance Requirements:

Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608).

Driveway and intersection crossings shall not exceed 2% cross slope, shall have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope.

Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction.

Sidewalks and Walkways along the accessible path of travel route shall

<p>comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. Provide detectable warning surfaces at curb ramps and transitions to the vehicular way along the accessible paths of travel as applicable.</p> <p>All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant. Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.</p> <p>At time of construction, the Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT, and NM State Statute and Code as applicable.</p>	
---	--

Technical Corrections*:

Must be completed by:

<p>Sidewalk widths conflict throughout drawings. Sidewalks approved to be less than 5' wide must include 5'x5' turn-around space every 200 linear feet of travel distance. Please provide final subdivision documents for review graphically demonstrating compliance with all applicable ADA regulations.</p>	<p>Prior to recording</p>
--	---------------------------

*Must made prior to recording and/or permit issuance

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

Explanation of Conditions or Corrections (if needed): N/A

Development Review Team

Comment Form

Date: 11/9/2020
 Staff person: Lawrence Rivera
 Dept. /Div.: Land Use/Terrain Management- Landscape/Irrigation Review
 Case: Case #2020-2775. 1620 Agua Fria Street Romero Final Subdivision.
 Case Mgr.: Lee Logston



Review by this division/department of the **8/14/2020 landscape plan** has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Illustrate right turn/deceleration lane into Prudencio Street, retention ponds, and pond landscape and irrigation on landscape plan.	Prior to permit review
2. Explain and verify Open Space calculation.	
3. Include street light standard locations and fire hydrants on landscape drawing. Provide 15 lf distance between trees and light standards and hydrants.	
4. Provide street trees, irrigation and mulch over weed fabric.	
5. Forestiera neomexicana / NM Privet size shall be 2" caliper or 24" Box or larger.	
6. Juniperus scopulorum / Rocky Mountain Juniper size shall be 6' height or more.	
7. Populus x acuminata / Lanceleaf Poplar is not on the City of Santa Fe plant list. Please replace with Populus deltoids wislizeni / Rio Grande Cottonwood.	
Very minimal landscape, would like to see more plantings.	

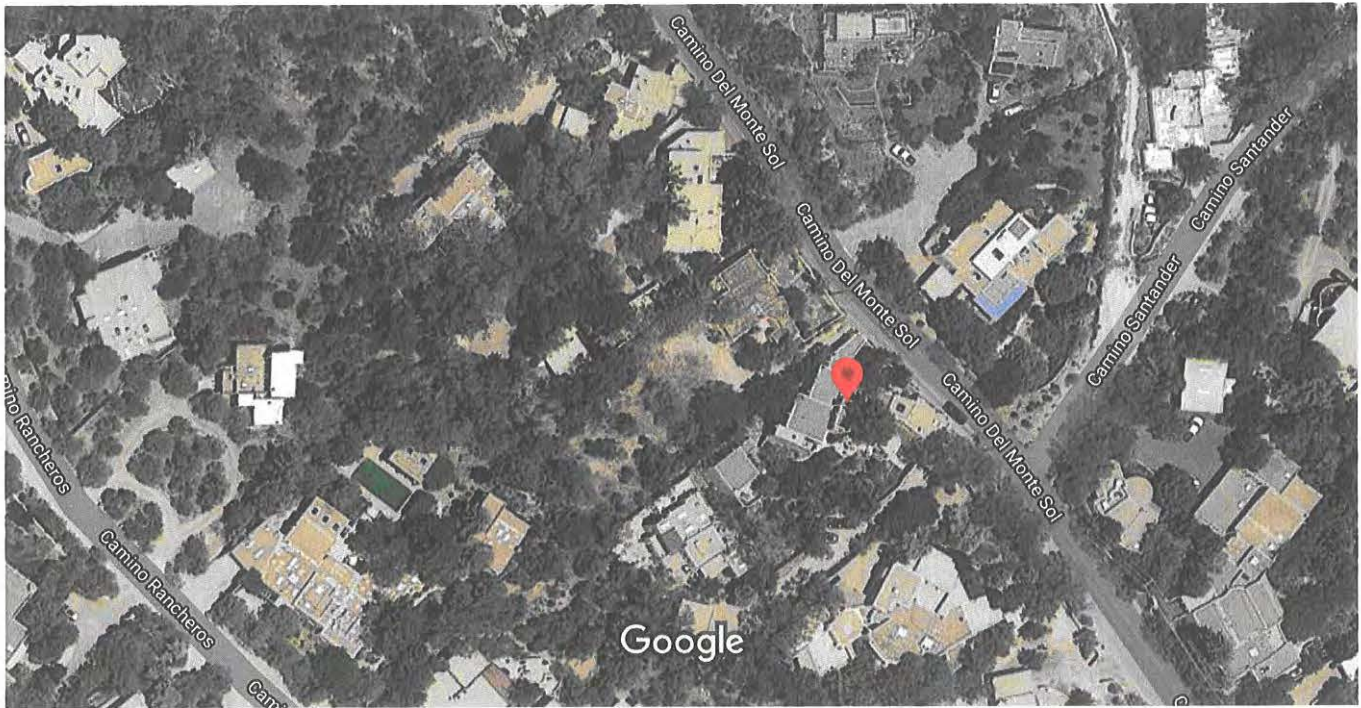
*Must made prior to recording and/or permit issuance

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

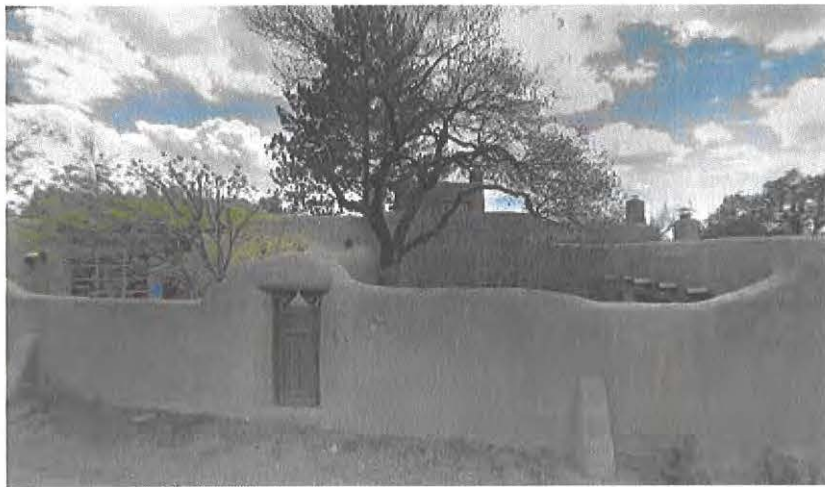
1. [list any additional items]
- Explanation of Conditions or Corrections (if needed):



586 Camino Del Monte Sol



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



586 Camino Del Monte Sol

Santa Fe, NM 87505

Building



Directions



Save



Nearby



Send to your phone



Share

City of Santa Fe, New Mexico

Exhibit C

Maps and Photos

- 1. Future Land Use Map**
- 2. Current Zoning Map**
- 3. Aerial Photo**
- 4. Google Overlay**

Exhibit C1: Future Land Use Map



Exhibit C2: Current Zoning Map

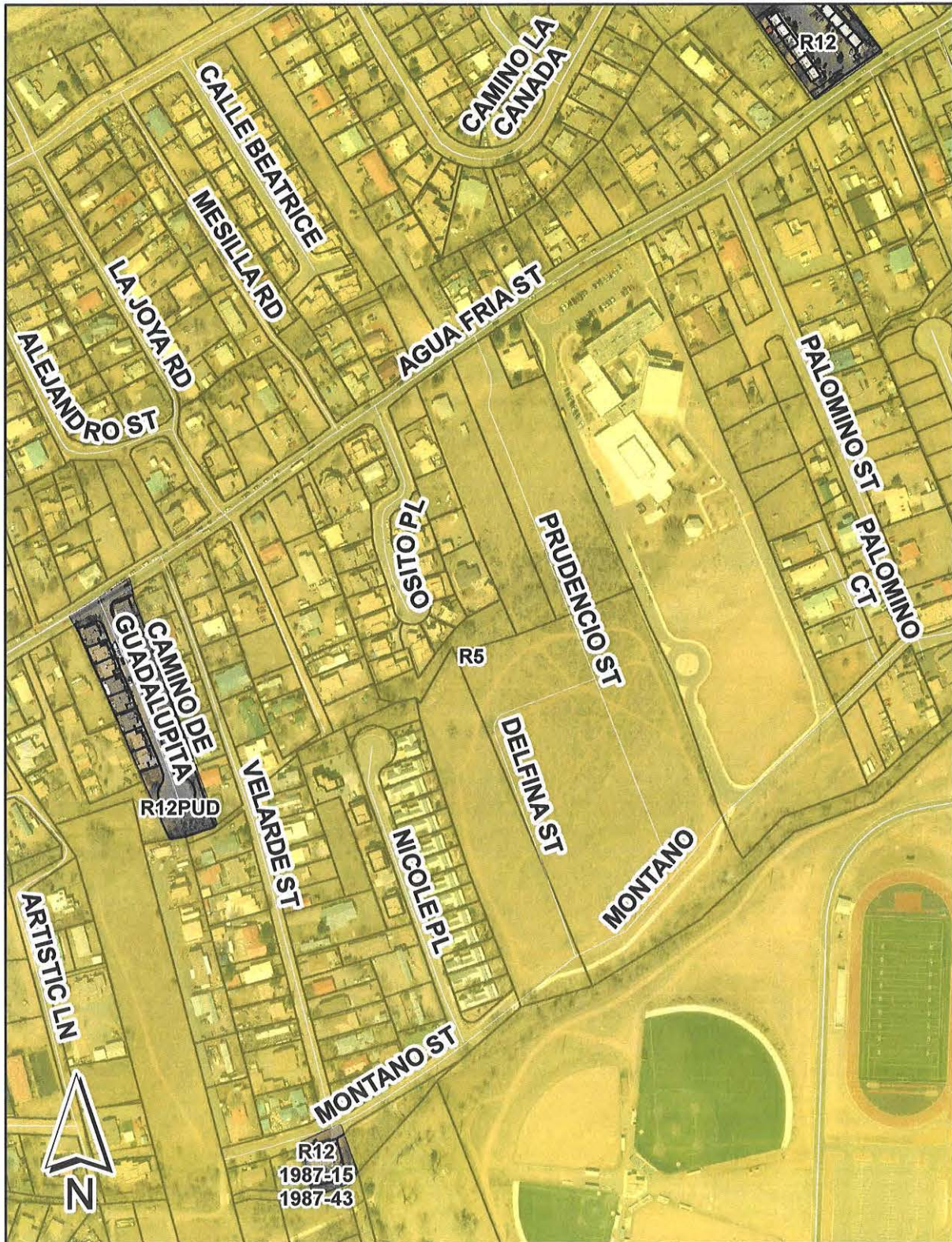


Exhibit C3: Aerial View

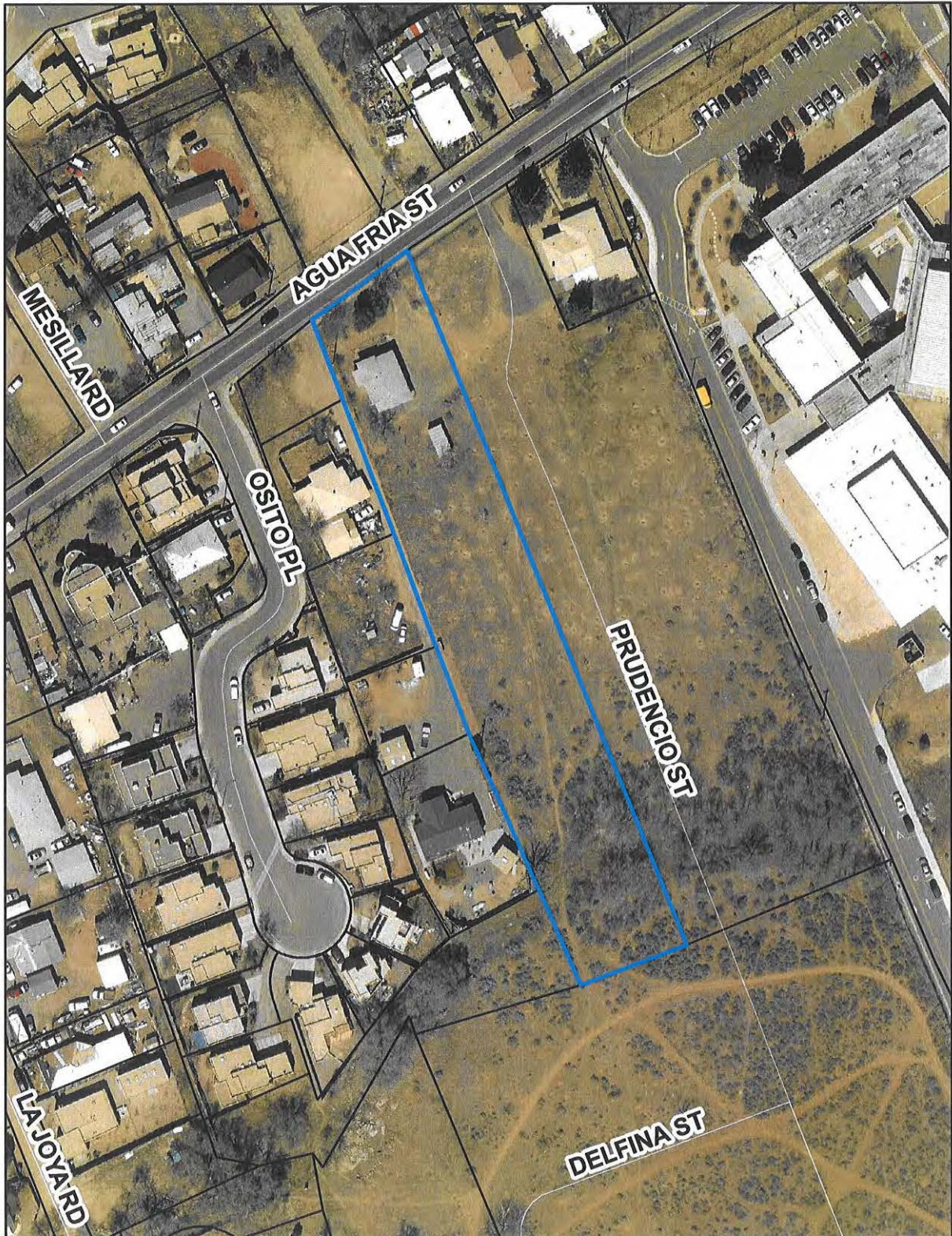
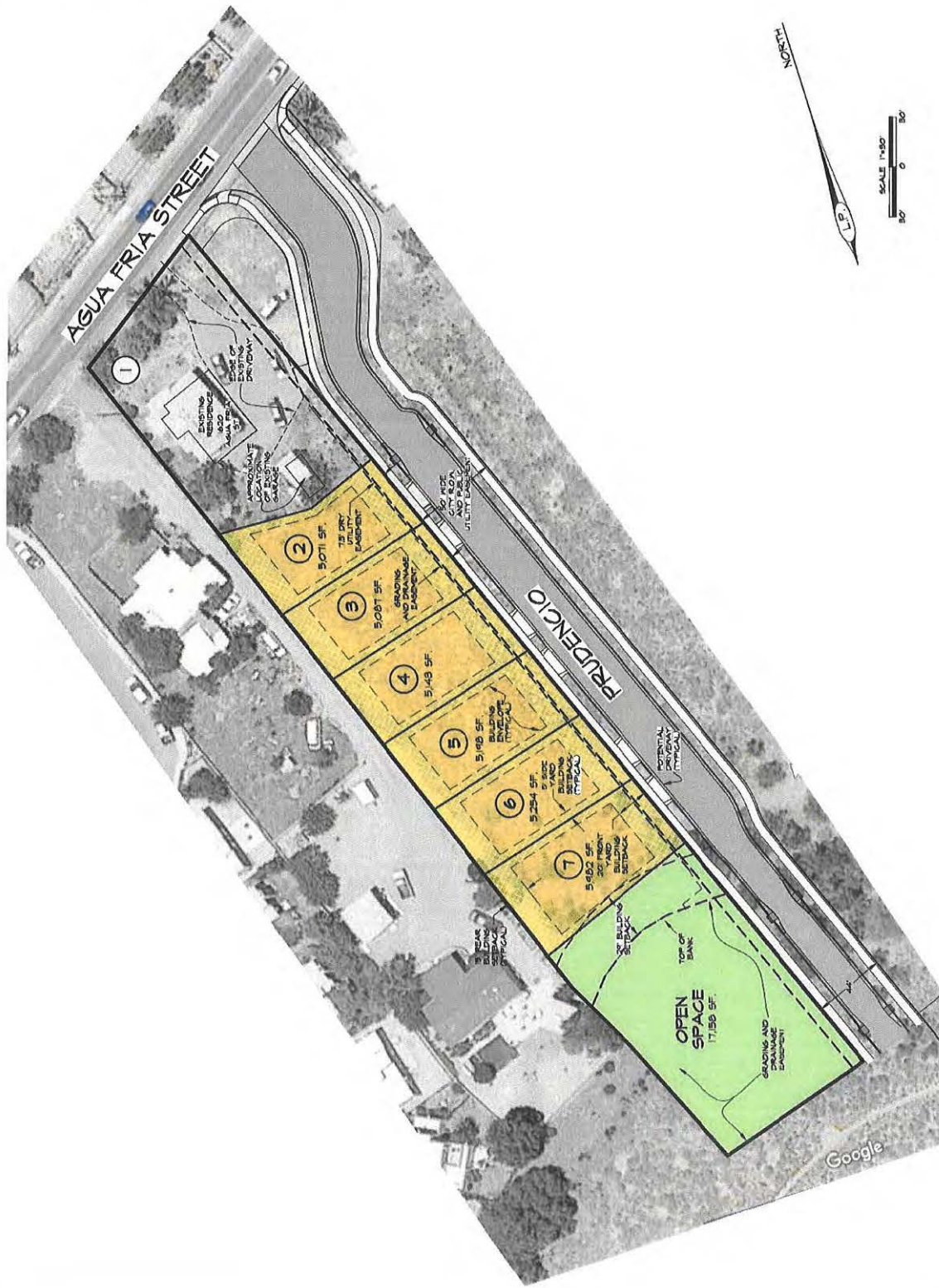


Exhibit C-4: Google Overlay



City of Santa Fe, New Mexico

Exhibit D

Applicant Materials

- 1. Application Submittals**
- 2. Proposed Subdivision**

LIAISON Planning Services Inc.

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

November 23, 2020

City of Santa Fe Planning Commission
Land Use Department
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: Romero Subdivision Final Plat Application
1620 Agua Fria, Santa Fe, NM

Dear Commissioners,

On behalf of Carlos J. and John C. Romero, please accept this application as a formal request to review and approve a Final Subdivision Plat for a 7-lot residential subdivision located at 1620 Agua Fria Santa Fe, NM. The property is located on the south side of Agua Fria, east of Osito Place, west of The Academy At Larragoini and is zoned R-5. The property is approximately 1.47 acres. The applicant would like subdivide the property into 7 residential lots. An existing home is located on the north end of the lot and will remain (see Site Plan). The property will be subdivided into lots no less than the minimum allowed. Access will be from Dos Acequias Subdivision and Agua Fria. Open space, landscaping, parking, lighting and setbacks will be provided per code. Enclosed is the Preliminary Subdivision Plat and all appropriate documentation for your review and approval.

Project Description:

The 1.47-acre property is a vacant tract of land zoned R-5. The proposed subdivision is comprised of 7 single family residential lots. All lots will be accessed off Prudencio Street. The proposed lots meet and exceed current R-5 zoning standards for minimum lot size. Lot coverage will not exceed the allowable standards within this zoning district. Sidewalks and landscape planting strips are proposed along Prudencio Street and within open space areas.

The applicant perceives this development as an affordable housing subdivision which will allow stick-built homes that meet City standards. Each home will be constructed to meet all required development standards regarding height, setbacks, lighting,

landscaping and lot coverage. As required, the applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program (see attached Proposal).

Legal Lot of Record:

Attached is a legal lot of record entitled "Survey Made For Prudencio and Delfina U. Romero Precinct 32, Santa Fe, N. Mex." James Harvey Map. The enclosed quick claim deed shows conveyance of this property.

Zoning:

The zoning for this property is R-5. The application meets and exceeds the minimum lot size requirement and all development standards within this district.

School District Notice:

The applicant has submitted a written notice of the proposed application to the Santa Fe Public School District. No response from the District has been received.

Terrain Management:

The lot is primarily flat with a gentle slope from east to west as indicated on the attached terrain management plan. Drainage improvements will follow existing drainage patterns.

All lots will be required to adhere to land development regulations regarding on site ponding requirements per Subsection 14-8.2. The maintenance of these ponds will be the responsibility of the individual homeowner. The proposed development is designed to protect and enhance the natural topography and vegetation, by minimizing soil erosion and sediment transport caused by storms and inclement weather.

Storm drainage computations for existing conditions were calculated using on site topographic mapping prepared for the project and City of Santa Fe GIS mapping where needed for additional coverage. It is assumed that the adjacent Dos Acequias Phase 1 construction will be underway or possibly complete prior to the Romero Subdivision construction. For the Romero Subdivision to be feasible as designed, it relies on the construction of Prudencio Street, a future City-owned roadway to be constructed as part of the Dos Acequias Subdivision. As such, three separate drainage analyses are required to adequately model the drainage situation; Existing, Pending Adjacent Construction, and developed (see drainage report).

This property is located outside of escarpment overlay zones.

Covenants:

To preserve continuity within the neighborhood the applicant will adopt the covenants for Dos Acequias Subdivision at a reduced assessment fee and elimination of Lot 1 (please see attached). The covenants are written to protect the intended character of both subdivisions. These covenants will limit the number of cars, disallow junk vehicles, create landscape requirements, designate parking areas, address trash and noise, and maintenance of ponds. The covenants will be referenced on the Final Subdivision Plat and recorded in the Santa Fe County Clerk's Office.

Landscaping, Lighting and Signage:

The property is sparse with very little vegetation. In order to enhance and beautify the subdivision the applicant will provide landscaping in accordance with development standards as indicated on the attached landscape plans. Existing vegetation will be preserved and maintained where possible. The plan illustrates where shrubs and trees will be located within designated open space areas (see Landscape Plan).

Water/ Wastewater and Fire Protection:

The subject property will be improved with City water and sewer service to each lot. The sewer line will hook up on Prudencio Street, running west. The proposed lines have been engineered to meet City standards for installation and maintenance.

Water Budget:

0.15 ac. ft. x 6 lots =	.9 ac. ft.
Landscaping	<u>0.019 ac. ft.</u>
	1.09 ac. ft.

.919 ac. ft. Total

Fire hydrants are located along Agua Fria and will be available along Prudencio Street within the Dos Acequias Subdivision.

Dry Utilities:

Each lot will be serviced by electric and gas. The applicant has met with PNM and Gas Company of NM to make certain that the proposed easement is in compliance with all requirements. In addition, all utilities will be placed underground and installed by a licensed contractor.

Solid Waste:

The proposed subdivision shall be served by the City of Santa Fe Solid Waste Management Division.

Santa Fe Homes Program:

The applicant has entered into an agreement with the Santa Fe Homes Affordable Housing program and has agreed on a fee of \$27,900.00.

Access and Traffic:

The property is located on the south side of Agua Fria, east of Osito Place, west of the Academy at Larragoti. Access for the interior lots will be from Prudencio Street and Agua Fria. The existing residence will continue to access off of Agua Fria (see enclosed Site Plan).

Subdivision Approval Criteria:

- (1) In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

All lots will be required to adhere to land development regulations regarding on site ponding, landscaping, open space and lot coverage. Runoff will be controlled and setbacks and landscaping will be maintained. The subdivision has been designed to provide each individual lot owner their own private open space, located outside of buildable areas. This will ensure each property owner has their own private area as desired by this housing type. In order to promote a harmonious development, create quality of life and develop a community; trees will be planted and maintained along the roadways and within the open space.

- (2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or

April 24, 2019

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 1620 Agua Fria Subdivision

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 above referenced property, regarding land use applications to the City of Santa Fe.

Thank you,

Sincerely,



Carlos J. Romero



John C. Romero

City of Santa Fe
SANTA FE HOMES PROGRAM
PROPOSAL
"Romero Subdivision"
1620 Agua Fria, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 17 day of August, 2020 by Carlos J. Romero and John C. Romero ("SFHP Developer").

RECITALS

- A. SFHP Developer is the developer of Romero Subdivision hereinafter referred to as the "Property".
- B. SFHP Developer desires to subdivide and 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 **preliminary** and **final subdivision** approval.
 - 2. The Property is to be developed as 6 **for-purchase homes/manufactured home lots** (in addition to existing home on property).
- B. SFHP PLAN. The project has an area of approximately acres, zoned R-5, permitting 5 dwelling units per acres. SFHP Developer proposes to build 6 **dwelling units**. Developer agrees to comply with the Santa Fe Homes Program ordinance. Because the development is comprised of ten (10) or fewer units, the SFHP does not require construction of any SFHP Homes. The SFHP Developer agrees to make a payment of **\$27,900.00**, as

calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe and deposited into the Affordable Housing Trust Fund (AHTF).

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.

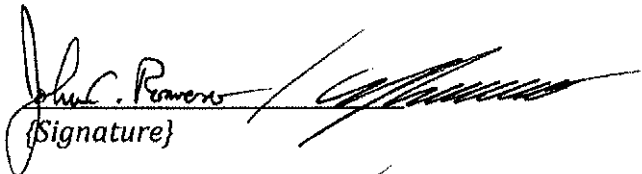
D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. DEVELOPMENT INCENTIVES. SFHP Developer **does** request a **density bonus** as a term of compliance through the payment of fees as allowed by SFCC 26-1 for projects of ten (10) or fewer units/lots.

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.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:


{Signature}

John C. Romero, JV Partner / Carlos J. Romero, JV Partner
{Print Name, Title}

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 17 day of August,
2020, by John C. Romero + Carlos Romero the {title} Joint Partners of
{entity} JV Partner



OFFICIAL SEAL
ALEXANDRA K. FALTER-HAHN
NOTARY PUBLIC - State of New Mexico
My Commission Expires 12/16/22

Alexandra K. Falter-Hahn
NOTARY PUBLIC

My Commission Expires:

12/16/22

REVIEWED BY:

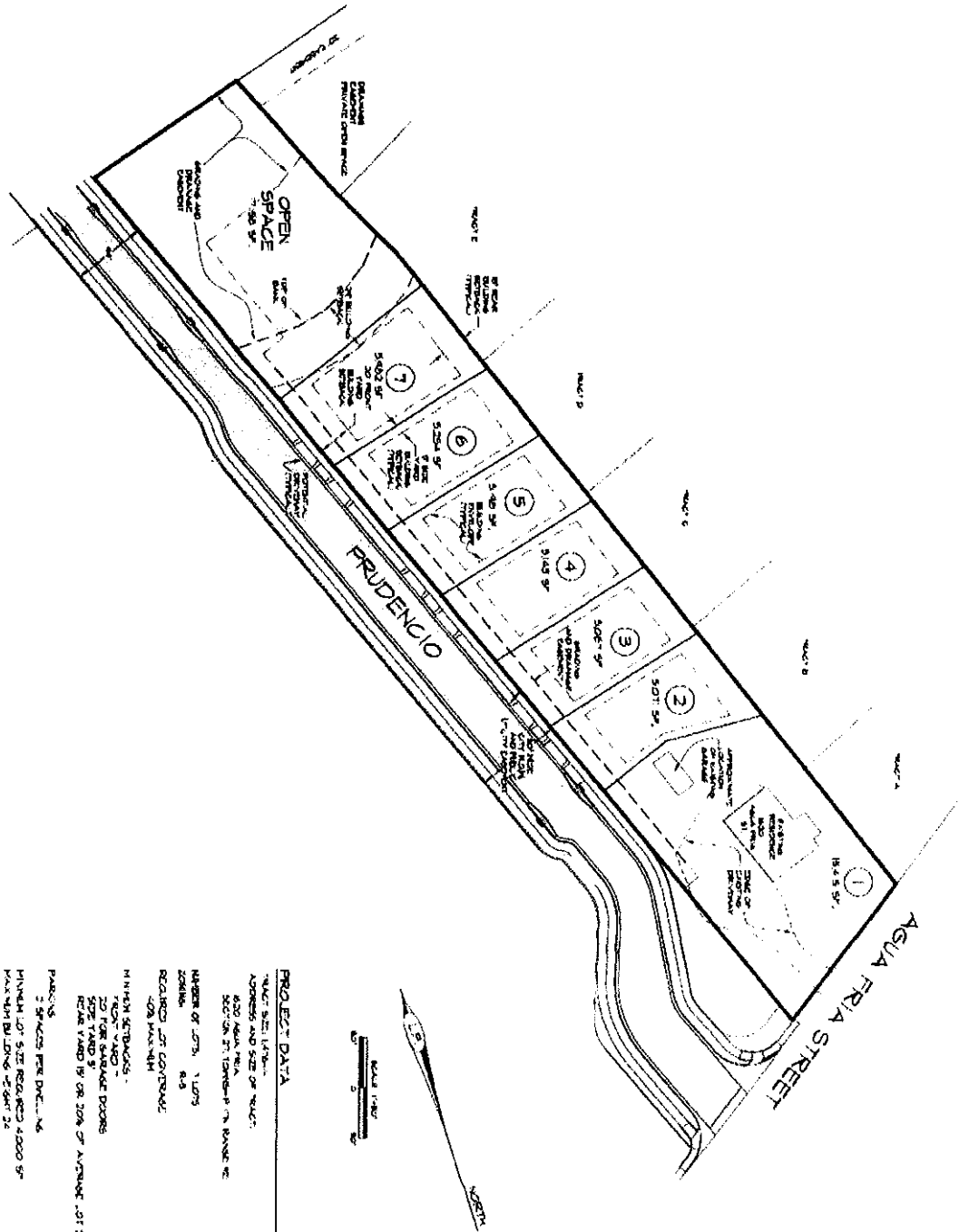
Alexandra Ladd

8.14.20

Alexandra Ladd
OFFICE OF AFFORDABLE HOUSING

DATE

Attach: Exhibit 1 - Subdivision layout/location map (proposed)
Exhibit 2 - Pricing/Fee Schedule



SITE PLAN

06/19/2020

Santa Fe Homes Program (SFHP) Pricing Schedule - 2020

Income Range	Two Bedrooms 1-2 person HH (900 sq min)	Three Bedrooms 3-4 person HH (1,150 sq ft min)	Four Bedrooms 4-5 person HH (1,250 sq ft min)	Lot Price
1 (<50% AMI)	<i>Rental Pricing Tier (not applicable)</i>			
2 (50-65%AMI)	Max. Price: \$137,750 __0__ Units	Max. Price: \$155,000 __0__ Units	Max. Price: \$172,250 __0__ Units	\$38,750
3 (65-80%AMI)	Max. Price: \$179,000 __0__ Units	Max. Price: \$201,500 __0__ Units	Max. Price: \$223,750 __0__ Units	\$50,375
4 (80-100%AMI)	Max. Price: \$220,500 __0__ Units	Max. Price: \$248,250 __0__ Units	Max. Price: \$275,500 __0__ Units	\$62,063

Prices reflect 2020 HUD median incomes.

FRACTIONAL FEE SCHEDULE (2 - 10 Lots/Units)

# of units	2	3	4	5	6	7	8	9	10
Unit Fraction	0.4	0.6	0.8	1	1.2	1.4	1.6	1.8	2
Fractional Fee	\$ 9,300	\$14,000	\$18,600	\$23,300	\$27,900	\$32,600	\$37,200	\$41,900	\$ 46,500

Formula

= # of Units X .20 (SFHP % required) = Unit Fraction

= ½ Effective home sales price for Tier 2, 3 BR home = \$140,750 X .50 = \$70,375

= \$77,500 X unit fraction X 0.3 (70% fee reduction made permanent in 2014)

Example (5 unit subdivision):

= 5 units X .20 = 1.0

= \$77,500 X 1.0

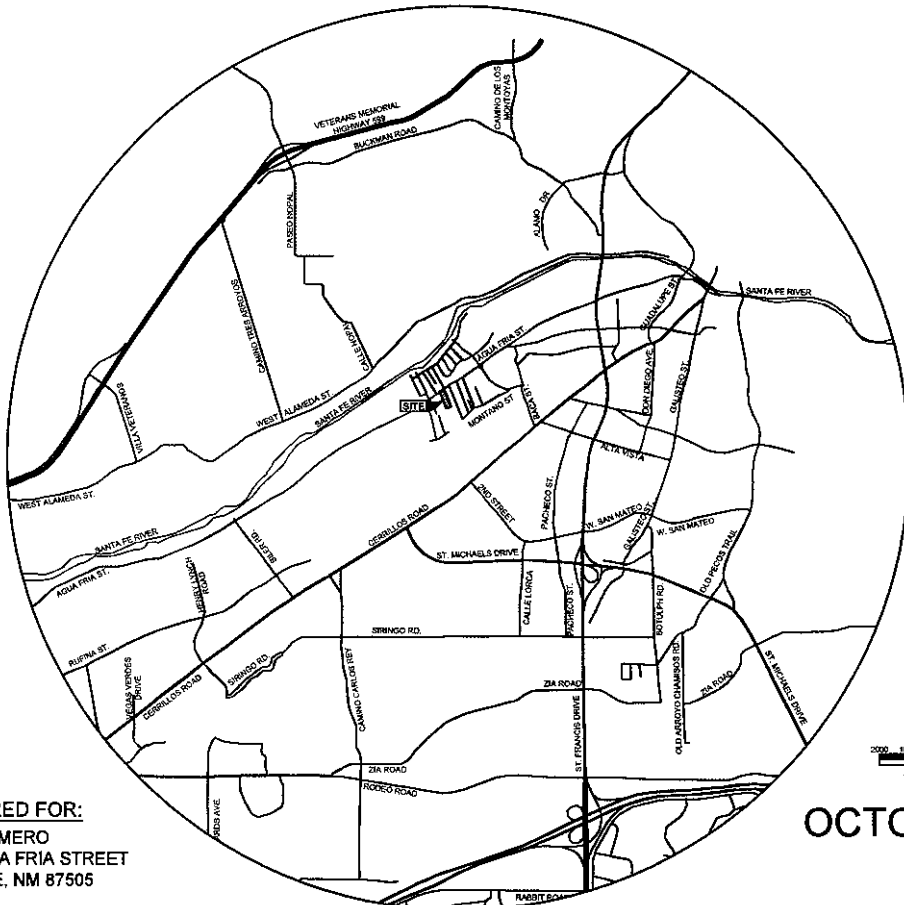
= 77,500 X 0.3 (70% fee reduction made permanent in 2014)

= \$23,250 (Rounded to nearest \$100)

= \$23,300

NOTE: The home prices and fractional 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 SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION



PREPARED FOR:
JOHN ROMERO
1620 AGUA FRIA STREET
SANTA FE, NM 87505

OCTOBER
2020

CITY OF SANTA FE, NEW MEXICO
SECTION 27, TOWNSHIP 17N, RANGE 9E

CASE# 2020-2500

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- 3-3 LEGAL LOT OF RECORD
- 4-1 LANDSCAPE AND IRRIGATION PLAN
- 5-1 SLOPE ANALYSIS MAP
- 5-2 SLOPE ANALYSIS CALCULATIONS
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- 7-1 DEMOLITION PLAN
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- 13-1 TO 13-7 NMDOT STANDARD DRAWINGS AND DETAILS

INFRASTRUCTURE CONSTRUCTION ADDRESS _____
BUILDING PERMIT No.'s (GRADING) _____
(LANDSCAPE/UTILITIES) _____

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-2.12
(RELOCATION OF GUINNESS'S PRAIRIE DOGS.)

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 EROSION/SEDIMENT CONTROL MEASURES PERFORMED BY THE CITY OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROJECT WAS BUILT IN ACCORDANCE WITH THE SPECIFICATIONS AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

ERIC A. CORNELIUS, R.I.C.P.E. NO. 3276
SANTA FE ENGINEERING CONSULTANTS, LLC.

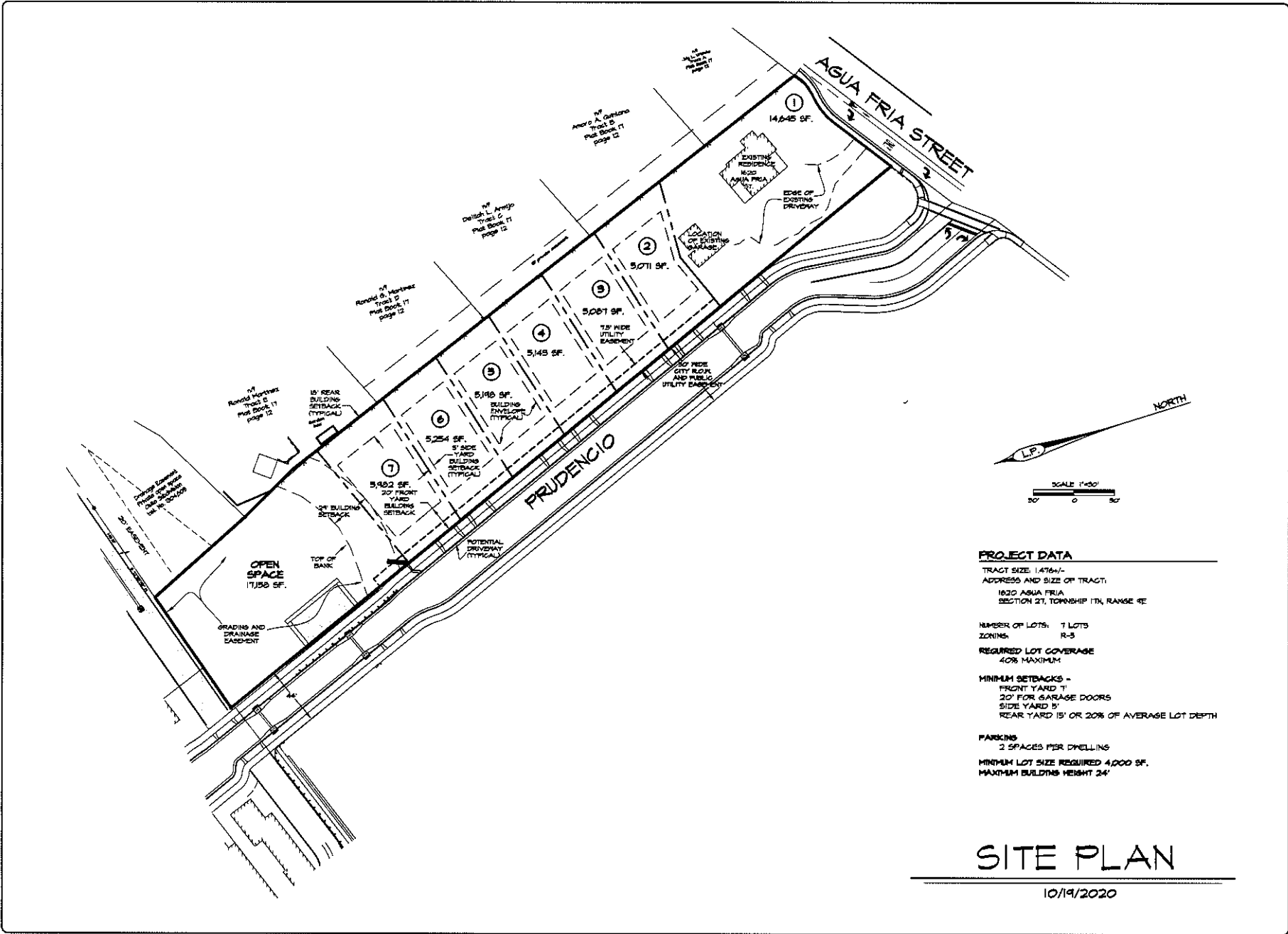
ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION
I, UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

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, NIPPE NO. _____ DATE _____



REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE
APPROVAL OF REVISIONS							
CITY OF SANTA FE				CITY ENGINEER			
COVER SHEET AND INDEX OF SHEETS				SHEET 1-1			



PROJECT DATA

TRACT SIZE: 14764/-
 ADDRESS AND SIZE OF TRACT:
 1820 AGUA FRIA
 SECTION 27, TOWNSHIP 17N, RANGE 4E

NUMBER OF LOTS: 1 LOTS
 ZONING: R-5

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

PARKING
 2 SPACES PER DWELLING

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

SITE PLAN

10/19/2020

REVISIONS		
DATE	BY	

PLANNING

Sierra Land Surveying, Inc.
 1820 Agua Fria Street
 Santa Fe, NM 87504
 (505) 833-8794
 info@sierralandsurveying.com

ENGINEERING

Sierra Land Surveying, Inc.
 1820 Agua Fria Street
 Santa Fe, NM 87504
 (505) 833-8794
 info@sierralandsurveying.com

SURVEYING

SIERRA LAND SURVEYING, INC.
 1820 AGUA FRIA STREET
 SANTA FE, NM 87504
 (505) 833-8794
 info@sierralandsurveying.com

CIVIL ENGINEERING

Sierra Land Surveying, Inc.
 1820 Agua Fria Street
 Santa Fe, NM 87504
 (505) 833-8794
 info@sierralandsurveying.com

PROJECT NAME

ROMERO SUBDIVISION
 AGUA FRIA STREET
 SANTA FE, NEW MEXICO

DRAWN	
CHECKED	
DATE	10/19/2020
SCALE	1"=60'
JOB NO.	

2-1

**Final Plat
for
Romero Subdivision**

A certain tract of land within
projected Section 27, T. 17 N., R. 9 E., N.M.P.M.
within the Santa Fe Grant,
City of Santa Fe, Santa Fe County New Mexico
1620 Agua Fria Street
1.476 acres±

PURPOSE STATEMENT: To create seven residential lots.

Dedication/Affidavit

The foregoing Land Division of Tract herein described, within the Santa Fe Grant, projected Section 27, T. 17 N., R. 9 E., N.M.P.M., within the City of Santa Fe, Santa Fe County, New Mexico and the dedication of the easements as shown herein is made with the free consent and in accordance with the wishes of the undersigned owner.

This Land Division lies within the planning and platting jurisdiction of the City of Santa Fe, Santa Fe County, New Mexico.

Carice James Romero Date John Christopher Romero Date

State of New Mexico }
County of Santa Fe }
This instrument was acknowledged before me this ____ day of _____, 2020

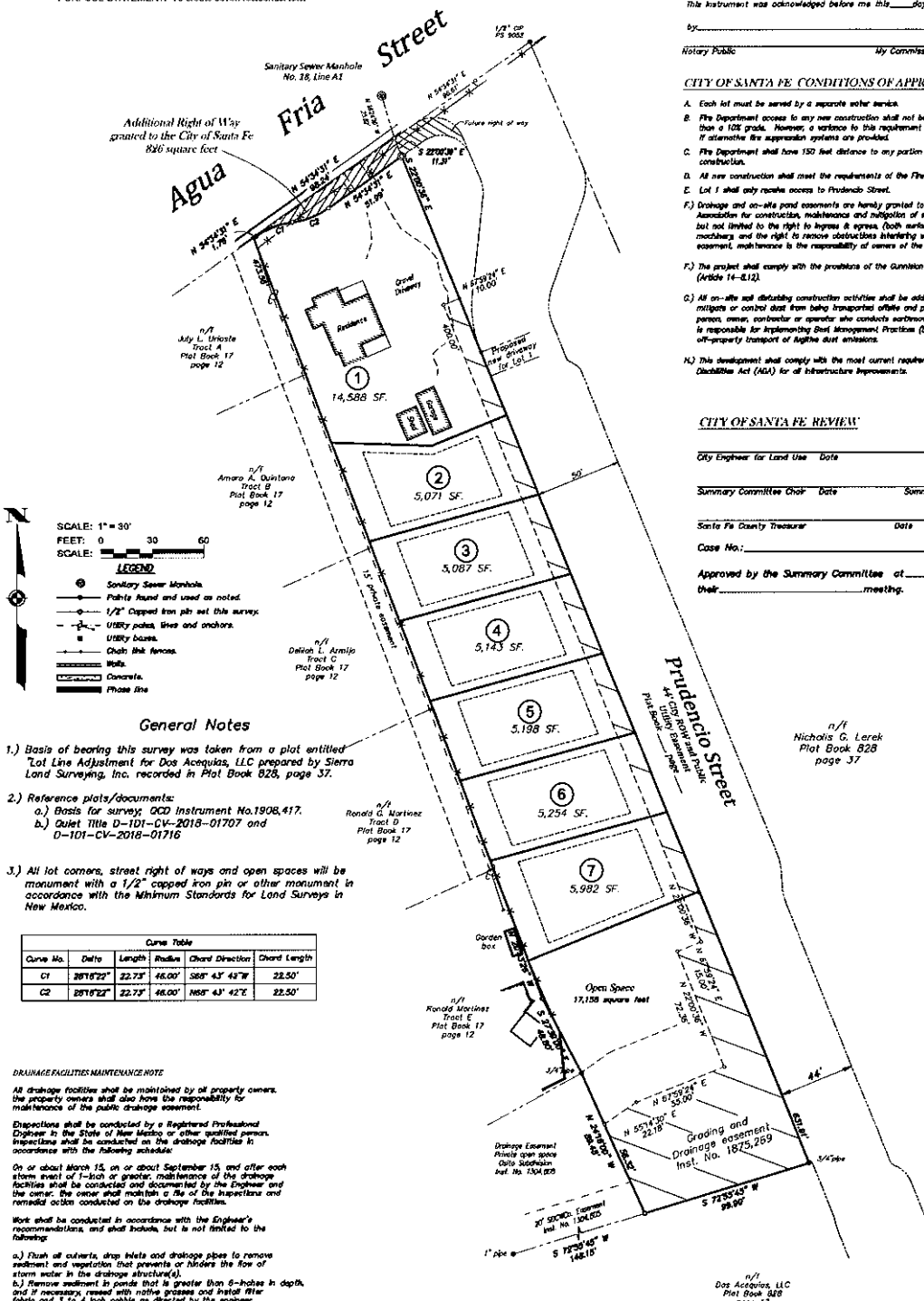
Notary Public: My Commission expires _____

CITY OF SANTA FE CONDITIONS OF APPROVAL

- Each lot must be served by a separate water service.
- The Department access to any new construction shall not be less than 20 feet in width or greater than a 10% grade. However, a variance to this requirement may be granted by the Fire Department if alternate fire suppression systems are provided.
- The Department shall have 150 feet distance to any portion of the building on any new construction.
- All new construction shall meet the requirements of the Fire Department.
- Lot 1 shall only receive access to Francisco Street.
- Drainage and on-site pond easements are hereby granted to the Romero Subdivision Homeowners Association for construction, maintenance and collection of storm waters from their tract including but not limited to the right to ingress & egress (both surface and subsurface) for access and machinery and the right to remove obstructions interfering with the use or purpose of said easement, maintenance to the responsibility of owners of the homeowners association.
- The project shall comply with the provisions of the Gunition's Profile Peg Ordinance (Article 14-4-12).
- 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. Key persons, 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.
- This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements.

CITY OF SANTA FE REVIEW

City Engineer for Land Use Date City Planner Date
Summary Committee Chair Date Summary Committee Secretary Date
Santa Fe County Treasurer Date
Case No.: _____
Approved by the Summary Committee at _____ meeting.



SCALE: 1" = 30'
FEET: 0 30 60
SCALE: 1/8" = 100'

LEGEND

- Sanitary Sewer Manhole
- Public Road and used as noted
- 1/2" Capped Iron pin set this survey
- Utility poles, lines and anchors
- Utility boxes
- Chain link fences
- Walls
- Concrete
- Phase line

General Notes

- Basis of bearing this survey was taken from a plat entitled "Lot Line Adjustment for Dos Acequias, LLC prepared by Sierra Land Surveying, Inc. recorded in Plat Book 828, page 37.
- Reference plats/documents:
 - Basis for survey, GCD Instrument No. 190B, 417.
 - Quiet Title D-101-CV-2018-01707 and D-101-CV-2018-01716
- All lot corners, street right of ways and open spaces will be monument with a 1/2" capped iron pin or other monument in accordance with the Minimum Standards for Land Surveys in New Mexico.

Curve No.	Delta	Length	Radius	Chord Direction	Chord Length
C1	281°22'	22.73'	46.00'	S88°43'42"W	22.50'
C2	281°22'	22.73'	46.00'	N88°43'42"E	22.50'

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 and the owner. The owner shall maintain to the satisfaction 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:
 - Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s).
 - Remove sediment in ponds that is greater than 6-inches in depth, and if necessary, mowed with native grasses and straw filter fabric and 1/4 inch cobbles as directed by the engineer.
 - Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.
 - Inspect for soil erosion of all drainage ponds, cut and fill slopes and repair or stabilize accordingly.
 - Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock piling, erosion control mats or blankets, and repair or stabilize accordingly.

CERTIFICATE

I, David E. Cooper, a duly Licensed Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey boundary survey and report of Lot 1, Tract A and Tract B and was made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

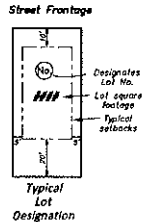
FOR REVIEW

David E. Cooper P.S. No. 8052

Instrument No. _____
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the ____ day of _____, A.D. 20____, at _____ o'clock _____ PM, and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Ceraldine Salazar

Deputy



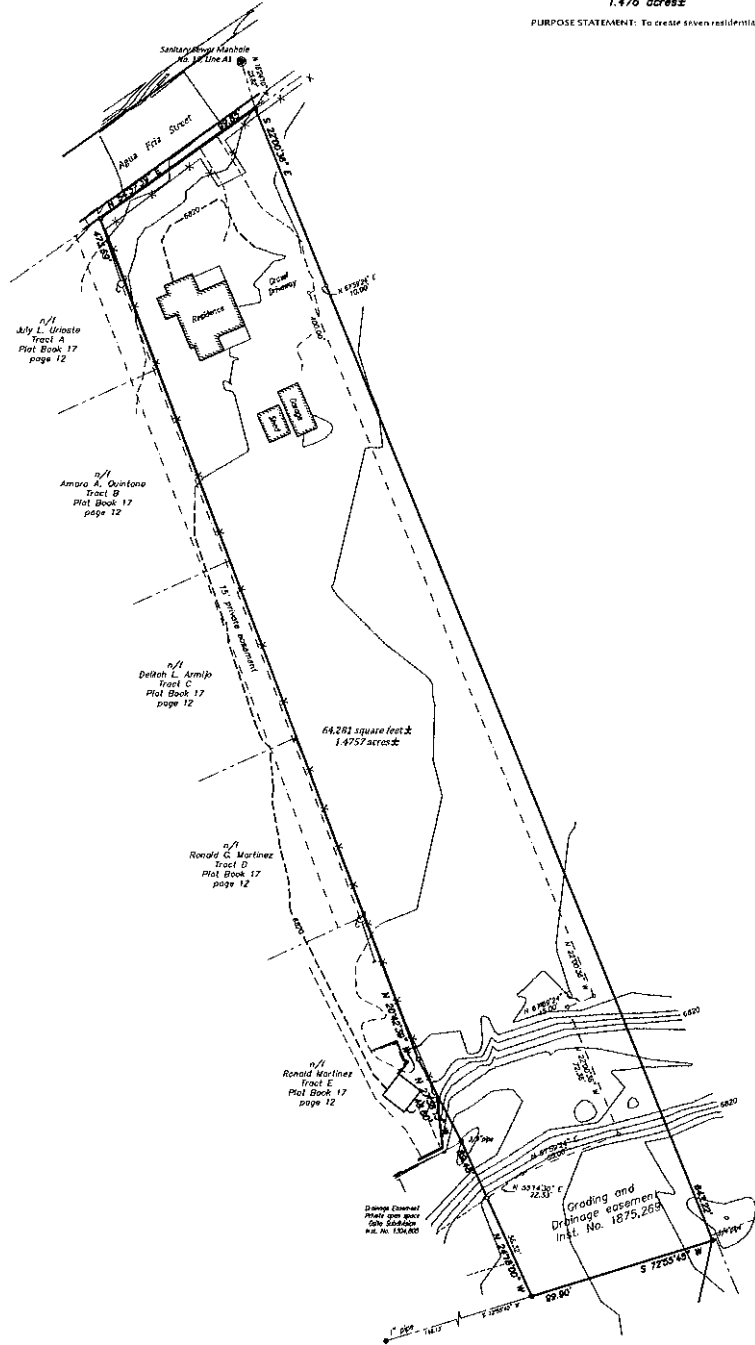
SIERRA LAND SURVEYING, INC.			
1432 South St. Francis Drive	Santa Fe NM	505-883-8832	
Project No. D-840-0820	Trng. DEC	CS	SD
	File	SK	120
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	BOOK	SUBDIVISION
DAVID E. COOPER	PLAT 27	8052	Romero
UPC No. 1-532-098-008-266			Page 1 of 1

SHEETS 3-1

**Supplemental Topographic Survey
for
Romero Subdivision**

A certain tract of land within
projected Section 27, T. 17 N., R. 9 E., N.M.P.M.
within the Santa Fe Grant,
City of Santa Fe, Santa Fe County New Mexico
1620 Agua Fria Street
1.478 acres ±

PURPOSE STATEMENT: To create seven residential lots.



SCALE: 1" = 30'
FEET: 0 30 60
SCALE:

LEGEND

- Points found and used as noted.
- Utility boxes.
- Lorry Medrano contours.
- - - Supplemental contours prepared this survey.

NOTES

- 1.) Basis for this survey was taken from a survey taken from the Romero Subdivision prepared by Sierra Land Surveying, Inc. (Preliminary)
- 2.) Reference Datum:
Topographic Survey prepared by Lorry Medrano, July 2018
project No. 18-1061P, Project Benchmark U.S. Indian
School Tract Brass Cap 47 10, Elev. 6816.5'

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA IS FROM PREVIOUS SURVEYS REFERENCED HEREON.

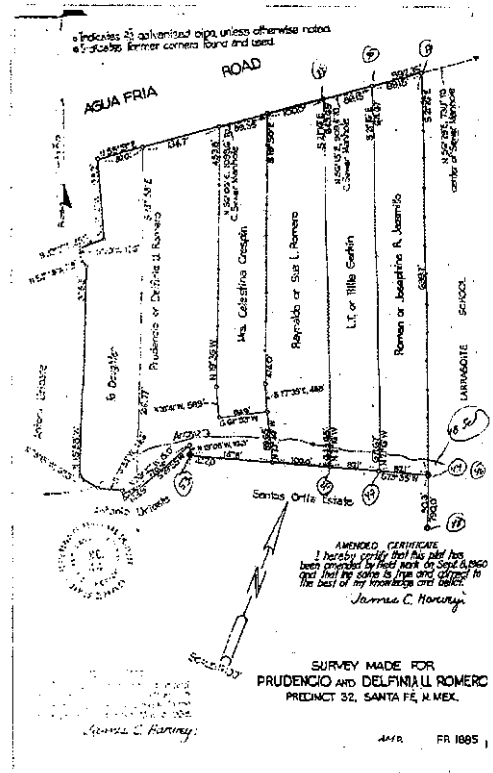
CERTIFICATE

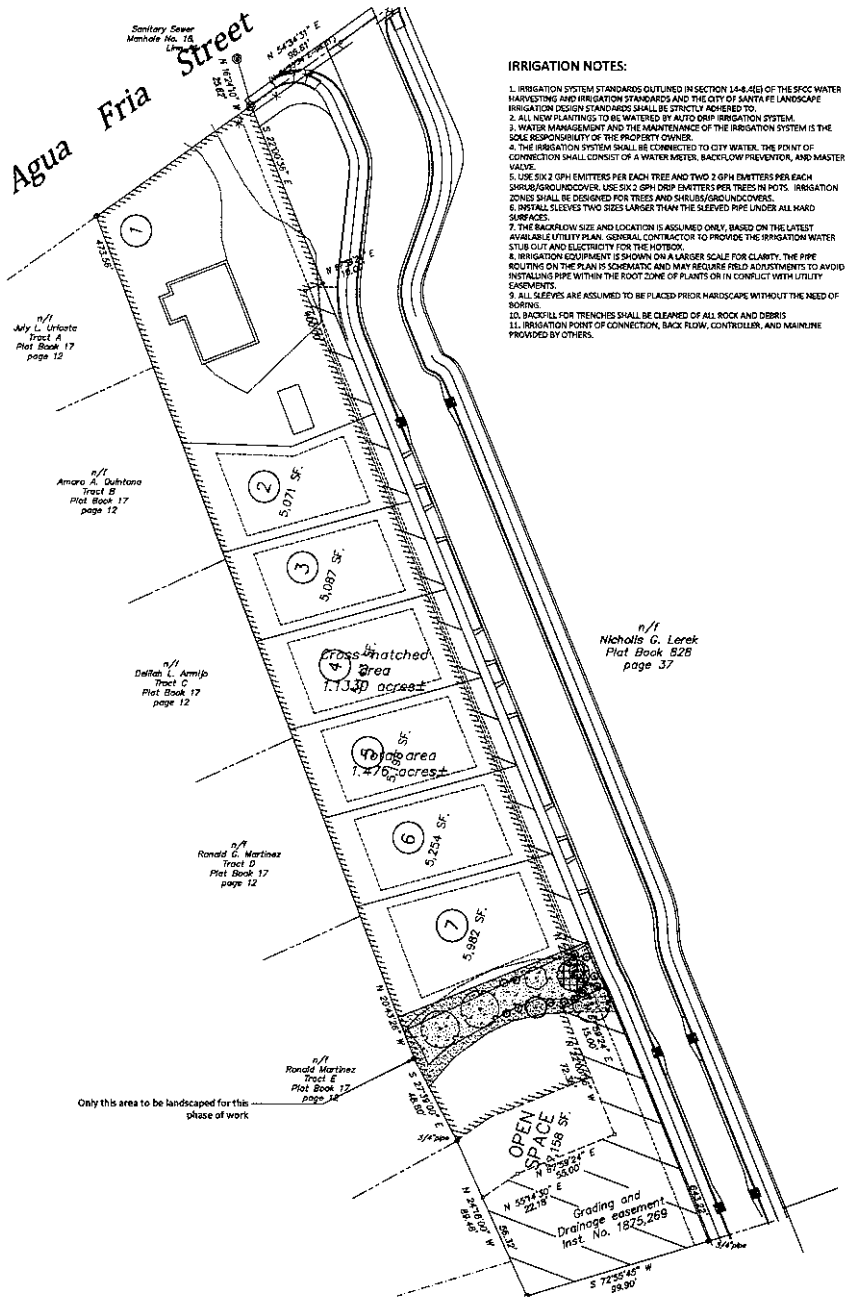
I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plot represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief. This is a "Supplemental Topographic Survey" showing additional contour data to the west of the Romero Subdivision.

David E. Cooper August 15, 2020
David E. Cooper P.S. No. 9052



SIERRA LAND SURVEYING, INC.		
1482 South St. Francis Drive	SANTA FE, NM	865-983-5932
Project No. T-540-0620	Dep. DEC	Dr. DEC
	Pln. 004	Blk. 105





IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 144-361 OF THE SFC 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 PREVENTER, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/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 STOP OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN 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. BACKFILL FOR TRENCHES SHALL BE CLEARED OF ALL ROCK AND DEBRIS
11. IRRIGATION POINT OF CONNECTION, BACK FLOW, CONTROLLER, AND MAINLINE PROVIDED BY OTHERS.

PLANT SCHEDULE AREA

SYMBOL	QUANTITY	BOTANICAL / COMMON NAME	SIZE
	1	Molue x 'Spring Snow' / Spring Snow Crabapple	2" B&B
	1	Pinus edulis / Pinon Pine	5"
	1	Farearia neomexicana / New Mexican Privet	15 qt
	1	Juniperus scopulorum / Rocky Mountain Juniper	15 qt
	2	Papaya x acuminata / Loneleaf Papaya	2" B&B
	4	Helleborichin temperata / Blue Out Grass	5 qt
	4	Eriogonum fasciculatum / Chumley	5 qt
	4	Rhus trilobata / Three Leaf Sumac	5 qt
	4	Solidago rigida / Oyster Willow	5 qt

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	TOTAL
	7/8" Santa Fe Brown Gravel With Wood Barrier Cloth	1,108 sf	
	2-4" Aggregate With Wood Barrier Cloth	1,648 sf	

LANDSCAPE DATA

REQUIRED OPEN SPACE	16,077 SF
25% OF TOTAL LOT AREA (1,46 AC @ 4,307 SF)	13,963 SF
16,077 SF X 20% (passive water harvesting)	3,215 SF
EXISTING OPEN SPACE	3,252 SF
PROPOSED OPEN SPACE	
REQUIRED TREES/OPEN SPACE	2
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE (3,252 SF @ 1,648 SF per tree = 1,975 SF/500 SF)	1
MINIMUM 25% EVERGREEN	1
PROPOSED TREES	4
REQUIRED SHRUBS/OPEN SPACE	4
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE (MINIMUM 25% EVERGREEN)	1
PROPOSED SHRUBS	4
OPEN SPACE REQUIREMENTS	
MINIMUM 10' DIMENSION	
MINIMUM 500 SF	
REQUIRED TREES/PONDING AREA	4
ONE TREE PER 500 SF OF PONDING AREA (1,648 SF @ 500 SF)	1
PROPOSED TREES	4
REQUIRED SHRUBS/PONDING AREA	12
THREE SHRUBS PER 500 SF OF PONDING AREA (PROPOSED SHRUBS)	12
TOTAL REQUIRED SHRUBS GAL	16
TOTAL PROPOSED SHRUBS GAL (including evergreen and deciduous)	16
TOTAL REQUIRED TREES/ GAL OR 5' HT.	6
TOTAL PROPOSED TREES/ GAL OR 5' HT. (including evergreen and deciduous)	6

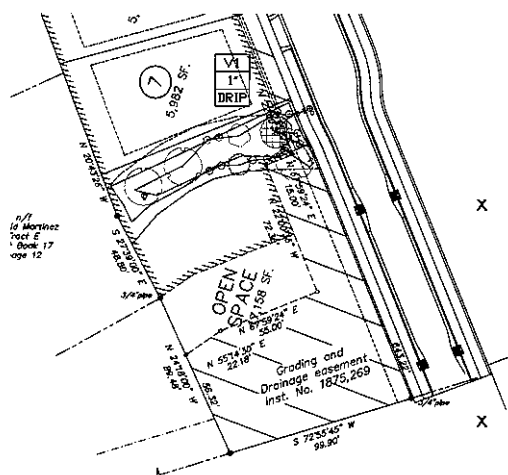
WATER BUDGET

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
 6 TREES/90 GALLONS PER RUN CYCLE
 16 SHRUBS/97 GALLONS PER RUN CYCLE
 98 GALLONS PER RUN CYCLE X 90 RUN TIMES = 8,820 GPY/0.019 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
 5 TREES/98 GALLONS PER RUN CYCLE
 16 SHRUBS/97 GALLONS PER RUN CYCLE
 88 GALLONS PER RUN CYCLE X 77 RUN TIMES = 5,336 GPY/0.016 ACRE FT.

LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED WITH GRAVEL MULCH AT 2" DEPTH OVER FILTER FABRIC
 PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM
 BACKFLOW PREVENTER IS PROPOSED/SEE IRRIGATION PLAN
 PONDING AREAS ARE APPROXIMATE. PLEASE REFER TO GRADING & DRAINAGE PLAN FOR EXACT INFORMATION.
 PLANTS LOCATED IN BOTTOM THIRD OF POND ARE ADAPTABLE TO PERIODS OF SUBMERSION.
 THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING AND DRAINAGE PLAN, WHENEVER POSSIBLE. DETENTION AND RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.



IRRIGATION LEGEND

	Automatic Drip Valve With pressure regulating filter in valve box	Recessed PVC Backed PIP-100-RBY Custom 1419	1"
	Poly Drip Line w/ Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" emitters	Agfline TAE	1/2" 2 GPH
	New PVC Sleeve	Class 200	2" min.
	Valve Sequence		
	Valve Size		
	Valve Type		

Valve Schedule

Valve 1	227 gpm
---------	---------

YELLOWSTONE
 www.yellowstonelandscape.com
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 Albuquerque, NM 87184
 505.898.9615
 ds@gn@yellowstonelandscape.com



Date: 8/13/2020
 Revisions:
 8/14/2020
 Drawn by: PL
 Reviewed by: CM

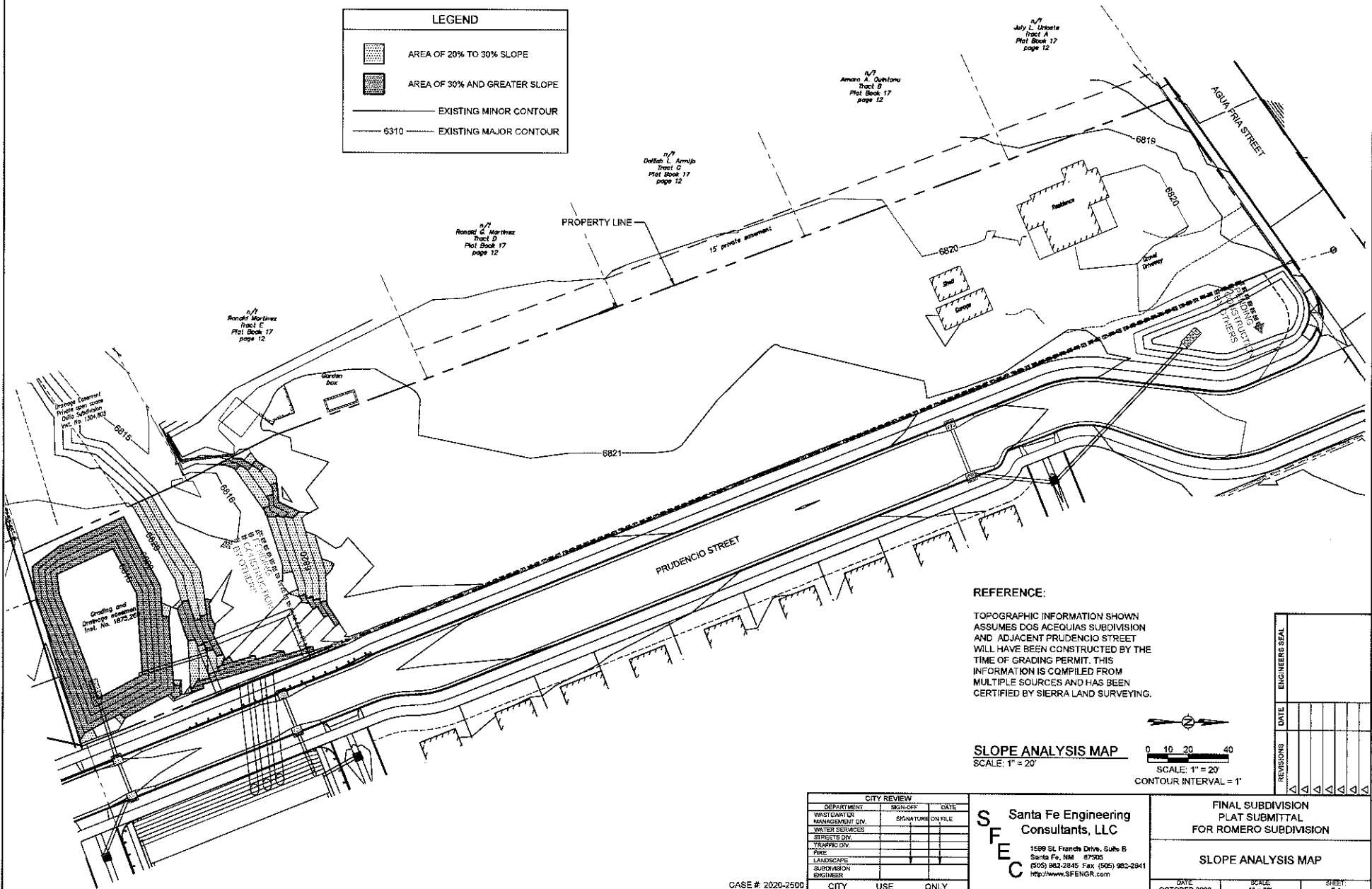
Romero Property
 Santa Fe, New Mexico

NORTH
 Scale: 1" = 30'

Sheet Title:
Landscape and Irrigation Plan

Sheet Number:
4-1

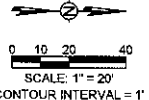
LEGEND	
	AREA OF 20% TO 30% SLOPE
	AREA OF 30% AND GREATER SLOPE
	EXISTING MINOR CONTOUR
	6310 EXISTING MAJOR CONTOUR



REFERENCE:

TOPOGRAPHIC INFORMATION SHOWN ASSUMES DOS ACEQUIAS SUBDIVISION AND ADJACENT PRUDENCIO STREET WILL HAVE BEEN CONSTRUCTED BY THE TIME OF GRADING PERMIT. THIS INFORMATION IS COMPILED FROM MULTIPLE SOURCES AND HAS BEEN CERTIFIED BY SIERRA LAND SURVEYING.

SLOPE ANALYSIS MAP
SCALE: 1" = 20'



ENGINEER'S SEAL	
DATE	
REVISIONS	

CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	REVIEWER	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES	SIGNATURE ON FILE	
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION		
ENGINEER		
CITY	USE	ONLY

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

SLOPE ANALYSIS MAP

DATE	SCALE	SHEET
OCTOBER 2020	1" = 20'	5-1

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. 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. Call 505-955-6945 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 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 unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be faxed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR 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 P&DR 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 P&DR. 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 3/4"
 - 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 appearances. 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 P&DR 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 P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation 1.
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

- P&DR 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 P&DR.
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 roadway 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 pedestal 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 P&DR 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 P&DR 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 P&DR 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 P&DR 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 contractor's surveyor shall coordinate with Sierra Land Surveying, Inc. The contractor's 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 ensure that the site is secure at all times.
3. It is solely the contractor's 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.

REVISIONS	DATE	ENGINEER'S SEAL

CASE #: 2020-2500

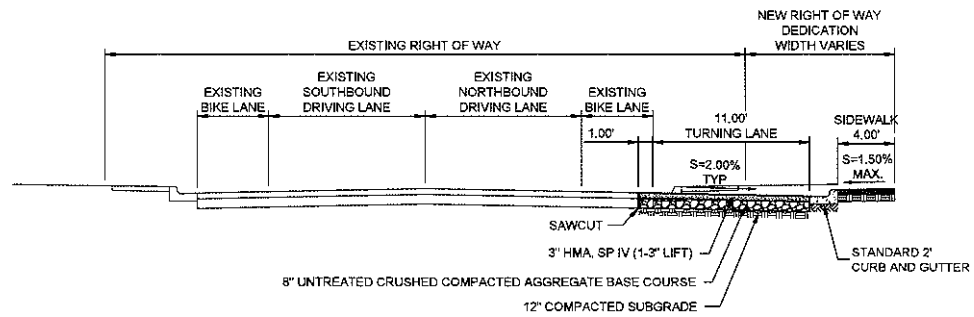
CITY REVIEW		DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE	ON FILE
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
LANDSCAPE SUBDIVISION		
ENGINEER		

S F E C

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION		
GENERAL NOTES		
DATE	SCALE	SHEET
OCTOBER 2020	N.T.S.	6-1



TYPICAL ROADWAY SECTION
 AGUA FRIA STREET RIGHT TURN

REVISIONS	DATE	ENGINEER'S SEAL

CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
PLANS		
LANDSCAPE		
SUBDIVISION ENGINEER		

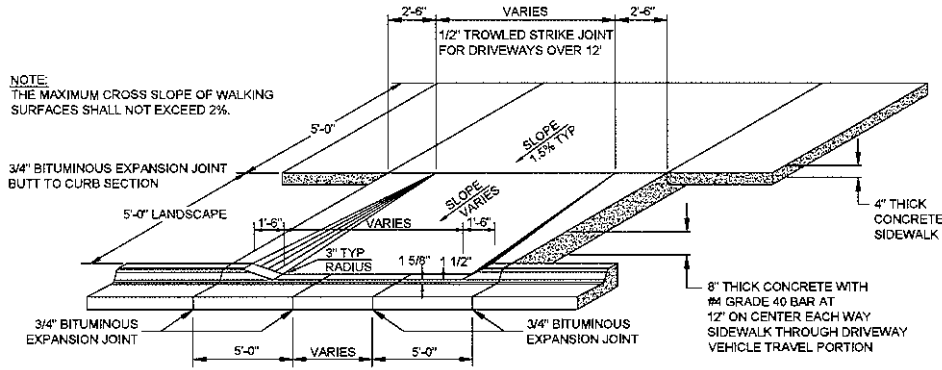
S F E C Santa Fe Engineering Consultants, LLC
 1999 St. Francis Drive, Suite B
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<http://www.SFENCR.com>

FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

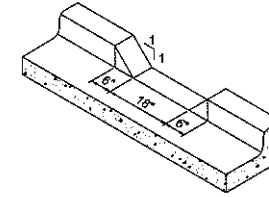
TYPICAL SECTION

DATE	SCALE	SHEET
OCTOBER 2020	N.T.S.	6-2

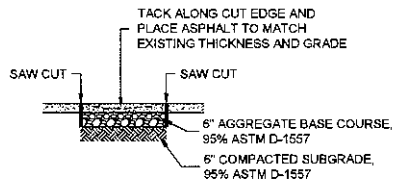
NOTE:
THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.



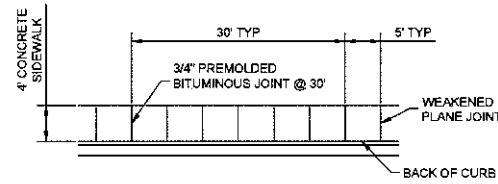
TYPICAL DRIVEWAY DETAIL



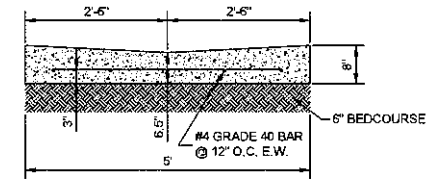
CURB CUT DETAIL



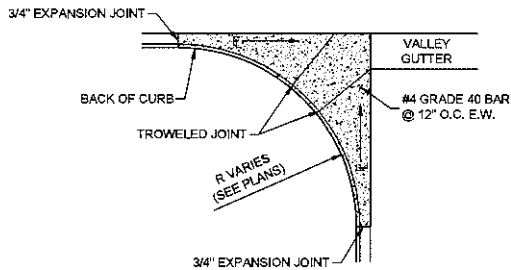
TYPICAL PAVEMENT PATCHING DETAIL



TYPICAL SIDEWALK PLAN

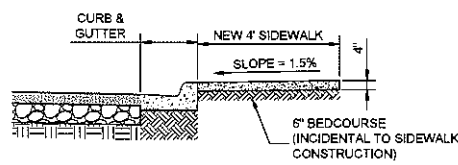


5' - TYPE II VALLEY GUTTER

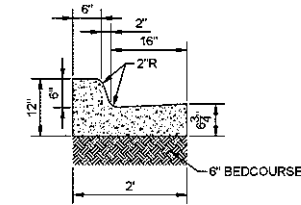


FILLET CURB RETURN

- 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.



TYPICAL SIDEWALK SECTION



STANDARD 2' CURB AND GUTTER

DATE	ENGINEER'S SEAL
REVISIONS	

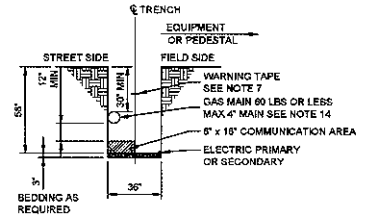
CITY REVIEW		
DEPARTMENT	SEAL/DATE	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION		
TYPICAL DETAILS		
DATE: OCTOBER 2020	SCALE: N.T.S.	SHEET: 6-3

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

- 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.
- 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.
- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
- A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
- ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
- ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
- 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).
- ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 4 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.
- NO CONCRETE ENCASUREMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
- CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
- NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
- 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.
- ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
- LOCATE WPIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE INSTALLED 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.
- 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.
- OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 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 GRADINGS 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.
- FOR RECORD DRAWINGS, THE 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. 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 BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. 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.
- 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.
- WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
- 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.
- 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 SEWER 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.
- THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4615) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES, THE CITY'S PLUMBING AND MECHANICAL INSPECTORS 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.
- 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.
- 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.
- A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
- 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.
- NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
- 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.
- SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
- ALL PVC SEWER PIPES THAT ARE INSTALLED AT A DEPTH OF TEN (10) FEET OR GREATER OR AT A SLOPE OF ONE PERCENT (1%) OR LESS SHALL BE SDR 26 PVC PIPE.
- 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.
- 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.
- ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
- 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.
- 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.
- ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
- PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
- 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.



TYPICAL JOINT TRENCH DETAIL

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 SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

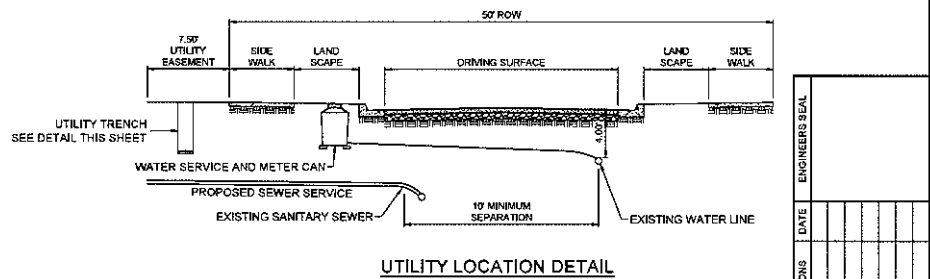
CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.

JOINT TRENCH NOTES:

- Completion in city or state right-of-ways shall meet or exceed minimum specified requirements.
- 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-15-12.4 for fill material requirements.
- If trench-in material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
- Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
- Spot pile shall be placed on the field side a minimum of 2" from the trench edge.
- Latest OSHA trench safety requirements shall be strictly observed.
- Warning tape shall be placed a minimum of 12" above gas line.
- When bringing cables to pedestals, 12" separation must be maintained from the gas line.
- PNH owned or maintained street lights may be installed in trench, next to electric cable.
- Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants.
- Gas services must be 12" away from where it will pass equipment or pedestals.
- All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and/or pedestals.
- Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
- Depth of gas measured from final grade.

REFERENCES

1. NESC rules 352, 353, 354



UTILITY LOCATION DETAIL

CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
ENGINE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

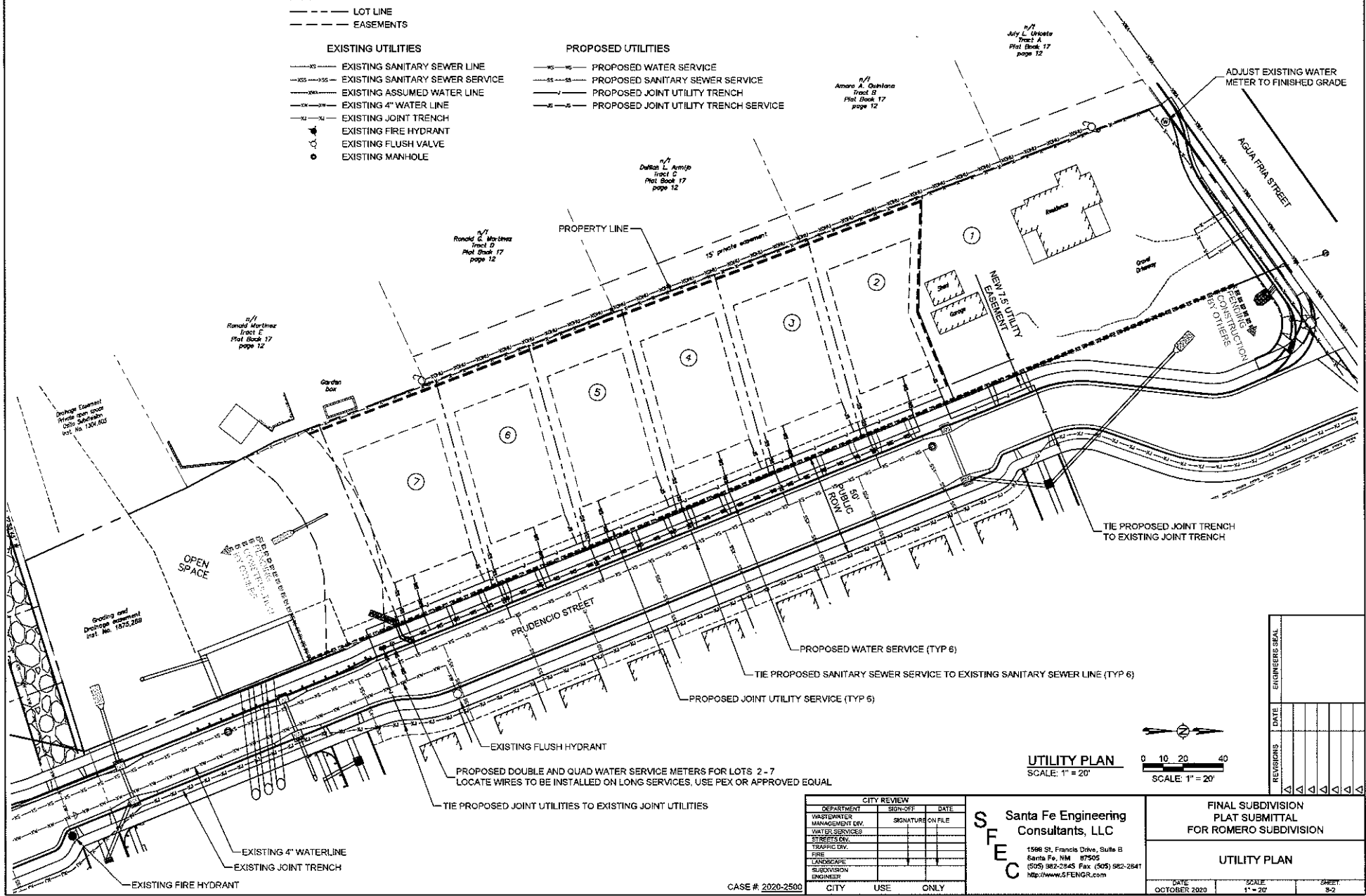
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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION		
UTILITY NOTES AND DETAILS		
DATE	SCALE	SHEET
OCTOBER 2020	N.T.S.	8-1

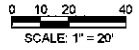
REVISIONS	DATE	BY

LEGEND

- | | | | |
|---------------------------|---------------------------------|-----|---------------------------------------|
| --- | LOT LINE | --- | EASEMENTS |
| EXISTING UTILITIES | | | |
| --- | EXISTING SANITARY SEWER LINE | --- | PROPOSED WATER SERVICE |
| --- | EXISTING SANITARY SEWER SERVICE | --- | PROPOSED SANITARY SEWER SERVICE |
| --- | EXISTING ASSUMED WATER LINE | --- | PROPOSED JOINT UTILITY TRENCH |
| --- | EXISTING 4" WATER LINE | --- | PROPOSED JOINT UTILITY TRENCH SERVICE |
| --- | EXISTING JOINT TRENCH | | |
| ⊙ | EXISTING FIRE HYDRANT | | |
| ⊙ | EXISTING FLUSH VALVE | | |
| ⊙ | EXISTING MANHOLE | | |



UTILITY PLAN
SCALE: 1" = 20'



REVISIONS	DATE	ENGINEER'S SEAL

CASE # 2020-2500

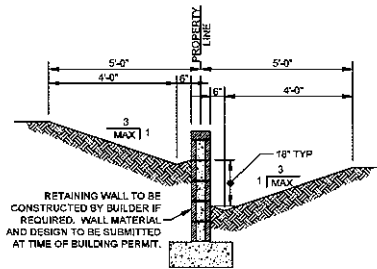
CITY REVIEW		
DEPARTMENT	SIGNATURE	DATE
WASTEWATER MANAGEMENT DIV.		
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
PLANS		
LANDSCAPE		
SUBDIVISION		
ENGINEER		
CITY	USE	ONLY

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

UTILITY PLAN

DATE	SCALE	SHEET
OCTOBER 2020	1" = 20'	8-2



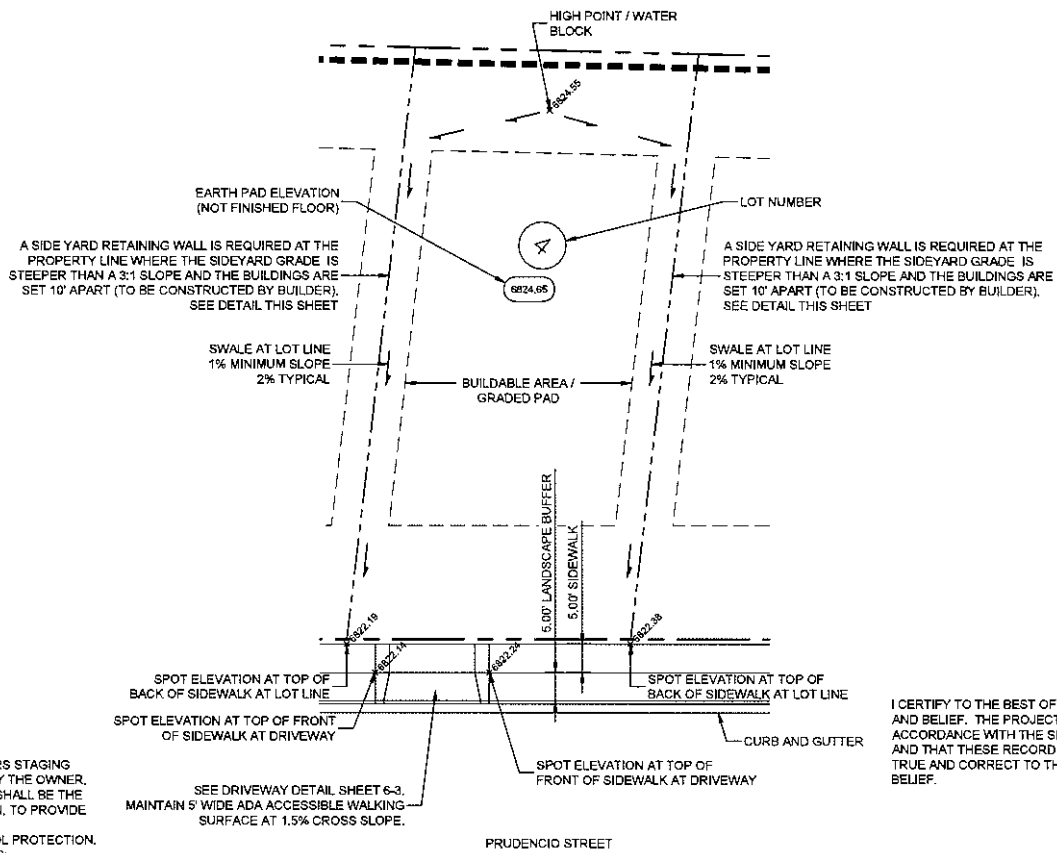
TYPICAL SIDE YARD RETAINING WALL
SCALE: N.T.S.

GRADING NOTES

- 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.
- CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
- 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.
- THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
- UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
- ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
- PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)
- PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.

EARTHWORK NOTES:

- UNADJUSTED EARTHWORK VOLUME:
1.1. CUT = 216 C.Y.
1.2. FILL = 3,520 C.Y.



TYPICAL LOT GRADING AND DRAINAGE
SCALE: N.T.S.

CITY OF SANTA FE DRAINAGE NOTES

- 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.
- MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. 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 HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.
- SEE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL DUST CONTROL NOTES, SHEET 12-2.

ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SKETCH	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
SPRINKLER DIV.		
TRAFFIC DIV.		
PERMITS		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

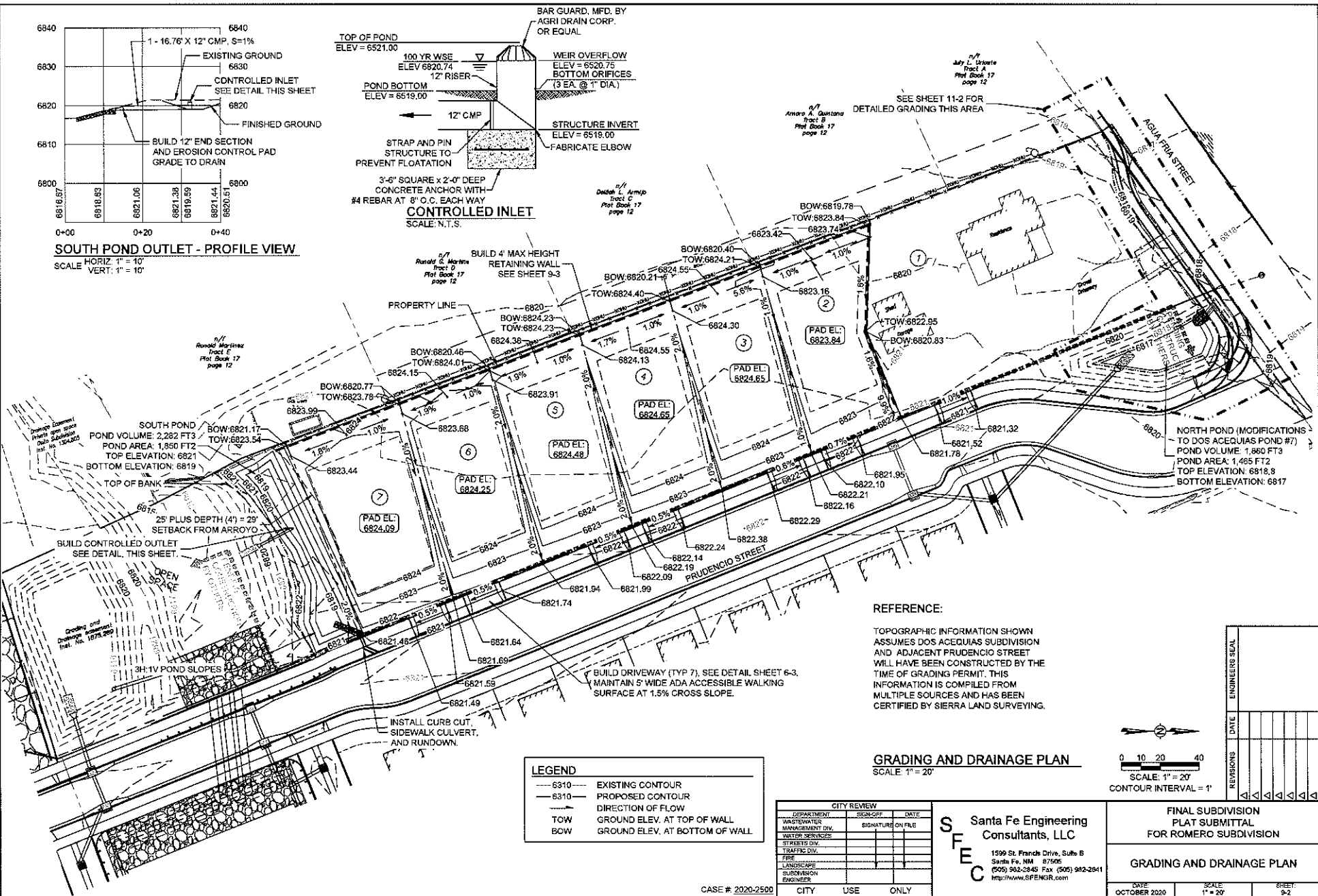
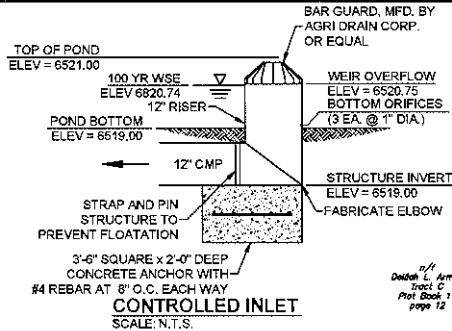
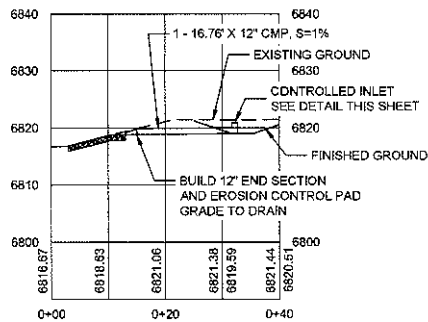
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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

GRADING AND DRAINAGE NOTES

DATE: OCTOBER 2020 SCALE: N.T.S. SHEET: 9-1

CASE # 2020-2509

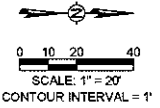


REFERENCE:
 TOPOGRAPHIC INFORMATION SHOWN ASSUMES DOS ACEQUIAS SUBDIVISION AND ADJACENT PRUDENCIO STREET WILL HAVE BEEN CONSTRUCTED BY THE TIME OF GRADING PERMIT. THIS INFORMATION IS COMPILED FROM MULTIPLE SOURCES AND HAS BEEN CERTIFIED BY SIERRA LAND SURVEYING.

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	DIRECTION OF FLOW
TOW	GROUND ELEV. AT TOP OF WALL
BOW	GROUND ELEV. AT BOTTOM OF WALL

GRADING AND DRAINAGE PLAN
 SCALE: 1" = 20'

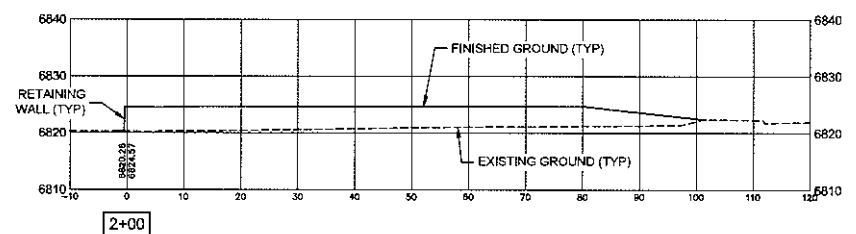
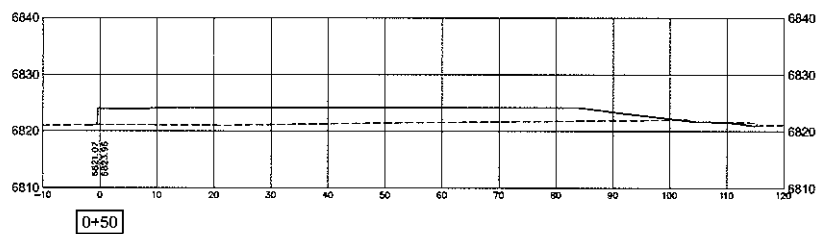
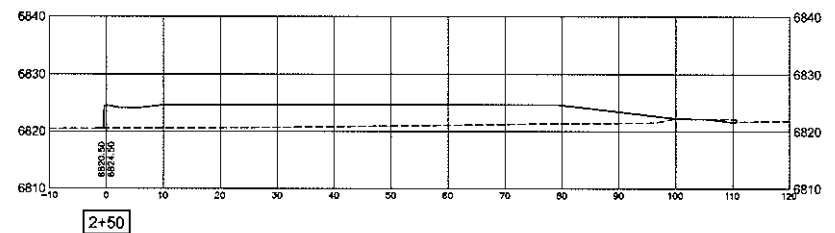
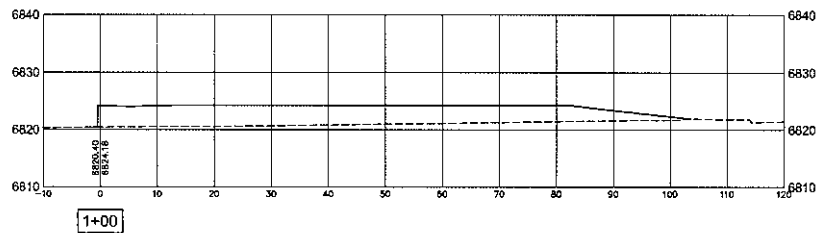
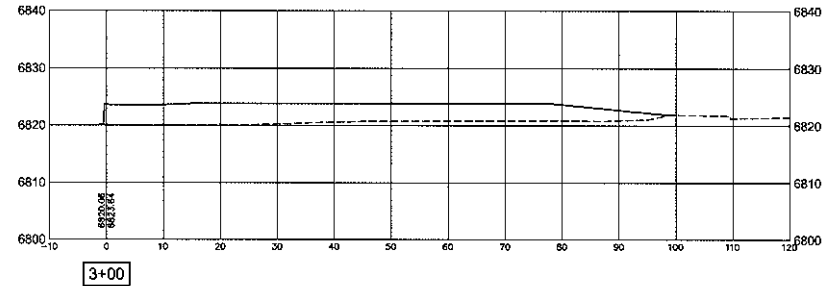
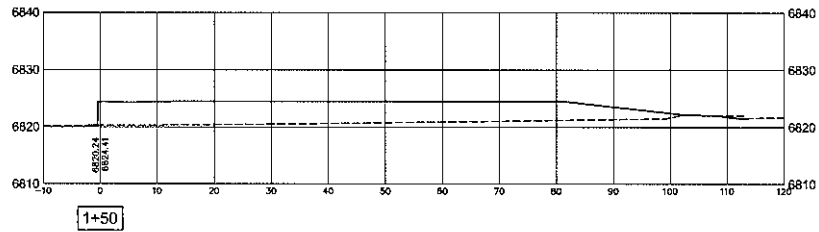


CITY REVIEW

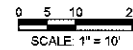
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES	SIGNATURE ON FILE	
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE SUBDIVISION		
ENGINEER		

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION		
GRADING AND DRAINAGE PLAN		
DATE: OCTOBER 2020	SCALE: 1" = 20'	SHEET: 9-2



SITE CROSS SECTIONS
 SCALE HORIZ: 1" = 10'
 SCALE VERT: 1" = 10'



CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
PIPE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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FINAL SUBDIVISION
 PLAT SUBMITTAL
 FOR ROMERO SUBDIVISION

SITE CROSS SECTIONS

DATE	SCALE	SHEET
OCTOBER 2020	1" = 10'	10-1

REVISIONS	DATE	ENGINEER'S SEAL

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS

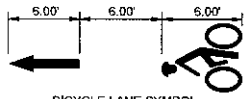
1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - CURRENT 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

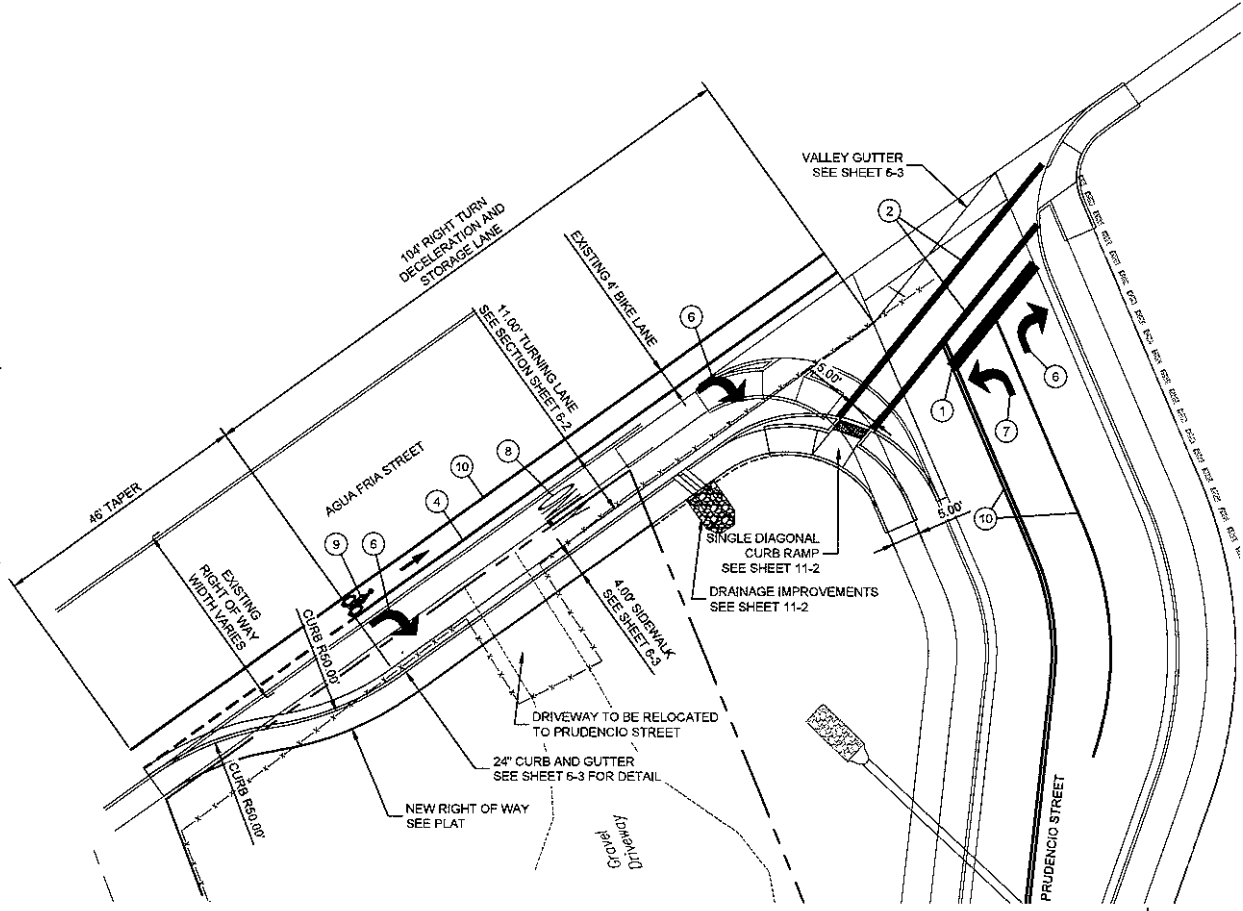
1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M". NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M". NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, 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); AND SHALL BE 380 IES BY "3M". NO SUBSTITUTIONS.
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.

STRIPING KEY (X)

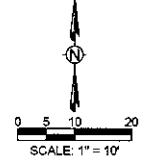
1	24" WHITE STOP BAR - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
3	4" YELLOW STRIPE (PAINT) DOUBLE APPLICATION AFTER 14 DAYS
4	4" WHITE STRIPE (PAINT) DOUBLE APPLICATION AFTER 14 DAYS
6	RIGHT ARROW SYMBOL
7	LEFT ARROW SYMBOL
8	WORD "ONLY" SYMBOL
9	BIKE LANE SYMBOL - SEE DETAIL THIS SHEET
10	EXISTING STRIPING TO REMAIN



BIKE LANE SYMBOL
SEE FIGURE 9C-3 IN
MUTCD 2009 EDITION



OFFSITE ROADWAY IMPROVEMENTS
SCALE: 1" = 10'



REVISIONS	DATE	ENGINEER'S SEAL

CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SKETCH	DATE
WASTEWATER MANAGEMENT DIV.		
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
PLANS		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

OFFSITE ROADWAY IMPROVEMENTS

DATE: OCTOBER 2020 SCALE: 1" = 10' SHEET: 11-1

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

	Arrow board		Shadow vehicle
	Arrow board support or stake (shown facing down)		Sign (shown facing left)
	Changeable message sign or support trailer		Surveyor
	Channelizing device		Temporary barrier
	Crash cushion		Temporary barrier with warning lights
	Direction of temporary traffic detour		Traffic or protection signal
	Direction of traffic		Truck-mounted attenuator
	Flagger		Type of barricade
	High-level warning device (flag)		Working light
	Longitudinal channelizing device		Work zone
	Luminaire		Work vehicle
	Removal markings that should be removed for a long-term project		

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

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	2,000 feet

† Speed category to be determined by highway agency
 ** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-6. The A dimension is the distance from the location or point of installation 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 two-sign work zone that is closest to the TTC zone. The "third sign" is the sign that is farthest upstream from the TTC zone.)

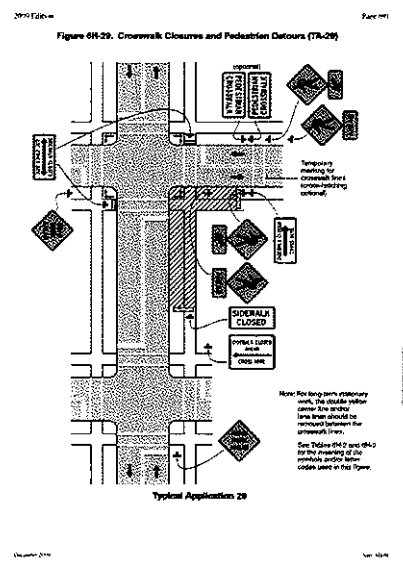
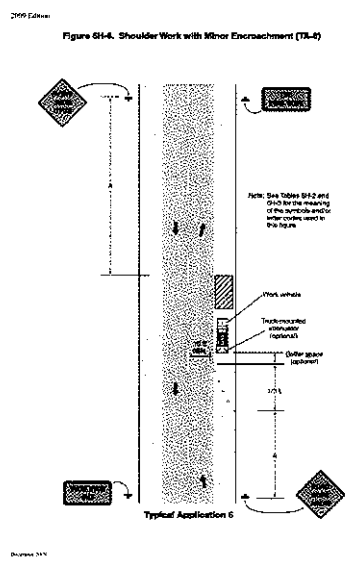
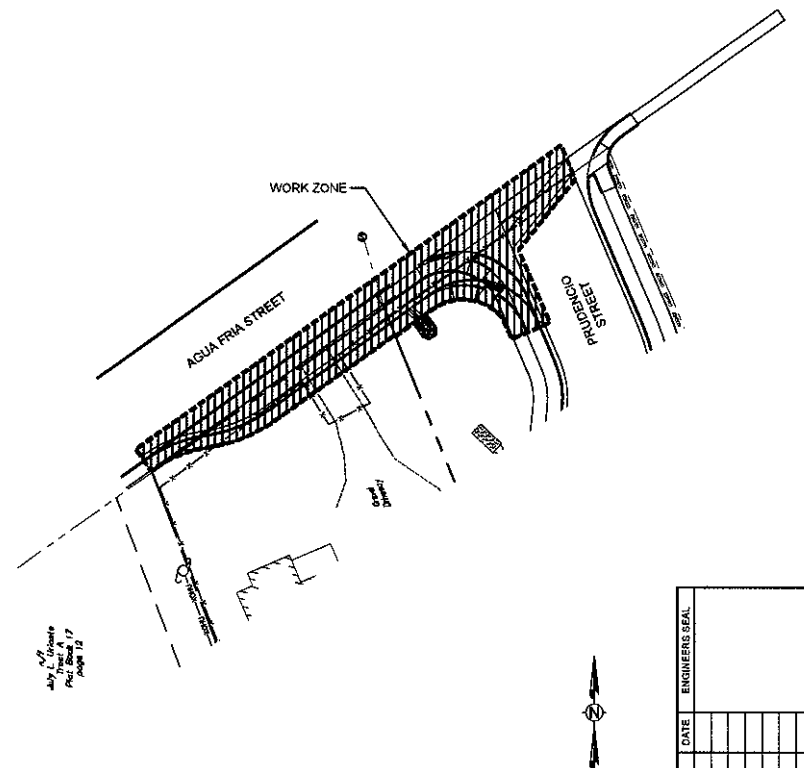
Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS}{60}$
45 mph or more	$L = WS$

Where: L = taper length in feet
 W = width of object in feet
 S = posted speed limit, or all-peak 85th-percentile speed prior to work starting, or the established operating speed in mph

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES AND THEIR PLACEMENT SHALL CONFORM TO CURRENT M.U.T.C.D. SPECIFICATIONS.
2. THE CONTRACTOR SHALL SUBMIT HIS OWN CONSTRUCTION TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEER.
3. HOURS OF OPERATIONS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM.
4. THIS IS A RURAL LOW SPEED AREA. POSTED SPEED LIMIT IS 35 MPH. SIGN SPACING PER MUTCD IS 100 FEET.
5. 10' MINIMUM WIDTH DRIVING LANES TO BE MAINTAINED AT ALL TIMES.



CONSTRUCTION TRAFFIC CONTROL PLAN
 SCALE: 1" = 20'

CITY REVIEW

DEPARTMENT	REVISIONS	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
ERIC		
LANDSCAPE		
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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

CONSTRUCTION TRAFFIC CONTROL PLAN

DATE	SCALE	SHEET
OCTOBER 2020	1" = 20'	11-3

CASE #: 2020-2500

**STORM WATER POLLUTION PREVENTION PLAN
AT ROMERO SUBDIVISION
SANTA FE, NEW MEXICO**

1. SITE AND PROJECT DESCRIPTION

The project site for Romero Subdivision is currently vacant. The property is bordered by Agua Fria Street to the north, Prudencio Street to the east, Acaquia to the south, and developed land to the west. The site generally drains from north to south.

1.1 Owner Operator:
1620 AGUA FRIA STREET
SANTA FE, NM 87505

Construction Operator (Separate NPDES Permit needed).

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 17 North, Range 9 East, Section 27 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35° 40'30" N
Longitude: 105° 58'22" W

1.3 The total area of the site:

1.47 ± acres

1.4 The area of the site that is expected to be disturbed:

0.83 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 5 "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 No. 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, Sheet 9-2.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 12-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 12-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 12-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 12-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 12-3.

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 of 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 and 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 SWPPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPPP Plan as having on-site responsibilities. Items that will be maintained and attached to the SWPPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPPP 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

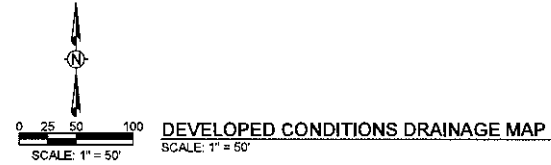
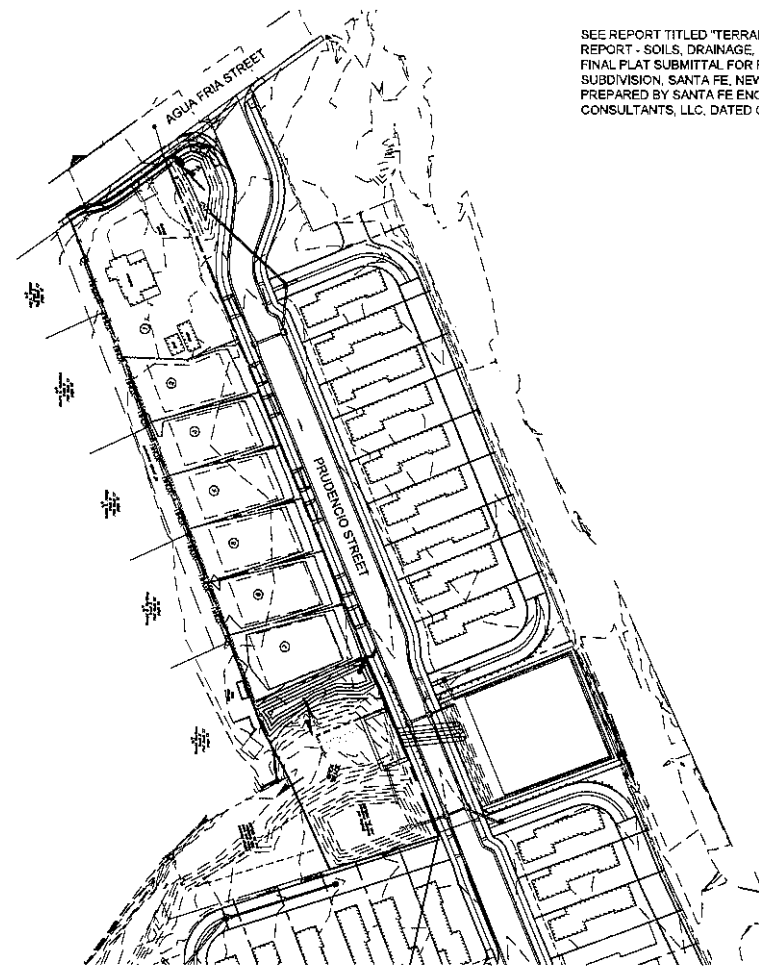
Copies of SWPPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permittees.

2.7 Plan Amendment:

This SWPPP 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 SWPPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.



REVISIONS	DATE	ENGINEER'S SEAL

CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE	ON FILE
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**FINAL SUBDIVISION
PLAT SUBMITTAL
FOR ROMERO SUBDIVISION**

**STORM WATER POLLUTION
PREVENTION PLAN**

DATE: OCTOBER 2020 SCALE: 1" = 50' SHEET: 12-1

DUST CONTROL:

All onsite 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 his 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 contractor, owner, or operator shall use at least 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.

BEST MANAGEMENT PRACTICES - NOTES

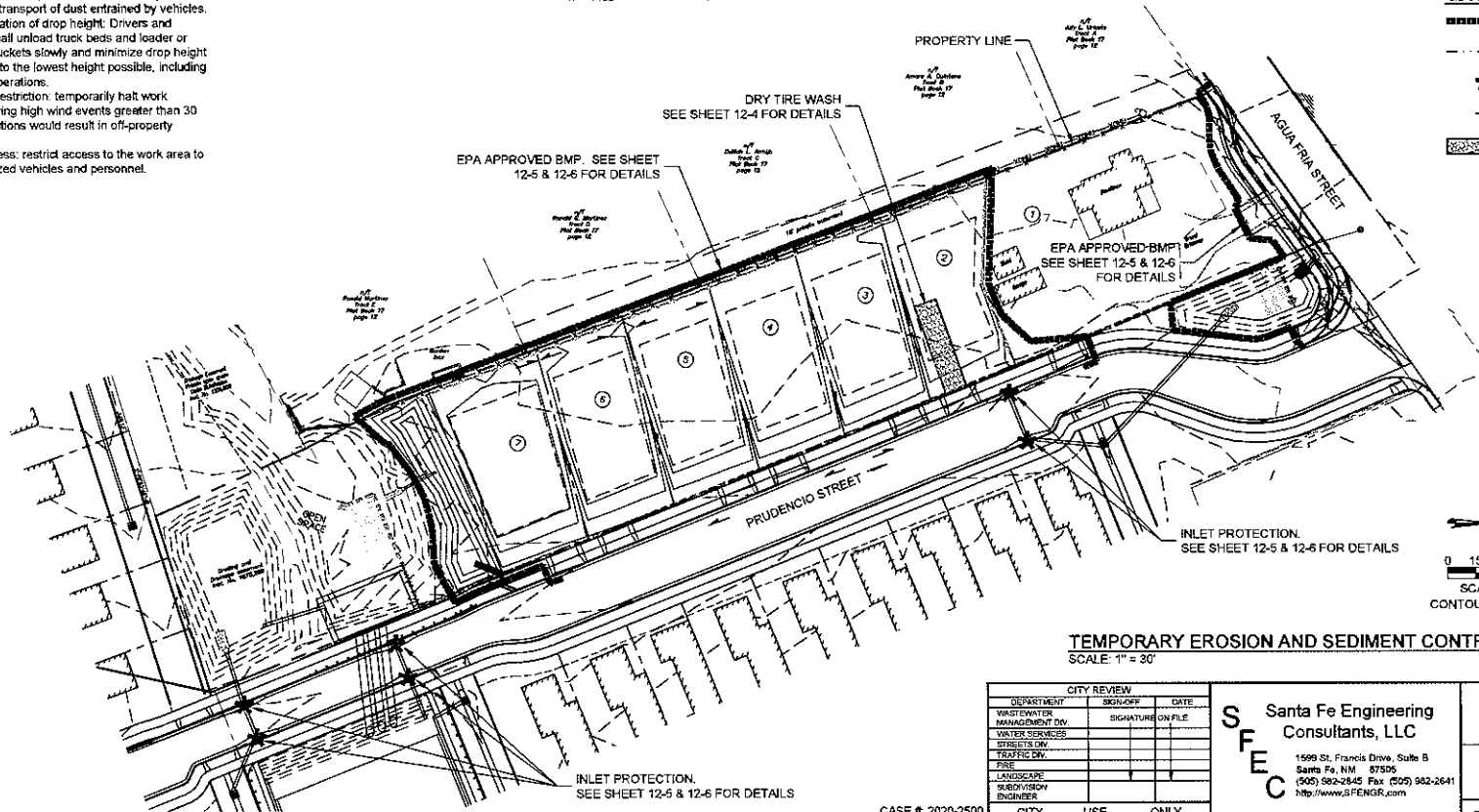
- DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
- EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- 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.
- SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNED 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.
- WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
- PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
- EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
- ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND 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.
- THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
- THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
- TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
- 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.

LEGEND

- EPA APPROVED BMP. SEE SHEET 12-5 & 12-6 FOR DETAILS
- GRADING LIMITS
- INLET PROTECTION (TYP) SEE SHEET 12-5 & 12-6 FOR DETAILS
- DRAINAGE FLOW ARROW
- DRY TIRE WASH SEE SHEET 12-4 FOR DETAILS



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

CITY REVIEW		
DEPARTMENT	SIGNOFF	DATE
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FINAL SUBDIVISION
 PLAT SUBMITTAL
 FOR ROMERO SUBDIVISION
**TEMPORARY EROSION AND
 SEDIMENT CONTROL PLAN**

DATE OCTOBER 2020	SCALE 1" = 30'	SHEET 12-2
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REVISIONS	DATE	ENGINEER'S SEAL

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE DOS ACEQUIAS HOA.
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

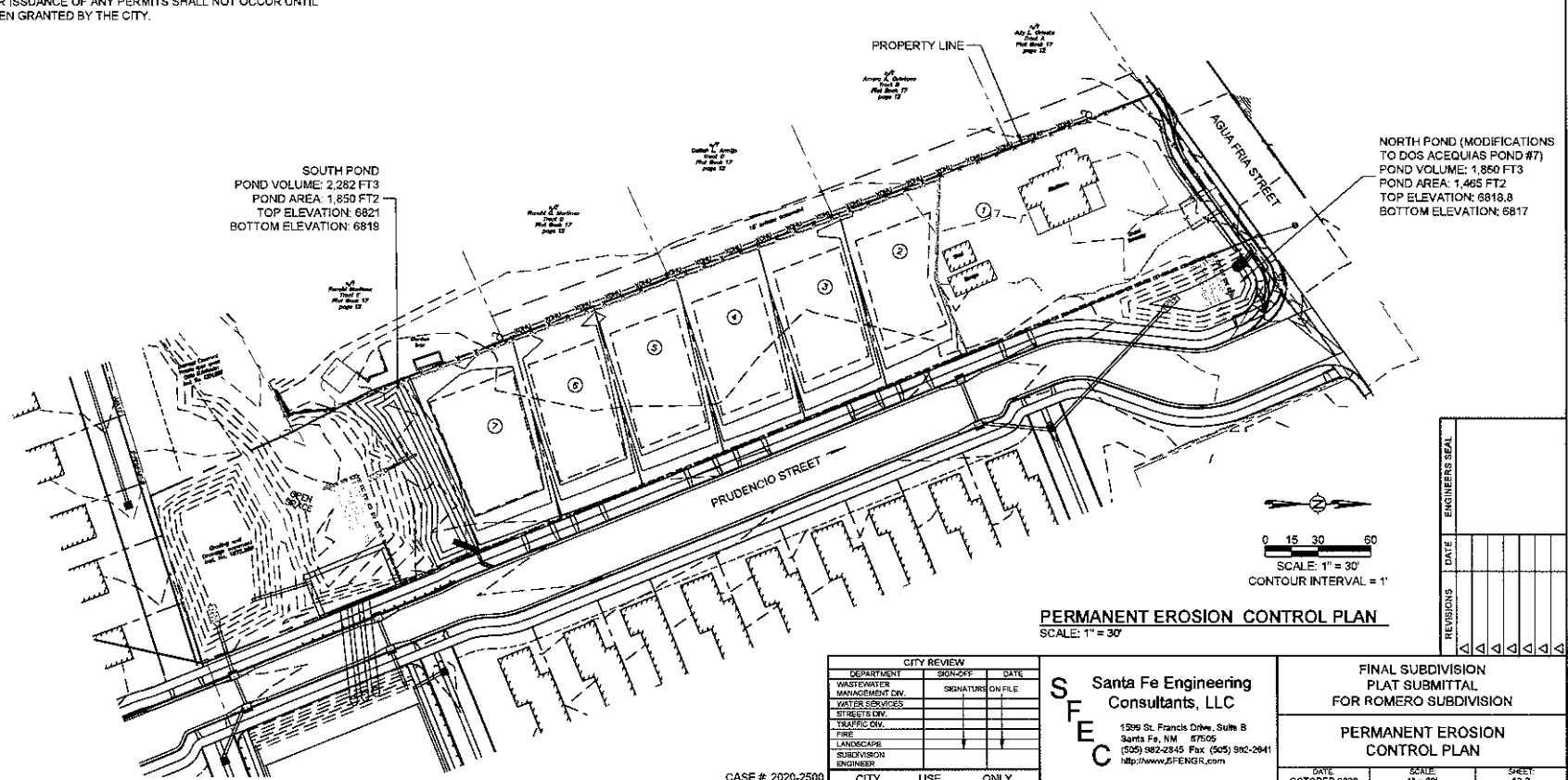
1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER, THE 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.



CASE # 2020-2500

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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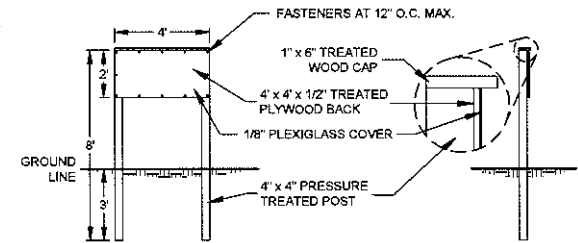
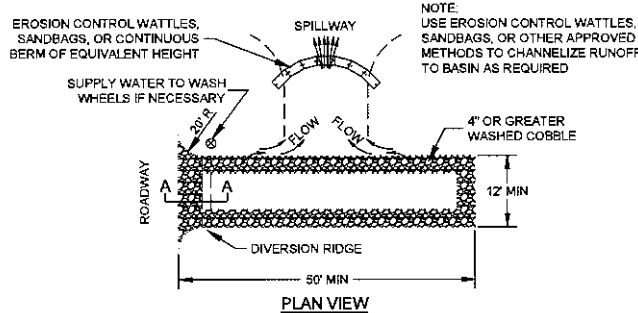
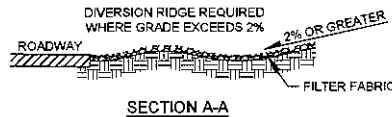
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FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION		
PERMANENT EROSION CONTROL PLAN		
DATE OCTOBER 2020	SCALE 1" = 30'	SHEET 12-3

REVISIONS	DATE	ENGINEER'S SEAL

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.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

N.P.D.E.S. PERMIT POSTING BOARD (LOCATED AT MAIN ENTRANCE)

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. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR100000-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. 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.
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 CONDUCTIVE 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.

SWMP 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 SWMP Plan and Permit? [] Yes [] No

Incidents of Non-Compliance with SWMP Plan: _____

Land Disturbance Log, including Location and Date of Soil Disturbance, Activities and Stabilization Initiated: _____

SWMP Plan Inspection Report (Continued)

Certification Statement

"I verify 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 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 violators."

(Signature)

(Please Print Name, Title)

REVISIONS	DATE	ENGINEER'S SEAL

CASE #: 2020-2509

CITY REVIEW		DATE
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
PLANS		
LANDSCAPE		
SUBDIVISION ENGINEER		

S
F
E
C

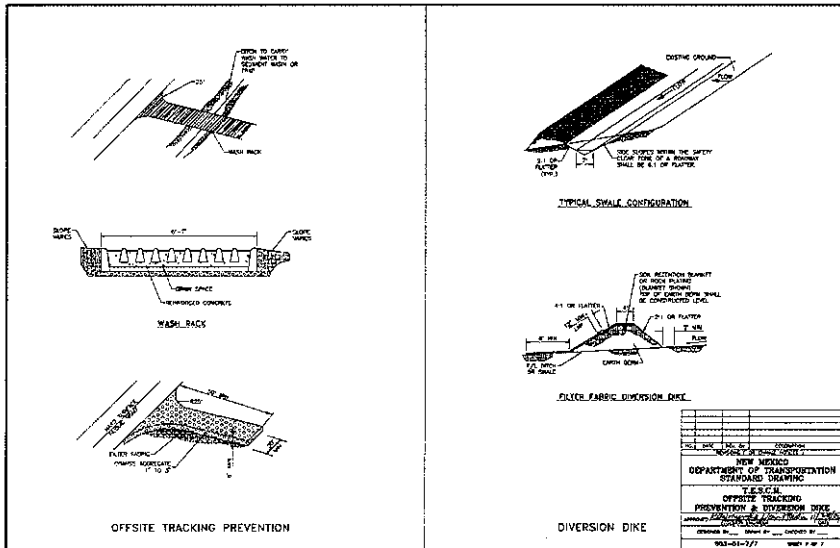
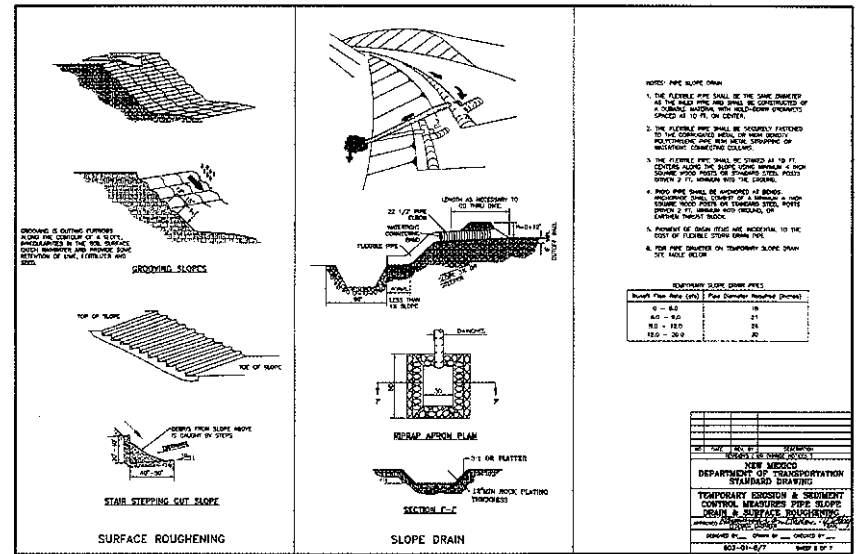
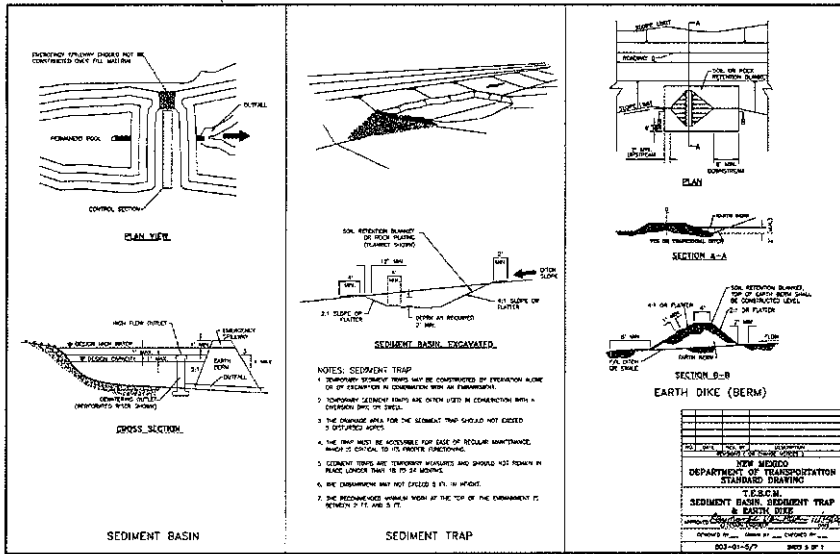
Santa Fe Engineering Consultants, LLC

1599 St. Francis Drive, Suite B
Santa Fe, NM 87505
(505) 962-2845 Fax: (505) 962-2641
http://www.SFENGR.com

FINAL SUBDIVISION PLAT SUBMITTAL FOR ROMERO SUBDIVISION

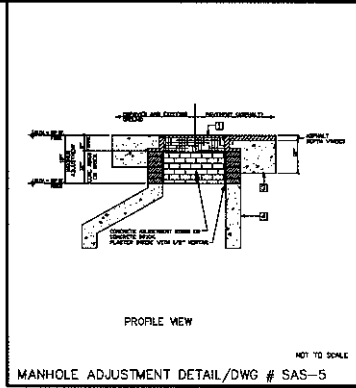
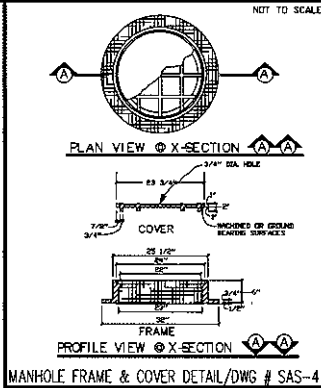
STORM WATER CONTROL DETAILS

DATE	SCALE	SHEET
OCTOBER 2020	N.T.S.	12-4



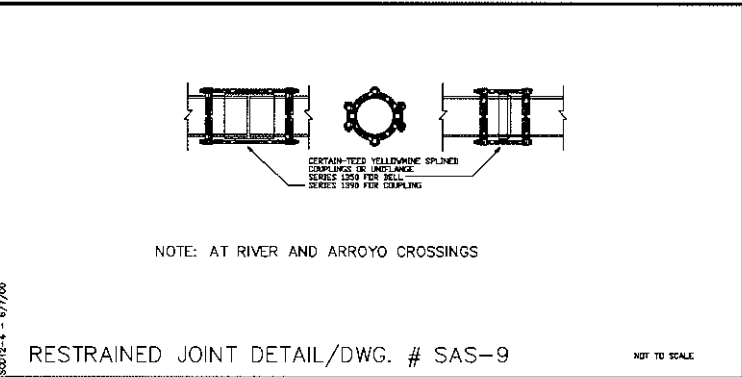
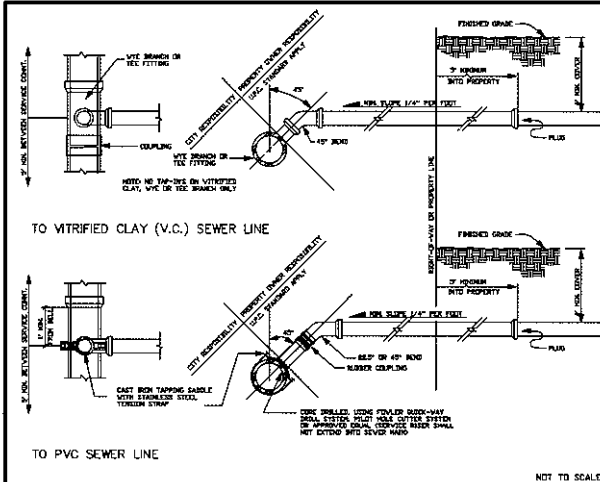
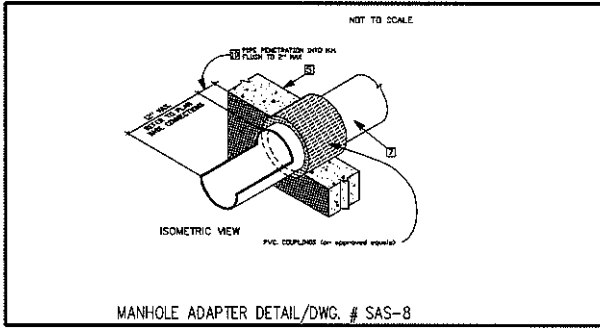
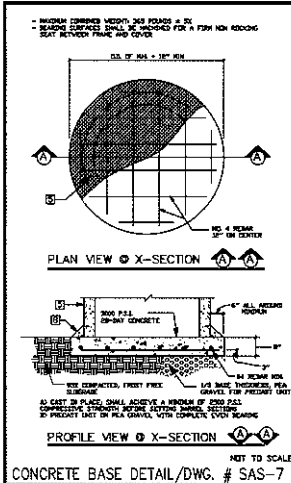
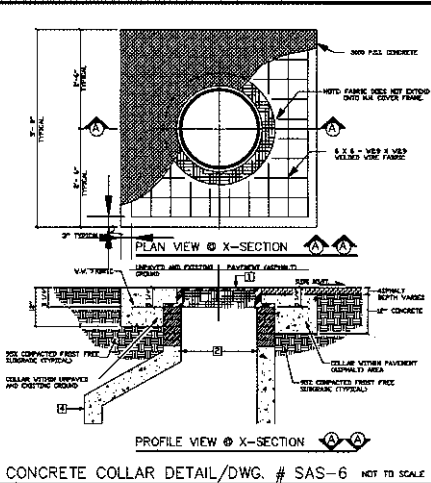
LEGEND

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 ball of first joint and shall grade pipe half slope
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-8
13	SHIELD, 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



GENERAL NOTES

CONSTRUCTION REQUIREMENTS	INSTALLATION
<p>CM-1 MATERIALS AND WORK: CONSTRUCT NEW WORK TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (BASED ON A.S.D. 101) WITH MODIFICATIONS NOTED IN THE LIST OF CHANGES.</p> <p>CM-2 APPROVED PLANS: THE ORIGINAL STAMP OF THE DESIGN ENGINEER AND SIGNATURE THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE, CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS IS REJECTED.</p> <p>CM-3 SEWER HOOD-UP PERMIT: OBTAIN PERMIT FROM THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMIT SHALL BE REJECTED. BEFORE ANY CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF SLOPE TO BE USED. CHANGE OF SLOPE MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.</p> <p>CM-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. THESE SUBSTITUTIONS, CHANGES AND MATERIAL SPECIFICATIONS OR TEST DATA TO VERIFY SUBSTITUTIONS OR CHANGES, MUST BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. ALL SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBSTITUTIONS WILL BE REJECTED.</p> <p>CM-5 MANUFACTURER'S CERTIFICATE: WHEN CERTIFIED OF COMPLIANCE AND TEST REPORTS ARE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE, THE MANUFACTURER SHALL DELIVER TO THE OWNER AT THE TIME OF MATERIALS DELIVERY TO THE SITE.</p> <p>CM-6 CONTRACTOR REQUIREMENTS: CONTRACTOR PERSONNEL WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.</p>	<p>I-1 LIVING PIPE: ALL PIPE EXCEPT 18" IN APPL. PIPE SHALL BE PLACED AND BENDED IN A FIRST FREE TRUCKER STREET SHALL BE FULLY GRADED AND NOT BURIED. PIPE SHALL BE Laid THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2' BEHIND A MANHOLE.</p> <p>EXCEPT THE LIMITS OF THE APPL. STANDARDS, SECTION TWO AS NOTED ON ALL OTHER SCHEDULES, CONSTRUCTION PLANS THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.</p> <p>I-2 MANHOLE CONSTRUCTION: <ul style="list-style-type: none"> A. BACK: <ol style="list-style-type: none"> 1. CAST IN PLACE ON UNCOMPLETED FRONT FACE. 2. PRECAST UNIT ON PEA GRAVEL WITH COMPLETE FACE BEARING. 3. PRECAST MANHOLE: <ol style="list-style-type: none"> 1. COVER FILL COMPLETELY WITH NON-DRAINING QUALITY CONCRETE OVER PVC PIPE AND 2. FILL IN PENETRATION WITH NON-DRAINING GROUT. 3. COVER IN PLACE BEING SHALL BE COVERED WITH BEFORE SETTING PRECAST MANHOLE SECTIONS. </p> <p>I-3 EXCAVATION AND BACKFILL: AS PER SECTION TWO, THE APPROX. DRAINAGE BY FLOODING OR SETTING METHODS IS NOT PERMITTED WITHOUT A SOLE ENGINEERING REPORT RECOMMENDING THESE METHODS. THE DESIGN AND CONSTRUCTION SHALL NOT BE USED ON THE RECORD AND 17% OF INITIAL BACKFILL.</p> <p>NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE, OREGON.</p>



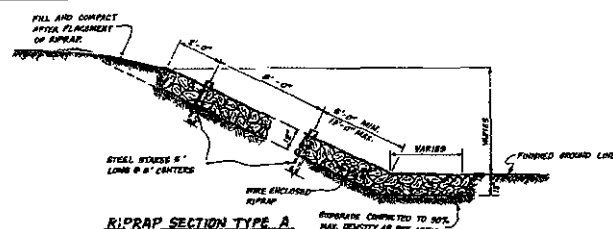
CONSTRUCTION MATERIALS	FIELD QUALITY CONTROL
<p>CM-1 SEWER PIPE (CERTIFICATED REQUIRED):</p> <ol style="list-style-type: none"> 1. VITRIFIED CLAY: REFER TO SECTION 123, 124 2. APPL. THE EQUAL LENGTHS SHALL BE APPROVED BY THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. 3. LARGE THAN 18" (IN) DIAMETER: REFER TO SECTION 123, 124 4. NEW PIPE FOR 18" TO 24" CLASS IS WHEN APPROVED BY THE DESIGN ENGINEER. 5. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. 6. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. 7. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. 8. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. 9. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. 10. PVC: CERTIFICATED ADHESIVE SHALL BE USED ON JOINTS. <p>CM-2 MANHOLES:</p> <ol style="list-style-type: none"> 1. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE. 2. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 3. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 4. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 5. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 6. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 7. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 8. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 9. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. 10. PRECAST MANHOLES: PRECAST REINFORCED CONCRETE. <p>CM-3 CONCRETE ENCASUREMENT:</p> <ol style="list-style-type: none"> 1. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 2. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 3. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 4. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 5. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 6. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 7. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 8. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 9. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 10. CONCRETE ENCASUREMENT SHALL BE CAST IN PLACE. 	<p>FOC-1 TESTING AND INSPECTION:</p> <ol style="list-style-type: none"> 1. INSPECTION CONDUCTED BY DESIGN ENGINEER. 2. INSPECTION CONDUCTED BY DESIGN ENGINEER. 3. INSPECTION CONDUCTED BY DESIGN ENGINEER. 4. INSPECTION CONDUCTED BY DESIGN ENGINEER. 5. INSPECTION CONDUCTED BY DESIGN ENGINEER. 6. INSPECTION CONDUCTED BY DESIGN ENGINEER. 7. INSPECTION CONDUCTED BY DESIGN ENGINEER. 8. INSPECTION CONDUCTED BY DESIGN ENGINEER. 9. INSPECTION CONDUCTED BY DESIGN ENGINEER. 10. INSPECTION CONDUCTED BY DESIGN ENGINEER. <p>FOC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:</p> <ol style="list-style-type: none"> 1. LINE: 0.30 FEET 2. GRADE: 0.30 FEET 3. GRADE: 0.30 FEET 4. GRADE: 0.30 FEET 5. GRADE: 0.30 FEET 6. GRADE: 0.30 FEET 7. GRADE: 0.30 FEET 8. GRADE: 0.30 FEET 9. GRADE: 0.30 FEET 10. GRADE: 0.30 FEET <p>FOC-3 LEAKAGE TEST: AS PER SECTION 123, 124</p> <p>FOC-4 TELEVISION INSPECTION: CONTRACTOR SHALL PROVIDE A CERTIFIED CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE TO CONDUCT TELEVISION INSPECTION AND RECORD TAPERS AT HIS OWN EXPENSE.</p> <p>FOC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REINTEGRATING THE USE IS MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.</p> <p>NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE, OREGON.</p>



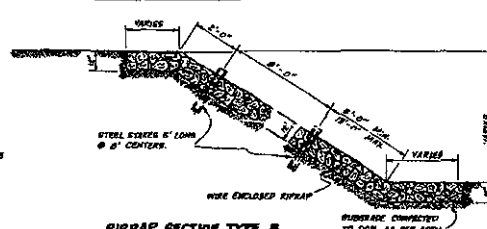
CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

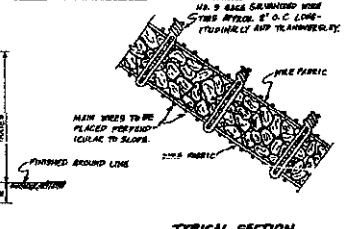
DATE: MAY 1992	REVISIONS	FILE # D:\AUTO\DWG\STD-4
DESIGNED BY: G. GUNES	A	
CHECKED BY: G. GUNES	A	
APPROVED BY: G. GUNES	A	



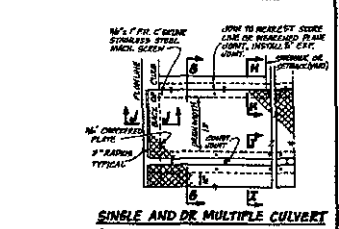
RIPRAP SECTION TYPE A



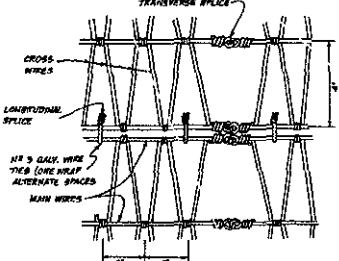
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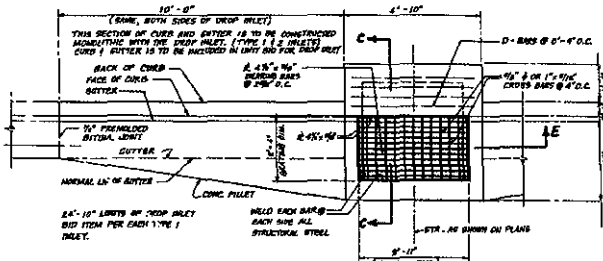
TYPICAL SECTION



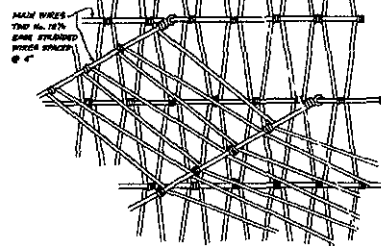
SINGLE AND OR MULTIPLE CULVERT



DETAIL OF WIRE FABRIC AND NORMAL SPLICE



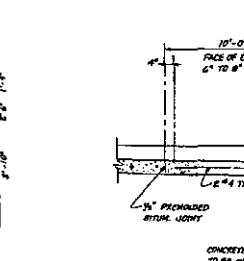
TYPE I INLET PLAN



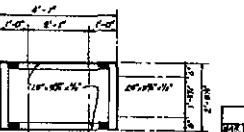
DETAIL OF SPLICE @ SKewed INTERSECTION

RIPRAP - GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED 1/2" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES: TWO NO. 10'S BARE GALVANIZED WIRE STAKES AT 4' CENTERS; SUBSIDIARY WIRES: TWO NO. 10'S BARE GALVANIZED WIRE STAKES AT 8" WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT: 4.8 POUNDS PER TWO SQUARE FEET.
2. STEEL STAKES MAY BE GALVANIZED BARS PROVIDED NOT LESS THAN 80 LBS. PER YARD, 1/2" DIA. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 1/2" DIA. GALVANIZED STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE RIPRAP AND NO DIRECT TREATMENT OR PROTECTIVE SHALL BE MADE THEREON.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 5 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 4, GROUP B, MEDIUM TENSILE STRENGTH CONTROLLED WIRE AS SET FORTH IN FEDERAL SPECIFICATION 80-1841. THE WIRE SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.019 INCH AND SHALL BE TESTED PURSUANT TO FEDERAL SPECIFICATION 80-1841. THE WIRE SHALL BE TESTED PURSUANT TO FEDERAL SPECIFICATION 80-1841.
5. DETAIL FROM N.H.S.H.D. DETAIL, SERIAL, SEE 1001-04.

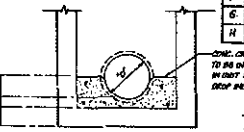


SECTION E-E

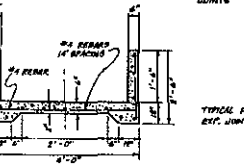


GRATING FRAME DETAIL

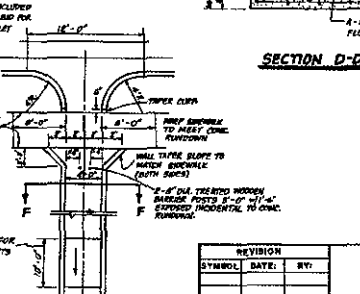
RE-BAR	SCHEDULE
A	TYPE 1 - 4" SQUARE
B	TYPE 1 - 4" SQUARE
C	TYPE 1 - 4" SQUARE
D	TYPE 1 - 4" SQUARE
E	TYPE 1 - 4" SQUARE
F	TYPE 1 - 4" SQUARE
G	TYPE 1 - 4" SQUARE
H	TYPE 1 - 4" SQUARE



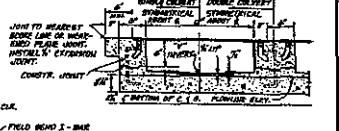
SPECIAL FLOOR DETAIL



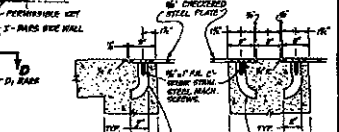
TYPICAL RUNDOWN DETAIL



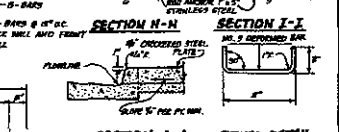
SECTION D-D



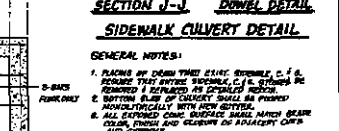
SECTION G-G



SECTION H-H



SECTION I-I



SECTION J-J

GENERAL NOTES:

1. RIPRAP ON DOWN THE SLOPE SIDE OF CULVERT, CULVERT AND CHANNEL SHALL BE PLACED IN STRIPES AS SHOWN ON PLANS.
2. BOTTOM OF CULVERT SHALL BE FINISHED WITH NEW BOTTOM.
3. ALL EXPOSED CONCRETE SHALL HAVE A FINISH OF 1/2\"/>

REVISION		DATE:	BY:
SYMBOL:	DATE:		
CITY OF SANTA FE			
DRAINAGE DETAILS			
DRAWN BY: CAROL S. GIBSON		CHECKED BY:	DATE: 5/87

TABLE 1-B			
HEAVILY CORRUGATED STEEL PIPE - 2 1/2" X 7/16" CORRUGATION			
DEPTH (INCHES)	WALL THICKNESS (INCHES)	WEIGHT PER FOOT (LBS)	SPACING (INCHES)
12	0.045	1.10	12
12	0.050	1.20	12
12	0.055	1.30	12
12	0.060	1.40	12
12	0.065	1.50	12
12	0.070	1.60	12
12	0.075	1.70	12
12	0.080	1.80	12
12	0.085	1.90	12
12	0.090	2.00	12
12	0.095	2.10	12
12	0.100	2.20	12
12	0.105	2.30	12
12	0.110	2.40	12
12	0.115	2.50	12
12	0.120	2.60	12
12	0.125	2.70	12
12	0.130	2.80	12
12	0.135	2.90	12
12	0.140	3.00	12
12	0.145	3.10	12
12	0.150	3.20	12
12	0.155	3.30	12
12	0.160	3.40	12
12	0.165	3.50	12
12	0.170	3.60	12
12	0.175	3.70	12
12	0.180	3.80	12
12	0.185	3.90	12
12	0.190	4.00	12
12	0.195	4.10	12
12	0.200	4.20	12
12	0.205	4.30	12
12	0.210	4.40	12
12	0.215	4.50	12
12	0.220	4.60	12
12	0.225	4.70	12
12	0.230	4.80	12
12	0.235	4.90	12
12	0.240	5.00	12
12	0.245	5.10	12
12	0.250	5.20	12
12	0.255	5.30	12
12	0.260	5.40	12
12	0.265	5.50	12
12	0.270	5.60	12
12	0.275	5.70	12
12	0.280	5.80	12
12	0.285	5.90	12
12	0.290	6.00	12
12	0.295	6.10	12
12	0.300	6.20	12
12	0.305	6.30	12
12	0.310	6.40	12
12	0.315	6.50	12
12	0.320	6.60	12
12	0.325	6.70	12
12	0.330	6.80	12
12	0.335	6.90	12
12	0.340	7.00	12
12	0.345	7.10	12
12	0.350	7.20	12
12	0.355	7.30	12
12	0.360	7.40	12
12	0.365	7.50	12
12	0.370	7.60	12
12	0.375	7.70	12
12	0.380	7.80	12
12	0.385	7.90	12
12	0.390	8.00	12
12	0.395	8.10	12
12	0.400	8.20	12
12	0.405	8.30	12
12	0.410	8.40	12
12	0.415	8.50	12
12	0.420	8.60	12
12	0.425	8.70	12
12	0.430	8.80	12
12	0.435	8.90	12
12	0.440	9.00	12
12	0.445	9.10	12
12	0.450	9.20	12
12	0.455	9.30	12
12	0.460	9.40	12
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12	0.655	13.30	12
12	0.660	13.40	12
12	0.665	13.50	12
12	0.670	13.60	12
12	0.675	13.70	12
12	0.680	13.80	12
12	0.685	13.90	12
12	0.690	14.00	12
12	0.695	14.10	12
12	0.700	14.20	12
12	0.705	14.30	12
12	0.710	14.40	12
12	0.715	14.50	12
12	0.720	14.60	12
12	0.725	14.70	12
12	0.730	14.80	12
12	0.735	14.90	12
12	0.740	15.00	12
12	0.745	15.10	12
12	0.750	15.20	12
12	0.755	15.30	12
12	0.760	15.40	12
12	0.765	15.50	12
12	0.770	15.60	12
12	0.775	15.70	12
12	0.780	15.80	12
12	0.785	15.90	12
12	0.790	16.00	12
12	0.795	16.10	12
12	0.800	16.20	12
12	0.805	16.30	12
12	0.810	16.40	12
12	0.815	16.50	12
12	0.820	16.60	12
12	0.825	16.70	12
12	0.830	16.80	12
12	0.835	16.90	12
12	0.840	17.00	12
12	0.845	17.10	12
12	0.850	17.20	12
12	0.855	17.30	12
12	0.860	17.40	12
12	0.865	17.50	12
12	0.870	17.60	12
12	0.875	17.70	12
12	0.880	17.80	12
12	0.885	17.90	12
12	0.890	18.00	12
12	0.895	18.10	12
12	0.900	18.20	12
12	0.905	18.30	12
12	0.910	18.40	12
12	0.915	18.50	12
12	0.920	18.60	12
12	0.925	18.70	12
12	0.930	18.80	12
12	0.935	18.90	12
12	0.940	19.00	12
12	0.945	19.10	12
12	0.950	19.20	12
12	0.955	19.30	12
12	0.960	19.40	12
12	0.965	19.50	12
12	0.970	19.60	12
12	0.975	19.70	12
12	0.980	19.80	12
12	0.985	19.90	12
12	0.990	20.00	12
12	0.995	20.10	12
12	1.000	20.20	12
12	1.005	20.30	12
12	1.010	20.40	12
12	1.015	20.50	12
12	1.020	20.60	12
12	1.025	20.70	12
12	1.030	20.80	12
12	1.035	20.90	12
12	1.040	21.00	12
12	1.045	21.10	12
12	1.050	21.20	12
12	1.055	21.30	12
12	1.060	21.40	12
12	1.065	21.50	12
12	1.070	21.60	12
12	1.075	21.70	12
12	1.080	21.80	12
12	1.085	21.90	12
12	1.090	22.00	12
12	1.095	22.10	12
12	1.100	22.20	12
12	1.105	22.30	12
12	1.110	22.40	12
12	1.115	22.50	12
12	1.120	22.60	12
12	1.125	22.70	12
12	1.130	22.80	12
12	1.135	22.90	12
12	1.140	23.00	12
12	1.145	23.10	12
12	1.150	23.20	12
12	1.155	23.30	12
12	1.160	23.40	12
12	1.165	23.50	12
12	1.170	23.60	12
12	1.175	23.70	12
12	1.180	23.80	12
12	1.185	23.90	12
12	1.190	24.00	12
12	1.195	24.10	12
12	1.200	24.20	12
12	1.205	24.30	12
12	1.210	24.40	12
12	1.215	24.50	12
12	1.220	24.60	12
12	1.225	24.70	12
12	1.230	24.80	12
12	1.235	24.90	12
12	1.240	25.00	12
12	1.245	25.10	12
12	1.250	25.20	12
12	1.255	25.30	12
12	1.260	25.40	12
12	1.265	25.50	12
12	1.270	25.60	12
12	1.275	25.70	12
12	1.280	25.80	12
12	1.285	25.90	12
12	1.290	26.00	12
12	1.295	26.10	12
12	1.300	26.20	12
12	1.305	26.30	12
12	1.310	26.40	12
12	1.315	26.50	12
12	1.320	26.60	12
12	1.325	26.70	12
12	1.330	26.80	12
12	1.335	26.90	12
12	1.340	27.00	12
12	1.345	27.10	12
12	1.350	27.20	12
12	1.355	27.30	12
12	1.360	27.40	12
12	1.365	27.50	12
12	1.370	27.60	12
12	1.375	27.70	12
12	1.380	27.80	12
12	1.385	27.90	12
12	1.390	28.00	12
12	1.395	28.10	12
12	1.400	28.20	12
12	1.405	28.30	12
12	1.410	28.40	12
12	1.415	28.50	12
12	1.420	28.60	12
12	1.425	28.70	12
12	1.430	28.80	12
12	1.435	28.90	12
12	1.440	29.00	12
12	1.445	29.10	12
12	1.450	29.20	12
12	1.455	29.30	12
12	1.460	29.40	12
12	1.465	29.50	12
12	1.470	29.60	12
12	1.475	29.70	12
12	1.480	29.80	12
12	1.485	29.90	12
12	1.490	30.00	12
12	1.495	30.10	12
12	1.500	30.20	12
12	1.505	30.30	12
12	1.510	30.40	12
12	1.515	30.50	12
12	1.520	30.60	12
12	1.525	30.70	12
12	1.530	30.80	12
12	1.535	30.90	12
12	1.540	31.00	12
12	1.545	31.10	12
12	1.550	31.20	12
12	1.555	31.30	12
12	1.560	31.40	12
12	1.565	31.50	12
12	1.570	31.60	12
12	1.575	31.70	12
12	1.580	31.80	12
12	1.585	31.90	12
12	1.590	32.00	12
12	1.595	32.10	12
12	1.600	32.20	12
12	1.605	32.30	12
12	1.610	32.40	12
12	1.615	32.50	12
12	1.620		

