

AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
JANUARY 07, 2021 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 at <https://santafe.primegov.com/public/portal> 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 19, 2020
2. December 3, 2020

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2020-2896. 5201 Beckner Road Final Subdivision.** JenkinsGavin, Inc., Agent, for Abacus Fund, LLC, Owner, requests approval of a final 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, lrlogston@santafenm.gov, 955-6136).
2. **Case #2020-2897. 4262 Agua Fria Street and 4701 Rufina Street Aguafina Preliminary Subdivision.** Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests approval of a

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preliminary subdivision plat for 46 single-family residential lots located at 4262 Agua Fria Street and 4701 Rufina Street. The properties are zoned R-5 (Residential- five dwelling units per acre) and total approximately 9.05 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

3. **Case #2020-2915. 4702 Rufina Street Aguafina Preliminary Subdivision.** Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests approval of a preliminary subdivision plat for 15 single-family residential lots located at 4702 Rufina Street. The property is zoned R-6 (Residential- six dwelling units per acre) and is approximately 2.42 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

H. **STAFF COMMUNICATIONS**

I. **MATTERS FROM THE COMMISSION**

J. **ADJOURNMENT**

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 19, 2020**

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C. Approval of Agenda	Approved as published	1-2
D. Approval of Minutes	None	2
E. New Business		
1) Case #2020-2789. APPL of Case #2020-2430 1298 Lejano Lane	Denied	2-16
2) Case #2020-2640. 4193 A&B Fairly Rd, & 6450 Camino Rojo	Approved	16-20
3) Case #2020-2642 Vista de La Sierra plat Findings / Conclusions	Approved Approved	20-34
4) Case #2020-2620 Vista de La Sierra variance Findings /Conclusions	Denied Approved	20-34 34
F. Staff Communications/	Comments	34
G. Matters from the Commission	Comments	34-35
H. Adjournment	Adjourned at 10:06 pm	35

**MINUTES OF THE CITY OF SANTA FE
PLANNING COMMISSION
Thursday, November 19, 2020 - 6:00pm
VIRTUAL HEARING – <https://www.youtube.com/watch?v=68rsojGoo5c>**

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
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, Gutierrez, Hogan, Lawrence and Commissioner Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES

None

E. NEW BUSINESS

1. **Appeal #2020-2789-APPL of Case #2020-2430. 1298 Lejano Lane Lot Line Adjustment.** Karl Sommer, Agent, for Daniel and Monika O'Friel, Owners, appeal the Land Use Director's denial of an application for a lot line adjustment between 1298 Lejano Lane, which is zoned R-5 (Residential – five dwelling unit per acre), and 1300 Lejano Lane, which is zoned R-1 (Residential – one dwelling unit per acre). (Sally Paez, Assistant City Attorney, sapaez@santafenm.gov , 955-6501).

STAFF PRESENTATION

Ms. Paez, Assistant City Attorney, presented the appeal and a short slideshow presentation. The appellants - the applicant's, were present with their attorney Karl Sommer.

On appeal is a legal question of whether the Land Use Director misapplied the Land Use Code, by denying an application for a lot line adjustment between two properties located in different zoning districts with different future land use map designations. This type of application typically can be approved by the Land Use Director and the Land Use Director did review and denied the application. The appellants, Daniel and Monica O'Friel are the applicants who applied for the lot split.

The parcel was shown on screen with the existing and proposed lot lines. The applicant is seeking to add land to 1298 Lejano Lane from 1300 Lejano Lane. The two properties are in different zoning districts and future map designations. The appellants property is R5, low density, residential (3-7 units per acre). The neighbor's lot is zoned R1 (low density residential).

Both staff and the Land Use Director applied a general rule based on a variety of provisions of Code regarding harmony and the planning principles. The general rule in

Chapter 14 applies in a manner that ensures lot lines follow zoning district boundaries. That makes it easier to administer and ensures property values with regard to uses, rules etc. and ideal to administer the zoning map. Provisions in Code support this method but are not specifically stated as clearly.

Ms. Paez said also that only the Governing Body can approve a change to zoning district boundaries, which are based on City Code and State Statute. In this case the appellants' property had different zoning districts within the two parcels. This was a result in 2017 of a previous application for lot line adjustment that added a small amount of R1 zoned land to the appellants' parcel. The property was shown on screen.

The Land-Use Director's position is that the zoning district boundary has not actually moved, and the map has an administrative clerical error. The error could be corrected but the Governing Body did not approve a change to the lot line. The Land Use Director denied the application because approval would increase the extent of noncompliance and split-zoned land incongruent with the parcel.

Provisions were considered and denied; the subdivision plat cannot be approved if it will increase the extent of a nonconformity/noncompliance with Chapter 14. Rules to interpret district boundaries have provisions on how to maintain the official zoning map; the Land Use Director has the authority to determine the correct zoning when rules for interpretation are unclear. The interpretation seemed to say if there is uncertainty as to the boundaries of the districts, the district boundaries indicated as approximately following plat and lot lines shall be construed as following those lot lines.

They also looked at provisions from the zoning section in Chapter 14. They would not grant a rezoning that would result in a split zoning but might rezone part of a legal lot of record to get the lot within one zone. Also, they would not have a district boundary that divides a legal lot of record unless for reasons of topography, physical conditions or an overlay district.

The appellants have expressly not requested a rezoning, which would go through a different process.

Ms. Paez indicated these were general rules to assist the Commission in making a more reasonable, defensible decision. The appellants have the burden of demonstrating that the Land Use Director misapplied Chapter 14 or the zoning statutes. The Commission must independently determine how to apply the law (Land Use Code) to the facts of the case. They should consider the language of the Code and interpret the law to achieve the purpose and intent of that law and read the related provisions together as a harmonious whole.

Ms. Paez noted the Commission's decision will be final for the City and an appeal would have to go directly to the District Court. The Governing Body has delegated the hearing of this appeal to the Commission.

Ms. Paez recommended the Commission hear the appellants' presentation and open the floor to public comment.

APPELLANT'S PRESENTATION

Karl Sommer, PO Box 2476, Santa Fe, 87504. He said the question the Commission has to determine is whether Chapter 14 is to be applied as written and adopted by City Council. Everyone is bound by the law as written, not as they would like it to be written.

He noted that the property owner is an attorney in Santa Fe and his wife is an artist and they have lived on the property for 30 years. There is a fence between the appellants and the adjoining property owned by Mr. Clancy. The City has hundreds of records where the fence lines and property lines are not the same. Lot lines are adjusted to make fence and property lines conform throughout the City, and he has handled dozens of those cases. It is an administrative approval once criteria have been met, not discretionary approval.

The question is whether the lot line adjustment between two differently zoned properties is prohibited. The plat in 2017 was shown on screen with the O'Friel and Clancy properties. The lot line was adjusted in 2017 to enclose the shed on the property and there has been no change in the law. The lot line adjustment was approved by at least two highly competent and thorough staff; RB Zaxus and Noah Berke who signed off on the plat and applied the law. Staff now says that was a mistake, but it was done legally and in accordance with the law.

Staff's argument three years later is that there is a new interpretation of Code. They argue that "*a lot line adjustment must follow the subdivision rules.*" A lot line adjustment is defined as a re-subdivision and a re-subdivision must follow the subdivision rules that have specific requirements. Staff provided the provisions of the subdivision approval criteria and staff focused on criteria number four. They say a plat cannot create nonconformity or increase the extent or degree of a nonconformity.

Mr. Sommer said to apply that portion of the Code you must find a nonconformity; a rule must be violated by the existing conditions. Staff is saying the nonconformity is that there is split zoning and if approved this will increase that split zoning. It depends entirely on the rule that says you cannot have split zoning, and that rule is not found anywhere in the Code. He said, Ms. Paez said you have to read various sections of the Code and look at policies to interpret that the general rule says that lot lines must follow zoning lines in all instances. That rule is not found in the Code and staff is pointing to

sections that have no application. The sections that staff says create the legal nonconformity does not apply in this instance. One portion of Code staff said they have to read is 14-3.5 (3)(A) which says, "except where legal lot of record is divided by a zoning district", which we don't have, "no request to change the zoning classification shall be considered unless the change will establish a uniform zoning class for the entire lot."

Mr. Sommer said we are not talking about creating a new zoning district boundary. That would be rezoning. This rule doesn't create the prohibition that staff says creates a nonconformity. The appellants are not applying for rezoning, nor asking to change a zoning boundary or for a new zoning district

He said staff is saying a lot line adjustment couldn't be approved because there will not be a single zoning classification on the lot. Staff didn't say that in 2017. They are asking the Commission to read into the Code a rule that does not exist. That can easily be resolved by a change in the Code to say *you shall not approve a lot line adjustment, a subdivision or re-subdivision if the zoning boundaries do not conform to the proposed lot lines.*

Mr. Sommer said the question as he stated, is whether the Commission will apply the code as written or as staff would like it to read. Mr. Berke did the right thing in 2017 and his interpretation is correct.

Mr. Sommer and the applicant stood for questions.

PUBLIC HEARING

Chair Hiatt closed the public hearing seeing there was no one to speak.

STAFF RESPONSE

Ms. Paez said she agreed it is a question of legal interpretation but thought it is appropriate to read the spirit and intent of the provisions. She concedes that the Code is not clear.

She asked to clarify the City Attorney's position with regard to swearing in witnesses. Attorneys do not need to be sworn in when they are representing a client and basing their legal arguments on the facts of the record. Usually City staff does not need to be sworn unless testifying to disputed facts. Both staff and attorneys would be sworn in if presenting what is determined as disputed facts. She noted that their regular attorneys and presenters have been kind enough to be sworn because it is easier.

She had nothing further to add other and would be available for questions.

COMMISSION DISCUSSION

Chair Hiatt asked if Mr. Berke wanted to add anything since his name was on the document. He said he agrees with Mr. Sommer that Mr. Berke has really good abilities and skills because he hired him.

Mr. Berke explained that in 2017 staff inherited a process of administrative approval of a multifaceted approach for lot line consolidation. At the time, the person who was not a zoning reviewer, used a checklist for lot line adjustments and consolidation. That was to assure the appropriate items such as a lot of record, signatures, the utilities, were done on a subdivision plat. After the person completed their checklist they handed the case to a case planner to review the information. The planner then gave the case to him for final signature. There were many times he had the planner review the plats and in this case he felt he missed this.

He said when this request first came, the planner researched the case. He feels this was an error on staff's part and was willing to admit this was an oversight. Generally, they don't like their zoning plans to follow our lot lines, especially when there are two different classifications and zoning districts. The planner also feels they made a mistake when reviewing this. They have since changed the process because there were errors happening, although this is the first time there has been something to this degree. Staff has evaluated the appeal to the best of their ability. They will abide by the recommendation of the Commission.

Chair Hiatt said he appreciated Mr. Berke's candor. He asked Ms. Paez what the applicant's options are if the Commission supported the Director's decision and the applicant lost on appeal.

Ms. Paez said should the Commission deny this and the appeal in court is not successful, the applicant could obtain an easement from the neighbor. Or they could accept that the property boundary on the fence is not accurate; obtain an easement up to the fence line; or file an application for rezoning.

Ms. Paez said an argument could be made on the provision that says the City will not rezone for part of a parcel unless there is split zoning. Staff thinks there already is split zoning, a small piece and possibly rezoning could clean that up. The Governing Body could also approve moving the district boundary. The petition has an argument that this is a situation where the zoning boundary is uncertain and as a result the City should construe the boundary to follow the parcel line, including the line in 2017.

She thought the Land Use Department might administratively clean up the GIS so the line for the district boundary would be where they think it is. There is also a provision in the Code if there is uncertainty about a district boundary that it could be decided by the

Governing Body. If that were phrased in an appropriate way and brought before the Governing Body the applicant could potentially do that also.

Commissioner Faulkner asked Mr. Sommer if his client took action on the decision when the decision was made in 2017.

Mr. Sommer said the property owners recorded the plat and exchanged deeds.

Commissioner Faulkner asked Ms. Paez how binding is staff's decision acting as an agent of the City. Two agents of the City gave different opinions to the applicant and they took action on a decision they were given that seemed sound at the time. Now it may cost them to undo that.

Ms. Paez said the City recognizes the 2017 lot line adjustment and the parcel line has changed and are not challenging that. That doesn't require the City to approve the same error again.

Commissioner Faulkner asked if Ms. Paez had to search other parts of the Code out of the context in order to develop an argument in line with the Directors decision.

Ms. Paez replied she relied primarily on what was in the staff report that was adopted by Director Isaacson. She did read the zoning district boundaries for anything that could be helpful to the Commission in applying the law to the facts of the case. she provided legal provisions that staff, and the Director relied on in terms of the legal arguments.

Commissioner Faulkner asked whether a different Director or attorney could render a different decision. It seems to be unclear and up to interpretation and standing in the Code.

Director Isaacson said this is not a matter of legal interpretation as much as of the Land Use Code. It is conceivable that a different director could reach a different conclusion. He said Ms. Paez presented a well-reasoned argument of how everyone arrived at the decision and why they feel it is proper. The 2017 decision was possibly more a product of the process than examination and application of the Code.

Commissioner Faulkner asked Mr. Sommer the consequences financially or otherwise to his client if the appeal doesn't go his way.

Mr. Sommer said there are at least two consequences. One is a boundary line that doesn't conform to improvements and looks like there are encroachments on the adjoining lot. That creates title issues when someone mortgages or sells their property. The second reason is the appellant will not be able to maintain effective control over part of their property because the line cannot be adjusted.

Commissioner Faulkner asked if the appeal is denied if the interpretation of staff prohibits the appellant's ability to use their land, sell it etc. in a way they are legally entitled.

Mr. Sommer said it creates a consequence in the conveyance of the property. When selling, a buyer would question the land between the fence and the property line and why it is not on the property line and who owns the land.

Commissioner Hogan asked if the zoning district boundaries are defined with metes and bounds; is the zoning map a vector map.

Director Isaacson said yes, on the GIS boundary layers. They are generated from our parcel data and other situations where boundaries are determined by offsets such as centerlines and are vector files. He hopes the GIS will tract with the parcel boundaries. There are some projection challenges to perfectly align aerial images to vector files and that could create a shift, but they do align nicely.

Commission Hogan indicated some pre-date the zoning map and the width of the line weight could be 25 feet and places downtown where it split buildings. He wanted to ensure the basis for the vector files is still fine for the intent of the zoning district.

He also wanted to know his interpretation of 14-4.1(E)(2) regarding the district boundaries approximately following plotted lot lines shall be construed to follow the lot lines. If they are relying on the zoning really following the lot line in terms of interpreting district boundary, why are they creating a nonconforming use, and why isn't the zoning following the adjusted boundary line.

Director Isaacson asked Ms. Paez and Mr. Berke to add comment. There were questions when discussing it about shifting the lot lines as requested and the relationship with the new lot line to the existing underlying zoning mentioned would not shift. Mr. Sommer mentioned his client is not interested in moving the zoning, but it would intensify the notion of a split zoning of the lot. Granting the lot line adjustment is the nonconformity because it would intensify that and shifting it in the direction of including more higher intensity zoning on the applicant's property.

Ms. Paez said the provision referred to by Commissioner Hogan is in a paragraph entitled Rules for Interpretation of District Boundaries. It starts out by saying "where certainties exist as to the boundaries of districts." That is a helpful tool where it is unclear. In this case there was no uncertainty about the district boundary. Land Use staff's position was that the district boundary was the original parcel line and there has never been a rezoning approved by the Governing Body. So, without the Governing Body moving a zoning district boundary that could not have changed through a lot line adjustment.

Commissioner Hogan said it seemed when writing the boundaries to establish the zoning districts for the GIS, since they were going to have to create a split zone somewhere, they decided to go down the lot line that separates the two properties. He thought 14-4.1.(2) supports that because it says when in doubt follow the lot line. He thought the interpretation opportunity is there and that seems to be the intent if this were a more significant adjustment and someone got more benefit. He doesn't see an additional benefit to the property owners. This is just a technical adjustment in mapping to agree with the property line.

Mr. Berke said they looked at the historic zoning lot lines and historic future land use and value maps. The previous zoning maps show a fine line on this property line before the adjustment in 2017. Two zoning districts were planned as well as two future land use classifications. So, there was no uncertainty. Staff looked at historic zoning maps and it was a different zoning district and the R1 zoned areas are large versus the R5 zoned areas that are smaller lots.

Commissioner Lawrence said she wanted to understand how staff would approach a lot line adjustment if this came in today, with two lots in two different zones and there was no previous approval. As she understood, it would be denied because it would create a nonconformity.

Director Isaacson said based off discussion this evening if this came to them without the previous action in 2017 with all other factors the same, they would make the same recommendation.

Commissioner Lawrence asked if correct that Director Isaacson would conclude that the lot line adjustment would create a non-conformity based on the fact that one of the lots would have two different zones, versus both lots.

Mr. Berke responded yes they would interpret that it would create a nonconformity under the zoning regulations. Also, under the subdivision, it must be in compliance with other areas of Chapter 14. They would want to adjust the boundary and would need to look at two maps, this map and the underlying zoning map.

Commissioner Lawrence asked how staff interprets what would create a nonconformity.

Mr. Berke said there is a whole section in Code that defines non-conformities.

Ms. Paez said regarding the definitions for legal nonconforming lots, structures and use. A legal nonconforming lot is a, "*Legal lot of record that fails to comply with the standards of this chapter for lots, such as the area, dimension, or location or access requirements.*" That is the most helpful definition. Also 14-10 is an entire section on nonconforming uses; a section on legal nonconforming uses, 14-10.4 speaks to legal

nonconforming lots of record. That is probably the most useful and definitely speaks to density, *"Within a district in which single-family dwellings are allowed, and notwithstanding limitations imposed by other provisions of Chapter 14, a single-family dwelling and accessory buildings may be erected on a single legal lot of record that is nonconforming with regard to lot area or dimensions, density or the dwelling unit access, provided the legal lot does not adjoin a commonly owned lot."*

She thought that says if you can prove you have a legal lot of record you are allowed to build a house even if you don't have the amount of area you need. It says for adjoining lots if you have a legal lot of record the City will allow you to develop to a certain extent.

Commissioner Lawrence said she was looking at whether the Code addressed enough to know if the Code does not support creating new nonconformities in approvals such as this.

Ms. Paez replied not only are they not allowed to increase the extent of the non-conformity, but they are also not allowed to increase the extent of noncompliance. She views staff's position as it would increase noncompliance with other provisions in Chapter 14.

Commissioner Sategna asked staff if this takes place in other cases in the City where a lot line adjustment was approved but the zoning boundary remains the same. The appellant is not requesting a zoning boundary change, only asking for a lot line change.

Mr. Berke replied it is within the Land Use Director's authority to resolve errors and you can change a lot line to correct a zoning error. But he could not give an exact example for correcting a zoning error. He could assure them that it was within the Land Use Director's power.

Commissioner Sategna asked if zoning changes must all be approved by the Governing Body or are there instances where the Director Isaacson could change a zoning boundary.

Mr. Berke replied zoning changes all have to go to the Planning Commission and then to the Governing Body. The Land Use Director can only approve in situations where there has been an error in zoning.

Commissioner Sategna confirmed Mr. Berke said only in the cases there are errors, they would match the existing zoning. He asked if there is an error that goes to the GIS they look at Code just to interpret that the zone goes through the lot line. But in this instance they are looking that the zoning boundaries remain the same, regardless of the error in 2017. He asked if correct that while making that decision it was assumed that

the zoning boundary would move with the lot line and that would trigger the Governing Body to approve that.

Director Isaacson said that was correct. A shift of that nature would require a recommendation from the Planning Commission and then final action. In 2017 when the lot line was adjusted to include the shed of the neighboring property, the underlying zoning did not shift to match that. There was not a need to realign or apply for new zoning changes. He thought they were looking at if Land Use is allowed to make adjustments to correct errors but not to make changes and then make adjustments to match those. His administrative authorities would not apply to the zoning boundary designations of this application.

Commissioner Sategna asked if correct that was regardless of someone's interpretation at the time it was applied to the GIS, where there may be another error.

Mr. Berke said "yes".

Commissioner Faulkner asked if the City's decision in 2017 helped create a nonconforming lot line.

Mr. Paez thought it did. It created a partial district that does not conform to the zoning district boundary, which is a Code requirement.

Commissioner Faulkner said her concern is because of the City's decision that led to a nonconformity. The remedy now is up to the people who determined there is a nonconformity. The applicant took legal action on that decision and now the decision has changed and puts the applicant in a predicament. She asked if the City contributed to the nonconformity was Ms. Paez saying the only thing the City could do is correct their error. There is no remedy for the applicant.

Director Isaacson explained the City is not asking that the applicant remedy the decision in 2017. Nor is the applicant asking the City to remedy the error. The applicant is asking the City not to further exacerbate the error. The City would not impose a hardship on the applicant.

Commissioner Faulkner pointed out the applicant made their decisions based on the interpretation of the City from a layperson's decision. There will be consequences to the applicant's decisions they have made. She had a similar situation with her neighbors and received similar interpretations. Now someone else has moved in and the interpretation is different and there is a conflict that has a lot of consequences. It could ultimately end up having expensive consequences for the applicant. It concerns her that a decision the City made, and the applicant took actions on, could actually have significant financial consequences. There seems no remedy to provide relief to the appellant. The

City helped create this nonconformity, but the consequences of that decision are going to fall in the lap of the appellant.

Commissioner Clow asked to respond to Commissioner Faulkner. She said the history of what happened in 2017 is that the applicant requested a lot line adjustment to allow a shed to be on his property that he built on someone else's property. Staff made a mistake in allowing that to happen. That has been granted and the shed is now part of the applicant's property. The problem is it created a lot zoned R5 at the time with a tiny bit of it zoned R1. The appellant now wants to expand the R1 and move his lot over, so the fence defines his property line, rather than his deed defining the property line. The City believes his request would increase the nonconformity.

If this request is not granted the appellant will have to move his fence so it is on his lot line if he sells his property. That is the issue. The real issue is if the Commission interprets the Code to preclude a lot line adjustment. The Code is unclear because it doesn't talk about lot line adjustment.

Commissioner Clow said on some level it makes sense to interpret Code that way. The Planning Commission could approve this and tell the City the statute needs to be changed and the Code requirement should also apply to a lot line adjustment. That makes sense because the City does not want a lot line adjustment that creates property with two different zoning classifications. She thought the appellant could move his fence over, although he probably doesn't want to because of the cost. On many levels it doesn't make a lot of difference it is such a small piece of land, but it does increase the nonconformities.

Commissioner Garcia said what stands out is that Code says they cannot do this. He asked if correct if the lot line adjustment were allowed it would not change the zoning.

Ms. Paez confirmed that is the Land Use Department's position.

Commissioner Garcia said regarding Commissioner Clow's comment, the Commission has the power to decide on behalf of the City and wants to support them. But they also have an obligation to look at what effect the decision will have in the future. He thought it would not affect that much.

Commissioner Hogan said another remedy might be if the applicant asked for a lot line adjustment and zoning boundary adjustment in the same application. That would have been discussed about five minutes and the Commission would agree it resolves the problem and move it to the Governing Body. After the Governing Body does that a couple of times they might suggest a language amendment to Code to have district boundaries follow it. And make the Land Use Director responsible for minor adjustments to the zoning map to keep consistency with property boundaries.

Commissioner Hogan said the purpose of government is to help everyone get along and resolve this type of thing. To have no resolution seems ridiculous. He would like to think there is a path forward for the City to resolve these things.

Commissioner Sategna asked Ms. Paez for guidance. He thought Mr. Sommer made the point the Commission is only to interpret the black and white of the law. But, to Commissioner Clow's point there are ambiguities. The zoning law doesn't mention lot lines and lot lines in subdivisions doesn't mention zoning boundaries. He asked if the Commission should consider the intent or historical decisions of how Director Isaacson might have done this in the past.

Ms. Paez said the Commission is a quasi-judicial capacity and are making an independent interpretation and application of the Code, in this case to the law and the facts. It is appropriate to consider the same types of interpretation tools a court might employ. If they talked about this in the District Court they would look at the statute and interpret ordinance the same as State law. Normally plain language is the starting point and if it makes sense it can be applied to the case.

When there are ambiguities, the court looks at a variety of methods. A main goal of interpreting the laws is to accomplish the purpose and intent of the law. It is appropriate to look at the purpose of the Land Use Code, or the purpose of dividing the City into districts. Those things should inform an interpretation, especially in ambiguity of the Code. It is helpful to look at different parts of the Code as a harmonious whole to reach a result. Also, sometimes the court will look at whether an agency has expertise, such as the Planning Commission's in land use and the City Code application. In some situations, the court can afford deference because it comes from substantive knowledge. She agrees it does not clearly say you cannot grant a lot line adjustment if it will be inconsistent with the zoning boundary.

Commissioner Sategna asked Ms. Paez if she interpreted that staff was using their interpretation and intent of the Zoning Code that would not normally create a situation where a lot line is moved that does not line up with a zoning boundary.

Ms. Paez replied because with a subdivision application they look for conformance with Chapter 14, is why staff pulled in other places in Code to inform whether or not granting the subdivision application would be inconsistent, or a violation of other parts of Chapter 14. In all subdivisions staff uses all of Chapter 14, while applicable portions are used to inform their recommendations and decisions.

Chair Hiatt said he was unclear. He thought the Commission was to first accept or overturn the Director's decision. He later saw they would consider this an application and would approve or deny the application.

Ms. Paez said that was correct. If the Commission granted the appeal/application they first need to ensure they follow the appropriate procedures. And staff will have to wrap up the administrative portion.

Commissioner Gutierrez said he had three questions for Mr. Sommer: first were permits obtained for the fence in the lot line obtained for the shed and the fence.

Mr. Sommer replied yes, the fence and the shed were built with a permit. The fence is actually the neighbor's fence and he put it in with a permit. He was not sure about the shed. He asked to confer with Mr. O Friel.

Daniel O'Friel, PO Box 2084, Santa Fe, was sworn in. Mr. O'Friel stated there is no shed. He said a fence was built with a permit on his neighbor's property that provided a turnout for us. He believed what was referred to as a knob, is a turnout in the driveway. He said my neighbor then decided to build a second fence that conforms with the lot line adjustment before the Commission and that fence is not on the existing lot line. The neighbor asked to deed to his family the property between the old and the new line. The neighbor could not maintain the property on the other side. That was the occasion that brought about the construction of the fence on his neighbor's property and the request for the property be deeded to his family.

Commissioner Gutierrez asked to confirm that the 2017 adjustment has no structures involved, just a dirt turnaround.

Mr. O'Friel said correct.

Commissioner Gutierrez asked if an easement was considered and if not, why.

Mr. O'Friel said he couldn't understand what was being offered by an easement. His neighbor said he wanted the O'Friel family to have the small narrow piece of land identified in the materials in green because he did not want to maintain it. The problem is the fence conforms to the contour of the land with the small portion of property his neighbor chose to deed to him. He couldn't see how an easement would fix that.

Mr. Sommer added that one problem with the easement is that all setbacks for improvements on Mr. O Friel's lot run from the lot line. If the lot line is off of the fence there is an artificial distance between the fence and the lot line from which things must be set back. The lot line adjustment remedies that and the easement would not solve all the ownership issues.

Commissioner Gutierrez said Vice Chair Hogan mentioned the lot line adjustment and rezoning in one application. He asked if that had been considered and why or why not.

Mr. Sommer paraphrased that Mr. Hogan said: 1) do an application for a lot line adjustment; 2) apply for rezoning to conform to the lot line adjustment and send that to the Council; and 3) the Commission then send an ordinance amendment to City Council to prevent the problem in the future.

He would submit to the Commission that the first two steps are unnecessary. With the stroke of a pen this Commission could send an amendment to the Council and the issue would go away, and it would be in Code. Rezoning requires submittals and time and could possibly create an unnecessary stir in the neighborhood. To do all of that would solve the problem but complicates things. The solution noted as #3 to have the Commission to send an ordinance amendment to City Council, would solve the problem for all time.

Commissioner Faulkner said Commissioner Clow did a great job. On the other side Mr. Sommer said to allow the appeal to happen could solve the problem permanently. She asked Ms. Paez if she interpreted that this appeal would solve the problem or would it set a dangerous precedent.

Ms. Paez said she agreed with Mr. Sommer that an appropriate step for the City would be to add an explicit provision if the intent is not to grant this type of subdivision. That could be stated in the code. If the commission granted the appeal, the maker of the motion could add nuance the reason for the decision. It would be appropriate to say given the ambiguity in Code and facts and that it is a small change and there is no proposed development or uses, this normally would be denied. They do not want to create a situation where an applicant could come in to adjust a lot line and take advantage of uses not otherwise permitted or gain density. There are situations where this would be a problem and allowing this as a blanket situation could lead to bad policy.

She said a nuance decision based on the facts of the case could be included in the Findings of Fact and Conclusions of Law. That would prevent reliance on this decision when a case could be more problematic. How they write the Findings of Fact and Conclusions of Law could affect future decisions.

Mr. Berke said they are talking about domain and not just a lot line adjustment. A future zoning application map that follows the lot lines and a zoning map that follows lot lines. Zoning maps have to follow something. He recommended the Commission look at this and evaluate it and be very clear how they evaluate the criteria when it is not written. Our Code is not a procedural manual and we have to do a lot of interpretation. We looked at the historic zoning map and this was an error. They need to look at the zoning criteria along with the subdivision criteria together when creating lots of records. You have to put pieces together.

Mr. Sommer brought to the attention the Commission what the previous decision did. Ms. Paez said it was an error and as everyone knows, a permit granted in error can

be revoked at any time. That is important because Mr. O'Friel will have to disclose that the City granted a plat in error and the legal lot of record is not the lot that is platted. That position could be taken at any point by the City. He knew Ms. Paez, Mr. Isaacson, and Mr. Berke would never do that, but they will not be around forever. We don't know if the next person would say that is not a legal lot of record. That creates a problem and is not something created by Mr. O'Friel or his neighbor.

Secondly in order to find a nonconformity you have to find the rule. The problem we face is the Code doesn't have this rule. Staff doesn't like the result, for reasons Mr. Berke and Ms. Paez have stated because there are other policies. He suggested that the remedy is to make a rule, not penalize someone who relied on the Code as written.

Mr. Sommer thanked staff and the Commission for the amount of attention and the manner in which they approached this. It is simply that the Code does not have this rule. There is no nonconformity under the Code, and this doesn't create a nonconformity since there is no prohibition against having a split zoning. There are places throughout the City with split zoning on a single piece of property. He asked to create a rule if they want to change lot line adjustments to avoid split zoning, not create a rule in a case.

MOTION: In Appeal #2020-2789-APPL of Case #2020-2430, Commissioner Sategna moved to deny the appeal and affirm the decision of the Land-Use Director denying the appellant application for a lot line adjustment. The motion was seconded by Commissioner Lawrence.

VOTE: The motion passed by majority roll call vote with Commissioners Gutierrez (with comment), Lawrence, Sategna and Clow voting in favor and Commissioners Garcia, Hogan and Faulkner voting against.

Commissioner Gutierrez explained his vote in favor was because the appellant said his fence was erected by the neighbor and he didn't see a large financial deterrent.

2. **Case #2020-2640. 4193 A and B Fairly Rd & 6450 Camino Rojo Preliminary Subdivision.** JenkinsGavin, Inc., Agent, for Homewise, Inc., Owner, requests approval of a preliminary subdivision plat for fifty-six single family lots. The properties are approximately 10.05 acres and are zoned R-5 (Residential- five dwelling units per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

STAFF REPORT

Mr. Esquibel presented the staff report. The Land Use Department recommends approval of the preliminary subdivision plat subject to recommendations of approval listed in section 2 of the memo and Exhibit A, technical corrections. Two motions will be

required first, approve/deny the preliminary subdivision plat; and second approve/deny the Findings of Fact and Conclusions of Law as shown in Exhibit B. The applicant has complied with the preapplication requirements sub section 14-3.1(E) and 14-3.1(H) notice requirements for public hearings and 14-3.1(F) Early Neighborhood Notification (ENN) meetings.

Staff identified that the applicant has satisfied the preliminary plat for the approval criteria for subsection 14-3.7(B)(3) subject to technical corrections as listed in Exhibit A.

APPLICANT'S PRESENTATION

Jennifer Jenkins, 130 Grant Ave., Suite 101, Santa Fe, was sworn. She was present on behalf of Homewise, owner/developer of the project in this request. Also, on the call is Mike Gomez, Santa Fe Engineering, Terry Brown, Traffic Engineer, Hilltop Landscape Design.

She showed the parcel surrounded on three sides by the Tierra Contenta Master Plan community. The property is separate from the Tierra Contenta Master Plan. The property is zoned R5 with 5 dwellings per acre and surrounded by planned residential community and lower density residential zoning and commercial zoning along Airport Road. The existing property was shown with the topographical slope to the south in relation to the Tierra Contenta open space and trail network. Storm water drainage is to the south; to the west is Camino Rojo and a logging road terminates in the eastern boundary. There is an existing 20-foot easement and a 30-foot easement on the neighboring property that creates a total of 50-foot access and utility easement. There is excellent access to create a looped water system and access to sanitary sewer.

The site plan proposed was shown on screen with 56 lots proposed, with 40% low-priced units. Homewise has designed small single-family homes about 600 square feet allowed by Code with the applicant providing open space between the minimum of 4000 square feet and the 600 square feet. The applicant has exceeded the 16,000 ft.² requirement of open space for the six lots and is providing over 19,000 square feet.

Three points of access were a concern of the Tierra Contenta neighborhood. Whether there would be connection to Fairly Road was unknown at the time of the ENN. After a lot of interaction with John Romero and staff and it was determined it was appropriate to connect Fairly Road. The unimproved portion of Fairly will be improved into the subdivision to sub collector standards, curb and gutter, sidewalk, planter strips, etc. That will connect to the existing road maintained by the City matching the access and go all the way to Airport Road. Access to Airport Road is a right in, right out and left in, but no left-out. A second access is at Camino Rojo and one at Entrada to the east. This is being developed as a logical continuation of the Tierra Contenta community.

Neighborhood roadway traffic is important ,and they will create multiple points of ingress and egress. There are street trees and pockets of open space, a walking path with a shade structure and benches. They will also connect with the Tierra Contenta existing sidewalks.

Ms. Jenkins reviewed the roadway design and relevant Code sections. The project is compliant with all of the elements required. A traffic study was conducted and analyzed six intersections in places such as Airport Road at Paseo del Sol, Fairly, Country Club Road; Country Club Road at Camino Rojo, the intersection of Entrada and Milagro/Avenida de Chamisa, and Entrada Milagro and Paseo del Sol. They had access to fairly recent pre-COVID counts on Airport Road and conducted new counts and compared them. The new counts were 55% lower in the a.m. and 22% in p.m. peak hours than pre-COVID counts. They added those percentages and feel it an accurate presentation of normal traffic peak hours. The traffic will continue to operate at level service B, with brief delays between 10-20 seconds.

In the ENN meetings the neighbors to the east, expressed concern the street would be used as a shortcut and people would speed. Further analysis indicated traffic counts do not show that the road will be used for a short cut and counts are consistent with the 14 homes on the street. The speed limit is 15 miles an hour with most cars in the speed study going 20 miles an hour. Also, concern was voiced about parked cars on Avenida de Chamisa. They were not able to obtain crash data access for 2020 information from DOT or the Santa Fe Police, but DOT did not show reported accidents. In reference to the speeding, the applicant cannot do anything about speed bumps, etc. but there is a process. The applicant has educated the neighborhood on the Traffic Calming Program and offered to provide analysis and data they have acquired.

Two ENNs were conducted resulting in modifications as plans evolved in response to concerns to have a connection at Fairly Road and preserving the deciduous trees on Fairly. Originally there were four homes fronting Avenida de Chamisa to the east and the neighborhood asked there be only be two homes, which the applicant complied with. The open space will be improved as an amenity for the neighborhood and was always the intent. To provide adequate guest parking on the street, the plan was modified to maximize on-street parking.

Ms. Jenkins stood for questions.

PUBLIC HEARING

Jennifer James, 6337 Milagro Luna, was sworn in. She said there is a lot of concern about traffic. She thought there will be more traffic than indicated by the traffic study. Not only will people in the new development use Fairly Road in and out, but others outside that because it is easier. When she is traveling west on Airport Road, the left turn at Geo Lane gets full and people go up to Paseo del Sol and make a U-turn. She has

been surprised there have been no accidents. Also, she has had several near misses on Entrada de Milagro from traffic coming from the other direction because of parked cars. Regarding the sidewalks, there are none on Estrada de Milagro where it matches the new property.

Amy Anderson, 6393 Entrada de Milagro, was sworn in. She was also concerned about traffic on her Street and Avenida de Chamisa. The traffic studies on her Street and crossing Camino Rojo were done during COVID and she sees much less traffic than normal. She is grateful that Fairly will be open but is still very concerned and there is no sidewalk mentioned there or on Avenida de Chamisa. Even with traffic calming in place she is still concerned about the traffic situation. She asked to be on the record about her concerns of traffic through her neighborhood with 56 new homes coming.

Chair Hiatt closed the public hearing.

COMMISSION DISCUSSION

Commissioner Sategna asked that those who raised issues about traffic receive a comment either from the applicant or the City.

Ms. Jenkins displayed the site on screen. The concern about Entrada de Milagro is parking is permissible on one side of the street, which is standard. There are sidewalks but approaching the project there is a gap and Avenida de Chamisa has no sidewalks. The method used for traffic studies looks at whether intersections are functioning properly and if so if the network functions properly. Pre-COVID counts done were increased and believed to be an accurate representation of traffic in a post COVID world. The network was designed with the intent the two streets connect. The concern about people using Avenida de Chamisa is the point; they want cars to disperse. The applicant is compliant and neighbors who are still concerned can pursue traffic calming. The applicant cannot do that and is confident in the traffic study. Sidewalks will be constructed on both sides of the project's property, on all of their streets on both sides, and will connect to existing sidewalks where possible.

Commissioner Garcia said on a previous development they had asked about the possibility of extending the left turn lane into the development. He didn't think that possible in this case but seems not to be as much of a problem with three accesses to the property. Commissioner Garcia asked if there was any way to connect the existing sidewalks on the Milagro side.

Ms. Jenkins said it would depend on having adequate right-of-way. That would be an off-site improvement and Code requires them to build sidewalks along their frontage where it doesn't exist. She shared screenshots of the two lots with the Avenida de Chamisa address and the south side of the street without sidewalks. She offered as part of the final plat submittal, to assess that possibility to connect with the two streets.

MOTION: In Case #2020-2640, 4193 A and B Fairly Road & 6450 Camino Rojo Preliminary Subdivision, Commissioner Sategna moved to approve subject to conditions of approval and technical corrections recommended by staff; and to approve the Findings of Fact and Conclusions of Law as shown in Exhibit B. Both the motion to approve and the Findings of Fact and Conclusions of Law were seconded by Commissioner Clow.

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 #2020-2642. Vista de La Sierra Preliminary Subdivision Plat.** JenkinsGavin, Inc., Agent, for Branch Family Holdings, LLC, Owner, requests a preliminary subdivision plat for a 393 single family residential lot subdivision. The property located at 3800 Governor Miles Road, is approximately 79.69 acres and is zoned R-5 (Residential-five dwelling units per acre). (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov , 955-6325).
4. **Case #2020-2720. Vista de La Sierra Preliminary Subdivision Setback Variance.** JenkinsGavin, Inc., Agent, for Branch Family Holdings, LLC, Owner, requests a variance from SFCC Table 14-7.2-1 (Note 6), which requires an additional 5-foot side yard setback for any portion of a structure over 14 feet in height. The property located at 3800 Governor Miles Road, is approximately 79.69 acres and is zoned R-5 (Residential-five dwelling units per acre). (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov , 955-6325).

Commissioner Sategna recused himself from the two cases regarding Vista de La Sierra.

Mr. Berke noted that he received late correspondence on this case from the partners in the Las Soleras Subdivision Master Planning as well as a response from the applicant on the proposed roundabout. The Las Soleras partners suggested conditions of approval be considered on their behalf. Staff reviewed the correspondence and submitted it to the Commission for their review. The applicant provided responses to the request. ***The referenced correspondence is attached as Exhibits "1", "2" and "3".***

Mr. Berke said staff's position is that the Commission decide whether to add or disregard the conditions. John Romero was the traffic engineer at the time. Mr. Romero reviewed all traffic and provided conditions of approval and technical corrections and evaluated the location proposed tonight. Staff takes no stand other than to recommend what is in the staff report.

Chair Hiatt confirmed that all of the documents sent in late would be included in the minutes. ***The referenced correspondence is attached as Exhibits "1", "2" and "3".***

Staff Report

Donna Wynant presented a brief review of her report. Staff recommends approval of the preliminary subdivision plat request with the conditions of approval and technical corrections as listed in the report. Staff recommends denial of the setback variance request.

The motions are included in the packet and are to approve/deny the preliminary subdivision plat; approve or deny the variance; approve or deny the Findings of Fact and Conclusions of Law for the subdivision plat; and approve/deny the Findings of Fact for the variance request.

She noted nine conditions of approval are included the report. She pointed out there are about 14.38 acres not part of the subdivision because of vacant land in the northwest and southwest corners of the site. There are no plans to develop the northern and southwest portion of vacant land. The land will be dedicated to Santa Fe Public Schools per the 2007 annexation agreement. There was a master plan but that expired and there is no absolute adherence to a master plan. The density is much less than originally proposed.

The report shows subdivision criteria has been met and that five of the six variance criteria have *not* been met. That would have allowed the houses with second stories to be setback an additional 5 feet as required.

Ms. Wynant said some criteria from the annexation agreement has been met. There are adequate connections into the development and full access from Beckner. The roundabout mentioned by Mr. Berke is planned in the first phase of three phases planned for the development. A major primary entrance is from Governor Miles with several connections to adjacent neighborhoods, and two emergency only access points onto Richards Avenue.

Applicant's Presentation

Jennifer Jenkins, previously sworn, represented the applicant. She provided a presentation showing the surrounding areas. The parcel is about 96-acres and the northwest corner of the site is not part of the request. The surrounding zoning and the existing utilities were reviewed. The property is part of the South annexation of 2009 and at that time was rezoned R5. The master plan contemplated 523 lots and 393 lots are proposed on slightly less than 80 acres at density of 4.93 per acre. In accordance with

Santa Fe Home's program, 20% of the homes will be affordable and there will be parks and open space. The homeowner's associations are now asked by the City to maintain ownerships of their parks and open space because of lack of staff, rather than dedicate them. There is just under three acres of improved parks.

Code requires a structure's side yard be set back 5 feet and a two-story structure set back an additional 5 feet. That results in increased construction costs passed on to the home buyer. The variance will eliminate that requirement and the applicant will pass savings on to the homeowner. The homeowner will get more square feet of usable space in their home. The intent of the neighborhood is moderately priced homes in addition to 20% affordable housing, and underserved segment of the market desperately needed. Over the years the variance has been granted a lot for good reason; it meets a certain price point and segment of the market. She respectfully requested the Commission's consideration for the variance.

Ms. Jenkins reviewed the site plan stating they would urbanize with curb and gutter and proper turn lanes. The apartment community further west will construct a traffic signal as part of their project. The agreed-upon school site will be created in phase I and deeded to the public schools. Access sites and connections to neighborhood streets were reviewed. There will be a direct connection aligned with Entrada Sonata to create a four-way intersection.

There will be two emergency only access points on Richards Avenue and the 20-foot drivable surface will look like a trail and be gated. The second connection will not be permanent but could be if desired. Connections along the arroyo were shown. Two parks will be provided, one with play structures, and will connect to the trail network. A trail will be constructed along Beckner Road mirroring the trail through Las Soleras. The arroyo will be treated like a park with erosion control improvements, stormwater capture, stormwater and irrigated vegetation.

The phased plans were shown; phase 1 will be the center of the project (128 lots) and phase 2 (143 lots) to the east and west with phase 3 (122 lots) to the north and the land adjacent to Governor Miles Road. The traffic study worked closely with John Romero and used the MPO (Metropolitan Planning Organization) regional transportation model. A condition of approval was to update the traffic study and counts. Nine adjacent intersections were analyzed, and all will operate at acceptable level of service, C, projected through 2040 and will continue to be acceptable to 2034. At that time mitigation factors such as widening Richards Avenue to four lanes will bring service back to a C level. The City has the right-of-way dedications to widen Richards and the applicant is paying impact fees. A roundabout will be constructed by the applicant at the access road with level of service A. Proposed improvements for Beckner Road were reviewed.

Ms. Jenkins noted that they met with Las Soleras in March who were not at the ENN and contacted Las Soleras again on July 9th to discuss the design. The roundabout

is a fully engineered design working closely with John Romero. A week ago, Las Soleras asked the applicant to move the roundabout because it does not comport with the Las Soleras Master Plan.

Ms. Jenkins said she would respectfully request moving forward with the design as it has been approved.

Nava Ade is interested in how the project will impact the arroyo since the flooding. None of the improvements will increase velocity or flow negatively impacting Nava Ade. The applicant will expand the bank protection beyond their property into the open space and stabilize the arroyo bank to address erosion. The applicant has had a number of conversations with the Nava Ade HOA and Richards and will expand their efforts to address the drainage and arroyo. The applicant also worked closely with Dee Beeingessner, the watershed group and Public Works on the plan. They will continue refinements moving toward the final plat. Ms. Jenkins noted the engineer was present to speak directly to any questions.

An ENN was held and follow up meetings were held with Nava Ade and Estancias and Las Soleras. Estancias requested a landscape buffer from their lots into the project lots. Originally the applicant proposed a buffer of 10 feet and after looking at the area, realized they could offer a buffer of 20 feet. Estancia additionally requested all of the homes be single-story and density be reduced; that lots along that boundary not be in phase I; that construction traffic not utilize their neighborhood; and that the road will not be opened until the infrastructure that the road will connect to is completed. The applicant has agreed to all of those requests as well as to comply with dust control requirements and having contacts on site designated for any neighborhood concerns.

Public Hearing

Mary Rankovich, 4150 Raindance Ln., was sworn in. She spoke as the Nava Ade Board Liaison and member of the Vista de La Sierra task force. She addressed the issue of the Traffic Impact Analysis (TIA). She was pleased that John Romero had requested a TIA post-COVID before Phase 2 implementation. The task force believes, given their 14-year issue with gridlock on Dancing Ground pre-COVID, that the revised TIA will show a worsening of the problem due to Vista de La Sierra traffic cutting through Nava Ade and an increase of traffic on Governor Miles, especially during peak school hour traffic. It will likely result in another roundabout at the intersection of Dancing Ground and Governor Miles. They request as a condition of approval, upon completion of the revised TIA post-COVID, it be followed by a Planning Commission hearing. The neighborhood should be notified and receive a copy in advance of the submission.

Joe Jones, 4149 Soaring Eagle Ln., was sworn in. Mr. Jones spoke on behalf of Nava Ade Homeowner's Association regarding arroyo flooding and drainage. City staff considers the flash flood in 2018 that caused substantial damage to Nava Ade to be more

than a 100-year event. Nava Ade is requesting the plans for the Vista de La Sierra arroyo improvements and drainage ponds be additionally engineered for worst-case scenario and data. They additionally request that the responsibility for the arroyo and pond improvements be evaluated with the following considerations: 1) the ponds bordering Vista de La Sierra's arroyos not be the responsibility of the subdivision; 2) that there is proper and substantial maintenance to control stormwater runoff to prevent damage of the drainage ponds that border the arroyo affecting Nava Ade; 3) failure to adequately maintain arroyo improvements and stabilization, such as by an inadequately run HOA, could result in flood damage to Nava Ade homes and therefore asked for a condition of approval that the arroyo and drainage ponds bordering the arroyo improvements be dedicated to and maintained by the City.

George Baker, 4448 Autumn Leaf lane, was sworn in. Mr. Baker spoke on behalf of the Nava Ade HOA regarding dust mitigation. The HOA is pleased about the staff recommendations on mitigation regarding phased grading. The probability of dust and silt is a foregone conclusion if protocols are not adhered to and is well documented in a 2017 records of a Public Commission hearing. The HOA asked that the Commission address blowing dust as a condition of approval utilizing the 2017 Land Use staff recommendation to the Planning Commission in the Ross's Peak Development. He read into record the condition, *"Construction involving the movement of dirt shall stop at the wind speeds of 25 mph as a result of excess dust leading into the neighborhoods."*

Becky Stamm, 4136 Soaring Eagle Lane, was sworn in. She spoke on behalf of Nava Ade on parks and trails. Their concern is that the split park plan is insufficient to meet the needs of the subdivision's residents. The two locations create safety concerns for the subdivision with one portion between two stormwater drainage ponds, while the other is next to power lines. Most of the usable space, other than the arroyo, is beneath power lines or composed of drainage ponds. That makes them uninviting and unsuitable. More concerning is collectively the three surrounding subdivisions have two improved parks for the extended community to use which taxes their use. They therefore ask for a 2.97-acre park as a condition of approval, none of which is under a power line. They are pleased the developer proposed trail extensions into Nava Ade that will follow the established trail and walking path.

Kathleen N. Reyes, 4421 Autumn Leaf Ln., was sworn in. She spoke about the Monte del Sol on behalf of the Nava Ade Homeowners Association regarding the flooding. In 2018 storm waters from Monte del Sol's parking lot ran into Nava Ade. That contributed to the failure of their drainage easement and caused streets and yards to flood. The HOA believed the problem is the school's inadequate drainage design and/or adjacent structures had blocked the path to the drainage pond. The Board of Directors has asked the school to respond in hopes of resolving the problem but have received no response. They asked the City for help and understand it is not the City's problem. The HOA requests a condition of approval that the developer remediate the improper drainage intersecting the school, Nava Ade, and the developer's property in view of the provision

of Vista de La Sierra to give the school 3.2 acres. After any required remediation, they request Monte del Sol be responsible for proper drainage now and in the future.

Richard Lange, 4401 Autumn Leaf Lane, was sworn in. He noted he was having a bad connection. He said as chair of the committee for Vista de La Sierra he was the last to speak on the Nava Ade HOA issues on the project. He reiterated the importance of post COVID peak hour school TIA prior to developing phase 2, followed by a Planning Commission hearing. He explained traffic on Dancing Ground was severe enough that John Romero recommended and designed a roundabout at the intersection of Dancing Ground and Governor Miles intersection. Post COVID data and length of gridlock will better inform the City about the TIA.

John Rizzo, 37 Plaza del Centro, was sworn in. He is a partner in the New Mexico Innovation Triangle, LLC, the owner of the Santa Fe Innovation Village, LLC. He thought the project looked exciting. He is calling in regard to the location of the roundabout, which is at the front door to the project. He said they were notified about a month ago about the location. They purchased 140 acres between the Presbyterian Hospital and Tract 17 adjacent to where the roundabout will be placed. They have master plans, and their architecture is underway. They request the roundabout be placed in the original location specified on the master plan compared to the proposed location tonight. He noted they had not done a good job communicating in the last month through the Skarsgard but will correct that in the future.

John Karris, 4703 Ojo Verde, was sworn in. He is a member of the Board of Estancias De La Soleras. He wanted to add to Joan Dickerson's concerns raised which are in writing and part of the record. He would address the likely impact of the proposed Vista de Las Solaris subdivision on traffic and parking on the Las Soleras side of Viento de La Norte and La Puerta. If built as proposed, residents of Las Soleras will use the westbound entry on Viento de La Norte as a shortcut and if Vista de La Sierra is allowed to build at R5, the increased traffic will overwhelm Las Soleras, especially since it was built at R3. Similarly, if Vista de La Sierra builds at R5, it will have an even greater parking shortage for residents, many who will look for parking on the Las Soleras and Viento de La Norte, further exacerbating their parking problem.

Carol Liebmann, 4420 Autumn Leaf Lane, was sworn in. She lives on the corner of Autumn Lane and Whispering Wing, one of only 3 streets of almost 400 homes, that allows cars in and out. Requirements for new projects is for three streets and the last project discussed was 53 homes and this project is 393 homes. They heard comments of the traffic nightmare when schools let out on Dancing Ground. She is concerned it will become much worse for people to get out of the neighborhood, especially if people use Whispering Wing.

Joan Dickerson, 4721 Las Plazuelas, was sworn in. She has submitted her comments in writing on concerns about the open space between Estancias de La Soleras

and the proposed project. It was a step in the right direction to provide a 20-foot buffer to the request of a 30-foot buffer. The view of homes on the boundary are a concern, and two rows of homes will block the view. They also requested a decreasing density and feel the number of units per acre is not a good solution. The land should be unbuildable and if it is not in the 100-year floodplain they request a reassessment by FEMA. They are also concerned about the traffic on Viento del Norte as mentioned. They hope there will be traffic calming devices because of the access to the proposed roundabout. That will be the only way people on Viento can turn left onto Beckner. They would also like the signalized intersection at Beckner and Richards, at one time considered to be temporary, to be permanent.

Elizabeth Vandenzen, 4444 Ave Onyx Lane, was sworn. She echoed concerns regarding traffic at Whispering Wing and Autumn Leaf, and the post COVID traffic study on Dancing Ground. She has similar concerns raised by the Estancias homeowners on density, setback, and scale of the development sharing the boundary with Autumn Leaf Lane and Nava Ade. She asked that there be similar considerations for setbacks and privacy scale and scope of their properties given the increased density with the new project. She shares the concerns of the arroyo, the open space and the playground being under a power line.

David Catanach, 4746 Viento del Norte, was sworn in. He lives in the subdivision near the development. He understands the importance of housing in Santa Fe. He deliberately chose to live in a certain area of Santa Fe and worked his whole life to invest in his home. He asked the Commission to preserve the area. He is frustrated with the lack of effort by the developer to respond to comments at the initial public meeting. He is a retired engineer and as a retired director of oil and gas for the State,, he believes maintaining environmental integrity is imperative. The State goes the extra mile to do so. He thought density in the subdivision at most, with the arroyo efforts to restore the environment to natural conditions, should be no more than the Pulte density that was approved. He additionally echoes the previous concerns noted about traffic on Viento del Norte.

Allison Marks, 4746 Viento del Norte, was sworn in. She asked to confirm her letter submitted was part of the record and was received by the Commission.

Chair Hiatt confirmed they have the letter, and it will be part of the record.

Allison Marks said she is an attorney and works as a director for the State. She said she found the numbers astounding that Pulte has over 302 homes and over 100 acres and the subdivision plans nearly 100 additional homes on 97 acres. The density increase is "in your face." Two issues stood out from Ms. Jenkins presentation; the main entrance to the development will be off of Beckner where there is a roundabout proposed. They were never notified. The other is a school off of Richards that has not been mentioned that she would respectfully request there be another post COVID TIA on

Beckner near the roundabout and off of Richards. During peak school hours it is insane to make a left hand turn off of Beckner. The continuing development of an area is important for the State's economy, but it is also important to preserve the environment and preservation of native lands. She asked that close attention be paid to density and preservation of the integrity of the area.

Fernando Martinez, 4771 Viento del Norte, was sworn in. He echoes the concerns raised. He said he heard earlier that there was no participation from the Estancias Las Soleras at the initial participation meeting in March. He wanted to point out they are one of two Homeowners Associations on either side of Viento del Norte that never received notification of the meeting. They found out about this after the fact. He is pleased to hear movement with regard to the landscape setback between the common boundaries, but 20 feet is inadequate. Nava Ade setbacks are from 30 - 75 feet and to maintain views in their neighborhood they need a similar landscape setback. He would like more information on the distance between their home and other homes in the next subdivision from the planner. Besides the open space, the views could be affected, and he has concerns about the density as well as the traffic on Viento del Norte. Connecting the two subdivisions is a surprise to them. He suggested possibly a study should be done on the streets where subdivisions will be interconnected. Mitigation measures should be considered to slow traffic down.

Mr. Berke read a comment into the record from Alissa Brown dated 11/16/20 that came in through the system and was not included in the Commission packet and are attached as Exhibit "2".

Chair Hiatt closed the public hearing.

Commission Discussion

Chair Hiatt said he served on the Commission a couple years ago when the dust issue came up. He drove that road and into that dust storm several times. He asked if the developer plans to adopt the well thought out dust control methods used at the time. He asked if Ms. Jenkins was familiar with those. He thought the methods were reasonable and never heard any further complaints from Nava Ade.

Ms. Jenkins said she was not familiar; she had not been involved with that project. She doesn't have access to those specific methods. She isn't sure if they are the same as the dust control requirements of the City. She will get the requirements from the City and address that as part of the Phase 1, final plat application.

Commissioner Clow said she was confused about the roundabout. She understands it was planned and there were no objections until a week ago. She asked why Las Soleras is requesting it be changed. She said she heard it mentioned that it isn't lined up to aid them with traffic into their development.

Ms. Jenkins showed the roundabout as depicted in the Las Soleras Master Plan. She pointed out the common property line between lots 17 and 18 centered on the roundabout. It was to be built by the first property that would need a roundabout and the applicant was the first and will build it. It will be a public improvement that serves the City and Las Soleras. The design is engineered in collaboration with the project's engineer and John Romero.

Commissioner Clow asked if it will access vacant land in lot #18.

Ms. Jenkins replied yes. She showed the property boundary and noted it is a matter of an easement. The applicant has agreed to another access point that includes right and left turn lanes as part of improvement of Beckner Road. The roundabout serves all the properties and as development increases the easements and improvements will be created there.

Commissioner Clow asked if the roundabout is partially on the property and approval is needed.

Ms. Jenkins explained everyone has to dedicate right-of-way as part of their master plan. It is shared improvement requiring right-of-way dedication from both parties. The applicant is not in a position to force that from the subdivision. She suggested Mr. Berke could best answer that question.

Mr. Berke said currently they have an approved road plan as part of the annexation agreements. Beckner Road will have to be accepted by the City to build out with traffic calming measures, and this area will have to be built out. They have already agreed to the annexation agreement and both annexation agreements and master plans are within the first two paragraphs, which are subject to change upon conditions. The traffic calming is conceptual in nature. The Commission will have to decide if this is the preferred location.

Chair Hiatt asked if moved to the 905-foot place, would it have to be reengineered; the lots moved, roads reengineered etc.

Ms. Jenkins said yes, it would be a complete redesign.

Chair Hiatt asked if acceptable to the client if Las Soleras was willing to pay for that.

Ms. Jenkins said they were planning to come before the Commission as soon as possible. Everyone has experienced delays and time is an issue.

Commissioner Lawrence asked staff for clarification on the TIA. She said looking at conditions of approval, #3 requires the revision of the traffic study by Phase 2. She was confused about when it could be completed by "prior to, of the subdivision plat phase 2".

Ms. Wynant explained when Phase 2 kicks in, prior to that- a revised traffic study will be done to take into account the post COVID traffic counts.

Ms. Jenkins said the applicant is anticipating submitting an updated traffic study to the City with their Phase 2 final plat application. Any modifications from that would be incorporated into the plans. The TIA will be reviewed as part of the public hearing as requested by the neighbors.

Commissioner Lawrence said that provides some reassurance it will be seen by the Planning Commission. She asked Ms. Jenkins on request for variance, looking at the criteria she has concerns whether the request meets the criteria required. She asked Ms. Jenkins to talk about how they plan to meet the criteria.

Ms. Jenkins said criteria #1 addresses the condition of property, and segment of the property they are trying to serve and intended consequence of the provision in the Code. That doesn't accomplish much but increases construction costs. The applicant is sensitive to that because of the market they are trying to serve. That was the basis for the special circumstances unique to the project. The intensity of the project is not increased but the variance request point is to eliminate the 5 feet that would work better from the construction standpoint. It eliminates the height for the second-floor minimum variance required. The variance is not contrary to the public interest because it improves home affordability.

Commissioner Lawrence said she appreciated what the applicant is trying to do and the costs. She noted the Commission should be very cautious about the variance.

Chair Hiatt recognized the applicant.

Jeffrey Branch, PO Box 2328, 87504 was sworn in. He wanted to give some history on the roundabouts. The partners of Las Soleras came to them literally last week to move the roundabout and did not attend the ENN in March. In July he met with Skip Skarsgard on the phone about the location. And his team met with Mr. Scarskard to review and at that time provided things he had asked for. We moved forward with the location with no issues until last week when he was to relocate the roundabout. He indicated that part of the issue is one portion of the internal partnership of the Las Soleras group is selling to another and there is some disagreement. He wanted to be clear on that he has been very communicative from his side. He thought they agreed and found it in bad form to ask at the last minute for him to move the roundabout. The delays have

been the biggest issue because of COVID and they are very far behind. He wanted to set the record straight in terms of timing.

Chair Hiatt said his questions were based on the public testimony. Joe Jones talked about the arroyo and that we should prepare for a larger than a 100-year flood. He asked if thousand-year events are taken into account when looking at the arroyos.

Ms. Jenkins referred the question to Karen Jacobson, representing the engineering firm.

Karen Jacobson, 474 E. Rhine Street, Elkhart Lake, Wisconsin. She is a licensed engineer in the State of New Mexico. She explained she recently moved after 30 years in the State to Wisconsin. Her involvement in the project predates her move. The answer to whether they look at anything over 100-year event is no, which is a standard procedure in New Mexico, unless a dam of a certain size.

Chair Hiatt said he believes climate change is here and every event such as hurricanes, etc. seem bigger. He asked if the industry as a best practice, considered bigger events now.

Ms. Jacobson said it is not a standard of practice at this time, but they are capable if that is requested. When they looked at the erosion and erosion protection on this they did look at a larger event for safety reasons. This arroyo is rather small and is an inconsequential arroyo in the State.

Rick Beltramo, 6501 Americas Pkwy., Albuquerque, was sworn in. He is the project engineer.

Chair Hiatt said he wanted to know how they would respond to the people downstream with concerns this is not measured correctly now, because events are larger than what they are used to.

Mr. Beltramo said the global warming he sees is less flow. The forests are burning so they are seeing the opposite, a drought and he is not convinced that has anything to do with global warming. The design for this particular arroyo is appropriate and is being very conservative. The improvements will be much greater than what is there currently. The existing Nava Ade subdivision is exposed to off-site flows above and beyond the arroyo and 100% of those flows have been eliminated and put into ponds. That should have been done when the subdivision was built. The arroyo and the area passing Nava is well stabilized. They will extend protection above and beyond their property line to ensure the most at-risk homes near the arroyo are well protected. The safety factors in the design will be more than for a 100-year storm. That is standard practice. He was confident that the drainage plan proposed is a great improvement and addresses all of the concerns more than adequately.

Commissioner Hogan asked staff the approach for locating important features like road connections.

Mr. Berke replied Chapter 14 has requirements regarding connectivity. Two connections to streets every 1000 feet is required. In this case, there are circumstances as part of the annexation agreement. The conditions within the agreement say where streets lineup and can or cannot connect. The major concern of residents of Nava Ade was traffic coming into their neighborhood. We have made connections where they can be made but in some circumstances it cannot be. There are restrictions for instance, on the number of connections they can have on Governor Miles; no direct connection to Richards Avenue, only an emergency access, and some conditions require them to connect to Beckner.

Commissioner Hogan said he was looking from a planning perspective. The City has the MPO, and there are district and neighborhood plans, to ensure alignment. It is not a first come first serve, it is a planning matter. He can't figure out the disconnect.

Mr. Berke explained the MPO staff and Director Isaacson are present who could also answer questions.

Eric Aune, MPO Director, said the MPO looks at a number of factors including pending master plans in terms of design and ultimate delivery of capacity. It doesn't look at the nuances where the intersection will be. It provides more than a 30k foot look of the importance of the location of the roadway. The exact determination of the roundabout was out of the scope of the MPO. What is important is whether it serves the greater good in the long run for all users, not just the developer or the neighborhood. It is a complex issue for the Commission, but they should look through the lens whether this supports the community, not just the interest of the private developer. This is a public road that for years to come will provide access and mobility for the neighborhood.

Director Isaacson said in terms of scale, the MPO is looking at it from a larger network scale that may support intersection control devices and designs. He and Mr. Aune have discussed the MPO's preference of traffic circles over signalized intersections in many locations because of their efficiency. The MPO doesn't get involved at this scale of the determination of roadway alignments in developments. That is usually handled by the City Traffic Engineering Department and the LUD. They work together to make sure the locations conform to local street standards and the NMDOT.

Commissioner Hogan thought something definitive like a property boundary serves as rationale for the location of intersections and roundabouts. He wasn't sure how the Commission is positioned when two property owners disagree on a fundamental element with the obvious time and costs consequences. He isn't sure whether the Commission's

responsibility is to say it should be located based on its location on the master plan, or on a map.

Director Isaacson said often at the stage of the master plan for Las Soleras they are somewhat conceptual, and connections have not been finalized. It is hard to fully rely on a master plan to try to locate a roundabout. They expect neighboring property owners to work with one another and he thought the applicant made an effort to coordinate with his neighbor.

Dee Beeingessner, Planning staff, said she was a traffic engineer in a previous position and the intersection spacing is a big deal on this road. It is most likely an arterial road. She assumes John Romero, requested moving the roundabout the furthest point you can get from Richards Avenue because the manual states a secondary arterial should have a minimum of 1/4 of a mile between intersections. The property line is not important, what is important is not to have traffic backing up from one intersection to another on a major arterial.

Commissioner Hogan expressed that he would have liked Ms. Jenkins' presentation in the Commission's packet. The fourth to the last page of what was mind numbing detail is the first time an overall summary of what the applicant is doing was included. That made it difficult when reading the other detailed maps and having no context. This project is big and complex, and the evaluation would have helped to fit all of that into a framework.

He said he likes a lot of what has been presented. He was curious on the arroyo bank stabilization technique. There are great examples of waterway restoration, native plant removal, and natural stabilization techniques that are attractive and very effective. He supports that effort.

Commissioner Hogan said on the asphalt trails he appreciated making that into a fire lane, specifically because it will be maintained by HOA's. He would encourage them to look at which would be better, asphalt or concrete. Asphalt trails do not tend to hold up. He asked for more detail on the reference about the change on the drainage to eliminate a culvert.

Ms. Jenkins said as part of rebuilding Beckner Road, the Las Soleras master drainage plan has a storm drain in Beckner Road. It doesn't make sense to rebuild the road and not rebuild the storm drain. The culvert comes currently from the south side of Beckner to the north side will pass through the flows. There is not a lot of water going through the drain and why they want to pull the culvert out. They will accommodate all of the stormwater, but they are just redirecting it.

Commissioner Hogan said on the donation of the school property, he understands that is only a portion that is needed to make it a viable school site. He asked if there is agreement with the adjacent property owners to get the acreage required.

Ms. Jenkins said Las Soleras already donated property on the south side and the applicant is donating property from the eastside. The annexation agreement from 2007 reads that the applicant is required to do the 3.14 acres and collaborate with adjacent property owners to try to accommodate a full 10-acre school site. The conversation has pivoted on the needs of Monte del Sol. Back then the intent was the acreage would go to Monte del Sol and adds onto their existing campus. Our donation is to the public schools. Monte del Sol and the public schools are communicating. There was a tacit agreement in 2007 but there is now a new school administration. She isn't sure what will happen, but the hope is it will be a nice amenity for the schools and the community.

Chair Hiatt said for those who raised the density issue in public comment, there is not a lot the Commission can do if the applicant is following the rules. Also, anyone moving into a subdivision cannot reasonably rely that the neighboring subdivisions will follow their HOA rules. The Planning Commission cannot change that if it is being done according to the rules. He said Joe Jones said the HOA shouldn't be in charge of the arroyo and he believes the Commission has no choice on that either. It is a City requirement, and the Planning Commission does not change those. Becky mentioned the parks would be underneath the power lines, but that is not prohibited. The Planning Commission will see another post COVID traffic study and he is hopeful it will be a better study.

Chair Hiatt said he will ask that Ms. Jenkins evaluate all of the testimony as to what the applicant could do.

Chair Hiatt said Joan Dickerson mentioned the open space and a 30-foot buffer. He asked Ms. Jenkins to address that.

Ms. Jenkins explained on the southwest corner of the property some homes share a common property that have asked for a buffer. Originally the applicant offered to provide 10 feet and plant trees and limit development to single-story homes. After looking at the floorplans and space the applicant realized the buffer could be increased to 20 feet to be maintained by the homeowner's association. The applicant continues to agree to build only single-story homes.

Chair Hiatt requested a motion first on the application for a variance.

MOTION: In Case #2020-2720, Vista de La Sierra Preliminary Subdivision Setback Variance, Commissioner Lawrence moved to deny the variance request and to approve the Findings of Fact and Conclusions of Law. The motion was seconded by Commissioner Hogan.

VOTE: The motion to deny the variance and approve the Findings and Conclusions passed by unanimous roll call vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan and Lawrence voting in favor and none voting against.

MOTION: In Case #2020-2642, Vista de La Sierra Preliminary Subdivision Plat, Commissioner Lawrence moved to approve subject to the technical corrections recommended by staff and to approve the Findings of Fact and Conclusions of Law. The motion was seconded by Commissioner Faulkner.

Chair Hiatt clarified that if passed, the roundabout will remain where it is.

Ms. Paez agreed.

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

Commissioner Clow noted a typo in the Findings of Fact and Conclusions of Law for Case 2020-2640. It says the applicant conducted one ENN on August 22, 2020. The report states it was conducted on August 19, 2020. She requested that be verified and the correct date put into the Findings.

Commissioner Sategna returned to the meeting.

F. STAFF COMMUNICATIONS

G. MATTERS FROM THE COMMISSION

Mr. Berke indicated there will be one or two cases in the first meeting of December. He did not believe there will be a second meeting but will let them know if that changes.

Director Isaacson gave an update on memberships and reappointments to the Planning Commission. He noted that Chair Hiatt had resigned from the Board effective January 1, 2021. There is an announcement through the City Clerk's office and resumes will be accepted through November 30, 2020. There are also openings on the Board of Adjustment. They hope to have members for the Commission by the first meeting in January and Board elections once everyone is reappointed and positions are filled. There are also positions open on CIAC in January.

Commissioner Hogan said he was sorry to hear Chair Hiatt was resigning although he knew it was coming. He appreciates the manner with which he has handled the

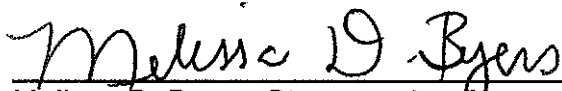
position of chair and the enthusiasm he brought to the role. He thanked Chair Hiatt for all of his service and his leadership.

Chair Hiatt said it has been a pleasure to work with them. He has seen his own growth and has enjoyed watching the Commissioners growth as well. He said the best part of being chair is listening to all of them. He is involved in several new ventures and will put quality time into those. He said it has been a pleasure. He admires all of them and wishes them all good luck.

H. ADJOURNMENT

Adjourned at 10:34 pm,

Submitted by:

A handwritten signature in cursive script that reads "Melissa D. Byers". The signature is written in black ink and is positioned above a horizontal line.

Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
DECEMBER 3, 2020**

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C. Approval of Agenda	Approved as published	2
D. Approval of Minutes		
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November 19, 2020	Postponed	2
Findings/Conclusions	None	2
E. Approval of Findings /Conclusions:		
1) Appeal #2020-2789-		
APPL of Case #2020-2430	Approved	2
F. Old Business	None	
G. New Business		
1) Case #2020-2499		
1623 Camino de Cruz Blanca		
Variance 17.2(B)(5)	Denied	2-8
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H. Staff Communications/ Matters from the Commission	Comments	9-10
I. Adjournment	Adjourned at 6:45 pm	10

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, December 3, 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 which is available at <https://www.youtube.com/watch?v=E-3L0okTqzg&t=488s>

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
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

The minutes for November 19, 2020 and Case #2020-2639, 1160 Camino De Cruz Blanca Telecommunications Facility were postponed.

MOTION: Commissioner Faulkner moved, seconded by Commissioner Clow to approve the agenda, as amended.

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.

D. APPROVAL OF MINUTES

1. November 5, 2020

MOTION: Commissioner Faulkner moved, seconded by Commissioner Clow to approve the minutes of November 5, 2020 as presented.

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.

E. APPROVAL OF FINDINGS/CONCLUSIONS

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

MOTION: Commissioner Faulkner moved, seconded by Commissioner Clow to approve the Findings of Fact and Conclusions of Law for Appeal #2020-2789-APPL of Case #2020-2430.

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.

F. OLD BUSINESS

None

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 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)

Chair Hiatt said each side would be given a few minutes and there would be no public hearing, only closing arguments.

STAFF REPORT

Dan Esquibel presented the staff report for cases #2020-2499 and #2020-2592. The Land Use Department recommends denial of Cases #2020-2499 and denial of Case #2020-2592. Three motions are required 1) Approve/Deny Case #2020-2499 subject to technical corrections of approval, which are for fire protections if the case is approved. 2) Approve/Deny Case #2020-2592 variance and 3) approve/deny Findings of Fact and Conclusions of Law for Cases # 2020-2499 and #2020-2592 variances presented in Exhibit D.

APPLICANT’S PRESENTATION

Jim Siebert, 915 Mercer, was sworn in. He noted at the last meeting staff suggested the applicant could do a family transfer and comply with City Code in regard to the difficult and mountainous terrain. There is a problem with that in the family situation makes that not an option. He sent the Commission a letter of the conditions the applicant is willing to have imposed on the property. The conditions consist of a maximum dwelling

size of 2400 ft.²; designation of the total on the plat and development of the area would not exceed 20% which is typically 20 to 30% on slopes so they are making it more restrictive. Mr. Walpole would agree to share the well on the property between the two houses. Covenants on the property and the lot and subdivision requires that the new homeowner participate and share costs to expand the access roads. The installation of an off-site treatment system meets all New Mexico Environmental Department requirements. A buffer will be provided on the north side and eastside of the property to protect existing vegetation and maintain the individual barriers in the City open space. Many of the those reflect comments made by the Planning Commission at the last meeting.

With regard to the additional request of service off the roadway that did not meet a 38-foot road width, improvements were made. Additional base course was put in and the existing turnabout was widened which provided better access for fire and emergency access. The human element part of this is that when Mr. Walpole purchased the lot over 30 years ago, there was no ordinance, and he could have subdivided the property. The property is surrounded by smaller lots than Mr. Walpole is proposing. In terms of setting a precedent, there is none because there is already a number of lots in the area. They would be isolated between those lots and the City property. There is nowhere else to go.

Frank Herdman 123 E. Marcy St. Suite 200, was sworn in. He said this is a classic case for a variance. The situation is that the owner has owned the property for many years and was entitled to subdivide the lot until the government unilaterally imposed the current restriction to now prohibit it. Mr. Walpole has been denied a substantial value of his property as a result of the restriction. In contrast the surrounding neighbors were able to take advantage of subdividing their lots before the restriction was imposed.

The applicant has come forward with imposed restrictions with a net result of which would result in a development with less impact than what the property owner would have been able to do by building a casita or a guest house on the same lot. This is a net benefit overall. It addresses all potential detrimental environmental impacts as well as others identified by staff as the policy justification for the difficult mountainous terrain restrictions.

Mr. Herdman said they respectfully request that the Commission grant the variance.

Mr. Esquibel noted that the staff report included everything the Commission needed.

COMMISSION DISCUSSION

Commissioner Faulkner asked for the record, if the other lots have been allowed to subdivide since the restriction change that affects this lot.

Mr. Esquibel said he is not aware of any lot splits occurring since the regulation. This would be the first lot split after the annexation commitment to density of .4 was put in place.

Commissioner Faulkner asked if there is a safety or environmental concern around over populating regions in this zoning. She asked for a brief explanation why the lot is not on City utilities.

Mr. Esquibel said when the City adopted the standards that addressed the utility issues, most of the County properties were on wells. If the City zoning had been maintained for the properties on wells, it would deplete their water resources. The density would be increased in areas that could not support that kind of development. Therefore, the City adopted regulations to accommodate properties not on or did not want to be on City utilities, regardless of whether the property had one or both utilities. Mr. Walpole's property has no City utilities and operates on well and septic. In addition, the lot is in the mountainous and difficult terrain. The two regulations prohibit the applicant from dividing the property as well as prohibits anyone else, under the same rules.

Commissioner Faulkner asked if the County's regulations and code were similar to what the City adopted when the property was in the County.

Mr. Esquibel wasn't sure how long the property has been in the City when the regulations were adopted for water, but all of the properties within the City were affected.

Mr. Berke interjected that this was before SPAZO.

Mr. Esquibel said it was before SPAZO but the regulations affected everyone. Many properties are affected by the regulations, not just properties within the annexation area. The ordinance affected everyone citywide who did not have water or sewer. This property even though not part of the annexation is one of those affected. It is compounded with the mountainous/difficult terrain because the applicant qualified under both situations and lost the ability to divide the property.

Mr. Berke explained when SPAZO was adopted, those who did not have City utilities, zoned R1, could have one unit per acre. An amendment was made that required if subdividing to fewer density of 1 unit per acre, it had to have City water or sewer, or both. The provision of difficult and mountainous terrain predated SPAZO and further limits density for lots in the area.

MOTION: In Case #2020-2499, 1623 Camino de Cruz Blanca Variance to 14-7.2(B)(5) and in Case #2020-2592, 1623 Camino de Cruz Blanca Variance to Table 14-9.2-1 Commissioner Sategna moved to deny.

Commissioner Sategna also moved to approve Findings of Fact and Conclusions of Law for Cases 2020-2499 and 2020-2592, 1623 Camino de Cruz Blanca Variances as presented in Exhibit B.

Commissioner Faulkner seconded the motions.

Commissioner Garcia asked staff when the regulations were changed for the area.

Mr. Berke said the connection to City sewer and water was about 2012-2014.

Commissioner Garcia asked when ability was lost to do a lot split prior to the change with the annexation.

Mr. Esquibel replied he wasn't sure, but the ordinance wasn't effective when SPAZO was adopted and came about six months later.

Commissioner Garcia asked if there was a grandfather period, without a penalty, for a landowner who had missed the opportunity.

Mr. Esquibel said legal nonconforming or grandfathering occurs when an ordinance is adopted. The properties/structures/zoning not in compliance with the current ordinance are considered grandfathered or legal nonconforming. Many applicants come in for a building permit and upon application will be within the protective bubble even though the ordinance was adopted, because they made the application. But if they failed to meet the application and the ordinance is adopted and in effect, they are legal nonconforming. They cannot go back to the previous ordinance; they have to follow the new ordinance.

Vice Chair Hogan said he appreciated the chance to have more discussion. He thought Mr. Herdman made compelling arguments and wasn't sure why this is not a hardship. The surrounding neighbors all received the benefit of the ability to split their lot because they did that prior to it being prohibited. The applicant has made significant concessions to address the environmental impacts of having another house in the area. He is adding a package treatment plant to eliminate nitrates etc., the shared water well. And the fact that they are limiting the area; this is not a case where they are asking to disturb steep slopes for a road. There is no grading impact and the limit to the site of the footprint seems appropriate.

Commissioner Hogan thought they were rushed into a motion and he wanted his concerns on the table.

Mr. Esquibel said the variance criteria changed in 2012. While it may have allowed more flexibility, the criteria are now based on special and unique circumstances. The hard part is this particular variance does not qualify for all of the variance criteria. You have to have unique and special circumstances, and this does not.

Vice Chair Hogan said he would submit that the history of how the site was developed and subdivided created a unique circumstance that would not be replicated anywhere else. It's a 40-year history on the property. The applicant didn't exercise his right to subdivide the property when other neighbors did. He thought that unusual and not easy to replicate elsewhere.

Mr. Esquibel added that the conditions the applicant wants to place on the property have no bearing.

Commissioner Gutierrez read something prepared for Commissioner Garcia from Mr. Siebert. It says that Mr. Walpole bought the property in 1977. The ordinance for mountainous/difficult terrain was not adopted until 1987.

He addressed Mr. Seibert and Mr. Herdman and asked why he didn't see anything in the variance criteria in support of why a variance should be granted. He asked if there was anything they left out or wanted to include.

Mr. Herdman said Mr. Siebert went through each criteria exhaustively and explained how each were met, and they are included in the materials. He could go through each of those again if the Commission wished.

Commissioner Gutierrez said the criteria were answered but not to his satisfaction.

Chair Hiatt asked if Mr. Siebert wanted to add anything.

Mr. Siebert said historically it has always gone back to a hardship. He thought in this case the hardship is out of what occurred in that area. The broader consideration seems that a certain injustice has occurred as a result.

VOTE: The motions were passed by majority roll call vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Lawrence and Sategna voting in favor and Commissioner Hogan voting against.

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).

STAFF REPORT

Lee Logston provided the staff report. As discussed in the preliminary subdivision hearing, there is an existing home. New lots will be created that will all access Prudencio, built as part of Dos Acequias. Late in the process he was contacted by the engineer with concerns about the wording. He suggested the engineer was correct on condition #2 that the applicant conduct a right turn deceleration lane prior to final recordation and to change prior to Certificate of Occupancy (CO) of any of the homes. On conditions #4 and #5 regarding the sidewalks and bicycle lane proposed, the applicant currently shows 4' sidewalks and a 4' foot bicycle lane because that exists on all of the surrounding properties on Agua Fria. After speaking with the project engineer, MPO and the City Drain Management Engineer Dee Beeingessner, everyone felt strongly they should have a 5' sidewalk to meet ADA requirements and to set a precedent. On bike lanes, the MPO felt that a 4-foot bike lane was sufficient since that is the same as the rest of the bike lanes on Agua Fria.

Mr. Logston said we can return to this in the question/answer session, but staff suggests striking conditions #4 and #5 and replacing with a new condition of approval saying, "*The applicant shall work with MPO and engineering on a mutually agreeable configuration for the bike lane and sidewalk prior to signature.*" The only change to condition #2 would be prior to CO.

APPLICANT'S PRESENTATION

Dolores Vigil, Liaison Planning Services, PO Box 1835, was sworn in. She thanked Mr. Logston for the clarification and making that a part of the record. She thought it made sense to build to CO. She had no other comments and stood for questions.

PUBLIC HEARING

There were no speakers, therefore, Chair Hiatt closed the public hearing.

COMMISSION DISCUSSION

MOTION: In Case #2020-2775, 1620 Agua Fria Street Romero Final Subdivision, Commissioner Sategna moved to approve with the conditions of approval and the recommended amendments provided by staff on amendment #2 and the condition of approval for #4 and #5 and to approve the Findings of Fact and Conclusions of Law. The motion was seconded by Commissioner Clow.

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.

H. STAFF COMMUNICATIONS/MATTERS FROM THE COMMISSION

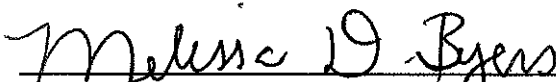
Mr. Berke acknowledged Chair Hiatt and thanked him for his service and his contributions on the Commission.

Chair Hiatt said he has enjoyed the work and he thanked everyone and wished them a wonderful holiday.

I. ADJOURNMENT

Chair Hiatt adjourned the meeting at 6:45 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

John B. Hiatt, Chair

[illegible]

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	An approved Water Plan from the Water Division will be required. Water Plan comments shall be submitted to the design engineer.	Public Utilities/Water Division	Prior to Recordation
2	Public sewer and water lines require a minimum 25 foot exclusive water and sewer easement. Dry utilities require a separate easement. The proposed water and sewer lines shall be shown in dedicated public water and/or sewer easements.	Wastewater	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 development plan and preliminary subdivision plat prior to recordation are listed in Exhibit A(1).

III. EXECUTIVE SUMMARY:

JenkinsGavin, Inc., Agent, for Abacus Fund, LLC, Owner, is requesting approval of a final subdivision plat for one residential (Phase 1) and four commercial lots (Phase 2). The 36.35-acre undeveloped subject property is located at 5201 Beckner Road, is zoned C-2 (General Commercial), is within Zone 4 of the Cerrillos Road Highway Corridor Protection District (CHRC), and is part of the Las Soleras Master Plan. The Planning Commission approved the preliminary subdivision plat and development plan for the project on November 5, 2020.

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

IV. EXISTING CONDITIONS:

The property is currently vacant and undeveloped. To the west across Wellness Way is Presbyterian Medical Center, and to the south is the Inn at Santa Fe and the Fashion Outlets of Santa Fe. Current or planned uses to the south include the planned Villa Sendero Apartments, the existing Department of Veterans Affairs Santa Fe Clinic, and future commercial phases of Las Soleras. All surrounding properties on the east side of Cerrillos Road are zoned C-2 (General Commercial) and are within the Las Soleras Master Plan. Roads identified in the Master Plan have already been built.

V. LAS SOLERAS MASTER PLAN

The subject property is part of the Las Soleras Master Plan. The 2016 Amended Master Plan identifies the subject parcel as "C-2 Regional Commercial". The Master Plan identifies three areas of open space

associated with the subject parcel. The floodplain of the Arroyo de Los Chamisos provides 3.71 acres of open space, and pedestrian/multi-use trails provide 0.61 acres open space along Cerrillos Road and 0.78 acres open space along Beckner Road. The 2016 Las Soleras Amended Master Plan added the multi-use trail along Beckner Road.

VI. CERRILLOS ROAD HIGHWAY CORRIDOR PROTECTION DISTRICT

The property lies within Zone 4 of the Cerrillos Road Highway Corridor Protection District (CRHC). CHRC code provisions will apply to the four commercial lots fronting Cerrillos Road. The CRHC sets standards by zone to ensure an attractive and functional streetscape, by regulating setbacks, lot depth, landscaping, access points, signage and architecture.

Building height is restricted to forty-five (45) feet. Building setbacks, as measured from any property line abutting Cerrillos Road ROW, are either forty-five (45) feet or twenty percent of a lot's depth, whichever is less. Lot coverage is restricted to 60%. Phase 2 development will include a landscaping strip with street trees and drought tolerant plants.

VII. PROJECT ANALYSIS: SUBDIVISION, DEVELOPMENT PLAN

Project Phasing

Lot 1 will be developed as a 330-unit apartment community on 24.59 acres per the development plan. Lots 2-5 are commercial lots comprising 11.18 acres, to be developed as a second phase.

Access and Traffic

The Phase 1 apartment community will be accessed via Wellness Way, an 86' public right of way (ROW) by means of two full access driveways aligned with the two existing Presbyterian Hospital access drives across the street. There are existing right-turn and left-turn lanes in Wellness Way that will serve the primary north entrance. The secondary south entrance will be for residents only and served by new right-turn and left-turn lanes constructed in Wellness Way as part of the development.

Phase 2 commercial lots will have direct access to Beckner Road, a 92' public ROW via a right-in/right-out only private access drive aligned with the Fashion Outlets driveway across the street. In accordance with the Las Soleras Master Plan, there will be a limited access drive on Cerrillos Road permitting right-in, right-out, and left-in turning movements. A new southbound left-turn lane and northbound right-turn lane will be constructed in Cerrillos Road at the time of future development. A New Mexico Department of Transportation access permit will be required for these improvements.

A Traffic Impact Analysis analyzed the following intersections: Cerrillos Road and Beckner Road, Beckner Road and Wellness Way, and the three-way intersection of Wellness Way, Cerrillos Road and Herrera Drive. Although traffic counts were conducted following the COVID-19 lockdown, recent counts at Cerrillos Road and Beckner Road conducted for the Villa Sendero project provide a pre-COVID baseline. Therefore, the counts were conservatively adjusted in order to replicate normal traffic conditions. Each intersection operates at acceptable levels of service in the build condition.

Trails

In accordance with the requirements of the Las Soleras Master Plan, a 10-foot trail will be constructed along the property's Beckner Road frontage as part of Phase 1. In consultation with the Public Works Department, it was determined that the existing 5-foot sidewalk on Beckner should be widened to 10-feet to provide this multi-modal trail. The Applicant will also be required to construct a pedestrian path over the Arroyo Chamiso along Cerrillos to the terminus of the property during Phase 1 per standard sidewalk requirements of SFCC Section 14-9.2(E). The design of this path was not determined as of the time of this staff report due to the narrow shoulder and steep grade over the Arroyo.

Phase 2 construction includes an asphalt trail along Cerrillos Road, completing the multi-use trail from the intersection of Becker Road/Cerrillos Road to the north end of the Arroyo de Los Chamisos. The Applicant is also providing a pedestrian trail connection that also provides secondary fire access between the apartments and the commercial lots to create a walkable environment and easy access to services for apartment residents.

FEMA Floodplain

A Conditional Letter of Map Revision (CLOMR) was issued by FEMA on February 27, 2009 addressing the channelization and bank stabilization of the Arroyo de Los Chamisos. The only pending improvement required under the CLOMR is implementation of the site grading to fill in the isolated drainage-way that formerly flowed into the Arroyo. Disturbance of some existing naturally occurring 30% slopes is necessary in order to perform the CLOMR required work. At preliminary subdivision, the Applicant requested and was granted a variance to SFCC 14-8.2(D)(2)(b).

Grading and Drainage

The site's terrain slopes from the southeast to the northwest with an overall grade change of approximately 50 feet. The apartment buildings will be stepped in some locations to match the natural terrain in order to minimize the need for retaining walls. A series of decentralized detention ponds incorporated into the open space and landscaped areas handle storm water, which will overflow into the Arroyo de Los Chamisos. The proposed on-site detention is adequate to ensure that historic flows will not increase.

Fire Protection and Emergency Access

Drive lanes through the apartment complex will be 26 feet wide in accordance with IFC requirements. All apartment buildings will be equipped with automatic fire suppression. Vehicular gates with emergency access strobes will control access to the resident parking areas. Phase 1 development includes the installation of eight fire hydrants and all buildings will have standpipes for fire suppression. A gated, twenty-foot secondary emergency access drive will connect the apartment to the Phase 2 commercial lots and Cerrillos Road access, also serving as pedestrian access to the commercial lots. The Fire Marshal has reviewed and approved this secondary access plan.

Water and Sewer

New 8" public waterlines will be constructed on-site and will connect to the existing 12" mains in Beckner Road and Wellness Way and the 16" line in Cerrillos Road. Lots 3, 4, and 5 in Phase 2 will connect to the existing 8" line adjacent to Cerrillos Road via new 6" service lines. Lot 2 will be served via a new 8" public sewer main connecting to the Cerrillos Road line. A section of the existing Cerrillos Road line will be replaced in order to address insufficient slope.

Water Budget

The Applicant has submitted a detailed water budget according to project phasing. In accordance with the requirements of SFCC Section 14-8.13, water rights will be acquired to offset the project's water demand. The projected water budget including 9.8% contingency is as follows:

Phase	User	Acre Feet per Year
Phase 1	Apartment Homes	37.59 acre feet/year
Phase 1	Landscaping	0.97 acre feet/year
Phase 2	Commercial	21.08 acre feet/year
Phase 2	Landscaping	(Will depend on individual lot development)

Environmental Review: Archaeology and Prairie Dogs

The Project is located within the Suburban Archaeological District. An archaeological clearance permit was issued by the City in 2009. The site will be assessed for Gunnison's prairie dogs and any colonies will be relocated prior to issuance of construction permits.

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

In accordance with the provisions of Ordinance #2016-9, the Applicant intends to pay the fee-in-lieu in the amount of \$459,432 to the affordable Housing Trust Fund. The Applicant has executed a Santa Fe Homes Program Proposal with the Office of Affordable Housing.

VIII. FINAL SUBDIVISION PLAT APPROVAL CRITERIA 14-3.7(C)

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 <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	Criterion Met: (Yes/No) YES
A Conditional Letter of Map Revision (CLOMR) was issued by FEMA on February 27, 2009 regarding the channelization of the Arroyo de Los Chamisos, which traverses the north side of the property. No further modifications to the arroyo are proposed. An Archaeological Clearance Permit was issued by the City in 2009. The Project shows due regard for natural features and enhancement of community assets through the preservation of substantial open space, replacement of significant trees, substantial landscaping improvements, and the construction of a trail along Beckner Road in accordance with the Las Soleras Master Plan.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is 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	Criterion Met: (Yes/No) YES

for building, or for other reasons uninhabitable, shall not be <i>platted</i> for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood 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).	
The site's terrain is gentle and well-suited for development. Any potential flood hazards have been mitigated by the aforementioned CLOMR and channelization of the Arroyo de Los Chamisos.	
Criterion 3: All <i>plats</i> shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No) YES
The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Technical Review, Water, Sewer, Environmental, 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 health, safety or welfare. The subdivision plat complies with the standards of Chapter 14, Article 9.	
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>.	Criterion Met: (Yes/No) YES
No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant requested and was granted a variance to SFCC 14-8.2(D)(2)(b) at the preliminary subdivision plat stage.	
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>.	Criterion Met: (Yes/No) YES
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.	

XII. 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 August 4, 2020.

XIII. EXPIRATION

Per SFCC Section 14-3.19(B)(2) "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 Findings of Fact and Conclusions of Law at this hearing, the expiration date would be January 7, 2024.

XIV. ATTACHMENTS:

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law Case #2020-2896

EXHIBIT B: Development Review Team Memoranda

1. Fire Review
2. Wastewater Review
3. Terrain Management Review

EXHIBIT C: Maps and Photos

EXHIBIT D: Applicant Materials

1. Application Report
2. Final Subdivision

APPROVED BY:

Title	Name	Initials
Planning and Land Use Director	Elias Isaacson, AICP	<i>ESI</i>
Land Use Planner Manager	Noah Berke, AICP	<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 Case #2020-2896**

EXHIBIT A
Technical Corrections
Case #2020-2896
5201 Beckner Road Final Subdivision

TECHNICAL CORRECTIONS	Department	Staff
1. Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached). The note on sheet DP-100 does not contain all of the required information and it refers to a homeowners association. The storm water agreement on sheet G-100 also references a homeowners association and lots. 2. Lighting Footcandles at grade may not comply with section 14.8.9 of the City Code. This sheet is difficult to read since the numbers run into each other. 3. Provide a summary discussion and table in the "Terrain Management Report, Soils, Drainage, and Grading..." report summarizing the required and provided pond volumes. 4. It appears that fill will be stockpiled from this phase for use on the next phase. Include information about where the fill will be stockpiled. If it will be stockpiled on-site a permit will be required. 5. Driveway C1 on Phase II appears to have a significant amount of impervious surface drain directly to Cerrillos Road. Explain if there is another option for this drainage. 6. This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition. 7. Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process. 8. In accordance with Article 14-8.4(F)(2)(e), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area." 9. Include a pond measurement post in all ponds to determine depth of water and sediment for maintenance. See attached example. 10. Stormwater agreement on sheet G100 and sheet V107 have references to other developments.	Technical Review Division/Terrain Management	Dee Beingessner
1. The depths of sewer manholes C-1, C-2 and WAG063 in Phase 2 may require additional easement width due to their depths. 2. Additional sewer access easements may be required to access the existing public sewer system serving this project. 3. The public sewer and water lines require a minimum 25 foot exclusive water and/or sewer easement. Dry utilities will require a separate easement. The plat identifies these easements as a public utility easement. The typical driveway section on page C-401 is correctly shown as a private access and public water and sewer easement. 4. All sewer pipe shall be SDR 26 PVC. 5. Show water and sewer lines separation distances in the Civil typical sections for areas with and without storm water pipes. 6. No carports are allowed within the sewer easement between buildings B1 and B2.	Public Utilities Division/Wastewater	Stan Holland

EXHIBIT A
Technical Corrections
Case #2020-2896
5201 Beckner Road Final Subdivision

7. No portion of the detention ponds are allowed within the sewer easement between buildings B1 and B2. 8. Access to the existing sewer lines and manholes within Phase One and Two is required. Will need to show in the plan sets where access is provided to all existing sewer manholes and detailed drawings for the access roads.		
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 2015 Section 503.2.1). 2. 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 2015 section 503.1.1). 5. 507.5 Fire hydrant systems: Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 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. 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 2015 Section D103.2 Grade: Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5: Fire apparatus access road gates. 11. Shall comply with IFC 2015, Appendix D: Aerial Fire Apparatus Access Roads. 12. Shall comply with Section D106: Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Department	Geronimo Griego

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

Case #2020-2896

5201 Beckner Road Final Subdivision Plat

Owner's/Applicant's Name- Abacus Fund, LLC

Agent's Name- JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 7, 2021 upon the application (Application) of JenkinsGavin, Inc. as agent for Abacus Fund, LLC (Applicant).

The Applications pertain to 5201 Beckner Road, totaling approximately 36.35 acres (Property). The Applicant requests approval of a final subdivision plat for five (5) lots (Project). The Property is zoned C-2 (General Commercial), is within the Las Soleras Master Plan, and is within Zone 4 of the Cerrillos Road Highway Corridor Protection District (CRHC).

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. SFCC Section 14-3.1 sets out certain procedures to be followed on the Applications, including, without limitation, (a) a pre-application conference [SFCC § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
3. A pre-application conference was held on May 28, 2020 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 held on August 4, 2020. Attendees included the project team, City staff, and members of the press. The Applicant presented a slide show that featured conceptual project plans and other relevant information. The questions mostly concerned market conditions, timing of construction, and rental rates.
6. On November 5, 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 #2020-2643).
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 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 Applications.
9. Staff recommended that the Commission approve the preliminary subdivision plat, subject to certain conditions (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 preliminary 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 such as vegetation, water courses, historical sites and structures, and similar community assets. A Conditional Letter of Map Revision (CLOMR) was issued by FEMA on February 27, 2009, regarding the channelization of the Arroyo de Los Chamisos. The Project shows due regard for natural features and enhancement of community assets through the preservation of substantial open space, replacement of significant trees, substantial landscaping improvements, and the construction of a trail along Beckner Road in accordance with the Las Soleras Master Plan.
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. The site's terrain is gentle and well-suited for development. Any potential flood hazards have been mitigated by the aforementioned CLOMR and channelization of the Arroyo de Los Chamisos.
15. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
16. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

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

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 7th DAY OF JANUARY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat for the Project, 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).

Chairperson

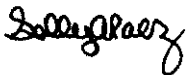
Date:

FILED:

City Clerk

Date:

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

January 7, 2021
Date

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

- 1. Fire Review**
- 2. Wastewater Division Review**
- 3. Terrain Management Review**

Development Review Team

Comment Form

Date: 12/11/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2896. 5201 Beckner Road 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:
by:

Must be completed

	Prior to planning commission.
--	-------------------------------

Technical Corrections*:

Must 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 2015 Section 503.2.1) 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 2015 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)	At the time of any new construction or remodel.
--	---

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 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with IFC 2015, Appendix D, Aerial Fire Apparatus Access Roads. 12. Shall comply with Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 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

Development Review Team

Comment Form

Date: December 8, 2020

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2020-2643, 2652, 2653 – 5201 Beckner Cases

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. The public sewer and water lines require a minimum 25 foot exclusive water and/or sewer easement. Dry utilities will require a separate easement. The plat identifies these easements as a public utility easement. The typical driveway section on page C-40 is correctly shown as a private access and public water and sewer easement.
2. All sewer pipe shall be SDR 26 PVC
3. Show water and sewer lines separation distances in the Civil typical sections for areas with and without storm water pipes.
4. No carports are allowed within the sewer easement between buildings B1 and B2
5. No portion of the detention ponds are allowed within the sewer easement between buildings B1 and B2
6. Access to the existing sewer lines and manholes within Phase One and Two is required. Will need to show in the plan sets where access is provided to all existing sewer manholes and detailed drawings for the access roads.

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: [None]

Development Review Team

Comment Form

Date: December 3, 2020

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2020-2896. 5201 Beckner Road 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. Public sewer and water lines require a minimum 25 foot exclusive water and sewer easement. Dry utilities require a separate easement. The proposed water and sewer lines shall be shown in dedicated public water and/or sewer easements.

Prior to Signature Sheet process.

Technical Corrections*:

Must be completed by:

1. The depths of sewer manholes C-1, C-2 and WAG063 in Phase 2 may require additional easement width due to their depths.
2. Additional sewer access easements may be required to access the existing public sewer system serving this project

Prior to Signature Sheet 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. [None]

Development Review Team Comment Form

Date: 12/14/20

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2020-2896 5201 Beckner 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:

1	
2	

Technical Corrections*:

Must be completed by:

1 Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached). The note on sheet DP-100 does not contain all of the required information and it refers to a homeowners association. The stormwater agreement on sheet G-100 also references a homeowners association and lots	Prior to recordation
2 Lighting Footcandles at grade may not comply with section 14.8.9 of the City Code. This sheet is difficult to read since the numbers run into each other	Prior to recordation
3 Provide a summary discussion and table in the "Terrain Management Report, Soils, Drainage, and Grading..." report summarizing the required and provided pond volumes. The updated report has not been submitted.	Prior to recordation
4 It appears that fill will be stockpiled from this phase for use on the next phase. Include information about where the fill will be stockpiled. If it will be stockpiled on-site a permit will be required.	Prior to recordation
5 Driveway C1 on Phase II appears to have a significant amount of impervious surface drain directly to Cerrillos Road. Explain if there is another option for this drainage.	Prior to recordation
6 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	Building Permit Process
7 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Building Permit Process

8 In accordance with Article 14-8.4(F)(2)(e), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area."	Building Permit Process
9 Include a pond measurement post in all ponds to determine depth of water and sediment for maintenance. See attached example	Building Permit Process
10 Stormwater agreement on sheet G100 and sheet V107 have references to other developments.	

*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.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. 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.

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

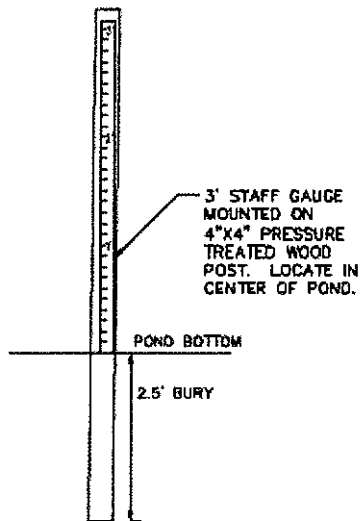
In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use one or more of the following Best Management Practices (BMPs):

- 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.

Example for pond measurement post



POST & STAFF GAUGE
NTS

City of Santa Fe, New Mexico

Exhibit C

Maps and Photos

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

Legend

Future Land Use

Residential

- 1 dwelling per acre
- 12-29 dwellings per acre

Commercial, Institutional & Industrial

- Regional Commercial
- Community Commercial
- Office
- Public/Institutional

Parks & Open Space

- Open Space

Map Labels:

- Streets: LAS SOLERAS DR, MAIN ST, ENTRADA NORTE, PROMENADE BLVD, HERRERA DR, CERRILLOS RD, WELLNESS WAY, BECKNER RD, FRONTAGE RD, I-25 W, CERRILLOS RD, EXIT 278 OFF, DINOSAUR DR, INTERSTATE 25.
- Land Use Codes: RHIG, CCOM, POSP, INST, CREG, RMTN.

Exhibit C2: Current Zoning Map

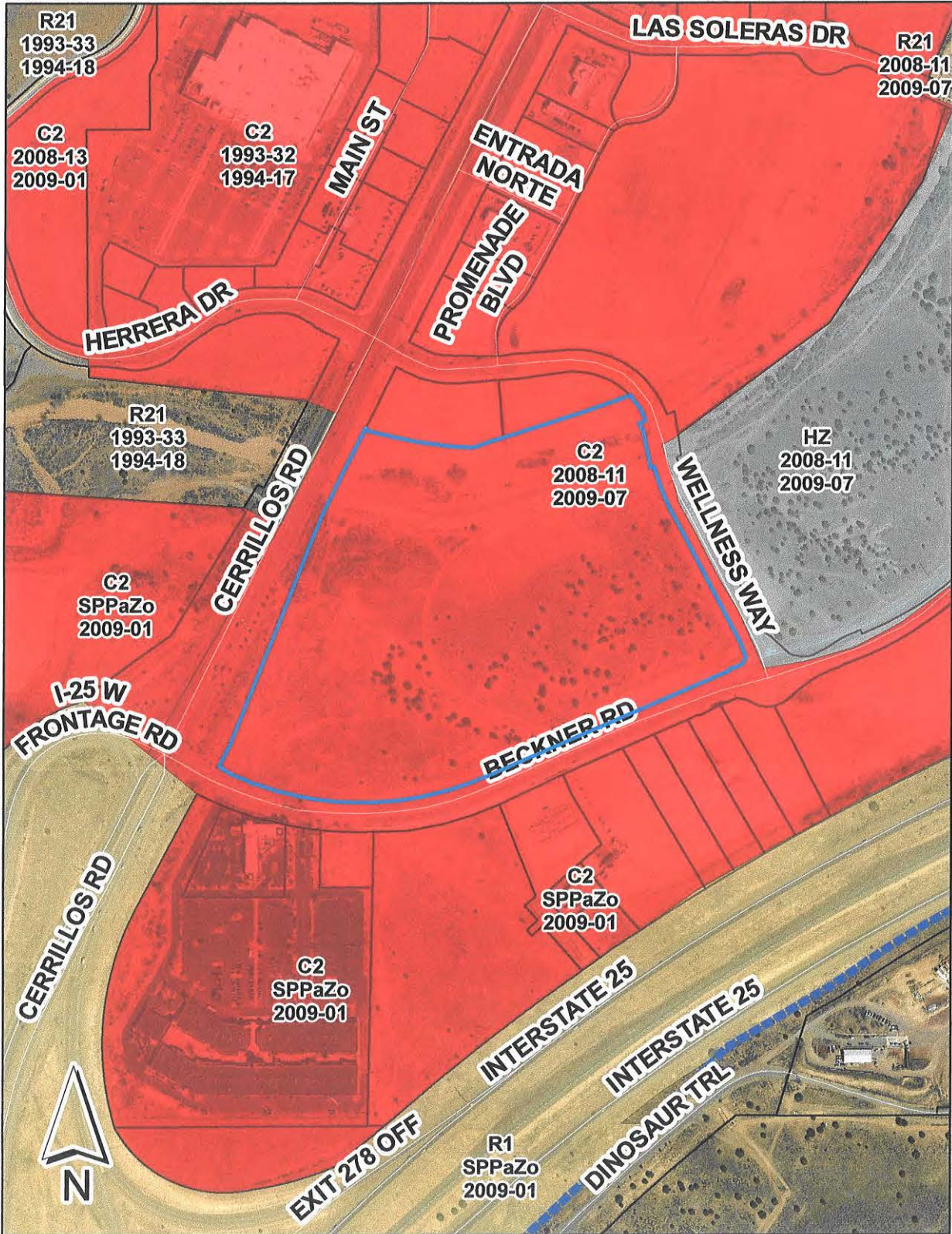
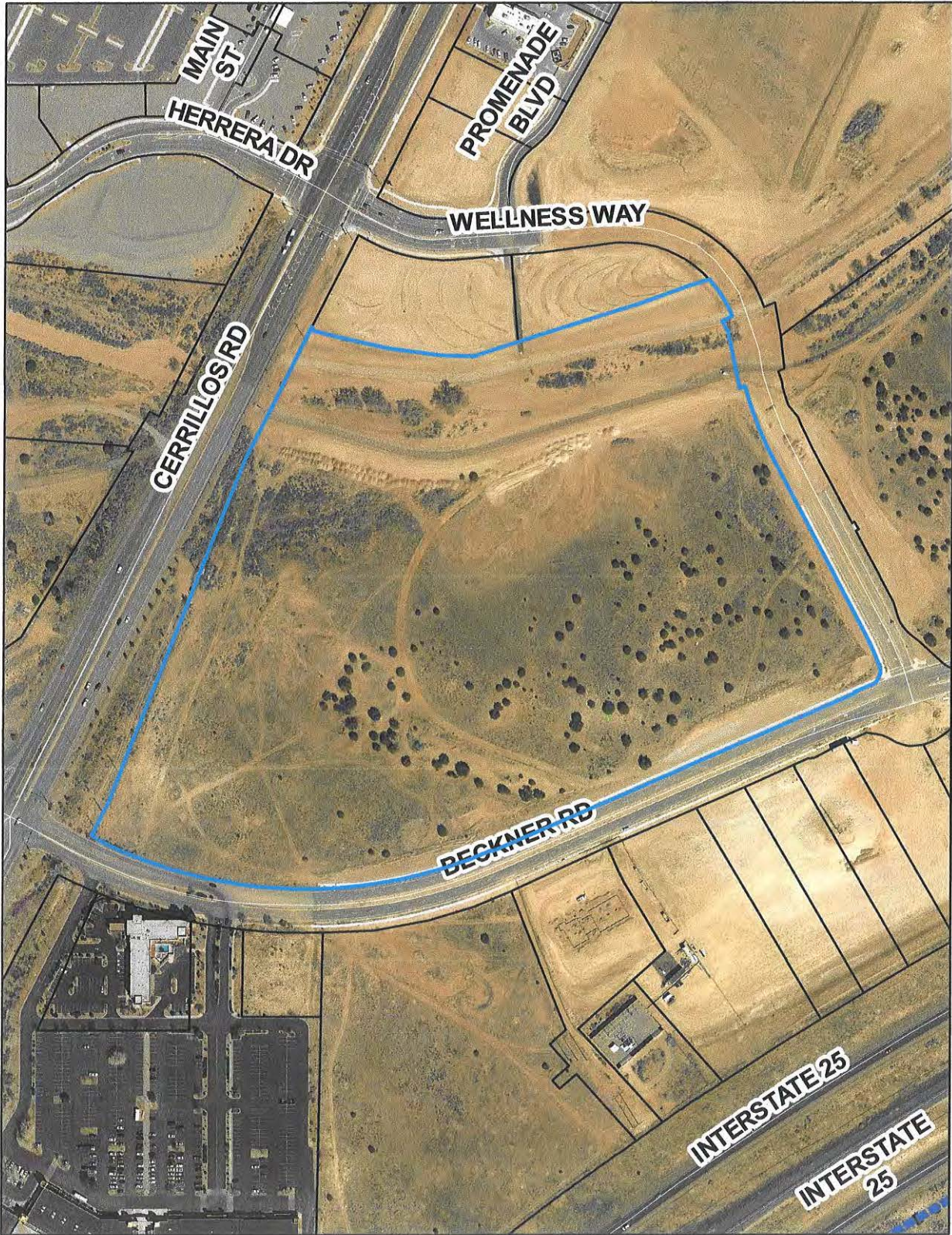


Exhibit C3: Aerial View



City of Santa Fe, New Mexico

Exhibit D

Applicant Materials

- 1. Application Report**
- 2. Final Subdivision**



JENKINS GAVIN
LAND USE | PROJECT MANAGEMENT

November 23, 2020

Lee Logston, Senior Planner
Current Planning Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: 5201 Beckner Road
Final Subdivision Plat Application**

Dear Lee:

This letter is respectfully submitted on behalf of Abacus Fund, LLC in application for Final Subdivision Plat approval for consideration by the Planning Commission at their meeting of January 7, 2021. The Preliminary Plat (Case #2020-2643 PLBD), Development Plan (Case #2020-2652), and Variance (Case #2020-2653 PLBD) were approved by the Planning Commission on November 5, 2020. The 36.35-acre subject property is located at 5201 Beckner Road, is undeveloped, zoned C-2 (General Commercial), and is part of the Las Soleras Master Plan.

The Final Subdivision Plat creates five parcels – a 24.58-acre tract for a 330-unit apartment community (Phase 1) and four commercial lots ranging in size from 2.24 to 3.87 acres (Phase 2). The Plat includes dedication of public right-of-way along Beckner Road to accommodate the public trail improvements.

Project Description

The Project's first phase is a 330-unit apartment community to be developed on Lot 1 comprising 24.58 acres. The flood plain comprises 4.35 acres, resulting in net acreage of 20.52 acres and a density of 16 dwellings per acre. The units are dispersed among sixteen three-story buildings and comprise the following mix of unit types:

One-bedroom/one bath units:	210
Two-bedroom units/two bath units:	84
<u>Three-bedroom units/two bath units:</u>	<u>36</u>
Total units:	330

Phase 2 comprises the four commercial lots west of Phase 1 totaling 11.17 acres and includes a hotel, pharmacy, grocery store, and a restaurant. Phase 2 may be developed in sub-phases.

The responses to the Subdivision Approval Criteria are as follows:

(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.

A Conditional Letter of Map Revision (CLOMR) was issued by FEMA on February 27, 2009 regarding the channelization of the Arroyo de Los Chamisos, which traverses the north side of the property. No further modifications to the arroyo are proposed. An Archaeological Clearance Permit was issued by the City in 2009 and is attached.

The Project shows due regard for natural features and enhancement of community assets through the preservation of open space, replacement of significant trees, substantial landscaping improvements, and the construction of a trail along Beckner Road in accordance with the Las Soleras Master Plan.

(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 aggravate erosion or flood hazard. Such land shall be set aside within the plat 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).

The site's terrain is gentle and well-suited for development. Any potential flood hazards have been mitigated by the aforementioned CLOMR and channelization of the Arroyo de Los Chamisos.

(3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The Subdivision Plat complies with the standards of Chapter 14, Article 9.

(4) 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.

The property contains no existing nonconformity. No nonconformity is being created with this Subdivision Plat.

(5) A plat 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 plat.

Please refer to the answer to (4) above.

Access & Traffic

Phase 1 will be accessed via Wellness Way by means of two full access driveways aligned with the two existing Presbyterian Hospital access drives across the street. There are existing right-turn and left-turn lanes in Wellness Way that will serve the primary north entrance. The secondary south entrance will be for residents only and served by new right-turn and left-turn lanes to be constructed in Wellness Way as part of the project.

Phase 2 will be accessed directly from Beckner Road via a right-in/right-out only private access drive aligned with the Fashion Outlets driveway across the street. In addition, in accordance with the Las Soleras Master Plan, there will be a limited access drive on Cerrillos Road permitting right-in, right-out, and left-in turning movements. A new southbound left-turn lane and northbound right-turn lane will be constructed in Cerrillos Road. As this segment of Cerrillos Road is still owned by the NM Department of Transportation, an access permit will be secured from the DOT for this access point and associated improvements.

A Traffic Impact Analysis was conducted by Santa Fe Engineering, which analyzed the following intersections: Cerrillos Rd./Beckner Rd., Beckner Rd./Wellness Way, and Wellness Way/Cerrillos Rd./Herrera Drive. Traffic counts were conducted following the COVID-19 lockdown. However, recent counts at Cerrillos Rd./Beckner Rd. conducted for the Villa Sendero project provide a pre-COVID baseline. Therefore, the counts were conservatively adjusted in order to replicate normal traffic conditions. Each intersection operates at acceptable levels of service in the build condition. However, some turning movements at the signalized intersection at Wellness Way/Cerrillos Rd./Herrera Drive are currently experiencing capacity issues. Interestingly, there were no known capacity issues at this intersection pre-COVID, so it is possible that our count adjustments were too conservative. Please refer to the TIA for further information.

Terrain Management

The site's terrain slopes from the southeast to the northwest with an overall grade change of approximately 50 feet. The apartment buildings will be stepped in some locations to match the natural terrain in order to minimize the need for retaining walls. Stormwater will be directed to a series of decentralized detention ponds incorporated into the open space and landscaped areas, which will overflow into the Arroyo de Los Chamisos. The on-site detention is adequate to ensure that historic flows will not be increased. Please refer the Terrain Management Plans and the attached Drainage Report for further details.

As mentioned above, a CLOMR was issued by FEMA on February 27, 2009 addressing the channelization and bank stabilization of the Arroyo de Los Chamisos (see attached). The only pending improvement required under the CLOMR is implementation of the site grading to fill in

the isolated drainageway that formerly flowed into the Arroyo. This work will entail the disturbance of some naturally occurring 30% slopes for which a variance is requested with this application and addressed below.

Water & Sewer

New 8" public waterlines will be constructed on-site that will connect to the existing 12" mains in Beckner Road and Wellness Way and the 16" line in Cerrillos Road. The Water Budgets for Phase 1 and 2 are attached for your reference. In accordance with the requirements of SFCC §14-8.13, Development Water Budgets, water rights will be acquired to offset the Project's water demand.

A system of new 8" public sewer lines will be constructed to serve Phase 1 connecting to an existing manhole in the 24" Arroyo Chamiso Trunk Line north of Building B1. Lots 3, 4, and 5 in Phase 2 will connect to the existing 8" line adjacent to Cerrillos Road via new 6" service lines. Lot 2 will be served via a new 8" public sewer main connecting to the Cerrillos Road line. Lastly, we will be replacing the section of the existing Cerrillos Road line between the manhole north of our Cerrillos Rd. access drive (WAG 063) and the manhole at the northwest corner of Lot 5 (AC117) due to insufficient slope.

Landscaping, Open Space, and Trails

For Phase 1, a minimum of 250 square feet of open space is required per ground floor dwelling unit per SFCC §14-7.5(D)(8)(c). The open space calculation is as follows:

Required Open Space:	250 sf x 114 = 28,500 sf (0.65 acres)
Provided Open Space:	566,305 sf (13.0 acres)

The Phase 2 commercial lots will incorporate passive water harvesting methods and, therefore, the required open space is a minimum of 20% of the lot area.

Landscaping is provided in accordance with City Code requirements and plantings include a combination of drought-tolerant deciduous and evergreen trees, shrubs, and ornamental and native grasses. Street trees will be planted along Cerrillos Road, Beckner Road, and Wellness Way. Stormwater collection swales are a key feature of the landscaped open space and will serve to maximize passive water harvesting and infiltration. Please refer to the attached Landscape Plans for further details.

In accordance with the requirements of the Las Soleras Master Plan, a 10-foot trail will be constructed along the property's Beckner Road frontage as part of Phase 1. In consultation with the Public Works Department, it was determined that the existing 5-foot sidewalk on Beckner should be widened to 10-feet to provide this multi-modal trail. Furthermore, in Phase 2, an asphalt trail will be constructed along Cerrillos Road. Lastly, a pedestrian trail connection will be provided between the apartments and the commercial lots to create a walkable environment and easy access to services.

Fire Protection and Emergency Access

All apartment buildings will be equipped with automatic fire suppression and, in accordance with IFC requirements, the drive lanes will be 26 feet wide to serve the three-story buildings. Access to the resident parking areas will be controlled with vehicular gates that will be equipped with emergency access strobes. Eight fire hydrants will be installed in Phase 1 and all buildings will be served with FDC's. A twenty-foot secondary emergency access drive will be constructed from the apartment site connecting to the Phase 2 Cerrillos access drive. This access will be incorporated into the aforementioned pedestrian connection. The fire lane will be gated and the trail will be served with an adjacent pedestrian gate for apartment residents. The Fire Marshal has reviewed and approved this secondary access plan.

Lighting & Signage

In Phase 1, site lighting will be provided in the parking areas via LED fixtures mounted at a height of 25 feet. Please refer to the attached Site Photometric Plan for further details. Phase 2 lighting will include pole fixtures and building mounted lights.

Project identification monument signs are proposed at the commercial entrance drive on Beckner Road, at the north apartment entrance on Wellness Way, and at Beckner Road/Wellness Way. In addition, the overall signage program will include wall-mounted building numbers, directional and wayfinding signage, etc., which will be permitted separately.

Archaeology

The Project is located within the Suburban Archaeological District and an Archaeological Clearance permit was issued by the City in 2009 (attached).

Early Neighborhood Notification

An Early Neighborhood Notification Meeting was held on August 4, 2020. The attendees included the project team, City staff, and members of the press. The applicant presented a slide show that featured conceptual project plans and other relevant information. The questions centered around market conditions, timing of construction, rental rates, etc.

In support of this request, the following documentation is submitted herewith for your reference:

1. Subdivision Application
2. Final Subdivision Plat

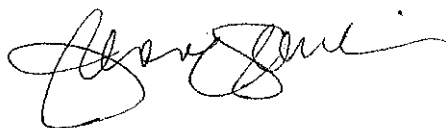
The application fees are calculated as follows:

Final Plat (3 – 5 Lots)	\$400.00
Notice Boards (3)	90.00
Total	\$490.00

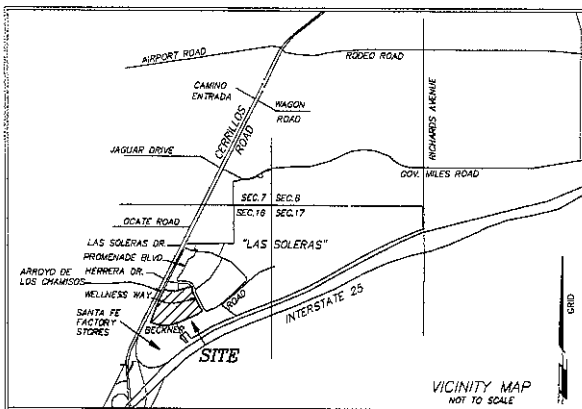
Please contact me should you have any questions or require additional information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Jenkins", with a stylized, cursive script.

Jennifer Jenkins, Principal



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES

COMPANY DATE

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), NEW MEXICO GAS COMPANY (NMGC) AND ONEST CORPORATION D/B/A CENTURYLINK (ONEST) DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC, NMGC AND ONEST DO NOT MAKE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

PSC ELECTRIC SERVICE DATE

NM GAS COMPANY DATE

ONEST CORP. D/B/A CENTURYLINK (ONEST)
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

ONEST CORPORATION D/B/A CENTURYLINK (ONEST) DATE

CONTROL REFERENCE

-BEARINGS AND CHAINS REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1983). CENTRAL ZONE FROM DPS STATE PLANE PROJECTION.
-DISTANCES ARE REFERRED TO GRID MILES.
-STATION DERIVED FROM GROUND GPS BASE STATION NAD83(1983) 890
E=1708.031475 ELEV=8572.378, ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 1992 BLUEBOOK REPORT FOR NGS AND S.F. CO.

SANTA FE COUNTY SIGNATURES

SANTA FE COUNTY TREASURER DATE

COUNTY OF SANTA FE, N.M.
I hereby certify that this instrument was filed for record on the _____ day of _____, 2020, at _____ o'clock, and was duly recorded in book _____ of the records of Santa Fe County.

Witness my Hand and Seal of office
DEALDINE SALAZAR
County Clerk, Santa Fe County, N.M.

Deputy

CITY OF SANTA FE APPROVAL & REVIEW

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF 2020, AS CASE NO. 2020-

PLANNING COMMISSION CHAIRPERSON DATE

PLANNING COMMISSION SECRETARY DATE

CITY ENGINEER FOR LAND USE DATE

CITY PLANNER DATE

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE APPLICABLE PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIED ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
4. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
5. THE PROPERTY AND STRUCTURES SHALL BE CONNECTED TO THE CITY'S PUBLIC SEWER COLLECTION SYSTEM.
6. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
7. WASTEWATER U.S.C. CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
9. NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
10. ANY AND ALL DEVELOPMENT SHALL MEET THE CITY CODE REQUIREMENTS 2003 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

FLOOD ZONE

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "OTHER FLOOD AREAS ZONE X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AND WITHIN "ZONE A", THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOOD). AREAS AS DEPICTED ON LOWRI, CASE #18-06-2843P, EFFECTIVE MAY 20, 2020, REVISION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #1804000202, MAP REVISED DECEMBER 4, 2012.

LOT OF RECORD AND OTHER REFERENCE DOCUMENTS:

1. "ROAD DEDICATION PLAT SHOWING THE REALIGNMENT AND RIGHT OF WAY DEDICATION OF A PORTION OF CROSSING AT CHAMISO ROAD & A PORTION OF BECKNER ROAD ADJACENT TO TRACT 1, TRACT 3A, TRACT 40, & TRACT 8-A, PREPARED FOR PERMANENT HEALTHCARE SERVICES, TOSCA PROPERTIES, LLC AND LAS SOLERAS OESTE LTD. CO., AS RECORDED AS INST. #1046619 IN BOOK 829 PAGES 3-6.
2. LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD COUNTIES, INC. BY GARY E. BARBER, JULY 2014, PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERK'S OFFICE.
3. AERIAL SURVEY FOR TOPOGRAPHIC MAP PERFORMED BY AEROTECH MAPPING ON FEBRUARY 27, 2007 BEARING PROJECT NUMBER A1800000-007 AND BEARING SEAL OF ERIC T. PHAM, CERTIFIED PHOTOGRAMMETRIST NO. 1585.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON OR AS SHOWN ON THOSE SPECIFIC REFERENCE DOCUMENTS.

SHEET INDEX

2 OF 3: OVERALL SITE MAP & ROAD DEDICATION SUMMARY
3 OF 3: PHASE 1, LOT 1

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 19TH DAY OF MARCH, 2020, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND THE PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DREGO J. SHERWOOD, MAPS#33986 5/2/2020

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO SUBMIDRE THOSE LANDS AS SPECIFIED AND SHOWN HEREON

ALL THOSE PORTIONS OF PHASE 1 AND 2 INDICATED FOR DEDICATION ARE HEREBY DEDICATED AS PUBLIC RIGHT OF WAY AND ADDED TO THE BECKNER ROAD RIGHT OF WAY. THE BECKNER ROAD RIGHT OF WAY AND ADJACENT EASEMENTS, AS SHOWN ON PLAT RECORDED AS INST. #1046619, ARE HEREBY DEDICATED FOR CONSTRUCTION, MAINTENANCE AND EASEMENTS WITHIN THE ADJACENT PROPERTIES FOR ROADWAY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, THE SLOPES AND DRAINAGE STRUCTURES.

THE PRIVATE ACCESS IS HEREBY RESERVED FOR USE BY THE RESIDENTS OF LOT 1 AS SHOWN HEREON FOR INGRESS, EGRESS, CONSTRUCTION & MAINTENANCE OF SAID SHARED ACCESS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THIS EASEMENT IS ALSO GRANTED FOR INGRESS & EGRESS FOR EMERGENCY TYPE VEHICLES. THESE ROADS ARE NOT DEDICATED TO THE PUBLIC EXCEPT FOR EMERGENCY TYPE VEHICLES.

OPEN SPACE TRACT/DRAINAGE WAY (THE APPROX DE LOS CHAMISOS) WITHIN LOT 1 IS HEREBY GRANTED TO THE CITY OF SANTA FE.

DRAINAGE EASEMENTS ARE HEREBY CREATED FOR THE MITIGATION OF STORM WATERS OF THE SUBDIVISION LOTS AND ROADS. THE MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

TRAIL EASEMENTS SHOWN HEREON, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR A PUBLIC NON-MOTORIZED PEDESTRIAN TRAIL AND THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF SAID TRAIL. MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

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

PUBLIC SERVICES COMPANY OF NEW MEXICO ("PSC"), A NEW MEXICO CORPORATION, (PSC) ELECTRIC FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"ONEST CORPORATION, D/B/A CENTURYLINK (ONEST)" FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURNED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ADDING OPENING ACCESSIBLES AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

CONCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT LANDS OF GRANTOR FOR THE PURPOSES SET FORTH. HEREIN AND WITHIN THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTOR, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES AND BRUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SWIM POOL (ADJACENT TO SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE, SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 35.77 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY ESTANCIAS DEL NORTE HOME OWNERS ASSOCIATION (OWNERS) AND SUBSEQUENT HEREIN, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) BY THE EVENT OF DRAINAGE FACILITY MAINTENANCE, DETENTION AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO DRAINAGE FACILITY MAINTENANCE, DETENTION AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK; BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

DRAINAGE FACILITIES MAINTENANCE

THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

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 HOMEOWNERS ASSOCIATION SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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 GULCHES, 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.

OWNER LOT 1-A:

ABACUS FUND, L.L.C.

MANAGING MEMBER:

STATE OF NEW MEXICO

COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ OF ABACUS FUND, L.L.C., ITS

NOTARY PUBLIC COMMISSION EXPIRES _____

SUBDIVISION PLAT LAS SOLERAS LOT 1-A PHASE 1 PREPARED FOR ABACUS CAPITAL GROUP

LYING WITHIN SECTION 18, T16N, R9E, N.M.P.M.
CITY AND COUNTY OF SANTA FE, N.M.

PURPOSE: TO CREATE 1 RESIDENTIAL LOT AND

CREATE A COMMERCIAL PHASE 2 PARCEL

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: ABACUS CAPITAL GROUP

PARENT PARCEL: LOT 1-A, ROAD DEDICATION PLAT SHOWING THE REALIGNMENT AND RIGHT OF WAY DEDICATION OF A PORTION OF CROSSING AT CHAMISO ROAD & A PORTION OF BECKNER ROAD, RECORDED AS INST. #1046619 IN BOOK 829 PAGES 3-6.

LOT 1-A UPG# 1-049-034-206-177.

PLSS LOCATION: SECTION 18, T16N, R9E, NPM, NPM.

CITY: SANTA FE

COUNTY: SANTA FE

STATE: NEW MEXICO

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 S CAMINO ENTRADA
SANTA FE, N.M. 87507-4771-6660
FILE# 104662PM DATE: 11/22/2020

NOTES

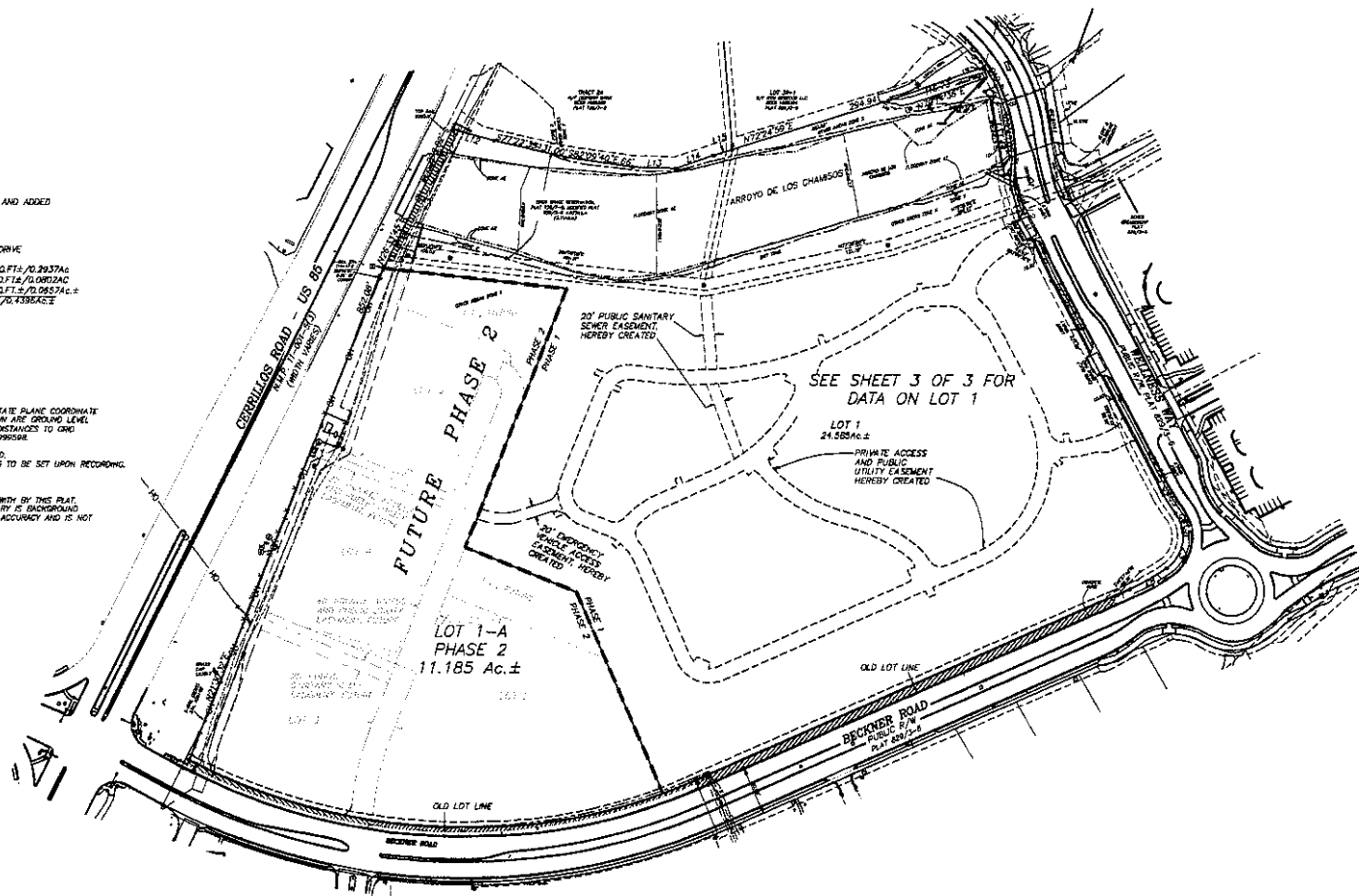
PORTIONS HEREBY DEDICATED AND ADDED TO PUBLIC RIGHT OF WAY

ROAD DEDICATION SUMMARY
SHOWING AREA ADDED TO BECKNER DRIVE
TRACT # DEDICATED
ADJACENT TO LOT 1 PHASE 1 12757.7 SQ.FT./0.2937AC
ADJACENT TO LOT 2 PHASE 2 3496.5 SQ.FT./0.0802AC
ADJACENT TO LOT 3 PHASE 2 2865.6 SQ.FT./0.0657AC
TOTAL DEDICATION 19119.8 SQ.FT./0.4396AC±

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.9998.

1" DENOTES REBAR, OR AS SHOWN, FOUND.
1/2" DENOTES 1/2" REBAR WITH CAP 1.3286 TO BE SET UPON RECORDING.
CALCULATED POINT, NOT SET.
PUBLIC UTILITY EASEMENT.
SLOPE EASEMENT.
BORDERLINE OF LANDS DEALT WITH BY THIS PLAT.
INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



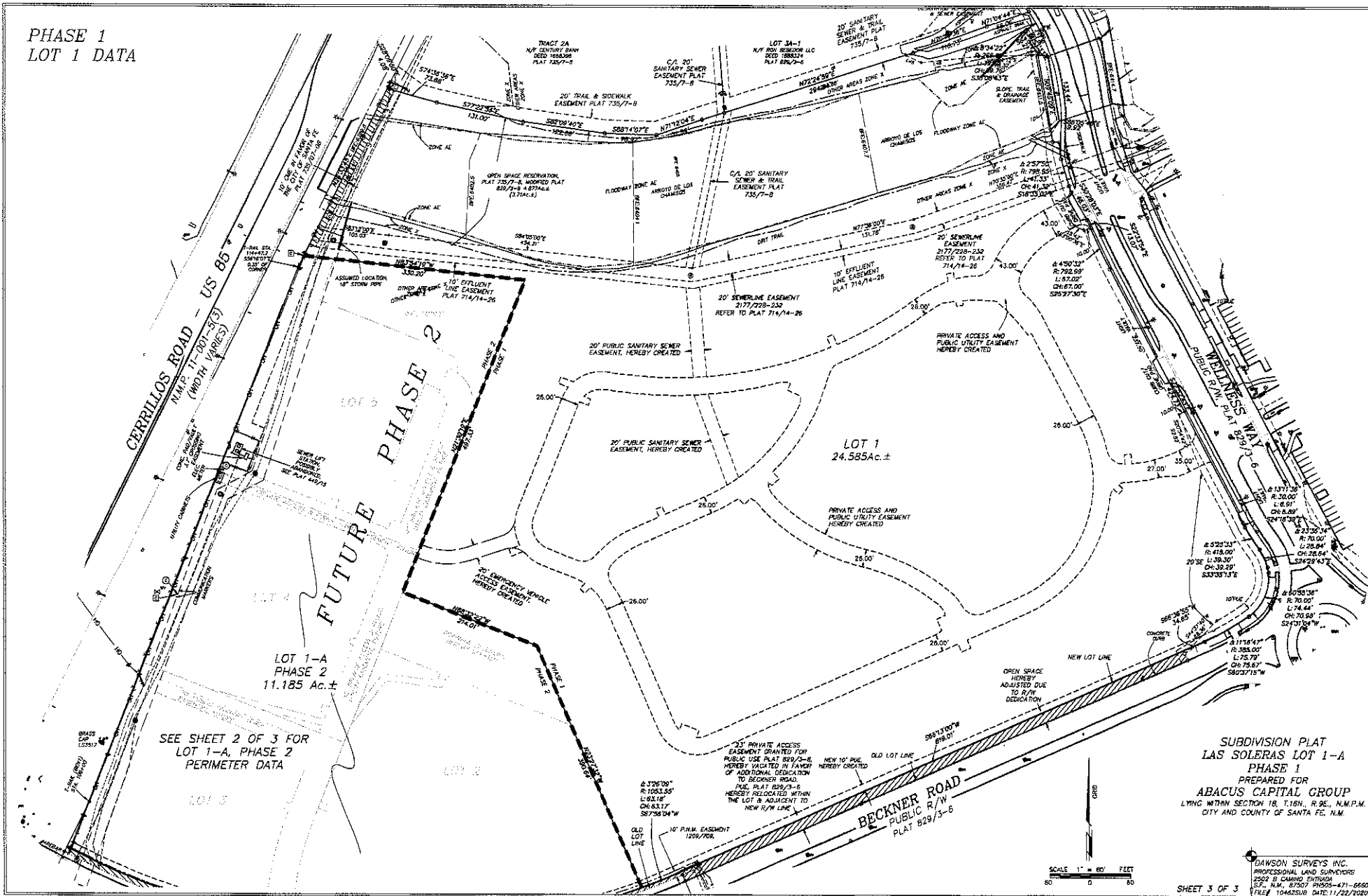
DEED J. BISHOP, MAPS#13586 8/3/2020

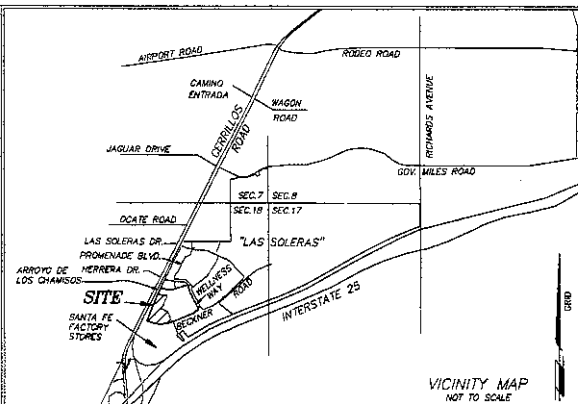
SUBDIVISION PLAT
LAS SOLERAS LOT 1-A
PHASE 1
PREPARED FOR
ABACUS CAPITAL GROUP
LYING WITHIN SECTION 18, T.18N., R.9E., N.M.P.M.
CITY AND COUNTY OF SANTA FE, N.M.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 S. CAMINO CENTRAL
S.F., N.M., 87507 PH:505-471-6660
FILE# 10482SUB DATE: 11/22/2020

PHASE 1
LOT 1 DATA





UTILITY COMPANIES

COMPSET DATE

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

PSC ELECTRIC SERVICE DATE

NM GAS COMPANY DATE

QWEST CORP. 4/24/01 CENTURYLINK QWEST

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

QWEST CORPORATION 0/0/0 CENTURYLINK(QWEST) DATE

CONTROL REFERENCE

BEARINGS ARE GIVEN REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE FROM GPS STATE PLANE PROJECTION. DISTANCES ARE MEASURED TO 0.000 ANGS. DATA DERIVED FROM CHAMBERS GPS BASE STATION (NAD83) 687,688.070 E-1708843.432 ELEV-6872.338', ESTABLISHED FROM SANTA FE COUNTY CONTROL STATIONS USING DATA FROM THE 1992 BLUEBOOK REPORT FOR NGS AND S.F. CO.

SANTA FE COUNTY SIGNATURES

SANTA FE COUNTY TREASURER DATE

COUNTY OF SANTA FE, N.M.
I, COUNTY CLERK, do hereby certify that this instrument was filed for record on the _____ day of _____, 2020, at _____ o'clock _____ and was duly recorded in _____ of the records of Santa Fe County.
Witness my Hand and Seal of office
GEROLAMO SALAZAR
County Clerk, Santa Fe County, N.M.

Deputy

CITY OF SANTA FE APPROVAL & REVIEW
APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF 2020, AS CASE NO. 2020-

PLANNING COMMISSION CHAIRPERSON DATE

PLANNING COMMISSION SECRETARY DATE

CITY ENGINEER FOR LAND USE DATE

CITY PLANNER DATE

NOTES

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCO 1987 AND SUBSEQUENT AMENDMENTS.
- BUILDABLE AREAS FOR PLATTED PARCELS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
- EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
- THE PROPERTY AND STRUCTURES SHALL BE CONNECTED TO THE CITY'S PUBLIC SEWER COLLECTION SYSTEM.
- PRIOR TO ANY NEW CONSTRUCTION PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
- WASTEWATER U.E.C. CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
- NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
- NO WALLS, FENCES OR OTHER STRUCTURES THAT WOULD IMPIDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
- ANY AND ALL DEVELOPMENT SHALL MEET THE IFC CODE REQUIREMENTS 2008 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

FLOOD ZONE

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, "OTHER FLOOD AREAS ZONE X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AND WITHIN "ZONE A", THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD). AREAS AS DEPICTED ON LOWA CASE #19-06-20A-CP, EFFECTIVE MAY 20, 2020, REVISION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), #180400000E, MAP REVISED DECEMBER 4, 2012.

LOT OF RECORD AND OTHER REFERENCE DOCUMENTS:

- TOWN DEDICATION PLAT SHOWING THE ALIGNMENT AND RIGHT OF WAY DEDICATION OF A PORTION OF CROSSING AT CHAMBERS ROAD & A PORTION OF BECKNER ROAD ADJACENT TO TRACT 1, TRACT 2A, TRACT 4B & TRACT 8-A PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, TOSCA PROPERTIES, LLC, AND LAS SOLERAS DESIGNS LTD, CO., AS RECORDED AS INST. # 1848819 IN BK. 626 PAGES 3-5.
 - LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD COURTES, INC. BY GARY E. DAWSON, MALS 7014, PLAT RECORDED AS INSTRUMENT NUMBER 1882443 ON THE 17TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERK'S OFFICE.
 - AERIAL SURVEY FOR TOPOGRAPHIC MAP PERFORMED BY AEROTECH MAPPING DATED FEBRUARY 27, 2020 BEARING PROJECT NUMBER ATN000220-007 AND BEARING SEAL OF ERIC T. PHAN, CERTIFIED PHOTOGRAMMETRIST NO. 15086.
- ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON OR AS SHOWN ON THOSE SPECIFIC REFERENCE DOCUMENTS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 19TH DAY OF MARCH, 2020, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DEED # 2020000000, MAP# 15086 11/22/2020

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO SUBDUDE THOSE LANDS AS SPECIFIED AND SHOWN HEREON.

THE PRIVATE ACCESS IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 4, AS SHOWN HEREON FOR IMPROVED, EGRESS, CONSTRUCTION & MAINTENANCE OF SAID SHARED ACCESS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE SHARING LAND OWNERS. THIS EASEMENT IS ALSO GRANTED FOR EMERGENCY TYPE VEHICLES. THESE AREAS ARE NOT DEDICATED TO THE PUBLIC EXCEPT FOR EMERGENCY TYPE VEHICLES.

DRAINAGE EASEMENTS ARE HEREBY CREATED FOR THE MITIGATION OF STORM WATERS OF THE SUBDIVISION LOTS AND ROADS. THE MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

TRAIL EASEMENTS SHOWN HEREON, CREATED BY THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR A PUBLIC NON-MOTORIZED PEDESTRIAN TRAIL AND THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF SAID TRAIL. MAINTENANCE IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSC"), A NEW MEXICO CORPORATION, (PSC ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

"QWEST CORPORATION, 0/0/0 CENTURYLINK QWEST" FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PRESTALS AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SHOWING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE SUBDIVISION.

CONCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, MAINTAIN, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF OWNER OR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF QWEST, INCLUDING SUFFICIENT WEREWAD AREA, SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (UNDERGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POLES, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS.

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. THIS PLAT CONTAINS 11.185 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATING JURISDICTION OF THE CITY OF SANTA FE, N.M.

STORM WATER AGREEMENT

PROPERTY OWNERS HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY OWNERSHIP BY ESTATEHOLDERS, NOT HOME OWNERS ASSOCIATION(OWNERS) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEH THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

DRAINAGE FACILITIES MAINTENANCE

THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

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 HOMEOWNERS ASSOCIATION SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. 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 BUILTS 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.

OWNER LOT 1-A:
ABACUS PLUMB, LLC

MANAGING MEMBER

STATE OF NEW MEXICO

ISS

COUNTY OF _____

202_

ON THIS _____ DAY OF _____

202_

INSTRUMENT HAS ACKNOWLEDGED BEFORE ME BY _____

IT'S _____

OF ABACUS PLUMB, LLC.

NOTARY PUBLIC

COMMISSION EXPIRES _____

SUBDIVISION PLAT
LAS SOLERAS LOT 1-A
PHASE 2
PREPARED FOR
ABACUS CAPITAL GROUP
LYING WITHIN SECTION 18, T.16N., R.9E., N.M.P.M.
CITY AND COUNTY OF SANTA FE, N.M.
PURPOSE: TO SUBDUDE PHASE 2 INTO 4
COMMERCIAL LOTS

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: ABACUS CAPITAL GROUP

PARENT PARCEL: LOT 1-A PHASE 2, "SUBDIVISION PLAT LAS SOLERAS LOT 1-A PHASE 2 PREPARED FOR ABACUS CAPITAL GROUP", RECORDED AS INST. # _____ IN BOOK _____ PAGES _____

LOT 1-A UPC# 1-049-094-208-177

PLSS LOCATION: SECTION 18, T.16N., R.9E., N.M.P.M.

CITY: SANTA FE

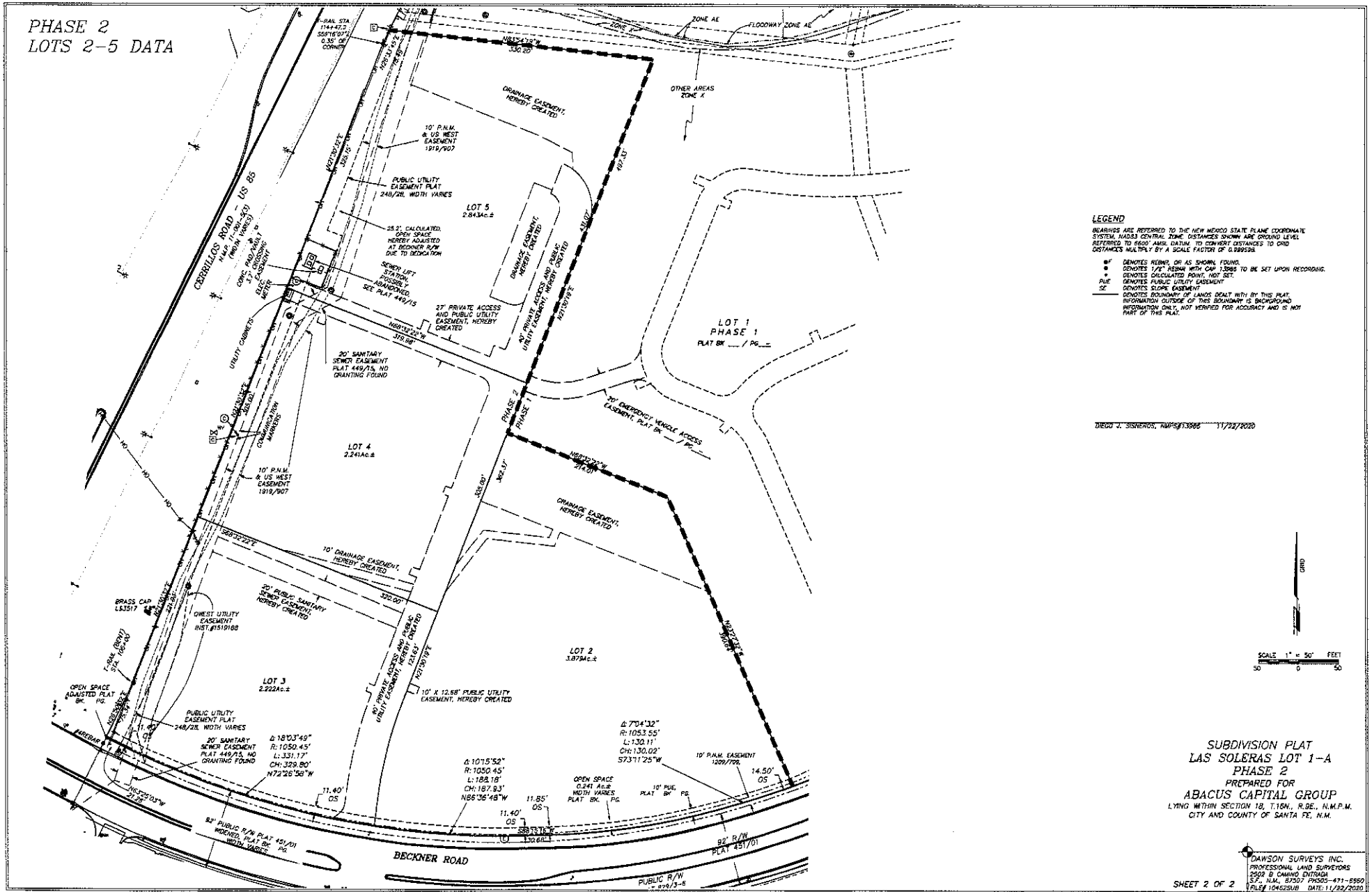
COUNTY: SANTA FE

STATE: NEW MEXICO

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 S. SANJOSE ENTRADA
SANTA FE, N.M. 87507 471-5660
FILE# 10462942 DATE: 11/22/2020

SHEET 1 OF 2

PHASE 2
LOTS 2-5 DATA



LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83. CENTRAL ZONE DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL. LATITUDE TO CONFORM DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.9999999999.

- DENOTES REIGN, OR AS SHOWN, FOUNDS.
- DENOTES TAX REPAIR WITH C/P 1088S TO BE SET UP ON RECORDING.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES PUBLIC UTILITY EASEMENT.

PLAT DENOTES PLAT, BACKGROUND.

LINE DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT.

INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

DIEGO J. SISNEROS, NMPS#13905 11/22/2020

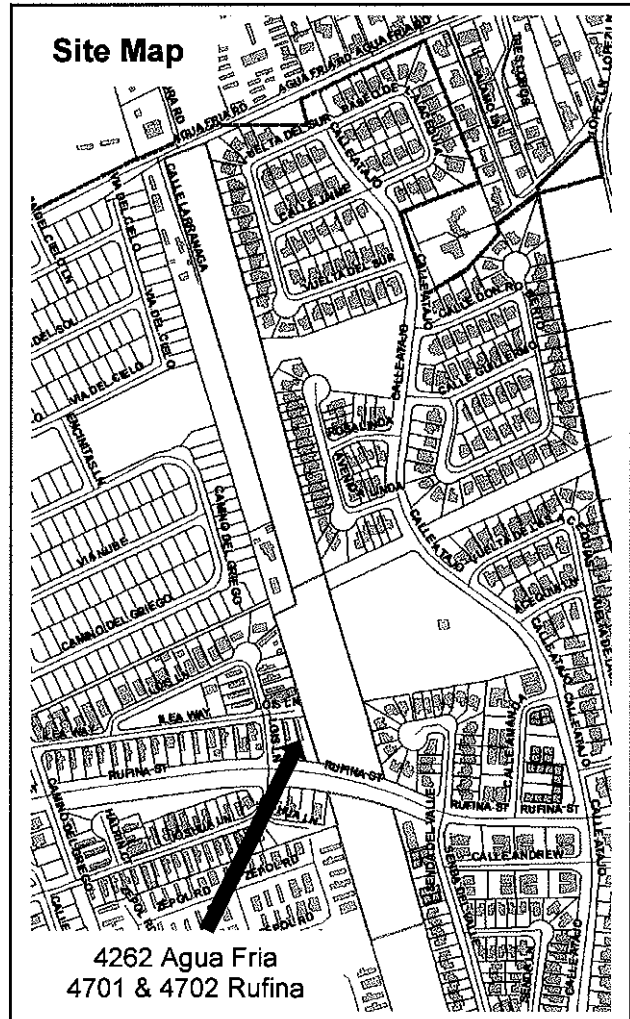
SUBDIVISION PLAT
LAS SOLERAS LOT 1-A
PHASE 2
PREPARED FOR
ABACUS CAPITAL GROUP
LYING WITHIN SECTION 18, T.16N., R.8E., N.M.P.M.
CITY AND COUNTY OF SANTA FE, N.M.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
S.F., N.M., 87507 PH505-471-6860
FILE# 10462SUB DATE: 11/22/2020



Land Use Department Planning Commission Staff Report

Case No: 2020-2897 & 2020-2915
Hearing Date: January 7, 2021
Applicant: Liaison Planning Services, Inc.
Request: Preliminary Subdivision
Location: 4262 Agua Fria, 4701 & 4702 Rufina Street
Case Mgr.: Lee Logston
Zoning: R-5 (Residential – five dwelling units per acre) and R-6 (Residential – six dwelling units per acre)
Overlay: None
Pre-app Mtg: January 10, 2019
ENN Mtg: June 1, 2020
Proposal: Preliminary Subdivision for 61 residential lots on 11.47 acres.



Case #2020-2897. 4262 Agua Fria Street and 4701 Rufina Street Aguafina Preliminary Subdivision.

Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests approval of a preliminary subdivision plat for 46 single-family residential lots located at 4262 Agua Fria Street and 4701 Rufina Street. The properties are zoned R-5 (Residential- five dwelling units per acre) and total approximately 9.05 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

Case #2020-2915. 4702 Rufina Street Aguafina Preliminary Subdivision.

4702 Rufina Street Aguafina Preliminary Subdivision. Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests approval of a preliminary subdivision plat for 15 single-family residential lots located at 4702 Rufina Street. The property is zoned R-6 (Residential- six dwelling units per acre) and is approximately 2.42 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

I. RECOMMENDATION:

The Planning Commission should **APPROVE** the preliminary subdivision plat for Case #2020-2897, with the conditions of approval and technical corrections listed in this report.

The Planning Commission should **APPROVE** the preliminary subdivision plat for Case #2020-2915, with the conditions of approval and technical corrections listed in this report.

Four motions will be required in this case:

- *Approve or deny the Preliminary Subdivision for Case #2020-2897, subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Preliminary Subdivision for Case #2020-2915, 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 #2020-2897 (Exhibit A(2))*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2020-2915 (Exhibit A(3))*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for Case #2020-2897 and Case #2020-2915:

#	Condition of Approval	Dept. or Division	To be completed by:
1	An approved Development Water Budget shall provide 9.8% contingency per SFCC 14-8.13(E)(1).	Public Utilities/Water Division	Prior to Final Subdivision Plat Approval
2	Applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a).	Public Utilities/Water Division	Prior to Building Permit Application
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 Final Subdivision Approval
4	The Applicant shall record, with the Office of the County Clerk, a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes	Land Use/Current Planning	Prior to Final Subdivision Recordation
5	Homeowner Association Articles of Incorporation, Bylaws, and Covenants shall be provided for City review per 14-9.5(A)(2).	Land Use/Current Planning	Prior to Final Subdivision Approval
6	The Applicant shall realign a 15' access easement for the property at 1152 Calle Atajo to the north side of 4701 Rufina Street, to preserve their access to "Powerline Road".	Land Use/Current Planning	Prior to Final Subdivision Approval
7	The Applicant shall dedicate a 10'	Land Use/Current Planning	Prior to Final

	pedestrian/trail easement south of the 1152 Calle Atajo easement for the purpose of a future public trail.		Subdivision Approval
8	The Applicant shall dedicate a 20' wide emergency access easement between 4262 Agua Fria and 4701 Agua Fria, with Opticom gates that operate both directions.	Fire Marshall	Prior to Final Subdivision Approval
9	The Fire turn around at 4701 Rufina Street must be reconfigured to meet IFC standards.	Fire Marshall	Prior to Final Subdivision Approval
10	Ensure compliance with all on-site general ADA requirements (See ADA Site DRT form).	Building Division/ADA Site	Prior to Final Subdivision Approval
11	Add Wastewater approval signature line to the plat	Public Utilities/Wastewater	Prior to Final Subdivision Submittal
12	Explain how drainage will enter pond for Tract A. It does not appear that drainage from the street is able to enter the pond. Provide detail/section showing this.	Land Use/Terrain Management	Prior to Final Subdivision Submittal
13	Provide sections for the ponds.	Land Use/Terrain Management	Prior to Final Subdivision Submittal
14	Note 11 on the preliminary subdivision plat must be removed. The city will not track a group credit of ponding for lots. If the intent of this note is to allow differing amounts of on lot ponding for each lot, include a table with all lots listed and the amount of impervious surface allowed on each lot.	Land Use/Terrain Management	Prior to Final Subdivision Submittal

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 preliminary subdivision plat is for sixty-one (61) residential lots on three tracts of land (4262 Agua Fria Street, 4701 Rufina Street, and 4702 Rufina Street). The Application is being processed as one subdivision per Governing Body action on prior Case #2020-2273 (Explanation in Background Section). The three tracts total approximately 11.47 acres. Tract C-1 and C-2 are zoned R-5 (Residential-five dwelling units per acre), and Tract B-1 is zoned R-6 (Residential- five dwelling units per acre). The preliminary subdivision plat is being processed as two separate cases due to the different zoning districts, and also because conditions of approval may differ for the two cases.

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



IV. BACKGROUND:

Previously these properties went through a series of public hearings between 2012 and 2014, with density and road connectivity being the primary concerns of area residents. The series of public hearings concluded with the Governing Body approving a rezoning for two the properties with specific conditions on how all three properties could be developed (Case #2012-104). These conditions were included in the Findings of Fact for the Case (Item #13-0191), collectively called the “Applicant Undertakings”, as the Applicant had offered to develop the property in this way in to meet the desires of the neighbors. The Applicant agreed to:

1. Submit its request for subdivision and/or development plan approval to the Planning Commission for both the Property and the Adjacent Parcel (4262 Agua Fria) as a single application;
2. Develop the Adjacent Parcel consistent with R-3 zoning, notwithstanding that it is zoned R-5;
3. Not request use of Powerline Road as either a primary or secondary access for either the Property or the Adjacent Parcel as part of its application for such Commission approval, but to instead propose three base-course lot access driveways, serving eight lots each; and
4. Grant an easement to Abe and Kathleen Tapia and their successors across the Adjacent Parcel to permit them to access Powerline Road.

Per these conditions, the previous proposal was a 23-lot subdivision designed to include three dead-end, base course private lot access driveways. Staff saw no compelling reason to deviate from the code requirements for connectivity and infrastructure standards required by SFCC 14-9.2, and could not recommend approval. Staff highlighted the lack of sidewalks, and argued this omission would hinder pedestrian movement and safety for new residents, and leave Las Acequias Park without a logical new pedestrian connection. It was approved by the Governing Body in an appeal case (Case #2012-93), despite staff’s concerns. This subdivision was never recorded and the approval expired, but the conditions imposed on the three tracts of land by the Governing Body in Case #2012-104 remain with the land.

In 2019, the current owner of the land brought an application to the City. Originally, the Applicant wanted to develop the property as originally approved, but current staff had the same concerns as when the subdivision was originally proposed in 2012. The Applicant has held a series of ENNs and other meetings with residents. Through these negotiations, residents expressed a desire for high quality, site-built (“stick-built”) homes and better pedestrian connectivity, recognizing that the 23-lot subdivision would result in private, lot access driveways without sidewalks. The Applicant then decided to redesign the site at greater density so that site-built homes and proper roads would be financially feasible.

The Applicant then sought an amendment to the conditions attached to the original rezoning case (Case #2020-2273), a rezoning from R-3 to R-5 for 4701 Rufina Street (Case #2020-2274), and a rezoning from R-3 to R-6 for 4702 Rufina Street (Case #2020-2287). The Planning Commission gave a favorable recommendation for all three requests on August 20, 2020, and the Governing Body approved all three requests on October 22, 2020, adding a condition that the Applicant shall record with the Office of the County Clerk a restrictive covenant that requires the construction of site-built homes. Staff has added this as a condition of approval for the preliminary subdivision plat.

Having amended the conditions and obtained the rezonings necessary to develop all three tracts of land at a density to support paved roads and sidewalks and site-built homes per the wishes of the Las

Acequias Neighborhood Association, the Applicant now requests that the Commission approve the preliminary subdivision plat proposal.

V. EXISTING CONDITIONS:

The three vacant parcels stretch from Agua Fria Street to south of Rufina Street, totaling approximately 11.47 acres. The Cielo Azul subdivision, Roadrunner West and Sierra Vista mobile home parks, and the Las Acequias subdivision surround the properties.

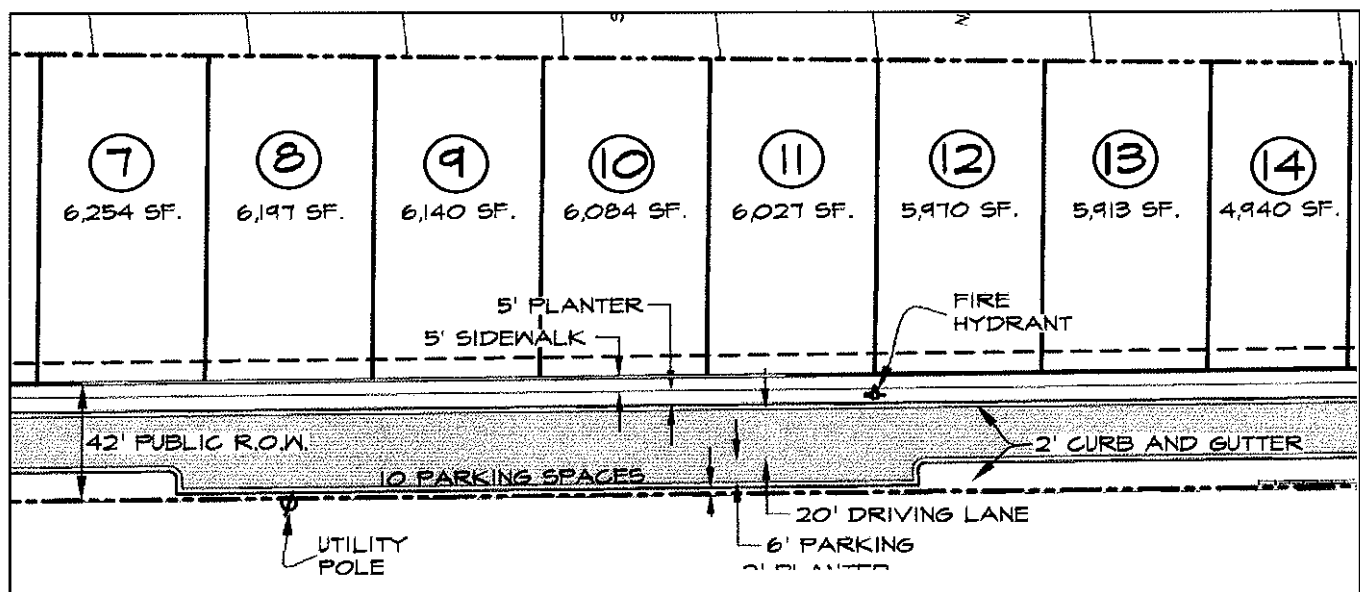
VI. PROJECT ANALYSIS

The two tracts north of Rufina Street will have a combined 46 lots (28 on Tract C-1 and 18 on Tract C-2), corresponding to their R-5 zoning. Tract B-1, south of Rufina Street, will have 15 lots, corresponding to its R-6 zoning. Tract B-1 is intended to connect as a through road to the proposed Casa de Todos subdivision, currently under review.

Access and Road Configuration

All three tracts propose innovative street design, as defined in SFCC Subsection 14-9.2(B)(3): *To better achieve the intent of Section 14-9.2, the planning commission ... may consider and approve innovative street designs that are not included among the street types and street sections shown or described in this Section 14-9.2 that provide adequate pedestrian and bicycle facilities ...* The Applicant's request for these street designs is included in Exhibit E(1).

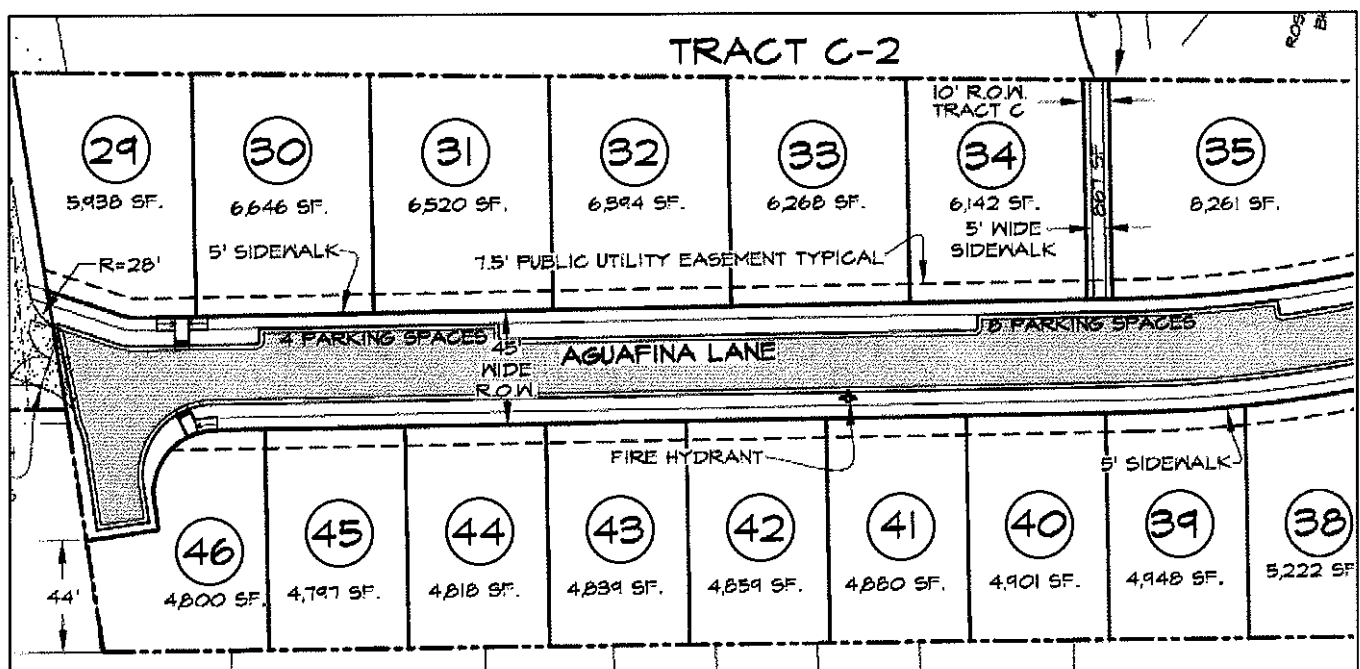
The northernmost tract of land, Tract C-1, is accessed from Agua Fria Street and will have 28 lots. This street, "Aguafina Road", is proposed as a 42' wide public right of way (ROW) using an innovative street design to provide on-street parking in two sections, and also to give lots slightly greater depth to enable greater buildable area and home design options. Aguafina Road will run approximately 1,600 feet south before dead-ending at an emergency access gate at the easement platted as "Powerline Road". A fire-approved turnaround is provided shortly before this dead-end.



Tract C-1 Aguafina Road proposal

The innovative design incorporates a continuous 5' sidewalk and 5' planter strip along the east side of the road, and provides two, ten-space parallel on-street parking areas on the west side for use of all residents. The west side of the street will have curb and gutter, but a sidewalk will not be built at this time. A sidewalk on the west would be provided by the adjacent property owner at some point in the future if they develop their property. The sidewalk will directly abut the curb in the two sections of off-street parking. This sidewalk plan was approved by former City Traffic Engineer John Romero in August of 2019.

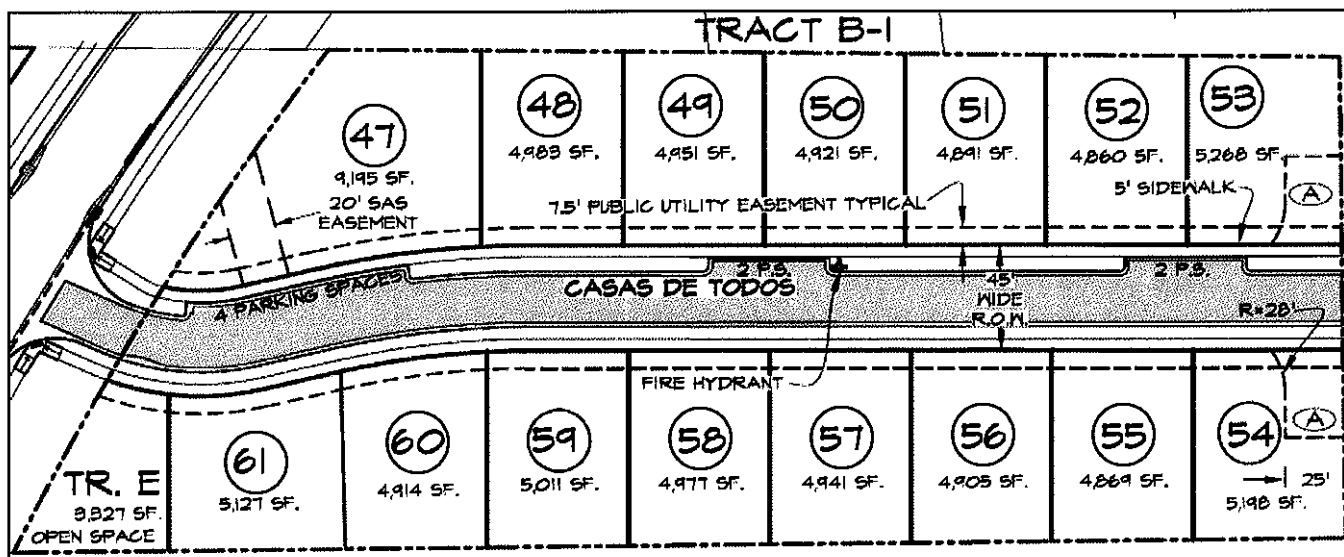
The center portion, Tract C-2, will access Rufina Street and will have 18 lots. This street, "Aguafina Lane", is proposed as a 45' ROW using innovative street design to provide 12 parallel on-street parking spaces and increase lot depth. Aguafina Lane will run north before dead-ending at an emergency access gate at the easement platted as "Powerline Road". A turnaround is provided at this dead-end.



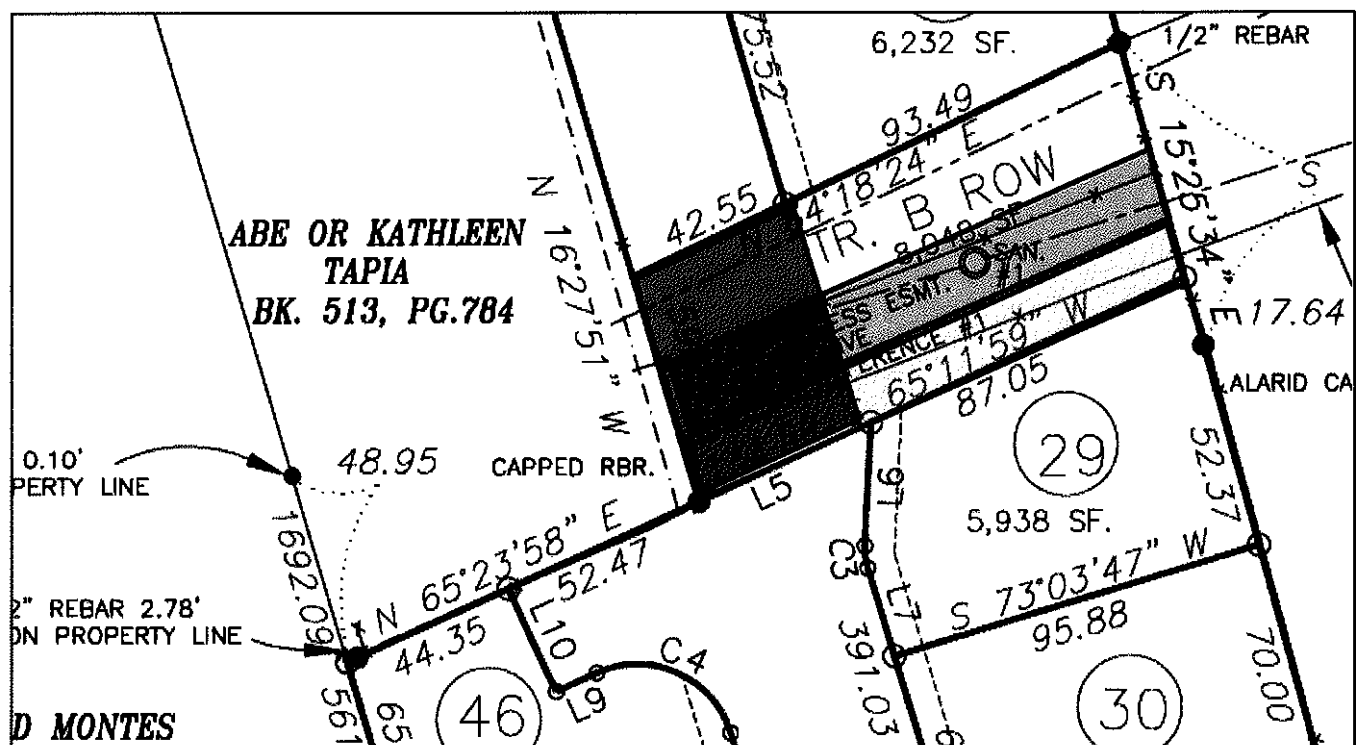
Tract C-2 Aguafina Lane road proposal

The innovative street design incorporates a continuous 5' sidewalk along the east and west sides of the road, and provides two parallel parking areas (combined 12 spaces) on the east side for use of all residents. The west side of the street will have curb and gutter, five foot planter strips, and a five foot sidewalk. On the east side, the sidewalk would directly abut the curb in the two sections of on street parking. This is an AASHTO approved design, allowing passengers using the parallel off street parking spaces to step directly onto the sidewalk.

The southern Tract B-1 will access Rufina Street and will have 15 lots. This street, "Casa de Todos Lane", is proposed as a 45' ROW using the same innovative street design proposed for Tract C-2, providing on street parking (8 spaces) and increasing lot depth for increased buildable area.



This street is intended to connect as a through street to the future proposed preliminary subdivision of Casa de Todos, all the way south to Calle Atajo near Airport Road. Depending on the timing of the build-out of both subdivisions, a temporary emergency turnaround may be needed on Tract B-1. The proposed plat provides a temporary easement for this turnaround in lots 53 and 54, with a plat note that the easement will be extinguished when the road connects in the future.



(Red: 20' Emergency Access Easement, Blue: 15' Tapia Easement, Green: 10' trail easement)

The home at 1152 Calle Atajo will have access along Powerline Road to Calle Atajo, as conditioned in the original R-3 rezoning of 4701 and 4702 Rufina Street. The access easement to the Tapia Home will be rerouted to the north portion of Tract C-2, where it abuts Powerline Road. A new 10' pedestrian

easement will be established at the south portion providing for a future public trail connecting the Las Acequias subdivision and Las Acequias Park to the trail easement provided at the southern end of the Cielo Azul neighborhood. An emergency access easement will run north/south between Tracts C-1 and C-2, crossing both these easements, with Opticon controlled emergency access gates at either end. The Fire Marshall has required that the turn around on Tract B-1 be reconfigured to meet IFC requirements.

While Chapter 14 requires complete road connectivity to serve the area better, Governing Body action on Ordinance #2013-12 specifically mandated that no through street would connect to Calle Atajo via Powerline Road, in accordance with the wishes of Las Acequias residents. Specifically, the Governing Body rejected the Planning Commission's August 20, 2020 recommendation that the portion of Applicant Undertaking #3 addressing this connection be struck. The configuration of roads for both the proposed Aguafina and Casas de Todos subdivisions was approved by former City Traffic Engineer John Romero in August of 2019. Furthermore, the arrangement of all three roads satisfies the condition of approval for the original R-3 rezoning of 4701 and 4702 Rufina Street, upheld by the Governing Body in their decision on August 22, 2020.

Traffic

A Traffic Impact Analysis (TIA) was performed in November, 2019 and was updated in November, 2020. Traffic counts assumed a build out year of 2024 and included a 3% annual "background" increase in traffic to account for future residential growth in the surrounding areas. All traffic counts were performed in January and October, 2019 (Pre-Covid). Level of Service (LOS) is ranked A-F, with "A" being the highest level of service with the least delays and "F" indicating a breakdown in intersection operation. The TIA compared current traffic counts with build-out traffic projections at Calle Atajo & Rufina Street, Joshua/Lois Lane & Rufina Street, Agua Fria Street & Martin Mora Road, Aguafina Road (proposed) & Agua Fria Road/Martin Mora, Aguafina Lane (proposed)/Casa de Todos (proposed) & Rufina Street. In no case did the level of service change, with all intersections except Joshua/Lois Lane and Rufina Street performing at LOS "C" or above. The intersection of Joshua/Lois Lane and Rufina Street already performs at LOS "D", and the proposed subdivision did not add to this dysfunction. The TIA summary and traffic counts and projections can be found in Exhibit E(3).

Trail Connection

As mentioned above, the proposed subdivision will create a 10' wide pedestrian trail easement along Powerline Road, corresponding to the 10' wide pedestrian trail easement created as part of the Cielo Azul Subdivision. The intent is to provide for a future trail shown in the 1983 Bikeways Master Plan, originally envisioned as a connection to the Acequia Trail to the east. While subsequent development to the east of Las Acequias makes it unlikely to connect a trail all the way from Las Acequias subdivision to the existing Acequia Trail, the City Metropolitan Planning Organization (MPO) would still like to complete a trail from the Las Acequias subdivision west to connect to the easement below the Cielo Azul subdivision. Such a trail would provide a pedestrian path all the way from Las Acequias to Camino del Griego, and would provide an alternative route for children trying to reach Ramirez Thomas Elementary School that would avoid Rufina Street. If the City prioritizes this trail, work will have to be done to make that connection across the Tapia Property. Gaining this connection and building the trail would need to be a City-initiated effort, and is beyond the scope of this Application.

The Applicant will also provide a 10' wide pedestrian easement between Lots 34 and 35 of Tract C-2, in order to create a path for pedestrians to access the southwest corner of Las Acequias Park from Aguafina Lane. This was an expressed desire of both LANA and MPO staff.

Grading and Drainage

Tract C-1 will have open space and a detention pond in the middle of the parcel where there is an existing drainage corridor. Drainage from Tract C-2 will collect in drainage swales on either side of the road and will be directed to two ponds near Rufina Street. Tract B-1 will drain through swales to detention ponds at Rufina Street.

Landscaping

Open space and ponding areas will be landscaped per Chapter 14 requirements. Street trees will be planted along roadways with consistent 5' planter strips and 5' sidewalks. Where the innovative street design provides parallel parking, street trees will be planted along all sections except where the parallel parking prevents it.

Fire, Water, Sewer, and Dry Utilities

City water, sewer and all private utilities are available at the site. A 7.5 foot utility easement is provided at the front of each lot. Water will connect to existing lines in Agua Fria Road and Rufina Street. Wastewater from Tract C-1 will connect to an existing line in Agua Fria Street and an existing line at the north end of Tract C-2. Tract C-2 and B-1 lots will connect to an existing line in Rufina Street.

Two new fire hydrants will be installed on Tract C-1, one on Tract C-2, and no new hydrants will be placed on Tracy B-1. The nearest existing fire hydrants near Rufina Street are at Senda Del Valle and Joshua Lane. The proposed extension of Casas de Todos Lane would provide additional fire hydrants.

Water Budget

The subdivision's water budget is as follows:

0.15 acre feet (less than 6,000 sf lot) x 40 lots =	6.00 acre feet/year
0.17 acre feet (more than 6,000 sf lot) x 21 lots =	3.57 acre feet/year
<u>Landscaping =</u>	<u>0.40 acre feet/year</u>
Total	9.97 acre feet/year
<u>+ 9.8% Contingency =</u>	<u>0.098 acre feet/year</u>
Total Water Budget =	10.95 acre feet/year

Because this exceeds the 10 acre feet/year threshold for residential development in SFCC Subsection 14-8.13(E)(2)(a), the Applicant will need to obtain water rights through the water rights transfer program. This has been added as a condition of approval to be resolved before final subdivision approval.

Archaeology and Environmental Resources

The project is located within the River and Trails Archaeological Review District. Per Subsection 14-3.13(B)(3)(a), an archaeological survey of the property was performed, and a clearance permit was issued on June 6, 2013. An historic acequia was identified on Tract C-1. Per the conditions of the permit, a 20' wide conservation easement has been added to the plat to protect the acequia. The site will be assessed for prairie dogs and any colonies will be relocated prior to issuance of construction permits.

Impact on Schools

The Applicant notified the Santa Fe Public Schools (SFPS), per Ordinance #2008-32, of the proposed development. SFPS has reviewed the development and does not find any issues that would conflict with their planning processes.

Santa Fe HOMES Program

The Project will comply with current Santa Fe Homes Program ("SFHP") regulations per SFCC Article 26-1.8(A). The Applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program. Pursuant to the provisions of the SFHP, 12 lots (20%) will be affordable.

Homeowners Association and Private Covenants

Per Subsection 14-9.5(A)(2), Articles of Incorporation, Bylaws, and Homeowners Association Restrictions and Covenants will be reviewed by City Staff and the City Attorney's Office. These will be approved by final subdivision.

VII. PRELIMINARY SUBDIVISION PLAT

SFCC Section 14-3.7 governs the authority, procedures and restrictions for the division of land. SFCC Subsection 14-3.7(B)(3)(d) states that "The Planning Commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the Land Use Director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider."

The criteria for approval of a Preliminary 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 for this project was obtained in 2013. There is minimal vegetation on the site, and there are no historical sites other than a dry acequia. A 20' wide Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is 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).	Criterion Met: (Yes/No) YES
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. A 20' wide	

Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.	
Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No) YES
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.	
Criterion 4: A plat 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 plat.	Criterion Met: (Yes/No) YES
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.	
Criterion 5: A plat 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 plat.	Criterion Met: (Yes/No) YES
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.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

The Aguafina subdivision proposal has gone through numerous delays and changes. Because of this, and its intended integration into the proposed Casas de Todos subdivision, multiple ENN meetings and unofficial meetings with the Las Acequias Neighborhood Association (LANA) have been held. In the course of these meetings, LANA and other residents expressed that quality, site-built homes were a priority for the community, as were paved roads and sidewalks with connectivity to Las Acequias park and surrounding neighborhoods. LANA accepted that higher density would be needed in order to make this financially feasible.

The most recent ENN meeting was held via Zoom on June 1, 2020. The purpose of this meeting was to discuss the new 61 lot proposal and the connection to the proposed Casa de Todos subdivision, and to explain the rezonings and ordinance amendment that would be required. Las Acequias residents had several requests:

- 1) That the homes be architecturally compatible with Las Acequias
- 2) That a block wall be built on both sides of the project for its entire length
- 3) That Road Impact Fees from this project specifically be applied to improvements to the intersection of Rufina Street and Lopez Lane.

The Applicant stated that block walls of that length would be prohibitively expensive, and that fences were more likely. The maintenance of fences and complications of potentially property line conflicts was discussed, and both parties agreed to continue to this discussion at the subdivision stage.

On October 22, 2020, the Governing Body stated that they would like for Staff, the Applicant, and Las Acequias residents to pursue the possibility of a continuous wall or fence further. Staff has asked the Applicant to get quotes on a block wall and a fence, and has asked LANA to discuss fence/property line issues among property owners, and to clarify their architectural wishes for homes to be built in the subdivision. Staff is prepared to ensure that any agreements are carried out by including the required mechanisms into the approval process, including plat notes and other means.

IX. EXPIRATION

According to SFCC Subsection 14-3.19(B)(2) "Approval of a preliminary subdivision plat ... shall expire three years after final action approving it unless the final plat ... is approved." Should the Commission approve the preliminary subdivision plat and adopt the recommended Findings of Fact and Conclusions of Law at this hearing, the expiration date would be January 7, 2024.

X. ATTACHMENTS:

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact & Conclusions of Law Case #2020-2897
3. Draft Findings of Fact & Conclusions of Law Case #2020-2915

EXHIBIT B: Development Review Team Memoranda

1. Fire Review
2. Terrain Management Review
3. Landscape Review
4. ADA Site Review
5. Water Resources Review
6. Water Engineering Review
7. Traffic Response Letter

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Google Views

EXHIBIT D: ENN

EXHIBIT E: Applicant Materials

1. Application Letter
2. Santa Fe HOMES Proposal
3. Item #20-0633 Findings of Fact and Conclusions of Law Case #2020-2273
4. Traffic Impact Analysis Summary
5. 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 Case
#2020-2897**
- 3. Draft Findings of Fact & Conclusions of Law Case
#2020-2915**

EXHIBIT A
Technical Corrections
Case #2020-2897 & 2020-2915
Aguafina Preliminary Subdivision

TECHNICAL CORRECTIONS	Department	Staff
1. Drainage Maintenance Facilities note on the site plan is incomplete and does not match the full note on the plat. 2. This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition. 3. Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process. 4. In accordance with Article 14-8.4(F)(2)(e), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area." 5. Include a pond measurement post in all ponds to determine depth of water and sediment for maintenance. See attached example. 6. Dust control note on plat is incomplete. Include all of the note attached.	Land Use/Terrain Management	Dee Beingessner
1. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet. 2. Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system. 3. Install backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards. Provide detail on plan. 4. No stop & waste valves or King Drains permitted per COSF Irrigation Design Standards. Manual drain to be sch. 80 Ball Valve in a six inch round valve box. 5. City staff respectfully request the use of a gravel mulch that is washed and screened. 6. Caliper measurements for clump form and multi-stem trees shall follow The American Standard for Nursery Stock: "The number of required trunks, caliper specified is one-half (1/2) of the caliper of up to the three largest required trunks." 7. Please show light standards and fire hydrants on the landscape plan. Street trees shall be located at least fifteen (15) feet from fire hydrants and light standards. 8. City staff respectfully requests the evergreen trees be a mix of Pinon and Austrian Pine. 9. City staff respectfully requests an additional two or three species of trees to break-up the 165 Frontier Elm trees per COSF 14-8.4F(2)(d). 10. City staff respectfully requests the landscape plan scale to be no larger than 30 scale, 1 inch equals 30 feet. 11. Stormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. Storm water storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs. A percolation test is required for	Land Use/Terrain Management/Landscape	Lawrence Rivera

EXHIBIT A
Technical Corrections
Case #2020-2897 & 2020-2915
Aguafina Preliminary Subdivision

each pond. A security fence around ponds three feet and deeper with a maintenance gate is required.		
1. Connections to adjacent park shall provide for and ensure continuity of ADA accessible path of travel route(s). ADA access to the Park shall lead directly to an accessible path of travel route within the Park. 2. Provide ADA accessible path of travel route between Lot 28 & 29 at intersection of Agua Fina Lane and the unimproved roadway on Tract B. 3. Provide final subdivision documents for review graphically demonstrating compliance with all applicable ADA regulations. 4. Provide Design Professional Seal and signature with date signed on all drawing sheets. 5. See ADA DRT Memo for general On-Site and Off-Site Public ROW ADA Compliance Requirements.	Land Use/ADA Site	Jason Kluck
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 2015 Section 503.2.1). 2. 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 2015 section 503.1.1). 5. 507.5 Fire hydrant systems: Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 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). 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. Shall comply with IFC 2015 Section D103.2 Grade: Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5: Fire apparatus access road gates. 11. Shall comply with IFC 2015, Appendix D: Aerial Fire Apparatus Access Roads. 12. Shall comply with Section D106: Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Prevention	Geronimo Griego

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

Case #2020-2897

4262 Agua Fria Street and 4701 Rufina Street; Aguafina Preliminary Subdivision Plat

Owner's/Applicant's Name- Aguafina Development, LLC

Agent's Name- Liaison Planning Services, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 7, 2021 (Hearing) upon the application (Application) of Liaison Planning Services, Inc., as agent for Aguafina Development, LLC (Applicant).

The Application pertains to properties located at 4262 Agua Fria Street and 4701 Rufina Street totaling approximately 9.05 acres (Property). The Applicant requests approval of a preliminary subdivision plat for 43 residential lots (Project). The Properties are zoned R-5 (Residential-five dwelling units per acre).

In related Case #2020-2915, the Applicant requests approval of a preliminary subdivision plat for 18 residential lots for a property located at 4702 Rufina Street, totaling approximately 2.42 acres. The property at 4702 Rufina Street is zoned R-6 (Residential-six dwelling units per acre). Although they have separate case numbers, the Applicant presented these related cases to the Planning Commission for review as a single subdivision pursuant to a condition placed on the property in a prior rezoning case, Case #2012-104, as reaffirmed in Case #2020-2273 (see background section below for more information).

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

FINDINGS OF FACT

Background

1. On March 13, 2013, the Governing Body approved a rezoning of 4701 and 4702 Rufina Street, totaling approximately 5.89 acres, from R-1 (Residential – one dwelling unit per acre) to R-3 (Residential – 3 dwelling units per acre), subject to the conditions of approval recommended by staff and additional conditions that the previous owner agreed to at the hearing, which were enumerated in the Findings of Fact and Conclusions of Law, filed by the City Clerk as Item #13-0191 (Case #2012-104). 4262 Agua Fria was already zoned R-5 and was not included within the rezoning application for Case #2012-104.
2. The additional conditions agreed to at the hearing, referred to as “the Applicant Undertakings,” formalized the previous owner’s offer to: (1) submit any request for subdivision and/or development plan approval for 4701 and 4702 Rufina Street and the adjacent parcel (4262 Agua Fria Street) as a single application; (2) develop 4262 Agua Fria Street consistent with R-3 zoning, notwithstanding that it is zoned R-5; (3) not request to use

Powerline Road as a primary or secondary access for new development at 4262 Agua Fria Street, 4701 Rufina Street, or 4702 Rufina Street, but to propose instead three base-course lot access driveways, serving eight lots each; and (4) grant an easement to Abe and Kathleen Tapia and their successors across 4262 Agua Fria Street to permit them to access Powerline Road.

3. The previous owner submitted an application for a subdivision that met the conditions described as “the Applicant Undertakings.” That application went through a series of hearings and was ultimately approved; but the subdivision was never recorded, and the approval expired.
4. In 2019, after meeting with neighbors including the Las Acequias Neighborhood Association, the Applicant decided to revise the Project design to allow development at a density that would financially support paved streets, pedestrian amenities, and quality site-built homes.
5. On October 22, 2020, the Governing Body held a public hearing to consider three cases related to the Project: (1) Case #2020-2273, in which the Applicant asked the Governing Body to amend the “Applicant Undertakings” in Case #2012-104 to accommodate the revised Project design; (2) Case #2020-2274, in which the Applicant sought R-5 zoning for 4701 Rufina Street; and (3) Case #2020-2287, in which the Applicant sought R-6 zoning for 4702 Rufina Street.
6. In Case #2020-2273, the Applicant asked the Governing Body to remove the requirement in Applicant Undertaking #2 to develop 4262 Agua Fria Street “consistent with R-3 zoning, notwithstanding that it is zoned R-5,” and to strike the portion of Applicant Undertaking #3 that required the Applicant “to propose . . . three base-course lot access driveways, each serving eight lots.”
7. At the October 22, 2020 hearing, the Governing Body, Staff, and the Applicant discussed the Applicant’s plan to build site-built housing on the Properties, as requested by neighbors, including the Las Acequias Neighborhood Association.
8. At the October 22, 2020 hearing, the Applicant’s attorney proposed to record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes, and the Applicant and the Applicant’s Agent volunteered to do so.
9. At the October 22, 2020 hearing, the Governing Body, Staff, and the Applicant discussed the request by the Las Acequias Neighborhood Association for a continuous block wall running the length of the development, including whether the request was financially feasible and whether a wall might lead to property line disputes with the many homeowners bordering the property, and the Governing Body found that the wall construction issue should be further examined and resolved by the Planning Commission at the subdivision approval stage.
10. At the October 22, 2020 hearing, the Governing Body approved the request in Case #2020-2273 to remove Applicant Undertaking #2 and the portion of Applicant Undertaking #3 that required the Applicant “to propose . . . three base-course lot access driveways, each serving eight lots.”
11. At the October 22, 2020 hearing, the Governing Body added a new Applicant Undertaking proposed by the Applicant as follows: “Prior to recordation of a final subdivision plat, the Applicant shall record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes at 4262 Agua Fria Street and 4701 and 4702 Rufina Street.”

12. At the October 22, 2020 hearing, the Governing Body approved the rezoning requests in Case #2020-2274 and Case #2020-2287.
13. On November 10, 2020, the Governing Body adopted Findings of Fact and Conclusions of Law, recorded as Items #20-0633, #20-0634, and #20-0635, to reflect its decisions.
14. Now that the zoning and conditions of approval will accommodate the Applicant's proposed Project, the Applicant seeks the Commission's approval of a preliminary subdivision plat.

General

15. 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.
16. 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)].
17. A pre-application conference was held on January 10, 2019 in accordance with SFCC Section 14-3.1(E).
18. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
19. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held via Zoom on June 1, 2020. The ENN meeting was attended by several representatives of the Applicant and members of City staff. Twenty-two members of the public attended. Residents expressed concerns, including traffic impacts to neighborhoods surrounding the property, but were generally happy that the proposal would include stick-built homes. The Applicant and residents agreed to continue negotiating over a wall or fencing between the new development and existing homes, as there could be property line issues to be resolved.
20. 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.
21. Staff recommended that the Commission should approve the preliminary subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.

Preliminary Subdivision Plat

22. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or disapprove preliminary subdivision plats.
23. SFCC Section 14-3.7(B) establishes certain procedures for preliminary 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).
24. SFCC Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC Section 14-9 (Submittal Requirements).

25. 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 preliminary subdivision.
26. 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. Archaeological clearance for this project was obtained in 2013. There is minimal vegetation on the site, and there are no historical sites other than a dry acequia. A 20' wide Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.
27. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed, as there are no water courses or FEMA designated flood plains on or near this property. The land is suitable for residential development of similar density to surrounding neighborhoods. A 20' wide Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.
28. 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.
29. 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.

Preliminary Subdivision

2. The Commission has the authority to review and approve the preliminary subdivision plat subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The preliminary subdivision plat should be approved, subject to the Conditions and technical corrections set forth in the Staff Report because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 7th DAY OF JANUARY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The preliminary subdivision plat shall expire three years after issuance of this final action unless an extension is granted or a final subdivision plat is approved pursuant to SFCC Section 14-3.19(C).

Case #2020-2897

4262 Agua Fria Street and 4701 Rufina Street; Aguafina Preliminary Subdivision Plat

Chairperson

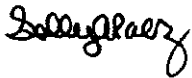
Date

FILED:

City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

January 7, 2021

Date

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

Case #2020-2915

4702 Rufina Street; Aguafina Preliminary Subdivision Plat

Owner's/Applicant's Name- Aguafina Development, LLC

Agent's Name- Liaison Planning Services, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 7, 2021 (Hearing) upon the application (Application) of Liaison Planning Services, Inc., as agent for Aguafina Development, LLC (Applicant).

The Application pertains to a property located at 4702 Rufina Street totaling approximately 2.42 acres (Property). The Applicant requests approval of a preliminary subdivision plat for 18 residential lots (Project). The Property is zoned R-6 (Residential-six dwelling units per acre).

In related Case #2020-2897, the Applicant requests approval of a preliminary subdivision plat for 43 residential lots at 4262 Agua Fria Street and 4701 Rufina Street, totaling approximately 9.05 acres. The Properties are zoned R-5 (Residential-five dwelling units per acre). Although they have separate case numbers, the Applicant presented these related cases to the Planning Commission for review as a single subdivision pursuant to a condition placed on the property in a prior rezoning case, Case #2012-104, as reaffirmed in Case #2020-2273 (see background section below for more information).

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

FINDINGS OF FACT

Background

1. On March 13, 2013, the Governing Body approved a rezoning of 4701 and 4702 Rufina Street, totaling approximately 5.89 acres, from R-1 (Residential – one dwelling unit per acre) to R-3 (Residential – 3 dwelling units per acre), subject to the conditions of approval recommended by staff and additional conditions that the previous owner agreed to at the hearing, which were enumerated in the Findings of Fact and Conclusions of Law, filed by the City Clerk as Item #13-0191 (Case #2012-104). 4262 Agua Fria was already zoned R-5 and was not included within the rezoning application for Case #2012-104.
2. The additional conditions agreed to at the hearing, referred to as “the Applicant Undertakings,” formalized the previous owner’s offer to: (1) submit any request for subdivision and/or development plan approval for 4701 and 4702 Rufina Street and the adjacent parcel (4262 Agua Fria Street) as a single application; (2) develop 4262 Agua Fria Street consistent with R-3 zoning, notwithstanding that it is zoned R-5; (3) not request to use Powerline Road as a primary or secondary access for new development at 4262 Agua Fria

Street, 4701 Rufina Street, or 4702 Rufina Street, but to propose instead three base-course lot access driveways, serving eight lots each; and (4) grant an easement to Abe and Kathleen Tapia and their successors across 4262 Agua Fria Street to permit them to access Powerline Road.

3. The previous owner submitted an application for a subdivision that met the conditions described as “the Applicant Undertakings.” That application went through a series of hearings and was ultimately approved; but the subdivision was never recorded, and the approval expired.
4. In 2019, after meeting with neighbors including the Las Acequias Neighborhood Association, the Applicant decided to revise the Project design to allow development at a density that would financially support paved streets, pedestrian amenities, and quality site-built homes.
5. On October 22, 2020, the Governing Body held a public hearing to consider three cases related to the Project: (1) Case #2020-2273, in which the Applicant asked the Governing Body to amend the “Applicant Undertakings” in Case #2012-104 to accommodate the revised Project design; (2) Case #2020-2274, in which the Applicant sought R-5 zoning for 4701 Rufina Street; and (3) Case #2020-2287, in which the Applicant sought R-6 zoning for 4702 Rufina Street.
6. In Case #2020-2273, the Applicant asked the Governing Body to remove the requirement in Applicant Undertaking #2 to develop 4262 Agua Fria Street “consistent with R-3 zoning, notwithstanding that it is zoned R-5,” and to strike the portion of Applicant Undertaking #3 that required the Applicant “to propose . . . three base-course lot access driveways, each serving eight lots.”
7. At the October 22, 2020 hearing, the Governing Body, Staff, and the Applicant discussed the Applicant’s plan to build site-built housing on the Properties, as requested by neighbors, including the Las Acequias Neighborhood Association.
8. At the October 22, 2020 hearing, the Applicant’s attorney proposed to record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes, and the Applicant and the Applicant’s Agent volunteered to do so.
9. At the October 22, 2020 hearing, the Governing Body, Staff, and the Applicant discussed the request by the Las Acequias Neighborhood Association for a continuous block wall running the length of the development, including whether the request was financially feasible and whether a wall might lead to property line disputes with the many homeowners bordering the property, and the Governing Body found that the wall construction issue should be further examined and resolved by the Planning Commission at the subdivision approval stage.
10. At the October 22, 2020 hearing, the Governing Body approved the request in Case #2020-2273 to remove Applicant Undertaking #2 and the portion of Applicant Undertaking #3 that required the Applicant “to propose . . . three base-course lot access driveways, each serving eight lots.”
11. At the October 22, 2020 hearing, the Governing Body added a new Applicant Undertaking proposed by the Applicant as follows: “Prior to recordation of a final subdivision plat, the Applicant shall record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes at 4262 Agua Fria Street and 4701 and 4702 Rufina Street.”
12. At the October 22, 2020 hearing, the Governing Body approved the rezoning requests in Case #2020-2274 and Case #2020-2287.

13. On November 10, 2020, the Governing Body adopted Findings of Fact and Conclusions of Law, recorded as Items #20-0633, #20-0634, and #20-0635, to reflect its decisions.
14. Now that the zoning and conditions of approval will accommodate the Applicant's proposed Project, the Applicant seeks the Commission's approval of a preliminary subdivision plat.

General

15. 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.
16. 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)].
17. A pre-application conference was held on January 10, 2019 in accordance with SFCC Section 14-3.1(E).
18. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meetings was properly given.
19. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held via Zoom on June 1, 2020. The ENN meeting was attended by several representatives of the Applicant and members of City staff. Twenty-two members of the public attended. Residents expressed concerns, including traffic impacts to neighborhoods surrounding the property, but were generally happy that the proposal would include stick-built homes. The Applicant and residents agreed to continue negotiating over a wall or fencing between the new development and existing homes, as there could be property line issues to be resolved.
20. 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.
21. Staff recommended that the Commission should approve the preliminary subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.

Preliminary Subdivision Plat

22. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or disapprove preliminary subdivision plats.
23. SFCC Section 14-3.7(B) establishes certain procedures for preliminary 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).
24. SFCC Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
25. 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 preliminary subdivision.

26. 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. Archaeological clearance for this project was obtained in 2013. There is minimal vegetation on the site, and there are no historical sites other than a dry acequia. A 20' wide Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.
27. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed, as there are no water courses or FEMA designated flood plains on or near this property. The land is suitable for residential development of similar density to surrounding neighborhoods. A 20' wide Cultural Properties Easement between Lots 19 and 20 on Tract C-1 will preserve the historic dry acequia that runs across the site.
28. 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.
29. 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.

Preliminary Subdivision

2. The Commission has the authority to review and approve the preliminary subdivision plat subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The preliminary subdivision plat should be approved, subject to the Conditions and technical corrections set forth in the Staff Report because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 7th DAY OF JANUARY 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the Conditions and the technical corrections set forth in the Staff Report. The preliminary subdivision plat shall expire three years after issuance of this final action unless an extension is granted or a final subdivision plat is approved pursuant to SFCC Section 14-3.19(C).

Chairperson

Date

Case #2020-2915

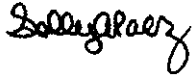
4702 Rufina Street; Aguafina Preliminary Subdivision Plat

FILED:

City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

January 7, 2021
Date

City of Santa Fe, New Mexico

Exhibit B

Development Review Team

- 1. Fire Review**
- 2. Terrain Management Review**
- 3. Landscape Review**
- 4. ADA Site Review**
- 5. Water Resources Review**
- 6. Water Engineering Review**
- 7. Traffic Response Letter**

Development Review Team

Comment Form

Date: 12/18/2020

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2020-2897 2915 Aguafina Preliminary Subdivision JAN 7

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:
by:

Must be completed

1. 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)	Prior to planning commission.
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Technical Corrections*:

Must be completed by:

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 2015 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 2015 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.	At the time of any new construction or remodel.
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7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with IFC 2015, Appendix D, Aerial Fire Apparatus Access Roads. 12. Shall comply with Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	
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*Must made prior to recording and/or permit issuance

Development Review Team Comment Form

Date: 12/14/20

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: Case #2020-2897 Aguafina

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 Explain how drainage will enter pond for TR A. It does not appear that drainage from the street is able to enter the pond. Provide detail/section showing this.	Prior to recordation
2 Provide sections for the ponds.	Prior to recordation.
3 Note 11 on the preliminary subdivision plat must be removed. The city will not track a group credit of ponding for lots. If the intent of this note is to allow differing amounts of on lot ponding for each lot, include a table with all lots listed and the amount of impervious surface allowed on each lot.	Prior to recordation.
4 Landscaping plan listed on cover sheet as sheet 14B is not included.	Prior to recordation

Technical Corrections*:

Must be completed by:

1 Drainage Maintenance Facilities note on the site plan is incomplete and does not match the full note on the plat	Prior to recordation
2 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	Building Permit Process
3 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Building Permit Process
4 In accordance with Article 14-8.4(F)(2)(e), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area."	Building Permit Process
5 Include a pond measurement post in all ponds to determine depth of water and sediment for maintenance. See attached example	Building Permit Process
6 Dust control note on plat is incomplete. Include all of the note attached.	Prior to recordation

*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.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).

B. 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.

DUST CONTROL NOTE

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

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

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

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

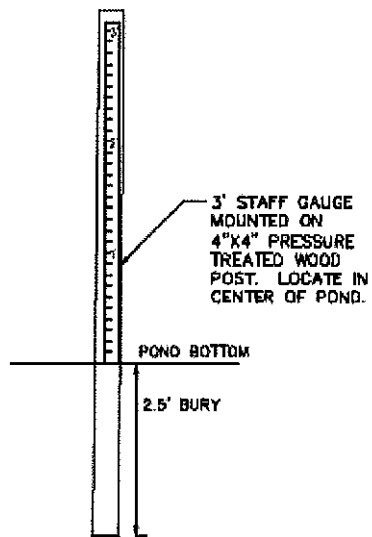
Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly, and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off property transport, the owner or operator shall use 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.

Example for pond measurement post



POST & STAFF GAUGE
NTS

Development Review Team

Comment Form

Date: 12/10/2020

Staff person: Lawrence Rivera

Dept. /Div.: Land Use/Terrain Management- Landscape/Irrigation Review

Case: Case #2020-2915. 4702 Rufina Street Aguafina Preliminary Subdivision

Case Mgr.: Lee Logston



Review by this division/department of the September 2020 plan set 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. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	Prior to permit review
2. Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	
3. Install backflow preventer enclosure on a 4" concrete pad with GFI receptacle at proper height with heat tape per COSF Irrigation Standards. Provide detail on plan.	
4. No stop & waste valves or King Drains permitted per COSF Irrigation Design Standards. Manual drain to be sch. 80 Ball Valve in a six inch round valve box.	
5. City staff respectfully request the use of a gravel mulch that is washed and screened.	
6. Caliper measurements for clump form and multi-stem trees shall follow The American Standard for Nursery Stock: "The number of required trunks, caliper specified is one-half (1/2) of the caliper of up to the three largest required trunks."	
7. Please show light standards and fire hydrants on the landscape plan. Street trees shall be located at least fifteen (15) feet from fire hydrants and light standards	
8. City staff respectfully requests the evergreen trees be a mix of Pinon and Austrian Pine.	
9. City staff respectfully requests an additional two or three species of trees to break-up the 165 Frontier Elm trees per COSF 14-8.4F(2)(d)	

10. City staff respectfully requests The landscape plan scale to be no larger than 30 scale, 1 inch equals 30 feet.	
12. Stormwater Ponding: A water level measuring device with zero set at finish grade located at the center of each pond is required. Storm water storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs. A percolation test is required for each pond. A security fence around ponds three feet and deeper with a maintenance gate is required.	

*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: 12/02/2020

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2020-2897 & 2915 Agua Fina – Preliminary Subdivision Plat**

Tract B, C-1 & C-2 in Section 6, T16N R9E, Santa Fe, New Mexico

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:

On-Site General ADA Compliance Requirements:

Prior to construction
permit application

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.

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 the vehicular way along the accessible paths of travel as applicable.

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.

Curb Ramps shall have the required 5' clear length landing and turning space. 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 of travel routes 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, NM State Statute and Code and DOJ regulations 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 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. 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. 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, NM State Statute and Code and DOJ regulations as applicable.	
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Technical Corrections*:

Must be completed by:

1. Connections to adjacent park shall provide for and ensure continuity of ADA accessible path of travel route(s). ADA access to the Park shall lead directly to an accessible path of travel route within the Park. 2. Provide ADA accessible path of travel route between Lot 28 & 29 at intersection of Agua Fina Lane and the unimproved roadway on Tract B. 3. Provide final subdivision documents for review graphically demonstrating compliance with all applicable ADA regulations. 4. Provide Design Professional Seal and signature with date signed on all drawing sheets.	Prior to recording
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*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: 12/15/20

Staff person: Alan Hook

Dept/Div: Public Utilities/Water Division/Water Resources

Case: **Case #2020-2897 & 2915 Aguafina**

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:

An approved Development Water Budget shall provide 9.8% contingency per SFCC 14-8.13(E)(1).	Prior to Final Subdivision Approval
Applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a).	Prior to Building Permit Application

Technical Corrections*:

Must be completed by:

*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:

Chapter 25, Section 4: Water rights proposed to be transferred to the city's water system for dedication to a development shall be tendered to the city not later than sixty (60) days after the final land use approval of the final development plan by the planning and land use department, the planning commission or the governing body.

Development Review Team

Comment Form

Date: 12/16/2020

Staff person: Brian Snyder

Dept/Div: Public Utilities/Water

Case: **Case #2020-2897 & 2915. 4262 Agua Fria Street and 4701 and 4702 Rufina Street Aguafina Preliminary 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 been 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):



Walker Engineering

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

December 21, 2020

Lee Logston, Land Use Department
City of Santa Fe
102 Grant Ave
Santa Fe, NM 87504

Ref: Aguafina Subdivision
Traffic Impact Analysis

Dear Lee,

Per the City of Santa Fe traffic consultant review of the referenced analysis, we have revised the plans accordingly. The review comments along with our response (in italics) are as follows:

1. Left turn lane on Agua Fria: They are not requiring it, they just said there was no analysis of whether it might be needed or not. They want your engineers to address this with some numbers, is it warranted, whether one could be made to fit, etc. *From Figure 7 (attached) of the TIA, there will be an estimate 15 left turn movements into the site. With a posted speed limit of 35 mph and 321 through lane volume, the NMDOT Access Manual Table 17.B-1 Criteria for Deceleration Lanes on Urban Two-Lane Highways (attached) states that a dedicated left turn lane would be required. Assuming this section of Agua Fria is a collector street and with an existing 50' ROW, the road section will be 11' drive lanes, 4' bike lanes, 2' curb and gutter and 5' sidewalks. This would leave only 6' for a turn lane with no landscape area. Also, even with the dedication additional ROW, there is only approximately 176' of roadway frontage on the Aguafina site which is not enough length to install the left turn lane. Based upon this analysis, a dedicated left turn lane is not feasible for this site.*
2. Sight distance: Likewise, this was not addressed in the TIA. They would like your engineer to go out and do this. *Response: Based upon a field review, sight distance is greater than 1/4 mile in both directions.*
3. Traffic calming: They/we are conditioning this for Tract C-1. They need to see a traffic calming plan with cross sections, etc. *Response: Noted as a condition of approval.*

If you have any questions or need further information, please do not hesitate to contact me at (505) 820-7990. Thank you for your time and effort in this matter.

Sincerely,

Morey Walker

Morey E. Walker, P.E.
Principal

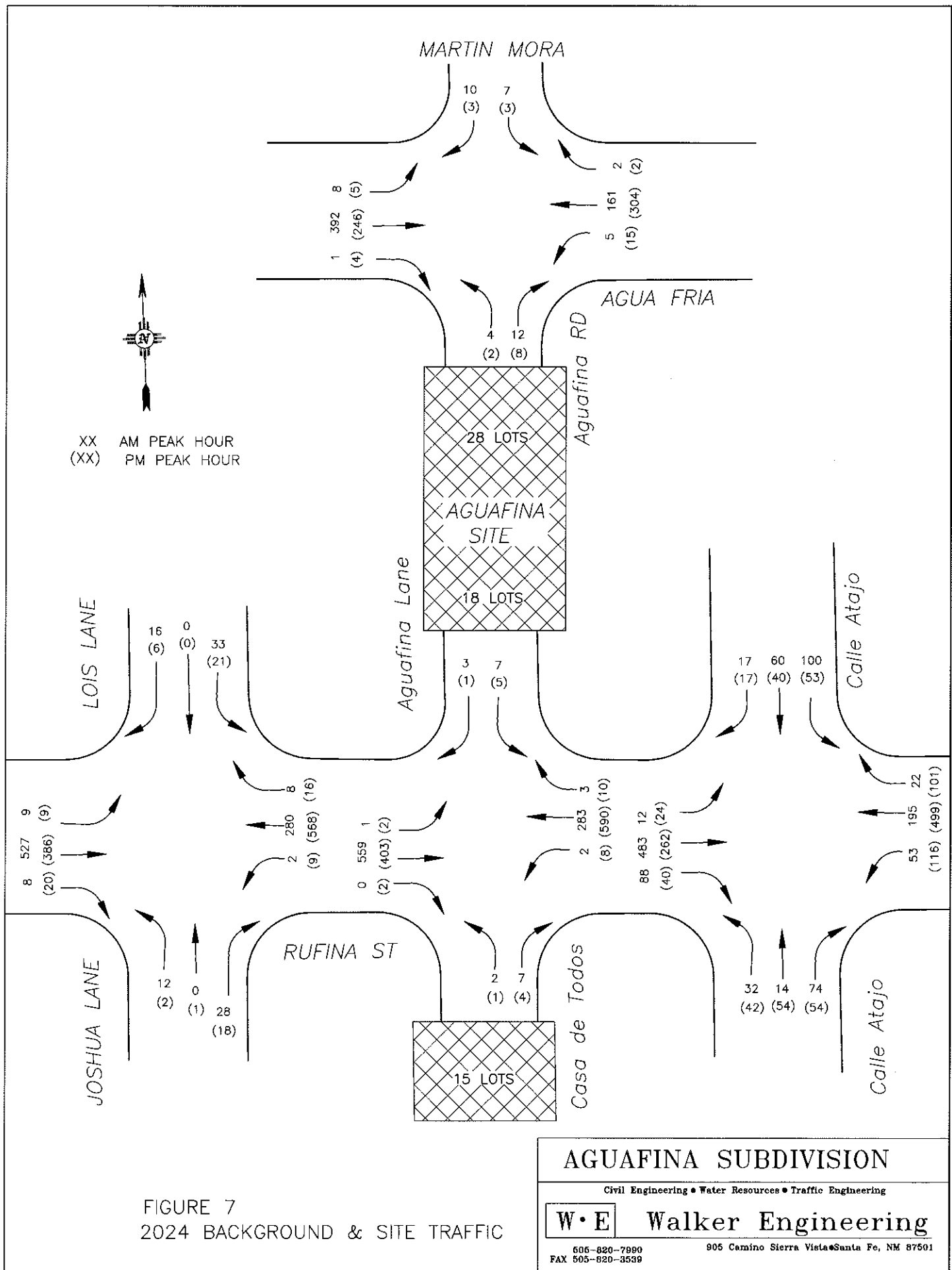


FIGURE 7
2024 BACKGROUND & SITE TRAFFIC

AGUAFINA SUBDIVISION

Civil Engineering • Water Resources • Traffic Engineering

W•E

Walker Engineering

605-620-7890
FAX 505-620-3539

905 Camino Sierra Vista Santa Fe, NM 87501

**Table 17.B-1
Criteria for Deceleration Lanes on
URBAN TWO-LANE HIGHWAYS**

Turning Volume ¹ (vph)	LEFT-TURN DECELERATION LANE			RIGHT-TURN DECELERATION LANE		
	Minimum Directional Volume in the Through Lane (vphpl) ²			Minimum Directional Volume in the Through Lane (vphpl) ²		
	≤ 30 mph	35 to 45 mph	45 to 55 mph	≤ 30 mph	35 to 40 mph	45 to 55 mph
< 5	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
5	510	450	330	1,080	610	360
10	390	330	210	700	400	240
15	320	250	150	500	280	170
20	270	200	120	380	210	140
25	230	160	100	300	180	120
30	200	130	Required	250	160	110
35	170	110	Required	220	150	100
40	150	Required	Required	200	140	Required
45	130	Required	Required	190	Required	Required
≥ 46	Required	Required	Required	Required	Required	Required
	<i>Left-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Left-turn Volumes:</i> • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 36 vph or more • 45 to 55 mph : 26 vph or more			<i>Right-turn Deceleration Lanes are Required on Urban Two-lane Highways for the following Right-turn Volumes:</i> • ≤ 30 mph : 46 vph or more • 35 to 40 mph : 41 vph or more • 45 to 55 mph : 36 vph or more		

Notes:

1. Use linear interpolation for turning volumes between 5 and 45 vph.

2. The directional volume in the through lane includes through vehicles and turning vehicles.

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 Views**

Legend

- Future Land Use**
 - Residential**
 - 3-7 dwellings per acre
 - 7-12 dwellings per acre
 - Commercial, Institutional & Industrial**
 - Neighborhood Center
 - Transitional Mixed Use
 - Parks & Open Space**
 - Parks

[illegible]

Exhibit C3: Aerial View

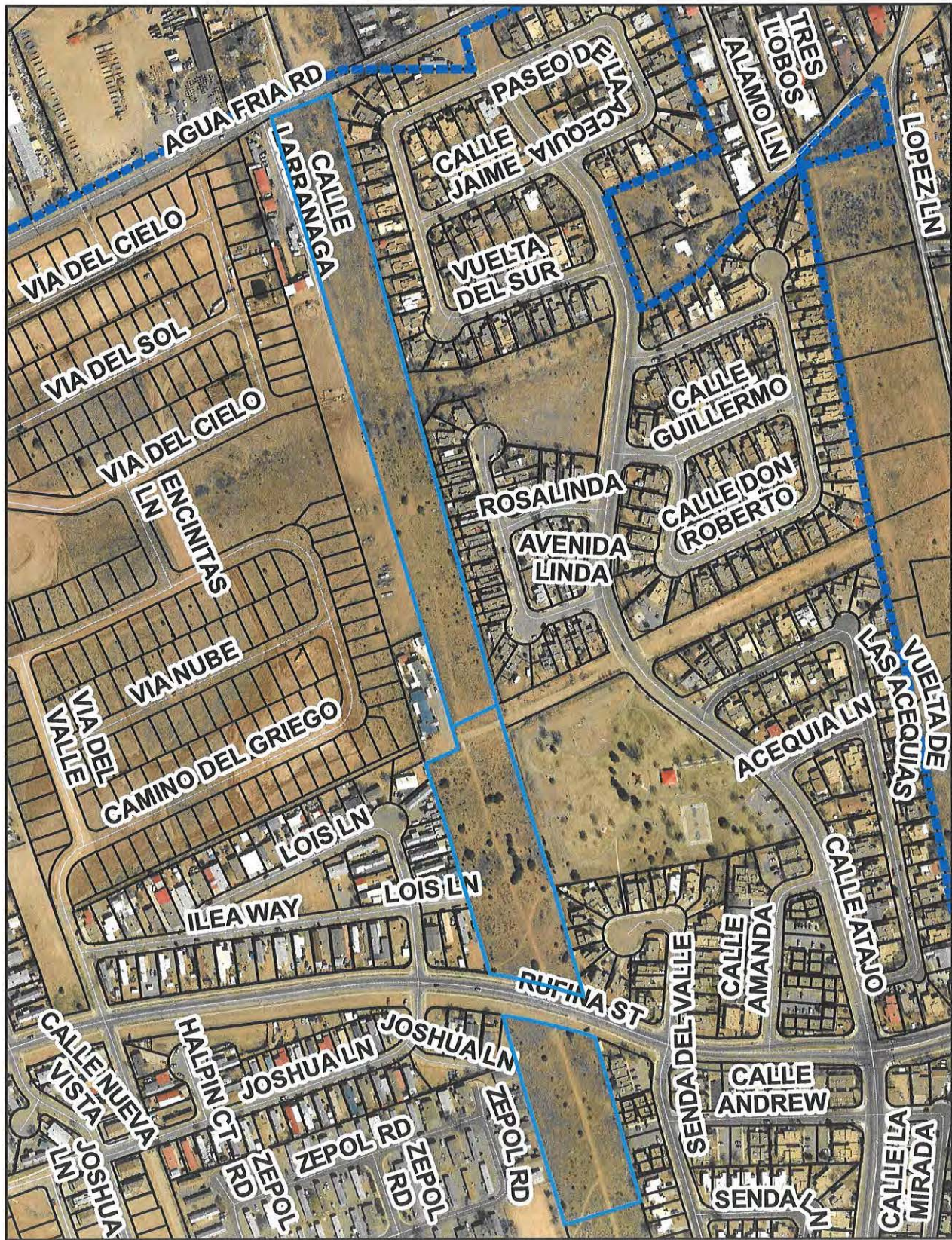


Exhibit B4: Google Aerial Views

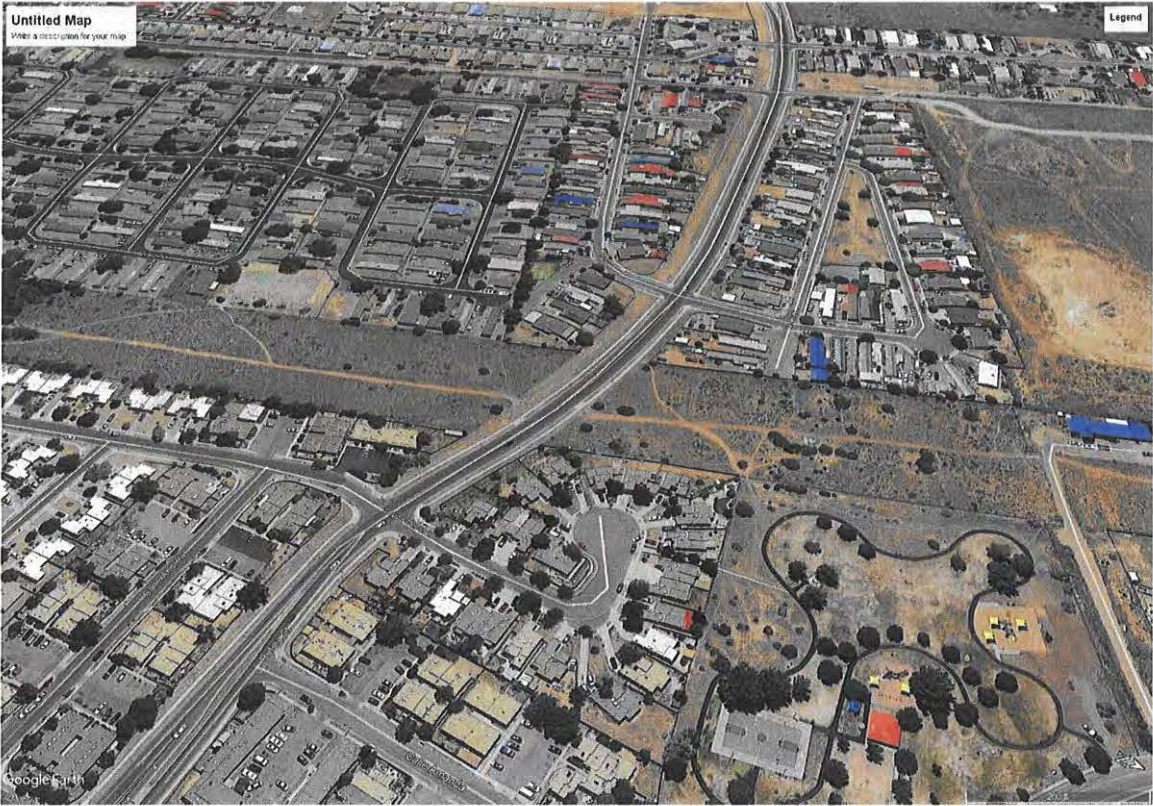
Tract C-1



Looking west over Las Acequias Park



Tract B-1 (left) and Tract C-2 (right)



Tract B-1 (lower) and Tract C-2 (upper)



City of Santa Fe, New Mexico

Exhibit D

Early Neighborhood Notification

- 1. ENN Packet**
- 2. ENN Notes**

LIAISON Planning Services Inc.

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

May 15, 2020

Re: Early Neighborhood Notification Meeting
Subdivision, Rezoning and Zoning Amendment for Aguafina Subdivision

Dear Neighbor,

Due to social distancing statewide requirements and health concerns associated with the Corona Virus (COVID 19), an ENN meeting will be conducted online via Zoom Video/ Teleconference for Aguafina Subdivision.

The purpose of this neighborhood meeting is to discuss an application for Preliminary Plat approval for a 61-lot residential subdivision, an Ordinance Amendment and a Rezoning. The subdivision comprises three parcels: 4701 Rufina St. (Tract C-2, totaling ± 3.43 acres), 4702 Rufina St. (Tract B-1, totaling ± 2.45 acres), and 4262 Agua Fria Street (Tract C, totaling ± 5.63 acres). The applicant is requesting a rezoning for Tract C-2, from R-3 to R-5; and a rezoning for Tract B-1, from R-3 to R-6. The applicant also seeks to amend conditions that the Governing Body placed on Tracts B-1, C-1, and C-2 when it approved the previous rezoning ordinance (Ord. #2013-12). Specifically, the applicant seeks to remove condition #2, which requires Tract C-1 to be developed "consistent with R-3 zoning notwithstanding that it is zoned R-5," and to modify condition #3, by removing the requirement for "three base-course lot access driveways, each serving eight lots."

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a meeting is scheduled for:

Topic: Aguafina Rezoning and Preliminary Subdivision ENN Meeting

Time: Jun 1, 2020 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/72305110054?pwd=ZXdlNzRYNUppdUxxcjRuM1ZraWpmQT09>

Meeting ID: 723 0511 0054

Password: 013262

One tap mobile

+16699006833,,72305110054#,,1#,013262# US (San Jose)

+12532158782,,72305110054#,,1#,013262# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)
+1 929 436 2866 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

Meeting ID: 723 0511 0054

Password: 013262

Where: Please join this meeting from your computer, tablet or smartphone.

The Early Notification ordinance provides for an exchange of information between perspective applicants for development projects and the project's neighbors before the application becomes too firm to respond meaningfully to community input.

Attached, please find a vicinity map outlining the project area. If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

Sincerely,

Dolores I. Vigil

Attachments: Vicinity Map

Special Note: Persons with disabilities in need of special accommodations or the hearing impaired in need of an interpreter please contact the Land Use Office (505) 6820 5 days prior to the hearing or meeting date.



ENN GUIDELINES

Applicant Information

Project Name: Aguaфина Subdivision, Ordinance Amendment and Rezoning

Name: Aguaфина Development LLC

Last First M.I.

Address: 701 A Los Lovatos

Street Address

Suite/Unit #

Santa Fe

NM 87501

City

State

ZIP Code

Phone: (505) 920-6839

E-mail Address: c/o liaisonplanning@gmail.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.*

The property is located on the north and south side of Rufina Street and north of Agua Fria. The applicant is requesting subdivision plat approval and rezoning for a 61-lot residential subdivision. The subdivision is comprised of three parcels: 4701 Rufina St. (Tract C-2, totaling ± 3.43 acres), 4702 Rufina St. (Tract B, totaling ± 2.45 acres), and 4262 Agua Fria Street (Tract C, totaling ± 5.63 acres). The applicant is requesting a rezoning for Tract C-2, from R-3 to R-5; and a rezoning for Tract B-1, from R-3 to R-6. The applicant also seeks to amend conditions that the Governing Body placed on Tracts B-1, C-1, and C-2 when it approved the previous rezoning ordinance (Ord. #2013-12). Specifically, the applicant seeks to remove condition #2, which requires Tract C-1 to be developed "consistent with R-3 zoning notwithstanding that it is zoned R-5," and to modify condition #3, by removing the requirement for "three base-course lot access driveways, each serving eight lots."

The applicant is proposing stick-built homes as recommended by the adjacent property owners along with paved roads with curb/gutter lighting, landscaping, open space and trails. This type of housing and density is consistent with the surrounding developments.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

The proposed development will protect the physical environment by meeting all development standards.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

The property will not impact any prehistoric, historic, archeological, or cultural sites and structures including acequias and is located outside of the historic downtown.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

Approving this application will not adversely affect the public interest. The Project will benefit the public interest by providing much needed housing for Santa Fe residents on Rufina Street and Agua Fria with close proximity to public transportation and employments centers. The Project is also close to many amenities such as grocery stores, pharmacies, restaurants, and medical services. The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and Chapter 14 in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This development proposal will provide buildable lots that will supplement much needed housing for the City of Santa Fe. The City's 1999 General Plan supports infill development in urban centers where feasible, and to "Promote a compact urban form and encourage sensitive/compatible infill development" (Section 1. 7.9).

The application is in keeping with the densities in the vicinity and providing "stick built" homes will provide a solid economic base.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

The applicant proposes to provide adequate ingress and egress to meet the minimum requirements for development. The proposed application will maintain adequate road standards, will provide access to public transportation and pedestrian trails. A Traffic Impact Analysis is being compiled that will identify cumulative traffic impact to the surrounding neighborhoods.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

While new development is frequently perceived to create a negative impact on existing property owners in the immediate vicinity, that impact must be weighed against the benefit to the public, or the expense to the public, of not building the development. The development of this property as proposed would provide reasonably priced, infill housing close to shopping, and employment. The public interest of increasing the supply of market rate and affordable housing stock is served by this project.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

According to the section 1.7.1 within the General Plan affordable housing is encouraged for all incomes throughout the City and should be provided close to jobs to encourage to promote transit use. The proposed subdivision and rezoning will provide affordable housing in a setting that is in need of such development. The project is not limited to an age group, nor income.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

Public water and sewer are readily available at this site and have sufficient capacity to handle the additional load from this development. All other outside utility providers agree that this site is well served by existing infrastructure, with all dry utilities either already on, adjacent to, or in close proximity to the property. Dry utilities are of sufficient capacity to serve the project at full development. While Public Works staff acknowledges that all development has an incremental impact on public roadway networks, they concur with the Consulting Engineer's conclusion that the roadway network will continue to operate at an acceptable Level of Service (LOS) based on transportation standards for intersection operation.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

The development will be served by City Water and sewer. Conservation methods will be incorporated into the project as required by Code.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The property is surrounded by residential. The proposed rezoning will clearly improve the site and will be designed to easily integrate with surrounding developments. The applicant proposes a site that compliments the streetscape to ensure compatibility with adjacent properties and the Future Land Use Map/ Transitional Mixed Use.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

The lot on which the development is proposed is presently underutilized. Infill development of this type is supported by the Plan in reference to this Section 1. 7.11, because it calls for new development to be "oriented from established neighborhoods to urban context and promotes active street and outdoor life". The proposed design will provide connectivity with the surrounding neighborhoods.

The applicant is requesting approval for a "rezoning ordinance amendment" for Tract C-1 and a rezoning for Tracts C-2 to R-5 and B-1 to R-6.

The rezoning ordinance amendment (Ord #2013-12) is to remove condition #2 requiring C-1 "be developed consistent with R-3", and modify #3 to remove the three base course drive requirement in the "Applicant Undertakings".



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

<i>Project Name</i>	Aguafina Rezoning, Zoning Ordinance Amendment, and Preliminary Subdivision
<i>Project Location</i>	4262 Agua Fria Street and 4701 & 4702 Rufina Street
<i>Project Description</i>	Rezoning to R-5 and R-6, Amendment to Ord #2013-12, and 61 Lot Subdivision, Preliminary
<i>Applicant / Owner</i>	Rudy Rodriguez
<i>Agent</i>	Liaison Planning, Dolores Vigil
<i>Pre-App Meeting Date</i>	January 10, 2019
<i>ENN Meeting Date</i>	June 1, 2020
<i>ENN Meeting Location</i>	Virtual Meeting – Zoom
<i>Application Type</i>	Rezoning, Ordinance Amendment, Preliminary Subdivision
<i>Land Use Staff</i>	Lee Logston
<i>Other Staff</i>	Noah Berke
<i>Attendance</i>	Lee Logston, Dolores Vigil (Agent), Rudy Rodriguez (Applicant), 22 members of the public

Notes/Comments:

The virtual meeting began a little after 5:30 PM in order to make sure everyone had joined. Mr. Logston briefly explained the history of the property, the nature of the application now and why it had changed. The desire of residents to have stick-built homes and paved roads with sidewalks necessitated higher density to make the project financially feasible. While we are discussing the Preliminary Subdivision now, that will not move forward as an application until the rezoning and ordinance amendment go through both Planning Commission and Governing Body approval.

Ms. Vigil then gave a brief summary of the proposal, sharing her ENN guidelines on her screen. The discussion explained what had changed from the last proposal: The top tract had not changed, the middle tract and southern tract now had a total of 33 more lots, with those two tracts now having paved roads. Ms. Vigil also briefly showed the Casa de Todos conceptual layout, which the neighbors had already seen in a prior ENN, for the purpose of showing how the two developments would fit together.

Mr. Logston then briefly returned to the subject of the Rezoning Ordinance Amendment. He shared Ordinance #2013-12 on the screen, and explained that the conditions attached to the properties were found in the Findings of Fact and Conclusions of Law rather than the ordinance itself, and were referred to as the “Applicant Undertakings”. Mr. Logston explained that one condition would be struck, and another modified so that the development could proceed as proposed, but that the other conditions set back in 2013 would not be changed.

Then Mr. Logston and Ms. Vigil began a question and answer session with the residents. Topics of discussion(answers in parentheses):

- One resident wanted to see the last version so she could understand what changed. (Ms. Vigil agreed to send her the last version).
- The first of several residents spoke of problems on the property in recent months with homeless people, a fire, trash, etc.
- Another resident reiterated these concerns and added that it makes it difficult to trust Mr. Rodriguez moving forward to be a good developer. She also pointed out that some Las Acequias residents were treating the vacant property as their own by storing things on it. (Ms. Vigil explained that Covid had slowed some responses, but that Mr. Rodriguez was working on all of these issues now).
- Fabian Trujillo, Las Acequias Board Member, made several requests: A full block wall on both sides for both developments, to see a more complete preliminary subdivision, to know the approval schedule. (Ms. Vigil explained that a block wall of that length would be cost prohibitive, and that fencing was more likely). He then asked how traffic impacts of this development would be addressed at Lopez and Rufina and asked if this project’s impact fees could specifically be applied there (Mr. Logston explained that the City Traffic engineer would determine if the TIA needed to be adjusted, and the topic of impact fees would be raised). How would the development meet the affordable housing requirement? (By selling affordable lots). Would the applicant do an Economic Impact Analysis? (Mr. Berke explained that it is not required but if Fabian’s office could provide some data it could be considered).
- Linda Flatt, Las Acequias Board Member, thanked us for the background and stressed that it is important for us to keep communication open moving forward. She asked if William Mee, Agua Fria Village president, had “approved the road and lots accessing Agua Fria”. (Ms. Vigil said that she had met with Las Acequias and Mr. Mee some time ago and had showed him the plan and that Mr. Mee had not protested). She then spoke of street parking and asked if each lot could be designed to accommodate three cars (Will consider). She then asked the applicant to address a rumor that the Casas de Todos connection to Avenida de Las Acequias was intended to connect further to Lopez Lane. (Ms. Vigil explained that no, there was no plan to do that).
- A resident returned to the subject of walls. If fencing, would the applicant repair existing fencing or replace it? (Rudy and Ms. Vigil said that they are offering to repair or replace where deemed necessary. The topic of two fences and a space in between was discussed and deemed a bad solution).
- William Mee then joined the meeting and said that Ms. Vigil had never shown him the plan. (Ms. Vigil stated that yes, she had, we all met at Second Street and you saw it and never said anything after that.) Mr. Mee said that she shouldn’t regard no comment as approval, and Ms. Vigil was misrepresenting his approval. (Ms. Vigil then asked why he never said anything if he didn’t approve of it).
- Fabian Trujillo asked if the eight affordable lots would have manufactured homes. (Ms. Vigil said that no, she was going to honor the wishes of residents).

- Linda Flatt returned to the topic of fencing. She said that in Las Acequias, fences are shared by property owners, but that whichever owner built it was responsible for its maintenance thereafter. Would that be the case here? (Ms. Vigil agreed and said she would put it in the covenants. Mr. Logston cautioned everyone to think about that and continue the discussion. He said that ten years down the road, property owners might not want someone else accessing their property to do repairs).
- A resident pointed out that he knew his fence was not on his property line, and that it was on the vacant property. (Mr. Logston again stated that everyone should think harder about the implications of a continuous fence and that Las Acequias should make sure their residents want the fence work done, because new fencing would be built on the property line, but some residents might discover that their property line wasn't where they thought – effectively losing part of "their yard").
- Fabian Trujillo then stated that residents would like the new homes to be architecturally compatible with Las Acequias homes.

At this point, Ms. Vigil lost her connection, but it seemed that the residents had had all their questions answered. Mr. Logston was unable to host and unmute attendees, but confirmed that the meeting was finished. Mr. Logston again told everyone to email him with questions and explained that he is available by phone but only on his cell. Phone calls to his office phone would come to his email and he would check there.

The meeting then concluded at approximately 6:45.

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

- 1. Application Letter**
- 2. Santa Fe HOMES Proposal**
- 3. Item #20-0633 FOFCOL Case #2012-104
as Amended by Governing Body**
- 4. Traffic Impact Analysis Summary**
- 5. Proposed Subdivision**

LIAISON Planning Services Inc.

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

November 18, 2019

Lee Logston, Senior Land Use Planner
City of Santa Fe Planning Division
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: Aguafina Subdivision Preliminary Plat Application
4701 Rufina Street, 4702 Rufina Street, 4262 Agua Fria Street Santa Fe, NM

Dear Lee,

On behalf of Aguafina Development LLC, please accept this application as a formal request to review and approve a Preliminary Subdivision Plat for a 61-lot residential subdivision located at the above referenced addresses on three parcels: Tract C-1, 5.61 Acres $\pm$ (4261 Agua Fria St.), Tract C-2, 3.44 Acres $\pm$ (4701 Rufina St.) and Tract B-1, 2.42 Acres $\pm$ (4702 Rufina St.). Tract C-1 and C-2 are zoned R-5 (5 dwelling units per acre), and Tract B-1 is zoned R-6 (6 dwelling units per acre).

Tract C-1 is located south of Agua Fria, west of Las Acequias Subdivision and east of Calle Larranaga. Tract C-2 is north of Rufina St., west of Las Acequias Subdivision and east of Lois LN. Tract B-1 is located south of Rufina St., west of Las Acequias Subdivision and east of Joshua LN.

Enclosed is the Preliminary Subdivision Plat and all appropriate documentation for your review and approval.

Project Description:

Lots 1-28 are proposed on Tract C-1 (5.612 $\pm$ acres), lots 29-46 on Tract C-2 (3.44 $\pm$ acres) and lots 47-61 on Tract B-1 (2.42 acres $\pm$) a total of 11.47 acres $\pm$. The properties are vacant tracts zoned R-5 through R-6 as indicated on the enclosed site plan. Each lot ranges in size no less than the 4,000 square foot minimum. The proposed lots meet and exceed current zoning standards for minimum lot size.

Open space on Tract A (8,635 s.f.) will be used for landscaping and ponding purposes. Tract B (8,048 s.f.) will be utilized for emergency access through Powerline Road via gate with option controls and will provide access to 1152 Calle Atajo. Tract C will be designated as a 10' pedestrian R.O.W. which will allow neighborhood connectivity. Tracts D, E and F will be designated open space in the amount of 7,206 s.f., as shown on the site plan. The 45' R.O.W. on Tract B-1 is designed to seamlessly connect with the proposed subdivision to the south.

The applicant perceives this development as an affordable housing subdivision. The homes are required to meet City standards. Each home will be constructed to meet all required development standards regarding height, setbacks, lighting, landscaping and lot coverage.

Santa Fe Home Program

As required, the applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program. Pursuant to the provisions of the Santa Fe Homes Program, twelve (12) lots (20%) are identified as affordable.

Access

The subdivision will be accessed via three roadways, as described below:

- The fifteen lots on Tract B-1 will be accessed by Rufina Street from the north, ending in a hammerhead emergency turnaround that will be extinguished if road is continued in the future. An existing 50' access and utility easement will be relocated to accommodate the proposed 45' R.O.W., with a 26' paved road to be named "Casa de Todos Lane" and dedicated to the City of Santa Fe.
- Tract C-2 will be accessed by a 45' R.O.W and asphalt road to be named "Aguafina Lane". The lane includes parking and landscaping, please see site plan.
- The twenty-eight lots on Tract C-1 will be accessed from Agua Fria by a 42' R.O.W., with a 26' paved road to be named "Aguafina Road" and dedicated to the City of Santa Fe. A hammerhead is proposed between lots 26 and 27 and will be utilized by the solid waste department. A 5' sidewalk and 5' planter is proposed on the eastside of the roadway. A 6' parking lane and 2' planter is proposed on the west side.
- Vehicular traffic is prohibited between lots 28- 29 and on Powerline Road. It will be utilized for emergency access and an easement for a lot west of Tract B (see site plan).

Terrain Management

Tract B-1 slopes gently down from the southeast corner in a general west/northwesterly direction. Storm water from the roadway and lots will be collected in drainage swales on either side of the driveway, which terminate in two small detention ponds adjacent to Rufina Street. Similarly, Tract C-2 slopes gently in a westerly direction. Storm water from the driveway and the affordable lots will be collected in drainage swales on either side of the driveway, which terminate in two small detention ponds adjacent to Rufina Street.

The low point on Tract C-1 is in the middle of the parcel in an existing drainage corridor. This area will be preserved as open space and will serve as a detention pond for the roadway. Please see the attached Grading and Drainage Plan and Drainage Calculations Summary for further information.

All lots will be required to provide requisite storm water detention on-site and a note to the effect has been placed on the plat.

Water and Wastewater

Water service will be provided via new 8" waterlines connecting to existing mains on Agua Fria and Rufina Street.

Water Budget:

0.15 ac. ft. (less than 6,000) x 40 lots = 6.0
0.17 ac. ft. (more than 6,000) x 21 lots = 3.57
Landscaping = .40

9.97 AC/YR

Accordingly, Retrofit and/or conservation credits will be provided and/or purchased to offset the demand.

Wastewater from lots 1-28 will tap into an existing sewer line on Agua Fria and an existing line at the north end of Tract C-2. Lots 29-43 will access the existing line on Rufina Street as shown on the attached Sanitary Sewer Details sheet.

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.

Landscaping

The property is sparse with very little vegetation. In order to enhance the beauty of each tract the applicant is proposing planting strips along the roadways, landscape buffers and open space along Rufina Street. The applicant will provide landscaping in accordance with development standards as indicated on the attached landscape plan. The plan illustrates where trees and shrubs will be located and how they will be maintained.

Dry Utilities:

Each lot will be serviced by electric and gas. A 7.5' typical utility easement has been noted on the enclosed Preliminary Subdivision Plat. 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.

Archaeology

An archaeological survey of the property was performed, and a clearance permit was issued on June 6, 2013 (see attached). An historic acequia was identified on Tract C-1. Per the conditions of the permit, a 20' wide conservation easement has been added to the plat to protect the acequia.

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. A 20' wide Cultural Properties Easement between lots 19 and 20 will preserve the historic acequia that runs across the property.

- (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 aggravate *erosion* or *floodhazard*. Such land shall be set aside within the *plat* 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).

The parcel was created for agricultural purposes, subdivided through warrantee deeds and handed down to family members. The applicant has demonstrated that all proposed improvements meet requirements for utilities, buildable areas, open space, landscaping, setbacks and easements. Each lot has building areas no more than the required 40% allowable and each individual lot will meet regulations for maintaining runoff onsite. Homes will not be built within areas subject to runoff accumulation. The property is not located within a flood zone nor arroyo or watercourse.

- (3) All *plots* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The proposed subdivision plat meets all standards of Chapter 14, Article 9 regarding infrastructure design, improvements and dedication standards. The proposed design illustrates a subdivision that meets all regulatory standards. The applicants have made every effort to address all issues.

- (4) A *plot* 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*.

The property is vacant, no non-conformities exist. There is no request for a variance.

- (5) A *plat* 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 *plat*.

There are no requests for an exception.

The proposed subdivision is in keeping with governing rules and regulations within the zoning district. Your consideration for approval is greatly appreciated.

Sincerely,

Dolores I. Vigil
Liaison Planning Services Inc.

Attachments:

Application / Archeological Clearance Permit / Drainage Calculations Summary
Traffic Impact Analysis / Preliminary Subdivision Plat
Legal Lot of Record / Site Plan / Landscape Plan / Engineered Drawings

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Aguafina Subdivision"
4262 Agua Fria, 4701 Rufina, 4702 Rufina, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this ___ day of _____, 2020 by Aguafina Development LLC ("SFHP Developer").

RECITALS

- A. SFHP Developer is the developer of Aguafina 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 development plan** approval.
 - 2. The Property is to be developed as **61** **for-purchase home lots.**
- B. **SFHP PLAN.** The project has an area of approximately **11.472** acres, zoned R-R-5 and R-6, permitting **5 and 6** dwelling units per acres. SFHP Developer proposes to build **61** **dwelling units.** Developer agrees to comply with the Santa Fe Homes Program ordinance. SFHP which requires that 20% of these homes are affordably-priced, resulting in **12 affordable homes** and a fractional fee paid for **0.2 unit.** The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the

minimum household size, the income range to be served and the current SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase. The SFHP Developer agrees to make a payment of **\$15,500** for the fractional portion of a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

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 (15%) and other fee waivers and reduced fees for the affordable units as per SFCC 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

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

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

SFHP DEVELOPER:

Rudy Rodriguez Sr., Managing Partner

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

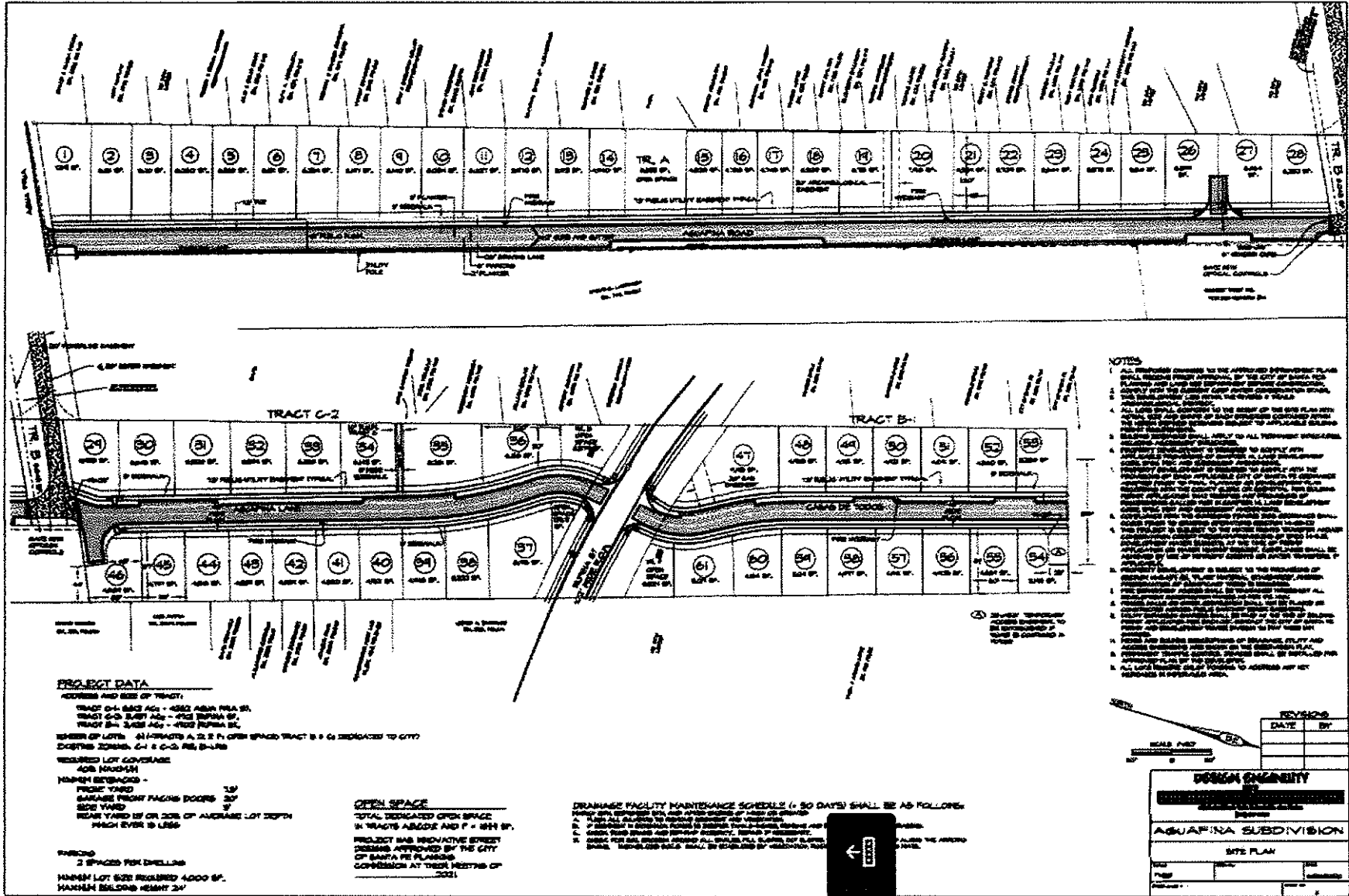
The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, the {title} _____ of {entity} _____;

My Commission Expires:

Alred

DATE 11.19.20

3



Santa Fe Homes Program (SFHP) Pricing Schedule – 2020

<i>Income Range</i>	<i>Two Bedrooms 1-2 person HH (900 sq ft min)</i>	<i>Three Bedrooms 3-4 person HH (1,150 sq ft min)</i>	<i>Four Bedrooms 4-5 person HH (1,250 sq ft min)</i>	<i>Lot Price</i>
1 (<50% AMI)	<i>Rental Pricing Tier (not applicable)</i>			
2 (50-65%AMI)	Max. Price: \$137,750 __0__ Units	Max. Price: \$155,000 __3__ Units	Max. Price: \$172,250 __0__ Units	\$38,750
3 (65-80%AMI)	Max. Price: \$179,000 __0__ Units	Max. Price: \$201,500 __6__ Units	Max. Price: \$223,750 __0__ Units	\$50,375
4 (80-100%AMI)	Max. Price: \$220,500 __0__ Units	Max. Price: \$248,250 __3__ Units	Max. Price: \$275,500 __0__ Units	\$62,063

Prices reflect 2020 HUD median incomes.

AFFORDABILITY CALCULATION Single Family Building Lots

The project has an area of approximately 11.472 acres, zoned at R-5, R-6, permitting 5 or 6 dwelling homes per acre. The required number of SFHP units is 20% of the total units, 5% each in Income Ranges 2 and 4 and 10% in Income Range 2. The project proposes 61 total lots for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
 = 61 total units x 0.2 = 12.2SFHP unit(s) are required
 = 12 lots/units delivered and a fractional fee paid for 0.2 units

CALCULATION for the Fractional Fee:

= ½ price of 3 BR, Tier 2 Home X Unit Fraction
 = \$77,500 X 0.2
 = \$15,500 fractional fee

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 SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. 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.

**City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law**

Case #2020-2273

**4262 Agua Fria Street, and 4701 and 4702 Rufina Street
Amendment to Conditions of Aguafina Zoning Ordinance No. 2013-12**

**Owner's/Applicant's Name - Aguafina Development, LLC
Agent's Name - Dolores Vigil, Liaison Planning Services, Inc.**

THIS MATTER came before the Governing Body (Governing Body) for public hearing on October 22, 2020 (Hearing) upon the application (Application) of Liaison Planning Services, Inc., as agent for Aguafina Development, LLC (Applicant).

I. INTRODUCTION

The Application pertains to properties located at 4262 Agua Fria Street and 4701 and 4702 Rufina Street, totaling approximately 11.5 acres (Properties). The Applicant seeks to amend the conditions that the Governing Body included in its Findings of Fact and Conclusions of Law (City Clerk Item #13-0191, attached as "Exhibit A") adopting Ordinance No. 2013-12, which rezoned the properties at 4701 and 4702 Rufina Street to R-3 (Residential – three dwelling units per acre). Specifically, the Applicant seeks to remove a condition that would require the Applicant to develop 4262 Agua Fria Street "consistent with R-3 zoning, notwithstanding that it is zoned R-5," and to remove a portion of a condition that would require the Applicant to "propose three base-course lot access driveways, each serving eight lots."

In related Case #2020-2274, the Applicant seeks to rezone a property located at 4701 Rufina Street, totaling approximately 3.44 acres, from R-3 (Residential – three dwelling units per acre) to R-5 (Residential – five dwelling units per acre). Additionally, in related Case #2020-2287, the Applicant seeks to rezone a property located at 4702 Rufina Street, totaling approximately 2.42 acres, from R-3 (Residential – three dwelling units per acre) to R-6 (Residential – six dwelling units per acre). The Applicant plans to create a sixty-one (61)-lot subdivision.

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

II. FINDINGS OF FACT

A. Background: Rezoning Ordinance No. 2013-12

1. On December 6, 2012, the Planning Commission (Commission) considered the previous owner's application to rezone Tract C-2 (4701 Rufina Street) and Tract B-1 (4702 Rufina Street), totaling approximately 5.89 acres (Case #2012-104), from R-1 (Residential – one dwelling unit per acre) to R-5 (Residential – 5 dwelling units per acre).

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4262 Agua Fria Street, and 4701 and 4702 Rufina Street

Amendment to Conditions of Aguafina Zoning Ordinance No. 2013-12

2. At a public hearing held December 6, 2012, residents testified in opposition to the rezoning, citing concerns about traffic impacts and overall density.
3. The Commission voted to recommend that the Governing Body rezone both tracts to R-3 (Residential – three units per acre) instead of R-5, due to concerns about traffic and density.
4. Subsequent to the hearing, in negotiations with adjacent residents, the owner agreed to develop 4262 Agua Fria Street and 4701 and 4702 Rufina Street at lower density (effectively R-3), despite the fact that 4262 Agua Fria was zoned R-5 and was not included within the rezoning application for Case #2012-104, and to develop all three tracts as private, base-course lot access driveways.
5. Under the Santa Fe City Code (SFCC) Table 14-9.2-1 (Design Criteria for Street Types), a private lot access driveway may serve a maximum of eight (8) dwelling units.
6. On January 30, 2013, the Governing Body held a public hearing to consider the rezoning request.
7. After significant discussion about appropriate density and road connectivity, the Governing Body voted to deny the rezoning request.
8. On February 13, 2013, the Governing Body rescinded its denial and decided to rehear the case, considering the rezoning request at reduced density.
9. On March 13, 2013, the Governing Body reheard the rezoning request at a public hearing and approved a rezoning to R-3, subject to the conditions of approval recommended by staff and additional conditions that the previous owner agreed to at the hearing, which were enumerated in the Findings of Fact and Conclusions of Law, filed by the City Clerk as Item #13-0191.
10. The additional conditions, referred to as “the Applicant Undertakings,” formalized the previous owner’s offer to: (1) submit any request for subdivision and/or development plan approval for 4701 and 4702 Rufina Street and the adjacent parcel (4262 Agua Fria Street) as a single application; (2) develop 4262 Agua Fria Street consistent with R-3 zoning, notwithstanding that it is zoned R-5; (3) not request to use Powerline Road as a primary or secondary access for new development at 4262 Agua Fria Street, 4701 Rufina Street, or 4702 Rufina Street, but to propose instead three base-course lot access driveways, serving eight lots each; and (4) grant an easement to Abe and Kathleen Tapia and their successors across 4262 Agua Fria Street to permit them to access Powerline Road.
11. The previous owner submitted an application for a subdivision that met the conditions described as “the Applicant Undertakings.” That application went through a series of hearings and was ultimately approved; but the subdivision was never recorded, and the approval expired.

B. Procedural History: Case #2020-2273

12. In 2019, the current Owner/Applicant initially proposed a subdivision with the same configuration as the previously approved subdivision, which had expired.
13. In discussing the initial 2019 proposal with the Applicant, Staff raised concerns about connectivity and roads, which were consistent with the concerns Staff raised in 2013.
14. The Applicant conducted a series of meeting with neighbors, including the Las Acequias Neighborhood Association, which resulted in a series of design changes to the Project.
15. In these meetings, area residents expressed a willingness to accept higher density if it would guarantee higher quality homes and paved public roads with sidewalks.

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4262 Agua Fria Street, and 4701 and 4702 Rufina Street

Amendment to Conditions of Agua Fria Zoning Ordinance No. 2013-12

16. The Applicant revised the initial proposal and design, and now seeks to develop at a density that will financially support paved streets, pedestrian amenities, and quality site-built homes.
17. Pursuant to the SFCC Section 14-3.5(A)(1)(d), any person may submit a written request for a rezoning or a zoning ordinance amendment, along with all submissions required by Chapter 14 of the SFCC and any other necessary information requested by the land use director (Submittal Requirements).
18. In this case, the Applicant asks the Governing Body to amend conditions of approval for Ordinance No. 2013-12, which were formalized as the "Applicant Undertakings" in the Findings of Fact and Conclusions of Law for Case #2012-104 (Item #13-0191).
19. Specifically, the Applicant asks the Governing Body to remove the requirement in Applicant Undertaking #2 to develop 4262 Agua Fria Street "consistent with R-3 zoning, notwithstanding that it is zoned R-5," and to strike the portion of Applicant Undertaking #3 that requires the Applicant "to propose . . . three base-course lot access driveways, each serving eight lots."
20. 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)(iii)&(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
21. A pre-application conference was held on January 10, 2019 in accordance with SFCC Section 14-3.1(E).
22. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
23. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held via Zoom on June 1, 2020. The ENN meeting was attended by several representatives of the Applicant and members of City staff. Twenty-two (22) members of the public attended. Residents expressed concerns, including traffic impacts to neighborhoods surrounding the property, but were generally happy that the proposal would include site-built homes. The Applicant and residents agreed to continue negotiating over a wall or fencing between the new development and existing homes, as there could be property line issues to be resolved.
24. 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 evaluated the factors relevant to the Application.
25. Staff recommended that the Commission should recommend that the Governing Body grant the request to modify the Findings of Fact and Conclusions of Law that approved Ordinance No. 2013-12 by removing the requirement in Applicant Undertaking #2 that the Applicant must develop 4262 Agua Fria Street "consistent with R-3 zoning, notwithstanding that it is zoned R-5," and by striking the portion of Applicant Undertaking #3 that requires the Applicant "to propose . . . three base-course lot access driveways, each serving eight lots."
26. On August 20, 2020, the Commission held a public hearing on this case concurrently with a public hearing to consider the rezoning requests in Case #2020-2274 (requesting R-5 zoning for 4701 Rufina Street) and Case #2020-2287 (requesting R-6 zoning for 4702 Rufina Street).
27. At the August 20, 2020 hearing, residents testified in support of all three cases and expressed a preference for public roads and sidewalks and site-built homes, but still raised concerns about traffic impacts, specifically to the intersection of Rufina Street and Lopez Lane. The President of the Las Acequias Neighborhood Association requested that road impact fees from the project be applied to improvements of that intersection if possible.

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4262 Agua Fria Street, and 4701 and 4702 Rufina Street

Amendment to Conditions of Agua Fria Zoning Ordinance No. 2013-12

28. At the August 20, 2020 hearing, the Commission discussed road connectivity and questioned why Staff did not recommend striking the portion of Applicant Undertaking #3 that prohibits the Applicant from requesting to make a road connection to Powerline Road.
29. Staff explained that the recommendation was based on the specific requests made by the Applicant in the application, the recommendation of the City Traffic Engineer, and the expressed desire of neighboring residents to not have a road connection at Powerline.
30. Members of the Commission expressed concern that conditions should not be attached to a zoning ordinance to preclude road connectivity that would otherwise be required by Chapter 14 of the SFCC and the General Plan, and that such issues should be evaluated in the context of a subdivision application.
31. The Commission voted to recommend that the Governing Body approve the application in Case #2020-2273, with the additional recommendation that the Governing Body should strike Applicant Undertakings #2 and #3 in their entirety, which would allow the Commission to further explore road connectivity in conjunction with an application for preliminary subdivision approval.
32. The Commission also voted to recommend approval of the request in Case #2020-2274 to rezone 4701 Rufina Street to R-5 and the request in Case #2020-2287 to rezone 4702 Rufina Street to R-6, as recommended by staff.

C. Amendment to Conditions of Zoning Ordinance No. 2013-12

33. At the hearing, the Governing Body received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
34. Pursuant to SFCC Section 14-3.19(D)(1), the procedures for a substantive amendment to the conditions of a prior rezoning ordinance are the same as the procedures that apply to a new application for a rezoning ordinance.
35. Pursuant to SFCC Sections 14-2.3(C)(7)(c) and 14-3.5(B)(1), the Commission has the authority to review and make recommendations to the Governing Body regarding a proposed rezoning or zoning ordinance amendment.
36. Pursuant to SFCC Sections 14-2.2(A) and 14-3.5(B)(2) and Table 14-2.1-1, the Governing Body has the authority to consider the recommendation of the Commission and to either approve or disapprove the Application.
37. SFCC Section 14-3.5(B) sets out procedures for rezoning and requires the Governing Body to hold a public hearing, review the Application, and make a decision to approve or deny the Application.
38. SFCC Section 14-3.5(C) sets out approval criteria and requires the Governing Body to make complete findings of fact sufficient to show that these criteria have been met before approving a rezoning ordinance amendment.
39. Most of the approval criteria in SFCC Section 14-3.5(C) are inapplicable to a request to amend the conditions attached to a prior zoning ordinance, and the SFCC does not provide specific criteria for evaluating a request to amend such conditions.
40. The Governing Body finds that the rezoning criteria are intended to ensure that the public interest is not harmed by the rezoning, that development under the new zoning will serve the public more than development under the original zoning, and that infrastructure can handle or be modified to handle the proposed new development.

Applicant Undertaking #2

41. The Governing Body finds that Applicant Undertaking #2, which is the condition that Tract C-1 (4262 Agua Fria Street) should be developed consistent with R-3 zoning notwithstanding that it is zoned R-5, should be removed from the Findings of Fact and Conclusions of Law for Ordinance No. 2013-12 because removing the condition would not harm the public interest, and building at greater density will allow the construction of site-built homes, streets, and sidewalks in conformance with adjacent residents' desires.

Applicant Undertaking #3

42. At the Hearing, there was discussion about Applicant Undertaking #3, which includes two parts: (1) a requirement that the Applicant shall not request to use Powerline Road as a primary or secondary access for new development; and (2) a requirement that the Applicant shall propose three base-course lot access driveways, serving eight lots each.
43. The Governing Body finds that the first part of Applicant Undertaking #3, which is the requirement that the Applicant shall not request to use Powerline Road as a primary or secondary access for the subdivision, should be retained based on the intent of the Applicant, the opinions of the City Traffic Engineer as presented at the Planning Commission, and the wishes of the surrounding residents.
44. The Governing Body finds that the second part of Applicant Undertaking #3, which is the requirement that the Applicant shall propose three base-course lot access driveways each serving eight lots, should be removed from the Findings of Fact and Conclusions of Law for Ordinance No. 2013-12 because Chapter 14 of the SFCC and the General Plan express a strong preference for road connectivity, these types of conditions are more appropriate for consideration in conjunction with a subdivision application (not a rezoning application); and because the public interest will be better served by paved public roads with sidewalks.

Request for Construction of a Wall

45. At the Hearing, the Governing Body, Staff, and the Applicant discussed the request by the Las Acequias Neighborhood Association for a continuous block wall running the length of the development, including whether the request was financially feasible and whether a wall might lead to property line disputes with the many homeowners bordering the property.
46. The Governing Body finds that the wall construction issue should be further examined and resolved by the Planning Commission at the subdivision approval stage.

New Applicant Undertaking – Construction of Site-Built Housing

47. At the Hearing, the Governing Body, Staff, and the Applicant discussed the Applicant's plan to build site-built housing on the Properties, and not manufactured housing, as requested by neighbors, including the Las Acequias Neighborhood Association.
48. At the Hearing, the Applicant Rudy Rodriguez, the Applicant's agent, Dolores Vigil, and the Applicant's attorney, Karl Sommer, all testified that the Owner is committed to ensuring that site-built homes are built on the Properties, and not manufactured housing.

49. At the Hearing, it was acknowledged that the City cannot mandate the construction of site-built housing as a condition of approval because state and municipal law require the City to treat site-built and manufactured housing the same for zoning purposes.
50. At the Hearing, members of the Governing Body expressed concern that if the land transfers ownership following a rezoning, the Owner's intention to construct site-built homes might not be fulfilled.
51. At the Hearing, the Applicant's attorney proposed a mechanism to ensure that site-built homes are constructed on the Properties. Specifically, the Applicant could record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes.
52. At the Hearing, the Applicant volunteered to add a new Applicant Undertaking to the Findings of Fact and Conclusions of Law that requires the Applicant to record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes.
53. The Governing Body finds that this new Applicant Undertaking should be memorialized in these Findings of Fact and Conclusions of Law and that the Applicant should file a satisfactory covenant prior to the recordation of a final subdivision plat for the Properties to ensure that the Owner's intent to construct site-built housing is enforceable by the Las Acequias Neighborhood Association.

D. Vote at the Hearing

54. The following member of the Governing Body did not concur with the majority vote of the Governing Body: Councilor Chris Rivera.

III. CONCLUSIONS OF LAW

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

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, and notice of public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose amendments to the conditions of approval attached to the ordinance that rezoned the Properties.
3. The Applicant met the applicable Submittal Requirements.
4. The Governing Body has the power and authority at law and under the SFCC to review the proposed amendments to the conditions attached to the rezoning ordinance and to make decisions regarding the proposed amendments.
5. The Findings of Fact and Conclusions of Law adopting Ordinance 2013-12 should be amended by removing "Applicant Undertaking #2."
6. The Findings of Fact and Conclusions of Law adopting Ordinance 2013-12 should be amended by removing the second part of "Applicant Undertaking #3," which requires the Applicant "to propose . . . three base-course lot access driveways, each serving eight lots."
7. The Findings of Fact and Conclusions of Law adopting Ordinance 2013-12 should be amended by adding a new Applicant Undertaking as follows: "Prior to recordation of a final subdivision plat, the Applicant shall record with the Office of the County Clerk a

Case #2020-2273

4262 Agua Fria Street, and 4701 and 4702 Rufina Street

Amendment to Conditions of Agua Fria Zoning Ordinance No. 2013-12

restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes at 4262 Agua Fria Street and 4701 and 4702 Rufina Street.”

WHEREFORE, IT IS ORDERED ON THE 10th DAY OF NOVEMBER 2020 BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Governing Body grants the Application in Case #2020-2273 to amend the conditions set forth in the Findings of Fact and Conclusions of Law that adopted Ordinance No. 2013-12 by removing Applicant Undertaking #2 and by removing the portion of Applicant Undertaking #3 that requires the Applicant “to propose . . . three base-course lot access driveways, each serving eight lots.” The Governing Body further amends the conditions set forth in the Findings of Fact and Conclusions of Law that adopted Ordinance No. 2013-12 by adding a new Applicant Undertaking as follows: “Prior to recordation of a final subdivision plat, the Applicant shall record with the Office of the County Clerk a restrictive covenant benefitting the Las Acequias Neighborhood Association that runs with the land and requires the construction of site-built homes at 4262 Agua Fria Street and 4701 and 4702 Rufina Street.”

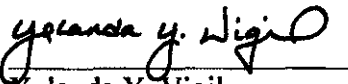


Alan M. Webber
Mayor

11/17/2020

Date

FILED:



Yolanda Y. Vigil
City Clerk

11/17/2020

Date

GB MTG 11/10/2020

gc

APPROVED AS TO FORM:



Erin K. McSherry
City Attorney

Nov 4, 2020

Date

Exhibit A to FOF & COL
for Case #2020-2273

ITEM # 13-0191

City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law

Case #2012-104

Aguafina Rezoning to R-3

Owner's Name – Aguafina Development, LLC

Applicant's Name – JenkinsGavin Design and Development, Inc.

THIS MATTER came before the Governing Body of the City of Santa Fe for hearing on March 13, 2013 upon the application (Application) of JenkinsGavin Design and Development, Inc. as the agent for Aguafina Development, LLC (Applicant).

The Applicant applied to rezone 5.89± acres of land (Property) from R-1 (Residential – 1 dwelling unit/acre) to R-3 (Residential – 3 dwelling units/acre). The Property is located south of Agua Fria Street and west of Calle Atajo at 4702 Rufina Street and 4262 Agua Fria Street, now known as 4701 Rufina Street. On December 6, 2012 the Planning Commission (Commission) voted to recommend to the Governing Body that the Property be rezoned to R-3 (Residential – 3 dwelling units/acre), subject to certain conditions (the Conditions). The Property is designated as Low Density Residential (3-7 dwelling units/acre) on the General Plan Future Land Use Map.

The Applicant also owns 5.632± acres of land (Adjacent Parcel) adjacent to the Property on the north, extending from Agua Fria south to approximately Powerline Road. The Adjacent Parcel is also designated as Low Density Residential on the General Plan Future Land Use Map and is zoned R-5 (Residential – 5 dwelling units/acre). The Adjacent Parcel is not a subject of the Application. However, in accordance with discussions with certain neighbors of the Property, the Applicant offered to the Governing Body to (1) submit its request for subdivision and/or development plan approval to the Commission for both the Property and the Adjacent Parcel as a single application; (2) develop the Adjacent Parcel consistent with R-3 zoning, notwithstanding that it is zoned R-5; (3) not request to use Powerline Road as a primary or secondary access for either the Property or the Adjacent Parcel as part of its application for such Commission approval, but to propose instead three base-course lot access driveways, each serving eight lots; and (4) grant an easement to Abe and Kathleen Tapia and their successors across the Adjacent Parcel to permit them to access Powerline Road (collectively, the Applicant Undertakings).

Findings of Fact and Conclusions of Law (Commission Findings and Conclusions) embodying the Commission's vote were adopted by the Commission on January 10, 2013 and were filed with the City Clerk as Item #13-0023. The Applicant originally sought the Commission's approval to rezone the Property to R-5, but withdrew that request by letter dated February 15, 2013, amending the Application to request R-3 zoning for the Property. The Application before the Governing Body is therefore consistent with the recommendation of the Commission.

In accordance with the foregoing, and after conducting a public hearing, and having heard from staff, the Owner's representatives, residents of the neighborhood in which the Property is located, and certain interested others, the Governing Body hereby FINDS, as follows:

FINDINGS OF FACT

1. The Governing Body has authority, under Santa Fe City Code (Code) Sections 14-2.1 Table 14-2.1-1 and 14-2.2(A) to review and finally decide upon applications for rezoning in accordance with the procedures set forth in Code Section 14-3.5(B)(2) and applying the criteria set forth in Code Section 14-3.5(C).
2. Code Section 14-3.1(H)(1)(e)(2) requires that notice of a public hearing before the Governing Body be provided in accordance with Code Section 14-3.1(H)(1)(a) and that the applicant publish notice in a local daily newspaper of general circulation at least fifteen calendar days prior to the public hearing (collectively, the Notice Requirements).
3. The Notice Requirements have been met.
4. The Governing Body reviewed the report dated February 19, 2013 for the March 13, 2013 City Council Hearing prepared by City staff (Staff Report), the recommendation of the Commission, the Commission Findings and Conclusions and the evidence introduced at the public hearing in accordance with the requirements of Code Section 14-3.5(B)(2)(a).
5. The Governing Body heard direct testimony from City staff, the Applicant, residents of the neighborhood in which the Property is located and certain interested others.
6. The Applicant offered to the Governing Body to perform the Applicant Undertakings if the Governing Body approved R-3 zoning for the Property.
7. The Applicant's offer to perform the Applicant Undertakings is a material consideration relied upon by the Governing Body in its review of the Application.
8. Commission Findings of Fact 2 through 10 and Conclusions of Law 1 through 3 accurately reflect the facts in this matter as presented at the hearing.
9. Commission Finding of Fact 12 accurately reflects the facts in this matter, with the deletion of the words, "However, impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property." The deletion reflects the Applicant's request to amend the Application to request R-3 zoning.
10. Commission Conclusion of Law 5 accurately reflects the facts in this matter, with the deletion of the words, "..., although the impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property." The deletion reflects the Applicant's request to amend the Application to request R-3 zoning.
11. The Governing Body accepts the Applicant's offer to perform the Applicant Undertakings in the event that the Governing Body approves the Application.
12. The Governing Body has considered the comments of members of the public made at the hearing relating to the future development of the Property and the Adjacent Parcel and, understanding that the Commission has the authority under the Code to review and approve with or without conditions or deny applications for subdivision and development plan approval, but mindful of the concerns of certain neighbors that are appropriately addressed in conjunction with the subdivision and development approval process, requests the Commission to consider fully such comments in reviewing and deciding upon applications

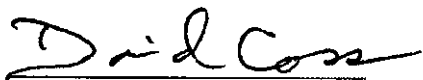
for future subdivision and/or development plan approval for the Property and the Adjacent Parcel.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted at the hearing, the Governing Body hereby CONCLUDES and ORDERS:

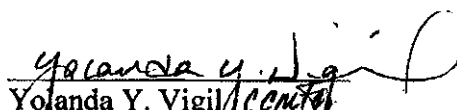
1. The Commission Findings and Conclusions, a copy of which is attached hereto as Exhibit A, are adopted in part by the Governing Body as follows: Commission Findings of Fact 2 through 10 and, with the deletion of the words, "However, impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property", Commission Finding of Fact 12; and Conclusions of Law 1 through 3 and, with the deletion of the words, "..., although the impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property", Conclusion of Law 5. The foregoing enumerated Findings of Fact and Conclusions of Law are hereby adopted by the Governing Body and are incorporated in these Findings of Fact and Conclusions of Law as if set out in full herein. Those Findings of Fact and Conclusions of Law not specifically adopted herein are specifically not adopted.
2. The proposed rezoning is therefore approved, subject to the Conditions and subject further to the performance by the Applicant of the Applicant Undertakings.

IT IS SO ORDERED ON THE 27TH OF MARCH 2013 BY THE GOVERNING BODY OF THE CITY OF SANTA FE.


Mayor

3-29-13
Date:

FILED WITH THE CITY CLERK:


Yolanda Y. Vigil
City Clerk

4-2-13
Date:

APPROVED AS TO FORM:


Geno Zamora
City Attorney

3/27/13
Date:

ITEM # 13-0023

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

Case #2012-104 – Aguafina Rezoning

Owner's Name – Aguafina Development, LLC

Applicant's Name – JenkinsGavin Design & Development, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 6, 2012 upon the application (Application) of JenkinsGavin Design & Development, Inc. as agent for Aguafina Development, LLC (Applicant).

The Applicant seeks to rezone 5.73± acres of land (Property) that comprises the southern part of a single tract of land (the Tract) west of Calle Atajo that runs south from Agua Fria Street to south of Rufina Street. The Property is bisected by Rufina Street and is zoned R-1 (Residential – 1 dwelling unit/acre). The remainder of the Tract (the Remainder) is zoned R-5 (Residential – 5 dwelling units/acre). The Applicant seeks to rezone the Property from R-1 to R-5 so that the Tract is within a single zoning district. The Property is designated as Low Density Residential (3-7 dwelling units/acre) on the General Plan Future Land Use Map.

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

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Under SFCC §14-3.5(A)(1)(d) any individual may propose a rezoning.
3. SFCC §§14-3.5(B)(1) sets out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in SFCC §14-3.5(C).
4. SFCC §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings (Rezoning Criteria).
5. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
6. A pre-application conference was held on May 10, 2012.
7. SFCC §14-3.1(F) establishes procedures for the ENN meeting, including, without limitation:
 - (a) Scheduling and notice requirements [SFCC §14-3.1(F)(4) and (5)];
 - (b) Regulating the timing and conduct of the meeting [SFCC §14-3.1(F)(5)]; and
 - (c) Setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].



8. An ENN meeting was held on the Application at 5:30 p.m. on July 30, 2012 at the Southside Library at 6599 Jaguar Road.
9. Notice of the ENN meeting was properly given.
10. The ENN meeting was attended by the Applicant, City staff and other interested parties and the discussion followed the guidelines set out in SFCC §14-3.1(F)(6).
11. Commission staff provided the Commission with a report (the Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the Rezoning, subject to those conditions contained in the Staff Report (the Conditions).
12. The Commission has considered the Rezoning Criteria and finds, subject to the Conditions, the following facts:
 - (a) *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [SFCC §14-3.5(C)(1)(a)].*

There has been a change in the surrounding area, with an increase in density as the City has expanded southward, altering the character of the Rufina Street corridor. Rezoning will bring the Property into compliance with the General Plan future land use designation for the Property of Low Density Residential (3-7 dwelling units/acre) and with the Plan policy supporting residential development within the future growth areas is built at a minimum gross density of 3 dwelling units/acre, and an average of 5 dwelling units/acre where topography allows.
 - (b) *All the rezoning requirements of SFCC Chapter 14 have been met [SFCC §14-3.5(C)(1)(b)].*

All the rezoning requirements of SFCC Chapter 14 have been met.
 - (c) *The proposed rezoning is consistent with the applicable policies of the General Plan [Section 14-3.5(A)(c)].*

The proposed rezoning is consistent with the General Plan's Low Density future land use designation for the Property.
 - (d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City [SFCC §14-3.5(C)(1)(d)].*

The proposed rezoning is consistent with the Plan's Low Density future land use designation for the Property and with the General Plan policy supporting the preservation of the scale and character of established neighborhoods while promoting appropriate infill development in an area already served by public water and wastewater facilities.
 - (e) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development [Section 14-3.5(C)(e)].*

Existing infrastructure, including water and sewer is sufficient to serve the increased density resulting from the rezoning. However, impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property.

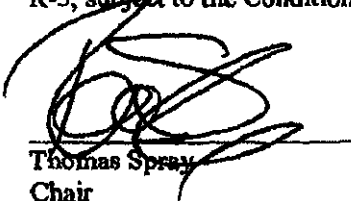
CONCLUSIONS OF LAW

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

1. The Rezoning was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with SFCC requirements.
2. The ENN meetings complied with the requirements established under the SFCC.
3. The Applicant has the right under the SFCC to propose the rezoning of the Property.
4. The Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.
5. The proposed rezoning meets the Rezoning Criteria, although the impacts on traffic and on other public facilities, especially parks, which are inadequate to serve the area at existing densities, mitigate against R-5 zoning for the Property.

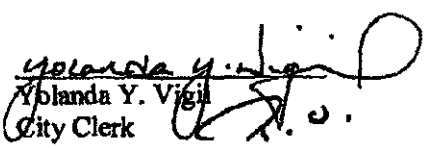
WHEREFORE, IT IS ORDERED ON THE 10TH OF JANUARY 2013 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to R-3, subject to the Conditions.


Thomas Spray
Chair

1/14/13
Date:

FILED:


Yolanda Y. Vigil
City Clerk

1.14.13
Date:

APPROVED AS TO FORM:


Kelley Brennan
Assistant City Attorney

1/10/13
Date:

TRAFFIC IMPACT REPORT

For

Aguafina Development

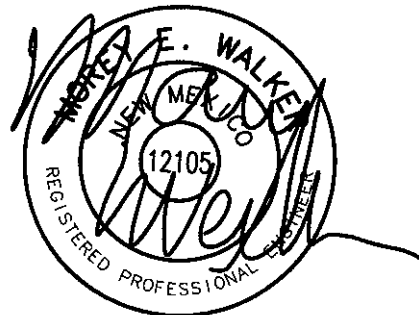
Prepared for

Liaison Planning

Prepared by

**MOREY WALKER AND ASSOCIATES
ENGINEERING, INC.**

November 19, 2020



Aguafina Subdivision

TRAFFIC IMPACT STUDY

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Appendix A - Traffic Counts at Calle Atajo and Rufina Street

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Appendix C – Traffic Counts at Agua Fria and Martin Mora Road

Appendix D - Trip Generation

Appendix E - Level of Service – Calle Atajo and Rufina Street

Appendix F – Level of Service –Rufina Street and Joshua/Lois Lane

Appendix G – Level of Service – Rufina Street and Aguafina Road

Appendix H – Level of Service – Agua Fria and Aguafina/Martin Mora Road

Appendix I – Traffic Light Timing at Rufina Street and Calle Atajo

Aguafina Subdivision

TRAFFIC IMPACT STUDY

I. INTRODUCTION

A. Project Location and Description

The Aguafina Subdivision will consist of 61 single family fee simple lots between Airport Road and Agua Fria and within the City of Santa Fe. The southern section of 33 lots will have access to Rufina Road of which 18 units are north of Rufina and 15 units are south of Rufina. The northern section of 28 lots will have access directly Agua Fria. Refer to Figure 1 for location map and to Figure 2 for site plan.

B. Purpose

The purpose of this Traffic Impact Study is to determine the impact of the Aguafina Subdivision at the intersections of Rufina Street & Calle Atajo, Rufina Street and Jusha/Lois Lane, Aguafina Road & Rufina Street and Agua Fria & Aguafina/Martin Mora Road. Refer to location map for intersections studied.

II. ROAD CONDITIONS

A. Existing and Proposed Conditions

At the study area, Rufina Street is a two-lane road with dedicated left turn lanes in all directions at the intersection of Calle Atajo. The speed limit for this section of Rufina is 35 mph. Agua Fria is a two-lane roadway with a speed limit of 35 mph. Current traffic lane configuration for the all four studied intersections is shown on Figure 3.

The intersection of Calle Atajo & Rufina Street is controlled by traffic signal lights with dedicated left turn lanes. The remaining studied intersections are unsignalized and controlled by stop signs on the minor north/south roads.

Aguaфина Subdivision

TRAFFIC IMPACT STUDY

B. Existing Traffic Volumes

At the intersection of Calle Atajo and Rufina Street, AM and PM peak hour traffic counts were conducted on January 15, 2019 (Appendix A). At the intersection of Rufina Street and Joshua/Loris Lane, a peak hour traffic counts were conducted by Walker Engineering on October 9, 2019 for AM and PM peak hours (Appendix B). At the intersection of Agua Fria and Martin Mora Road, AM and PM peak hour traffic counts were conducted on October 8, 2019 (Appendix C). Refer to Figure 4 for current background traffic volumes.

C. Future Traffic Volumes

A design year of 2024 has been selected for this development. Based upon NMDOT standards, a 3% yearly increase was used to simulate traffic growth in this area. Figure 5 shows the Year 2024 increase in background traffic for the studied intersections.

III. TRIP GENERATION AND TRAFFIC DISTRIBUTION

A. Trip Generation

The AM and PM peak hour traffic volumes are derived from the Institute of Transportation Engineers, Trip Generation, 9th edition. Land Use category 210 residential single family lots were used in the analysis. Data from Trip Generation for both entrances are found in Appendix D. Table 1 summarizes the information found in Trip Generation.

Table 1
AM and PM Peak Hour Traffic Volumes

Location	Size	Section	AM Peak		PM Peak	
			Entering	Exiting	Entering	Existing
Northern Section	28 Units	NB to Agua Fria	5	16	18	28
Southern Section	18 Units	SB to Rufina	4	10	12	6
	15 Units	NB to Rufina	3	9	10	5

Aguafina Subdivision

TRAFFIC IMPACT STUDY

B. Site Traffic Movements

Based upon current traffic patterns and directional percentages and upon the average trip generation as shown on Table 1, the Aguafina Subdivision traffic was distributed at the studied intersections. This distribution is shown on Figure 6.

C. Design Traffic Movements

Using the 2024 background traffic from Figure 5 and the traffic distribution from Figure 6, the combined background and site traffic for the studied area is shown on Figure 7. Figures 5 (No Build) and 7 (Build) were used to conduct the level of service evaluation.

IV. TRAFFIC EVALUATION

A. Level of Service

Synchro Ver 10 software was used to determine the operational level for the intersection. An LOS is conducted for year 2024 design year. The design year includes the annual increase in background traffic and the site traffic. Level of service is ranked from A-F, with A being the highest level of service with the least delays and F indicating a break-down in the operation of the intersection.

Figures 8, 9 and 10 are the Synchro computer models for the 2024 AM & PM No Conditions and 2024 AM & PM Build Conditions for the four studied intersections.

B. Calle Atajo and Rufina Street Intersection

Derived from the Synchro Ver 10 computer runs, Table 2 is a summary of the level of service for the intersection of Calle Atajo and Rufina Street. Traffic volumes were taken from both Figures 5 and 7 for the design year 2024 traffic. The computer printouts can be found in Appendix E. Traffic Signal Timing was obtained from the City of Santa Fe and is attached in Appendix I.

Aguafina Subdivision

TRAFFIC IMPACT STUDY

Table 2
Level of Service Analysis
Calle Atajo and Rufina Street Intersection
2024 Developed Conditions

	Figure 5 No Build		Figure 7 w/ Aguafina Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Calle Atajo SB	19.0/B	18.5/B	19.5/B	19.0/B
Calle Atajo NB	22.4/C	21.1/C	22.9/C	21.4/C
Rufina St WB	16.0/B	28.6/C	15.9/B	29.6/C
Rufina St EB	33.0/C	20.0/B	34.2/C	20.0/B
Intersection	25.7/C	24.8/C	26.5/C	25.3/C

C. Rufina Street and Joshua/Lois Lane Intersection

Derived from the Synchro Ver 10 computer runs, Table 3 is a summary of the level of service for the intersection of Rufina Street and Joshua/Lois Lane. Traffic volumes were taken from both Figures 5 and 7 for the design year 2024 traffic. The computer printouts can be found in Appendix F.

Table 3
Level of Service Analysis
Rufina Street and Joshua/Lois Lane Road Intersection
2024 Developed Conditions

	Figure 5 No Build		Figure 7 w/ Aguafina Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Rufina Street EB	7.9/A	8.8/A	7.9/A	8.8/A
Rufina Street WB	8.6/A	8.2/A	8.6/A	8.2/A
Lois Lane SB	19.5/C	25.0/D	19.6/C	25.4/D
Joshua Lane NB	15.4/C	13.0/B	15.5/C	13.0/B

Aguafina Subdivision

TRAFFIC IMPACT STUDY

D. Aguafina/Casa de Todos Road and Rufina Street Intersection

Derived from the Synchro Ver 10 computer runs, Table 4 is a summary of the level of service for the intersection of Aguafina/Casa de Todos Road and Rufina Street. Since this is a new intersection, only 2024 build conditions were analyzed. Traffic volumes were taken from both Figure 7 for the design year 2024 traffic. The computer printouts can be found in Appendix G.

Table 4
Level of Service Analysis
Aguafina Road and Rufina Street Drive Intersection (new)
2024 Developed Conditions

Movement	Figure 7 w/ Aguafina Subdivision	
	AM Delay/LOS	PM Delay/LOS
Aguafina Rd SB	16.1/C	23.2/C
Casa de Todos Rd NB	14.1/B	13.7/B
Rufina St WB	8.7/A	8.2/A
Rufina St EB	7.9/A	8.9/A

E. Agua Fria and Agufina Street/Martin Mora Road Intersection

Derived from the Synchro Ver 10 computer runs, Table 5 is a summary of the level of service for the intersection of Agua Fria and Agufina Street/Martin Mora Road. Traffic volumes were taken from both Figures 4 and 6 for the design year 2024 traffic. The computer printouts can be found in Appendix I. As noted before, this is a stop controlled intersection.

Aguaфина Subdivision

TRAFFIC IMPACT STUDY

Table 5
Level of Service Analysis
Agua Fria and Agufina Street/Martin Mora Road Intersection
2024 Developed Conditions

	Figure 5 No Build		Figure 7 w/ Aguaфина Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Martin Mora Rd SB	11.2/B	11.6/B	11.6/B	12.4/B
Agufina Rd NB			11.9/B	10.7/B
Agua Fria WB			8.2/A	7.8/A
Agua Fria EB	7.6/A	7.9/A	7.6/A	7.9/A

F. Conclusion

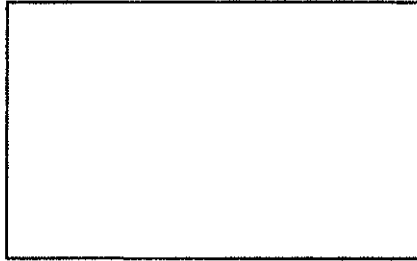
For the intersections of Rufina Street & Calle Atajo, Rufina Street and Jusha/Lois Lane, Aguaфина Road & Rufina Street and Agua Fria & Aguaфина/Martin Mora Road subdivision traffic, there was not a reduction of service for all directions.

Aguafina Subdivision TRAFFIC IMPACT STUDY

V. SUMMARY AND RECOMMENDATIONS

The 61 single family lots for the Aguafina Subdivision will have minimal impact on the level of service for the intersections of Rufina Street & Calle Atajo, Rufina Street and Jusha/Lois Lane, Aguafina/Casa de Todos Road & Rufina Street and Agua Fria & Aguafina/Martin Mora Road. The following design requirements should be addressed at final design:

1. Stop signs to be installed for exiting traffic from the subdivision
2. All interior roads to meet City of Santa Fe standards.



SUBDIVISION
APPLICATION

Parcel Information

Project Name: AGUAFINA SUBDIVISION
Address: 4701 RUFINA ST, 4702 RUFINA ST, 4262 AGUA FRIA Property Size: 11.47 ac
Current Use of Land: VACANT Proposed Use of Land: RESIDENTIAL
Does a Rezoning application accompany this application? YES ☐ NO ☒ Are any variances required? YES ☐ NO ☐
Preapplication Conference Date: 1/24/2019
Early Neighborhood Notice (ENN) meeting date: 9/4/2019 Zoning: TRC-1 R-5 TRC-2 R-5
Check One: Preliminary Plat ☒ Final Plat ☐ UPC Number: _____

Property Owner Information

Company Name: AGUAFINA DEVELOPMENT LLC
Name: RUDY F. RODRIGUEZ, MANAGING PARTNER
First Last
Address: 901 A LOS LOVATOS
Street Address Suite/Unit #
SANITA FE NM 87504
City State ZIP Code
Phone: 505 560-0060 E-mail Address: rudy.frodriguez@yahoo.com

Applicant/Agent Information (If different from owner)

Company Name: LIAISON PLANNING SERVICES INC
Name: DOLORES E. VIGIL
First Last
Address: PO BOX 1835
Street Address Suite/Unit #
SE NM 87504
City State ZIP Code
Phone: 505 920-6839 E-mail Address: liaisonplanning@gmail.com
Correspondence Directed to: ☐ Owner ☐ Applicant ☒ Both

Agent Authorization (If applicable)

I am the owner and record title holder of the property located at: 4262 AGUA FRIA STREET, 4701 & 4702 RUFINA
I authorize LIAISON PLANNING SERVICES INC to act as my agent to execute this application.
Signed: [Signature] Date: 1/23/20

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

☐ Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required include the following:

☒ Letter of Application (intent, location, acreage)	☒ Legal Lot of Record, Legal Description	☒ Preliminary Plat or Final Plat	☒ Landscape, Parking and Lighting Plan, Signage Specifications	☒ Terrain Management Plans (as required Section 14-8.2: 2001)
☒ Traffic Impact Analysis (if required)	☒ Sewer and Water Plan (Profiles and details – Final Plat only)	☐ Phasing Plan (if applicable) N/A	☒ Archaeological Clearance (if applicable)	☐

Subdivisions per Section 14-3.7 SFCC 1987:

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)

See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication S

Final Plat (Section 14-3.7(B)(4) SFCC 1987)

The final plat shall conform substantially to the preliminary plat as approved.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting and that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____

Date: 11/23/20

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. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

LIAISON Planning Services Inc.

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

November 18, 2019

Lee Logston, Senior Land Use Planner
City of Santa Fe Planning Division
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: Aguafina Subdivision Preliminary Plat Application
4701 Rufina Street, 4702 Rufina Street, 4262 Agua Fria Street Santa Fe, NM

Dear Lee,

On behalf of Aguafina Development LLC, please accept this application as a formal request to review and approve a Preliminary Subdivision Plat for a 61-lot residential subdivision located at the above referenced addresses on three parcels: Tract C-1, 5.61 Acres $\pm$ (4261 Agua Fria St.), Tract C-2, 3.44 Acres $\pm$ (4701 Rufina St.) and Tract B-1, 2.42 Acres $\pm$ (4702 Rufina St.). Tract C-1 and C-2 are zoned R-5 (5 dwelling units per acre), and Tract B-1 is zoned R-6 (6 dwelling units per acre).

Tract C-1 is located south of Agua Fria, west of Las Acequias Subdivision and east of Calle Larranaga. Tract C-2 is north of Rufina St., west of Las Acequias Subdivision and east of Lois Lane. Tract B-1 is located south of Rufina St., west of Las Acequias Subdivision and east of Joshua Lane.

Enclosed is the Preliminary Subdivision Plat and all appropriate documentation for your review and approval.

Project Description:

Lots 1-28 are proposed on Tract C-1 (5.612 $\pm$ acres), lots 29-46 on Tract C-2 (3.44 $\pm$ acres) and lots 47-61 on Tract B-1 (2.42 acres $\pm$) a total of 11.47 acres $\pm$. The properties are vacant tract zoned R-5 through R-6 as indicated on the enclosed site plan. Each lot ranges in size no less than the 4,000 square foot minimum. The proposed lots meet and exceed current zoning standard for minimum lot size.

Open space on Tract A (8,635 s.f.) will be used for landscaping and ponding purposes. Tract B (8,048 s.f.) will be utilized for emergency access through Powerline Road via gate with optic controls and will provide access to 1152 Calle Atajo. Tract C will be designated as a 10' pedestrian R.O.W. which will allow neighborhood connectivity. Tracts D, E and F will be designated open space in the amount of 7,206 s.f., as shown on the site plan. The 45' R.O.W. on Tract B-1 is designed to seamlessly connect with the proposed subdivision to the south.

The applicant perceives this development as an affordable housing subdivision. The homes are required to meet City standards. Each home will be constructed to meet all required development standards regarding height, setbacks, lighting, landscaping and lot coverage.

Santa Fe Home Program

As required, the applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program. Pursuant to the provisions of the Santa Fe Homes Program, twelve (12) lots (20%) are identified as affordable.

Access

The subdivision will be accessed via three roadways, as described below:

- The fifteen lots on Tract B-1 will be accessed by Rufina Street from the north, ending in a hammerhead emergency turnaround that will be extinguished if road is continued in the future. An existing 50' access and utility easement will be relocated to accommodate the proposed 45' R.O.W., with a 26' paved road to be named "Casa de Todos Lane" and dedicated to the City of Santa Fe.
- Tract C-2 will be accessed by a 45' R.O.W and asphalt road to be named "Aguafina Lane". The lane includes parking and landscaping, please see site plan.
- The twenty-eight lots on Tract C-1 will be accessed from Agua Fria by a 42' R.O.W., with a 26' paved road to be named "Aguafina Road" and dedicated to the City of Santa Fe. A hammerhead is proposed between lots 26 and 27 and will be utilized by the solid waste department. A 5' sidewalk and 5' planter is proposed on the eastside of the roadway. A parking lane and 2' planter is proposed on the west side.
- Vehicular traffic is prohibited between lots 28- 29 and on Powerline Road. It will be utilized for emergency access and an easement for a lot west of Tract B (see site plan).

Terrain Management

Tract B-1 slopes gently down from the southeast corner in a general west/northwestern direction. Storm water from the roadway and lots will be collected in drainage swales on either side of the driveway, which terminate in two small detention ponds adjacent to Rufina Street. Similarly, Tract C-2 slopes gently in a westerly direction. Storm water from the driveway and the affordable lots will be collected in drainage swales on either side of the driveway, which terminate in two small detention ponds adjacent to Rufina Street.

The low point on Tract C-1 is in the middle of the parcel in an existing drainage corridor. This area will be preserved as open space and will serve as a detention pond for the roadway. Please see the attached Grading and Drainage Plan and Drainage Calculations Summary for further information.

All lots will be required to provide requisite storm water detention on-site and a note to that effect has been placed on the plat.

Water and Wastewater

Water service will be provided via new 8" waterlines connecting to existing mains on Agua Fria and Rufina Street.

Water Budget:

0.15 ac. ft. (less than 6,000) x 40 lots = 6.0
0.17 ac. ft. (more than 6,000) x 21 lots = 3.57
Landscaping = .40

9.97 AC/YR

Accordingly, Retrofit and/or conservation credits will be provided and/or purchased to offset the demand.

Wastewater from lots 1-28 will tap into an existing sewer line on Agua Fria and an existing line at the north end of Tract C-2. Lots 29-43 will access the existing line on Rufina Street as shown on the attached Sanitary Sewer Details sheet.

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.

Landscaping

The property is sparse with very little vegetation. In order to enhance the beauty of each tract the applicant is proposing planting strips along the roadways, landscape buffers and open space along Rufina Street. The applicant will provide landscaping in accordance with development standards as indicated on the attached landscape plan. The plan illustrates where trees and shrubs will be located and how they will be maintained.

Dry Utilities:

Each lot will be serviced by electric and gas. A 7.5' typical utility easement has been noted on the enclosed Preliminary Subdivision Plat. 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.

Archaeology

An archaeological survey of the property was performed, and a clearance permit was issued on June 6, 2013 (see attached). An historic acequia was identified on Tract C-1. Per the conditions of the permit, a 20' wide conservation easement has been added to the plat to protect the acequia.

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. A 20' wide Cultural Properties Easement between lots 19 and 20 will preserve the historic acequia that runs across the property.

- (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 unsuitable 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 aggravate erosion or floodhazard. Such land shall be set aside with the plat 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 18.3 (Flood Regulations).

The parcel was created for agricultural purposes, subdivided through warrantee deeds and handed down to family members. The applicant has demonstrated that all proposed improvements meet requirements for utilities, buildable areas, open space, landscaping, setbacks and easements. Each lot has building areas no more than the required 40% allowable and each individual lot will meet regulations for maintaining runoff onsite. Homes will not be built within areas subject to runoff accumulation. The property is not located within a flood zone nor adjacent to a watercourse.

- (3) All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

The proposed subdivision plat meets all standards of Chapter 14, Article 9 regarding infrastructure design, improvements and dedication standards. The proposed design illustrates a subdivision that meets regulatory standards. The applicants have made every effort to address all issues.

- (4) 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.

The property is vacant, no non-conformities exist. There is no request for a variance.

- (5) A plat 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 this chapter prior to approval of the plat.

There are no requests for an exception.

The proposed subdivision is in keeping with governing rules and regulations within the zoning district. Your consideration for approval is greatly appreciated.

Sincerely,

Dolores I. Vigil
Liaison Planning Services Inc.

Attachments:

Application/ Archeological Clearance Permit / Drainage Calculations Summary
Traffic Impact Analysis / Preliminary Subdivision Plat
Legal Lot of Record / Site Plan / Landscape Plan / Engineered Drawings



**CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL**

Case File Number AR-15-13 Date Application Submitted May 21, 2013
 District: Historic Downtown District _____; River & Trails-Regular ☒ ; Santa Fe Trail _____; Suburban _____
 Building Sq. Ft. _____ Development Acreage 9.24
 Project Description: Lot split for development
 Site Address/Location: 4282 Agus Fina & 4701 Rufina St Property Owner: Agus Fina Development, LLC
 Permit: Grading _____; Development ☒ ; Building _____
 Applicant Information: Name: Agus Fina Development, LLC
 Mailing Address: _____ Phone No.: _____
 Archaeological Consultant: Ron Winters

RECONNAISSANCE REPORT

- | | |
|---|--|
| 1. ☐ Project Archaeologist's Resume | f. ☐ Historic Photos (needed if in Historic Downtown District) |
| 2. ☒ Vicinity Map | g. ☐ Information from Title Abstract (if available) |
| 3. ☒ Project Site Description | 8. ☐ 2% Testing (Historic Downtown District Only) |
| 4. ☒ Development Project Description | 9. ☒ Description of Prehistoric & Historic Occupation & Land Use |
| 5. ☒ Outline of Research & Methodology | 10. ☒ Description of Cultural Remains Discovered and Significance |
| 6. ☒ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts | 11. ☐ NM Site Inventory Forms and Other Documentation |
| 7. ☒ Archival Research | 12. ☒ Recommended Site Significance |
| a. ☐ Historic Maps & Aerial Photos | 13. ☒ Assessment of Development's Impact on Cultural Remains |
| b. ☒ ARMS Files & Archaeological Reports | 14. ☒ Recommended Treatment for Site |
| c. ☐ General Land Office (BLM) Surveys or Land Grant Plats | 15. ☒ Listing of Sources, i.e. historic maps, aerials, reports, etc. |
| d. ☐ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby) | |
| e. ☐ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure) | |

☒ **ARC APPROVAL: MEETING DATE:** _____
 Special Conditions: _____ Yes (see attachment) _____ No

TREATMENT PLAN REQUIRED:

Yes: _____ No: ☒

TREATMENT PLAN ARC APPROVAL: MEETING DATE: _____

Special Conditions: _____ Yes (see attachment) _____ No

PRELIMINARY TREATMENT REPORT

- | | |
|---|---|
| ☐ a. Research Design Outline | ☐ d. Description of Cultural Remains Discovered |
| ☐ b. Site Map of Excavations | ☐ e. Description of Prehistoric and Historic Occupation and Land Use |
| ☐ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable | ☐ f. Listing of Sources |

TREATMENT REPORT ARC APPROVAL: MEETING DATE: _____

Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

 Date Final Report Due

 Date Final Report Received

Permit Approved: _____

 Archaeological Review Committee Chairperson

Date: 06/06/13

Pending identified collection.

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Aguafina Subdivision"
4262 Agua Fria, 4701 Rufina, 4702 Rufina, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this ____ day of _____
2020 by Aguafina Development LLC ("SFHP Developer").

RECITALS

- A. SFHP Developer is the developer of Aguafina 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 development plan** approval.
 - 2. The Property is to be developed as **61** **for-purchase home lots**.
- B. **SFHP PLAN.** The project has an area of approximately **11.472** acres, currently zoned R-R-5 and R-6, permitting **5 and 6** dwelling units per acres. SFHP Developer proposes to build **61** **dwelling units**. Developer agrees to comply with the Santa Fe Homes Program ordinance, SFHP which requires that 20% of these homes are affordably-priced, resulting in **12** **affordable homes** and a fractional fee paid for **0.2 unit**. The SFHP Plan includes the number of bedrooms and bathrooms, the minimum square footage and the

minimum household size, the income range to be served and the current SFHP Home price for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures. If the development is constructed in phases, a SFHP Plan for each phase shall be reviewed and approved by the City and recorded at the County Clerk's office prior to issuance of a building permit by the City for that phase. The SFHP Developer agrees to make a payment of **\$15** for the fractional portion of a SFHP Home, as calculated pursuant to SFHP. The payments shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

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 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 (15%) and other fee waivers and reduced fees for the affordable units as per SFCD 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing and Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

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 revision

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

SFHP DEVELOPER:

Rudy Rodriguez Sr., Managing Partner

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

The foregoing instrument was acknowledged before me this ____ day of _____
2020, by _____, the {title} _____ of
{entity} _____.

My Commission Expires:

Alfred

DATE 11.19.20

3

Santa Fe Homes Program (SFHP) Pricing Schedule – 2020

<i>Income Range</i>	<i>Two Bedrooms 1-2 person HH (900 sq ft min)</i>	<i>Three Bedrooms 3-4 person HH (1,150 sq ft min)</i>	<i>Four Bedrooms 4-5 person HH (1,250 sq ft min)</i>	<i>Lot</i>
1 (<50% AMI)	<i>Rental Pricing Tier (not applicable)</i>			
2 (50-65% AMI)	Max. Price: \$137,750 __0__ Units	Max. Price: \$155,000 __3__ Units	Max. Price: \$172,250 __0__ Units	\$38
3 (65-80% AMI)	Max. Price: \$179,000 __0__ Units	Max. Price: \$201,500 __6__ Units	Max. Price: \$223,750 __0__ Units	\$50
4 (80-100% AMI)	Max. Price: \$220,500 __0__ Units	Max. Price: \$248,250 __3__ Units	Max. Price: \$275,500 __0__ Units	\$62

Prices reflect 2020 HUD median incomes.

AFFORDABILITY CALCULATION Single Family Building Lots

The project has an area of approximately 11.472 acres, zoned at R-5, R-6, permitting or 6 dwelling homes per acre. The required number of SFHP units is 20% of the total units or 5% each in Income Ranges 2 and 4 and 10% in Income Range 3. The project proposes 61 **total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
 = 61 total units x 0.2 = 12.2 SFHP unit(s) are required
 = 12 lots/units delivered and a fractional fee paid for 0.2 units

CALCULATION for the Fractional Fee:

= ½ price of 3 BR, Tier 2 Home X Unit Fraction
 = \$77,500 X 0.2
 = \$15,500 fractional fee

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 SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. 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.

AGUAFINA DRAINAGE ANALYSIS

NOVEMBER 2020



DESIGN ENGINEUNITY



1421 Luisa Street, Suite E, Santa Fe, NM 87505
(505) 989-3551 FAX (505) 989-4740

Aguafina Subdivision DRAINAGE CALCULATIONS SUMMARY

Present Conditions of Project

The project site is long relatively thin parcel from Agua Fria Road to south of Rufina Road. The land is divided into three separate parcels. The land is vacant and slopes gently to the south at a grade of about 1.5 to 3 percent. There are no FEMA floodzones on the property. There is only one defined drainage channel located on the northern parcel (Tract C-1). This channel carries flows from the Las Acequias subdivision and points further east.

Soils: On-site soils have been mapped by the US Natural Resource Conservation Service and the soil mapping can be found on their web page: websoilsurvey.nrcs.usda.gov. The soils present, percentage and hydrologic soil group are listed below:

77.8% Devargas-Urban land complex (114) Hydrologic Soil Group C

13.7% Delvalle Urban land complex (113) Hydrologic Soil Group A

8.5% Zepol silt loam (103) Hydrologic Soil Group B

Vegetation: The site's vegetation consists primarily of grasses with some sage brush, desert shrubs and a few trees. Basal coverage is poor to fair over most of the site, typically about 50%. The Zepol silt loam has a better basal coverage of about 70%.

For the purpose of this analysis, the soils natural curve number were determined by Tract and are as follows:

TRACT C-1:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
103	Zepol silt loam, 0 to 2 percent slopes, flooded	0.7	12.50%	B	58	7.25
113	Delvalle-Urban land complex, 0 to 2 percent slopes	2.3	44.10%	A	58	25.578
114	Devargas-Urban land complex, 1 to 3 percent slopes	2.3	43.40%	C	73	31.682
Totals for Area of Interest		5.3	100.00%			64.51

TRACT C-2

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
103	Zepol silt loam, 0 to 2 percent slopes, flooded	0.6	14.90%	B	58	8.642
114	Devargas-Urban land complex, 1 to 3 percent slopes	3.4	85.10%	C	73	62.123
Totals for Area of Interest		4	100.00%			70.765

TRACT B-1

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
114	Devargas-Urban land complex, 1 to 3 percent slopes	2.8	100.00%	C	73	73

Offsite Flows: The property is subject to sheet flow from the east. There is one defined channel from the east stemming from a park in the Las Acequias Subdivision. This channel is fed by a storm drain, a park, and 15.49 acres with an average residential density of 5.5 units per acre. The storm drain originates in a pond due east adjacent to Lopez Lane. The pond is drained by a 36" cmp (max capacity 70 cfs). On the east side of Calle Atajo an 18" cmp (max capacity 15 cfs) which contributes flow to the storm drain resulting in an upsizing to a 48" cmp. Total offsite flow impacting the project is estimated to be 107 cfs during the 100-year, 24-hour storm event (85 cfs from the storm drain and 22 cfs from Las Acequia Subdivision on the west side of Calle Ajajo. Four 30" cmps with a capacity of 28 cfs each will be used to convey this flow beneath the project roadway.

Predevelopment Drainage Flows: The 100-year, 24-hour precipitation is 3.22 inches. Using the TR-55 method, prior to project development the peak flow (Q100, 24 hour) from the three parcels is as follows (north to south)

Tract C-1 5.61 Acres: 3.5 cfs; Total Volume of Runoff – 12,010 cu. ft
Tract C-2 3.44 Acres: 3.1 cfs; Total Volume of Runoff – 10,956 cu. ft
Tract B-2 2.42 Acres: 2.5 cfs; Total Volume of Runoff – 8,757 cu. ft

Flows are not concentrated and will sheet flow generally to the south.

Developed Conditions: Based on the project plans, the developed weighted curve numbers for each tract is calculated below. On Tract C-1 400 SF of impervious area was assumed for lot development, so on lot ponding will be required to handle any increase in flows associated with lot development over 400 SF of impervious area. On Tract C-2, 750 SF per lot of impervious area (CN = 98) was included in the developed conditions analysis. Thus any impervious area in excess of 750 SF will need to be dealt with through on lot ponding. In the case of Tract B-1, 1450 SF per lot of impervious area (CN = 98) was included in the developed conditions analysis, and any impervious area in excess of 1450 SF will require on lot ponding to insure that flows from the site continue to meet historic conditions. Available open space for ponding is the reason for the different amount of impervious area assumed in each tract.

TRACT C -1

	Square Footage	CN	%	Weighted CN
ASPHALT	34093	98	13.95%	13.67
VALLEY GUTTERS	931	98	0.38%	0.37
CURB AND GUTTER	9888	98	4.04%	3.96
SIDEWALK & RAMPS	7,953	98	3.25%	3.19
PONDS	3691	0	1.51%	0.00
HOME DEVELOPMENT -28 LOTS, 400 SF/LOT	11200	98	4.58%	4.49
NATURAL	176702.72	64.51	72.28%	46.63
Total	244458.72		100%	72.31

TRACT C-2

	Square Footage	CN	%	Weighted CN
ASPHALT	15786	98	10.54%	10.33
VALLEY GUTTERS	653	98	0.44%	0.43
CURB AND GUTTER	3038	98	2.03%	1.99
SIDEWALK & RAMPS	7,179	98	4.80%	4.70
PONDS	2353	0	1.57%	0.00
HOME DEVELOPMENT -18 LOTS, 750 SF/LOT	13500	98	9.02%	8.84
NATURAL	107206.72	70.77	71.61%	50.67
Total	149715.72		100%	76.96

TRACT B-1

	Square Footage	CN	%	Weighted CN
ASPHALT	12195	98	11.55%	11.32
VALLEY GUTTERS	675	98	0.64%	0.63
CURB AND GUTTER	2354	98	2.23%	2.19
SIDEWALK & RAMPS	5,619	98	5.32%	5.22
PONDS	2,307	0	2.19%	0.00
HOME DEVELOPMENT -15 LOTS, 1450 SF/LOT	21750	98	20.61%	20.20
NATURAL	60645.88	73.00	57.46%	41.95
Total	105545.88		100%	81.49

Post-development Drainage Flows: Using the TR-55 method, post infrastructure construction the project development the peak flow (Q100, 24 hour) from the three parcels is as follows (south to north)

Tract C-1: 4.75 cfs; Total Volume of Runoff – 19,529 CF; increase of 7519 CF

Tract C-2: 4.24 cfs; Total Volume of Runoff – 15,265 CF; increase of 4309 CF

Tract B-2: 4.32 cfs; Total Volume of Runoff – 13,358 CF; increase of 4601 CF

Recommendation: To return the project site to drainage conditions prior to the development of the property, detention ponding is necessary. A total of 3 ponds will be developed.

Tract C-1 – Pond 1 – Volume: 7591 CF

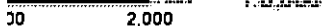
Tract C-2 – Pond 2 – Volume: 4351 CF

Tract B-1 – Pond 3 – Volume: 4649 CF

The developer constructed ponds cover the first
400 square feet of impervious area on Tract C-1 (Lots 1-28)
750 square feet of impervious area on Tract C-2 (Lots 29-46)
1450 square feet of impervious area on Tract B-1 (lots 47-61)

Impervious area in excess of these values must be addressed with on lot ponding at the time of lot development.

Prepared by Orallynn Guerrerortiz 11-17-2020

 FEMA

THE 14 DISCOT GOVTAINED LEGEND AND MORE MAPS FOR FIRM SAKI LAYOUP

Without Base Flood Elevation (BFE)
Zone A, V, A33
With BFE or Depth Zone AE, A1, A2, V2, A33
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. **Zone 1**

Future Conditions 1% Annual Chance Flood Hazard **Zone 1**

Area with Reduced Flood Risk due to Levees. See Notes. **Zone 2**

Area with Flood Risk due to Levees **Zone 3**

NO SOURCE Area of Minimal Flood Hazard
Effective LOMR
 Area of Undetermined Flood Hazard

Channel, Culvert or Storm Sewer
Levee, Dike, or Floodwall

 30.2 Cross Sections with 1% Annual Chance
 17.5 Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature

Digital Data Available
No Digital Data Available
Unmapped

+

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/12/2019 at 12:26:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderified areas cannot be used for regulatory purposes.

Precipitation frequency estimates with 90% confidence intervals (in inches) ¹								
Average recurrence interval (years)								
2	5	10	25	50	100	200	500	1000
(0.222-0.96)	0.341 (0.295-0.393)	0.405 (0.350-0.468)	0.494 (0.425-0.569)	0.563 (0.482-0.648)	0.636 (0.541-0.731)	0.710 (0.600-0.817)	0.812 (0.678-0.934)	0.892 (0.739-1.03)
(0.337-0.51)	0.519 (0.449-0.599)	0.617 (0.533-0.712)	0.753 (0.646-0.866)	0.857 (0.733-0.987)	0.968 (0.822-1.11)	1.08 (0.912-1.24)	1.24 (1.03-1.42)	1.36 (1.13-1.56)
(0.418-0.59)	0.644 (0.556-0.742)	0.764 (0.660-0.883)	0.933 (0.801-1.07)	1.06 (0.908-1.22)	1.20 (1.02-1.38)	1.34 (1.13-1.54)	1.53 (1.28-1.76)	1.68 (1.40-1.94)
(0.563-0.52)	0.867 (0.748-1.00)	1.03 (0.889-1.19)	1.26 (1.08-1.45)	1.43 (1.22-1.65)	1.62 (1.37-1.86)	1.80 (1.52-2.08)	2.06 (1.72-2.37)	2.27 (1.88-2.61)
(0.697-0.31)	1.07 (0.926-1.24)	1.27 (1.10-1.47)	1.56 (1.34-1.79)	1.77 (1.51-2.04)	2.00 (1.70-2.30)	2.23 (1.89-2.57)	2.55 (2.13-2.94)	2.81 (2.33-3.23)
(0.812-0.12)	1.25 (1.07-1.48)	1.49 (1.26-1.75)	1.81 (1.53-2.14)	2.07 (1.74-2.43)	2.35 (1.96-2.75)	2.64 (2.19-3.09)	3.04 (2.49-3.56)	3.36 (2.72-3.93)
(1.871-0.18)	1.31 (1.13-1.53)	1.55 (1.33-1.82)	1.89 (1.61-2.20)	2.15 (1.83-2.51)	2.44 (2.06-2.84)	2.73 (2.29-3.18)	3.14 (2.60-3.66)	3.47 (2.85-4.04)
(1.00-0.13)	1.47 (1.28-1.70)	1.71 (1.49-1.98)	2.06 (1.78-2.37)	2.33 (2.00-2.69)	2.61 (2.23-3.01)	2.90 (2.46-3.34)	3.30 (2.76-3.79)	3.62 (3.00-4.17)
(1.17-0.11)	1.66 (1.46-1.90)	1.93 (1.69-2.20)	2.30 (2.01-2.62)	2.58 (2.25-2.94)	2.87 (2.48-3.28)	3.17 (2.73-3.62)	3.57 (3.04-4.07)	3.88 (3.29-4.44)
(1.40-0.17)	1.89 (1.74-2.07)	2.19 (2.01-2.39)	2.59 (2.37-2.83)	2.90 (2.64-3.17)	3.22 (2.93-3.51)	3.55 (3.20-3.86)	3.98 (3.57-4.34)	4.32 (3.85-4.71)

Custom Soil Resource Report

Table—Hydrologic Soil Group (Aguafina)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
103	Zepol silt loam, 0 to 2 percent slopes, flooded	B	1.2	8.5%
113	Delvalle-Urban land complex, 0 to 2 percent slopes	A	1.9	13.7%
114	Devargas-Urban land complex, 1 to 3 percent slopes	C	11.0	77.8%
Totals for Area of Interest			14.1	100.0%

Rating Options—Hydrologic Soil Group (Aguafina)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Custom Soil Resource Report
 Map—Hydrologic Soil Group (Aguafina)



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



Map Scale: 1:5,840 if printed on A portrait (8.5" x 11") sheet
 0 50 100 200 300 Meters
 0 250 500 1000 Feet
 Map projection: Web Mercator Corner coordinates: WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons



A



A/D



B



B/D



C



C/D



D



Not rated or not available

Soil Rating Lines



A



A/D



B



B/D



C



C/D



D



Not rated or not available

Soil Rating Points



A



A/D



B



B/D



C



C/D



D



Not rated or not available

Water Features

Streams and Canals

Transportation



Rails



Interstate Highways

US Routes

Major Roads

Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Fe County Area, New Mexico
Survey Area Data: Version 11, Sep 15, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Digital aerial images were photographed. Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Aguafina

acreage

00 SF OF IMPERVIOUS ON EACH LOT

35.644188

addresses

4262 Agua Fria Street

5.612

-106.034735

4701 Rufina Street

3.437

4702 Rufina Street

2.423

ow Mexico (NM687)

Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
percent slopes,	1.2	8.50%	B	58	4.93
mplex, 0 to 2	1.9	13.70%	A	58	7.946
omplex, 1 to 3	11	77.80%	C	73	56.794
	14.1	100			69.67

site has been

50% basal c

Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Curve Number
percent slopes,	0.7	12.50%	B	58	7.25
mplex, 0 to 2	2.3	44.10%	A	58	25.578
omplex, 1 to 3	2.3	43.40%	C	73	31.682
	5.3	100.00%			64.51

Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
percent slopes,	0.6	14.90%	B	58	8.642
omplex, 1 to 3	3.4	85.10%	C	73	62.123
	4	100.00%			70.765

Unit Name	Acres in AOI	Percent of AOI	Hydrologic Soil Group	Curve Number	Weighted Curve Number
Complex, 1 to 3 percent slopes	2.8	100.00%	C	73	73
	2.8	100.00%			

RESULTS SUMMARY	Pre-Dev Q100,CFS	Runoff Volume, CF	Post-Dev Q100,CFS	Runoff Volume, CF	delta Q100,CFS	Runoff Volume, CF	POND Volume, CF	EXCESS VOLUME Volume, CF
CT C-1	3.47	12,010	4.75	19,529	1.27	7,519	7591	72
CT C-2	3.11	10,956	4.24	15,265	1.13	4,309	4351	42
CT B-1	2.48	8,757	4.32	13,358	1.84	4,601	4649	47

	Square Footage	CN	%	Weighted CN
	34093	98	13.95%	13.67
	931	98	0.38%	0.37
	9888	98	4.04%	3.96
	7,953	98	3.25%	3.19
	3691	0	1.51%	0.00
28 LOTS, 400 SF/LOT	11200	98	4.58%	4.49
	176702.72	64.51	72.28%	46.63
	244458.72		100%	72.31

PERCENT PONDING 1.51%

acreage check

64.51 5.612

	Square Footage	CN	%	Weighted CN
	15786	98	10.54%	10.33
	653	98	0.44%	0.43
	3038	98	2.03%	1.99
	7,179	98	4.80%	4.70
	2353	0	1.57%	0.00
18 LOTS, 750 SF/LOT	13500	98	9.02%	8.84
	107206.72	70.77	71.61%	50.67
	149715.72		100%	76.96

PERCENT PONDING 1.57%

70.765 3.437

	Square Footage	CN	%	Weighted CN
	12195	98	11.55%	11.32
	675	98	0.64%	0.63
	2354	98	2.23%	2.19
	5,619	98	5.32%	5.22
	2,307	0	2.19%	0.00
-15 LOTS, 1450 SF/LOT	21750	98	20.61%	20.20
	60645.88	73.00	57.46%	41.95
	105545.88		100%	81.49

PERCENT PONDING

2.19%

73

2.423

POND 1	ELEV	SF	VOL
	35	4500	
	34	3952	4226
	33	2777	3364.5
	TOTAL		7590.5

POND 2	ELEV	SF	VOL
	29	1005	1149.5
	30	1294	1534.5
	31	1775	1667.25
	31.9	1930	OVERFLOWS
	32	1978	
	33	2353	
	TOTAL		4351.25

At 2.9' depth sum of pond
4351.25

POND 3	ELEV	SF	VOL
	29	1146	1297
	30	1448	1611.5
	31	1775	1740.15
	31.9	2092	OVERFLOWS
	32	2128	
	33	2307	
	TOTAL		4648.65

At 2.9' depth sum of pond
4648.65

TOTAL 16590.4

Project Name	Aguaфина
Location	TRACT C-1
Present or Devel	Present
Time of Concentration	

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	none
mannings, n	0.13	none
flow length, L	160	feet
slope, s	0.014286	feet/feet
P2	1.52	inches

$$T_t = (0.007 * (nL)^{0.8}) / (P2^{0.5} * s^{0.4})$$

(nL)	20.8
(nL)^0.8	11.33576
P2^0.5	1.232883
s^0.4	0.182794

Tt	0.3521	hours
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Total Time	0.352
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qu cfs/ac-in	1.05
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Location	TRACT C-2
Present or Devel	Present
Time of Concentration	

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	none
mannings, n	0.13	none
flow length, L	225	feet
slope, s	0.018182	feet/feet
P2	1.52	inches

$$T_t = (0.007 * (nL)^{0.8}) / (P2^{0.5} * s^{0.4})$$

(nL)	29.25	
(nL)^0.8	14.89021	
P2^0.5	1.232883	
s^0.4	0.201305	
Tt	0.419974	hours
Total Time	0.420	
qu cfs/ac-in	1.03	

Location TRACT B-1
Present or Development Present
Time of Concentration

Segment 1 - sheet flow		
Segment Name	L1a	units
surface description	range	none
mannings, n	0.13	none
flow length, L	225	feet
slope, s	0.017143	feet/feet
P2	1.52	inches
 $Tt=(0.007*(nL)^{0.8})/(P2^{0.5}*s^{0.4})$		
(nL)	29.25	
(nL)^0.8	14.89021	
P2^0.5	1.232883	
s^0.4	0.196623	
Tt	0.429975	hours
Total Time	0.430	
qu cfs/ac-in	1.03	

TR-55

Agua fina

PRE-DEVELOPMENT

TRACT C-1

11/12/2019

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
64.51	100	3.22	0.59	3.47	12,010
	50	2.9	0.44	2.61	9,037
Acreage, acres	25	2.59	0.32	1.87	6,467
5.61	10	2.19	0.18	1.06	3,670
	5	1.89	0.10	0.58	2,019
qu, cfs/ac-in	2	1.52	0.03	0.18	606
1.05					

Percent Ponding

0.00%

Pond Adjustment Factor

1

TR-55

Aguaфина

PRE-DEVELOPMENT

TRACT C-2

11/12/2019

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
70.77	100	3.22	0.88	3.11	10,956
	50	2.9	0.69	2.45	8,647
Acreage, acres	25	2.59	0.53	1.87	6,584
3.44	10	2.19	0.34	1.20	4,223
	5	1.89	0.22	0.77	2,718
qu, cfs/ac-in	2	1.52	0.10	0.35	1,244
1.03					

Percent Ponding

0.00%

Pond Adjustment Factor

1

TR-55

Aguaфина

PRE-DEVELOPMENT

TRACT B-1

11/12/2019

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
73.00	100	3.22	1.00	2.48	8,757
	50	2.9	0.80	1.99	7,006
Acreage, acres	25	2.59	0.62	1.54	5,427
2.42	10	2.19	0.41	1.02	3,593
	5	1.89	0.27	0.68	2,400
qu, cfs/ac-in	2	1.52	0.14	0.34	1,196
1.03					

Percent Ponding

0.00%

Pond Adjustment Factor

1

Project Name	Aguafina
Location	TRACT C-1
Present or Developed	Developed
Time of Concentration	

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	
mannings, n	0.13	none
flow length, L	130	feet
slope, s	0.0142857	feet/feet
P2	1.51	inches

$$Tt = (0.007 * (nL)^{0.8}) / (P2^{0.5} * s^{0.4})$$

(nL)	16.9
(nL)^0.8	9.6008429
P2^0.5	1.2288206
s^0.4	0.1827935

Tt	0.2991976	hours
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Segment 2 - shallow concentrated flow

Segment Name	L1b	units
surface description	curb	
flow length, L	752	feet
slope, s	0.0065	feet/feet
avg. velocity, v	1.6	fps

Tt=L/(3600*v)	0.1305556	hours
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Total Time	0.430
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qu cfs/ac-in	1.05
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Location	TRACT C-2
Present or Developed	Developed
Time of Concentration	

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	
mannings, n	0.13	none
flow length, L	105	feet
slope, s	0.018	feet/feet
P2	1.52	inches

$$Tt=(0.007*(nL)^{0.8})/(P2^{0.5}*s^{0.4})$$

(nL)	13.65
(nL)^0.8	8.0929363
P2^0.5	1.2328828
s^0.4	0.2004975

Tt	0.2291782 hours
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Segment 2 - shallow concentrated flow

Segment Name	L1b	units
surface description	curb	
flow length, L	600	feet
slope, s	0.0073	feet/feet
avg. velocity, v	1.7	fps

Tt=L/(3600*v)	0.0980392 hours
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Total Time	0.327
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qu cfs/ac-in	1.2
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Location	TRACT B-1
Present or Developed	Developed
Time of Concentration	

Segment 1 - sheet flow

Segment Name	L1a	units
surface description	range	
mannings, n	0.13	none

flow length, L	95	feet
slope, s	0.017	feet/feet
P2	1.52	inches
$Tt=(0.007*(nL)^{0.8})/(P2^{0.5}*s^{0.4})$		
(nL)	12.35	
(nL) ^{0.8}	7.470223	
P2 ^{0.5}	1.2328828	
s ^{0.4}	0.1959655	
Tt	0.2164364	hours

Segment 2 - shallow concentrated flow

Segment Name	L1b	units
surface description	curb	
flow length, L	425	feet
slope, s	0.0087	feet/feet
avg. velocity, v	2	fps
Tt=L/(3600*v)	0.0590278	hours

Total Time	0.275
qu cfs/ac-in	1.45

TR-55

Aguafina

POST-DEVELOPMENT

TRACT C-1

11/10/2020

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
72.31	100	3.22	0.96	4.75	19,529
	50	2.9	0.76	3.78	15,561
Acreage, acres	25	2.59	0.59	2.91	11,992
5.61	10	2.19	0.39	1.91	7,866
	5	1.89	0.26	1.26	5,198
qu, cfs/ac-in	2	1.52	0.12	0.61	2,529
1.05					

Percent Ponding

1.51%

Pond Adjustment Factor

0.84

TR-55

Aguafina

POST-DEVELOPMENT

TRACT C-2

11/10/2020

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
76.96	100	3.22	1.22	4.24	15,265
	50	2.9	1.00	3.46	12,476
Acreage, acres	25	2.59	0.80	2.76	9,922
3.44	10	2.19	0.55	1.91	6,889
	5	1.89	0.39	1.35	4,854
qu, cfs/ac-in	2	1.52	0.22	0.75	2,704
1.2					

Percent Ponding

1.57%

Pond Adjustment Factor

0.84

TR-55

Aguafina

POST-DEVELOPMENT

TRACT B-1

11/10/2020

CN	Frequency	Precipitation	Runoff Q, in	Peak Discharge, cfs	Runoff volume, cu ft
81.49	100	3.22	1.52	4.32	13,358
	50	2.9	1.27	3.61	11,155
Acreage, acres	25	2.59	1.04	2.95	9,105
2.42	10	2.19	0.75	2.14	6,614
	5	1.89	0.56	1.58	4,892
qu, cfs/ac-in	2	1.52	0.34	0.97	2,994
1.45					

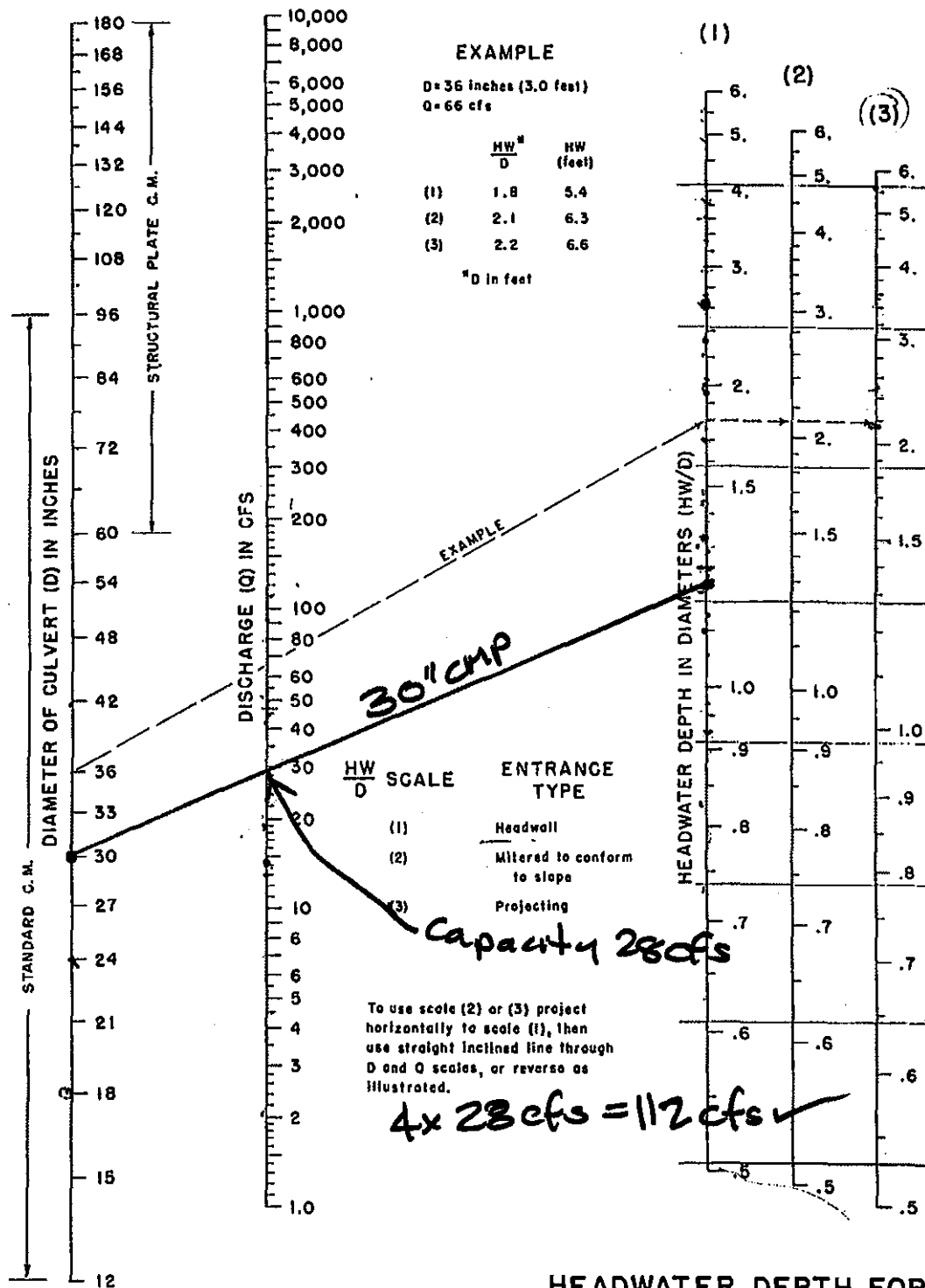
Percent Ponding

2.19%

Pond Adjustment Factor

0.81

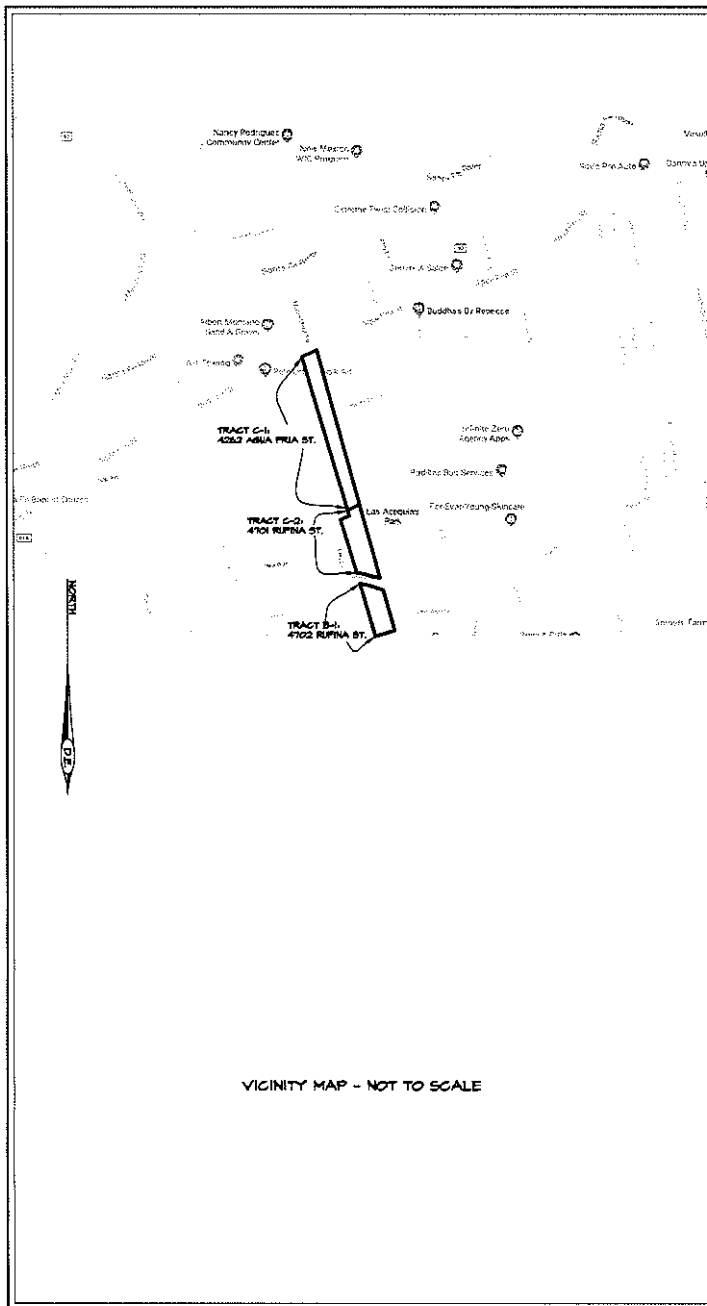
CHART 5



HEADWATER DEPTH FOR
 C. M. PIPE CULVERTS
 WITH INLET CONTROL

BUREAU OF PUBLIC ROADS JAN. 1963

Tract C-1 $\frac{HW}{D} = \frac{36''}{30''} = 1.2$ Headway Condition.
 need 107 cfs



AGUAFINA

PRELIMINARY SUBDIVISION PLAT

TRACT B, C-1 AND C-2, IN SECTION 6, T16N R9E
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. SITE PLAN
- 3A-3C. PRELIMINARY SUBDIVISION PLAT
- 4A-4B. BOUNDARY SURVEY WITH TOPOGRAPHY AND EXISTING CONDITIONS
5. SLOPE ANALYSIS
- 6A-6D. STREET IMPROVEMENT PLANS
7. ADA PLANS
- 8A-8B. GRADING AND DRAINAGE PLAN
- 9A-9B. MASTER UTILITY PLAN
- 10A-10C. WATER AND FIRE PROTECTION PLAN
- 11A-11C. SAS PLAN AND PROFILE
- 12A-12B. TEMPORARY EROSION CONTROL PLAN
- 13A-13B. PERMANENT EROSION CONTROL PLAN
- 14A-14B. LANDSCAPE PLAN
15. SIGNIFICANT TREE LOCATION PLAN
16. CITY STANDARD CONSTRUCTION NOTES
17. PROJECT CONSTRUCTION NOTES
- A-L. STANDARD DETAILS FOR ROADS, DRAINAGE AND SEWER

I CERTIFY THAT ACCORDING TO INFORMATION PROVIDED BY OTHERS, THE PROJECT HAS BEEN IN ACCORDANCE WITH THE SPECIFICATIONS, AND THAT THESE RECORD DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF.

DESIGN ENGINEER, LLC 11/16/2020 DATE

ENGINEER'S STATEMENT OF CERTIFICATION
I, THE 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 AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY ORALYN GUERRERORTIZ, DATED _____

ORALYN GUERRERORTIZ 11/16/2020 DATE
DESIGN ENGINEER, LLC

OWNER:

AGUAFINA DEVELOPMENT LLC.
701 LOS LOVATOS
SANTA FE NM 87501

PLANNERS:



Liaison Planning Services Inc.
P.O. Box 183
Santa Fe, NM 87504
(505) 920-6339
liaisonplanning@gmail.com

Liaison Planning Services Inc.

CIVIL ENGINEERING:

DESIGN ENGINEUITY



1001 Lomas Street, Santa Fe, Santa Fe, New Mexico
(505) 991-9991

TRAFFIC ENGINEERING:

Civil Engineering • Urban Engineering • Traffic Engineering

W. E. Walker Engineering

900 Camino Miras, Santa Fe, Santa Fe, NM 87505

505-828-7000
FAX 505-828-2530
E-Mail: ctw@wewalkengineering.net

SURVEYING:

RICK CHATROOP

PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011

(505) 470-0077 110 RACON TRAIL, SE. CORRAL, NM. 87015

LANDSCAPING:

YELLOWSTONE LANDSCAPE

1525 Second Street NW
Albuquerque, NM 87107
PO Box 10941 Albuquerque, NM 87104-0941
Office: 505.246.1051 Fax: 505.246.2337

NOVEMBER 20, 2020

REVISIONS

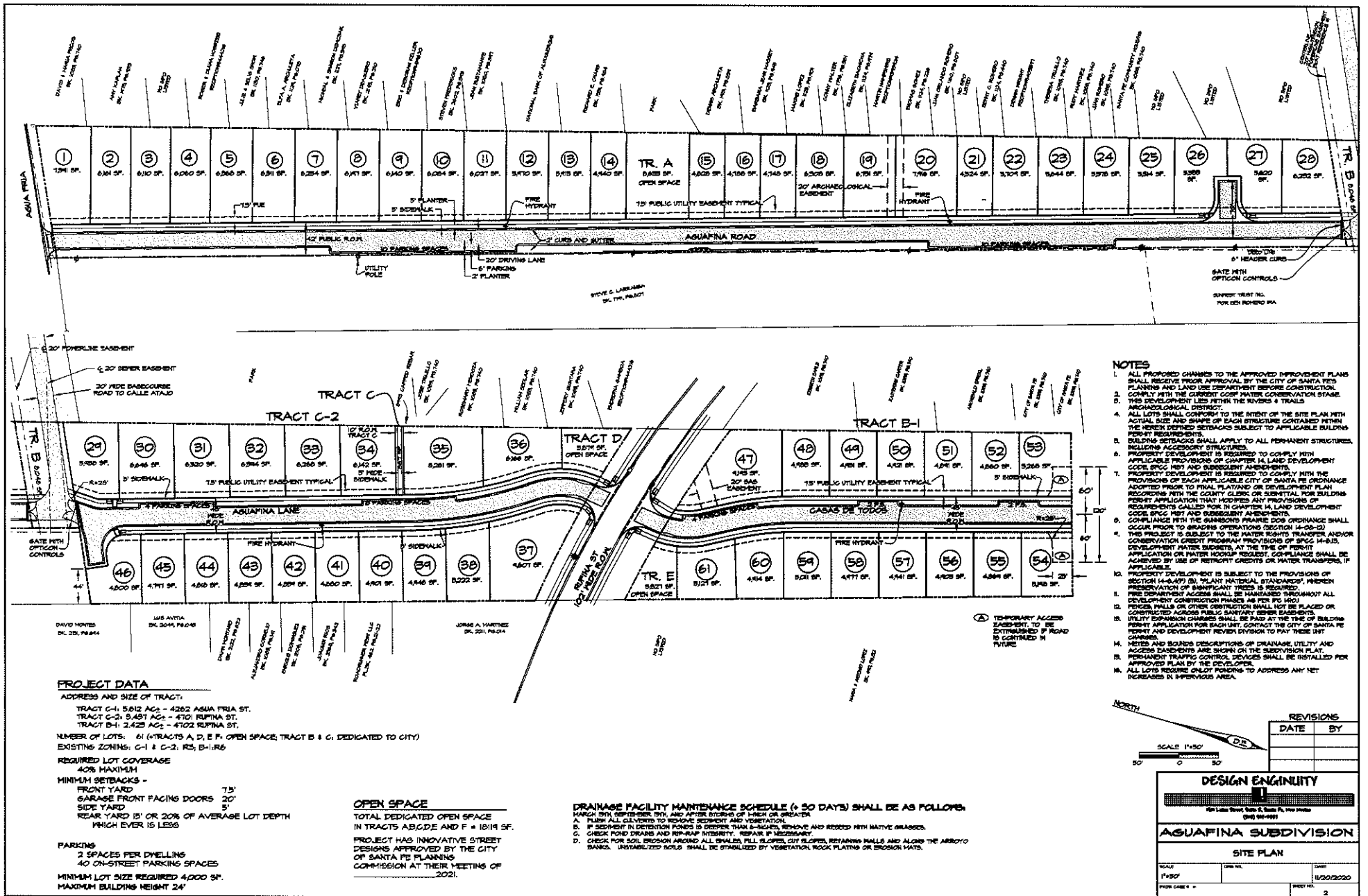
DATE	BY	DATE	BY

APPROVED FOR CONSTRUCTION
CITY ENGINEER

BUILDING PERMIT No. 3 (GRADING)
(LANDSCAPE/UTILITIES)

P & DR CASES

AGUAFINA - PRELIMINARY SUBDIVISION PLAT



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREIN. THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES AND OTHER EASEMENTS (BOTH CITY AND PRIVATE) EXISTING UTILITIES, OTHER EASEMENTS ARE GRANTED AS SHOWN. ALL OPEN SPACE IS DEDICATED FOR DRAINAGE. CITY/STATE EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION. ALL ROW AND TRACTS B & C ARE GRANTED TO THE CITY OF SANTA FE FOR OWNERSHIP PUBLIC UTILITIES EASEMENTS CARRY WITH THEM THE RIGHT OF TRAVEL AND EGRESS (BOTH CITY AND PRIVATE SURFACE) FOR CROWDS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND SHRUBS. THE UNDERSIGNED AGENTS RESPONSIBLE FOR SAID UTILITIES, TRACTS A, B & C ARE GRANTED TO THE AQUAFINA MOA AS OPEN SPACE AND DRAINAGE EASEMENT.

THIS SUBDIVISION CONTAINS 11.47 AC ±, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

AQUAFINA DEVELOPMENT, LLC

BY: RAYMOND J. VARELA, A Notary Public for the State of New Mexico

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

BY: RAYMOND J. VARELA, A Notary Public for the State of New Mexico

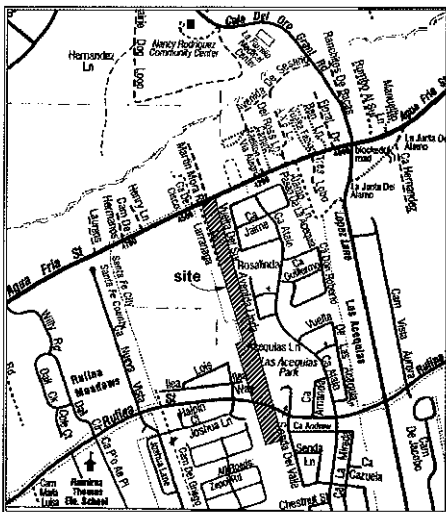
STATE OF NEW MEXICO SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND

SUBSCRIBED BEFORE ME BY RAYMOND J. VARELA OF AQUAFINA DEVELOPMENT, LLC

THIS _____ DAY OF _____, 2019

MY COMMISSION EXPIRES _____, NOTARY PUBLIC



VICINITY MAP (NTS)

PUBLIC UTILITY EASEMENTS

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

- NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- QWEST CORP. d/b/a CENTURY LINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee easement purposes to the subdivision.
- COMCAST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimers

In approving this plat, Public Service Company of New Mexico (PNU) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNU and NMGC do not warrant or release any easement or easement rights which may have been granted by prior plat, register or other document and which are not shown on this plat.

UTILITIES APPROVAL

NEW MEXICO GAS COMPANY DATE _____

PNU ELECTRIC SERVICES DATE _____

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

COMCAST DATE _____

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, AS CASE NO. _____

PLANNING COMMISSION CHAIRPERSON DATE _____

PLANNING COMMISSION SECRETARY DATE _____

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-2-3(C):

CITY PLANNER DATE _____

CITY ENGINEER DATE _____

CITY OF SANTA FE CULTURAL PROPERTIES/PRESERVATION EASEMENT

LAF 129414, ARCHAEOLOGICAL REVIEW COMMITTEE CASE NO. _____

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION DATE _____

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS CAP AS NOTED
- △ DENOTES COMMUNICATION RISER
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- DENOTES FIRE HYDRANT
- DENOTES MANHOLE AS NOTED
- DENOTES AFFORDABLE HOUSING LOT
- DENOTES OVERHEAD POWER LINES
- DENOTES EASEMENT CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE/WALL

1. BASIS OF BEARING IS GPS OBSERVATION WGS 84 GEODETIC

NOTES AND CONDITIONS CONT'D:

- PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER WORKS REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
- THIS PLAT IS SUBJECT TO THE AQUAFINA HOMEOWNERS ASSOCIATION COVENANTS.
- ALL DRAINAGE FACILITIES, OPEN SPACE SHALL BE MAINTAINED BY THE AQUAFINA HOMEOWNERS ASSOCIATION.
- COMPLIANCE WITH COUNCIL'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
- FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
- UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
- EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
- ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
- COMPLY WITH THE CURRENT COSP WATER CONSTRUCTION STAGE.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSP ORDINANCE NO. 2008-02 (IMPACT FEES).
- PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSP ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION LOTS 1-28 HAVE A CREDIT OF 400 SQ.FT. OF IMPERVIOUS AREA IN THE COMMON POND. LOTS 29-46 HAVE A CREDIT OF 750 SQ.FT. OF IMPERVIOUS AREA IN THE COMMON POND. LOTS 47-61 HAVE A CREDIT OF 1450 SQ.FT. IN THE COMMON POND.
- BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTER WITH THE DEVELOPER. PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8-4(f) ("PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED).
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 14101.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1.
- PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
- IN ACCORDANCE WITH THE SANTA FE HOMES PROGRAM, LOTS WILL BE DEVELOPED WITH AFFORDABLE HOMES.
- FURTHER SUBDIVISION OF LOTS IS PROHIBITED.

Lot Coverage	50% if private open space provided per §14-7-116(1)(4)
Setbacks	Front 7.5' 20' for garage doors
	Side 5'
	Rear 15' or 20% of average lot depth whichever is less
Parking	2 spaces per dwelling
Min. Lot Size	4,000 s.f.
Maximum Height	24'

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES IN THE OPEN SPACE SHALL BE MAINTAINED BY THE AQUAFINA MOA. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. DRAINAGE FACILITIES SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES.
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, REPAIR WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH CROSSLAKE AS SUBSTRATE FOR THE ENGINEER.
C. INSPECT FOR EROSION IN ALL SWALES, DITCHES, DRAINAGE POND AND REMOVAL AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL PROBLEMS AT ALL TRANSVERSE POINTS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. CONDUCT THE STRUCTURAL INTEGRITY OF DRAINAGE POND, SLOPES, RUP-AP, 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 14-12).
DUST CONTROL NOTE
All on-site dust generating 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, during 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.

PLAT & DEED REFERENCES

- PLAT OF SURVEY BY MORRIS A. APODACA NPLS NO. 5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF REMNANT PARCEL, ESTATE OF CECILIA M. BACHACHA (DECEASED)", PORTION OF S.W.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7, 11EN, PSE, N.M.P.L.S. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- PLAT OF SURVEY BY MORRIS A. APODACA NPLS NO. 5300, DATED MARCH 30, 2012 ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF CECILIA M. BACHACHA (DECEASED)", PORTION OF S.W.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7, 11EN, PSE, N.M.P.L.S. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- PLAT OF SURVEY BY MORRIS A. APODACA NPLS NO. 5300, DATED MARCH 30, 2012 ENTITLED "LOT SPLIT PLAT FOR AQUAFINA DEVELOPMENT, LLC, PORTION OF S.W.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7, 11EN, PSE, N.M.P.L.S. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 755 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

DATA FROM ABOVE REFERENCES A & C SHOWN IN ()

- WARRANTY DEED FROM CECILIA M. BACHACHA TO CITY OF SANTA FE, DATED NOVEMBER 28, 1994, RECORDED IN DEED BOOK 1155, PAGE 591, IN THE RECORDS OF THE SANTA FE COUNTY CLERK'S OFFICE.

DATA FROM ABOVE DEED REFERENCE SHOWN IN ()

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON NOV. 12TH, 2020; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP

N.M.P.L.S. #11011

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
recorded on 04/28/2021 at 09:59:59 AM
and was duly recorded in book _____ sheet _____
of the _____ Survey of _____
situated in _____ and _____
County of Santa Fe, New Mexico.

Deputy

REPLAT OF 3 TRACTS FOR
AQUAFINA DEVELOPMENT, LLC
AND PRELIMINARY SUBDIVISION PLAT FOR
AQUAFINA

LYING WITHIN SECTION 6, 11EN, PSE,
N.M.P.L.S. CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011
(505) 470-0657 110 MAGON TRAIL RD., CERRILLOS, NM. 87010

INSPIRING INFORMATION FOR THE COUNTY CLERK
OWNER: AQUAFINA DEVELOPMENT, LLC
UPON: C-1 1-049-096-240-410, C-2 1-049-096-298-322,
B 1-049-096-317-255
LOCATION: LYING WITHIN SECTION 6, 11EN, PSE,
N.M.P.L.S. CITY AND COUNTY OF SANTA FE, NM.

SHEET 1

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES BRASS CAP AS NOTED
- △ DENOTES COMMUNICATION RISER
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- DENOTES FIRE HYDRANT
- DENOTES MANHOLE AS NOTED

- DENOTES OVERHEAD POWER LINES
- DENOTES EASEMENT CENTERLINE
- DENOTES EDGE EASEMENT
- DENOTES FENCE/WALL

1. BASIS OF BEARING IS GPS OBSERVATION WGS 84 GEODETIC

2. CONTOUR INTERVAL IS 1' ELEVATION DATUM ESTABLISHED THROUGH OPUS SOLUTION EOP136672505852 NAVD 83, ALONG WITH CALCULATION OF STATE PLANE COORDINATES AT BENCHMARK NAIL SET AND INDICATED HEREON.

3. NO ACTIVITY WHICH DISTURBS GROUND SURFACE SHALL OCCUR WITHIN THE BOUNDARIES OF THE CULTURAL PROPERTIES PRESERVATION EASEMENT LA 123414 REFLECTED ON THIS PLAT.

CURVE	ARC	RADIUS	CHORD	LENGTH	BELTA
C1	20.05	22.50	380.5672°E	19.39	50.3227°
C2	20.05	22.50	348.9026°W	19.39	50.3227°
C3	5.67	16.50	307.8050°E	5.64	19.4334°
C4	41.76	24.50	160.7460°W	26.89	67.3349°
C5	42.53	522.50	319.1925°E	43.55	4.4623°
C6	92.60	477.50	332.2933°E	92.46	11.9641°
C7	55.54	532.50	33.4440°E	55.51	6.9524°
C8	59.40	477.50	331.3644°E	59.37	7.0740°
C9	67.26	522.50	331.2917°E	67.22	7.2234°
C10	43.23	122.50	162.5140°W	43.08	20.1306°
C11	51.82	71.50	101.7149°W	52.75	29.4330°
C12	49.72	122.50	163.1952°W	49.38	23.9111°
C13	130.45	1423.08	107.5736°W	130.41	5.9159°
C14	45.43	1423.08	107.2509°W	45.43	1.4945°
C15	73.31	1423.08	107.5014°W	73.32	4.5706°
C16	93.65	1321.08	107.7414°W	93.65	3.7343°
C17	46.54	1321.08	107.4330°W	46.54	2.0107°
C18	43.71	1321.08	107.5435°W	43.70	1.9344°
C19	26.08	1321.08	107.1245°W	26.08	1.0750°
C20	33.40	1321.08	106.9404°W	33.40	2.1856°
C21	35.01	75.50	310.0719°E	32.75	23.9305°
C22	27.18	120.59	302.0759°E	27.12	12.5519°
C23	40.53	120.59	319.0343°E	40.34	19.1613°
C24	70.18	399.50	162.3375°W	70.09	18.0322°
C25	62.95	254.50	162.3830°W	62.47	18.0637°
C26	16.18	354.50	167.1645°W	16.18	2.3655°
C27	18.55	399.50	167.1807°W	18.55	2.3938°
C28	18.50	284.00	164.0130°E	18.24	28.0123°
C29	18.50	284.00	164.0104°E	18.24	28.0123°

LINE	LENGTH	BEARING
L1	29.50	N73°32'09"E
L2	17.60	S16°27'31"E
L3	17.60	S16°27'31"E
L4	29.50	S73°28'09"W
L5	47.54	S65°11'59"W
L6	31.17	S08°44'21"W
L7	23.15	S16°56'13"E
L8	19.87	S16°56'13"E
L9	11.16	N65°23'38"E
L10	28.50	S24°45'00"E
L11	11.25	S16°56'13"E
L12	10.00	S16°56'13"E
L13	7.98	S16°56'13"E
L14	10.00	S16°56'13"E
L15	37.62	S50°31'51"W
L16	55.34	S50°31'51"W
L17	11.7	S10°41'49"E
L18	20.02	S28°41'49"E
L19	33.63	S28°41'49"E
L20	15.44	S28°41'49"E
L21	25.00	S10°58'18"E
L22	20.32	S73°28'09"W
L23	20.32	N74°41'15"E
L24	23.62	S15°28'16"E
L25	42.78	N73°28'09"E
L26	37.50	N73°28'09"E
L27	43.96	N73°28'09"E
L28	37.50	N73°28'09"E
L29	42.78	N73°28'09"E

PLAT & DEED REFERENCES

- PLAT OF SURVEY BY MORRIS A. APODACA MAPS NO. 5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF REMNANT PARCEL, ESTATE OF CECILIA M. BACHICHA (DECEASED)... PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
 - PLAT OF SURVEY BY MORRIS A. APODACA MAPS NO. 5300, DATED MARCH 30, 2012 ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF CECILIA M. BACHICHA (DECEASED)... PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
 - PLAT OF SURVEY BY MORRIS A. APODACA MAPS NO. 5300, DATED MARCH 30, 2013 ENTITLED "LOT SPLIT PLAT FOR AGUAFINA DEVELOPMENT LLC, PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 755 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCES A,B & C SHOWN IN ()
- PLAT OF SURVEY BY CIPRIANO MARTINEZ MAPS NO. 3805, DATED JANUARY 17, 1975 ENTITLED "LANDS CLAIMED BY CECILIA BACHICHA PORTION OF S.H.C. 435, TRACT 3 & LOTS 6 & 19 OF SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 38 PAGE 024 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCE SHOWN IN (())
- WARRANTY DEED FROM CECILIA M. BACHICHA TO CITY OF SANTA FE, DATED NOVEMBER 28, 1994, RECORDED IN DEED BOOK 1133, PAGE 591, IN THE RECORDS OF THE SANTA FE COUNTY CLERK'S OFFICE.
- DATA FROM ABOVE DEED REFERENCE SHOWN IN (())

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON NOV. 17TH, 2021, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP

N.M.P.L.S. #11011



CITY OF SANTA FE
STATE OF NEW MEXICO
I, _____, County Clerk, do hereby certify that this instrument was filed for record on the _____ day of _____, A.D. 2021, and was duly recorded in book _____ of the records of said County, Santa Fe County, New Mexico.
Witness my Hand and Seal of Office
County Clerk, Santa Fe County, N.M.

REPLAT OF 3 TRACTS FOR AGUAFINA DEVELOPMENT, LLC AND PRELIMINARY SUBDIVISION PLAT FOR AGUAFINA

LYING WITHIN SECTION 6, T16N, R9E,
N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0057 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

REVIEWING INFORMATION FOR THE COUNTY CLERK

DRAWN BY: AGUAFINA DEVELOPMENT LLC
LOCATION: LYING WITHIN SECTION 6, T16N, R9E,
N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ⊙ DENOTES BRASS CAP AS NOTED
- △ DENOTES COMMUNICATION RISER
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES UTILITY POLE
- ⊙ DENOTES FIRE HYDRANT
- DENOTES MANHOLE AS NOTED

- DENOTES OVERHEAD POWER LINES
- DENOTES EASEMENT CENTERLINE
- DENOTES EDGE EASEMENT
- DENOTES FENCE/WALL

1. BASIS OF BEARING IS GPS OBSERVATION WGS 84 GEODETIC
2. CONTOUR INTERVAL IS 1' ELEVATION DATUM ESTABLISHED THROUGH OPUS SOLUTION (OPUS156725056652 NAVD 83, ALONG WITH CALCULATION OF STATE PLANE COORDINATES AT BENCHMARK NAL SET AND INDICATED HEREON.
3. NO ACTIVITY WHICH DISTURBS GROUND SURFACE SHALL OCCUR WITHIN THE BOUNDARIES OF THE CULTURAL PROPERTIES PRESERVATION EASEMENT LA 129414 REFLECTED ON THIS PLAT.

CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	20.85	22.50	380°56'07"E	19.39	51°03'21"
C2	20.85	22.50	348°00'26"W	19.39	51°03'21"
C3	3.87	18.50	32°00'26"E	3.64	10°42'24"
C4	41.76	24.50	165°46'07"W	36.89	97°35'49"
C5	43.53	52.50	51°19'25"E	43.52	4°46'23"
C6	92.40	417.50	322°29'33"E	92.46	1°05'41"
C7	55.54	522.50	334°45'19"E	55.51	5°05'24"
C8	59.49	477.50	531°36'44"E	59.37	7°07'40"
C9	57.26	522.50	533°09'17"E	67.22	7°22'34"
C10	43.53	122.50	107°04'01"W	43.50	50°13'06"
C11	53.82	77.50	119°16'49"W	52.75	39°47'30"
C12	49.72	162.50	109°19'52"W	49.39	23°19'11"
C13	130.46	1423.00	170°57'26"W	130.41	5°15'09"
C14	45.43	1423.00	175°25'09"W	45.43	1°49'45"
C15	73.31	1423.00	175°01'43"W	73.30	2°57'05"
C16	63.65	1321.00	177°14'43"W	63.65	3°37'43"
C17	46.54	1321.00	174°52'18"W	46.54	2°01'07"
C18	43.71	1321.00	172°54'53"W	43.70	1°52'44"
C19	26.68	1321.00	177°14'09"W	26.68	1°07'52"
C20	53.40	1321.00	169°40'40"W	53.40	2°18'58"
C21	33.51	75.50	315°18'17"E	32.75	2°50'05"
C22	27.18	120.50	335°57'58"E	27.12	12°55'19"
C23	40.53	130.50	319°03'43"E	40.34	19°16'13"
C24	70.18	393.50	163°39'53"W	70.09	10°03'49"
C25	62.55	354.50	163°39'31"W	62.47	10°04'37"
C26	16.10	354.50	167°16'45"W	16.10	2°36'55"
C27	18.55	299.50	167°16'07"W	18.55	2°37'39"
C28	18.58	28.00	154°21'28"E	18.24	38°01'23"
C29	18.58	28.00	156°18'04"E	18.24	38°01'23"

LINE	LENGTH	BEARING
L1	29.50	N73°33'39"E
L2	17.00	S15°27'31"E
L3	17.00	S15°27'31"E
L4	29.50	S73°35'09"W
L5	47.54	S60°11'09"W
L6	31.17	S30°44'21"W
L7	23.16	S15°56'13"E
L8	19.87	S15°56'13"E
L9	31.16	N65°23'38"E
L10	28.50	S24°35'02"E
L11	11.50	S15°56'13"E
L12	10.00	S15°56'13"E
L13	7.96	S15°56'13"E
L14	10.00	S15°56'13"E
L15	37.62	S58°31'31"W
L16	55.34	S38°31'31"W
L17	117	S28°41'49"E
L18	30.02	S49°41'49"E
L19	33.62	S28°41'49"E
L20	16.44	S28°41'49"E
L21	25.09	S15°56'18"E
L22	20.38	S73°22'05"W
L23	28.32	N74°42'15"E
L24	23.62	S15°58'16"E
L25	42.72	N73°22'09"E
L26	37.59	N73°22'09"E
L27	45.80	N73°22'09"E
L28	37.90	N73°22'09"E
L29	42.72	N73°22'09"E

PLAT & DEED REFERENCES

- 1A. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF REMAINT PARCEL, ESTATE OF CECILIA M. BACHOCHA (DECEASED)... PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- 1B. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2012 ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF CECILIA M. BACHOCHA (DECEASED)... PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- 1C. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2013 ENTITLED "LOT SPLIT PLAT FOR AGUAFINA DEVELOPMENT LLC, PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 755 PAGE 038 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCES A.B. & C SHOWN IN ()
2. PLAT OF SURVEY BY CIPRIANO MARTINEZ N.M.P.S. NO. 3998, DATED JANUARY 17, 1975 ENTITLED "LANDS CLAIMED BY CECILIA BACHOCHA PORTION OF S.H.C. 435, TRACT 3 & LOTS 6 & 19 OF SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 36 PAGE 024 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCE SHOWN IN ()
3. WARRANTY DEED FROM CECILIA M. BACHOCHA TO CITY OF SANTA FE, DATED NOVEMBER 29, 1994, RECORDED IN DEED BOOK 1133, PAGE 591, IN THE RECORDS OF THE SANTA FE COUNTY CLERK'S OFFICE.
- DATA FROM ABOVE DEED REFERENCE SHOWN IN ()

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY DIRECTION ON NOV. 10TH, 2020, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.S. #11011



COUNTY OF SANTA FE, N.M.
STATE OF NEW MEXICO
I, RICHARD A. CHATROOP, a duly qualified and licensed Professional Surveyor, do hereby certify that this instrument was filed for record on the _____ day of _____, A.D. 2020, and was duly recorded in Book _____ of the Records of Santa Fe County, New Mexico, in the presence of _____, County Clerk, Santa Fe County, N.M.

REPLAT OF 3 TRACTS FOR AGUAFINA DEVELOPMENT, LLC AND PRELIMINARY SUBDIVISION PLAT FOR AGUAFINA

LYING WITHIN SECTION 6, T16N, R9E,
N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

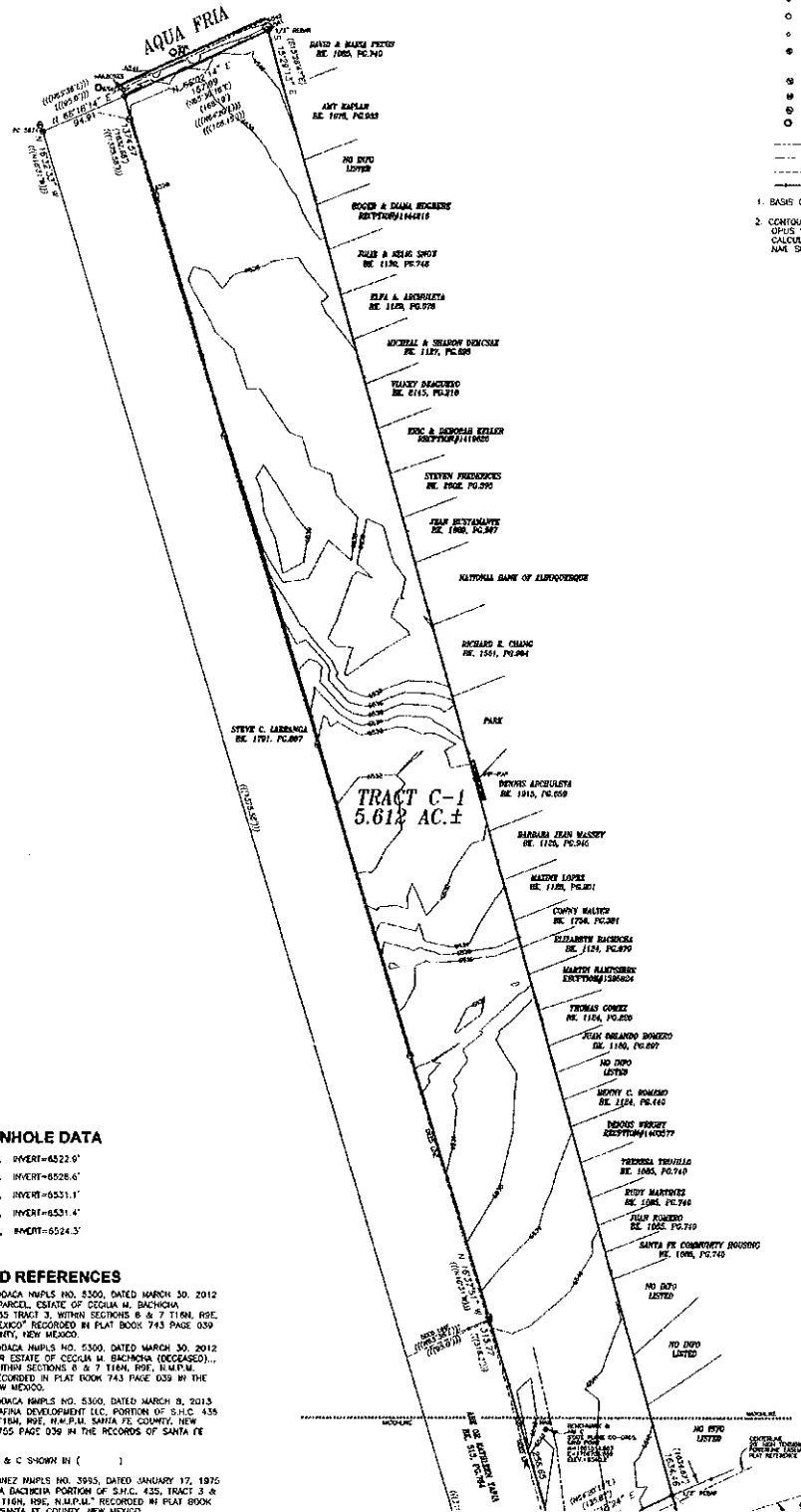
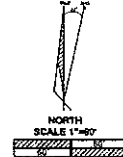
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 405-9037 110 WALTON TRAIL RD. CERRILLOS, NM 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER AGUAFINA DEVELOPMENT LLC
LOCATION LYING WITHIN SECTION 6, T16N, R9E,
N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

- ◆ DENOTES POINT SOUND AS NOTED
- DENOTES POINT SET THIS SURVEY
- ◊ DENOTES POINT CALCULATED
- ⊙ DENOTES BRASS CAP AS NOTED
- ⊕ DENOTES COMMUNICATION RISER
- ⊗ DENOTES LIGHT POLE
- ⊙ DENOTES UTILITY POLE
- ⊕ DENOTES FIRE HYDRANT
- DENOTES MARKER AS NOTED

1. BASIS OF BEARING IS GPS OBSERVATION WCS BY GEODEINC
2. CONTOUR INTERVAL IS 1' ELEVATION DATUM ESTABLISHED THROUGH OPUS SOLUTION (OP1366729058052 NAD83), ALONG WITH CALCULATION OF STATE PLANE COORDINATES AT BENCHMARK NAME SET AND INDICATED HEREON.



SANITARY #1 R/W=8541.7', INVERT=6522.9'
 SANITARY #2 R/W=8534.4', INVERT=6528.6'
 SANITARY #3 R/W=8535.0', INVERT=6531.1'
 SANITARY #4 R/W=8541.3', INVERT=6531.4'
 STORM #1 R/W=8534.1', INVERT=6524.3'

14. A PLAT OF SURVEY BY MORRIS A. APODACA MAP# 0.5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF REMAINT PARCEL, ESTATE OF CECILIA M. BACHMORA (DECEASED)", PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 8 & 7 1/4 TR. 10N, 10W, 1/4 SEC. 43, COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

15. A PLAT OF SURVEY BY MORRIS A. APODACA MAP# 0.5300, DATED MARCH 30, 2012 ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF CECILIA M. BACHMORA (DECEASED)", PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 8 & 7 1/4 TR. 10N, 10W, 1/4 SEC. 43, COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

16. A PLAT OF SURVEY BY MORRIS A. APODACA MAP# 0.5300, DATED MARCH 30, 2012 ENTITLED "LOT SPLIT PLAT FOR APODACA DEVELOPMENTS LLC, PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 8 & 7 1/4 TR. 10N, 10W, 1/4 SEC. 43, COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 725 PAGE 036 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

2. PLAT OF SURVEY BY CERRANO MARTINEZ NMPLS NO. 3895, DATED JANUARY 17, 1975 ENTITLED "LANDS CLAIMED BY CECILIA BACINICHA PORTION OF S.H.C. 435, TRACT 3 & LOTS 5 & 12 OF SECTIONS 6 & 7 T16N, R9E, N.M.P.M." RECORDED IN PLAT BOOK 365 PAGE 29 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

DATA FROM ABOVE DEED REFERENCE SHOWN IN (())

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON MAY 20TH, 2013; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A CHATROOP N.M.P.L.S #11011

COUNTY OF SANTA FE 1955
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the _____ day of _____ A.D.
20____ at _____ o'clock
and was duly recorded in book _____ of the records of
page _____ Santa Fe County.

Witness my Hand and Seal of Office
Gordana Soliz
County Clerk, Santa Fe County, N.M.

AQUAFINA DEVELOPMENT LLC

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

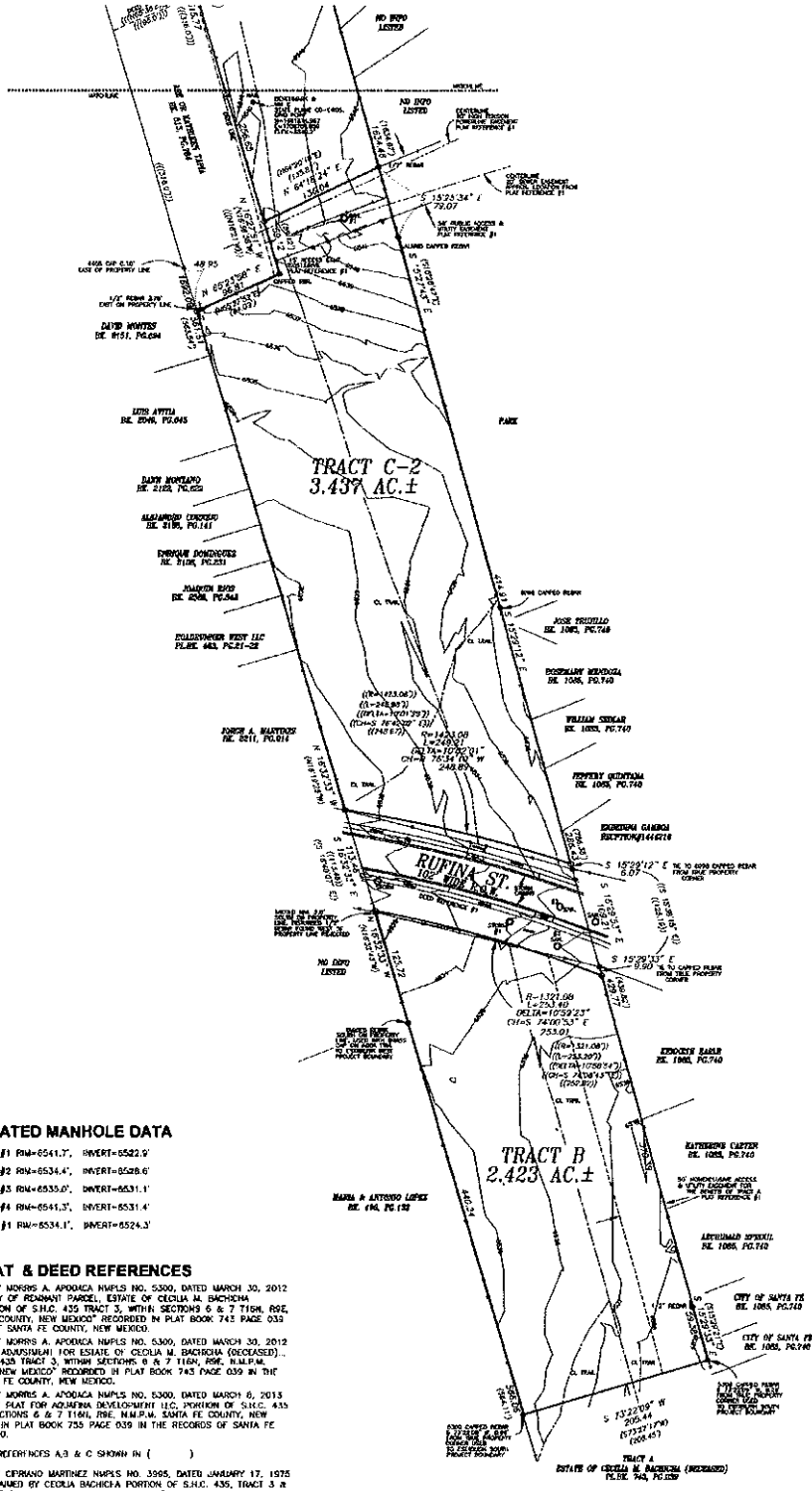
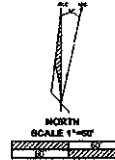
NEW MEXICO REGISTRATION NO. 11011
(805) 470-0637 110 WAGON TRAIL RD. CERRILLO, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: AQUAFINA DEVELOPMENT LLC
LOCATION: LYING WITHIN SECTION 6, T18N, R9E,
NUPH, CITY AND COUNTY OF SANTA FE, N.M.

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES BRASS CAP AS NOTED
 - ▤ DENOTES COMMUNICATION RISER
 - ⊕ DENOTES LIGHT POLE
 - ⊙ DENOTES UTILITY POLE
 - ⊗ DENOTES FIRE HYDRANT
 - ⦿ DENOTES MANHOLE AS NOTED
 - DENOTES OVERHEAD POWER LINES
 - DENOTES EASEMENT CENTERLINE
 - DENOTES EASEMENT
 - DENOTES FENCE/PAUL
1. BASIS OF BEARING IS GPS OBSERVATION WGS 84 GEOIDETIC
2. CONTOUR INTERVAL IS 1' ELEVATION DATUM ESTABLISHED THROUGH GNSS SOLUTION POINT 156022006652 NAVD 83, ADJUST WITH CALCULATION OF STATE PLANE COORDINATES AT BENCHMARK NWC SET AND INDICATED HEREON.



DESIGNATED MANHOLE DATA

SANITARY #1 RM=6541.7', INVERT=6522.9'
 SANITARY #2 RM=6534.4', INVERT=6526.6'
 SANITARY #3 RM=6535.0', INVERT=6531.1'
 SANITARY #4 RM=6541.3', INVERT=6531.4'
 STORM #1 RM=6534.1', INVERT=6524.3'

PLAT & DEED REFERENCES

1. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2012 ENTITLED "BOUNDARY OF RESIDENTIAL PARCEL, ESTATE OF CECILIA M. BACHACHA (DECEASED)", PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
 2. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2012 ENTITLED "LOT ONE ADJUTANT FOR ESTATE OF CECILIA M. BACHACHA (DECEASED)", PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 743 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
 3. PLAT OF SURVEY BY MORRIS A. APODACA N.M.P.S. NO. 5300, DATED MARCH 30, 2013 ENTITLED "LOT SEVEN ADJUTANT FOR AQUAFINA DEVELOPMENT LLC, PORTION OF S.H.C. 435 TRACT 3, WITHIN SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 755 PAGE 039 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCES A, B & C SHOWN IN ()
2. PLAT OF SURVEY BY CIPRIANO MARTINEZ N.M.P.S. NO. 3095, DATED JANUARY 17, 1975 ENTITLED "LANDS CLAIMED BY CECILIA BACHACHA PORTION OF S.H.C. 435, TRACT 3 & LOTS 6 & 10 OF SECTIONS 6 & 7 T16N, R9E, N.M.P.M. SANTA FE COUNTY, NEW MEXICO" RECORDED IN PLAT BOOK 58 PAGE 024 IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.
- DATA FROM ABOVE REFERENCE SHOWN IN ((()))
1. WARRANTY DEED FROM CECILIA M. BACHACHA TO CITY OF SANTA FE, DATED NOVEMBER 28, 1994, RECORDED IN DEED BOOK 1133, PAGE 591, IN THE RECORDS OF THE SANTA FE COUNTY CLERK'S OFFICE.
- DATA FROM ABOVE REFERENCE SHOWN IN (())

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY DIRECTION ON MAY 20TH, 2015, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.S. #11011



COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that the foregoing was filed for record on the _____ day of _____, A.D. 2015, and was duly recorded in Book _____ of the records of said _____ Santa Fe County, New Mexico.
 Witness my Hand and Seal of Office
 County Clerk, Santa Fe County, N.M.

BOUNDARY SURVEY & TOPOGRAPHIC PLAN OF TRACTS B, C-1 & C-2 FOR

AQUAFINA DEVELOPMENT LLC

LYING WITHIN SECTION 6, T16N, R9E,
 N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR

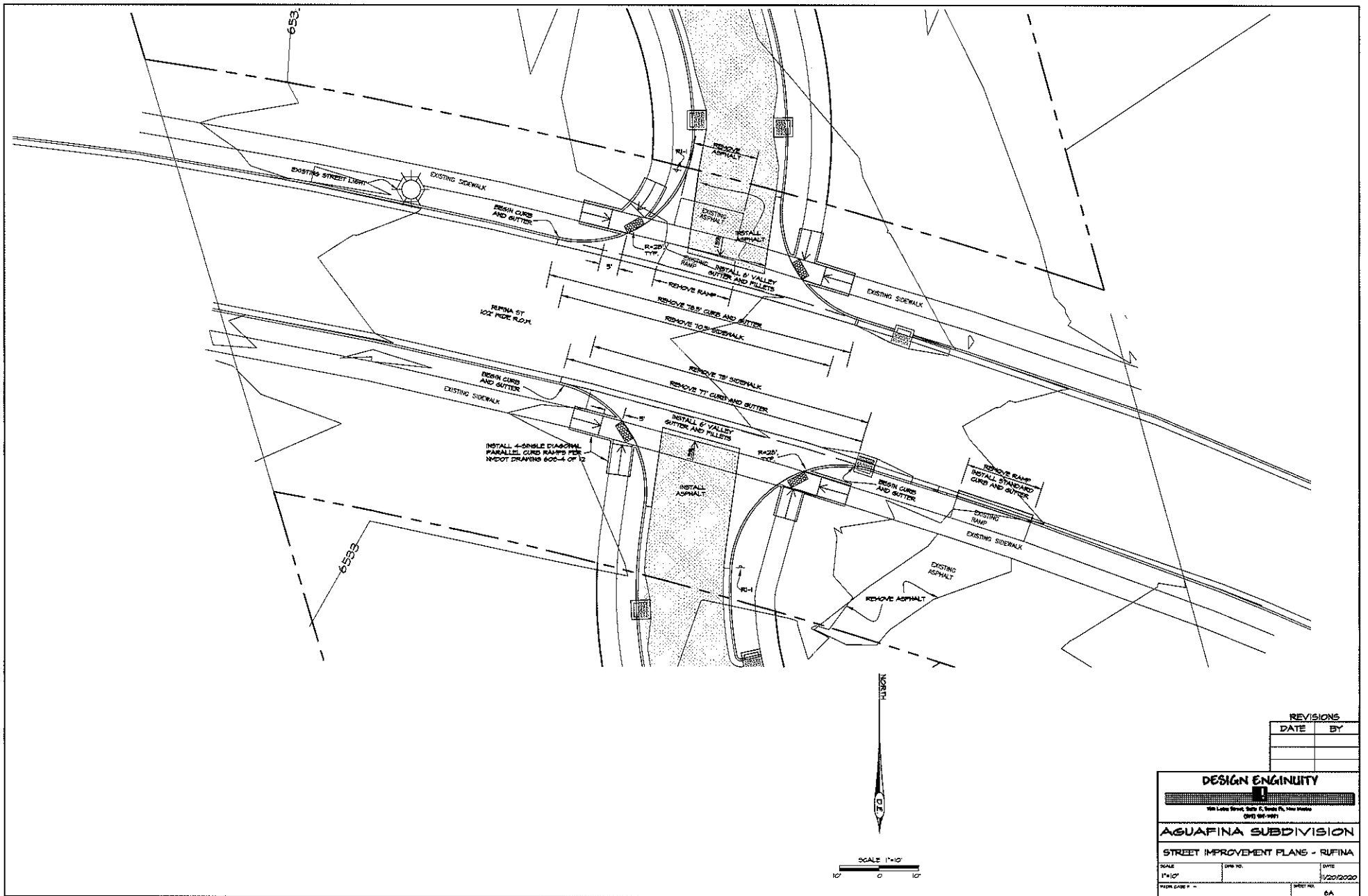
NEW MEXICO REGISTRATION NO. 11011
 (606) 470-0557 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

RECORDING INFORMATION FOR THE COUNTY CLERK

OWNER: AQUAFINA DEVELOPMENT LLC
 LOCATION: LYING WITHIN SECTION 6, T16N, R9E,
 N.M.P.M. CITY AND COUNTY OF SANTA FE, NM.

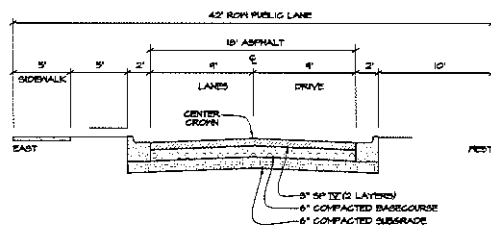
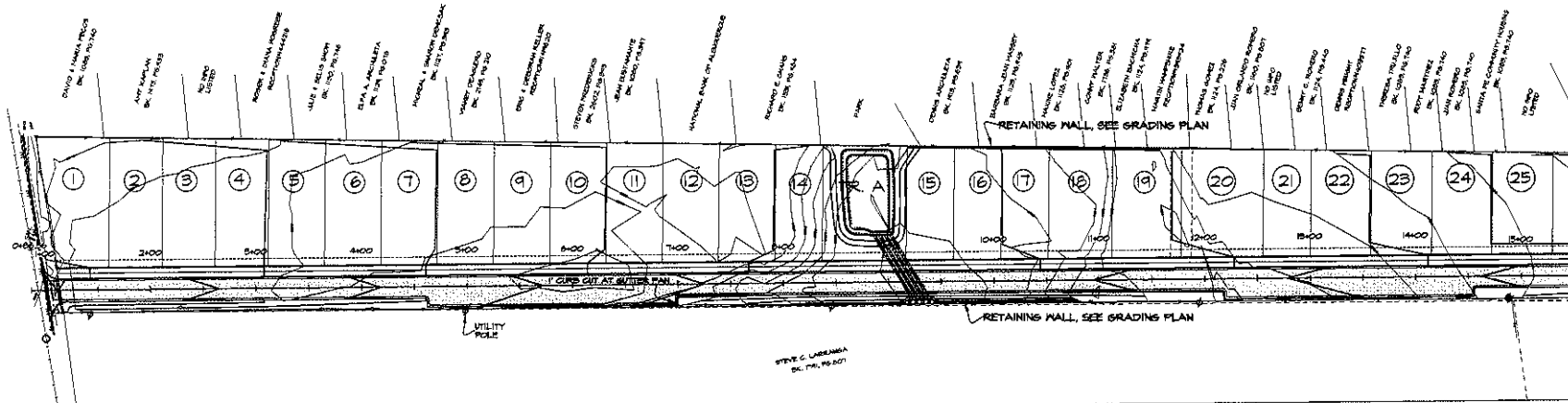
CURT 2



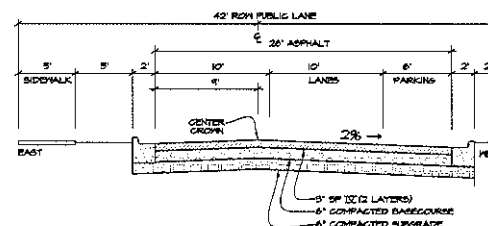


REVISIONS	
DATE	BY

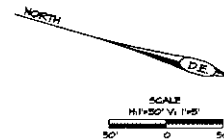
DESIGN ENGINEER  Wm. L. Lutz, State of Florida, No. 10000 (SINCE 1985)		
AQUAFINA SUBDIVISION		
STREET IMPROVEMENT PLANS - RUFINA		
SCALE 1"=10'	DWG. NO. 	DATE 1/20/2020
MAP CASE # -		SHEET NO. 6A



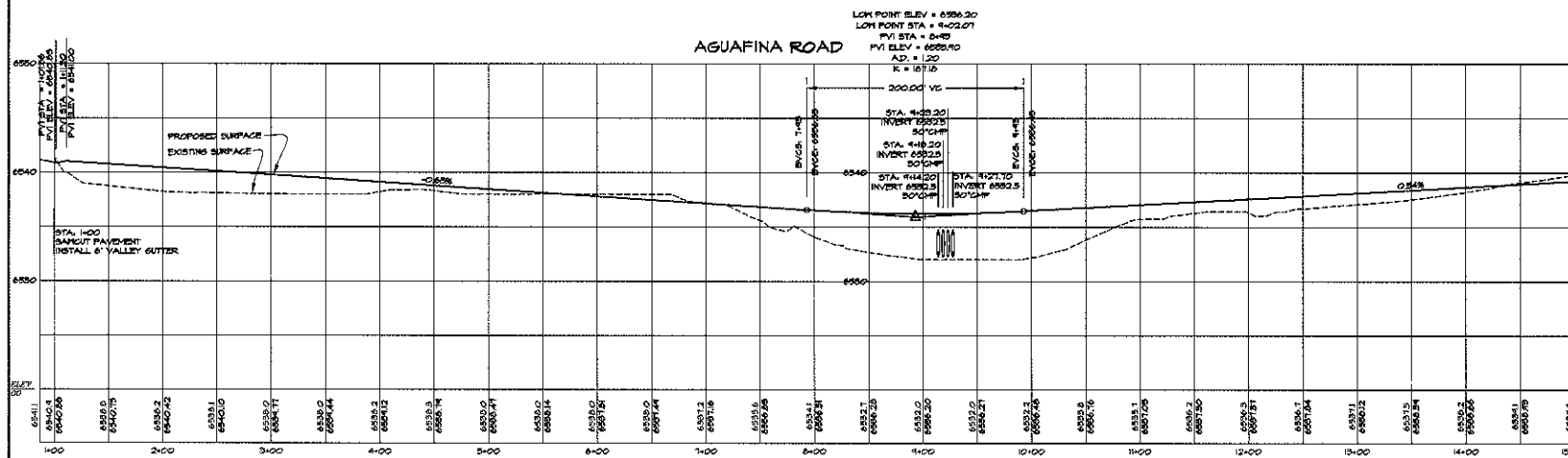
AQUAFINA ROAD RESIDENTIAL LANE WITHOUT PARKING
NTS.



AQUAFINA ROAD RESIDENTIAL LANE WITH PARKING
NTS.



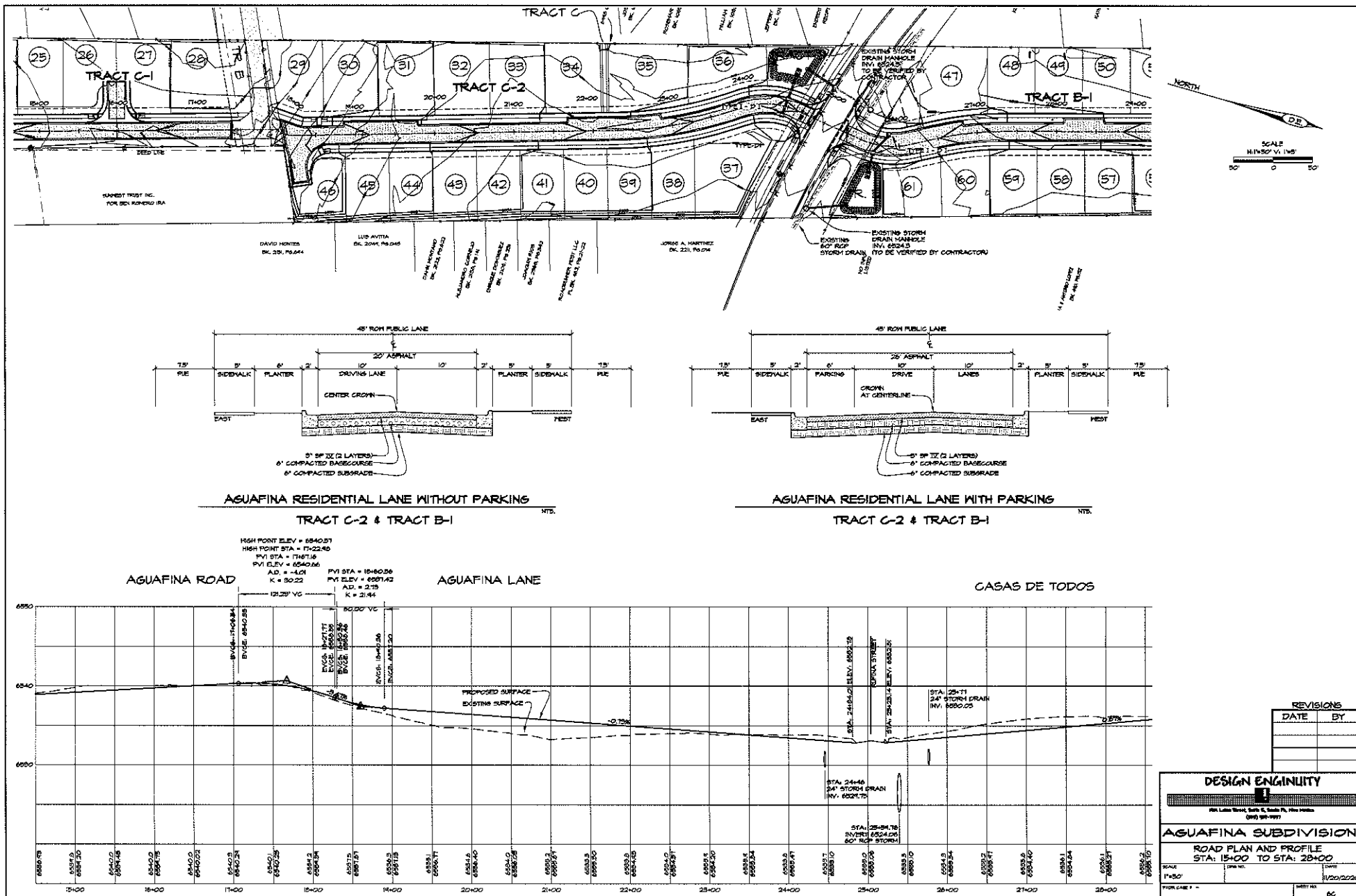
AQUAFINA ROAD

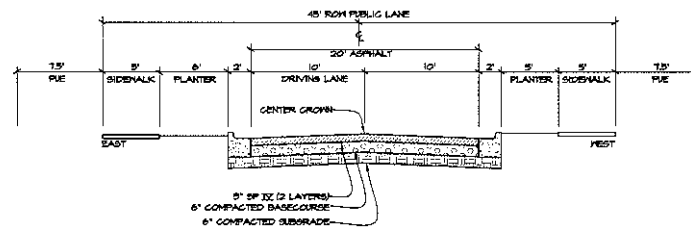
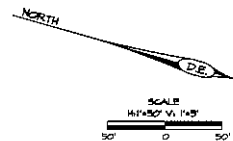
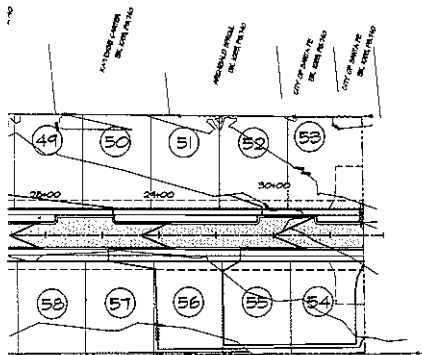


REVISIONS	
DATE	BY

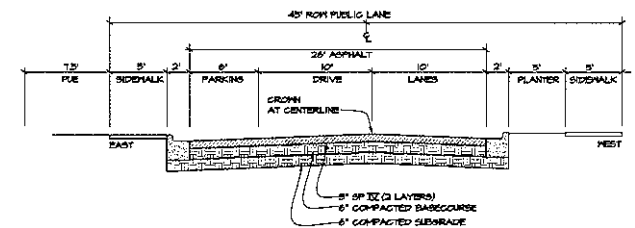
DESIGN ENGINEER

AQUAFINA SUBDIVISION
 ROAD PLAN AND PROFILE
 STA: 1+00 TO STA: 15+00
 SCALE: 1"=50'
 DATE: 1/20/2020
 SHEET NO. 6B



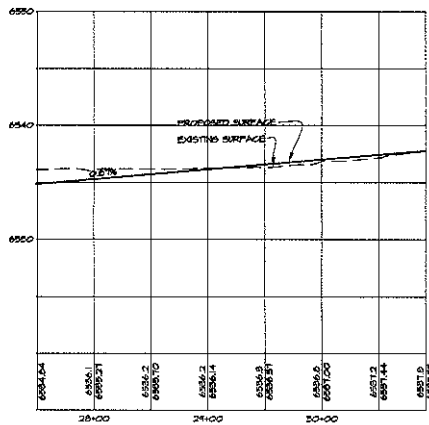


CASAS DE TODOS RESIDENTIAL LANE WITHOUT PARKING
TRACT B-1
NTS.



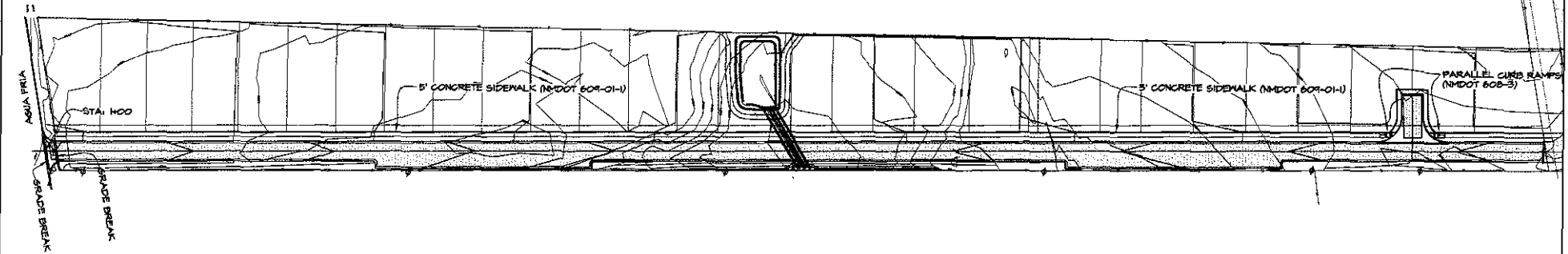
CASAS DE TODOS RESIDENTIAL LANE WITH PARKING
TRACT B-1
NTS.

CASAS DE TODOS



REVISIONS	
DATE	BY

DESIGN ENGINEER	
	
400 Lumber Street, Suite 200, Santa Fe, New Mexico (505) 824-4991	
AGUAFINA SUBDIVISION	
ROAD PLAN AND PROFILE	
STA: 28+00 TO STA: 30+74	
SCALE 1"=50'	DATE 1/20/2020
FROM CASE #	SHEET NO. 50

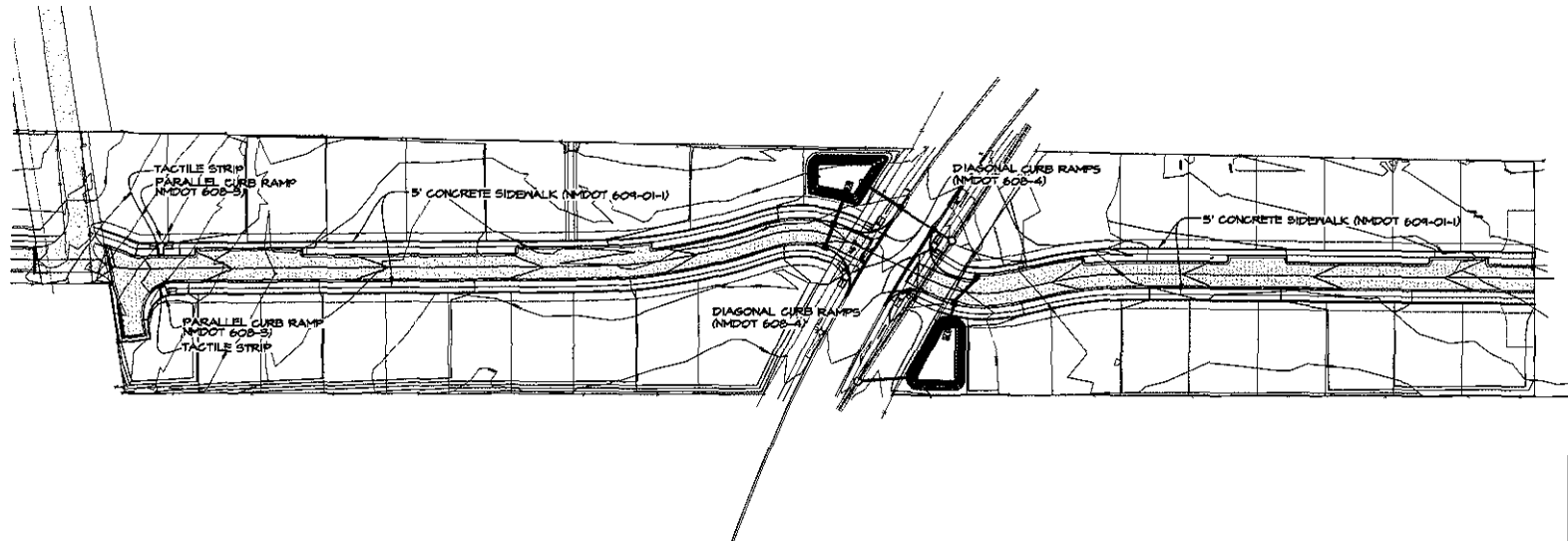


ADA COMPLIANCE REQUIREMENTS

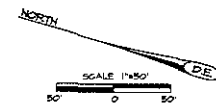
AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO CITY ACCEPTANCE OF THE PUBLIC ROADS. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.

ACCESSIBLE PARKING REQUIREMENTS:

1. ALL SIDEWALKS IN THIS PROJECT ARE 5-FOOT WIDE AND ARE 4-INCH THICK CONCRETE.
2. SIDEWALKS SHALL HAVE A VERTICAL CLEARANCE OF 50-INCHES FOR THE FULL WIDTH OF THE SIDEWALK. THIS IS ALSO NOTED ON THE LANDSCAPE PLANS.
3. ALL SIDEWALKS ON THIS PROJECT HAVE BEEN DESIGNED WITH RAMPING SLOPED LESS THAN 1:25 (4%). IN NO CASE SHALL SIDEWALK RAMPING SLOPE EXCEED 1:20 (5%).
4. ALL SIDEWALKS, RAMPS AND ACCESSIBLE PATHS CROSSING DRIVE LANES HAVE A TYPICAL CROSS SLOPE OF 1:50. IN NO CASE SHALL CROSS SLOPES EXCEED 1:40 (2.5%).
5. RAMPS IN THIS PROJECT ARE TYPICALLY 15:1. STEEPER RAMPS ARE INDICATED WITH DIMENSIONS NOTED. IN NO CASE SHALL RAMPS EXCEED 12:1 RISE (8.33%). THERE ARE NO RAMPS WITH A RISE GREATER THAN 12 INCHES IN THIS PROJECT.
6. DETECTABLE WARNING SURFACES (ADA TACTILE STRIPS) ARE REQUIRED AT THE END OF CURB RAMPS WHERE A TRANSITION TO A VEHICLE ROADWAY OCCURS PER NMDOT 608-4 DETAIL.
7. CURB RAMP LANDSCAPE SHALL HAVE A 5' BY 5' AREA WHICH MEETS THE REQUIREMENTS FOR AN ACCESSIBLE PATH.
8. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA ACCESSIBLE FEATURES AND APPEARANCES, AS DETAILED IN, AND IN ADDITION TO, THE APPROVED CONSTRUCTION PERMIT DOCUMENTS AS REQUIRED. IMPROVEMENTS SHALL COMPLY WITH ICC AND ANTI-300CM CHAPTERS 1-5 AND CHAPTER 7, 2015 NEW MEXICO ACCESSIBLE PARKING CHECKLIST, NMDOT, NMDOT AND NM STATE STATUTE AND ADMINISTRATIVE CODE AS APPLICABLE.

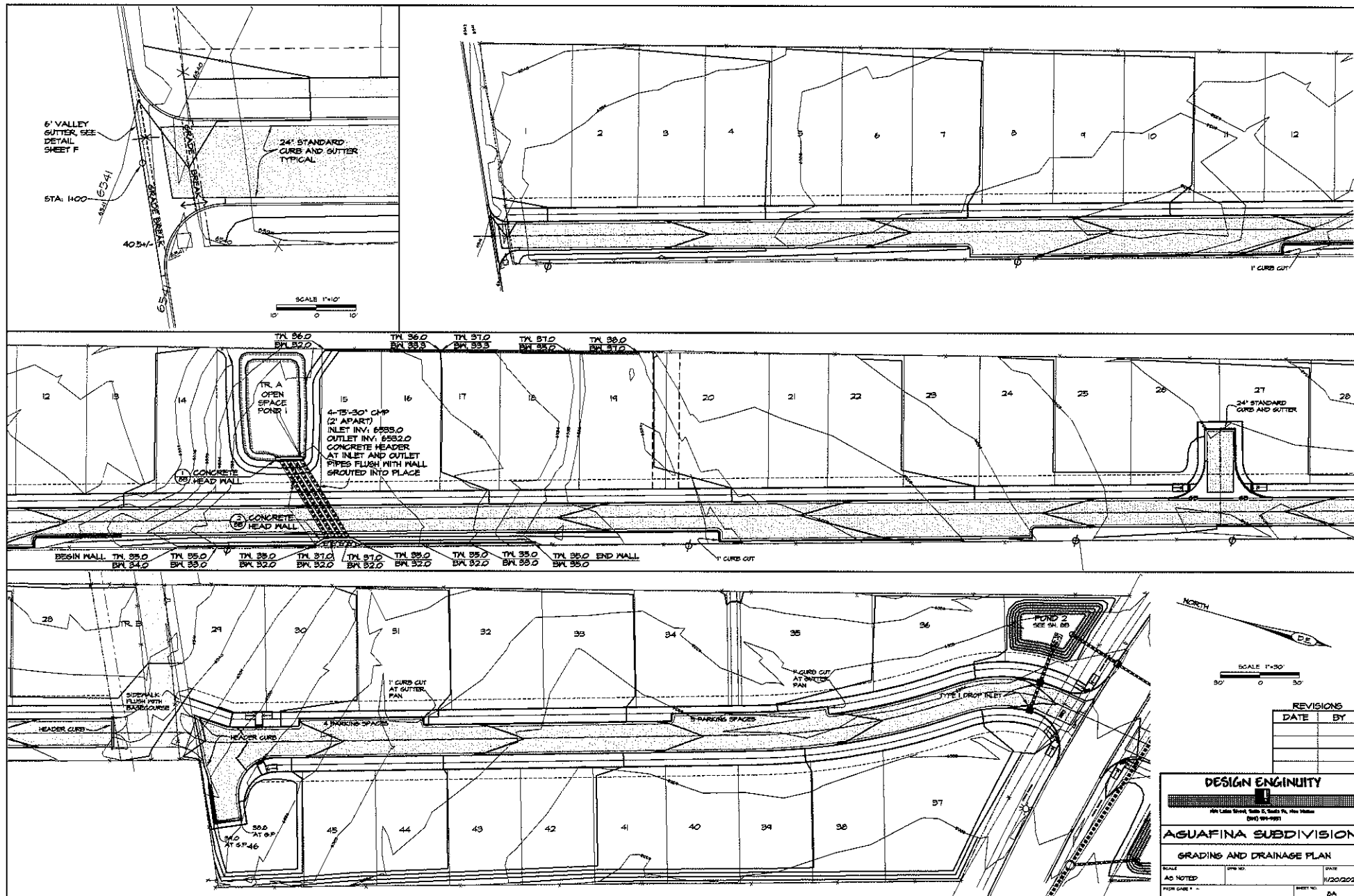


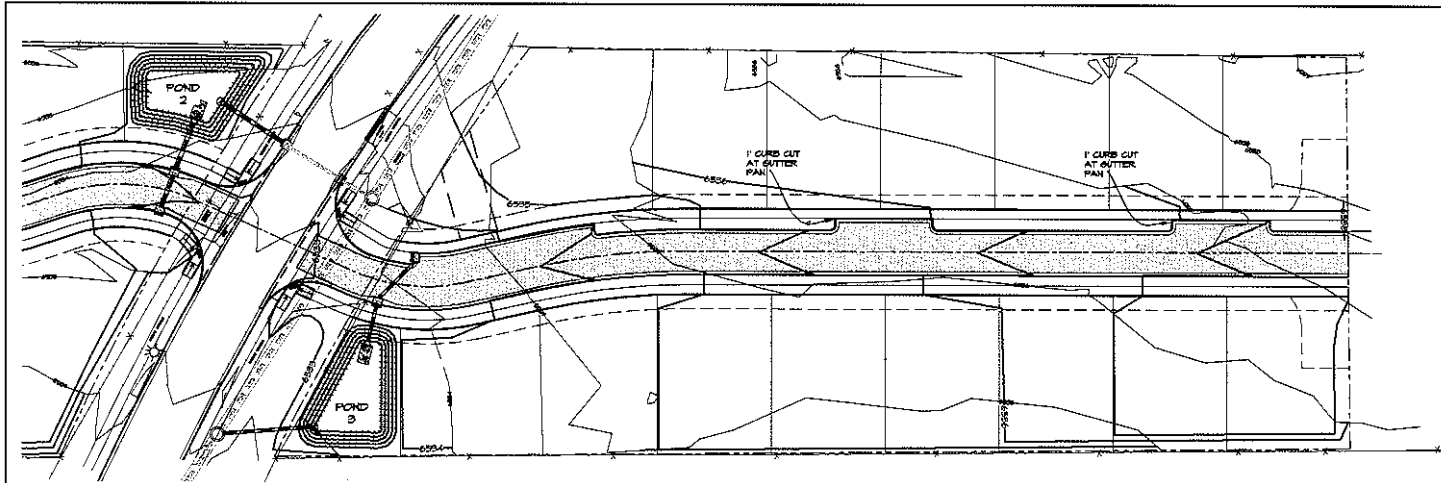
ALL SIDEWALKS GRADES ARE LESS THAN 4%



REVISIONS	
DATE	BY

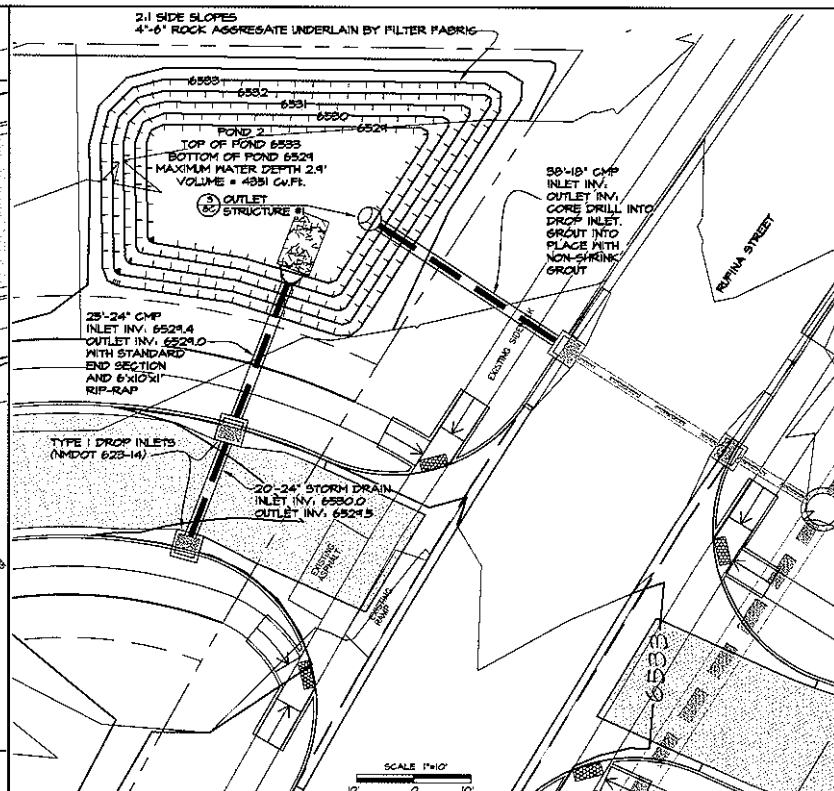
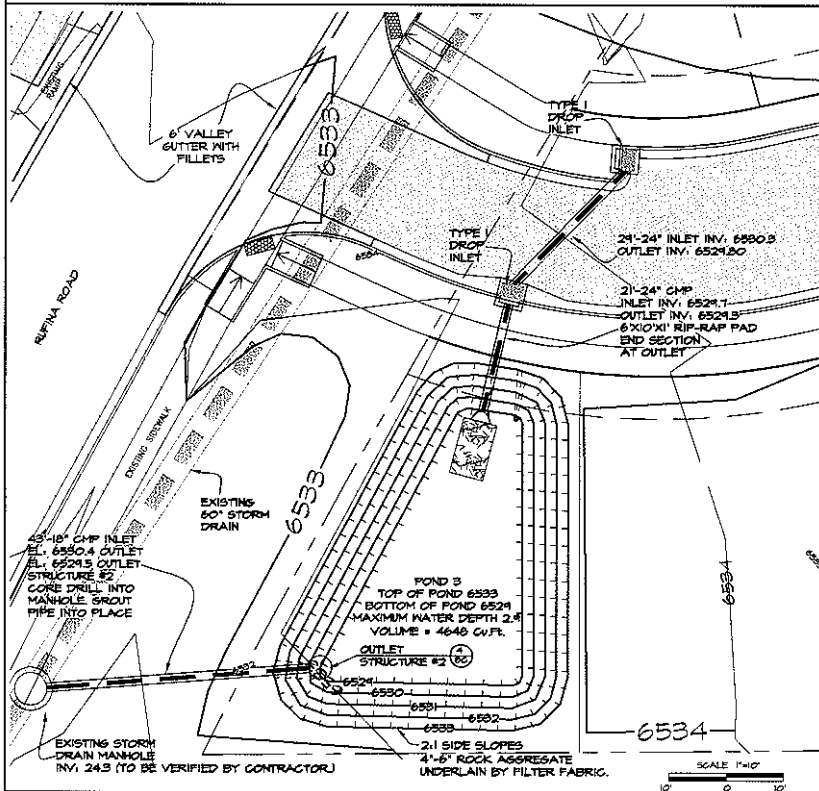
DESIGN ENGINEERING	
 4000 Lomas Blvd., Suite 100, Santa Fe, NM 87505 (505) 825-1991	
AQUAFINA SUBDIVISION	
ADA PLANS	
SCALE 1"=50'	DATE 1/20/2020
PROJECT NAME T	SHEET NO. T





NOTES:

1. ALL PONDING AREAS WILL BE 10 FEET FROM STRUCTURES MINIMUM
2. SEE GEOTECHNICAL REPORT FOR GRADING RECOMMENDATIONS.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. ALL FILL MATERIALS SHALL MEET NHDOT SPECIFICATIONS (DIVISION 300) AND COMPACTED PER NHDOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.
5. COMPLIANCE WITH GUNSON PRAIRIE DGS ORDINANCE (D-6-12) SHALL BE COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.
6. PRIOR TO BEGINNING GRADING OPERATIONS, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED.



REVISIONS	
DATE	BY

DESIGN ENGINEER

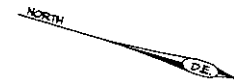
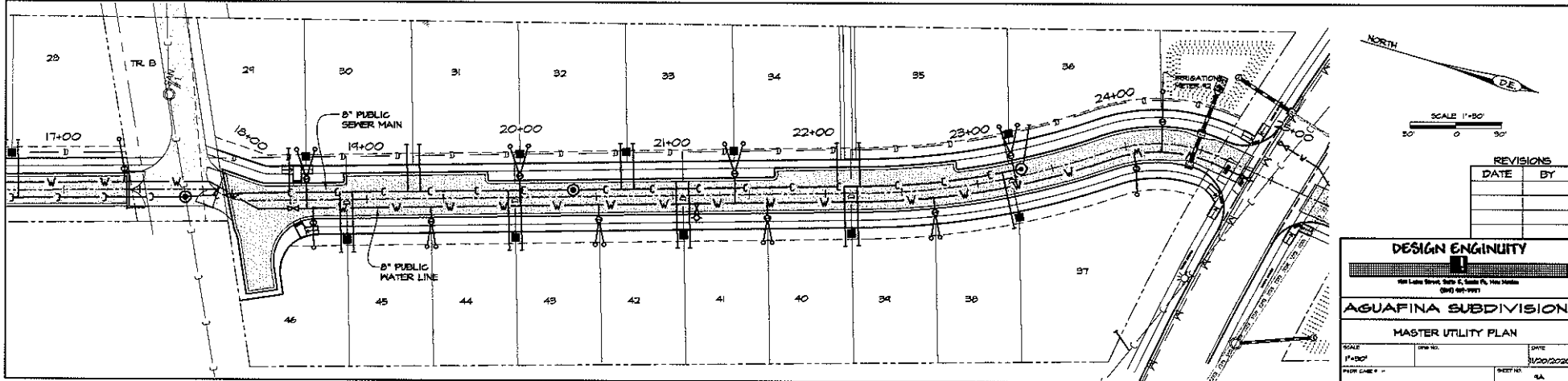
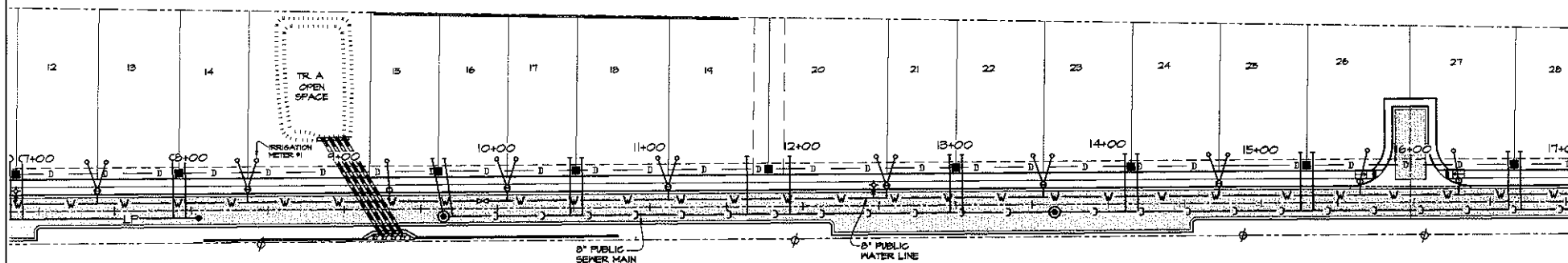
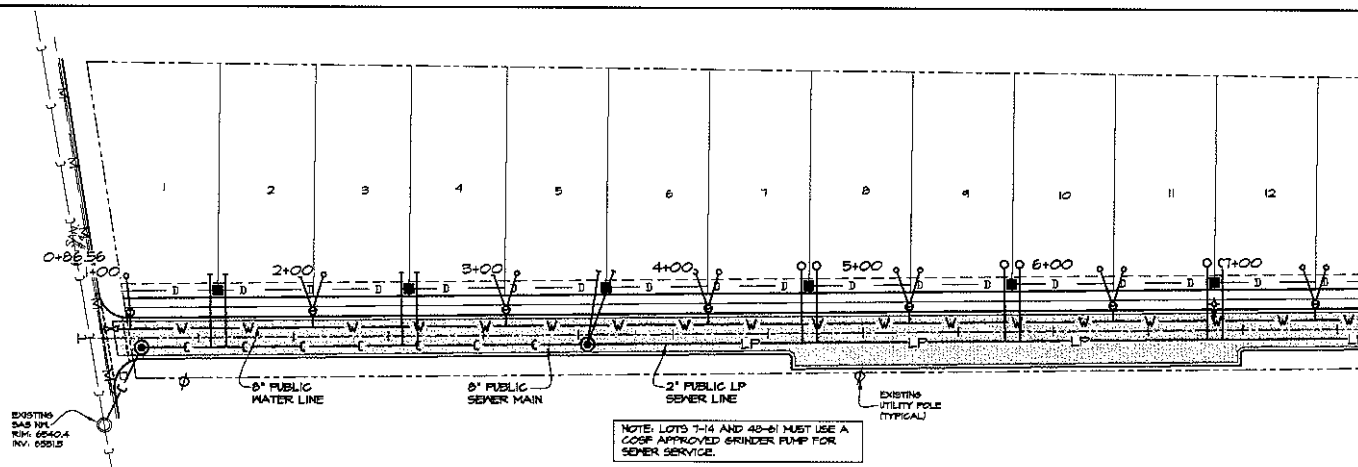
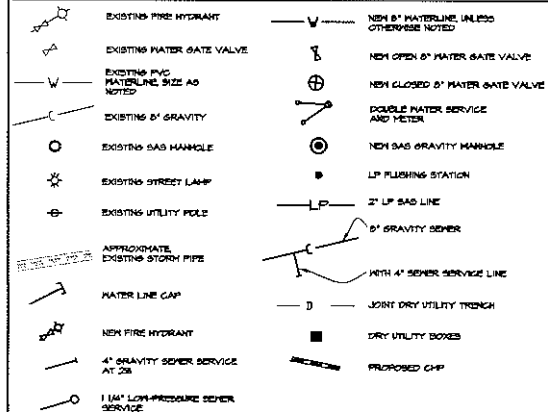
Not Listed Since: Sarah C. Smith, P.E., New Mexico
(505) 561-0991

AGUAFINA SUBDIVISION

GRADING AND DRAINAGE PLAN

SCALE	DATE
AS NOTED	1/20/2020
PROJECT NAME	SHEET NO.
	08

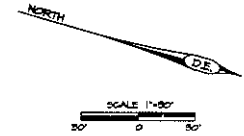
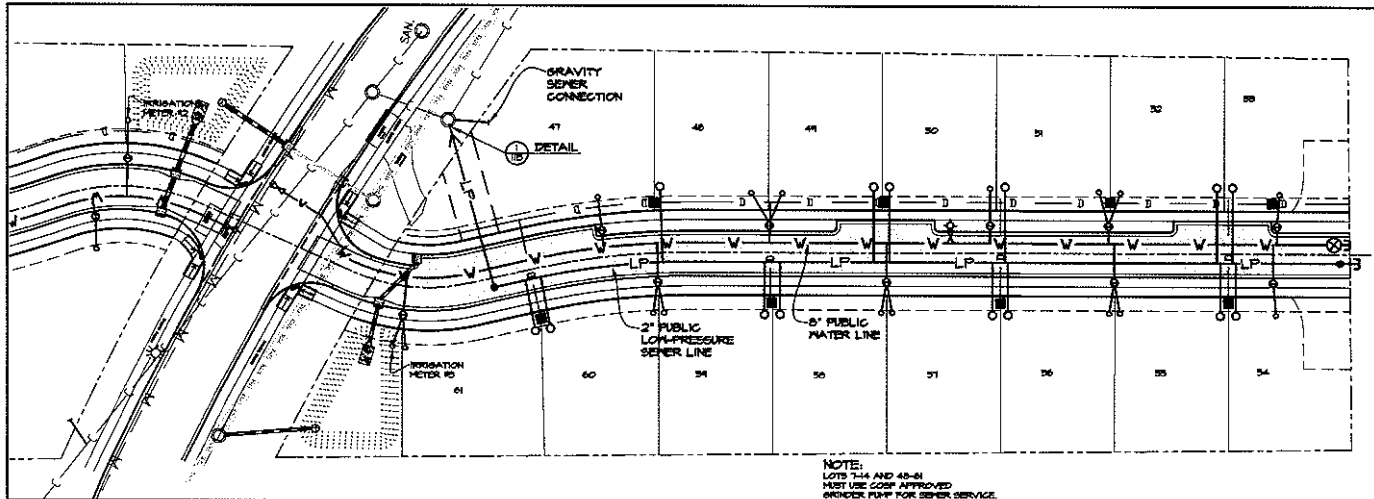
LEGEND



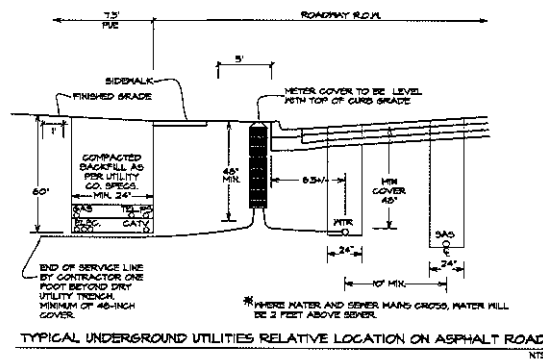
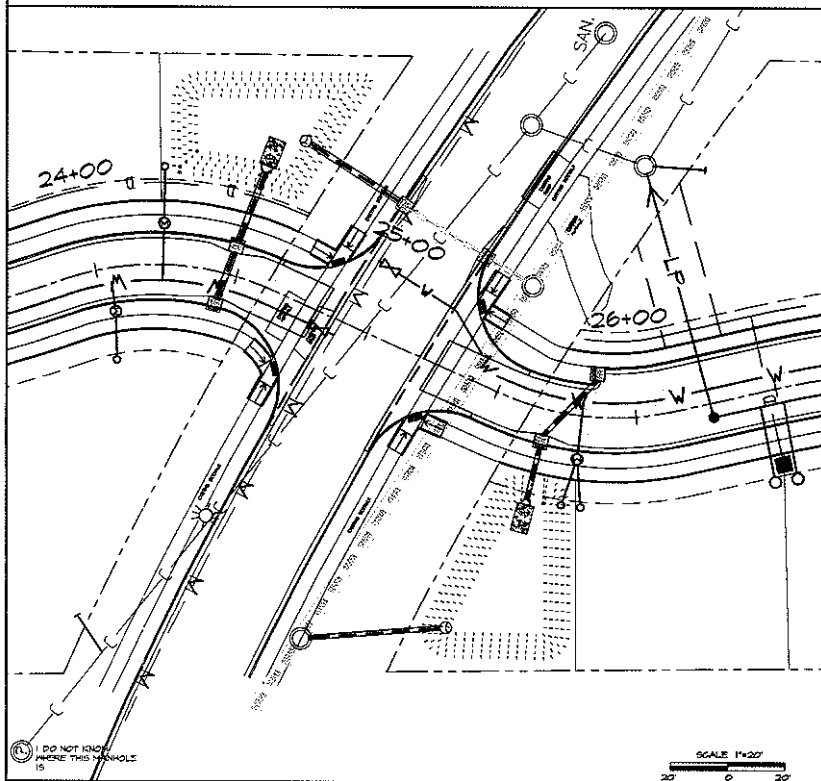
SCALE 1"=50'

REVISIONS	
DATE	BY

DESIGN ENGINEER
 [Signature]
 400 Lakes Street, Suite C, South Pl., New Haven, CT 06511-1999
AQUAFINA SUBDIVISION
MASTER UTILITY PLAN
 SCALE 1"=50' DATE 11/20/2020
 SHEET NO. 9A



NOTE:
LOTS 34-44 AND 45-51
MUST USE COOP APPROVED
GRINDER PUMP FOR SEWER SERVICE.

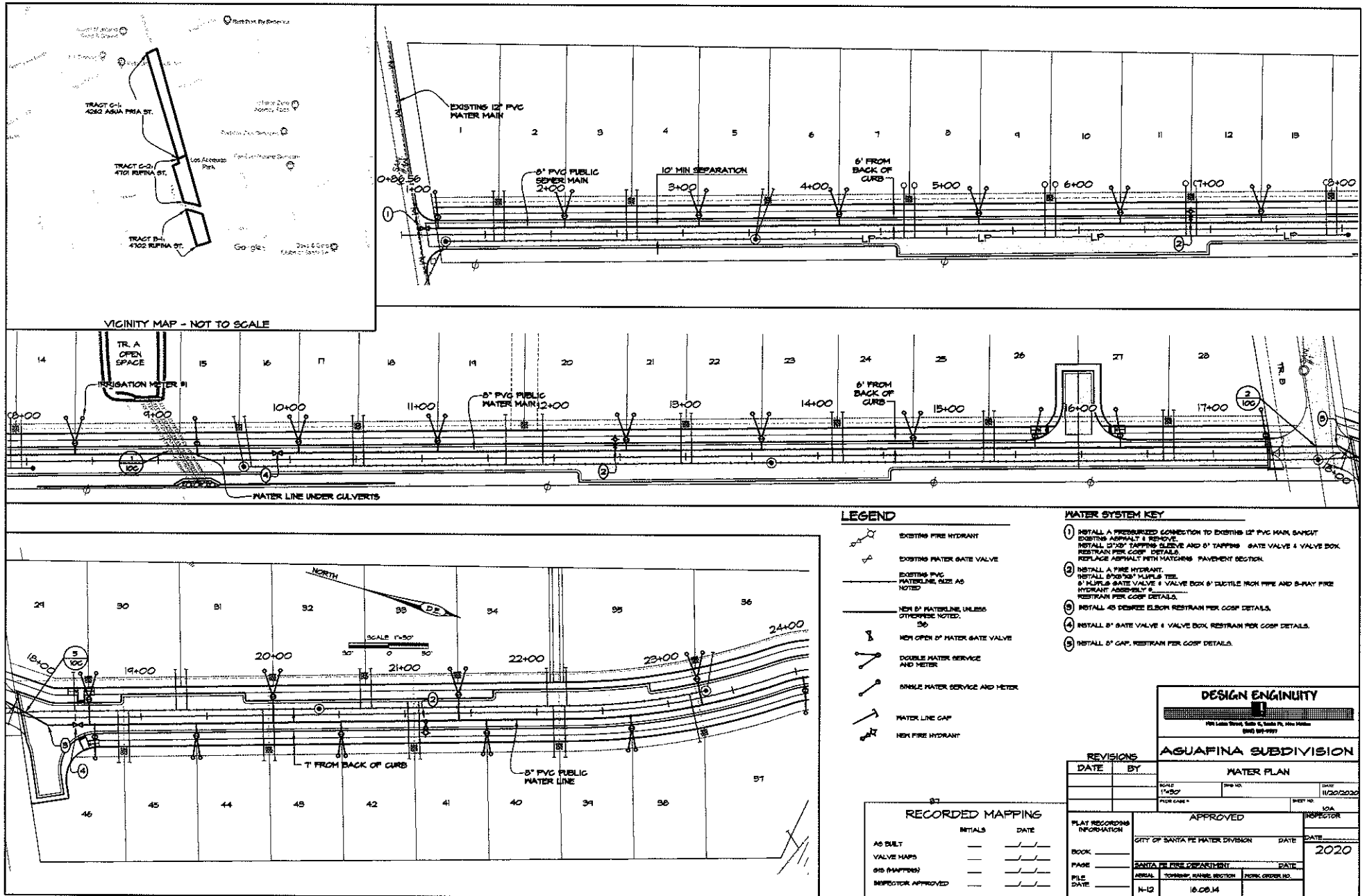


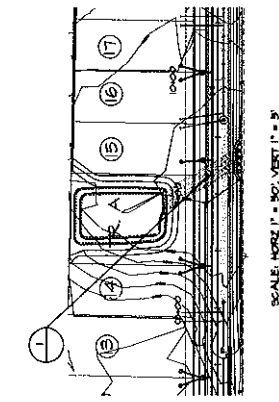
LEGEND

- | | |
|---------------------------------|--------------------------------|
| EXISTING FIRE HYDRANT | NEW 6\"/> |
| EXISTING WATER GATE VALVE | NEW OPEN 6\"/> |
| EXISTING 1/2\"/> | |
| EXISTING 6\"/> | |
| EXISTING SAG MANHOLE | NEW CLOSED 6\"/> |
| EXISTING STREET LAMP | DOUBLE WATER SERVICE AND METER |
| EXISTING UTILITY POLE | NEW GAS GRAVITY MANHOLE |
| APPROXIMATE EXISTING STORM PIPE | LP FLUSHING STATION |
| WATER LINE GAP | 2\"/> |
| NEW FIRE HYDRANT | 6\"/> |
| 4\"/> | |
| 1 1/4\"/> | |
| | NEW 6\"/> |
| | NEW OPEN 6\"/> |
| | NEW CLOSED 6\"/> |
| | DOUBLE WATER SERVICE AND METER |
| | NEW GAS GRAVITY MANHOLE |
| | LP FLUSHING STATION |
| | 2\"/> |
| | 6\"/> |
| | WITH 4\"/> |
| | JOINT DRY UTILITY TRENCH |
| | DRY UTILITY BOXES |
| | PROPOSED CLIP |

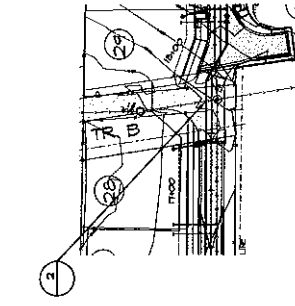
REVISIONS	
DATE	BY

DESIGN ENGINEER		
AGUAFINA SUBDIVISION		
MASTER UTILITY PLAN		
SCALE 1"=50'	DATE 11/20/2020	SHEET NO. 40

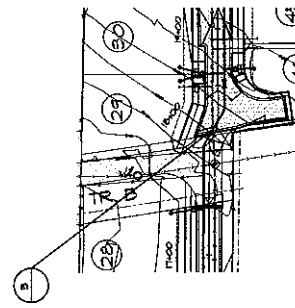




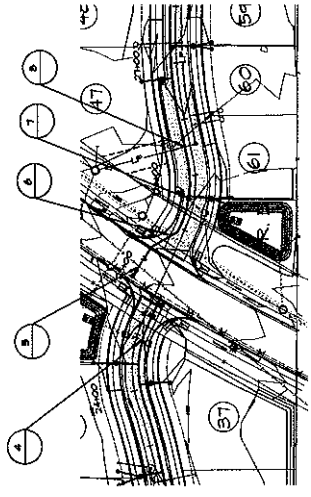
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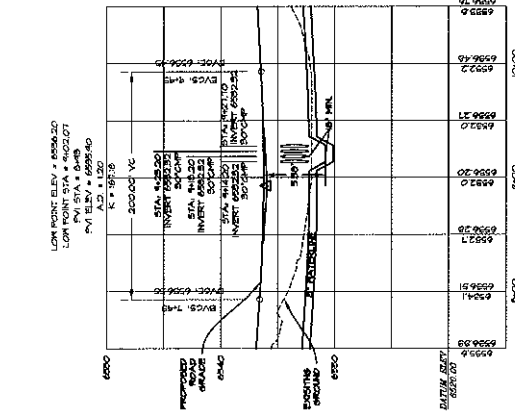
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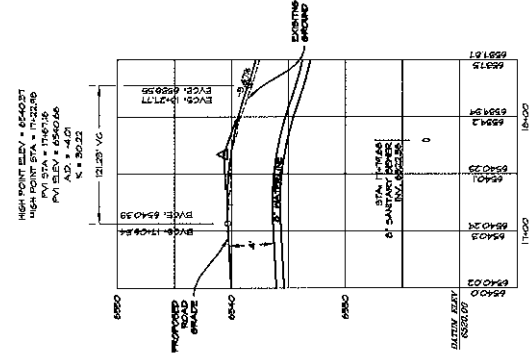
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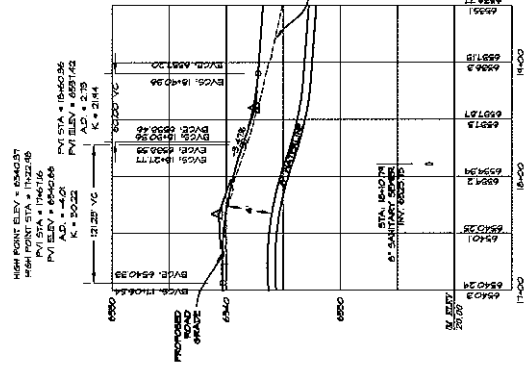
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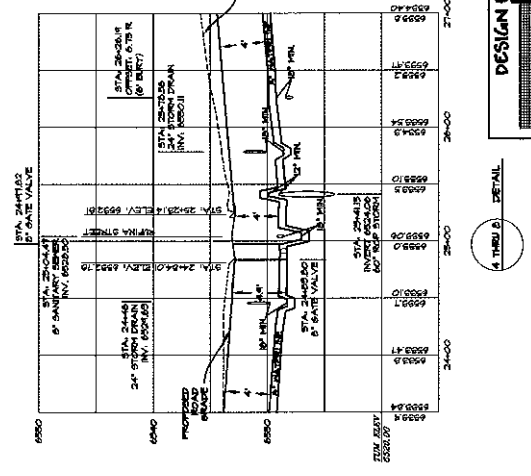
1 DETAIL



2 DETAIL



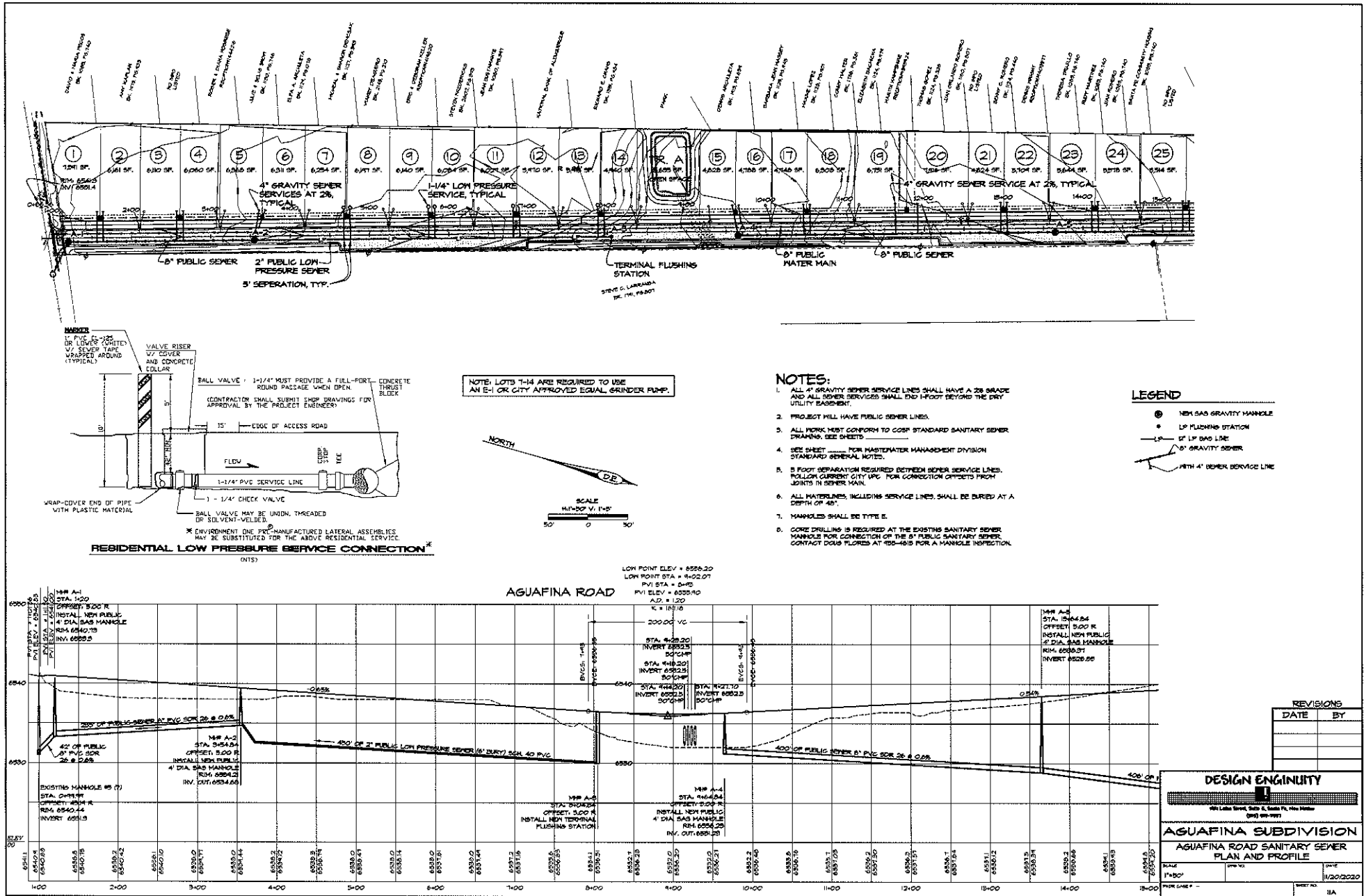
3 DETAIL

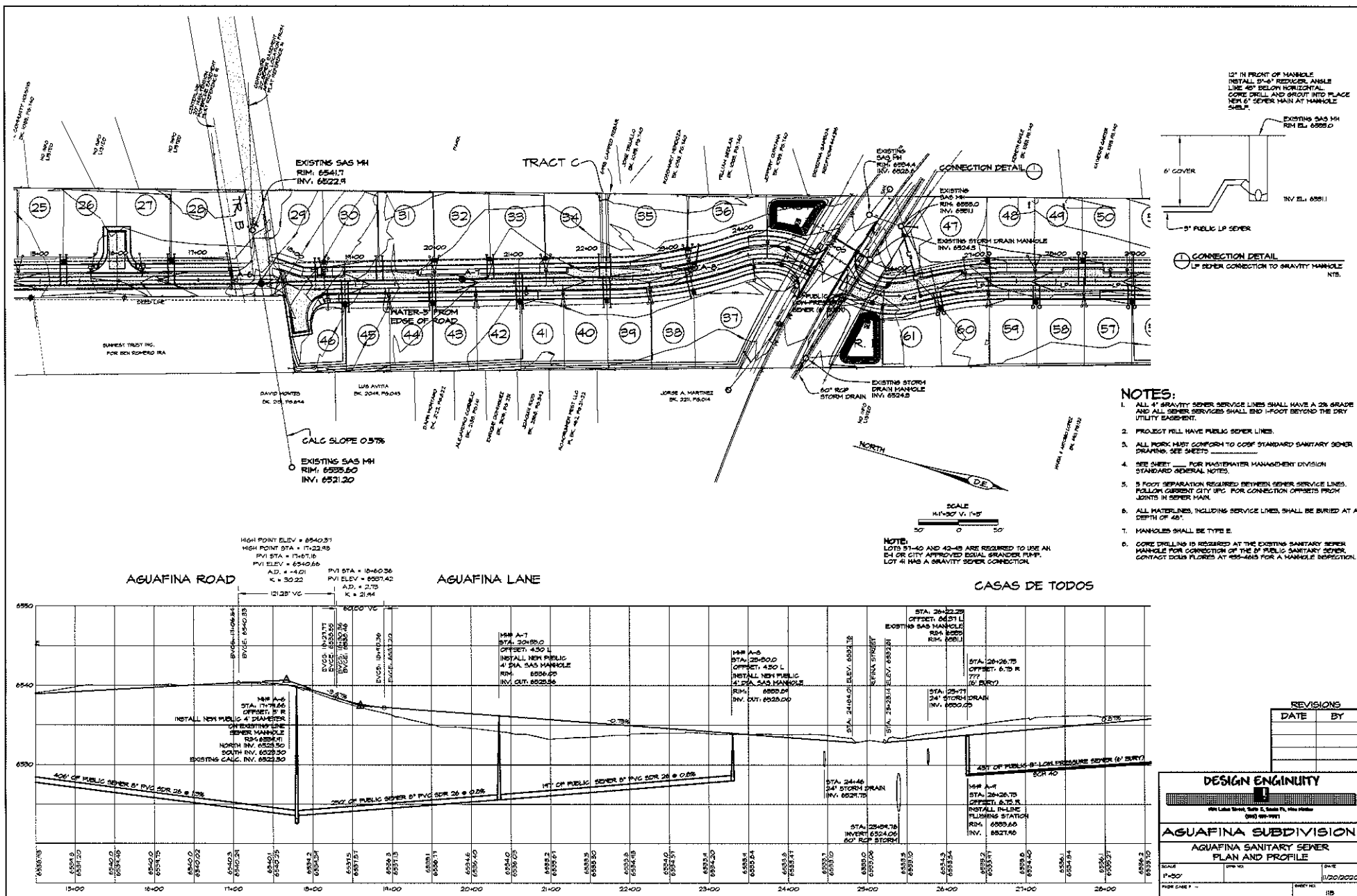


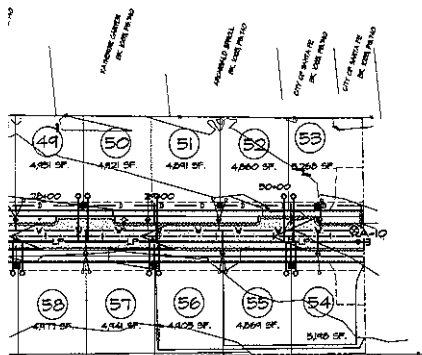
4 THRU 6 DETAIL



RECORDED MAPPING AS BUILT _____ DATE _____ VALVE MAPS _____ GIS (MAPPING) _____ INSPECTOR APPROVED _____		PLAT RECORDING INFORMATION CITY OF SANTA FE WATER DIVISION _____ DATE _____ BOOK _____ PAGE _____ FILE _____ N-12 16.02.14	
REVISIONS DATE BY _____ WATER DETAILS		APPROVED CITY OF SANTA FE WATER DIVISION _____ DATE _____ BOOK _____ PAGE _____ FILE _____ N-12 16.02.14	

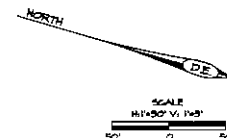




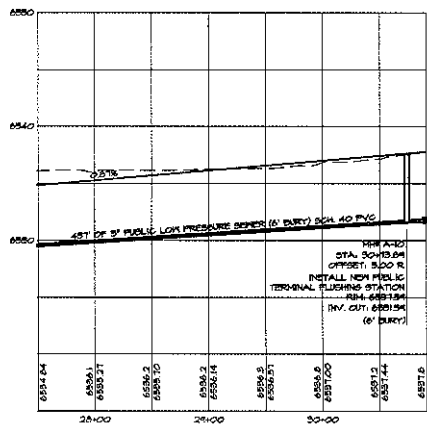


NOTES:

1. ALL 4" GRAVITY SEWER SERVICE LINES SHALL HAVE A 2% GRADE AND ALL SEWER SERVICES SHALL END 1-FOOT BEYOND THE DRY UTILITY EASEMENT.
2. PROJECT WILL HAVE PUBLIC SEWER LINES.
3. ALL WORK MUST CONFORM TO CDDP STANDARD SANITARY SEWER DRAINING, SEE SHEETS.
4. SEE SHEET ____ FOR MASTERWATER MANAGEMENT DIVISION STANDARD GENERAL NOTES.
5. 8 FOOT SEPARATION REQUIRED BETWEEN SEWER SERVICE LINES. FOLLOW CURRENT CITY UPC FOR CONNECTION OFFSETS FROM JOINTS IN SEWER MAIN.
6. ALL WATERLINES, INCLUDING SERVICE LINES, SHALL BE BURIED AT A DEPTH OF 40".
7. MANHOLES SHALL BE TYPE E.
8. CORE DRILLING IS REQUIRED AT THE EXISTING SANITARY SEWER MANHOLE FOR CONNECTION OF THE 8" PUBLIC SANITARY SEWER. CONTACT DOWS PLORES AT 405-4415 FOR A MANHOLE RESECTION.



AGUAFINA LANE



END PIPE 5' OUTSIDE OF ASPHALT AND GAP.

SEE A-10 STA. 28+00.00 OFFSET: 5.00 R. INSTALL NON PRESS. TRENCH PLENUM STATION. RM-4-6891.04 (INV. CUT: 6551.54) (6" BURY)

REVISIONS

DATE	BY

DESIGN ENGINEER

1000 Lakeside Blvd., Suite 200, San Jose, CA 95128
(408) 951-1991

AGUAFINA SUBDIVISION

AGUAFINA SANITARY SEWER PLAN AND PROFILE

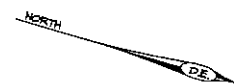
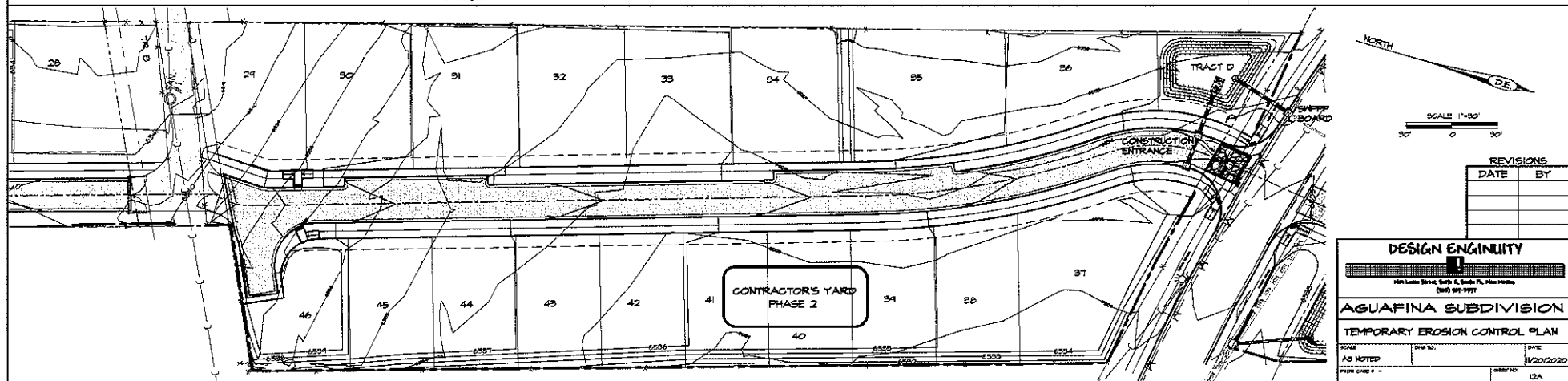
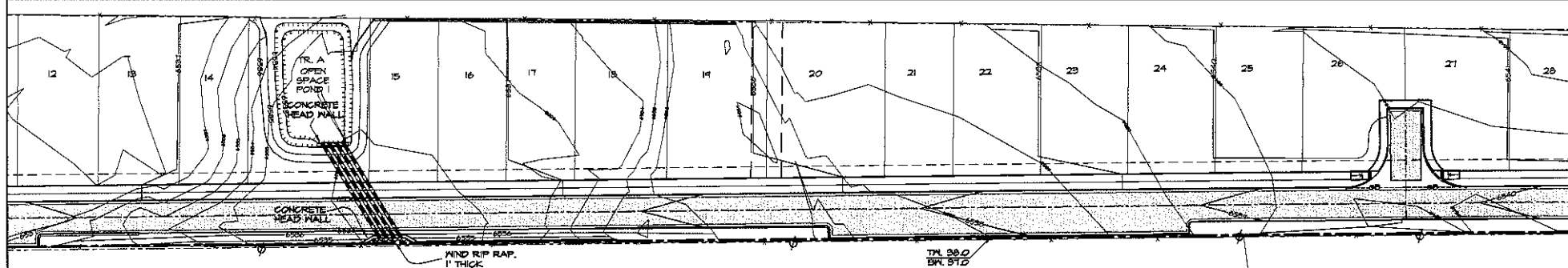
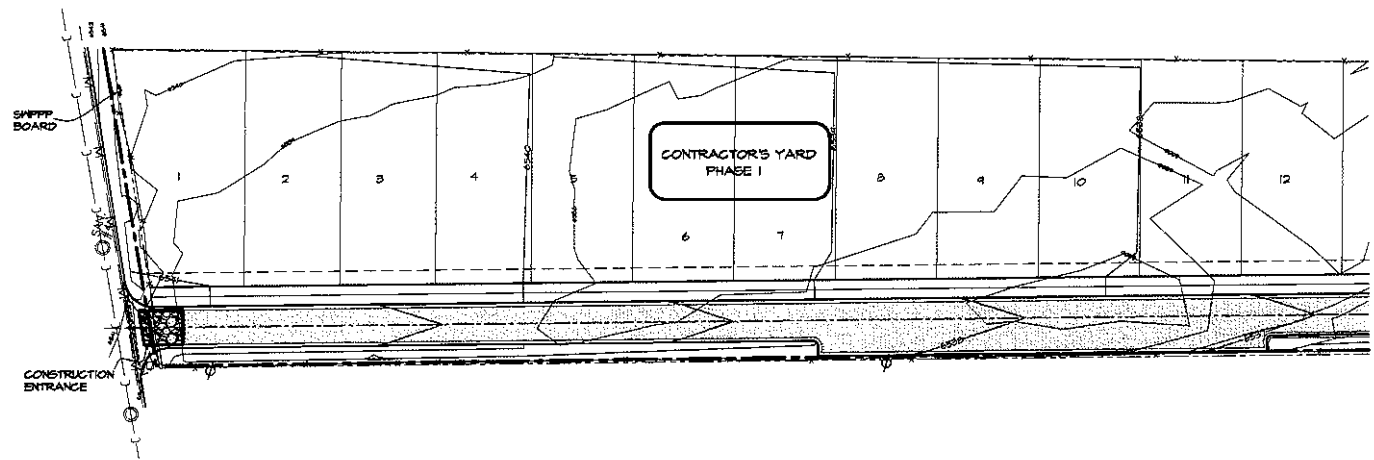
SCALE	DATE
1"=50'	11/20/2020
PROJECT NO.	SHEET NO.
	110

LEGEND

— SILT FENCE OR 4" COMPOST SOCK MIDDLE

NOTES:

1. SILT FENCING OR MIDDLE SHALL BE INSTALLED PRIOR TO SITE ROUGH GRADING.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STORMWATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT BY OWNER AND CONTRACTOR SHALL BE FILED WITH THE EPA AT LEAST 10 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.



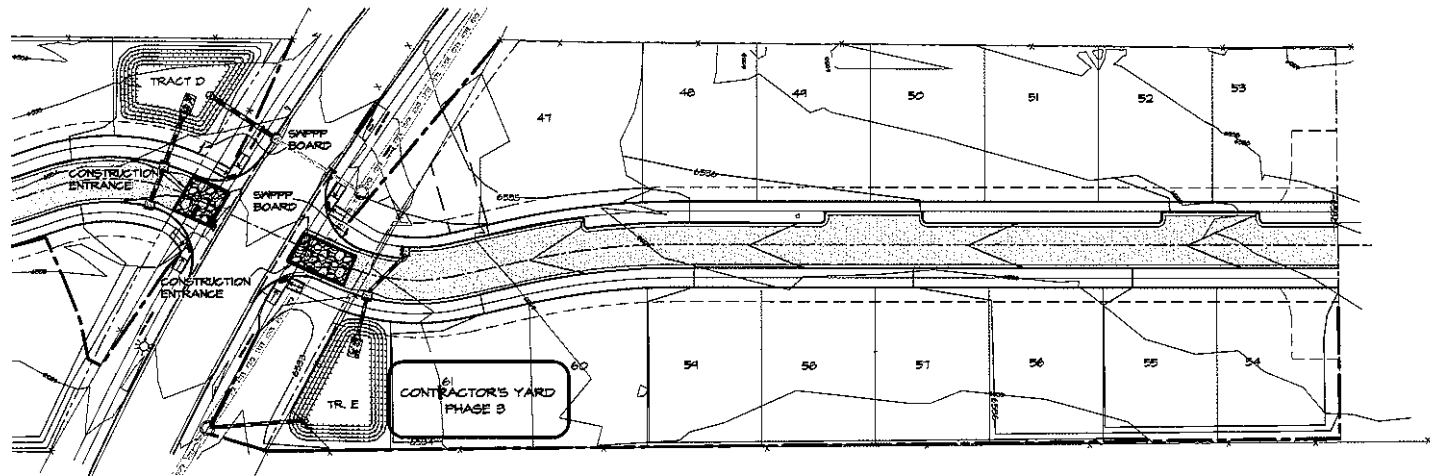
SCALE 1"=50'

REVISIONS	
DATE	BY

DESIGN ENGINEER

1001 Loma Verde, Suite 100, San Jose, CA 95128
(408) 991-1997

AGUAFINA SUBDIVISION
TEMPORARY EROSION CONTROL PLAN
 SCALE: AS NOTED
 SHEET NO.: 1/20/2020
 PROJECT NO.: 1001

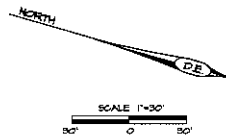


LEGEND

— SILT FENCE OR 4" COMPOST SOCK HADDLE

NOTES:

1. SILT FENCES OR HADDLE SHALL BE INSTALLED PRIOR TO SITE ROUGH GRADING.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY MATERIALS OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STORMWATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT BY OWNER AND CONTRACTOR SHALL BE FILED WITH THE EPA AT LEAST 10 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.



REVISIONS

DATE	BY

DESIGN ENGINEER

101 LEXINGTON STREET, SUITE 200, NEWTON, MA 02459

AQUAFINA SUBDIVISION

TEMPORARY EROSION CONTROL PLAN

SCALE	DRAWN BY	DATE
AS NOTED		11/20/2020
PAGE 1 OF 1	SHEET NO.	129

PERMANENT EROSION CONTROL PLAN NOTES

1. MAINTENANCE OF ALL PONDS, SHALES, DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES IS THE RESPONSIBILITY OF AGUAFINA OWNERS ASSOCIATION. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNERS AGREE TO INDEMNIFY AND PROTECT THE CITY FROM ANY AND ALL LIABILITY RESULTING FROM THE CITY'S REASONABLE EXERCISE OF THEIR ACCESS AND INSPECTION RIGHT.

2. THE CITY OR ITS AUTHORIZED AGENT MAY INSPECT THE DRAINAGE FACILITIES TO ENSURE THEY ARE OPERATING PROPERLY. IF MAINTENANCE DEFICIENCIES ARE FOUND, THE CITY WILL NOTICE THE HOA AND GIVE A REASONABLE PERIOD OF TIME FOR NECESSARY WORK TO BE ACCOMPLISHED. IF THE HOA FAILS TO ACCOMPLISH THE WORK IN THE TIME SPECIFIED, THE CITY MAY UNDERTAKE THE WORK AND ASSESS THE HOA THE COSTS ASSOCIATED WITH THE WORK.

3. ALL PONDING AREAS SHALL BE A MINIMUM OF 10 FEET FROM STRUCTURES.

4. SEE GEOTECHNICAL REPORT FOR GRADING RECOMMENDATIONS.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE LANDSCAPING PLAN.

6. ALL FILL MATERIAL SHALL MEET 1M DOT SPECIFICATIONS (DIVISION 200) AND COMPACTION PER 1M DOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.

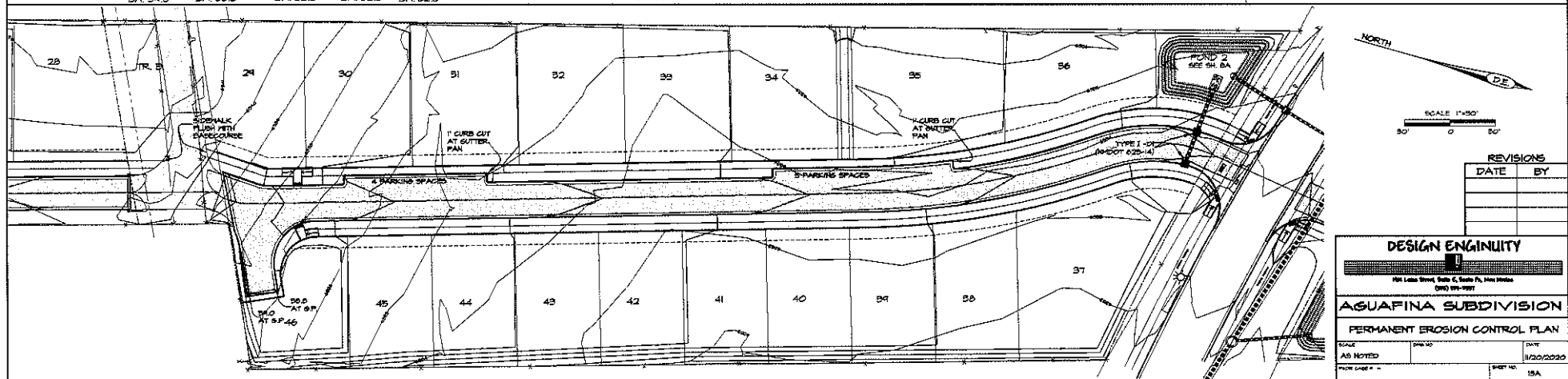
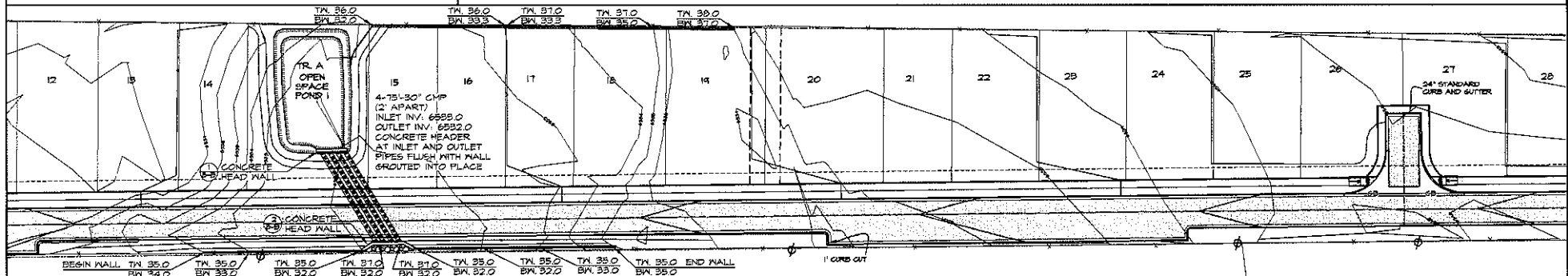
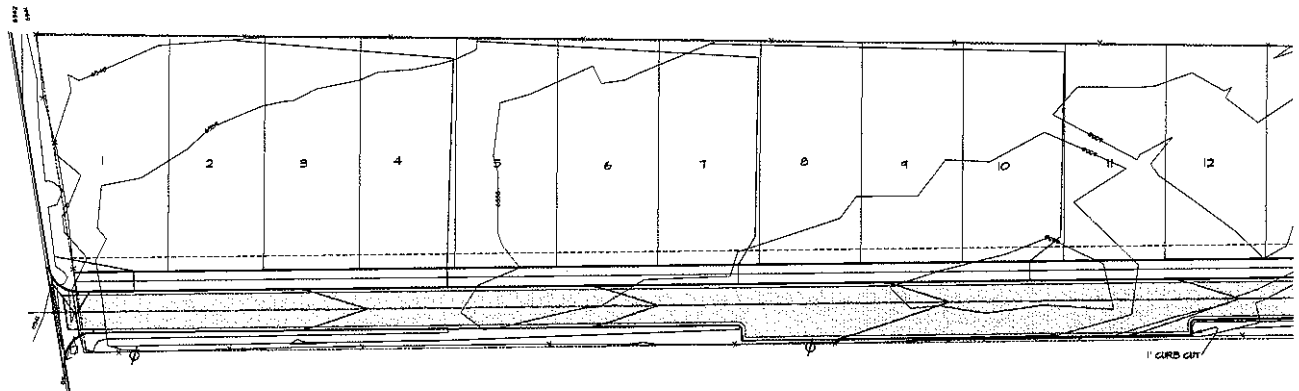
7. DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS (W-30 DAYS): MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF 1 INCH OR GREATER.

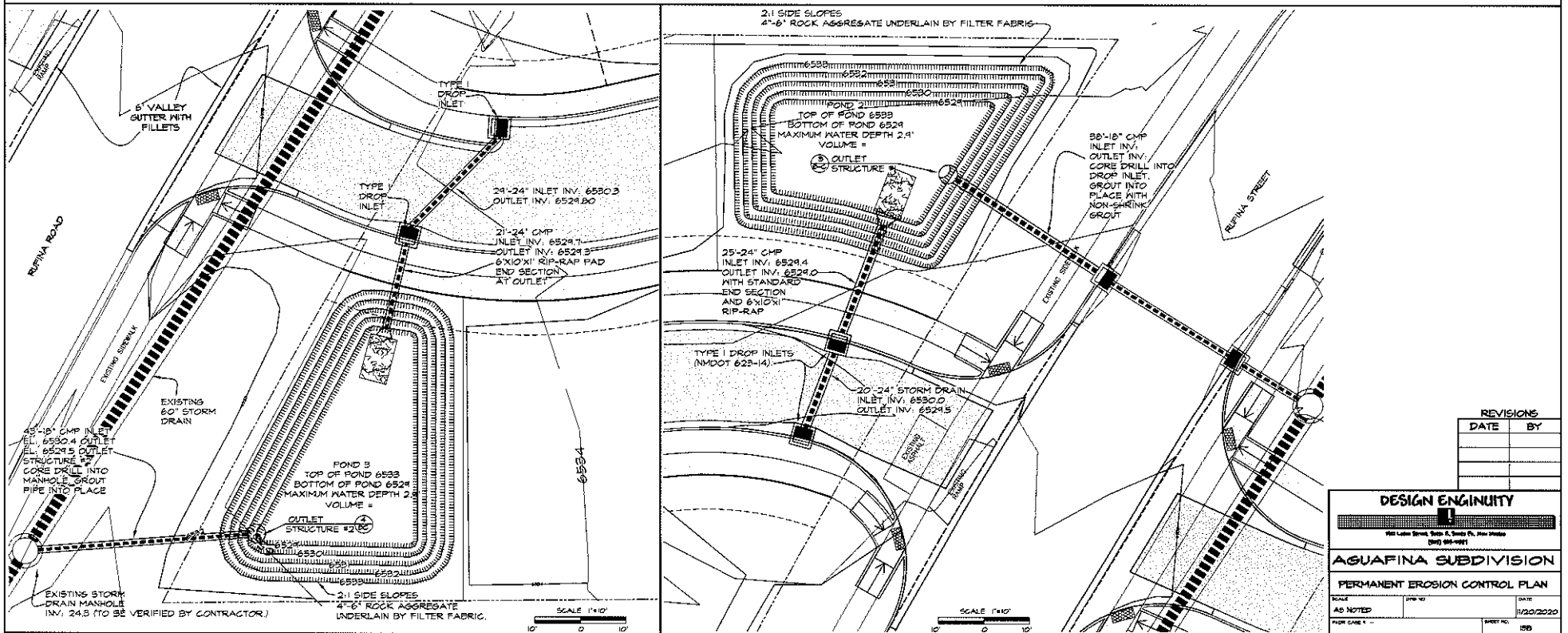
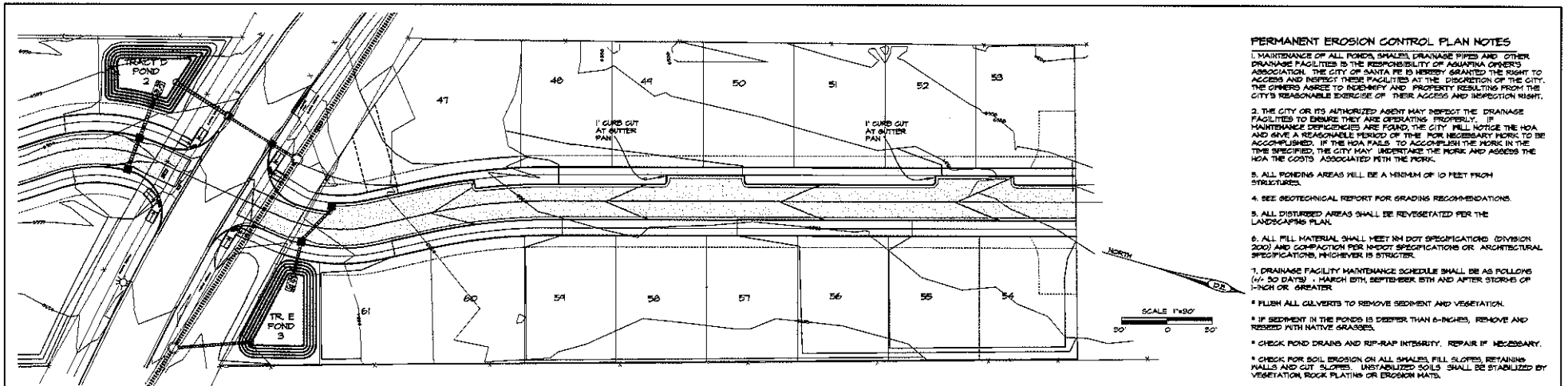
* FLUSH ALL CULVERTS TO REMOVE SEDIMENT AND VEGETATION.

* IF SEDIMENT IN THE PONDS IS DEEPER THAN 6-INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.

* CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR IF NECESSARY.

* CHECK FOR SOIL EROSION ON ALL SHALES, FILL SLOPES, RETAINING WALLS AND CUT SLOPES. UNSTABILIZED SOILS SHALL BE STABILIZED BY VEGETATION, ROCK PLATINGS OR EROSION MATS.





REVISIONS	
DATE	BY

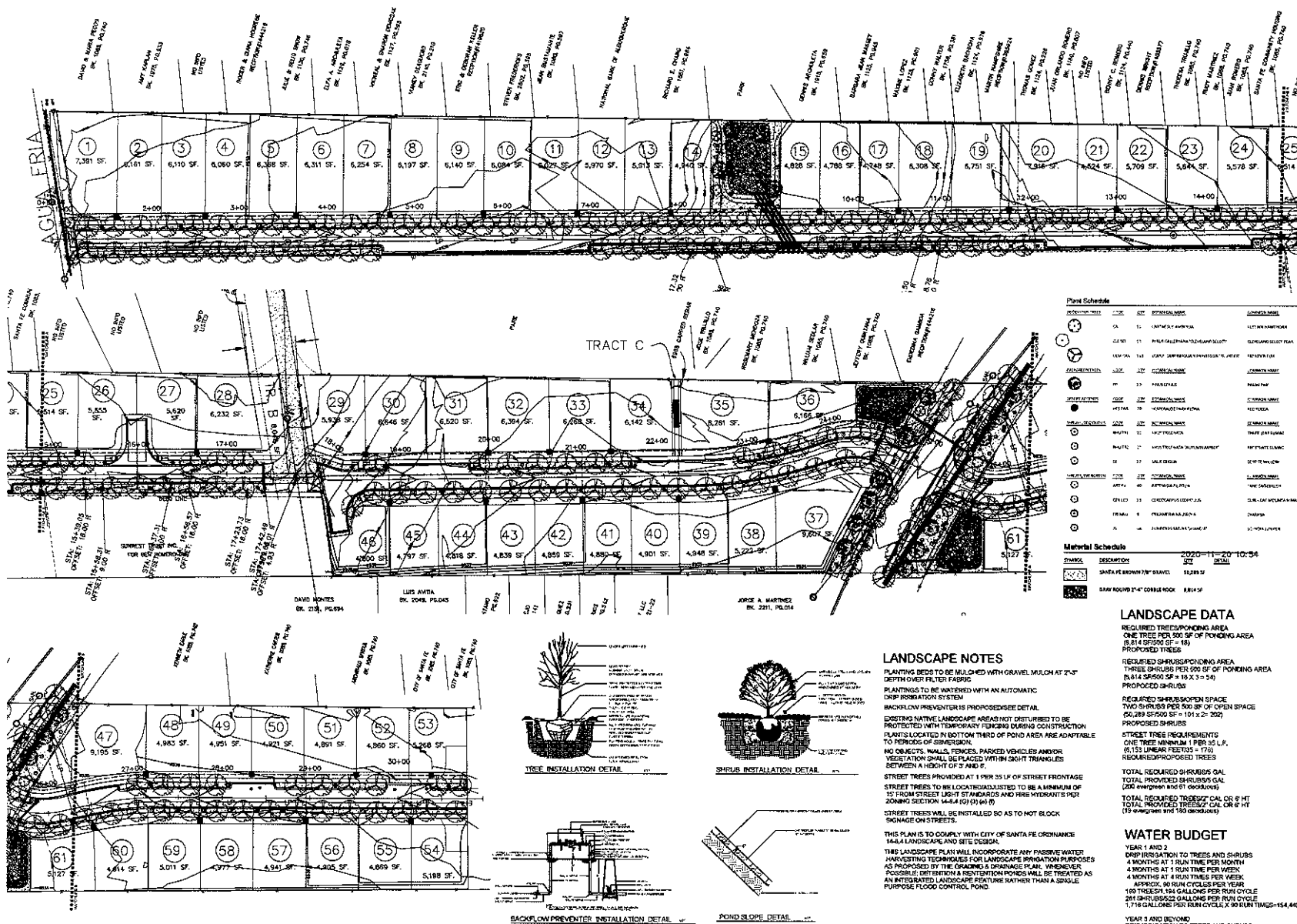
DESIGN ENGINEER

1000 Lake Street, Suite 4, Santa Fe, New Mexico
(505) 966-0001

AGUAFINA SUBDIVISION

PERMANENT EROSION CONTROL PLAN

SCALE: AS NOTED DATE: 1/20/2020
PLAT CASE # 1 SHEET NO. 105

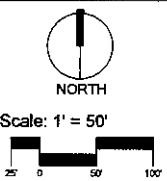


Date: 11/15/19
Revisions:
1/15/20
11/20/20

Drawn by: HA
Reviewed by: CM

AguaFina Subdivision

Santa Fe, New Mexico



Sheet Title:
Landscape Plan

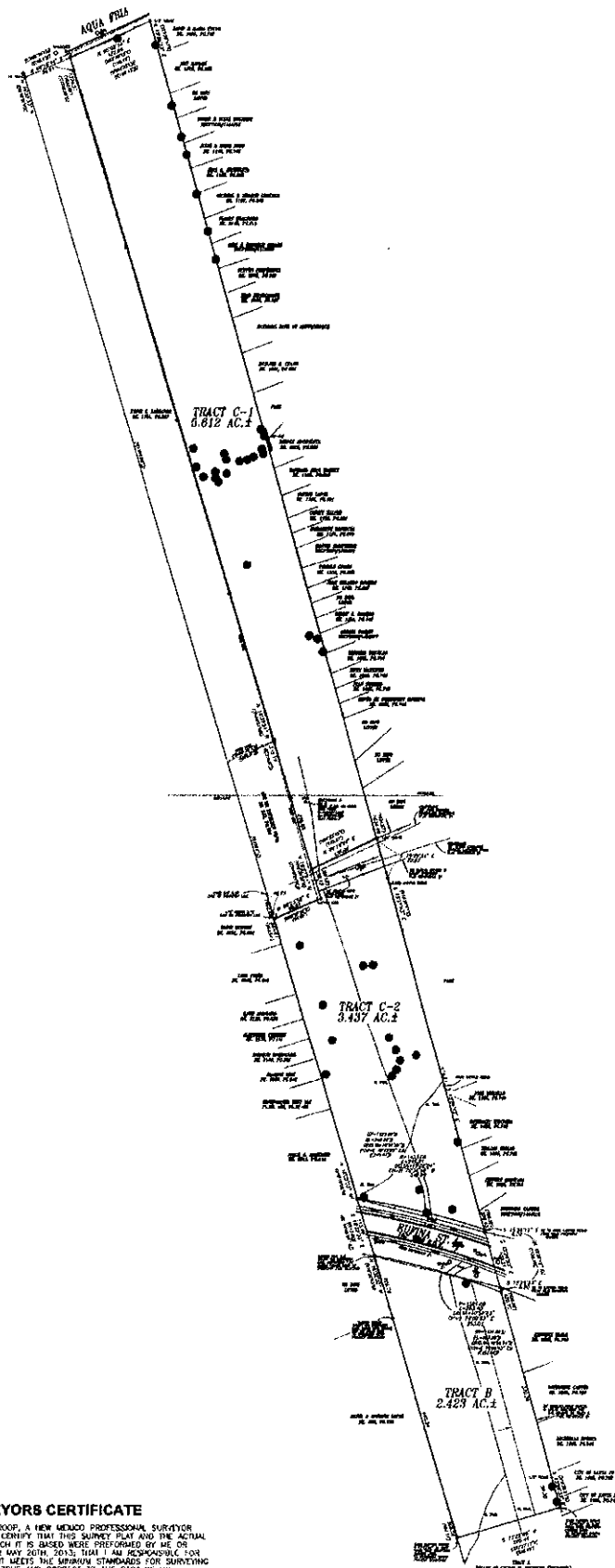
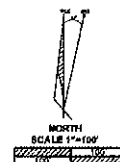
Sheet Number:
LP-01

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - ✱ DENOTES BRASS CAP AS NOTED
 - ✱ DENOTES COMMUNICATION RISER
 - ⊙ DENOTES LIGHT POLE
 - ⊙ DENOTES UTILITY POLE
 - ⊙ DENOTES FIRE HYDRANT
 - ⊙ DENOTES MANHOLE AS NOTED
 - DENOTES OVERHEAD POWER LINES
 - DENOTES EASEMENT CENTERLINE
 - DENOTES EASEMENT
 - DENOTES FENCE/WALL
1. BASIS OF BEARING IS GPS OBSERVATION WAS BY GEODETIC

LEGEND FOR TREE SYMBOLS

- DECIDUOUS
- JUNPER



COUNTY OF SANTA FE, N.M.
STATE OF NEW MEXICO
I hereby certify that the foregoing was filed
for record on the _____ day of _____ A.D.
2013, at _____ o'clock _____ of the County of
Santa Fe, New Mexico, and was duly recorded in Book _____ of the records of
SANTA FE COUNTY, New Mexico.

Please my Hand and Seal of Office
Notary Public
County Clerk, Santa Fe County, N.M.

SIGNIFICANT TREE LOCATION PLAN OF TRACTS B, C-1 & C-2 FOR AGUAFINA DEVELOPMENT LLC

LYING WITHIN SECTION 6, T15N, R02E,
N1/4, CITY AND COUNTY OF SANTA FE, N.M.

SURVEYORS CERTIFICATE

I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR
NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAN AND THE ACTUAL
FIELD SURVEY UPON WHICH IT IS BASED WERE PREPARED BY ME OR
UNDER MY SUPERVISION ON MAY 20TH, 2013; THAT I AM RESPONSIBLE FOR
THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING
IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Richard A. Chatroop
RICHARD A. CHATROOP
N.M.P.L.S. #11011



RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

OWNER: AGUAFINA DEVELOPMENT LLC
LOCATING: LYING WITHIN SECTION 6, T15N, R02E,
N1/4, CITY AND COUNTY OF SANTA FE, N.M.

[illegible][illegible]

DATE	BY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

SCALE	DWG NO.	DATE
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		1/20/2002
PIPER CASE # -		SHEET NO. 6

GENERAL

1. ALL CONSTRUCTION, RE-CONSTRUCTION AND REPAIR WORK ON PRIVATE OR PUBLIC ROADWAYS AND DRAINAGE INFRASTRUCTURE SHALL COMPLY WITH THIS SET OF APPROVED CONSTRUCTION DRAWINGS (ACD) AND THE INDOT STANDARD SPECIFICATIONS 2018. 2. ALL HANDMADE UTILITY INSTALLATIONS, RE-CONSTRUCTION OR REPAIR SHALL COMPLY WITH THESE ACD, THE GDOT UTILITY DIVISION'S CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA), AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES, 14TH EDITION, INCLUDING ITS LATEST AMENDMENTS. 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE ENGINEER OF RECORD SHALL DETERMINE THE

4. THE OWNER SHALL DESIGNATE AN ENGINEER OF RECORD (EOR). UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE CITY SHALL ASSUME THAT THE EOR SHALL BE THE SAME AS THE ENGINEER WHO SEALED THE ACD. 5. THE OWNER SHALL ALSO DESIGNATE THE OWNER'S PROJECT REPRESENTATIVE (OPR). THE OPR SHALL BE THE CONTRACTOR'S POINT OF CONTACT REGARDING THE CONSTRUCTION OF THE PROJECT. 6. THE OWNER MAY DEMAND THE SAME PERSON TO BE THE EOR AND OPR FOR THE PROJECT, AND ALL PARTIES SHALL BE ADVISED

7. THE EOR SHALL TRANSMIT TO THE CONTRACTOR THE OWNER'S NOTICE TO PROCEED (NTP), AND ARRANGE A PRE-CONSTRUCTION MEETING IF REQUIRED. NEITHER CONSTRUCTION ACTIVITIES, NOR EQUIPMENT MOBILIZATION SHALL BEGIN ON THE SITE UNTIL A CITY CONSTRUCTION PERMIT HAS BEEN PROVIDED TO THE CONTRACTOR. 8. THE CONTRACTOR SHALL PROVIDE, IN WRITING, THE NATURE, SCOPE AND CONTACT INFORMATION, INCLUDING NAMES AND EMERGENCY PHONE NUMBERS, FOR THE CONTRACTOR'S EMPLOYEES RESPONSIBLE FOR THE CONSTRUCTION WORK. AT LEAST ONE EMERGENCY TELEPHONE NUMBER SHALL BE ACTIVE ON A 24-HOUR, 7-DAY A WEEK BASIS. THIS INFORMATION SHALL BE AVAILABLE AT THE PRE-CONSTRUCTION MEETING, AND BE UPDATED BY THE CONTRACTOR AS NECESSARY THROUGHOUT THE PROJECT'S EXECUTION

9. CONTRACTOR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE OPR TIMELY AND IN WRITING. CONTRACTOR SHALL ALLOW 24 HOURS FOR THE EOR'S WRITTEN ACKNOWLEDGEMENT OF REQUEST. 10. THE EOR SHALL MAKE EVERY EFFORT TO RESPOND TO THE CONTRACTOR'S RFI WITHIN THE INITIAL 24 HOURS. WHEN THE EOR ANTICIPATES LONGER THAN 24 HOURS NEEDED TO PREPARE THE RFI RESPONSE, THE EOR SHALL PROVIDE THE CONTRACTOR, AS SOON

11. REQUESTS FOR DEVIATIONS FROM ANY PROVISIONS SPECIFIED IN THESE ACD OR THE CONTRACT DOCUMENTS MAY BE CONSIDERED ONLY WHEN THE CONTRACTOR ANTICIPATES IMPROVED OUTCOMES IN COST, TIME AND QUALITY OF THE CONSTRUCTED PROJECT, AS THE PRIMARY RESULT OF IMPLEMENTING DEVIATIONS TO THE ACD, WHILE KEEPING INTACT THE INTENT OF THE DESIGN. 12. CONTRACTOR SHALL SUBMIT ALL DESIGN DEVIATION REQUESTS TO THE OPR. NO WORK ON ANY DEVIATIONS TO THE ACD SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED, IN WRITING, BY THE OPR. 13. THROUGHOUT THE PROJECT'S EXECUTION, THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE A COPY OF ALL RELEVANT FIELD NOTES, AND THESE SHALL BE MADE AVAILABLE TO THE OPR AT ANY TIME DURING WORKING HOURS. THE UPDATES OF FIELD NOTES AND DRAWINGS SHALL BE MADE AS FREQUENTLY AS POSSIBLE, BUT NOT LESS OFTEN THAN ONCE A WEEK. 14. CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS WITHIN THE DESIGNATED PROJECT BOUNDARIES AS SHOWN IN THESE ACD. NO PERSONNEL, MATERIALS, OR EQUIPMENT SHALL EVER ENDOUR INTO AREAS OUTSIDE SUCH BOUNDARIES. IF SITE BOUNDARIES MUST BE MODIFIED FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY CONSTRUCTION EASEMENTS, FOR THE REVIEW AND APPROVAL OF THE OPR.

15. EVEN WITHIN THE PROJECT BOUNDARIES, ALL AREAS SHALL BE KEPT TO THE HIGHEST NECESSARY TO ENSURE THE PROJECT, AND STABILIZATION OF DISTURBED SURFACES SHALL BEGIN AS SOON AS PRACTICAL, AFTER INITIATION OF ANY CONSTRUCTION. 16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL, INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, IF REQUIRED BY THE ACD, OR APPLICABLE REGULATIONS. THE CONTRACTOR SHALL SUBMIT TO THE OPR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EVIDENCE THAT THE CONTRACTOR FILED THE NECESSARY NOTI TO BEGINNING ANY CONSTRUCTION

17. SWPPP SHALL COMPLY WITH THE PROVISIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SWPPP BEST MANAGEMENT PRACTICES AND REQUIRED PAPERWORK. THE SWPPP AND ASSOCIATED PAPERWORK SHALL BE PROVIDED TO THE OPR

18. AT A MINIMUM, ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WETTER DAYS AS NEEDED. 19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS TO PREVIOUS GRASS COVER, INCLUDING THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE RESTORATION PLAN IMPLEMENTATION HAS NOT BEEN ACCOMPLISHED BEFORE SEPTEMBER 1 DUE TO CONSTRUCTION DELAYS OR DELAYED SURFACE REPAIRS, THE CONTRACTOR SHALL REMAIN EXPOSED AFTER THIS DATE. THE CONTRACTOR SHALL INITIAL TEMPORARY RESTORATION SUCH AS COVER CROP OR MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO THE CONTRACTOR. 20. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, INCLUDING UNDERGROUND UTILITY CONDUITS LOCATED WITHIN AND WITHOUT THE PROJECT BOUNDARIES, FREE OF DIRT AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. CLEANING AND FILL RESTORATION OF SUCH STRUCTURES TO THEIR ORIGINAL CONDITION OR BETTER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALONE, AND ALL RELATED COSTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PROJECT.

21. OWNERS AND THEIR AGENTS SHALL NOT BE HELD RESPONSIBLE FOR THE COSTS OF REPAIRING ANY DAMAGE OR ALTERATIONS CAUSED DURING EXECUTION OF THIS PROJECT, TO THE ORIGINAL CONDITION OF THIRD PARTY'S PROPERTY (E.G. STRUCTURES, EXISTING UTILITIES OR UTILITY EASEMENTS) LOCATED WITHIN OR WITHOUT THE PROJECT BOUNDARIES. 22. EXISTING ROAD AND DRIVEWAY ACCESS FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL

23. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN OTHERWISE ON THE ACD. 24. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROADS, SHALL BE RESTORED AND STABILIZED IN ACCORDANCE WITH THE ACD. 25. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN OBTAINED FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ASSURING THAT EACH UTILITY COMPANY'S SPOT LOCATED ITS EXISTING UNDERGROUND FACILITIES. CONTRACTOR SHALL CONTACT NEW MEXICO CITY CALL AT (800)959-2991 TO COORDINATE SUCH SPOT LOCATING NO LESS

26. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR (NPS) FOR VERIFICATION OF ALL CRITICAL MATERIALS, FIELD, SURVEY, DATA AND CERTIFICATION OF RECORD DRAWINGS. 27. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, CONTRACTOR SHALL SUBMIT ALL RECORD DRAWINGS AND NOTES TO THE OPR, INCLUDING ANY REVISED CRITICAL X, Y, AND Z DATA. RECORD DRAWINGS SHALL INCLUDE INFORMATION SPECIFICALLY STATED IN

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TESTING 1. ALL MATERIAL QUALITY TESTS SHALL BE PERFORMED BY A RECOGNIZED LABORATORY. SUCH LABORATORY SHALL BE OPERATED UNDER THE AUSPICES OF A STATE OR LOCAL AGENCY, OR THE LABORATORY SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OPR AS SOON AS PRACTICABLE AFTER THE PROJECT'S INITIATION. 2. CONTRACTOR SHALL SUBMIT TO THE OPR MATERIAL QUALITY TEST RESULTS, AND ASH OR ASBESTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.

3. IN THE EVENT OF CASUALTY, THE CONTRACTOR SHALL SUBMIT TO THE OPR, IN WRITING, A CERTIFICATE OF COMPLIANCE, OR REQUEST BY THE OPR, THE CONTRACTOR SHALL SUBMIT TESTING LABORATORY INVOCES TO THE OPR PRIOR TO REINFORCEMENT. COST OF RE-TESTING DUE TO CASUALTY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. 4. IF THE CONSTRUCTION CONTRACT DOES NOT HAVE A TESTING COST ALLOWANCE, THE COST OF ALL REQUIRED TESTING AND RE-TESTING, FOR EITHER MATERIALS OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.

5. SUBGRADE BASE MATERIAL, ASPHALT-TREATED BASE, AND ASPHALT SURFACE COURSE SHALL BE TESTED FOR COMPACTION. TEST 100 LINEAR FEET OF ROADWAY. IN ADDITION, ONE ASPHALT SAMPLE SHALL BE TAKEN FOR EVERY 500 FEET OF ROADWAY. ONCE A DAY, IF LESS THAN 500 TONS ARE INSTALLED, SAMPLES SHALL BE TESTED AND THE RESULTS SENT BY THE LAB DIRECTLY TO THE OPR.

6. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 100 FEET FOR EVERY LIFT OR EVERY 12 FEET (WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS) WITHIN TWO (2) HORIZONTAL FEET OF ANY PILE OR OTHER MATERIAL STRUCTURES (E.G. MANHOLES, FOUNDATIONS, TANKS) BENEATH ALL MANHOLE BASES, GILVERTS OR CONCRETE FOUNDATIONS. FOR EVERY LIFT FOR EVERY 500 LINEAR FEET OF TRENCH BACKFILL, FOR EACH 500 CUBIC YARDS OF FILL OF SIMILAR MATERIAL APPLIED OR FOR EACH DAY OF CONSTRUCTION WORK, WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS, TEST RESULTS SHALL BE SUBMITTED BY THE LABORATORY DIRECTLY TO THE OPR. FIELD TEST RESULTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTS.

7. FOR ALL PORTLAND CEMENT CONCRETE (PCC) ONE SAMPLE SET SHALL BE CONDUCTED FOR EACH 500 LINEAR FEET (E.G. CURBS AND GUTTERS) 50 CUBIC YARDS CAST, OR ONE SET PER DAY OF CASTING, WHICHEVER IS MOST RESTRICTIVE IN THE OPINION OF THE OPR. PCC CYLINDERS SHALL BE TESTED AT 1, 28 AND 56-DAY INTERVALS. THE LATTER INTERVAL MAY BE WAIVED IF SPECIFIED IN THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.

8. CONTRACTOR SHALL SUBMIT TO THE OPR ASH OR ASBESTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS. 9. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND

10. PRESSURE TESTING OF GRAVITY SLS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO A PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF ONE HOUR. 11. LEAKING TESTING OF UNDERGROUND VESSELS SHALL BE PERFORMED BY FILLING WITH WATER AND MAINTAIN THE WATER LEVEL FOR A MINIMUM OF 48 HOURS.

12. PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED IN COMPLIANCE WITH AWWA STANDARD C-600. TESTING SHALL OCCUR IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL NOTIFY OPR OF THEIR INTENTION TO TEST NO LESS THAN 48 HOURS BEFORE TESTING BEGINS.

13. IN THE EVENT OF PRESSURE LOSSES DURING THE TEST PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING THE CAUSE OF THE PRESSURE LOSS, AS WELL AS ANY REPAIR AND RE-TESTING WORK NECESSARY. 14. LEAKING TESTING OF UNDERGROUND VESSELS SHALL BE PERFORMED BY FILLING WITH WATER AND MAINTAIN THE WATER LEVEL FOR A MINIMUM OF 48 HOURS.

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SANITARY SEWER MATERIALS AND WORK 1. UNLESS OTHERWISE INDICATED IN THE ACD, SANITARY SEWER BASE LINES SHALL BE 36" OR 48" PVC OR AS APPROVED EQUIVALENT BY THE OPR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 3'-0" OF COMPACTED BACKFILL COVER (E.G. 3'-0" ABOVE THE PIPE) PIPE CLASS ON SEWER MAINS WITH 10' OR MORE FEET OF COVER SHALL BE 36" OR 48" PVC OR AS APPROVED EQUIVALENT. 2. SANITARY SEWER MANHOLES AND PLUMBING STATIONS SHALL BE MADE OF FACTORY-CAST REINFORCED CONCRETE PIPE

3. SANITARY SEWER MANHOLES AND PLUMBING STATIONS SHALL BE MADE OF FACTORY-CAST REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SPECIFIED IN THESE ACD. TYPICAL MANHOLE SIZES ARE 4 FEET AND 6 FEET IN DIAMETER. 4. SANITARY SEWER MANHOLES SHALL BE SPECIFIED IN THESE ACD. TOP AND BOTTOM SLABS MAY BE EITHER FACTORY-CAST OR CAST-IN-PLACE REINFORCED CONCRETE.

5. SANITARY SEWER CONNECTIONS SHALL BE MADE OF FITTINGS, SUCH AS PIPE TEES, WYES, OR OF MECHANICALLY-STRAPPED RADIOTEEL FITTINGS AS APPROVED BY CITY UTILITY DIVISION. 6. SEWER LINES SHALL BE PLACED ABOVE STORM STORM SEWERS WHEN THESE CROSS, UNLESS OTHERWISE APPROVED BY THE OPR. A MINIMUM 18" CLEARANCE OR 12" INCH SPACING SHALL BE PROVIDED BETWEEN THE TOP OF A SAS LINE AND THE BOTTOM OF A STORM SEWER LINE, UNLESS OTHERWISE APPROVED IN WRITING BY THE OPR.

7. LOCATE WYES OR OTHER CITY APPROVED UNDERGROUND UTILITY MARKERS SHALL BE INSTALLED FOR ALL SEWER MAINS AND SERVICE LINES (SAS AND LPSAS), SO THAT THESE ARE VISIBLE UNDER ALL MANHOLES AND PLUMBING STATIONS. COMPLIANCE WITH THIS REQUIREMENT SHALL BE VERIFIED BY THE OPR PRIOR TO INSTALLING PAVEMENT. 8. ALL GRAVITY SEWER LINE SEGMENTS BETWEEN MANHOLES, INCLUDING ANY SERVICE LINES WITHIN THE SEWER UTILITY CORRIDOR, SHALL BE PULSED, TELEVIEWED AND PRESSURE-TESTED BY THE CONTRACTOR BEFORE THE OPR DEEDS THE INSTALLATION AS COMPLETE.

9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING OR COORDINATING PRESSURE TEST OF ALL GRAVITY-PIUM SEWER LINES IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL ALSO PERFORM TELEVIEW INSPECTION OF ALL NEW LINES PRIOR TO INSTALLING PAVEMENT WITHIN THE SEWER LINE CORRIDOR. CONTRACTOR SHALL REVIEW THE TAPES IN DETAIL TO IDENTIFY ANY DEFICIENCIES AND CORRECT THEM AS NECESSARY. ALL VIDEO TAPES SHALL BE PREPARED IN A RATIONAL SEQUENCE AND BE PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING SHOWN IN THE ACD. VIDEO TAPES SHALL BE SUBMITTED TO THE OPR FOR REVIEW PRIOR TO ACCEPTANCE OF THE SEWER.

10. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6 PSI, AND VERIFYING NO PRESSURE LOSS OCCURS UPON HOLDING THE PRESSURE FOR A PERIOD OF ONE HOUR. 11. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND

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16. PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED IN COMPLIANCE WITH AWWA STANDARD C-600. TESTING SHALL OCCUR IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL NOTIFY OPR OF THEIR INTENTION TO TEST NO LESS THAN 48 HOURS BEFORE TESTING BEGINS. 17. IN THE EVENT OF PRESSURE LOSSES DURING THE TEST PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING THE CAUSE OF THE PRESSURE LOSS, AS WELL AS ANY REPAIR AND RE-TESTING WORK NECESSARY.

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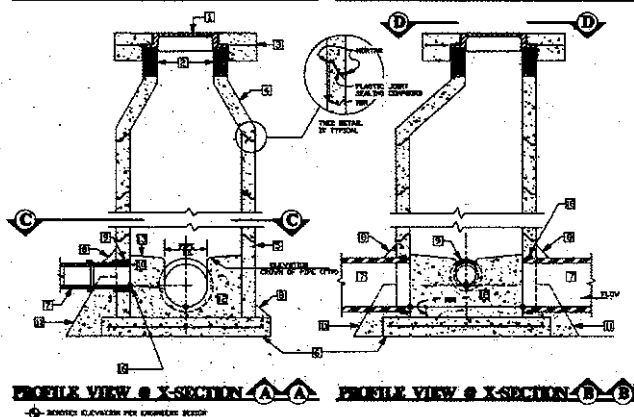
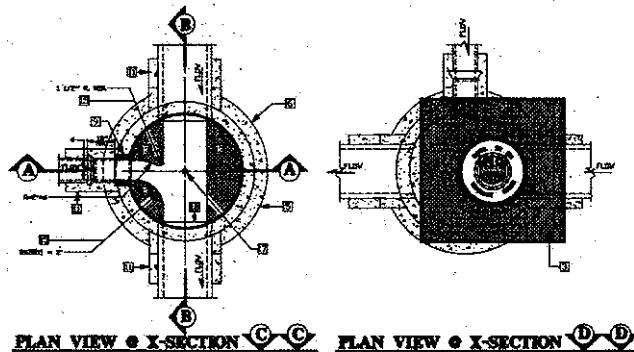
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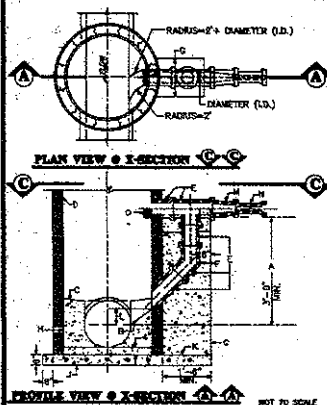
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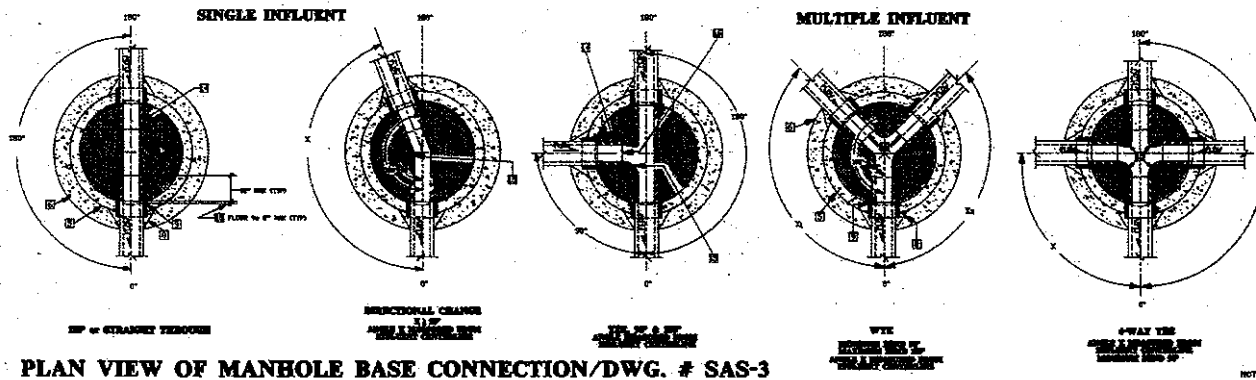
ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISE, COSE, or FLAT TOP, with 5" (in) vinyl thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISE, with multiple staired openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	STEEL PIPE, refer to general note CM-1
8	4" (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	ADAPTER, CONCRETE, with vertical section of pipe, with 18" (in) exposure of 18" (in) to top of first level or a shall cover pipe half pipe
12	CONCRETE, 75% COMPACTED, refer to general note CM-1
13	SHIELD, to be 6" (in) minimum width with 1" (in) per 1'-0" slope, from center of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	SLIP FORMING CHANNELS, shall be set on uniform radius and shall not hold water
16	MINIMUM SLOPE, shall be 1/4" (in) per 1' (ft), shall be the same on the topographic elevation of the sewer main, where possible
17	CHANGED SLOPE OF PIPE, on number of epochs
18	APPROVED WATER STOP, to be with type of pipe



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



DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

COMMUNICATIONS EQUIPMENT 2-1 RECEIVER AND TRANSMITTER The receiver and transmitter shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-2 ANTENNA SYSTEM The antenna system shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-3 POWER SUPPLY The power supply shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-4 CONTROL SYSTEM The control system shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-5 TESTING EQUIPMENT The testing equipment shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-6 INSTALLATION The installation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-7 MAINTENANCE The maintenance shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-8 REPAIRS The repairs shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 2-9 REPLACEMENT PARTS The replacement parts shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range.	INSTALLATION 3-1 GENERAL The installation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-2 FOUNDATION The foundation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-3 STRUCTURE The structure shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-4 CLIMATIC CONTROL The climatic control shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-5 VENTILATION The ventilation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-6 HEATING The heating shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-7 COOLING The cooling shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-8 WATER SUPPLY The water supply shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 3-9 WASTE DISPOSAL The waste disposal shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range.
CONSTRUCTION MATERIALS 4-1 STEEL The steel shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-2 CONCRETE The concrete shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-3 BRICK The brick shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-4 ROOFING The roofing shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-5 INSULATION The insulation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-6 PAINT The paint shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-7 GLASS The glass shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-8 WATER-PROOFING The water-proofing shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-9 SEALING The sealing shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 4-10 FASTENERS The fasteners shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range.	FIELD QUALITY CONTROL 5-1 GENERAL The field quality control shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-2 FOUNDATION The foundation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-3 STRUCTURE The structure shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-4 CLIMATIC CONTROL The climatic control shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-5 VENTILATION The ventilation shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-6 HEATING The heating shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-7 COOLING The cooling shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-8 WATER SUPPLY The water supply shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range. 5-9 WASTE DISPOSAL The waste disposal shall be of the type specified in the technical specifications and shall be capable of operating in the 10 to 100 MHz range.



**CITY OF SANTA FE
WATER QUALITY DIVISION**

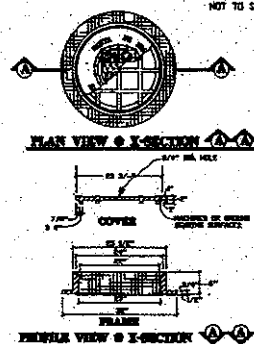
**TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS**

DATE JUL 27 1964	REVISION	PLZ # 0 1077000000-0
ISSUE NO. 2 CHANGE	2-3-62	
ONE REVISION TO 5. INDEX	11-1-64	
APPROVED BY R. BROWN, JR.	11-28-64	
		SECRET / OF

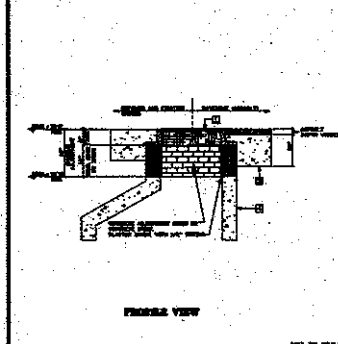
SHEET A

LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CO SPETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-3
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RINGS, CORE or FLAT TOP, with 5"(125) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RINGS, with 5"(125) wall thickness, 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"(150) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PVC PENETRATION INTO MASONRY, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend outside of manhole a minimum of 12"(300) to both of first joint and shall extend plus full pipe
12	CONCRETE TIE, 3000 P.S.I., refer to general note CM-4
13	SH-2, to be 2"(50) minimum width with 1"(25) 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 original elevation of the sewer main, where possible
17	CHANNEL SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe



MANHOLE FRAME & COVER DETAIL/DWG. # SAS-4



MANHOLE ADJUSTMENT DETAIL/DWG. # SAS-5

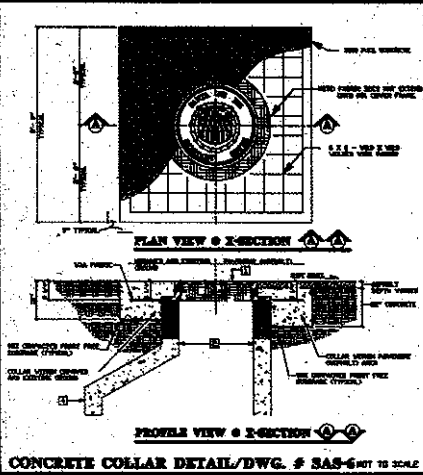
GENERAL NOTES

CONSTRUCTION REQUIREMENTS

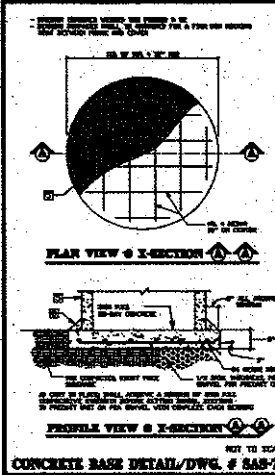
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR HIGHWAYS AND STREETS, LATEST EDITION, AND THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWERS, LATEST EDITION.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWERS, LATEST EDITION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWERS, LATEST EDITION.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWERS, LATEST EDITION.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR SEWERS, LATEST EDITION.

INSTALLATION

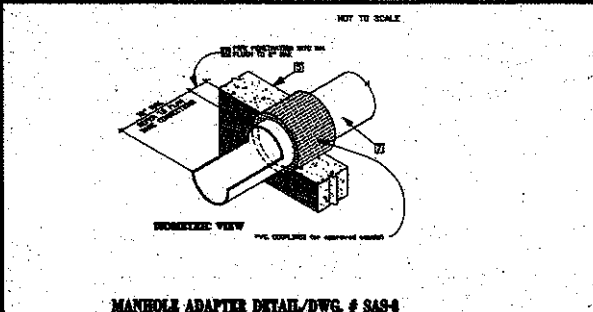
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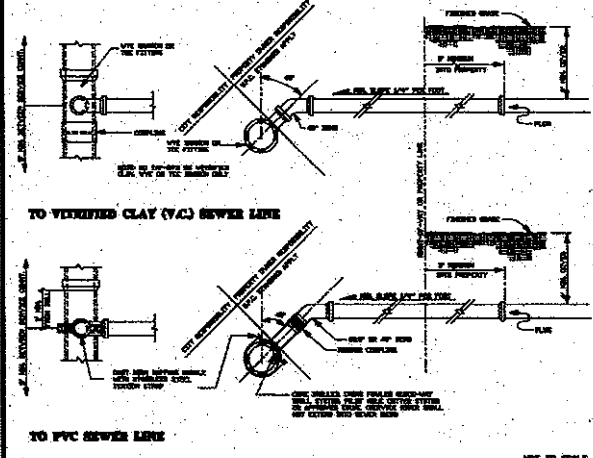
CONCRETE COLLAR DETAIL/DWG. # SAS-6



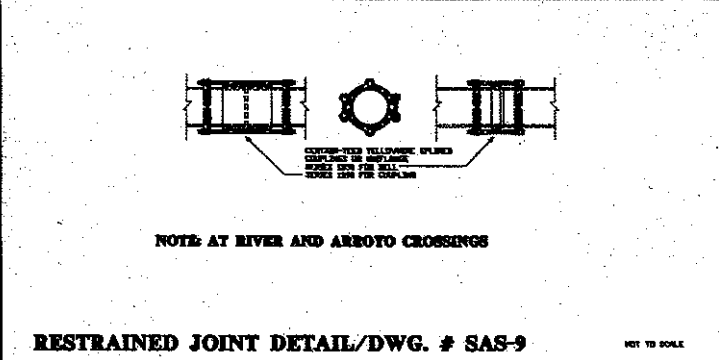
CONCRETE BASE DETAIL/DWG. # SAS-7



MANHOLE ADAPTER DETAIL/DWG. # SAS-8



SERVICE CONNECTION DETAILS/DWG. # SAS-10



RESTRAINED JOINT DETAIL/DWG. # SAS-9

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: 10/1/88
BY: J. L. HARRIS
CHECKED: J. L. HARRIS
APPROVED: J. L. HARRIS

NOT TO SCALE



TYPE II

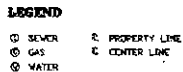
INSTALLATION

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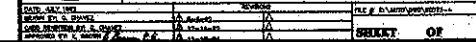
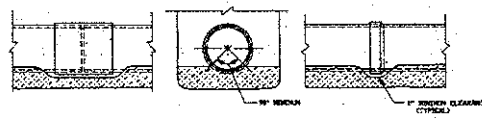
FIELD QUALITY CONTROL

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

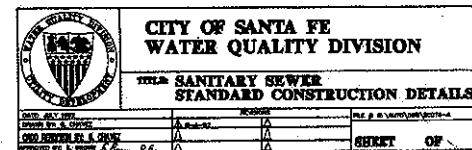
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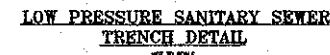
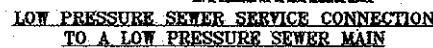
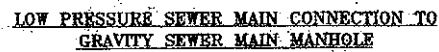
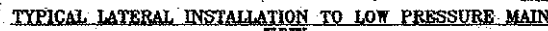
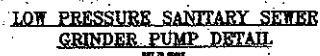
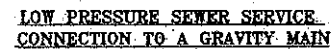
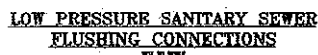
NOT TO SCALE



SHEETC



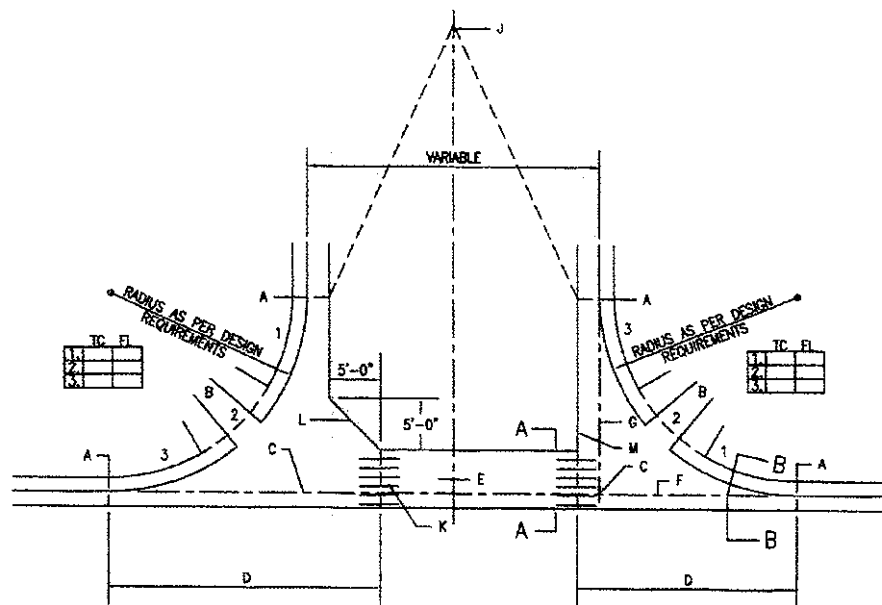
SHEET 1



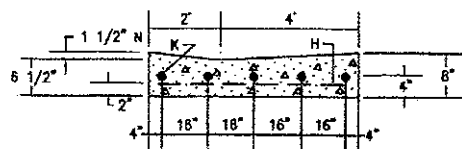
TELE. SANITARY SEWER STANDARD CONSTRUCTION
DETAILS FOR LOW PRESSURE SEWER

DATE	REVISION	FILE #
DRAWN BY	Δ	
CHECKED BY	Δ	
APPROVED BY	Δ	
	Δ	

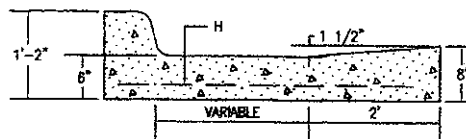
SHEET OF



PLAN



SECTION A-A



SECTION B-B

GENERAL NOTES:

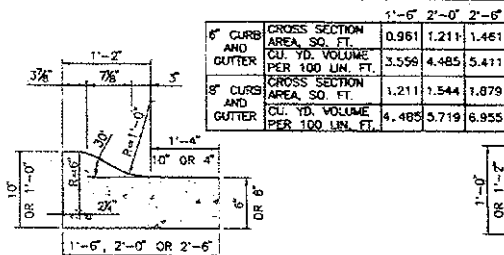
- DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
- ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
- THE VALLEY GUTTER TO BE REINFORCED WITH 6" X 6" X NO. 6 GA. WIRE MESH.
- INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
- CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
- DENOTES 1/2" EXPANSION JOINT.
- FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
- PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.

CONSTRUCTION NOTES:

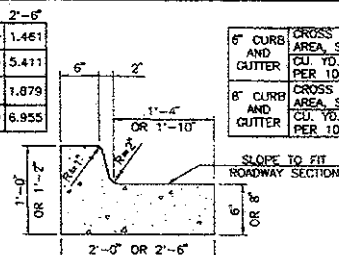
- END OF CURB RETURN, SEE NOTE 1.
- FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
- INTERSECTION OF FLOWLINES, SEE NOTE 1.
- SURFACE AND CURB TO BE MONOLITHIC.
- DIRECTION OF FLOW.
- FLOWLINE.
- PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
- 6" X 6" NO. 6 GA. WIRE MESH.
- BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.
- NO. 4 BARS 3'-0" LONG AT 16" O.C.
- ALTERNATE A, WITH FILLET AS PER PLANS.
- ALTERNATE B, NO FILLET AS PER PLANS.
- THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

NM APWA	
PAVING	
CONCRETE VALLEY GUTTER	
DWG. 2420	
AUG. 1988	

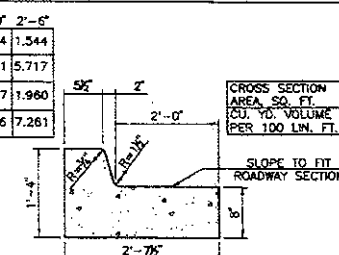
SHEET F



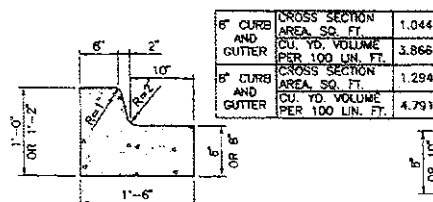
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"



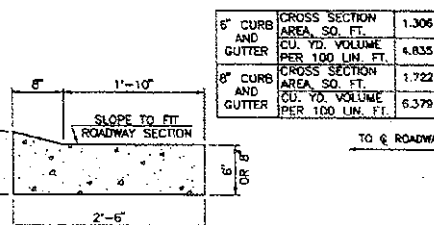
CONCRETE BARRIER CURB AND GUTTER TYPE "B"



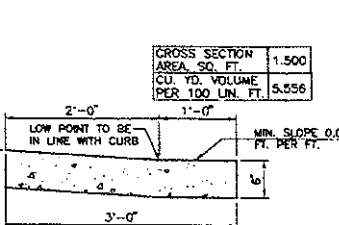
CONCRETE BARRIER CURB AND GUTTER TYPE "C"



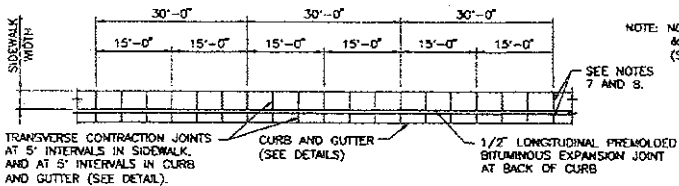
CONCRETE BARRIER CURB AND GUTTER TYPE "D"



CONCRETE LAYDOWN CURB TYPE "E"

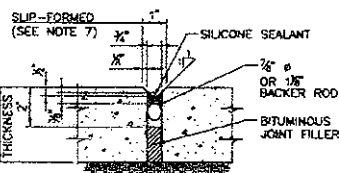


CONCRETE VALLEY GUTTER

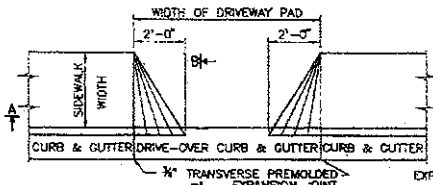


PLAN CURB AND GUTTER AND SIDEWALK

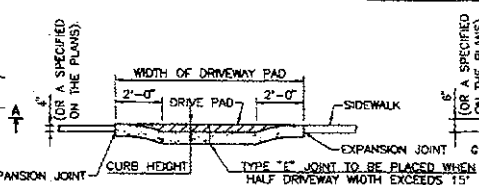
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



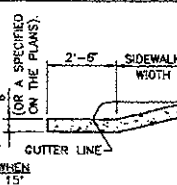
SEALED EXPANSION JOINT



PLAN DRIVE PAD



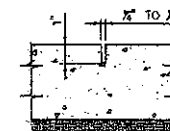
SECTION A-A



SECTION B-B

GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A".
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



TRANSVERSE CONTRACTION JOINT

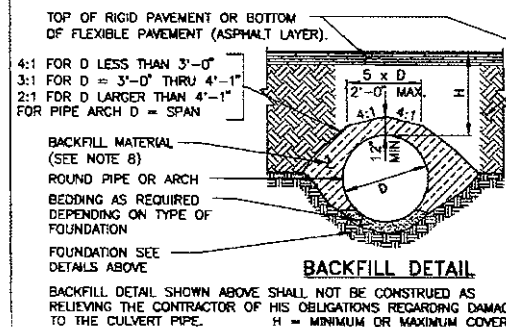
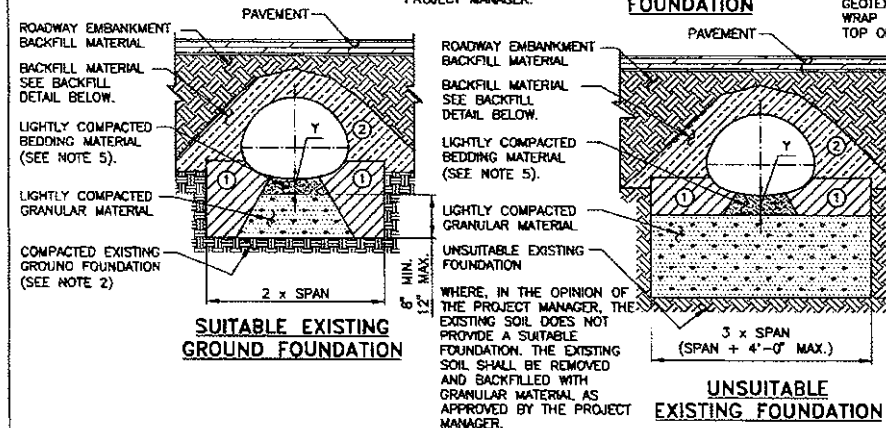
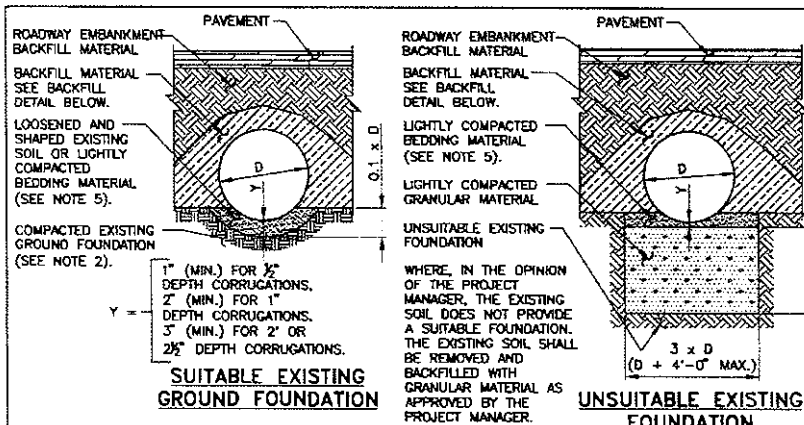


NO.	DATE	BY	DESCRIPTION
1	5/5/09	YML	ADDED DETAILS
2			
3			
4			
5			
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7			
8			
9			
10			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

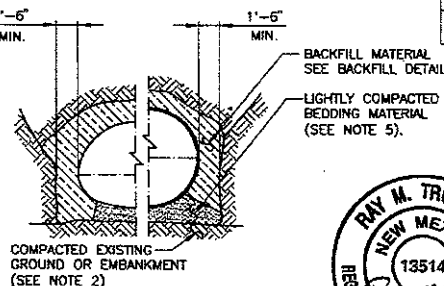
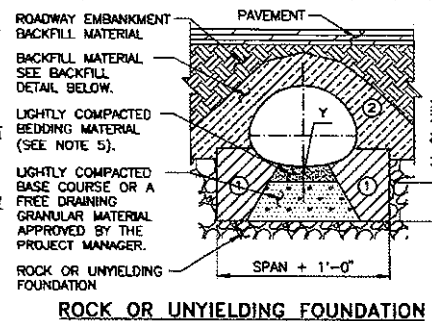
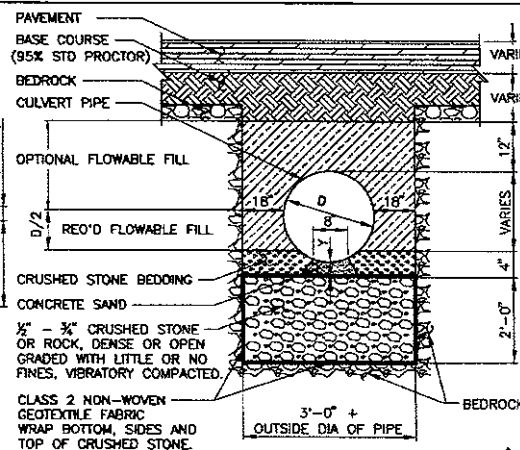
SIDEWALK
CURB AND GUTTER

DESIGNED BY: _____ DRAWN BY: SGL CHECKED BY: YML
609-01-1/1 1 of 1



CROSS SECTION OF ROADWAY EMBANKMENT

* LOCATION OF MAXIMUM OR MINIMUM COVER DEPENDS ON PIPE SLOPE AND ROADWAY X-SECTION.



GENERAL NOTES:

1. RIVETED OR WELDED METAL PIPE AND ARCHES SHALL BE PLACED WITH THE INSIDE CIRCUMFERENTIAL LAPS POINTING DOWNSTREAM AND WITH LONGITUDINAL LAPS AT THE SIDE ON QUARTER POINTS, NOT TOP OR BOTTOM. STRUCTURAL PLATE AND PIPE ARCH CULVERTS SHALL BE ERECTED AS SHOWN ON THE ERECTION DIAGRAMS FURNISHED BY THE SUPPLIER.
2. THE EXISTING GROUND FOUNDATION MATERIAL UNDER PIPES SHALL BE BROKEN UP AND COMPACTED TO A MINIMUM DEPTH OF 6". COMPACTON SHALL BE 95% OF MAXIMUM DENSITY BY AASHTO SPECIFICATION T-99.
3. WHERE AN UNSUITABLE MATERIAL (PEAT, MUCK, ETC.) IS ENCOUNTERED AT OR BELOW THE INVERT ELEVATION, THE NECESSARY SUBSURFACE EXPLORATION AND ANALYSIS SHALL BE MADE AND CORRECTIVE TREATMENT SHALL BE AS DIRECTED BY THE PROJECT MANAGER.
4. IMPERVIOUS MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND TRANSVERSELY AROUND THE PIPE TO THE DENSITY AND SLOPES SHOWN FOR BACKFILL MATERIAL ON THE "BACKFILL DETAIL." UNLESS OTHERWISE DESIGNATED ON THE PLANS OR DIRECTED BY THE PROJECT MANAGER IMPERVIOUS MATERIAL SHALL CONFORM TO AASHTO SPECIFICATION A-6 OR A-7 SOILS.
5. BEDDING MATERIAL SHALL BE ROUGHLY SHAPED TO FIT BOTTOM OF PIPES TO THE ELEVATIONS AND LIMITS SHOWN ON THE "CROSS SECTION OF ROADWAY EMBANKMENT," AND THEN LIGHTLY COMPACTED. MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, FOR PIPE ARCH, THE WIDTH OF THE BEDDING SHALL NOT EXCEED THE WIDTH OF THE BOTTOM ARC.
6. WHERE MULTIPLE LINES OF PIPE OR PIPE ARCHES GREATER THAN 4'-0" IN DIAMETER OR SPAN ARE USED, THEY SHALL BE SPACED SO THAT ADJACENT SIDES OF THE PIPE SHALL BE AT LEAST ONE-HALF DIAMETER OR 3'-0" APART, WHICHEVER IS LESS, TO PERMIT ADEQUATE COMPACTON OF BACKFILL MATERIAL. FOR DIAMETERS 4'-0" AND LESS, THE MINIMUM SPACING SHALL BE NOT LESS THAN 2'-0". SEE 570-02-1/2 OR 570-02-2/2 FOR FLARED END SECTIONS.
7. A CONTINUOUS CONCRETE CRADLE SHALL BE USED ONLY WHEN CALLED FOR ON THE PLANS.
8. BACKFILL MATERIAL SHALL CONFORM TO SECTION 206 OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SPECIAL CARE SHALL BE TAKEN WHEN COMPACTING BACKFILL AT THE HUNCHES AND SIDES OF PIPES.
9. REFER TO 206-03-1/1 THRU 206-06-1/1 FOR TABLE OF MINIMUM AND MAXIMUM COVER AND CORRESPONDING GAUGE.

KEY	SYMBOL	DESCRIPTION
①		100% COMPACTION
②		90% COMPACTION



