City of Santa Fe

AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
MAY 06, 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.

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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

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. **APROVAL OF CONSENT AGENDA**

E. APPROVAL OF MINUTES:

1. March 18, 2021
2. April 1, 2021
3. April 15, 2021

F. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2020-2999. 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan.

G. **CONSENT**

1. **Case #2021-3413. 4149 Fairly Road Special Use Permit and Development Plan Time Extension.** Fredrick Lucas, Agent, for ZZYZX Corporation, Owner, requests a time extension for the Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential –

one dwelling unit per acre). (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

H. OLD BUSINESS

I. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2021-__. (Councilor Abeyta and Councilor Lindell). An Ordinance Amending Subsection 14-3.7(F), Notes 15 and 16 of Table 14-7.2-1, and Subsection 14-9.6(B) to Allow the Minimum Lot Size to be 1.25 Acres for a Lot Created Through an Inheritance or Family Transfer Subdivision and that Results in Only One Additional Lot; Amending Subsection 14-7.2(B) to Require Rounding Down of the Calculation of Maximum Number of Dwelling Units for a Family Transfer Subdivision Where Neither Public Sewer nor PUblic Water are Available; and Amending Subsection 14-9.6(A) to Require Proof of Adquate Septic and Well Assurances Prior to the Approval of an Inheritance or Family Transfer Subdivision that Lacks Public Sewer and Water. (Eli Isaacson, Planning and Land Use Director: esisaacson@santafenm.gov, 955-6830)

   COMMITTEE REVIEW:
   Introduced: 3/31/21
   Planning Commission: 5/6/21
   Public Works and Utilities Committee: 5/11/21
   Governing Body (request to publish): 5/12/21
   Governing Body (public hearing): 6/9/21

2. **Case #2021-3353. Champion Xpress Car Wash Development Plan.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests development plan approval to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash. The property is located at 4410 Cerrillos Road. The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

3. **Case #2021-3354. 4410 Cerrillos Road Car Wash Special Use Permit.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of a Special Use Permit to allow vehicle service establishment in a Regional Shopping Center District (SC3). The property

is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

4. **Case #2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision**. Liaison Planning Services, Inc., Agent, for Casa de Todos, LLC, Owner, requests final subdivision plat approval for 58 single-family residential lots located at 4323 and 4319 Airport Road. The properties are zoned R-6 (Residential- six dwelling units per acre) and total approximately 10.3 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

J. STAFF COMMUNICATIONS

K. MATTERS FROM THE COMMISSION

L. 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.

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PLANNING COMMISSION MINUTES
MARCH 18, 2021

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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, March 18. 2021 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Gutierrez 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 Brian Patrick Gutierrez, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow, Secretary
Commissioner Amanda Chavez
Commissioner Pilar Faulkner
Commissioner Lee Garcia (arrived at 6:18 pm)
Commissioner Jessica Lawrence
Commissioner Carly Piccarello
Commissioner Dominic Sategna

Members Absent

Others Present:
Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planning Manager
Mr. Michael Prinz, 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

Commissioner Clow led the pledge of allegiance.

C. APPROVAL OF AGENDA

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

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

D. APPROVAL OF MINUTES

None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2020-2999. 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan.

MOTION: Commissioner Clow moved to postpone, seconded by Commissioner Lawrence to approve the Findings of Fact and Conclusions of Law, as presented.

Commissioner Clow said she believed the vote should have been approved subject to all conditions, including staff's recommendations on the sidewalk and parking, instead of denying the application. She wanted to consider a motion to rescind the vote at the April 1 meeting.

Commissioner Faulkner said these are the Findings of Fact now. They would do a different Findings and Facts if the vote is different at the next meeting.

Commissioner Clow explained they are simply postponing the vote on the Findings. The agenda on April 1st will have a motion to rescind for consideration. If the Commission agrees to consider the motion to rescind that will open the case up again.

Commissioner Faulkner said she wasn't at the meeting. She wasn't sure she could vote.

Chair Gutierrez asked the attorney if Commissioner Faulkner and Commissioner Chavez who were both absent at the meeting could vote and should this be postponed to a date certain.

Mr. Berke responded that those who were not at the meeting could abstain from the vote.

Attorney Prinz said it was fine if the two Commissioners voted to postpone or not.

Commissioner Sategna understood the proposal but thought what was missing was for the Commissioners to state the criteria for voting the way they did. He asked Vice Chair Hogan if he wanted to speak to that before considering the motion to rescind and the consideration of the vote in favor of it.

Vice Chair Hogan agreed commissioners could have been more succinct on stating the reasons for denial, but the conversation was clear in stating their concerns. He wasn't sure postponing the findings was right. That might open up conversation to reconsider and generate a new set of Findings.

Commissioner Clow explained she consulted with Ms. Paez who told her to postpone the findings and ask to put it on the next agenda. Then they would address the issue of the motion to rescind and reconsider. Ms. Jenkins is aware of this and would be present at that meeting.

Vice Chair Hogan indicated he would be absent at the next meeting and wanted to be sure it is on the record.

Attorney Prinz explained either way is permissible. They could approve the Findings of Facts and later re-examine them. But it would probably be easier to rewrite the Findings if rescinded at the next meeting than rewrite them if approved tonight.

Vice Chair Hogan commented the Commission should establish the facts of why the project was denied and then establish the facts for the reasons those would be rescinded and reconsidered. That should be captured in the meeting minutes as well as the Findings.

Chair Gutierrez said he thought Ms. Paez believed the record would be cleaner if delayed until they see where the motion to rescind was lacking. There is a motion with a second on the floor. He called for the vote.

VOTE: The motion failed on a roll call vote with Commissioners Clow, Lawrence and Piccarello voting in favor; Commissioners Hogan and Sategna voting against; and Commissioners Chavez and Faulkner abstaining.

MOTION: Commissioner Hogan moved, seconded by Commissioner Sategna, to approve the Findings of Fact and Conclusions of Law as presented.

Commissioner Sategna reiterated that his vote to move this forward was because everyone voted in favor at the time the motion was presented. He pointed out although he personally voted yes, it is important to state whether the criteria are met or not when voting. But that should not trigger rescinding a vote to reconsider the decision.

Commissioner Lawrence noted this is just the approval of the Findings and Conclusions of the last meeting. Procedurally, postponing or approving the Findings was fine. If the Commission decides to rescind and make a different decision, they would rescind these findings at that time.

VOTE: The motion passed by majority roll call vote with Commissioners Clow, Hogan, Lawrence, Piccarello and Sategna voting in favor; none voting against; and Commissioners Chavez and Faulkner abstaining.

Commissioner Clow clarified this would be on the agenda and she would move to rescind on April 1, to reconsider the decision.

Commissioner Garcia joined the meeting at 6:18 pm

Commissioner Faulkner asked if she and Commissioner Chavez would vote if this were rescinded and the project is reviewed.

Chair Gutierrez asked that Mr. Burke to present that question to Ms. Paez.

Mr. Berke replied the case will be reheard again, but he will discuss with Ms. Paez and get an answer to the question.

F. OLD BUSINESS

None.

G. NEW BUSINESS

None.

H. STAFF COMMUNICATIONS

1. Informational Presentations, Eli Isaacson, Land Use Department Director:

- “Understanding Chapter 26, the City’s regulatory and financial framework for supporting affordable housing.” Alexandra Ladd, Director of Office of Affordable Housing

Ms. Ladd provided an on-screen presentation.

Ms. Ladd provided her background of over eight years with the City. She explained the Office of Affordable Housing enforces and implements the Santa Fe Homes program, Chapter 26, also containing a fair housing section. They work with local nonprofits to improve programming for services and funding for programming projects.

The Office of Affordable Housing does not manage any housing or provide direct services or finances. They rely on their nonprofit and community partners’ network. the partners use city provided funding to leverage other funds in a way the City could not.

She provided an overview of inclusionary zoning stating the goal is to encourage development and availability of housing that would be affordable to a broad range of incomes. The 1998 Housing Opportunity Program was passed by the City and was one of the first inclusionary zoning programs in the country. The more expensive the project, the more affordable units have to be provided. Developers building affordable models did not have to comply with the program.

In 2006 the Santa Fe Homes Program was implemented to simplify HUD because of the many variables and negotiation was case-by-case. A standard of 30% for affordable homeownership and 15% for rental houses was written into a new ordinance. In 2014 amendments were made because of the housing burst and requirements were lowered to the current 20% level for home ownership. That became permanent in 2016 along with a fee in lieu option for multi-family rental with a 4 year sunset was implemented. In 2019 they created four options to encourage developers and offset the market pressure to maximize value.

In addition to the requirements, they created incentives: a 15% density bonus if all elements of the code can be met and fee waivers and reductions for different development, permitting, utility expansion and charges. If the title is transferred, the City is paid back for that labor. The developer signs a Santa Fe Homes Program proposal which is in the Planning Commission packet, which is not legally binding. It just outlines the requirement. The actual agreement is not done until after final entitlements and is on the title of the property. If the project is approved but sold before development, the next owner is still obligated.

Fee waivers are applied at the building permit phase. The biggest misunderstanding is that the developer can opt to pay a fee in lieu. Paying a fee is the required form of compliance under limited and specific circumstances. The Governing Body made an allowance for small projects to pay a fee for multifamily rent or occupied, or combination projects. They try to work with the developer to make compliance happen.

The financial assistance made available through their partners is how they support the consumer's ability to afford the housing. They receive annual CBDG funding of about $600,000 for low and moderate income. The majority of funds used for housing is for down for payments to lower the amount of the loan. Public facilities such as emergency shelters, childcare centers, and social and public services are capped at 15 percent. The Affordable Housing Trust Fund revenues are based on fee in lieu of and pay off of liens and land sales in Tierra Contenta and average most years about $400,000. The process to receive the funds is in the Code and must comply with the New Mexico Affordable Housing Act. About 50% of the funds are used for homeownership, down payment assistance or home-improvement; 40% for rental assistance and construction and 10% homeless shelters or upgrades to permanent housing facilities. That may change in the next few months due to the pandemic.

All funding is leveraged and must meet requirements and is handled more as an investment. She provided statistics on affordability. They have looked at vacant land undeveloped and it will not meet their housing needs. Density is the only option for affordability to be passed on to the consumer. The Accessory Dwelling Unit (ADU) rules were made more flexible to create more options for housing incremental infill. The STR regulations required the collected revenue to be applied to affordable housing. Several sites have been chosen to dispose of City-owned land in support of affordable and all different types of housing.

Demographics show that single-family development will always be a needed product but less of an economic driver than in the past. People are seeking smaller homes closer to transit, services and amenities. HomeWise did outreach on their project on Aqua Fria and people told them they wanted small flexible spaces where they could run businesses from their homes, with one bedroom. That is what was designed; a single family subdivision with mixed use on the front of the property. That will become a significant part of the market going forward.

The City is looking at permanent housing options for people they provide for in homeless shelters. That can only be effective if supportive services are provided in alignment with the unit. That type of person needs all of the services to take care of the various needs including social needs.

Commissioner Sategna noted in administering, Chapter 26 says, *"The Office of Affordable Housing shall work with the Planning and Land Use Department to eliminate conflict and duplication in the permitting and the development approval process*". He asked Ms. Ladd how she works with the Land Use Department and what impediments she sees in the Land Use Code.

Ms. Ladd said she is on the development review team and constantly communicating with colleagues across the City and in the Land Use Department on each project. The key to housing being more affordable or less costly is to increase density,

but there isn't community buy-in on that. Also, density doesn't do a lot of good if it is on the edge of town. We want density close to town where people don't have to own a car to have their needs met. They can walk or bike or take a bus.

Commissioner Sategna asked what impediments she sees specific to the Land Use Code that would make the most difference.

Ms. Ladd explained there are complicated process issues and uncertainty and outdated requirements. The drainage requirements for example were developed before good technology for water catchment. You may not need as much drainage area if you do a better job of catching the water. That in turn, increases the building footprint and number of units that can be provided on-site. Some of the setbacks and step backs can be intimidating in terms of space and take away from building. Some of those requirements could be on a case-by-case basis. There is a lot of underdeveloped land along the corridors, currently as parking lots. Her dream is to densify the corridors with mixed-use housing because they already have transit and access to things people need.

Commissioner Sategna asked Ms. Ladd to address the discriminatory practices brought up that are baked into city zoning. He didn't understand what was being done to address that. He asked if she was working with Land Use on those types of conflicts.

Ms. Ladd replied the statistic she showed looks at zoning by acre. When only one out of every 5 acres is at a high enough density to support affordable development, they are talking about subsidizing development. Affordable Housing can subsidize development and pay for expensive development, and not pass that on to the consumer. But they also want to see affordability happening in the marketplace. That is not going to happen if only one out of every 5 acres can support affordable development.

Ms. Ladd believed zoning is a form of institutionalized exclusion and it has had disparate impact on people of color and low income. Research has shown that to be true. Other cities have taken drastic steps to remediate that by abolishing single-family zoning or redeveloping an area with a different mindset. That may not be appropriate for Santa Fe, but they took a step in the right direction developing the Link overlay for Saint Mike's. They should do that in other places and determine the barriers in the way of infill development and greater density.

Commissioner Lawrence asked if Ms. Ladd had researched and has data in Santa Fe of the impacts of inclusionary zoning and related housing programs. National studies show it increases housing prices or affects supply or potentially limits the diversity of the community.

Ms. Ladd said she did research when the 30% requirement was in place in 2012. Few communities had a requirement that high. When the requirement was lowered to 20%, developers told her they could make those numbers work. But it is different for home ownership than a rental. The developers work closely with nonprofits, HomeWise

or the Housing Trust and buyers are basically handed to them prequalified and with financing. The developers don't have a lot of marketing costs and can write losses on the units into their budget. There is not a lot of negative impact there.

Ms. Ladd said on the rental side, there was no rental development because of the inclusionary zoning. Developers have told her they wouldn't even consider Santa Fe because there is no way to make the numbers work. It is not the cost to build it is that they have to take a loss every month and that loss is compounded over the number of units. That is a loss out of pocket, unlike taking a loss on a home you sold for less than market rate. The proof is in the concept. When the City allowed a fee in lieu of, the market opened up and now there are a lot of new rental units. Most are market priced, but it will help the log jam.

She found inclusionary zoning research shows it clearly works in high-value, very high dense situations in cities like Chicago or San Francisco. The number of units allow the loss to be spread out over the market rate. It is almost unworkable in low-density on the rental side.

Commissioner Garcia said he gets a lot of questions, especially from those on the southside if anything can be done about rental prices. They are trying to live and work in Santa Fe. People have also asked him why the Commission approves so many developments. He has explained there isn't enough inventory. He asked how they get the word out about the assistance provided by the Affordable Housing Trust Fund to help reduce rent. People want to work and live in Santa Fe and we don't want them driving to Albuquerque every day.

Ms. Ladd replied she didn't have a good answer. The funds go through a service provider, most of which serve a specific constituency. The City does not assist with outreach. Adelante at Santa Fe Public Schools uses their funds to work with the homeless; YouthWorks assists disconnected youth. The system is not great to assist with help paying rent unless the person is approved for long-term like a Section 8 voucher. People have nowhere to go and are stuck paying more rent if they stay in Santa Fe. At some point she thought the market will soften and property owners will be financially motivated to keep their tenants because there will be more options for people.

Although most people feel they don't make enough money, they probably would not qualify for the programs, especially the federal programs. One study looked at the income of First Responders in Santa Fe which was a big issue. They couldn't afford to live in Santa Fe, but most of them earned too much money to qualify for assistance.

Commissioner Garcia said he would challenge someone to look at how their outreach can help these people and a way the City could provide a percentage of assistance.

Vice Chair Hogan said Ms. Ladd provided an update a couple of years ago and

demand was around 3500 units and during that time the Commission has approved many more units. He understands the demand has also expanded and the current building rate seems such a contrast of where they were. He asked if the rate of building was keeping pace with the rate of demand.

Ms. Ladd suggested Director Isaacson answer but added for low income renters such as those Commissioner Garcia mentioned, the marketplace would never produce enough units.

Director Isaacson said it seems like they have approved a lot of units and they have. There are about 2200 units currently under construction and another 1700-1800 have been approved and awaiting permits to begin construction with 700 that are yet to come before the Commission. The City is making strides, but the demand is growing as more units are provided. They haven't been able to close the gap.

Vice Chair Hogan replied, then we shouldn't worry that we are approving too much too fast.

Ms. Ladd agreed, especially coming out of the pandemic. The world has changed radically. Los Alamos National Labs is expanding and will bring in 2000 employees in the next year or so. There will be pressure to provide units across the market.

Vice Chair Hogan said particularly in the Midtown Link, they are trying to increase density with five-story units. He asked if there is any place like that, that is carefully placed that has an appetite for height.

Ms. Ladd deferred to Land Use.

Director Isaacson said the Presbyterian Hospital in Las Soleras; the site slopes and at the rear it measures 75 feet in height, six stories with roof appurtenances. There may be opportunities for more of that type of building. But currently the only places that allow height is for the affordability and relationship to the public realm in landscaping, etc.

Commissioner Faulkner said her son who turned 18 cannot find an apartment at either low-income or market rate. She hadn't realized the seriousness until he started looking. Santa Fe has a lot of retirement community but also a lot of youth, especially college-age, that want to stay here. They are unable to because of the lack of housing. She thought the City would not hit capacity anytime soon because of COVID.

She added many of her family work for Los Alamos National Labs and the Lab is buying up apartment complexes and office buildings. They want to keep as many of their administrative people. They are putting them in Santa Fe, Albuquerque and Pojoaque, wherever there is availability. LANL has housing issues and Santa Fe will have to contend with that as well.

Commissioner Faulkner said as a Commissioner the focus should be that things valued in the 70s and 80s no longer meet their needs. Zoning has to be addressed in a way that allows density and height not only because it is needed, but because sprawl is a bad idea. The Council and the Commission is in a unique position as the bridge of decision-makers between how to build and live in a town, versus the reality that we are a city now and have different needs and values.

Commissioner Faulkner asked for the record if Director Isaacson thought it true in order to get the infrastructure needed to sustain our population, density becomes an issue. There is a formula between density and infrastructure allowances and opportunities.

Director Isaacson said he agreed. He said speaking generally they have seen in other communities that is a hidden cost of sprawl. Sprawl low density does not generate the revenues needed to extend the infrastructure to the edge of the city. Low density development puts strain on the city's resources and its ability to provide services to its constituents.

Director Isaacson explained there is a sweet spot with density in which you can grow, and development subsidizes the density adequately to meet the needs of the future developments. He doesn't have a number specifically, but low density development does not allow long-term infrastructure improvements and constituents are left holding the bag.

Commissioner Faulkner said one concern she has is zoning doesn't allow infill in many places that would be best for density; that is walkable and accessible to employment, dining, etc. and builds community. The City zoning seems to prefer pushing things to the peripheral and eliminates many reasons that would encourage developers to build these types of units. The people who live there are isolated from resources and amenities that could benefit from density. The challenge is decision-makers who want to keep their neighborhoods like the quaint town they bought their home in and exactly how it has been for years. The City can no longer tolerate that, and it is not strategically sound and does not make for good development.

Commissioner Piccarello asked about the middle range, the people who don't qualify for assistance but have a hard time affording to live in Santa Fe. She asked how changes to the City's rental code would affect those demographics. She wondered how they could track the loss they have seen over the last year.

Ms. Ladd replied she didn't have a good answer. Allowing multifamily developers to pay for the in lieu of certainly loosened the inventory issue. But they don't know the long-term benefits or downsides for that. Once they have the census data they can look at changes in the demographics in terms of age and profession, etc. but it is difficult to know. There have also been some positives like people moving to Santa Fe for jobs, etc.

Commissioner Piccarello said the census data only gives a big picture. It would be helpful to understand what the housing crisis means. She thought Commissioner Faulkner's point that as a homeowner you may not even know it is happening. She has coworkers that have moved out of Santa Fe or those who have moved to Santa Fe but have had to switch rentals every six months because of rent increases. Things are changing quickly. She asked to follow up later on how they can track some of the questions and get data to collectively understand the issue.

- "Land Use and Housing Affordability." Daniel Werwath, Santa Fe Housing Action Coalition

Mr. Werwath gave a presentation. He indicated he was mostly speaking on behalf of the Housing Coalition. He cofounded the organization a few years ago, mostly to bring together large diverse groups of people, housing nonprofits, large employers, Chamber of Commerce, the Homebuilders Association, etc., to advocate for housing. People who move away or are forced out of town because of affordability usually do not complain to their City Councilors. He has worked in affordability in Santa Fe since 2003 and is following the work his father did in the 90s. His father was a consultant with the City and helped set up some of the initial affordable housing programs.

Mr. Werwath said he has worked in nonprofit housing programs, policies and housing development. Currently he is building the Siler Yard Project supported by the City by land donation and Housing Trust fund monies. He brings a unique perspective to his advocacy, housing development and policy work from his experience.

Some think the nature of the housing problem is a single affordability problem. However, two problems are happening simultaneously. The largest one is that the federal government does not treat housing as a right. Unlike food stamps or Medicare when you meet eligibility criteria, and those services are funded. About one fifth of people will never earn enough to afford basic housing, including the disabled, elderly and very low income. Local governments have to cover the gap. Santa Fe is unique that both the City and nonprofits support working on housing and the private sector does through inclusionary incentives.

The second problem is the supply and demand crisis and is where housing impacts professional jobs such as nurses in the rental market. The problem trickles down, ultimately affecting everyone, but most are lower income. Affordable housing becomes harder to do because of the need for subsidization increases. His focus is mostly supply and demand because the City controls the production of housing through zoning and quasi-judicial boards such as the Planning Commission.

He reviewed statistics; a zero percent rental vacancy rate since 2014; about 2500 units of very affordable housing is needed and currently only about 100 units are built a year. Market rates in apartments increased almost 50% in the 5 year period following the

drop in vacancy. The census data shows more than 10,000 households pay more than 30% of their income for housing before the pandemic. Also, there is an enormous outside pressure on the homeownership and rentals. The fourth quarter 2020 median sales price for a home was $606,000, which is unprecedented. Santa Fe is close to $500,000 and a nearly 30% year-on-year increase.

In addition, they have the challenge of construction costs that have never been higher. The demand for housing along with the 2009 economic downturn and climate driven natural disasters have driven material costs up. They see younger professionals with coastal incomes moving in. The lack of housing becomes a threat for gentrification and displacement of locals and local workers. A graph of housing production showed a divergence of housing units versus population that started around 2010. Now they are making up for eight or nine years of not developing enough housing to keep up with growth.

Santa Fe has a very developed codified process. The ENN (Early Neighborhood Notification) process, he believes is detrimental. It pitches an “us versus them” even though the intent is to create more collaborative process around development. Santa Fe has wild levels of exclusionary zoning policies. They have discussed inclusionary where new housing has to include affordability, but many places are exempt from affordable housing with low density zoning, historic overlays, etc. Santa Fe’s Land Use Code is very complex and layered much of which works cross purpose to each other. It hasn’t been aligned so you understand hierarchy and priorities. It lacks long-term growth planning that would normally identify growth areas and the hierarchy; that affordable housing is more important than views but not as important as parking, etc. They have not looked at the Code comprehensively in the last 25 years.

On the affordable housing side subsidies are shrinking and more people require housing. Local funding sources are highly variable and depend on things like fees in lieu. Which is never enough and not enough to allow multiyear planning. The costs on the Siler Yard Project went up almost 1 1/2 million dollars because of the pandemic. Significant costs are a big challenge all the way around.

He reviewed how housing affordability could be increased by increasing housing inventory, resetting prices to the highest capacity to pay, and density. Density sets the floor for how expensive housing can be particularly in Santa Fe with high land costs and high exactions built into the Land Use Code. We require a lot of drainage, off-site improvements, etc. The developer builds roads, sewers and all of that impacts housing and has unintended consequences.

He has worked the past two years to get $3 million a year dedicated to the City’s Affordable Housing Trust Fund. That would have changed the rental assistance they could have used early in the pandemic to help families. Subsidized housing benefits from more housing supply and the fewer people needing assistance, the less subsidy is needed. By lowering the cost of housing development and infrastructure requirements,

that benefits affordable housing, homeless shelters, market rate housing and helps everyone.

Housing density also benefits by making infill projects more financially feasible; creating economies of scale that make construction cost less. It is better for climate change because of the lower water and energy consumption and traffic and increases public transportation feasibility and non-vehicular transportation. Towns the size of Santa Fe that have adopted density policies tend to be better for the neighborhoods. It increases amenities and has more diversity in economic, racial and age. That avoids things like overcrowded schools on one side of town and empty schools on the other. Exclusionary housing policies have more corollary negatives.

Mr. Werwath said he created a math example after watching the hearing on the Zia Station development with the debate of two versus three stories. He added up all the costs involved on his current project totaling $3.2 million dollars. The project is 15.5 unit per acre density and about $50,000 costs per unit. If he dropped one third of the density it increased the per unit cost by $25,000. In addition, usually what is not considered is it increases the per unit fixed cost 50%. That means less revenue and smaller mortgage with higher costs and less money to pay for it. Also, people often don't consider the operational costs to run an apartment complex at almost $500 per unit, per month. Even with no mortgage there is the cost for water, sewage, trash, utilities, staffing, etc.

The density constraints were reviewed. Zoning; how many units or uses and setbacks, as well as infrastructure requirements like wide roadways, parking, open space, drainage, pondage, that takes up site area. One of the biggest problems the Commission could impact is the constraint of *downzoning.* The process by which in public hearing they whittle away the density that makes it so developers cannot achieve the full density they are entitled to under zoning. It is a product of unequal access to public processes and strong organized neighborhood opposition to growth and development. Density correlates closely with affordability, race, income and age.

Three photographs were shown of R5 and lower zoning categories and the affordable housing produced. A density analysis of density and race shows lower density areas correlate with neighborhoods of white, wealthy and older people.

Huge swaths of the City, mostly in the southwest sector, have been told they must bear the brunt of solving the housing crisis. Also, meeting economies of scale is an unintended consequence of inclusionary zoning. Providing financially feasible affordable housing has pushed growth and development to the edge of the City. That has overcrowded schools and segregated the City around race, age, and income. Those are things to look at when planning long-term growth, housing equity, equal distribution of affordable housing, and ensuring every part of the City contributes to solving the housing crisis.

Exclusionary zoning of R5 or lower is a vast majority of residential land use. Overlay districts like historic zoning and highway corridor zoning, suppress and is like a downzoning. The Special Use Permit for more densely zoned areas require a special use permit hearing to achieve full zoning density. This is a subjective process where neighborhoods can thwart underlying zoning and drives growth to certain areas of the City. A big complaint they hear is, "It doesn't feel right for our community." In reality, we don't allow other types of multifamily developments like triplexes in residential neighborhoods. So gentle density cannot happen and pushes development into commercial areas. Commercial areas are on very costly land requiring large economies of scale to make building feasible. Much of that is an unintended consequence of code environment.

Mr. Werwath reviewed a quick breakdown: About 14% of residential land is dense enough for affordable home ownership development. Around 5% is dense enough for affordable rental development, prior to the pandemic. The City is trying to solve a giant problem with very little land, and we are not given the tools to solve the problems in productive ways.

One of the big ways is to approach zoning differently. That should be a priority for the Land Use Department and growth planning. The City is five years past when they should have started working on affordability issues and we have a 10 year window to respond to climate change and get to net zero energy development. They should be updating the future land use map for denser infill, where the schools are not full and there are a lot of parks and open spaces and plenty of roads. There should be community consensus on where to do denser development. That hasn't been done and we can't answer these questions and the Planning Commission has been trying to solve these problems. And everyone is disappointed. They have to identify where denser infill can be done and done in a way that preserves character in town and addresses equity and climate issues.

They should consider gentle density and liberalizing the accessory dwelling units by loosening setback or height requirements. They should look at allowing triplexes in single-family zoned neighborhoods and neighborhood level rental units. Also, multifamily design guidelines should be looked at that push development into commercial areas. They should look at exclusionary zoning and the impediments to affordability building, not by eliminating historic overlays or low-density zoning, but discussing those impacts to schools, economics, segregation. And they should expand overlays like Midtown Link up to Cerrillos Road to Siler and supersede the HPC. They should consider more focused, innovative land-use in more areas of the city. That hopefully leads to more infill in parking lots that have less impact on existing neighborhoods but provides needed housing.

He also encouraged the Planning Commission to look at the inequities in the land use process. The public hearing processes were designed to benefit white male landowners and they should remember they are not seeing the big picture from those in the hearing room. The Commission's job is not to defend those who show up. It is to

determine whether something complies with our laws and code. Not to protect neighborhoods more than the code provides. The question by Commissioner Hogan of have we built enough housing and should we be improving it, is not a question for the Planning Commission. That is not their job to decide, it is to decide if a project meets land-use requirements.

The ENN process is an adversary process that makes it hard to come to collaborative decisions. Santa Fe is a free-time democracy. A lot of people who participate have the luxury of time to participate, but many working families with small children can't do that. They need to consider whether everyone has equal access. It is unequal and not fair that lower income people who need housing assistance have to show up in front of appointed bodies to be heard and understood as a valued stakeholder in the process. While 20-40 people might show up around a project with a negative motivation to be there, there are thousands who don't show up because they support the project.

Mandatory notification is required for neighbors of a project, but we don't ask people who are underhoused and paying high rents if they want to live in that neighborhood. Neighborhood associations tend to have a specific viewpoint and there is no democratic decision-making involved. They should be thinking about how to make neighborhood associations more a focus of democracy in conversations instead of no growth. We need to stop rewarding counter factual arguments on traffic and infrastructure and the sewer lines that lowers density and hurts affordability.

The Commission is quasi-judicial, and their Land Use Code is how they create equality among landowners. If they allow opinions about growth and development and protecting neighborhoods that are not baked into code they get differential benefits for from project to project. That is why more developments are on the southside and there is almost no affordable housing and infill in the urban core of the City.

There are ways to solve community involvement problems, facilitated planning processes are an example. Planners are assigned to work between developers and communities to create positive solutions. Proactive outreach on a contentious large scale project like Zia where they send people out to get objective data. The ENN process should be based on more community impact analysis model and be more facilitative.

The guidelines for neighborhood associations should be updated. Neighborhood associations have to be sent notices within 300 feet of a project. There is no requirement under City rules for making decisions democratically to support or not support. The requirement says, "reasonable noticing", which can include a flyer on a telephone pole. Requirements could be they have to hold a meeting and vote and show evidence of that. That would get the neighborhoods talking and lead to more complex conversations.

There are unintended consequences. The denial of the El Rio Project went from 128 units to over 300 units with no affordable units a few years later when finally

approved. Site requirements and off-site improvements need to be reviewed and the parking code is from the 80s. Parking is expensive to build and when asking for more, you replace housing. Water retention has to be feasible and open space is another that has huge costs impacts. Infrastructure liability is another huge issue, and the City owns the upkeep, maintenance, and the repaving costs.

Chair Gutierrez asked the Commissioners to hold their questions until after Mr. Gemora's presentation.

- "Affordable Housing – A Land Use Perspective." Carlos Gemora, Current Planning Planner Senior

Carlos Gemora shared a PowerPoint presentation.

He reported the cost per person for those commuting from Rio Rancho or Albuquerque to Santa Fe is $5000-$7000 per person. A HomeWise study in 2007 showed $306 million in lost revenue in the City's economy. One of the hardest things for business owners is finding employees who live and stay in Santa Fe. Environmental and social costs is huge with resource intense transportation practices and sprawling development. Families are disconnected and youth are moving out of Santa Fe because they cannot afford to stay, segregating the community based on race and income.

There are many different strategies and different spectrums in the Affordable Housing issue and a housing subsidy will always be needed. His focus is on middle and long term strategies. Housing shortage is an exclusion of families and the majority of the workforce. Higher income households can displace lower income households. Average housing cost in Santa Fe are about half a million dollars and are worse in the County.

The intent of the Land Use Code is to maximize community welfare of the residents, but it minimizes the negative effects of the new developments or residents. The unintended result is very expensive regulations on new development and a costly cumbersome approval process. The Code encourages developers to build expensive rather than affordable and results in a lack of affordable housing and an unhealthy system. Code regulations and different processes for development approvals and entitlements add costs. The result of some land-use practices is higher prices. Sprawl pushes development to the fringes of town, creates exclusive zones in areas expensive to develop or infill. Costs are passed on to the residents and all of the parks, roads, sewers etc., become liabilities for the City to maintain. The City has no way to pay for the cost to maintain them and it also results in higher resident transportation costs.

This comes down to values and the values are unclear. That results in debates on current regulations in the processes at the ENN, in the Planning Commission, and for City staff. Values can conflict and have different priorities and that requires trade-offs. The last comprehensive general planning to look at values of the community was over 25 years ago. At that time, a top priority was Affordable Housing and the cost of living. The

highest concerns were uncontrolled growth and development, the loss of older environment and open space, traffic congestion and parking. Those issues could be seen as an opposition to large, tall and dense projects.

The Santa Fe Downtown Vision Plan said housing is of value in the historic district and downtown. But we also want more community uses, more parking, more open space, less height and less massing. They identified that housing is valued but is not as important as the preservation of historic or architectural character. So, you can have more housing, as long as it is invisible.

Despite all of Santa Fe's strategies, the housing issue has become worse. To have more affordable housing we need more housing. That conflicts with the opposition of different projects and views. That requires reconciliation, balance and community discussions and facilitative leadership. Long-term questions need to be answered; how to prioritize the different values and strategies, and how those values affect and relate to one another. The answers have to come from the community. It requires ranking the current priorities, considering what discomforts we are willing to accept and how flexible we are to meet those priorities.

His focus with the Planning Commission working group is to consider how to include affordable units into market redevelopments and improve the housing eco-system. Strategies could be to allow more market rate redevelopment which allows efficient land-use and makes the middle market more affordable. On the lower end of the spectrum, they need to determine ways to provide incentives and subsidies. Nonprofits do not have resources to satisfy the demand for subsidized housing. The Land Use Code can be amended in strategic, targeted ways to create affordability and streamline approvals for small projects. They can look at flexible design guidelines for increased height and lot coverage, decreased parking and setbacks. They could also reduce development fees to make development feasible.

Chair Gutierrez thanked all of the presenters for great information. He opened the floor to Commissioners for questions.

Commissioner Faulkner asked if funding could be found to help offset the infrastructure costs of projects. Excavation, water, electricity among other things required to develop and build housing is expensive.

Mr. Werwath responded that he has worked with communities that have leveraged funds to pay for infrastructure. It is an incentive-based approach rather than regulatory. A good capital improvement fund is a good example, and the funds can only be spent on public infrastructure. If 10% of that is set aside for Affordable Housing, it could provide a couple million dollars a year that could be used for incentives. A bill that is moving through City Council would dedicate half of land sales to the Affordable Housing Trust Fund.

The Coalition released a report in January of ways to fund the Housing Trust Fund. We could give incentives if a builder accepts Section 8 vouchers after someone builds a guest house or to long term rented. We have to invest in things we want to see rather than hoping we get them from economic processes, which have unintended consequences.

Ms. Ladd said the City has done that, specifically Old Las Vegas Place and through CIP funded the infrastructure. Liens were put on each house to pay back the City once the house was sold.

Commissioner Faulkner said when she started on the Commission and visited other cities, she looked at how they resolved some of these issues. Santa Fe is putting density in places that have no infrastructure or amenities to handle the density being built. If density isn't in the right location it becomes dangerous for a city. The more dense areas, are lower income areas that have more social injustice. She sees in Santa Fe that the NIMBY (Not in My Back Yard) so strong that density is put in the worst possible places. Places where there is a food desert, transit is lacking, and impossible to walk anywhere.

Regarding the ENNs, there are less polarizing ways to engage the community. Currently the ENN sets a stage for conflict between the community and the developer. It would be helpful to have more proactive facilitation of ENNs and meetings with the purpose of bringing parties together.

Mr. Berke reminded the Commission of the federal program called Opportunity Zones. They are areas designated that have accounts that will fund infrastructure improvements when Affordable Housing and specific types of targeted development are built. The developer has the burden to supply infrastructure in an area with none and that adds to their costs. And because they continue to expand on the fringes, they try to infill areas where there is already infill.

Commissioner Faulkner said the City has some funds that have a lot of money in them, such as the Utility. She wanted to find how that could be used to build infrastructure. There are opportunities, they just need to think out of the box.

Commissioner Garcia thanked the presenters. He said a lot of this was discussed with Accessory Dwelling Units (ADU). Often the Planning Commission is asked to make an exception, as an example, Zia Station. He challenged them to look at the Code in Chapter 14 because it was developed in 1990s. Change is not an optional event; it happens and the better we can adapt the more successful we will be in the future. It will take more time on the zoning districts. They have discussed amending the Land Use Code for years.

He asked lastly, how people who need help get the information they need and what outreach is done. He agrees with Commissioner Faulkner about the housing availability.

Mr. Werwath addressed Commissioner Garcia and noted that the Santa Fe Housing Coalition website has a resource locator. Entering the type of housing assistance needed will bring up a list of providers in the community. It includes local organizations and the issues they are working on. And on the big issue of middle housing; people who earn too much to get subsidized housing but not enough for market rate. That is being addressed with the new inclusionary zoning rules around rental housing. A proposal like Zia Station has rental housing targeted toward the middle people. They are leaning on for profit developers for that and hopefully the Commission will see future projects before them.

Commissioner Sategna asked Mr. Gemora if he did the diagrams in his presentation. He said it was the best diagramming he has seen and communicated very well. He thanked Mr. Gemora for his presentation.

Mr. Gemora explained he worked with a graphic artist and modified some of it. He asked them to create the happy and sad faces.

Commissioner Sategna asked to confirm the comprehensive equity land use urban planning would target more inclusion of Affordable Housing, market rate developments, and improve the housing eco-systems targeted projects.

Mr. Gemora replied he personally focused on that for a specific project. He looked at incentives for affordable housing and land use efficiencies. This was more about how he has worked on the issue of Affordable Housing. Director Isaacson can address the long-range vision of the Land Use Department.

Commissioner Sategna thought it interesting how much time Mr. Gemora spent talking about the conflict of the values of the community versus the Code and what is needed. He thought everyone did a great job highlighting the serious problem but wasn't sure how well it is being addressed. To Mr. Werwath's point, we are close to or past the deadline to make an impact on the issue.

Commissioner Sategna said bringing targeted projects to the Commission rather than dealing with the big problem is an interesting point. He pointed out that the General Plan and some current land use speak to values that the Commission constantly has to make decisions on as a quasi-judicial body. If only targeted projects come before the Commission and the community stance is NIMBY and "no" against height and density, the Commission is held to the General Plan. Which many people argue is outdated. Yet Mr. Gemora made the point that a lot of the corridors that restrict density have values that the Planning Commission has to make decisions about. There is the law of the land that the Planning Commission is held to, and the values as pointed out, that we are pinned against.

Commissioner Sategna asked Mr. Gemora what he thought was the best path forward to match revisions with the need for affordable housing, in terms of gaps in policy.

Mr. Gemora agreed he is correct on a more general, systematic and strategic perspective. They have to get back into the General Plan and values and have a facilitative community-based plan in processes. In absence of that, they do that piecemeal and work on those projects as able. One strategy in the meantime is to work on a package that looks at ways to incentivize Affordable Housing in market redevelopments.

Commissioner Sategna said he appreciated what Mr. Gemora said on the radio about affordable housing. He asked if he thought that is sufficient to deal with the problem.

Mr. Gemora replied to make systematic changes to affordable housing, they have to make systematic changes to land use. He doesn't decide where there are community resources or where to invest resources. That is up to the community to decide the number of resources and how much this issue is a priority. From that, staff's capability is to make those changes.

Commissioner Sategna addressed Mr. Werwath and thanked him for his presentation. He thanked him for pointing out an amendment in Code preventing affordable housing and how to make it more affordable by incentivizing developers and taking some of those costs to find long-term solutions. He said Mr. Werwath focused on details of the Land Use Code but skirted over the General Plan. He asked what he sees in updates to the General Plan that would make a difference to affordable housing.

Mr. Werwath explained a big problem was that the General Plan is a 25-year-old document with layers of code that has happened over time. The Zia Station conversation is an example where there is an overlay district that was put in, in 1996. The commuter rail line didn't exist and is a huge change in condition. In lieu of not having an update, we have to go through complex processes referred to by the Commission as an "exception". They are mechanisms we created to legally deal with where situations have changed significantly since Code was adopted.

He said we can't have it all and the General Plan, growth planning conversations is how they prioritize what they are willing to give up, to have something else. The conflict the Commission sees in public hearings is really a lack of consensus around general planning concepts. He would like to see an incremental approach around General Plan and growth planning. It is not just funding the Affordable Housing Trust Fund; it is funding the Affordable Housing Department, the Land Use Department, in order to get in front of this. One challenge is Santa Fe's hyper regulated land-use environment. It is not possible to proactively stay on top of every aspect of the code because it is so big and complex. One way to get to more constructive conversations is to have community values conversations and shared language around the various meanings.

Mr. Werwath continued, the other large issue is the land availability and the lack of densely zoned land. That is why they see secondary consequences such as

overcrowded schools on the south side and the Commission sees rezonings. In many communities, the future land use map reflects the land's future uses. That signals the community's intention and lowers tension around things like rezoning. That is where growth planning is most urgent, because it is climate and affordability. They should start parallel processes like developing a Parks master plan and do pieces of the General Plan. When done incrementally, city departments could update chapters on a regular basis.

He said Santa Fe passes code without understanding context and they should be creating a living document that can be iterative and updated incrementally. We are adding a lot of apartments quickly at a scale people are not used to. And the commercial guidelines are horrible. They will end up on a pendulum swing of not building enough housing for 10 years and having a building spurt and a huge backlash and then clamping down. He wants to get to the point of adding incremental housing and steady housing all the time and how to add two and three duplexes, guest houses, and apartment complexes in appropriate areas. That is where growth planning and the General Plan really matters.

The City needs shared language as a community and shared understandings to communicate effectively. Especially where systematic growth and development are not a benefit to a certain group. They need to put that cultural piece in their basket. Also, we talk about preserving architectural types as a way of preserving culture, but dropped the ball that culture is people. If we don't also have affordable housing, we will lose culture and have a bunch of nice looking buildings with no people in them. They need to take the conversations out of the context of development plan hearings on specific developments. Nothing gets resolved and people go away disappointed. That is where growth planning is really important.

Commissioner Sategna said he answered his next question on the Planning Commission having to make these decisions. It is not a long-term solution. The larger conversations and engaging the community would best be done with updates to the General Plan. He encouraged the modification of the Land Use code.

Commissioner Clow asked Ms. Ladd about her comment that a big resource of the City is vacant land and plans are in the works for more of that.

Ms. Ladd explained the City intends a disposition of city-owned land fairly soon and sites have been picked out. The bulk of City-owned land is undeveloped for a reason and is either taken up with easements or undevelopable. The best land is on Siler Road where Mr. Werwath's project is, but the City hasn't determined the use yet. She agreed being able to buydown the cost of land should be done as much as possible.

Mr. Werwath added that building affordable housing on City-owned land enabled them to receive a $10 million grant for a few hundred thousand dollars. He would like a redevelopment agency to look at all of the City's land, like Siler Road, the Northwest quadrant and parcels scattered throughout. He is concerned the City may need to acquire land for long-term housing and possibly acquire properties that are contentious

development sites. It is one of the City's best tools and it gives nonprofit developers like himself the chance to be competitive for state funding. He would like to see that in the form of a program.

He wanted to consider land-swaps with the schools. The cost of land is a big issue. The City can identify donations that will make areas affordable that would otherwise not be. They need to think of future generations and about land banking long-term and acquiring sites for future housing.

Commissioner Chavez said the presentations were wonderful and important. She works in education and is an advocate in the southside community. She sees the issue with affordable housing firsthand with the children in her community. She appreciated the conversation around the General Plan and the ideas presented.

She is concerned that the community have an equitable voice. Their decisions were built on a specific group who asked for what they want. In afterthought she is hearing about those who do not have a voice. She wondered if they could capitalize on the nonprofit partnerships to have those voices heard. The nonprofits could inform people about the intent of the City's plans and development. They could then voice what they want to see for Santa Fe's future. She has to seek them out, as a community advocate, they don't come to her. People trust the partners and they can get information and talk with them about the processes and that might make them more willing to be part of that process. Then the General Plan would truly represent all of Santa Fe, especially in the highly populated southside area who really need to be heard.

Vice Chair Hogan said the issues affecting growth in Santa Fe are the same ones that have been on the table for 30 years. Thankfully, they keep looking at different ways to approach the problems. Sometimes that requires them to say no to those who want to stop the progress. He appreciated the presentations and their opinions and candor.

Commissioner Piccarello agreed the rresentations were wonderful and well prepared. She appreciated the amount of work and ideas on incremental updates.

Commissioner Faulkner suggested if possible, that the presenters stay until Matters from the Commission because of the topic.

Commissioner Sategna asked to state his questions and give his final thoughts rather than ask questions, due to the time. He wanted more discussion or have on the record, more on the focus on density and density in corridors. All of the options to address that have been mentioned. Commissioner Sategna said his concern is the focus on corridors and density that density also brings gentrification. They put people in there and bring in more amenities and there is more demand, and with more demand, costs go up. He would like to hear how that is addressed in other cities.

Commissioner Sategna said he is also interested in when there could be a community survey for the Planning Commission to consider. That could be codified and would be really helpful, especially if there is an update to the General Plan prioritizing that.

He was also concerned about a comment that only 700 units are pending. He asked if any long-term analysis was done on whether those units coming will sufficiently deal with this crisis. He hasn't heard about any analysis or if solutions are proposed. As a Planning Commissioner, we make decisions on individual cases. Secondly, we are supposed to make policy recommendations to the Governing Body. He said he could spend all night asking questions on policy. Things that would make a difference that the Commission could contribute to, versus understanding this complex issue. He thanked everyone for their time and the presentations.

Chair Gutierrez asked if staff had anything.

Director Isaacson said they would share things during the Matters from the Commission.

Mr. Berke said he wanted to point out the presentations are informational. It is to inform the Commission about subjects that staff feels are relevant to decisions. There are policy ad hoc subcommittees formed and written into Code who make decisions for policy and who make suggestions to the Commission and Governing Body. He said he wanted the Commission to understand this is informational and for their education.

Chair Gutierrez said passion plays into this. It has been years since they have had a planning session. He thanked everyone.

Commissioner Sategna said he appreciated Mr. Berke's perspective but would point out there are a lot of people interested in making policy recommendations for the Commission. While familiar with the ad hoc committees, like the long-range planning committee, they have not been active. The committee requires additional positions and requires advocacy from the Land Use Department and that is not in a place to deal with these issues.

Commissioner Sategna said he hasn't heard anything publicly about steps taken by the Land-use Department to update the General Plan or to address these issues brought up tonight. Commissioner Sategna said he believed everyone is interested in making a huge difference, not just learning about it.

Chair Gutierrez asked Mr. Isaacson if possible to have an update for the Commissioners.

I. MATTERS FROM THE COMMISSION

- Discuss proposed creation of an Ad Hoc Planning Policy Study Group, consisting of a non-quorum of Planning Commissioners appointed by the Chair, pursuant to SFCC Section 14-2.3(G). (Chair Brian Gutierrez)

Director Isaacson said his recommendation is to have an ad hoc committee as identified in Chapter 14 requirements on membership composition. That involves approval by the Mayor of appointments by the Governing Body. Short of that, he recommended creating an ad hoc subcommittee of the Planning Commission. Chapter 14 allows that and permits up to four members of the Commission to sit on that. That is recommended for the interim and could transition over time to the more formal committee like the Long-Range Planning committee.

He said to Commissioner Sategna's point, he anticipates the budget including meaningful, comprehensive growth management. He will reinstate in the budget for land-use code updates. An RFP was in place for late March or April but was brought back. It is for a multiphase, multi-year effort to update the Land-Use Code.

He acknowledged the divergence from the General Plan and the Land Use Code and that the General Plan is stuck in 1999. Significant changes were made to the Land Use code in 2012 that did not keep pace with the long-range vision values and principles in the General Plan. A robust planning process is needed, and Mr. Werwath spoke about why that is so important. Then the General Plan can be used as a tool for making recommendations to make the Land Use Code current. And the Commission will have the right policies to make their decisions.

That project will involve the community and come to the Planning Commission for guidance before being adopted. He was aware of the frustration that progress wasn't made sooner but intends now to fund that again.

Chair Gutierrez indicated that part of the reason they haven't had sessions like these the last couple of years, is that the Director was busy. He brings in significant sources of GRT and has been keeping the City going during the pandemic. They can shift focus now to the committee.

He noted that four Commissioners can participate on the subcommittee. He asked anyone interested to send an email to Mr. Berke before next Wednesday.

Commissioner Faulkner suggested polling Commissioners to see how many are interested.

Chair Gutierrez asked those interested to send an email. If more than four people are interested, it will fall on the Chair to appoint committee members.

- Notice of intent to make a Motion to Rescind the Commission's March 4, 2021 decision to deny Case #2020-2999, 4250 Cerrillos Road; Santa Fe Place Mall Apartments Development Plan. (Commissioner Janet Clow)

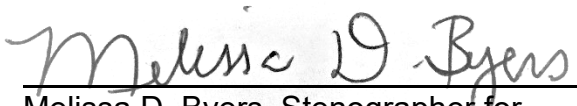
Commissioner Clow said the record is clear that the motion to rescind will be on the next agenda and should be noticed for the next meeting.

Commissioner Hogan asked to be excused from the next meeting as he will be out of town.

J. ADJOURNMENT

Adjourned at 9:20 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

SUMMARY INDEX
PLANNING COMMISSION MINUTES
APRIL 1, 2021

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D. Approval of Minutes		
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2. Case #2999. 4250 Cerrillos Rd. Santa Fe Pl. Mall Rescind approval March 18, 2021 Findings/Facts	Removed	4
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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, April 1, 2021 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Gutierrez 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 Brian Patrick Gutierrez, Chair
Commissioner Janet Clow, Secretary
Commissioner Amanda Chavez
Commissioner Pilar Faulkner
Commissioner Lee Garcia
Commissioner Jessica Lawrence
Commissioner Carly Piccarello
Commissioner Dominic Sategna

Members Absent
Commissioner Mark Hogan, Vice Chair (Excused)

Others Present:
Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planning Manager
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

Commissioner Garcia led the pledge of allegiance.

C. APPROVAL OF AGENDA

Mr. Berke requested the following amendments: (1) remove Item D.3 because those minutes were not yet available; (2) remove Item E because the Findings/Conclusions were previously approved on March 18, 2021; (3) postpone Item F.3 contingent on F.1 and F.2 passing; and (4) add the Chair's appointment of subcommittee to Matters from the Commission, Item I.

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

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

D. APPROVAL OF MINUTES

1. February 18, 2021

MOTION: Commissioner Faulkner moved, seconded by Commissioner Chavez to approve the February 18, 2021 minutes as presented.

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

2. March 4, 2021

MOTION: Commissioner Faulkner moved, seconded by Commissioner Chavez to approve the March 4, 2021 minutes as presented.

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

3. March 18, 2021 (REMOVED)

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2020-2999, Santa Fe Pl., Mall Development Plan

   Removed

F. OLD BUSINESS

1. Motion to Rescind the Commission's March 4, 2021 decision to deny Case #2020-2999, 4250 Cerrillos Road; Santa Fe Place Mall Apartments Development Plan. (Commissioner Janet Clow)

2. Motion to Rescind the Commission's March 18, 2021 decision to approve Findings of Fact and Conclusions of Law for Case #2020-2999, 4250 Cerrillos Road; Santa Fe Mall Apartments Development Plan. (Commissioner Janet Clow)

Commissioner Clow said the Commission heard this matter about a month ago. Staff recommended approval but the applicant wasn't willing to address the sidewalk on the southside or the 40 undesignated parking spaces required. She felt everyone agreed those were important issues and the applicant should comply. She thought more appropriate would have been to approve the project subject to all of the conditions, including the two mentioned. Instead, they passed a motion to deny the application. After considering the project denial, she thought it unfortunate. From everything they heard last week, this appeared an ideal project. There was no opposition to the project, and it had been discussed a couple of weeks ago that parking lots are good place to add residential development. She wanted to raise the possibility of rescinding their vote and looking at the project again.

Commissioner Clow said in the interim she has learned that the applicant is willing to put a sidewalk on the south side and to designate all of the required parking. She thought as the Planning Commission, even if the applicant were not willing, it is more prudent to approve the project with conditions that the applicant has to meet.

MOTION: In case #2020-2999, 4250 Cerrillos Road Commissioner, Santa Fe Pl. Mall Development Plan, Commissioner Clow moved to rescind the decision to deny and review the project and the Findings and have the matter presented again at the next meeting. The motion was seconded by Commissioner Piccarello.

Commissioner Sategna asked if appropriate for the members who were not present at that meeting to vote on the case, given they were not provided the evidence.

Ms. Paez replied all of the Commission members could vote on the motion to rescind. Everyone received the packet of materials and the Findings and if comfortable doing so can either vote or abstain.

Commissioners Faulkner and Chavez both said they would abstain.

Commissioner Garcia clarified the motion is to rescind the denial for the

project to bring back to the Commission for possible approval at the next meeting and includes F1 and F2.

Ms. Paez asked clarification that Commissioner Clow's motion encompassed both items.

Commissioner Clow acknowledged that her motion is to rescind both the decision and the Findings. She clarified a vote on the issue would be a vote to have the case presented again and for the Commission to consider a new vote to approve or deny. She thought Commissioners Faulkner and Chavez could vote as this is not to approve or deny the project but to have it presented again for consideration.

Commissioner Piccarello agreed with the motion as stated that included F1 and F2.

Mr. Esquibel added that the applicant will provide new documentation of meeting the conditions. The two Commissioners, who were not at the meeting will see a full presentation.

VOTE: The motion passed by majority roll call vote with Commissioners Chavez, Clow, Garcia, Lawrence, Piccarello and Sategna voting in favor, none voting against and Commissioner Faulkner abstaining.

3. **Case #2020-2999. 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan**. JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of Development Plan to construct a 161,433 square foot residential structure for 141 dwelling units. The property is approximately 3.25 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

   Item postponed to April 15, 2021.

G. NEW BUSINESS

1. **Case #2021-3177. 4262 Agua Fria Street and 4701 Rufina Street Aguafina Final Subdivision**. Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests final subdivision approval 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, lrlogston@santafenm.gov, 955-6136).

2. **Case #2021-3183. 4702 Rufina Street Aguafina Final Subdivision.** Liaison Planning Services, Inc., Agent, for Aguafina Development, LLC, Owner, requests final subdivision approval 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, lrlogston@santafenm.gov, 955-6136).

STAFF REPORT

Lee Logston provided the staff report and explained this is a two-part case.

Case #2021-3177 is just for final subdivision approval and the applicant has been working with the residents on the wall. There is material in the packet that will be addressed by one of the residents.

Mr. Logston noted an error in the Commission packet regarding stick-built homes in the covenant. There is one line about stick-built homes, but later references manufactured and modular homes. That has been fixed in the document but remains in the packet materials. He assured both the Commission and the residents that stick built homes are intended. He noted in his Staff Report that Condition #1 is a restrictive covenant for site built homes. Also, the homeowners' association covenant will be corrected. He displayed on screen the final plat with signatures of approval and the recommendation. He noted the line that stated that only site built homes are permitted in the subdivision and manufactured homes are not permitted.

Staff recommends approval of the subdivision and the Findings of Fact and Conclusions of Law are in his report.

APPLICANT'S PRESENTATION

Dolores Vigil, PO Box 1835, Santa Fe with Liaison Planning Services, was sworn in. She said they agree with all the conditions. She provided staff with answers to all of the questions that were requested. She wanted to put on the record that this application is for an affordable housing subdivision that will only allow stick built homes on site. She added that the applicant and Mr. Sommers met with the Las Acequias Neighborhood Association on March 27th to discuss a barrier between the subdivision and Las Acequias. She said they appreciate the Commission's approval.

PUBLIC HEARING

Fabian Trujillo, 1157 Vuelta de Las Acequias, President of the Las Acequias Neighborhood Association had a presentation. He asked for time to set up his screen.

William Mee, 2073 Camino San Miguel Montoya, President of Agua Fria Village Association, was sworn in. He said he read the Land Use Department's staff report which included his letter from January 5, 2019 on planning issues along Rufina. It also included the resolution from the Agua Fria Village Association. He appreciated that. He said his hope is that the Village Association could participate in the policy committee being formed by the Commission. Also, the Association appreciates that there will be a locked emergency gate for the 28 lots entering onto Agua Fria. The Association is now thinking the proposal may be tolerable and not as bad as when they first addressed the issues.

Chair Gutierrez recognized Mr. Trujillo, who was having technical difficulties and agreed to send the presentation to Mr. Berke to display. Chair Gutierrez recognized Ms. Odom.

Cheryl Odom, 1152 Vuelta de Las Acequias was sworn in. She said she was thrilled that there would be a locked gate on Agua Fria. She added she understood the need for grids but there are places in Santa Fe where that should not be a goal. She believed Agua Fria Village should remain sacred as an historic area and roads should not be pushed through. She was excited that a solution was found to the problem.

Mr. Logston asked to clarify for Ms. Odom that a locked gate on Agua Fria is not proposed. Mr. Mee was referring to a fire gate at the south end of the road which prevents traffic from coming north and entering directly into the Village.

Mr. Trujillo began his presentation. He said LANA (the Las Acequias Neighborhood Association) appreciates City staff and the Commission for listening to their requests. He thanked Director Isaacson for facilitating many of the meetings and Mr. Logston and staff for helping with the process. A brief overview of Las Acequias and LANA was provided with the history of the Association that was formed in 1990. It is all volunteer. Demographics of the neighborhood were provided; over 92% minority with a median income of $41,000.

Mr. Trujillo noted the economic disparity. The Association wanted to talk about the economic and quality-of-life considerations. Chapter 14, provision 3.2-6M says the applicant has to state how the provisions for the Economic Development Plan and General Plan are compatible with the neighborhood. Improving the quality of neighborhoods impacts Santa Fe's economic base and allows people to buy homes. The disparity between the City's eastside and southside were noted. The Association wanted when approving subdivisions on the South side that there be site built homes, compatibility with the neighborhood, things to deter or prevent crimes such as attractive barriers and walls that also increases the equity citywide.

The Association believes there should be a wall between the north and southside to improve the equity and that meets the General Plan and Economic Development Plan. It should enhance the look for new subdivisions and not deteriorate for 20 to 30 years, it would deter crime and improve security. The costs for the wall of approximately $65 per

linear, would be about $3500 added to the cost of a home. In addition, this would honor Mr. Rodriguez's promise made at the ENNs. He said he would put in a wall in support of Las Acequias for the rezoning of Aguafina.

Mr. Trujillo provided examples of homes surrounding the site and noted the Jaxson Subdivision on Lopez and Rufina and walls on the south side of town. In conclusion he summarized his points again of why the Association felt the Planning Commission should ensure all neighborhoods have a block wall.

Vicky VinHatton 4360 Paseo de la Acequia, was sworn in. She said many of her neighbors agree with Mr. Trujillo's presentation. The neighborhood was told two things; the wall would be built and there would be stick built homes and 60 to 80 neighbors were present with the developer. She thought it unfortunate the developer reneged on their word and was not willing to negotiate. She also found it unfortunate as a longtime resident of the southside that they are treated in this manner. She has wonderful neighbors; they take care of one another. Building the wall as promised would help them maintain their property values and quality-of-life.

Delia Garcia, 1234 Senda del Valle, in Las Acequias, said she agrees. They take pride in their homes and the safety of their children is important. The block wall was agreed to and will increase home values and is a safety factor. She supports that.

Tom Gomez, 1028 Avenida Linda, Las Acequias, was sworn in. He also agreed with Mr. Trujillo's presentation and the neighbors' comments. The block wall is the best scenario for long-term and property values. Especially at the time of construction, it will be a few feet from his fence. A wall was agreed to as a barrier and he wants the developers to keep their word. If that promise is not kept, how can he be sure the developer will keep other things agreed upon. He hoped that the Planning Commission could help.

Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Chair Gutierrez asked Mr. Sommer and Ms. Vigil if they wanted to add anything, and they had nothing to add.

Commissioner Garcia indicated Mr. Trujillo had shown the Jaxson Subdivision with a wall around it. Consensus at a previous meeting was that the Commission should not require the developer to put the wall, especially because of costs. On the other hand, he could see a barrier that lasts longer than wood fencing would be better. He wanted to know if the developer could work more closely with a hybrid version, like brick and coyote fencing. He asked staff if the Commission required a wall for approval in the Jaxson Subdivision or did the developer offer to do that.

Mr. Berke explained the wall was not a requirement and was built by the developer. He suggested Ms. Guerrero-Ortiz, the engineer on that project as well, address the costs of the wall. He reminded the Commission that their decisions and conditions are bound by Code and they cannot require a block wall.

Oralynn Guerrero-Ortiz, 1421 Luisa Street, with Design Enginuity, was sworn. She is the project engineer for Jaxson (Next Generation) referenced. In that case, they are the contractors/owners/developers and can build walls at reasonable prices. They do not have to hire outside contractors because they use their own employees. Generally, their developments have walls around them. They proposed that prior to staff seeing the project.

Chair Gutierrez clarified there would be a big cost difference because of in-house versus subcontracting. He asked if Ms. Guerrero-Ortiz knew the cost.

Ms. Guerrero- Ortiz replied without stucco they could probably hit the $65 per linear foot Mr. Trujillo stated, but typically it's by the height of the wall. The price she normally sees her clients pay for a 6 foot wall is about $120 a linear foot.

Commissioner Garcia confirmed with Mr. Berke, the Commission is not allowed by Code to require a wall as a condition of approval. He asked as a quasi-judicial board, if they wanted to approve a wall for the Association as a condition, could the Commission deny the project. He said although a stretch, it is within the range of the Commission to discuss. Most of the public comment has been about the wall and the amount of crime in the neighborhood. This isn't the first infill project that has come before the Commission. The majority of them have a wall. He asked what makes this project different.

Commissioner Faulkner asked Ms. Paez if Code allows the Commission to require a wall.

Ms. Paez responded there was nothing in the subdivision requirements that contemplates this. The Code could be amended to meet subdivision standards and design requirements to require a wall.

Commissioner Faulkner asked since Code doesn't specifically address this if the Commission is prohibited from making the wall a condition.

Ms. Paez explained that would be an appropriate condition if the infrastructure is not sufficient to support the subdivision based on Code requirements.

Commissioner Faulkner asked about the criteria language that addresses public safety, welfare and the good of the public.

Ms. Paez said the development plan criteria addresses public interest, but subdivision criteria doesn't have a similar concept. All ordinances are adopted for the

furtherance of public health, safety and welfare and Code should be interpreted to meet those goals.

She reviewed all of the subdivision criteria applying to a project and what the criterion addresses. She wasn't sure outside of required infrastructure, there is a place to add a condition such as this.

Commissioner Faulkner indicated there appeared to be specific criteria that applies to different types of development. The Commission is charged with the consideration of broader concepts such as public safety and in the public interest.

Ms. Paez agreed in terms of long-range planning, recommendations to the Governing Body, and ways to amend the Code and bigger policy issues. The Commission's duties include concepts such as growth and infrastructure management. In reviewing a project with specific criteria, they would look at the subdivision approval criteria for reviewing and evaluating a subdivision.

Commissioner Faulkner asked Ms. Paez to read the criteria for this specific case mentioning public interest and welfare.

Ms. Paez explained she referred to a section of the Code giving due regard to the opinions of public agencies, *"...shall not approve the plats if it determines that in the best interest of the public health, safety and welfare the land is not suitable for platting and development purposes of the kind proposed."*

Commissioner Faulkner addressed the developer and the Association and said because the development is going in does not necessarily mean crime will increase. Some argue that walls are divisive and prevent community building as much a good way to protect neighborhoods against crime, etc. The developer doesn't have to build a wall, and there is nothing saying the Commission has authority to require a wall. The cost of a fence versus a wall is considerable, especially spread throughout the project. That becomes very costly. She asked if Mr. Sommers and Mr. Trujillo, representing the Association requesting a wall, had discussed sharing the cost.

Commissioner Garcia responded this had already been discussed at a previous meeting and the Association stated they have no funds to share costs.

Mr. Berke noted Code states that quasi-public improvements can be required. Those are stipulated in Code and the section on infrastructure discusses walls. A wall, a fence or a combination of both can only be required for use in screening when a residential zone abuts a non-residential zone. The promotion of health and safety is an area of the General Plan and this is a final subdivision plat. The evaluation criteria are consistent with the preliminary plat proposed and approved by the Commission January 7, 2021.

Commissioner Faulkner said the Code has nothing that would prohibit the Commission from requiring the wall.

Mr. Berke said the Powers and Duties of the Planning Commission are written in the Code. They do not require any type of improvements beyond those not already required by Code. He asked Ms. Paez to weigh in on the specifics of the legality.

Ms. Paez indicated she reads the criterion about public safety and welfare as it speaks to the type of development proposed. She wasn't sure that gets down to whether it requires a wall.

Commissioner Faulkner pointed out that some laws are purposely written to exclude meaning. If it is not mentioned, it cannot be done.

Ms. Paez replied that nothing precludes the City from adopting further regulations on walls, but there are none currently.

Commissioner Clow said this had to be looked at not only from the perspective of the residents who live there, but also the developer. Legally the Commission does not have the authority to impose added costs on developers because neighbors think it provides a better environment. The Commission cannot impose things on the developer to do what Code does not require.

She noted that two weeks ago the Commission had listened to three presentations on the need for affordable housing in Santa Fe. Dragging out these projects adds more costs. First the neighbors wanted affordable homes instead of manufactured homes, which the developer legally has every right to build. The developer worked with neighbors and the City and agreed not to allow manufactured homes.

Commissioner Clow said at some point it is time to move on and stop adding costs. Walls are extremely expensive. They cannot say a wall is required for health and safety when a fence will do. The developer has agreed to a Japanese cedar fence, and again is something they are not legally required to do. A fence may not last as many years but does provide the barrier the neighbors say they want.

She thought it problematic they are continuing to add projects that add to the costs and making projects return to the drawing board and more time goes by. We heard how the developers have compromised, they have listened to the neighbors' requests. Each time they do that it increases the cost of the homes. She asked how many of the over 200 homes in the development have stonewalls between them. She couldn't understand the reason this neighborhood could not be part of the old neighborhood.

Commissioner Clow said she is opposed to any kind of block wall. The developer has made many big concessions. And legally she doesn't think the Commission can

make them provide a block wall. She said they should be thanking the developer for agreeing to do a wooden fence.

Commissioner Faulkner agreed with Commissioner Clow. Fences last a long time and serve the same purpose and are not as cost prohibitive. The difference in cost between a fence and a wall is huge. She asked the developer when they agreed to a barrier, did they commit to a wall or a barrier.

Ms. Vigil said they did not discuss a barrier when they first met. Mr. Rodriquez, the owner of the Casa de Toro subdivision, met with the neighborhood association. At that time, Mr. Rodriguez Jr. mentioned putting up a wall, but after determining the cost, it didn't make sense. They had made other concessions such as the manufactured housing to stick built and smaller lots with more infrastructure. This was discussed many times and the developer decided on a barrier based on recommendations of a Japanese cedar fence. That will last many years longer than a normal cedar fence. They are happy to provide that without any cost sharing as well as the affordable housing.

Chair Gutierrez asked Mr. Logston if he found the section stating manufactured homes in the documents.

Mr. Logston displayed an exhibit of the covenant. He noted article 3, showing that all residences shall be site built homes, but in article 4, the old language referring to *modular manufactured* homes. He assured them the language will be corrected.

MOTION: In Case #2021-3177 and Case #2021-3183, Commissioner Clow moved to approve the final subdivision, subject to conditions of approval and technical corrections recommended by staff and with the added condition of a red cedar Japanese fence on the east side of the property which the developer has voluntarily agreed to do.

Mr. Logston noted there is no requirement in the conditions for a fence or wall and that should be included the motion. The location is on the east side of the subdivision.

The motion was seconded by Commissioner Faulkner.

Commissioner Lawrence requested a friendly amendment that the motion be made for both case, #2021-3177 and #3183 at the same time.

Commissioners Clow and Faulkner accepted the friendly amendment.

Commissioner Sategna said for the record he would not vote in favor. He explained he does not believe the project complies with criteria #3, that all plats comply with Chapter 14, article 9 regarding connectivity and the preliminary subdivision plat approval.

VOTE: The motion passed by majority roll call vote with Commissioners Chavez, Clow, Faulkner, Garcia, Lawrence and Piccarello voting in favor and Commissioner Sategna voting against.

MOTION: In Case #2021-3177 and #2021-3183, Commissioner Clow moved to approve the Findings of Fact and Conclusions of Law for the above cases with the added provision that the conditions of approval include a Japanese Cedar fence on the east property line as the applicant voluntarily agreed to do. The motion was seconded by Commissioner Faulkner.

VOTE: The motion passed by majority roll call vote with Commissioners Chavez, Clow, Faulkner, Garcia, Lawrence, Piccarello voting in favor and Commissioner Sategna voting against.

Commissioner Faulkner asked to explain her vote. She wanted the community to understand that the Commission is charged with not only considering the wants and needs of the community, but the realities of development as well. She thought this a good compromise because the neighborhood received a barrier they have requested, and the developer wasn't penalized by adding excessive costs.

H. STAFF COMMUNICATIONS

1. Ethics and Open Government Training (Sally Paez, Assistant City Attorney) **(POSTPONED FROM MARCH 4, 2021)**

Ms. Paez presented a PowerPoint. She said the training is done annually and she invited Commissioners to ask questions. A summary follows of the presentation.

- The Open Meetings Act (OMA) ensures public policy and conduction of government business is open to the public. Areas covered were quorum requirements, public comment, public noticing of agendas for public hearings; requirements for minutes of a meeting; Executive Sessions; postponement and reconvening meetings; remote attendance; the State Rioting Act and declaration of State of Emergency; enforcement and penalty provisions.

- The Inspection of Public Records Act (IPRA) statute and its purpose to provide the greatest possible information on government affairs and access of official acts and records by officials and employees. Exceptions such as attorney/client privilege; inclusion of emails, text messages; the Records Custodian responsibilities; written requests and enforcement were reviewed. Also covered was the Commissioners' role in the process of a

written request; violations and penalties and litigation; requirements for providing documentation such as electronic copies and copies in existing formats.

- Code of Ethics: Public officials should be independent, impartial, responsible to the public and avoid conflicts of interest and the use of public office for personal gain and ensure public confidence in the integrity of the government.
    - The City Ethics and Campaign Review Board enforces and advises the Code of Ethics. They receive and investigate violation complaints; issue public reprimands, imposes fines; and have authority to refer matters to the District Attorney for prosecution.
- Meeting procedures reviewed were the State Law, City Ordinances and Regulations, the Appeals process, Roberts Rules of Order.
- Quasi-judicial Acts; Constitution requirements for actions of officials in a public capacity; board communication on the case outside the hearing; staff comments, preclusion of site inspection of a subject property to ensure decision is from information presented in the hearing. Code allows discussions with staff outside the public hearing as subject matter experts; publicly noticed site visits and asking the City Attorney for legal advice and recommendations.
- Recusals - disclosures.
- Roberts' Rules of Order; main motions; motion with a second followed by a debate; recognition of speakers, amount of time and how many people speak; addressing germane topics and issues. Secondary motions, amending the main motion, postponement, etc. of main motion. Motion to limit debate, ending/limiting debate; calling the question, rescinding something not on the agenda (requires 2/3 vote). Chair vote, proxy vote. Correction of mistakes through motion to reconsider (made at the same meeting); motion to rescind (made at subsequent meeting). Point of Order, redirecting debate to follow the rules; appeal of chair ruling. Custom: the habit of doing something such as friendly amendments.

Chair Gutierrez thanked Ms. Paez for the presentation.

Commissioner Piccarello asked Ms. Paez about getting the presentation. Ms. Paez offered to email it.

Commissioner Sategna said Ms. Paez is awesome.

Mr. Berke said at the Board of Adjustment training, the policy of talking with the media came up.

Ms. Paez explained the Chair has authority to speak on behalf of the Commission.

She gave an example of the Santa Fe New Mexican asking the Chair why the Commission rescinded the Escarpa Apartments. The Chair can speak to that if comfortable or refer to staff. Also, they can request questions be in writing and staff can respond in writing.

She noted there is a new Public Information Officer, Dave Herndon who should also be kept in the loop. Questions can also be referred to him.

Commissioner Faulkner said Ms. Paez should do the presentation at the State Legislature. Her presentation was so much faster and more concise.

Commissioner Sategna asked when the ten minute limit applies.

Ms. Paez explained Robert's Rules are not tailored to public hearings and quasi-judicial proceedings. Also, there are Governing Body procedural rules the Commission should follow in a resolution outlining public hearing procedures. The Zia Station hearing was structured as such and is a separate question-and-answer period, followed by a motion and then debate. That separates the fact gathering time and doesn't limit it. The limitation is more on the debate.

Mr. Berke reported the agenda for the April 15th meeting will have a consent item, the item that was postponed this evening and a presentation on water usage from the Water Department. Members can email him questions prior to the hearing, and he will forward them to the Water Department.

I. MATTERS FROM THE COMMISSION

Chair Gutierrez explained he had asked at the last meeting for Commissioners interested in the Ad Hoc Committee to express interest. He received four email responses of interests and they have been appointed to the Committee. The Committee will be comprised of Secretary Clow, Commissioner Faulkner, Commissioner Sategna and Commissioner Lawrence and Commissioner Faulkner will be the chair.

Commissioner Faulkner said she was excited and looking forward to chairing the committee. She has worked on policy at the State level and could tell them it is something that has to be considered deliberately with a lot of reflection and caution. She said she doesn't intend to do anything outside the team, which includes staff.

She will start with a meeting to set a purpose/mission statement and reasonable jurisdiction on code, and a work plan, including a schedule of meetings. If everyone agrees, she will present the broad scope of what the committee will pursue to the Commission. Then they will try to hit their objectives. The members she talked with all want to set priorities, objectives and goals. Those will be brought to the Commission when timely.

The committee will also need to identify where to bring in the public and the community should be part of it. But initially the committee should meet and set boundaries about what they want to accomplish and their purpose. She said she considers herself as the chair more of a facilitator. She appreciated any feedback from Commissioners or staff.

Chair Gutierrez asked for a summary of what the subcommittee is working on prior to meetings for the full Commission to have an idea. He wished them the best of luck and thanked them for showing interest in the subcommittee.

Ms. Paez suggested a report from the committee be an ongoing agenda item.

J. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 8:15 pm.

Submitted by:

Melissa D Byers

Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

_____

Brian Gutierrez, Chair

SUMMARY INDEX
PLANNING COMMISSION MINUTES
APRIL 15, 2021

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D. Approval of Consent Agenda	Approved	2
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G. Consent 1. Case #2021-3327 Cerro del Norte Subdivision Time extension 2. Case #2021-3413. 4149 Fairly Rd. Special Use Permit	Approved	1.
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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, April 15. 2021 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Gutierrez 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 Brian Patrick Gutierrez, Chair
Commissioner Mark Hogan, Vice Chair
Commissioner Janet Clow, Secretary
Commissioner Amanda Chavez
Commissioner Pilar Faulkner
Commissioner Jessica Lawrence
Commissioner Carly Piccarello

Members Absent
Commissioner Lee Garcia – Excused
Commissioner Dominic Sategna – Excused

Others Present:
Mr. Elias Isaacson, Land Use Director
Mr. Noah Berke, Planning Manager
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

Commissioner Lawrence led the pledge of allegiance.

C. APPROVAL OF AGENDA

MOTION: Commissioner Falkner moved, seconded by Commissioner Lawrence to approve the agenda, as presented.

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

D. APPROVAL OF CONSENT AGENDA

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

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

E. APPROVAL OF MINUTES

There were not any minutes presented for approval.

F. APPROVAL OF FINDINGS/CONCLUSIONS

There were not any findings/conclusions presented for approval.

G. CONSENT

1. **Case #2021-3327. Cerro Del Norte Subdivision Time Extension.** Jennifer Jenkins of JenkinsGavin, Inc., Agent for Cerro del Norte, LLC, Owner, requests a time extension for the final subdivision plat for 32 single-family lots on approximately 7.44 acres of land. The property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision, and is zoned R-5 (Residential-five dwelling units per acre). (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

Approved on the consent agenda, above.

2. **Case #2021-3413. 4149 Fairly Road Special Use Permit and Development Plan Time Extension.** Fredrick Lucas, Agent, for ZZYZX Corporation, Owner, requests a time extension for the Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The

properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling AGENDA REGULAR MEETING OF THE PLANNING COMMISSION APRIL 15, 2021 AT 6:00 PM ATTEND VIRTUALLY PLANNING COMMISSION MEETING Thursday, April 15, 2021 Page 2 of 3unit per acre). (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136). **(WITHDRAWN)**

H. OLD BUSINESS

1. **Case #2020-2999. 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of Development Plan to construct a 161,433 square foot residential structure for 141 dwelling units. The property is approximately 3.25 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

STAFF REPORT

Mr. Esquibel said the Land Use Department recommends approval with conditions of approval. Three motions are required: to approve/deny the development plan subject to conditions of approval and technical correction as recommended by staff; approve/deny the shared parking plan; and approve/deny the Findings of Fact and Conclusions of Law. The applicant has agreed to all the conditions, including the sidewalk and parking.

APPLICANT'S PRESENTATION

Jennifer Jenkins, 130 Grant Ave., Suite 101, Santa Fe was sworn in. She said the LLC is in agreement with all conditions, including the addition of the new sidewalks on the North and South side of the apartment building, and designation of reserved parking near the building for the balance of the resident's parking needs. She offered to do a presentation or pull up specific images, or whatever the Commission preferred.

Commissioner Clow asked to see the drawings on the sidewalks and location of the 40 new parking spaces.

Ms. Jenkins showed slides of the parking and sidewalk locations. The original and new locations for sidewalks were shown. A sidewalk is along the east side, the sidewalk continues along the south and a sidewalk along the landscape buffer on the north. Connections to ADA ramps and striped crosswalks were shown.

Unreserved parking, staff's condition requires parking must be approximate to the building. Areas where parking will be reserved has been identified and they are negotiating with adjacent tenants. Ms. Jenkins assured the Commission the parking

spaces will be designated in easily accessible areas to building entries, prior to recording the development plan.

PUBLIC HEARING

Chair Gutierrez closed the hearing as there was no one wishing to comment.

COMMISSION DISCUSSION

Commissioner Hogan said he was glad this returned with agreement on some of the conditions. He asked clarification whether the north sidewalk of the building is outside the perimeter fence of the development.

Ms. Jenkins replied there is no fencing on the north side. A landscape buffer and driveway serve as the emergency access on the south side and for a private outdoor space. Otherwise, there is none.

Commissioner Hogan asked if landscape standards will apply to the additional parking places. He asked about the plans for the tree island between the building and the mall.

Ms. Jenkins reviewed where landscape islands are being constructed stating that all new improvements will comply.

Commissioner Hogan asked if tree islands will be added to the parking areas north of the new perimeter road.

Ms. Jenkins pointed out all the new areas, however nothing will be modified in the center of the field. Code requires a planting island when more than 20 cars are in a row. Some areas will be brought into compliance and there will be no rows with more than 20 cars.

Chair Gutierrez confirmed that other than the sidewalks and parking improvements there were no changes. He asked if parking will be identified for the apartments.

Ms. Jenkins said yes, and also identified that on the development plan. There will either be signage or marking on the asphalt. They will work closely with staff to ensure the condition is met appropriately.

MOTION: In Case #2020-2999, 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan, Commissioner Clow moved to approve the development plan subject to the conditions of approval and technical corrections recommended by staff. Commissioner Faulkner seconded the motion.

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

Ms. Paez believed the Findings of Fact were not in the packet. She offered to adjust the previous version to reflect that the applicant now agrees with all conditions and the development plan as approved. Staff can bring the Findings to the next meeting for approval.

Commissioner Clow noted the Findings were in the packet but for the April 1st hearing.

Chair Gutierrez suggested they approve Findings at the next meeting.

I. NEW BUSINESS

There was no new business presented.

J. STAFF COMMUNICATIONS

1. Informational Presentation:

    - Achieving and Maintaining a Resilient Water Supply for Santa Fe's Current and Future Needs (William Schneider, Water Resource Coordinator, Public Utilities)

William Schneider gave a power point presentation which is attached hereto as Exhibit "1".

    - Water Budget (Alan Hook, Water Resources Coordinator Assistant and Patricio Pacheco, Water Resources Analyst, Public Utilities)

Alan Hook and Patricio Pacheco gave power point presentation which is attached as Exhibit "2".

QUESTIONS:

Commissioner Hogan said he did not hear anything mentioned on the Aamodt settlement in terms of water distribution in the Upper Valley. He asked to hear more about that case.

Mr. Schneider explained the Aamodt is a County created water system to supply residents in the Nambe, Pojoaque and Tesuque system. The system is outside of the City's network. A concept that may be brought forth in the Santa Fe planning process is if the

Aamodt system could be linked with the Buckman Direct Diversion (BDD) to provide more resiliency.

Commissioner Hogan asked to confirm that none of the water coming through the system is from Buckman.

Mr. Schneider said that is correct; it is a separate water system and a separate water right with no bearing on the City's portfolio of water supply.

Mr. Schneider said the County acquired a combination of water rights they transferred into Aamodt. It is a combination of imported water from the Rio Grande primarily for the County and Native water acquired by the Bureau of Reclamation from San Juan Chama to meet the needs of the Pueblo.

Commissioner Hogan asked if effluent or wastewater is part of that system.

Mr. Schneider said, it is not but that will need to be revisited in the future.

Commissioner Hogan asked since Santa Fe cannot create new water rights, is it a game to bring water rights from some other place.

Mr. Schneider said that is the reason the City Water Division has the size pipe they need, to maximize the effluent. We are not creating new water rights, so all the systems are fully appropriated, actually over appropriated. To that point, he could not see a deal with Aamodt happening again in New Mexico because of the protest and legal opposition to transfers. Aamodt demonstrated it will be more and more challenging. We, as a Division, have been advocating for the need for the return flow pipeline to create a new source of supply. He said he could not emphasize that enough.

Commissioner Lawrence thanked staff for their presentation. She indicated he mentioned an upcoming meeting on April 29, but she did not hear a topic or purpose. She asked for more information.

Mr. Schneider explained the meeting is a "State of the Union" address for the Water Division on the outcome of the 2020 operations. They will discuss the rate of conservation and production rates and the effects of Covid, etc. It will highlight some processes in the planning effort of 2021 such as grants received, and efforts to build the integrated planning, development, and resiliency system. He offered to provide the agenda with the link for the meeting.

Mr. Berke asked Mr. Schneider what it would look like for the City to invest in an effluent water system to repurpose the 6,000 acre-feet of water used to water lawns.

Mr. Schneider said they explored that in detail in the 2017 Bureau of Reclamation City of Santa Fe Feasibility Study to optimize effluent. The City wastewater plant is by the airport

and the water and sewer systems run by gravity from Upper Canyon Road. It would be cost prohibitive for the City to pump effluent water for use in outdoor watering. It would be very expensive and have an environmental impact on energy in addition to the cost to construct. The Division feels the City is better served to focus on outdoor water reduction. Albuquerque is making strides with that. Also emphasizing the need for the return flow pipeline to capturing the effluent adversarial and bring it back to the BDD for reuse.

Commissioner Faulkner asked if one expense is that potable water and effluent water cannot be in the same water line. And, if we use too much effluent water it will cause an imbalance of what New Mexico owes to Texas, opposed to other states.

Mr. Schneider said she was generally correct. He added even with the Santa Fe community and the needs of downstream and cultural uses. That is why he continually emphasizes that the pipeline is designed solely to maximize the San Juan/Chama portion of the effluent. That allows them to keep water that originates in the Santa Fe Basin. He said to Commissioner Faulkner's point, the City has to share the water and some of the entities have rights to the Native water. The contract water - San Juan Chama water - is exclusive to the City with the Department of Interior and an asset that cannot be squandered.

Commissioner Faulkner asked if Santa Fe couldn't capture gray water like some cities allow for watering outdoors. She asked if that was being considered.

Mr. Schneider said that was a big initiative through the Water Conservation Committee a few years back and is considered and being adopted by other cities. But it is an economies of scale and the systems are very expensive. Some of the catchment system described should be integrated into the development and legally could be done within certain requirements.

Commissioner Faulkner said there are a lot of people in her neighborhood who would like to capture graywater that has no biohazard materials to water their trees and gardens, etc. She thought it would be good to get that information to the public because some people assume it is illegal.

Mr. Schneider said that can be integrated into the Santa Fe 2100 water planning processes. It dovetails with the land use and water bank aspects as adaptation strategies.

Mr. Pacheco mentioned the City has a Laundry to Landscape Program that covers the cost up to $275 for the retrofit if you apply to the Water Conservation Program with the receipt. The program only applies to laundry, not sinks because of bacteria.

Commissioner Faulkner said she advises a couple of activist groups in her area from time to time. They publish fact-based information frequently on Next Door News. She may be contacting Mr. Schneider to get the link to post so people can learn about the program. She said she was certain there are a lot of people who would use it.

She thanked everyone for their great presentations.

Mr. Hook offered to add the link to Save Water Santa Fe which has all of the programs. The State passed a code on graywater usage with a list of things to avoid in graywater systems and what can be adopted.

Commissioner Faulkner said she will be sure those posting on Next Door have access to that website.

Mr. Berke said the Water Company also has an account on Next Door and they can send the information out. He thought that had been done once or twice before.

Commissioner Clow asked how the water rates interact with conservation. She thought it seemed Santa Fe has some of the highest water rates.

Mr. Hook replied the concept for conservation is new, large developments have to buy water rights. They are buying those from the Middle Rio Grande farmer and bringing it to Santa Fe with the idea that helps expand their capacity under the water utility. However, as demand goes up with more development, the price goes up. In some ways that creates a demand for fewer water rights, but for Santa Fe it creates conservation. A development has to provide the water rights before they develop which regulates the City's demand capacity.

Commissioner Clow said she was talking about the water rates paid by users.

Mr. Hook said there is some disconnect related to the purchase price of water rights. The water rate structure is based on a two-tier system and the rate is higher over 7000 gallons per month in the winter. In the summer over 10,000 gallons the rate increases almost 3 times the amount per thousand gallons. That is an incentive to save water. Also, rebate programs through the Conservation Office have been a great incentive to replace old washing machines. But as the Conservation Office has become more successful, they have lost an opportunity to create further conservation efforts. The focus now is on reducing outdoor water use. People ignore the freeze date and start planting more as things get warmer and the irrigation season is expanding. They are trying to incentivize that reduction.

Mr. Schneider agreed. They show roughly a 30% reduction in demand after the City acquired the water system in 1995. It is hard to untangle what ratio contributed to that; if it was toilet retrofits, conservation, or public outreach. A reuse system for turf irrigation was implemented at the MRC but they also raised rates at the same time. He hasn't been able to decipher how many acre feet of water was saved.

Commissioner Clow asked how Santa Fe rates compare with other cities.

Mr. Schneider said the highest tier is some of the highest rates but is misrepresented that it is a small portion of overall consumers. Ultimately, they do subsidize some of the higher expenses through higher rates. He defends that because there are four unique sources of supply. The City/County funded the BDD entirely with minimal federal funding and maintains two 100-year-old dams. It is an expensive system to maintain.

Mr. Hook indicated other municipalities have higher rates than Santa Fe, such as Santa Cruz in California. Mr. Hook said we were probably the highest in New Mexico but not in the West. A potential incentive has been discussed for three tiers for those doing graywater conservation to have a lower tier. The water that is used that makes its way back to be recycled is not as detrimental when lost to outdoor use.

Mr. Hook said regarding Mr. Berke's point, he has heard of package plans in other communities that could be looked at to potentially incentivize those using effluent in the regional areas of the City. The problem is where they could cite those, and it would be a large leap to get to the point of citing infrastructure.

Commissioner Piccarello asked what a pipeline for the return would look like and if a higher energy on the way back.

Mr. Schneider said only a lift of 700 feet could be taken from the Paseo Real past the MRC and down the old Buckman Road through a gravity line. The bidders for the engineering design will be asked to incorporate turbines to recapture the energy as it comes down the pipe to the Rio Grande. A cost-benefit analysis is needed to ensure it has merit. He thought it will and bringing the water back from the Rio Grande will have an energy component. There is a solar array at one station and they are looking at adding another. It is likely at some point in the near future, we may be totally on renewables on the Buckman Direct Diversion system.

Commissioner Piccarello said there is a lot of inefficiency in the parks irrigation system. She asked what effort is happening in the parks.

Mr. Schneider replied Santa Fe is unique with around 84 parks and a lot of small neighborhood parks on their own separate irrigation systems. Thankfully, MRC and Marty Sanchez and Swann Park use effluent. He thought back to the concept of reducing water, the City will look at targeting ways through CIP to improve irrigation systems for outdoor watering and effectively, consumption. There is a lot of work to be done and should have started yesterday.

Commissioner Piccarello asked if developments at higher elevation have a larger fee.

Mr. Schneider said they don't. It is tied to the rates and electricity is spread across all of the customers. He thought there could be more equity in how the electrical cost is split up because higher tanks are more costly than gravity rolling it down.

Mr. Hook said the City has tried to target off-peak demand management and move water at that time, and the BDD often produces water at night. The focus is to save money and be more efficient by the use of off-peak production.

Chair Gutierrez confirmed the three sources as being the reservoirs, wells and Buckman. He asked if all of those are used equally for consumption.

Mr. Schneider explained that could deviate if the pipeline is approved. Currently about half of the demand is met with the Buckman Direct Diversion and the other 35% is met with Canyon Road's surface water from the Santa Fe River. There has been a paradigm shift with renewable surface water as the primary and groundwater used for drought and emergencies. That could shift with two considerations: 1) dam safety to ensure the water is not too high or too low in the reservoirs; and 2) the BDD, because of the contractual obligations which primarily is surface water.

Chair Gutierrez indicated that the Santa Fe River starts in the mountains above the reservoirs, is captured by the reservoir and the overflow goes from there. He asked how they gauge what is kept in the reservoir in case of fire.

Mr. Hook replied both reservoirs can store approximately 4,000 acre-feet, but they have the right to divert 5,040 acre-feet for the Santa Fe River. Demand last year was just under 9,000 acre-feet and the reservoirs provide them a great supply. Year to year they don't want to go below 20% storage. Yield from the Santa Fe River starts at Santa Fe Lake and is about 4,300 acre-feet per year. To reach up to 5,040 requires carryover storage from year-to-year.

Chair Gutierrez said with the annexation of the County in the southern part of the City, some people are on wells. He asked how they are treated and what happens to the wells.

Mr. Hook said there is a Domestic Well Ordinance. The concept is if within 300 feet of the main line you have to hook up to the City's water system. The exception is if it is more costly for a homeowner to hook up to the City's main line than drilling a domestic well. Some customers further down Alameda north of the Santa Fe River and further west are all on domestic wells. There is no City infrastructure there yet because infrastructure is built as developments are permitted and developers are charged for utility expansion.

Chair Gutierrez asked if someone drilled a well but never did anything with it and then hooked up to City water, could they use the well for landscape, etc.

Mr. Schneider said there is a protocol under the State Engineer that the well be capped, but the owner has the right to keep that water right to their well. A new City program was started and a meter for well users is provided because well owners are required by the State to provide their water use. It is a win-win for the City to provide the online meter and download the information for new domestic well owners. The City must allow them to drill the well and still has that information. It is a good compromise.

Chair Gutierrez referred to a chart with the costs for types of businesses. He noted the fee for a laundromat is $12,500 per machine +3/4-acre foot. He asked how the 3/4 is calculated.

Mr. Schneider explained the .78 is calculated x 16,600, which is the total cost of $12,480.

Chair Gutierrez asked if a business is compensated, like Luna Laundry that recycles and puts a system in for recycling.

Mr. Schneider said a new business can use the previous two years of water use of the business that existed in that location prior to them to determine their future water use.

Mr. Hook added the City has a custom retrofit for commercial entities who save up to a quarter acre foot of water. They can receive up to $25,000 based on the program, regardless of whether a car wash or apartment complex.

Chair Gutierrez asked if businesses are recycling, other than carwashes or laundries.

Mr. Schneider said they allow an alternative water budget when a business can prove their water use will be more efficient. The City developed a chart of water use in 2009 based on an audit throughout Santa Fe.

Chair Gutierrez thanked the presenters for taking time to join them.

He asked if there were other staff communications.

Mr. Berke said each Commissioner will receive an iPad and any Commissioner that did not want one could let him know. He explained the functions of the iPad and informed them that the City will not continue using paper. He noted the Commissioners who said they did not need an iPad.

He said the meeting on May 6th will have a case on a special use permit for a car wash and a development plan, with recycled water. And the Casa de Todos final subdivision plat will be on the agenda. He anticipated many of the same participants and conversations from the Agua Fina subdivision meeting.

Director Isaacson provided an update on the Land Use FY2022 budget that was presented to Finance and the Governing Body will hear the final budget April 20th. They are taking advantage of the Development Fees Act. The 3% allowance will be used for an FTE and a planner position. Most of the work done by Carlos Gemora and tracking data around development growth will be the responsibility of the planner. The person will be introduced to the Commission once approved.

Land Use is also adding three more FTEs in the development section for a construction inspector, permit technician, and plans examiner. In addition, they will unfreeze four vacant positions. They have received $64,000 to match certified local government historic preservation grants. They hope to continue working with the SHPO (State Historic Preservation Office) to fund historic planning preservation efforts. They received $150,000 that was in the previous fiscal year budget to update the Land Use Code and $200,000 to support a growth management planning study for Santa Fe. The increases amount to about 20% in the budget, on top of other categories that will be restored such as travel, training, office supplies, archives, etc.

Chair Gutierrez complimented the Director on a great job.

Mr. Berke reported on the Zia Station Case. City Council approved the station, both general plan amendments and three re-zonings, including the South Central Highway Corridor and the preliminary development plan. The testimony and questions were good. The next step is the general plan amendment and rezoning was completed. The request to vacate Galisteo and the right-of-way will go to Public Works Committee. A resolution has to be passed and it goes back to Public Works and then comes to the Planning Commission for final decision. The development plan is contingent on approval.

Also, a final development plan will come before the Commission. That does not require an ENN (Early Neighborhood Notification) as long as consistent with the development plan. He anticipated the Commission will see the requests within the next six months, if not sooner. The developer wants to break ground by the end of the year.

Mr. Berke said City Council tied in interesting conditions of approval, such as looking at and implementing arroyo stabilization for a 500-year storm event, and the DOT participated in the meeting and a person in charge of Rails. City Council required a light like the HAWK and a right-of-way as a condition of approval from the DOT.

K. MATTERS FROM THE COMMISSION

Commissioner Faulkner indicated a date was set for the first meeting of the Policy Committee. They will review their mission and purpose and do administrative work like identifying priorities. Staff will be included in the first meeting. She hoped to provide substantive update by the next Commission meeting.

Chair Gutierrez said when driving by South Meadows, he wondered how the Commission could find out what steps have been taken regarding traffic calming because school is starting again.

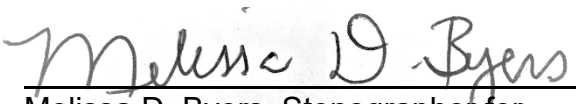
Director Isaacson offered to look into that. He said Councilor Rivera among others had introduced legislation regarding that intersection. He would look into that and report back

at the next meeting. Then he could advise them on how best to pursue traffic calming, among other issues.

L. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 7:57 pm.

Submitted by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

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

Case #2020-2999

4250 Cerrillos Road; Santa Fe Place Mall Apartments Development Plan
Applicant's Name – Santa Fe Mall Property, LLC
Agent's Name – JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on March 4, 2021, and April 15, 2021, upon the Application (Application) of JenkinsGavin, Inc., agent for Santa Fe Mall Property, LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to construct a 161,433 square foot residential structure for 141 dwelling units (Project). The property is approximately 3.25 acres, is zoned SC-3 (Regional Shopping Center District), and is located within the Suburban Archaeological Review District (Property).

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. Under the Santa Fe City Code (SFCC) Section 14-3.8(B)(3)(a), a development plan is required for proposed development with a "gross floor area of thirty thousand square feet or more and is located within any zoning district of the city."
2. SFCC Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
3. A pre-application conference was held on October 8, 2020 in accordance with SFCC Section 14-3.l(E)(1).
4. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
5. The Applicant conducted a virtual ENN meeting on December 2, 2020. No members of the public attended.
6. Code Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).

8. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
9. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
10. SFCC Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC Section 14-3.8(D).
11. 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 prior to making a decision.

Conditions of Approval

12. At the March 4, 2021, hearing, much of the discussion focused on two of the Conditions of Approval set forth in Table 1 of the Staff Report: Condition #4 (parking) and Condition #8 (sidewalks).

Condition #4: Designated Parking

13. Condition #4, recommended by the Current Planning Division, provided that "All required parking shall be designated and marked for the residential component and shall be located adjacent to the apartment complex."
14. The Santa Fe Place Mall previously came before the Commission in 2019 and obtained approval of a Development Plan to reduce required parking from 5 parking spaces for every 1000 square feet of development to 4 parking spaces for every 1000 square feet of development, based on a parking study (Case #2019-722).
15. The required number of parking spaces for the Project is 184 spaces.
16. The Applicant initially proposed meet the parking requirement by providing 144 on-site parking spaces, including 135 new spaces in a parking structure and 9 new "surface" parking spaces, and 40 off-site parking spaces. The 40 off-site spaces would not be designated or reserved for use by the apartment complex and would be shared with the commercial shopping center.
17. The Applicant sought approval of the shared parking plan pursuant to SFCC Section 14-8.6(B)(4)(d), which allows for the approval of shared parking plans under certain circumstances.
18. At the hearing, staff opined that the proposal to provide shared parking spaces was unreasonable because the spaces would be located too far away from the residential complex. This was staff's basis for imposing Condition #4.
19. The Commission finds that, as proposed by Applicant, the off-site parking spaces could be located an unreasonably long distance from the residential complex and that forcing renters to walk long distances at night would present a safety concern.
20. At the March 4, 2021 hearing, staff proposed an amendment to Condition #4 that would require the Applicant to provide all required parking spaces on-site by incorporating the required parking spaces into the subject parcel through the Applicant's proposed lot line adjustment and designating all required parking spaces for use by the apartment complex.

21. At the April 15, 2021 hearing, the Applicant testified that the Applicant was willing and able to comply with Condition #4, as amended by staff, by incorporating the required parking spaces into the subject parcel through the Applicant's proposed lot line adjustment and designating all required parking spaces for use by the apartment complex.

Condition #8: Sidewalk on South Side of Building

22. Condition #8, imposed by the Metropolitan Planning Organization (MPO), would require the Applicant to "Construct east/west sidewalks along the north and south sides of the building to make a continuous sidewalk loop."
23. The Applicant proposed to construct new sidewalk around the east, north, and west sides of the new apartment building, but not to construct a sidewalk along the south side of the building.
24. At the hearing, MPO staff explained that constructing the sidewalk along the south side of the building, between the building and the Ring Road, would provide a more direct route for pedestrians, which would decrease walking time and distance, and increase safety by preventing people from walking down the road.
25. MPO staff explained that there is a large density of new residential construction in this area, including the Project and the previously approved Turquesa Apartments, located to adjacent to the South side of the Project site. Additionally, a new transit center will be going in directly across from Cerrillos Road.
26. MPO staff noted that future residents and visitors will have many potential destinations surrounding the Project site, including restaurants, the mall, and the Arroyo Chamiso Trail.
27. MPO staff explained that multiple planning documents support the proposed condition to require additional sidewalk along the south side of the building, including the Santa Fe Metropolitan Pedestrian Master Plan, the Transportation chapter of the City of Santa Fe General Plan, the Sustainable Santa Fe 25-Year Plan, and long-range planning exercise conducted by City staff to re-envision how Santa Fe's malls serve the community.
28. MPO staff recommended that it is critical for the Commission to address pedestrian connectivity as part of this project.
29. At the April 15, 2021, hearing, the Applicant testified that the Applicant was willing and able to comply with Condition #8 to add a sidewalk along the south side of the building.

Development Plan Criteria

30. SFCC Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
31. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC Sections 14-2.3(C)(1) and 14-3.8(B)(4).
32. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, without fulfillment of all conditions and technical corrections recommended by City staff, would adversely affect the public interest.
33. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses

of the abutting property and other properties in the vicinity of the Project. The size and scale of the existing buildings are compatible with surrounding properties. The proposed buildings provide a transitional buffer to the Nava Ade Subdivision to the East and Southeast while providing a synergetic compatibility for the Santa Fe Place Mall to the north and business park to the south. The mix of architecture in the area along with proposed building architecture is a range of territorial/contemporary vernacular with similar attributes found throughout the area.

34. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
35. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded, and compliance with all conditions is necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.
4. The development plan should be approved because all procedural requirements and criteria for development plan approval have been met.

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

The Development Plan for the Project is approved subject to the conditions and technical corrections set forth in the staff report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(4), (6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____

Brian Gutierrez — Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: April 20, 2021

TO: Planning Commission

VIA: Elias Isaacson, AICP, Planning and Land Use Director *ESI*
Noah Berke, AICP, Planner Manager, Current Planning Division *NLB*

FROM: Lee Logston, AICP, Senior Planner, Current Planning Division *LL*

Case #2021-3413. 4149 Fairly Road Special Use Permit and Development Plan Time Extension. Fredrick Lucas, Agent, for ZZYZX Corporation, Owner, requests a time extension for the Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

I. RECOMMENDATION

The Land Use Director recommends **APPROVAL** the Applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

The Fairly Farms Urban Agriculture Special Use Permit and Development Plan (Case #2018-20) was approved by the Planning Commission on April 5, 2018. The Planning Commission adopted Findings of Fact and Conclusions of Law on May 9, 2018, making this the date of final action and thus their approval expiration date. If the Planning Commission approves this extension, the expiration date will be May 9, 2022.

The approval consisted of a Special Use Permit for an Urban Farm Ground Level, greater than one acre, and a Final Development Plan for greenhouses on four separate parcels totaling approximately 9.8 acres. The owner of the property is requesting the one-year extension of the Special Use Permit and Final Development Plan (Exhibit C).

As stated in the approval criteria, the administrative extension may not approve revisions to the

development approvals or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions

(2) Administrative Extensions

(a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

(b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One Year Time Extension

EXHIBIT B: Applicant Materials

1. Time Extension Application
2. Letter of Application

EXHIBIT C: Staff Supplement

1. Staff Report Case #2018-20 – April 5, 2018 Planning Commission
2. Item #2018-0467 Findings of Fact & Conclusions of Law
3. Planning Commission Minutes April 5, 2018
4. Development Plan

City of Santa Fe, New Mexico

Case #2021-3413
Fairly Farms Time Extension
Planning Commission
May 6, 2021

Exhibit A

Land Use Director Letter of Approval

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

April 23, 2021

Fred Lucas
ZZYZX Corp.
369 Montezuma Avenue Ste. 144
Santa Fe, NM 87501

RE: Request for Time Extension of Development Approval(s) per SFCC Section 14-3.19(C) for Fairly Farms Special Use Permit and Final Development Plan

Dear Mr. Lucas,

I have reviewed the request you submitted on April 15, 2021 for a 1-year time extension of the following approvals:

> **Case #2018-20. 4149 Fairly Road Special Use Permit and Development Plan.** Fredrick Lucas, agent for ZZYZX Corporation, requests approval of a Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager).

I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, since the Planning Commission granted approval on April 5, 2018. Therefore, in accordance with SFCC Section 14-3.19, a one-year time extension is approved for the Fairly Farms Special Use Permit and Final Development Plan, subject to the original conditions of approval as approved by the Planning Commission of the City of Santa Fe on April 5, 2018.

The time extension will allow the plat to be recorded prior to the extended deadline, as provided in SFCC Section 14-3.19. The approvals will expire if you do not record the plat prior to May 6, 2022. SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may accept, reject or modify this approval.

Feel free to contact me at 505-955-6830 if you have questions regarding this matter.

Sincerely,

Elias Isaacson

Elias Isaacson
Land Use Department Director

Cc: Project File

City of Santa Fe, New Mexico

Case #2021-3413
Fairly Farms Time Extension
Planning Commission
May 6, 2021

Exhibit B

Application Materials

1. **Application**
2. **Applicant Letter**

TIME EXTENSION REQUEST

Parcel Information

Project Name: Fairly Road Farm Project Development Plan

Address: 4149 Fairly Road, Santa Fe, NM 87507 Zoning: R1 & R5

Previous Approvals: Development Plan and Special Use Permit Case #2018-20 Purpose of Amendment: Time Extension

Property Owner Information

Company Name: ZZYZX Corp

Name: Lucas (Last) Fredrick (First) C (M.I.)

Address: 369 Montezuma Ave. (Street Address) 144 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: (505) 699-9175 E-mail Address: fred@kureforlife.com

Applicant/Agent Information (if different from owner)

Company Name:

Name: (Last) (First) (M.I.)

Address: (Street Address) (Suite/Unit #)

(City) (State) (ZIP Code)

Phone: ( ) E-mail Address:

Correspondence Directed to: ☐ Owner ☐ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at:

I/We authorize to act as my/our agent to execute this application.

Signed: Date:

Signed: Date:

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Date: 03.26.2021

Requested Extension of Fairly Farms Development Plan Recordation
Case # 2021-3413

April 15, 2021

To Whom It May Concern,

We would like to formally request an extension to the deadline for recording our Development Plan and Special Use Permit: Case #2018-20, 4149 Fairly Road Special Use Permit and Development Plan.

The reason for the requested extension is to give us more time to secure an engineer's estimate and financial guarantee for the Curb and Gutter aspect of the project.

Thank you

Fredrick Lucas
Vice-President, ZZYZX Corp

City of Santa Fe, New Mexico

Case #2021-3413
Fairly Farms Time Extension
Planning Commission
May 6, 2021

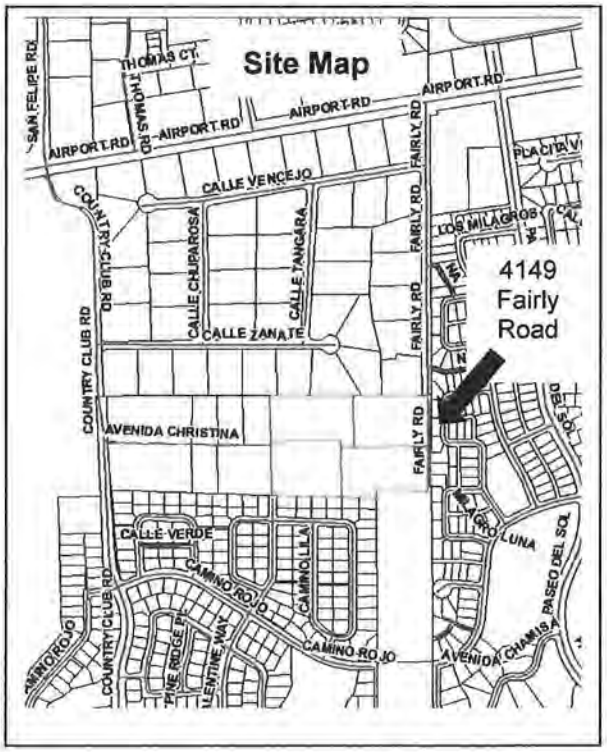
Exhibit C

Case #2018-20 Materials

1. **Staff Report Case #2018-20 April 5, 2018**
2. **Item #2018-0467 Findings of Fact and Conclusions of Law**
3. **Planning Commission Minutes April 5, 2018**
4. **Development Plan**

Land Use Department
Planning Commission Staff Report

Case No:	2018-20
Hearing Date:	April 5, 2018
Applicant:	Fredrick Lucas, ZZYZX Corporation
Request:	Development Plan & Special Use Permit
Location:	4149 Fairly Road
Case Mgr.:	Lee Logston
Zoning:	R-5 (Residential – five dwelling units per acre) & R-1 (Residential – one dwelling unit per acre)
Overlay:	None
Pre-app Mtg:	November 16, 2017
ENN Mtgs:	December 5, 2017 & February 18, 2017
Proposal:	Special Use Permit for Urban Farm Ground Level, Greater Than One Acre & Development Plan Approval



Case #2018-20. 4149 Fairly Road Special Use Permit and Development Plan. Fredrick Lucas, agent for ZZYZX Corporation, requests approval of a Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager).

I. RECOMMENDATION:

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report.

Two motions will be required in this case:

- *Approve the Development Plan subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve the Special Use Permit subject to the conditions of approval and technical corrections recommended by staff.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	The Developer shall make an irrevocable offer to dedicate the existing 30' wide roadway, utility easement that is located along the eastern boundaries of lots 2 and 3 and that was previously granted on plat book 313, page 005. The language of the irrevocable offer to dedicate Right-of-Way (ROW) shall be approved by the Public Works Department (PWD) prior to recordation of a ROW dedication Plat.	Public Works Department/Traffic Engineering Division	Prior to Development Plan Recordation
2	The Developer shall provide a design for sidewalk and curb along the frontage of lots 2 and 3 within the 30' north-south easement. The design shall be approved by the PWD.	Public Works Department/Traffic Engineering Division	Prior to Development Plan Recordation
3	The Developer shall construct Curb and Sidewalk per the approved design along the Western edge of the 30' north-south easement through lots 2 and 3. Sidewalk Construction must be included in the plans for the Building Permit.	Public Works Department/Traffic Engineering Division	Prior to Issuance of a Certificate of Occupancy
4	The existing dwelling unit(s) is served by an on-site septic system. The existing dwelling unit(s) shall be required to connect to the City public sanitary sewer system. There is a public sewer manhole located at the southwest corner of the property to which the dwelling unit(s) may connect via a private sewer service line extension to the manhole.	Public Utilities Department/Wastewater Division	Prior to Issuance of Building Permit
5	Wastewater Utility Expansion Charges (UEC) for each lot shall be due at time of building permit application The Applicant shall contact Stan Holland (955-4637) with the Wastewater Division to make the payment for the Wastewater Utility Expansion Charge.	Public Utilities Department/Wastewater Division	Prior to Issuance of Building Permit
6	If a storage tank is not provided for fire suppression needs, this condition will apply. If water service is needed for the development, an Agreement to Construct and Dedicate (ACD) from the Water Division may be required for these lots. A water plan must be submitted directly to the Water Division and approved prior to obtaining an ACD.	Public Utilities/Water Division	Prior to Obtaining Water Service
7	Development Plan to be recorded must meet standard format with required information, signatures, etc. An example has been provided.	Land Use Department/Technical Review Division	Prior to Recordation

8	The applicant shall provide a water-holding tank to meet fire suppression requirements. Tank shall be engineered by a Fire Suppression System Engineer with a water capacity based on the total cubic feet of all structures to be built on the properties. This design must be approved by the Santa Fe Fire Department before installation.	Fire Department	Prior to Issuance of Building Permit
9	Air filtration systems must be installed on all cannabis greenhouses in order to mitigate odor from cannabis cultivation.	Land Use Department	With greenhouse construction permits

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 found in Appendix A.

III. EXECUTIVE SUMMARY:

The applicant is requesting both Special Use Permit and Development Plan approvals with this application. Subsection 14-6.2(H)(2) allows agricultural uses for commercial purposes in residential zones as a Special Use Permit for an *Urban Farm Ground Level, Greater than one Acre* in a residential zone. Subsection 14-3.8(B)(3) requires a Development Plan because the farm, at full buildout, will have more than 10,000 square feet in a residential zone. The City adopted its Agricultural Uses Ordinance in 2016 (Ord. No. 2016-41) and this is the first application of that ordinance.

Organic Farm Element

The applicant intends to develop the 10-acre site as a sustainable, organic urban farm, and medicinal cannabis growing operation. The project will be the first of its kind in Santa Fe, integrating many sustainable technologies and ultra-low water use techniques to provide organic food and educational opportunities for the community. The project will include providing organic fruits and vegetables to the Santa Fe Public School system, and provide a seasonal opportunity for Santa Fe residents to participate in Community Supported Agriculture programs. Educational programs may be held occasionally on the site for local residents and students at the Community College. Parking is provided both in a gravel lot and along access drives.

Cannabis Element

Staffing for the cannabis greenhouse operations will be minimal as the greenhouses are advanced, self-contained units requiring little maintenance. The applicant anticipates building just a few greenhouses to start, adding new greenhouses as finances allow, and operations grow. The medicinal cannabis element of the project is what will provide the resources needed to fund the farm's food and education projects.

State Requirements for Cannabis Production

City ordinances will determine land use and site design by the specific criteria in the special use permit and development plan. Medicinal cannabis cultivation will be regulated by the New Mexico Department of Health Medical Cannabis Program (NMDOHMCP) and the rules and regulations therein. The specific requirements set forth by the NMDOHMCP can be found in the New Mexico Administrative Code (NMAC) section 7.34.4. In order for the facility to be approved by the State for the production of medical cannabis, the following criteria must be met:

- The areas of cannabis production must integrate an adequate security system, including a security fence, perimeter cameras, cameras in every room or area containing cannabis, a camera monitor station with visible access to all camera feeds on site, and locking doors to all rooms/areas containing cannabis.
- A sophisticated inventory tracking system must be in place, including software for tracking every single plant grown (from seedling/clone to harvest), every gram of cannabis harvested and processed, and every stage of growth in between.
- The location must adhere to all local ordinances and regulations and must be no less than 300 feet from any school, church, or daycare.

Economic Impact

This farm will have positive economic impacts on both a local and state level. Locally, it should provide up to twenty jobs at the farm. Cannabis cultivation will allow the applicant to open additional dispensaries over time, creating more employment as the medicinal cannabis industry continues to grow. The State collects taxes and licensing fees as well, and stands to gain a major source of revenue if New Mexico legalizes recreational use of cannabis in the future. Further discussion of economic benefits is found in the applicant's materials in Appendix E.

Structures and Site

Pursuant to Subsection 14-6.3(B)(2)(b)(ii), the greenhouses and other structures are considered accessory structures in that they are "subordinate or incidental to and on the same lot of such use or structure or on *a contiguous lot* in the same ownership" of the existing primary structure.

Two types of greenhouses will be built. A 3,000 square foot "high tunnel" style greenhouse for fruit and vegetable production will be 20' high with open ends. The environmentally controlled greenhouses for cannabis cultivation are completely enclosed and are only 12' high, with a 1,800 square foot footprint. Cannabis greenhouses would have a small "airlock" entry vestibule, and advanced air filtration systems to prevent cannabis odor from escaping the greenhouses. The State does not require any such filtration, but the applicant intends to do it as a courtesy to the neighbors. This also serves their security interests in terms of not drawing attention to the operation.

Artificial lighting used in cannabis cultivation is also contained within the greenhouses. The only visible light will be lighting at the entry vestibule, similar to the light on a home's front porch. Minimal lighting will be placed around the site as needed for negotiating the site at night, but all will be properly shielded and of a residential scale. Floodlights are not necessary for operations or security.

Wrought iron or similar style security fencing will be erected around the perimeter of the cannabis cultivation area. Infrared cameras will be used to monitor the cannabis cultivation area, but in accordance with state law, police services would be used for any actual security issues. The plan represents the envisioned layout, but some changes in greenhouse spacing might be made once operations increase. Proper setbacks from property lines and other structures will be maintained.

Phasing and Growth

Greenhouses will be built gradually over time, as well as a few ancillary support and storage buildings. A portion of the site will be planted as a fruit orchard. The first phase of development will include a security

fence, a warehouse structure, and up to five greenhouses. The applicant is not proposing a rigid phasing plan. The applicant would like to grow the farm organically, adding new greenhouses as they can be afforded and integrated into farm operations. The applicant plans to set up an electrical and water grid according to the greenhouse positioning shown on the plan. This would allow greenhouses to be easily built and "plugged into" the grid. The greenhouses are very energy efficient, so the farm will not have major electrical needs. If any additional easements are required to bring more electricity to the site, this would require a revision to the plan.

The development plan shows the proposed "build out" of the site. Ultimately, growing operations are limited by the state in terms of plant count, and potentially limited by the greenhouse space required to grow them. Under current techniques, a greenhouse could accommodate up to sixty plants. As such, the proposed plan shows more greenhouses than current State plant count limits would allow. With this plan, the applicant is trying to anticipate future increases in allowed plant counts, growing efficiencies yielding larger plants, and future demand in the industry. The City can limit the potential growth in operations at the site through this development plan and any future amendments.

The proposed Urban Farm Special Use Permit and Development Plan meets all development standards and will not create or increase any non-conformities with Chapter 14. Future incremental development on all lots will be required to comply with the provisions of this special use permit and development plan, as well as all other applicable current regulations of the Land Use Development Code. All planned structures for farming operations are of similar scale to homes in the surrounding neighborhood.

IV. EXISTING CONDITIONS:

Direction	Property Address	Zoning
North	Country Club Gardens Estates	R-1 (Residential – one dwelling unit per acre)
East	Los Milagros Subdivision	PRC (Planned Residential Community)
South	Colonia Prisma Subdivision	PRC (Planned Residential Community)
West	6401 & 6044 Avenida Christina	R-1 (Residential – one dwelling unit per acre) & R-5 (Residential – five dwelling units per acre)

The site consists of four residentially zoned parcels, all of which are approximately 2.5 acres. Of the total of ten acres, approximately 7.5 of them have always been vacant, with the exception of a small casita on the southeast parcel. The largest existing structure is a commercial structure on the southwest parcel that predates annexation into the City. This structure has two ADA compliant restrooms. The property further includes a small caretaker's residence and another small shed. Residential zoning allows the greenhouses to be treated as accessory structures on contiguous lots in the same ownership of the existing primary structure.

Traffic and Access

A Traffic Impact Analysis (TIA) was not required by the Traffic Engineering Division for this development plan. Operations at the farm are not expected to generate significant traffic, and will generate far less traffic than residential development on a similar scale would. Water efficient greenhouse educational programs with the Community College would only involve one or two people as interns at a time. The Community Supported Agriculture Programs would only involve the shipping of food baskets from the farm. No part of the operation will draw large groups of people to the farm. The applicant expects the

equivalent of one or two small cargo vans coming and going a couple times a day.

All four parcels are accessed via a gravel drive extension of the otherwise paved Fairly Road. Fairly Road is a 50' public right-of-way, 30' of which is on the subject properties' eastern edge. The other 20' of easement is owned by Homewise, and is an extension of the property to the south. The applicant will be required to dedicate the easement to the City and to provide a design for sidewalk, curb and gutter before recordation, and will be required to construct this curb and sidewalk as a part of their first Construction Permit. Eventually, the road will be paved and completed when the Homewise property develops.

Water and Sewer

The existing dwelling units are currently served by an on-site septic system, but are within 200 feet of a public sewer line on Valentine Way, which abuts the southwest corner of the southwest parcel. All structures requiring sewer service will be required to connect to the City sewer system via a private line. As mentioned previously, there are two ADA compliant bathrooms in the main structure on the property, as well as a bathroom in the casita/residence.

The applicant does not plan to connect to City water. The property is on a private well, which includes five acre feet of water rights. All proposed farming activities would draw from this well, or use water reclaimed from various catchment systems on site. Reclaimed water will be stored in underground cisterns and above ground ponds. As much as 80% per gallon of the water used in cannabis greenhouses can be reclaimed due to greenhouse environmental controls and advanced irrigation techniques.

Fire

All existing buildings and proposed greenhouses will be accessible to fire trucks via the private central access loop road and a private gravel access road at the north end of the property. City of Santa Fe Fire Department fire suppression requirements will be met by the installation of a dedicated water-holding tank for Fire Department use. A Fire Suppression System Engineer will design the tank, which would draw from and store private well water. Water capacity will be based on the total cubic feet of all enclosed structures proposed for the property. The Fire Marshal has approved this plan, and will approve the holding tank design before construction. General notes regarding fire code requirements will be added to the plat as listed in Appendix A.

V. EARLY NEIGHBORHOOD NOTIFICATION

An ENN was held for both the Special Use Permit and the Development Plan on February 8, 2018. Six neighbors attended. The applicant fielded questions about potential noise, light, visual, and odor impacts of the operation, pests, and security. Neighbors were excited about the community serving organic farming element of the farm, and supportive of the cannabis-growing element. They expressed a preference for having a rural/farming neighbor over a housing development and associated impacts.

VI. SPECIAL USE PERMIT AND DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.6(D)(1) & SECTION 14-3-8(D)(1)

The Criteria for approval of Special Use Permits and Development Plans are the same and have been combined for purposes of efficiency:

Criterion 1: that Planning Commission has the authority and is empowered under the section of Chapter 14 described in the application to grant a special use permit and to approve the plan;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
Santa Fe City Code (SFCC) Section 14-2.3(C)(1) & (3) authorizes the Planning Commission to review and approve or disapprove Development Plans and Special Use Permits. *(1) Development Plans and Subdivision Plats* *Unless otherwise provided in Chapter 14, the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter. In all other instances, the planning commission shall provide advice and nonbinding recommendations.* *(3) Variances and Special Use Permits as Part of Subdivision or Development Plan Review* *If a request for variance or special use permit is part of a development plan or subdivision request requiring planning commission review, the planning commission shall hear and decide requests for variances pursuant to Section 14-3.16 and special use permits pursuant to Section 14-3.16.*	

Criterion 2: that granting the special use permit and approving the plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The term *"Public Interest"* is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Staff has reviewed the proposed special use permit application in accordance with Subsection 14-6.2(H) "Agricultural Uses". Subject to staff recommended conditions of approval, the proposed special use permit and development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The proposed greenhouses are consistent in footprint (1,800 and 3,000 square feet) and height (12 and 20 feet tall) with surrounding residences, and would be well under the 35-foot height limit permitted for non-residential structures in the R-1 and R-5 zones. They will give off no more light that surrounding homes and will generate less automobile traffic than single family homes would because they are not inhabited. Greenhouses are common accessory structures in residential settings, and are to be expected to accompany Urban Farming, a land use permitted as a special use in residential zones. The greenhouses will be well buffered from surrounding residences by distance and by generously landscaped setbacks.	

VII. EXPIRATION

Special Use Permits may expire as per Subsections 14-3.6(E)(1) & (2) "A special use permit that has not been exercised within three years from the date of the approval expires as provided in Section 14-3.19(B)(5). Approval of the special use permit may be extended as provided in Section 14-3.19(C). If the use approved by the special use permit ceases for any reason for a period of more than three hundred sixty-five days, the special use permit shall expire except as provided for government uses in Section 14-10.2(C)(2)."

Development Plans may also expire as per Subsection 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

Should the Commission approve the Special Use Permit and Development Plan, the expiration date would be May 5, 2021.

VIII. ABANDONMENT

Agricultural Uses allowed under a special use permit have abandonment of use provisions per Subsection 14-6.2(H)(15): "If an agricultural use ceases for any reason for three hundred sixty-five (365) consecutive days without the prior written approval of the land use director, the use shall be deemed to be abandoned. Any property used for agricultural purposes pursuant to this section shall be cleared and restored to the state in which it existed prior to commencement of the agricultural use. The property owner shall remove from the property all farm structures within ninety (90) days after the date the agricultural use is discontinued. Site clearing shall consist of: Physical removal of all farm structures, farm equipment and machinery; and disposal of all composting and agricultural waste in accordance with local and state waste disposal regulations; and stabilization of the site's vegetation as necessary to minimize erosion and invasive species encroachment. The land use director may allow the owner to leave landscaping in order to minimize erosion and disruption to vegetation. If the applicant fails to remove farm structures, farm equipment, and farm machinery in accordance with the requirements of this Subsection 14-6.2(H)(15) within ninety (90) days of the date the agricultural use is discontinued, the land use director shall proceed with enforcement actions as provided for in Section 14-11."

IX. ATTACHMENTS:

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Division Memorandum, Sandra Kassens
2. Wastewater Division Memorandum, Stan Holland, P.E.
3. Water Engineering Division Memorandum, Dee Beingessner
4. Technical Review Memorandum, RB Zaxus, P.E.
5. Landscape Memorandum, Martin Gabaldon
6. Fire Department Memorandum, Geronimo Griego

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photo
4. Street View Photo

EXHIBIT D: Early Neighborhood Notification

1. ENN Sign-In Sheet 2/8/2018
2. Guidelines & Request for Staff Attendance
3. Meeting Notes 2/8/2018

EXHIBIT E: Applicant Materials

1. Application Submittals
2. Urban Agriculture Permit Application
3. Legal Lot of Record
4. Proposed Development Plan

APPROVED BY:

Title	Name	Initials
Land Use Department Director	Lisa Martinez	
Land Use Planner Manager	Noah Berke	
Land Use Department Case Manager	Lee Logston	

ITEM # 18-0467

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

Case #2018-20
4149 Fairly Road Special Use Permit and Development Plan
Applicant's Name- ZZYZX Corporation
Agent's Name- Frederick Lucas

THIS MATTER came before the Planning Commission (Commission) for hearing on April 5, 2018 upon the application (Application) of Frederic Lucas as Agent for ZZYZX Corporation (Applicant).

The Applicant requests approval of a special use permit for an Urban Farm Ground Level, greater than one acre, and a development plan for four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre).

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

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant; there were 2 members of the public in attendance who offered testimony on the matter.
2. Table 14-6.1-1 requires approval of a special use permit for an Urban Farm Ground Level, greater than one acre in R-5 and R-1 districts.
3. Pursuant to Code §14-2.4(C)(2) the Board has the authority to hear and decide applications for special use permits as provided in Code §§14-3.6 (Special Use Permits) and 14-6 (Permitted Uses).
4. Pursuant to Code §14-3.6(B) the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Code Chapter 14.
5. Code Section 14-3.6(C) sets out the procedures to be followed prior to the grant by the Board of a special use permit, including:
    a. Approval of a site plan and other site development drawings necessary to demonstrate that the Project can be accomplished in conformance with applicable Code standards [Section 14-3.6(C)(1)];

b. Submittal of an application indicating the Code section under which the special use permit is sought and stating the grounds on which it is requested [Section 14-3.6(C)(2)]; and
c. That a special use permit is limited to the specific use and intensity granted, requiring a new or amended special use permit if the use is changed or intensified [Section 14-3.6(C)(3)].

6. Code Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
   a. *That the Board has the authority to grant a special use permit for the Project [Section 14-3.6(D)(1)(a)];* Subsection 14-2.3(C)(3) and Table 14-6.1-1 provide the authority for the Planning Commission to grant a special use permit for "Urban Farm Ground Level, greater than one acre" within an R-5 and R-1 zone.
   b. *That granting a special use permit for the Project does not adversely affect the public interest [Section 14-3.6(D)(1)(b)];* Subject to conditions of approval recommended by Staff, the granting of the special use permit for an Urban Farm Ground Level, greater than one acre will not adversely affect the public interest. Staff has reviewed the proposed special use permit application in accordance with Code Section 14-6.2(H) "Agricultural Uses". Subject to conditions of approval recommended by Staff, the proposed special use permit complies with minimum standards of Chapter 14.
   c. *That the Project is compatible with and adaptable to adjacent properties and other properties in the vicinity of the Project* [Section 14-3.6(D)(1)(c)].
      1) The proposed greenhouses are consistent in footprint (1,800 and 3,000 square feet) and height (12 and 20 feet high) with surrounding residences and are well under the 35-foot height limited permitted for non-residential structures in R-5 and R-1 zoned districts. They will give off no more light than the surrounding homes and will generate less automobile traffic than single-family homes. Use of advanced air-filtration systems in the environment controlled greenhouses will minimize odors associated with cannabis cultivation. Greenhouses are common accessory structures in residential settings and are to be expected to accompany Urban Farming, a land use permitted as a special use in residential zones.
      2) Orchards, open air vegetable plots, landscaping elements, and the continued use of existing structures help the site blend in with surrounding neighborhood.
7. Code Section 14-3.6(D)(2) authorizes the Board to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.
8. The Applicant submitted a site plan and an application indicating the Code section under which the special use permit was being sought and stating the grounds for the request.
9. Board staff provided the Board with a report (Staff Report) evaluating the factors relevant to the proposed special use permit and recommending approval by the Board of such special use permit, subject to the conditions set out in the Staff Report (the Conditions).
10. Pursuant to Santa Fe City Code (Code) §14-2.3(C), the Commission has the authority to review and approve or disapprove development plans.

11. Code §14-3.8(B)(1) requires Early Neighborhood Notification (ENN), notice and a public hearing on development plans in accordance with the provisions of Code §§14-3.1(F), (H) and (I).
12. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) an ENN meeting [§14-3.1(F)(2)(a)(iv)] and (b) compliance with Code Section 14-3.1(H) notice and public hearing requirements [Code §14-3.1(H)(1)(a)-(d)].
13. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
14. An ENN meeting was held on the Application on February 8, 2018 at the Genoveva Chavez Community Center.
15. Notice of the ENN meeting was properly given.
16. The ENN meeting was attended by representatives of the Applicant, City staff with five interested persons present and the discussion followed the guidelines set out in Code Section 14-5.3.1(F)(6).
17. Pursuant to Code §14-3.8(B)(3)(a), approval of a development plan by the Commission is required for a new development with a gross floor area of thirty thousand square feet in any zoning district.
18. Code §14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of Code (the Submittal Requirements).
19. The Applicant has complied with the Submittal Requirements.
20. Code §14-3.8(D)(1) sets out certain findings that must be made by the Commission to approve a development plan, including:
    a. *That it is empowered to approve the development plan for the Project* [§14-3.8(D)(1)(a)]. The Commission has the authority under the section of Code Chapter 14 cited in the Application to approve the development plan.
    b. *That approving the development plan for the Project does not adversely affect the public interest* [§14-3.8(D)(1)(b)].
        1) Subject to conditions of approval recommended by Staff, approval of the proposed development plan for Urban Farm as described in the application will not adversely affect the public interest. Subject to conditions of approval recommended by Staff, the proposed development plan complies with minimum standards of Chapter 14.
        2) The proposed use is identified as a permitted use in Table 14-6.1-1.
    c. *That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project* [§14-3.8(D)(1).
        1) The proposed greenhouses are consistent in footprint (1,800 and 3,000 square feet) and height (12 and 20 feet high) with surrounding residences and are well under the 35-foot height limited permitted for non-residential structures in R-5 and R-1 zoned districts. They will give off no more light than the surrounding homes and will generate less

automobile traffic than single-family homes. Use of advanced air-filtration systems in the environment controlled greenhouses will minimize odors associated with cannabis cultivation. Greenhouses are common accessory structures in residential settings and are to be expected to accompany Urban Farming, a land use permitted as a special use in residential zones.

2) Orchards, open air vegetable plots, landscaping elements, and the continued use of existing structures help the site blend in with surrounding neighborhood.

21. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the development plan be approved, subject to certain conditions (the Conditions) set out in such report.
22. The Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan [§14-3.8(D)(2)].
23. The Commission finds that Conditions set out in the staff report are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the General Plan.
24. The Applicant stated at the hearing that it accepted the conditions.
25. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met for approval of the development plan.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under the Code to approve the Special Use Permit requested for the Property.
2. The Applicable Requirements set forth in Code Section 14-3.6 for granting the requested Special Use Permit for Urban Farm Ground Level, greater than one acre have been met.
3. The special use permit granted herewith is granted for the specific use of the Property and intensity applied for and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code.
4. The Commission has the power and authority under the Code to review and approve the Applicant's proposed Development Plan for the Property.
5. The Applicant has met the criteria for approval of the Development Plan for the Property.

WHEREFORE, IT IS ORDERED ON THE __th OF MAY 2018 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 requested Special Use Permit is granted and the Final Development Plan for the Property is approved, both subject to Conditions.

John B. Hiatt
Chairperson

5.9.18
Date:

FILED:
Yolanda Y. Vigil
City Clerk

5/9/18
Date:

APPROVED AS TO FORM:
Richard B. Word
Assistant City Attorney

5/9/18
Date:

City of Santa Fe

CITY CLERK'S OFFICE
DATE 3/16/18 TIME 11:48
RECEIVED BY Guadalupe Gurule
RECEIVED BY

Agenda

PLANNING COMMISSION
Thursday, April 5, 2018 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
MINUTES: March 1, 2018

FINDINGS/CONCLUSIONS:
Case #2017-133. General Plan Amendment for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.
Case #2017-134. Rezoning for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.
Case #2017-140. General Plan Amendment for Housing Authority Hopewell-Mann Lease Tract.
Case #2017-139. Rezoning for Housing Authority Hopewell-Mann Lease Tract.
Case #2017-123. Estancias del Norte Preliminary Subdivision Plat and Variance Request.
Case #2018-12. 213 South El Rancho Road Subdivision.
Case #2018-09. Las Soleras Regional Park Final Subdivision Plat.
Case #2018-10. Las Soleras Tract 9A-1A Final Subdivision Plat.
Case #2018-04. Ross's Peak Final Subdivision Plat.

E. OLD BUSINESS
F. NEW BUSINESS

1. **Case #2018-18. Paseo Del Rio Final Subdivision Plat.** Jennifer Jenkins of JenkinsGavin, Inc., Agent for Secure Logistics, LLC, Owners, requests approval of a final subdivision plat for thirty six (36) single-family lots located at 5201, 5251, and 5299 Agua Fria. The property is approximately 9.55 acres and is zoned MU (Mixed-Use). (Margaret Ambrosino, Case Manager)

2. **Case #2018-19. Cerro del Norte Final Subdivision Plat.** JenkinsGavin, Inc., Agent for Summit Business Group, LLC, Owner, requests approval of a final subdivision plat for 32 residential lots on approximately 7.44 acres. The property is located between Fifth Street and the Rail Trail, north of the Casa del Cerro subdivision. The property is zoned R-5 (Residential- five dwelling units per acre). (Donna Wynant, Case Manager)

3. **Case #2018-20. 4149 Fairly Road Development Plan and Special Use Permit.** Fredrick Lucas, agent for ZZYZX Corporation, Owner, requests approval of a Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager).

4. **Case #2018-31. 551 Alarid Street General Plan Amendment.** Jeffery Seres of Studio Southwest Architects, Agent, representative for The Santa Fe Public Schools, Owner, requests a General Plan Amendment from Public Institutional to Community Commercial. The property is located at 551 Alarid Street and consists of approximately 2.90 acres. (Dan Esquibel, Case Manager).

5. **Case #2018-03. 551 Alarid Street Rezoning.** Jeffery Seres of Studio Southwest Architects, Agent, representative for The Santa Fe Public Schools, Owner, requests rezoning from R-8 (Residential-eight dwelling units per acre) to BCD-RED (Business Capitol District-Redevelopment Subdistrict) and Master Plan approval. The property is located at 551 Alarid Street and is approximately 2.90 acres. (Dan Esquibel, Case Manager)

G. STAFF COMMUNICATIONS
H. MATTERS FROM THE COMMISSION
I. ADJOURNMENT

NOTES:

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.

2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.

3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

SUMMARY INDEX
PLANNING COMMISSION
April 5, 2018

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C.	Approval of Agenda	Approved as amended	2
D.	Approval of Minutes & Findings and Conclusions		
	1. MINUTES: March 1, 2018	Postponed to the next meeting	2
	2. FINDINGS/CONCLUSIONS:		
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	• Case #2017-134. Rezoning for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.	Approved as presented	2-3
	• Case #2017-140. General Plan Amendment for Housing Authority Hopewell-Mann Lease Tract.	Approved as presented	3
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	• Case #2018-12. 213 South El Rancho Road Subdivision.	Approved as presented	5
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	• Case #2018-10. Las Soleras Tract 9A-1A Final Subdivision Plat.	Approved as presented	5
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F.	New Business		
	1. Case #2018-18. Paseo Del Rio Final Subdivision Plat	Approved as amended	5-7
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4.	**Case #2018-31. 551 Alarid Street General Plan Amendment**	Approved as presented	18-27
5.	**Case #2018-03. 551 Alarid Street Rezoning**	Approved as presented	18-27
H.	**Staff Communications**	Discussion	27
I.	**Matters from the Commission**	None	27
J.	**Adjournment**	Adjourned at 9:22 p.m.	27-28

PLANNING COMMISSION

Thursday, April 5, 2018
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Commissioner Jack Hiatt, Chair, on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

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

Members Present
Commissioner John B. Hiatt, Chair
Commissioner Sarah Cottrell Propst, Vice-Chair
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Piper Kapin [arriving later]

Members Absent/Excused
Commissioner Pilar Faulkner, Secretary
[One vacancy]

Others Present:
Ms. Lisa Martínez, Planning and Land Use Director
Mr. Noah Berke, Current Planning Division Manager & Staff Liaison
Mr. Richard Word, Assistant City Attorney
Mr. Lee Logston, Planner Senior
Ms. Donna Wynant, Planner Senior
Ms. Margaret Ambrosino, Planner Senior
Ms. R. B. Zaxus, Planning and Land Use Engineer
Mr. Carl Boaz, 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 Planning and Land Use Department and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

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

VOTE: The motion passed on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

D. APPROVAL OF MINUTES AND FINDINGS OF FACT MINUTES

1. Minutes:

- **March 1, 2018**

Mr. Berke noted that he was shown as present at the last meeting, but he was not present.

Mr. Word said there were some substantive changes and asked for more time with the minutes to make suggested amendments.

The minutes of March 1, 2018 were postponed to the next meeting.

2. Findings of Fact and Conclusions of Law

- **Case #2017-133. General Plan Amendment for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.**

MOTION: Commissioner Propst moved, seconded by Commissioner Hogan, to approve the Findings of Fact and Conclusions of Law for Case #2017-133, General Plan Amendment for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2017-134. Rezoning for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract.**

MOTION: Commissioner Hochberg moved, seconded by Commissioner Gutierrez, to approve the Findings of Fact and Conclusions of Law for Case #2017-134, Rezoning for Northerly Portion of Housing Authority Hopewell-Mann Lease Tract as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2017-140. General Plan Amendment for Housing Authority Hopewell-Mann Lease Tract.**

MOTION: Commissioner Hochberg moved, seconded by Commissioner Gutierrez, to approve the Findings of Fact and Conclusions of Law for Case #2017-140, General Plan Amendment for Housing Authority Hopewell-Mann Lease Tract as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2017-139. Rezoning for Housing Authority Hopewell-Mann Lease Tract.**

MOTION: Commissioner Garcia moved, seconded by Commissioner Hochberg, to approve the Findings of Fact and Conclusions of Law for Case #2017-139, Rezoning for Housing Authority Hopewell-Mann Lease Tract as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2017-123. Estancias del Norte Preliminary Subdivision Plat and Variance Request.**

Chair Hiatt announced that a motion for reconsideration has been made. The Commission at any time can reconsider a case. Any member who voted to approve the case can make the motion. Since the request has been made, he thought it was a good time to discuss it.

Chair Hiatt asked Mr. Word if this request to reconsider is on the matter of violation of requirements for notice.

Mr. Word said he gave his opinion on March 1 that there was no violation of the Open Meetings Act (OMA) or any City ordinance for the OMA. The allegation is that notice was not properly made for the March 1 meeting of which the Board resumed its deliberations and considerations regarding this matter. He gave his opinion to the Commission on March 1 when the matter was raised at that time. There have been no violations of the OMA or the City's Open Meeting Resolution. Those arguments were restated, and more detail was added in the request.

Chair Hiatt asked if there was any new information since the Commission took its vote factually that would need to be brought to the Commission's attention.

Mr. Word said there was none that he was aware of. The facts would be events that happened prior to the meeting. The allegations are that notice was not properly made and in particular, there was reference to the weekly list of meetings that the City publishes, and the fact that the Planning Commission's March 1 meeting was not included in the published version of the list. But he went through those facts at the March 1 meeting and would be happy to do so again if it is helpful.

Chair Hiatt didn't think that was necessary. He made the decision about notice.

Commissioner Hochberg asked, when a request for reconsideration is made if the request is made in writing or in the form of a motion with an explanation. If it is, why can't we see it?

Chair Hiatt said there is a motion in writing, but the Commission can postpone it and perhaps Mr. Berke can make some copies for everyone.

By consensus, Case #2017-123. Estancias del Norte Preliminary Subdivision Plat and Variance Request was tabled.

- **Case #2018-12. 213 South El Rancho Road Subdivision.**

MOTION: Commissioner Hochberg moved, seconded by Commissioner Gutierrez, to approve the Findings of Fact and Conclusions of Law for Case #2018-12, 213 South El Rancho Road Subdivision as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2018-09. Las Soleras Regional Park Final Subdivision Plat.**

MOTION: Commissioner Hogan moved, seconded by Commissioner Garcia, to approve the Findings of Fact and Conclusions of Law for Case #2018-09, Las Soleras Regional Park Final Subdivision Plat as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2018-10. Las Soleras Tract 9A-1A Final Subdivision Plat.**

MOTION: Commissioner Hogan moved, seconded by Commissioner Hochberg, to approve the Findings of Fact and Conclusions of Law for Case #2018-10, Las Soleras Tract 9A-1A Final Subdivision Plat as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

- **Case #2018-04. Ross's Peak Final Subdivision Plat.**

MOTION: Commissioner Garcia moved, seconded by Commissioner Hochberg, to approve the Findings of Fact and Conclusions of Law for Case #2018-04, Ross's Peak Final Subdivision Plat as presented.

VOTE: The motion passed unanimously on a voice vote with Commissioners Garcia, Gutierrez, Hochberg, Hogan and Propst voting in the affirmative and none voting against. Commissioner Kapin was not present for the vote.

E. OLD BUSINESS

There was no Old Business to consider.

F. NEW BUSINESS

1. **Case #2018-18. Paseo Del Rio Final Subdivision Plat.** Jennifer Jenkins of JenkinsGavin, Inc., Agent for Secure Logistics, LLC, Owners, requests approval of a final subdivision plat for thirty-six (36) single-family lots located at 5201, 5251, and 5299 Agua Fria. The property is approximately 9.55 acres and is zoned MU (Mixed-Use). (Margaret Ambrosino, Case Manager)

MOTION: Commissioner Propst moved, seconded by Commissioner Hochberg, for approval of Case #2018-19, Cerro del Norte Final Subdivision Plat, subject to the conditions of approval and technical corrections of Staff , with the exception of technical correction #2 which was removed; finding that the approval criteria for Final Subdivision has been met: criterion #1 deals with all the natural features, historical site and community assets; criterion #2 regarding the opinion of public agencies and public health, safety, and welfare; criterion #3, compliance with the standards of Chapter 14, Article 9, regarding infrastructure design, improvements and dedication standards; criterion #4, does not create a nonconformity or increase the extent or degree of an existing nonconformity; and criterion #5, also regarding nonconformities and other provisions of Santa Fe City Code.

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

FOR: Commissioner Lee Garcia, Commissioner Brian Patrick Gutierrez, Commissioner Stephen Hochberg, Commissioner Mark Hogan, and Commissioner Sarah Cottrell Propst

AGAINST: None. Commissioner Kapin was not present for the vote.

3. **Case #2018-20. 4149 Fairly Road Development Plan and Special Use Permit.** Fredrick Lucas, agent for ZZYZX Corporation, Owner, requests approval of a Special Use Permit for an Urban Farm Ground Level, greater than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager).

Staff Report

Mr. Logston said this is a dual approval - for a special use permit and for the final development plan. The special use permit is for an urban farm area greater than one acre. The final development plan on four parcels, zoned R-1 and R-5.

He said the staff report is extensive, covering a lot of things. It is the first application under the new urban fam ordinance that was passed in 2016. Normally it would go to the Board of Adjustment but larger than 10,000 sq. ft. of development kicks it into a development plan. The ordinance prohibited certain uses and establishes approval procedures, types and sizes of agriculture operations and some guidelines for water usage, operation and compatibility with surrounding areas.

This proposes an approximately 10-acre sustainable organic farm with cannabis growing. It is self-contained with well water and recaptured water in greenhouses. It is a high-tech sustainable operation.

On the grounds will be fruit orchards and vegetable fields outdoors and big greenhouses to provide food for local school and local sales. The cannabis is entirely regulated by the State and will be done in sealed, climate-controlled greenhouses of 1,800 square feet, 12' tall with an airlock vestibule to keep interior environment clean and keep odor of cannabis within and have wrought iron fencing and other security measures.

They are not proposing rigid phasing for the development. The first phase is approximately five greenhouses and a warehouse structure. They are anticipating approval for more.

They will be required to dedicate a roadway along the east boundary with curb and gutter to City standards. Homewise owns a ten-acre parcel to the south for future development. The street will be completed with that development happens. They must connect to City sewer, install fire suppression and air filtration on the greenhouses.

This project has potential for a unique opportunity for provision of jobs, tax revenue, and high-water conservation. It is an interesting study case. The special use permit complies with Code and the development will meet all standards and any development on the lots will have to meet the standards.

Staff recommends approval, subject to conditions of approval and technical corrections and to approve the special use permit.

Applicant's Presentation

Mr. Fredrick Lucas, 107 Calle Don José, was sworn. He said they are amenable to all the conditions of approval and open to answer any questions.

Public Comment

Mr. Ray O'Meara, who lives right next door, was sworn. He had questions about lighting that they comply with the current Night Sky standard. We see all the stars and he wants to continue to see them and also was concerned that the noise will be minimal.

Ms. Juanita LaBlatt, 6400 Avenida Prestina was sworn. They are also in my back yard. I'm hesitant to say anything negative. This is a very progressive project and the wave of the future. She admired their intent. However, the magnitude of the project was of concern and the things that could possibly arise for this type of enterprise. Those are related to medical marijuana and cannabis with water. Having spoken with the owners, they will do their best to comply and use irrigation in a responsible way. She didn't know who would be monitoring water usage. She said she was not suggesting that they have less than best intentions.

She said, "I wasn't at the February meeting, but this is too large to go ahead. How many animals will be attracted to it? Her suggestion was to hold this in abeyance, so the public could have more than one opportunity to get questions answered. A lot of people have lived in this area a long time. I bought my property for the quiet cul de sac. I just want it to be done in a responsible way."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Commission Questions and Discussion

Chair Hiatt asked about the lighting and noise levels.

Mr. Logston said they did investigate that. There will be a little lighting, but he admitted he didn't have it thought out entirely. The greenhouses are 60' by 30' with a front porch light and a back-porch light. They would be shielded. No spot lights or flood lights or security lights. The greenhouses are light contained and not light intensive on the outside.

Commissioner Hogan asked if they are grow lights or natural lighting.

Mr. Lucas said the environment-controlled greenhouses are on the inside, but they have a light deprivation system for 12 hours of light and 12 hours of dark and the light won't escape the greenhouse.

Commissioner Hogan asked what keeps it contained.

Mr. Lucas said it has a black screen on the inside.

Commissioner Hogan asked if neighbors wouldn't see glowing greenhouses.

Mr. Lucas agreed.

Chair Hiatt asked about the noise issue.

Mr. Lucas said they would use a mini-split A/C unit on the outside with no heavy equipment. It is all hand-farmed.

Chair Hiatt asked if he could address the speaker's comments.

Mr. Lucas said this is actually through a series of circumstances. We actually had three ENN meetings. But decided not to request zoning changes. She voiced concerns about attracting animals with the garden and orchard, noise and water consumption. We have a link with water conservation and recapture 80% of water that plants evaporate. So we are only using 10-20% of the water to grow cannabis. The rest is open farming. We have 5 ac/ft of water rights and in the same aquifer as everyone else.

Chair Hiatt asked if they will use the old railway station.

Mr. Lucas said it might be offices someday but do not anticipate using it now.

Commissioner Hochberg asked if they are using pesticides and if so, how it would not go into the aquifer.

Mr. Lucas said they would only use those that are listed. They are also- moving to 100% sustainable for compost. They have very little waste from the project. Pesticides and fungicides are all bio-compatible as solvent - not even as an oil. They are biopesticides so all of it is extremely safe.

Commissioner Hochberg noted that most of those were addressed in generic terms at the ordinance for urban farming was considered.

Commissioner Garcia asked in this organic gardening what the percentage for medical marijuana is. It is big piece of property and could produce a lot.

Mr. Lucas said the area designated for food is greater than the area for cannabis. Cannabis is all within the greenhouses. The peripheral area is edible vegetation and 2.5 acres of food crops like normal farming. We intend to produce as much edible vegetation on it as possible. It is probably 60/40 in favor of food.

Mr. Berke said the State regulates how many plants they can have. The maximum is 450 plants and that could not grow larger and all lighting complies with Night Sky Ordinance and the actual structures were described that they rest on a concrete pad.

Mr. Lucas said there is a no-till method and no salt-based fertilizers. They will experiment with sustainability techniques.

Commissioner Gutierrez asked why they decided on this location.

Mr. Lucas said it was large enough land and has 5 ac/ft of water rights.

Commissioner Gutierrez asked if they looked at the five schools nearby and in a residential area.

Mr. Lucas said they were led to belief the rezoning would be really easy. That was not true. The schools are not easily accessible to us, even though they are close. The State program says any cannabis dispensing or production must be 300 feet from a school, church, or day care. We considered that is was residential. This property has never been residential except for a caretaker before annexation.

Commissioner Gutierrez said, in his opinion, the schools and Boys and Girls Club were close by. He didn't like the location. He asked about security.

Mr. Lucas said the State regulates security. We cannot have weapons but a wrought iron fence and monitoring system.

Commissioner Gutierrez asked if they would not have hired out security officers.

Mr. Lucas said they won't hire a security company.

Commissioner Gutierrez asked, if the State was to allow more than 450 plants if they would do that and change their ratio.

Mr. Lucas said they would be required to get a new special use permit and a new development plan. He felt this is going to make it worth doing at this size. So they don't intend to make it bigger.

Commissioner Gutierrez asked about retail sales.

Mr. Lucas said this property is not zoned for that. The product will be taken to a warehouse to be packaged and then to a store to be sold.

Commissioner Gutierrez asked if he could demonstrate that there would be no smells from the product.

Mr. Lucas said they were told that would be done at the building permit time and they would have carbon filters and possibly air scrubbing if needed.

Mr. Berke said condition #9 covers the odor issue. It will be recorded on the plans and staff will monitor it.

Commissioner Gutierrez said in Bernalillo they have some (cannabis) and not a good smell.

He asked Mr. Logston if they reached out to other cities who allow this.

Mr. Logston said he did not reach out for how other cities do this. But he did talk to the woman at the Department of Health and did his best to understand the state regulations. The issues from the ENN were what he put the most time on.

Commissioner Gutierrez asked if the notice for a special use permit and for urban farming also mentioned cannabis.

Mr. Logston shared the notice that went out. The letter is in your packet. We characterized it - certainly made no effort to hide the fact of cannabis. It included what the State requires and gave more attention to the cannabis element than he needed to.

Commissioner Gutierrez suggested maybe this is a new normal. He was surprised at how few came out for this.

Commissioner Garcia said he lives in that area too and expected more residents would come. There are many more people in the area.

Mr. Logston said the first ENN was before he worked here. The notes say 16 people attended it. The second was on December 5 it had 16 people and there were six people at the February 8 meeting.

Commissioner Garcia asked about the height of the greenhouses.

Mr. Lucas said they are 12' for the environment control and the others are roughly 15' tall.

Commissioner Propst said she was not as skeptical and saw this as an economic development project. And Mr. Lucas has gone to great lengths to meet the requirements.

She had questions about the smell and when is it a nuisance.

Mr. Lucas said it was difficult to say when. If someone is bothered by it, he hoped they would let him or maybe the Land Use Department know about it. They will do as much as possible to prevent it bothering anyone.

Ms. Martínez pointed out that this is a new industry. We expect to deal with the odor; that construction is safe, etc. She is working on a new ordinance that addresses some of what has come forward tonight and to deal with the state ordinance. She hoped to bring the ordinance before the Governing Body soon. She wants to make sure the circulation and filtration will not bother neighbors.

Mr. Lucas said they have a production facility warehouse and it was approved and it had no issue with smell and our mitigation efforts.

Chair Hiatt asked Ms. Martínez and Mr. Berke if they also favor approval with conditions.

Ms. Martínez said yes. A lot of detail and thought went into this. We've been working on it a couple of years and covered all the details.

Action of the Commission

Special Use Permit Action

MOTION: Commissioner Hochberg moved, seconded by Commissioner Propst, to approve Case #2018-20, 4149 Fairly Road Special Use Permit, with the terms and conditions in the application.

Commissioner Hogan asked if criteria 1-3 are included in the motion.

Chair Hiatt said criteria 1-3 are listed on page 7 of the Staff Report which are subject to Chapter 14.

Commissioner Hochberg agreed and accepted the amendment as friendly.

VOTE: The motion was approved on the following (4-1) Roll Call vote:

FOR: Commissioner Lee Garcia, Commissioner Stephen Hochberg, Commissioner Mark Hogan and Commissioner Cottrell Propst.

AGAINST: Commissioner Brian Patrick Gutierrez. Commissioner Kapin was not present for the vote.

Development Plan

MOTION: Commissioner Hochberg moved, seconded by Commissioner Propst, to approve Case #2018-20. 4149 Fairly Road Development Plan. with conditions recommended by Staff and technical corrections in Exhibit A.

VOTE: The motion was approved on the following (4-1) Roll Call vote:

FOR: Commissioner Lee Garcia, Commissioner Stephen Hochberg, Commissioner Mark Hogan and Commissioner Cottrell Propst.

AGAINST: Commissioner Brian Patrick Gutierrez. Commissioner Kapin was not present for the vote.

Chair Hiatt recused himself from consideration of the next case and left the room.

Commissioner Propst presided over the meeting from this point on. She announced that the next two cases would be heard together.

4. **Case #2018-31. 551 Alarid Street General Plan Amendment.** Jeffery Seres of Studio Southwest Architects, Agent, representative for The Santa Fe Public Schools, Owner, requests a General Plan Amendment from Public Institutional to Community Commercial. The property is located at 551 Alarid Street and consists of approximately 2.90 acres. (Dan Esquibel, Case Manager).

And

AGAINST: None. Commissioner Kapin was not present for the vote.

G. STAFF COMMUNICATIONS

Mr. Berke announced that at the next meeting in May, Mayor Webber would be present.

H. MATTERS FROM THE COMMISSION

Commissioner Gutierrez reported that the Summary Committee met earlier in the day with two lot split cases and that both were approved.

I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Commission, the meeting was adjourned at 9:22 p.m.

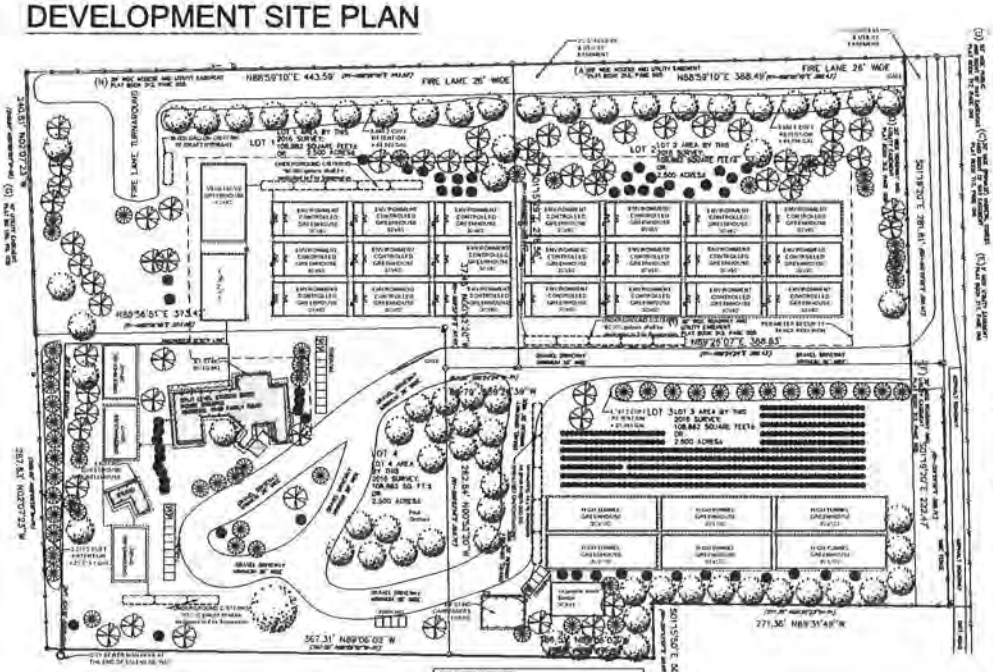
Approved by:

John B. Hiatt, Chairperson

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

DEVELOPMENT SITE PLAN



EASEMENTS

(A) 30' WIDE ACCESS AND UTILITY EASEMENT PLAT BOOK 343, PAGE 002.

(B) 30' WIDE PUBLIC ROAD RIGHT OF WAY EASEMENT PLAT BOOK 319, PAGE 006.

(C) 30' WIDE (PRIVATE) INGRESS EGRESS AND RIGHT OF WAY EASEMENT PLAT BOOK 319, PAGE 006.

(D) 30' WIDE ROADWAY AND UTILITY EASEMENT PLAT BOOK 343, PAGE 002.

(E) 5' WIDE UTILITY EASEMENT PLAT BOOK 319, PAGE 006.

(F) 10' WIDE ROADWAY AND UTILITY EASEMENT PLAT BOOK 343, PAGE 002.

(G) 10' WIDE UTILITY EASEMENT PLAT BK. 180, PG. 008.

(H) 30' WIDE ACCESS AND UTILITY EASEMENT PLAT BOOK 343, PAGE 002.

(I) 30' WIDE ROADWAY AND UTILITY EASEMENT PLAT BOOK 343, PAGE 002.

FIRE SUPPRESSION REQUIREMENTS

FIRE FLOW OF THE STRUCTURE IS DETERMINED BY USING THE FORMULA FOR THE SUBJECT USE AND THE PROPOSED STRUCTURES AND FOR REQUIRED DURATION OF THE FIRE FLOW (1 HOUR OR 2 HOURS, ETC.)

THE FIRE SUPPRESSION STORAGE REQUIREMENT IS DETERMINED BY USING THE FORMULA FOR THE SUBJECT USE AND THE PROPOSED STRUCTURES AND FOR REQUIRED DURATION OF THE FIRE FLOW (1 HOUR OR 2 HOURS, ETC.)

AGRICULTURAL

ENVIRONMENT CONTROLLED GREENHOUSES	43,560 square feet
HIGH TUNNEL GREENHOUSES	9,000 square feet
ADDITIONAL GREENHOUSES	13,200 square feet
WAREHOUSE BUILDING	7,425 square feet
TOTAL STRUCTURAL DEVELOPMENT	87,185 square feet
STRUCTURAL DEVELOPMENT AS A PERCENTAGE OF TOTAL LAND	1.6 %

PARKING AND PAVING (SHEET)

- LARGE TREE
- MEDIUM TREE
- SMALL TREE / SHRUB
- SMALL BUSH
- TREE PLANTING
- PLANTING AREA
- SMALL POPOUT CUT DETAIL REVIEW
- PARKING
- TOTAL PARKING SPACES = 15
- TOTAL HANDICAP ADA PARKING SPACES = 1
- HANDICAP ADA PARKING SIGN

CITY OF SANTA FE SIGNATURES

APPROVED BY THE CITY OF SANTA FE PLANNING COMMISSION AT ITS ACTION IN MEETING HELD ON THE DAY AND YEAR SET FORTH BELOW.

PLANNING COMMISSION CHAIRPERSON — DATE

PLANNING COMMISSION SECRETARY — DATE

AS SIGNED BY THE SANTA FE LAND USE DEPARTMENT:

CITY PLANNER — DATE

CITY ENGINEER FOR LAND USE — DATE

UTILITY SIGNATURES

CONSTRUCTION IN ACCESS EASEMENTS OR UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL NOT COMMENCE UNTIL UTILITY PLANS, SATISFACTORY TO THE RESPECTIVE UTILITY COMPANY, HAVE BEEN APPROVED AND SUBMITTED WITH A SIGNATURE BLOCK FOR EACH UTILITY COMPANY. ALL UTILITIES WITHIN EASEMENTS SHALL BE INSTALLED AND SUBSTANTIALLY COMPLETED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE LOT.

PNM — DATE

NEW MEXICO GAS COMPANY — DATE

CENTURY LINK — DATE

COMCAST CABLE — DATE

ZZYZX
URBAN FARM
PROJECT
04.05.2018

1 / L-2 DEVELOPMENT PLAN—LAND IMPROVEMENTS
1" = 40'-0"

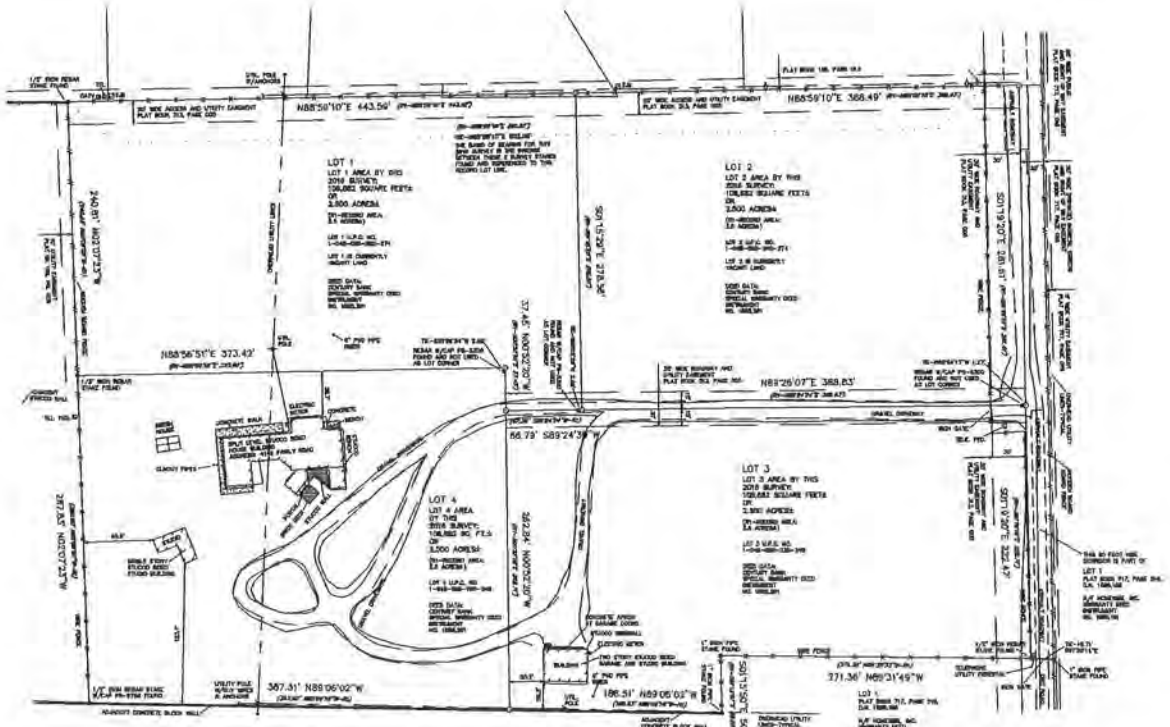
REV #	NUMBER	DATE
1	####	##/##/####
2	####	##/##/####
3	####	##/##/####
4	####	##/##/####
5	####	##/##/####

ZZYZX
Urban Farm Project
Santa Fe, NM

ELEVATIONS
SITE PLAN
FLOOR PLAN
ROOF PLAN
SECTIONS
DETAILS

Name
505-###-####
email@email.com

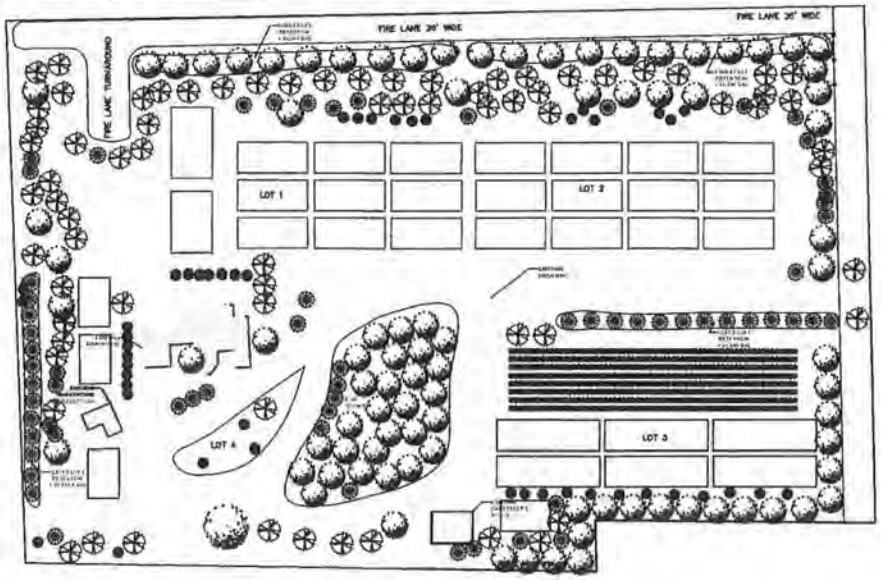
PRJ. MGR.: ##
DRAWN BY: BC / AS
CHECKED BY: ##
APR. BY: ##
DATE: 2/19/2021
JOB #: ZZYUrb1
SHEET: 1 OF 1
SCALE: 1" = 40'



1/1 DEVELOPMENT PLAN – LAND IMPROVEMENTS
1" = 30'-0"

PRJ. MGR:
DRAWN BY:
CHECKED BY:
APR. BY:
DATE:
03/21/2018
JOB #:
SHEET:
1 OF 1
SCALE:
1" = 30'

LANDSCAPE PLAN



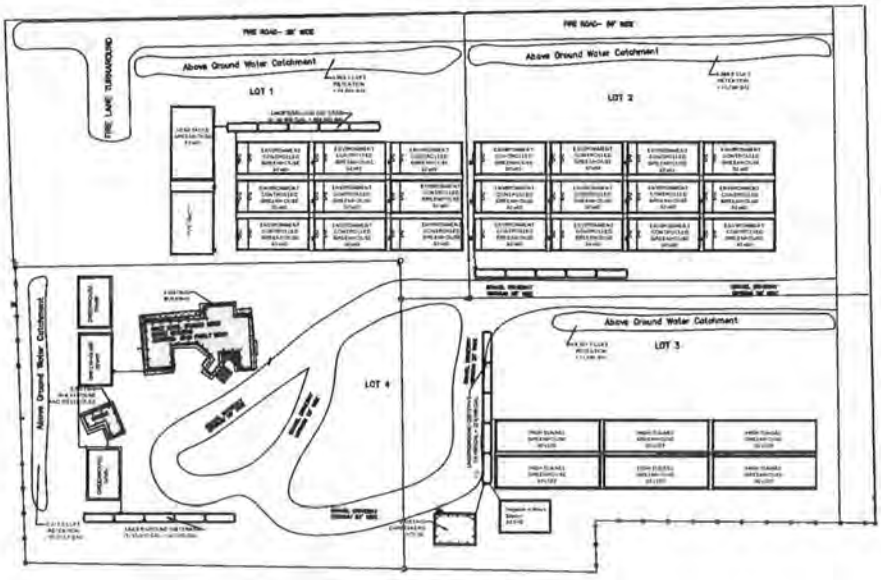
ZZYZX
URBAN FARM
PROJECT
04.05.2018

1 DEVELOPMENT PLAN — LAND IMPROVEMENTS
1" = 90'-0"

ZZYZX

DRAWN BY:
CHECKED:
APP. BY:
DATE:
JOB #:
SHEET:
1 OF 1
SCALE:

STORM WATER DRAINAGE AND STORAGE PLAN



LOT 1- MINIMUM ABOVE GROUND CATCHMENT REQUIRED	
LOT 1- ABOVE GROUND WATER CATCHMENT PROPOSED	
LOT 2- MINIMUM ABOVE GROUND CATCHMENT REQUIRED	
LOT 2- ABOVE GROUND WATER CATCHMENT PROPOSED	
LOT 3- MINIMUM ABOVE GROUND CATCHMENT REQUIRED	
LOT 3- ABOVE GROUND WATER CATCHMENT PROPOSED	
LOT 4- MINIMUM ABOVE GROUND CATCHMENT REQUIRED	
LOT 4- ABOVE GROUND WATER CATCHMENT PROPOSED	

LOT 1- TOTAL NON-PERMEABLE SURFACES	
LOT 2- TOTAL NON-PERMEABLE SURFACES	
LOT 3- TOTAL NON-PERMEABLE SURFACES	
LOT 4- TOTAL NON-PERMEABLE SURFACES	
LOT 1- TOTAL NON-PERMEABLE SURFACES	
LOT 2- TOTAL NON-PERMEABLE SURFACES	
LOT 3- TOTAL NON-PERMEABLE SURFACES	
LOT 4- TOTAL NON-PERMEABLE SURFACES	

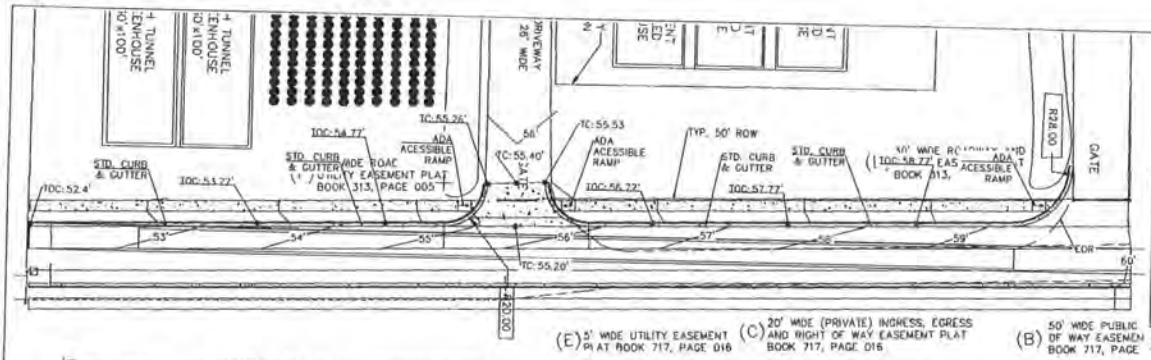
LOT 1- TOTAL CATCHMENT REQUIREMENT	
LOT 2- TOTAL CATCHMENT REQUIREMENT	
LOT 3- TOTAL CATCHMENT REQUIREMENT	
LOT 4- TOTAL CATCHMENT REQUIREMENT	

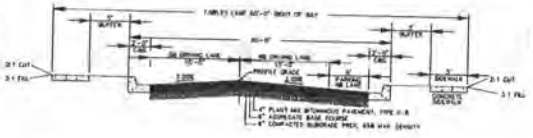
ZZYZX
URBAN FARM
PROJECT
04.05.2018

1 DEVELOPMENT PLAN – LAND IMPROVEMENTS
1" = 90'-0"

ZZYZX

PM / MR:
DRAWN BY:
CHECKED:
APR. BY:
DATE:
04/20/2018
JOB #:
SHEET:
1 OF 1
SCALE:
1" = 90'





NOTE: A RIGHT OF WAY IS LESS THAN 60', THEN CUT TO SLOPE OPTION TO REDUCE THE WIDTH OF SIDE WALK OR PARKING LANE.

TOPOGRAPHY NOTE

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

DISTURBANCE NOTE

THERE ARE NO HISTORIC BUILDINGS ON SITE OR FROM SIDE OF THE GLADDING SITE.

STAKING NOTE

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

EARTHWORK

CUT=355 CU YD
FILL=75 CU YD
NET EXPORT=340 CU YD

Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
305 Cochran Mill Rd, Wexford, PA, 15090
412-366-7866
E-MAIL: chris@walkerengineering.net

No.	REVISIONS	BY	APP.	DATE

PROJECT: ZZYZX Urban Farm Project
FILE: ZZY CAD 2020.DWG
DATE: 10/26/2020
SHEET TITLE: FAIRLEY ROAD IMPROVEMENTS

COUNTY REVIEW
DEPARTMENT | SIGN-OFF | DATE
LAND USE PLANNING
TOWN & MUNICIPAL ENGINEER
COUNTY ENGINEER
COUNTY USE ONLY

SHEET NO.
C-1

City of Santa Fe New Mexico
Memorandum

Date: April 28, 2021

To: Planning Commission, Public Works Committee, and Governing Body

From: Noah Berke, Current Planning Division Manager NLB

RE: Proposed Changes to the Minimum Lot Size for Family Transfer Lot Splits

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EXECUTIVE SUMMARY:

This proposal would decrease the minimum lot size for an inheritance or family transfer subdivision in which one lot is split into two lots in an area of the City where public wastewater and water services are not available. Currently, the minimum lot size for such lot splits is 2.5 acres. If this legislation is adopted, the minimum lot size for such lot splits would be 1.25 acres. The proposal includes several changes to the City's Land Development Code, as set forth in Chapter 14 of Santa Fe City Code (SFCC), including amendments to Subsection 14-3.7(F), notes 15 and 16 of Table 14-7.2-1, and Subsections 14-9.6(A) and (B).

The proposed changes would not apply to inheritance and family transfer subdivisions creating more than two lots. Under the proposal, applicants requesting an inheritance or family transfer lot split would need to provide assurances that appropriate State of New Mexico well and septic permits can be obtained and that the proposed lot split can meet all other Chapter 14 regulations. Staff estimates that these proposed changes could affect roughly 275 lots within the City.

BACKGROUND:

The City has adopted special regulations for inheritance and family transfer subdivisions, which are intended to support "the continuation of traditional patterns of land transfer and division within families and to increase affordable housing within the family group." SFCC § 14-3.7(F).

Constituents who reside within areas that have recently been annexed by the City have submitted numerous requests for lot splits for the purpose of transferring land to family members. The primary issue preventing such lot splits has been the lack of available City wastewater and water, which are currently required to divide land into a lot size of less than 2.5 acres. The proposed changes would allow such lots to be split into two lots with a minimum size of 1.25 acres, if well and septic permits can be obtained and if the lot is created by inheritance or family transfer, in accordance with applicable regulations in SFCC Section 14.3.7(F).

Under SFCC Section 14-3.3, the Planning and Land Use Department is required to review proposed amendments to the text of Chapter 14 to ensure compliance with the following criteria:

1. compliance with law;
2. consistency with the general plan;

3. consistency with other policies adopted by the Governing Body;
4. consistency with the purpose and intent of Chapter 14 and of the section being amended;
5. consideration of how the amendment relates to other provisions of the Santa Fe City Code and the avoidance of unintended consequences; and
6. consistency with any approved neighborhood conservation overlay districts.

Staff has reviewed the proposal with regard to these criteria and finds that the proposed text amendments meet the criteria. Therefore, staff recommend that the proposed amendments to Chapter 14 should be adopted.

ACTION REQUESTED:
Staff requests **APPROVAL** of the proposed changes to Subsection 14-3.7(F), notes 15 and 16 of Table 14-7.2-1, and Subsections 14-9.6(B) and14-9.6(A).

ATTACHMENTS:
1. Bill
2. Fiscal Impact Report
3. GIS Map of Potential Affected Properties.

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2021-__

INTRODUCED BY:

Councilor Roman "Tiger" Abeyta

Councilor Signe I. Lindell

underscored material = new [~~bracketed material~~] = delete

AN ORDINANCE

AMENDING SUBSECTION 14-3.7(F), NOTES 15 AND 16 OF TABLE 14-7.2-1, AND SUBSECTION 14-9.6(B) TO ALLOW THE MINIMUM LOT SIZE TO BE 1.25 ACRES FOR A LOT CREATED THROUGH AN INHERITANCE OR FAMILY TRANSFER SUBDIVISION AND THAT RESULTS IN ONLY ONE ADDITIONAL LOT; AMENDING SUBSECTION 14-7.2(B) TO REQUIRE ROUNDING DOWN OF THE CALCULATION OF MAXIMUM NUMBER OF DWELLING UNITS FOR A FAMILY TRANSFER SUBDIVISON WHERE NEITHER PUBLIC SEWER NOR PUBLIC WATER ARE AVAILABLE; AND AMENDING SUBSECTION 14-9.6(A) TO REQUIRE PROOF OF ADEQUATE SEPTIC AND WELL ASSURANCES PRIOR TO THE APPROVAL OF AN INHERITANCE OR FAMILY TRANSFER SUBDIVISION THAT LACKS PUBLIC SEWER AND WATER.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Subsection 14-3.7(F) of the Land Development Code (being Ord. No. 2011-37 § 3, as amended) is hereby amended to read:

(F) **Inheritance and Family Transfer Subdivisions**

(1) Purpose

It is the purpose of this section to support the continuation of traditional patterns of land transfer and division within families and to increase affordable housing within the *family* group. This section is intended to assist in the transfer of *property* from parents to children or grandchildren with only those restrictions that are essential to the health, safety and welfare of the citizens of Santa Fe. There is no intention to promote the resale of such *properties* outside the *family* or to create favorable opportunities for developers. Standards for inheritance and *family* transfer subdivisions have been written to reflect traditional *development*.

(2) Applicability

(a) A subdivision is created by inheritance if it is created by a will or order of court in probate proceedings for the purpose of transmitting *property* to heirs, but not for the purpose of sale or lease and not creating more than one *lot* per *family* member or violating the provisions of this section.

(b) A subdivision is created by *family* transfer if it is created by a father or mother for the purpose of transferring a *lot* or *lots* to his or her children, natural or adopted, or grandchildren, or it is created by a person who has performed the function of father, mother, grandfather or grandmother for the purpose of transferring a *lot* to a person for whom such person has performed that function; provided that the person proposing to create the subdivision and transfer the *lot* or *lots* files appropriate documentation of conveyance along with an affidavit with the *county* clerk containing the following:

(i) a legal description of the *property* being transferred; and

(ii) a statement that the transferor has not made any other transfers of any other *lots* to the person receiving it that would require the filing of an affidavit pursuant to this section.

(3) Restrictions and Requirements

(a) Inheritance and *family* transfer subdivisions are allowed only in *residential* districts.

(b) Any one person may receive only one *lot* total by *family* transfer.

(c) No sale or lease of any *lot* designated on a subdivision *plat* creating an inheritance or *family* transfer subdivision shall occur within three years of the date of the transfer.

(d) The *plat* shall show the name of each *family* member to whom a *lot* is being transferred. Before the final subdivision *plat* is filed, a copy of the instrument of transfer to the transferee or his authorized representative must be provided to the *city*. A construction *permit* shall not be issued to a *person* other than the transferee or his authorized representative until the required time period is completed.

(e) If the *property* is transferred to a different *family* member acceptable under this section within three years, the *plat* and affidavit must be amended to reflect the different transferee.

(f) If an *owner* of a *lot* that was part of an inheritance or *family* transfer subdivision applies for a subdivision, *residential development* or PUD or other rezoning, then all the provisions of Chapter 14 shall apply with no special provision for the prior *family* transfer subdivision.

(4) Procedures

Applications for inheritance or *family* transfer subdivisions creating two or more additional *lots* shall be submitted to the planning commission. Only final *plat* procedures as set forth in Subsection (B) of this section are required. *Applications* creating one additional *lot* shall follow summary committee procedures as set forth in Section 14-2.3(E). In all cases, proof of

a *legal lot of record* is required as part of the submission requirement.

(5) Plats and Data

(a) An *application* for approval of an inheritance or *family* transfer subdivision final *plat* shall be filed with the *land use director* and shall consist of maps that show the proposed *development* layout and the related information and drawings specified by the *land use director*.

(b) Every final *plat* for an inheritance or *family* transfer subdivision shall contain the following legend prominently portrayed:

"NOTICE: This subdivision has been approved pursuant to the inheritance and *family* transfer provisions of the Santa Fe City Code. Procedures for inheritance and *family* transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any *lot* designated on this subdivision *plat* shall occur within three years of the date this transfer is legally made. Any person intending to purchase a *lot* within this subdivision should contact the *city* of Santa Fe *land use director*. Requests for construction *permits* on illegally sold *lots* shall be denied."

(6) Development Standards and Required Improvements

Proof of compliance with the following standards is required for the approval of an inheritance or *family* transfer subdivision:

(a) Terrain Management Regulation

Compliance with terrain management regulation submissions as set forth in Section 14-8.2 is required.

(b) Design Standards

Subdivision design standards as set forth in Section 14-9.2 apply.

(c) Required Improvements

Inheritance and *family* transfer subdivisions shall comply with the

required improvements set forth in Section 14-9.2.

(d) Density and District Regulations

Except as otherwise specifically provided in the Land Development Code, [~~I~~]inheritance and *family* transfer subdivisions are required to meet the standards for use, *density*, *building* placement, height, *open space*, parking and other items set forth in the district regulations.

Section 2. The Notes of Table 14-7.2-1 of the Land Development Code (being Ord. No. 2013-16, § 37, as amended) is amended to read:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Table 14-7.2-1: Table of Dimensional Standards for Residential Districts

NOTES:
1. Provisions of overlay districts, including historic, escarpment or neighborhood districts may override standards in this table. Refer to Article 14-5 Overlay Zoning Districts and zoning map.
2. See Section 14-7.2(B) Calculation of Allowable Dwelling Units, number of *lots* created and number of *dwelling units* constructed cannot exceed allowed *density*.
3. See also Section 14-7.2(C) Lot Size Averaging in Single-Family Subdivisions.
4. See Section 14-7.1(F)(4) Street Setback for Garage or Carport: A *garage* or carport with a vehicle entrance facing the *street* must be set back 20 feet from the *street property* line as shown in Illustration 14-7.1-3.
5. *side* and *rear required yards*, including the requirements in Note 6 of this Table 14-7.2-1, may be reduced with the concurrence of adjoining *property owners* as shown on a recorded agreement, *plat* or other recorded declaration signed by the adjoining *property owners* in a form approved by the *land use director*, and in compliance with the Building Code as set forth in Article 7-1 SFCC 1987 Building Codes; General Provisions. The *yard* reduction must be offset by provision of a corresponding increase in the *yard* provided on the adjoining *lot*.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

6. Within ten (10) feet of a side or rear *property* line, no point on a *structure* shall be higher than fourteen (14) feet above the finished *grade* at the closest point on the perimeter of the *structure* . Within fifteen (15) feet of a side or rear *property* line, no point on a *structure* shall be higher than twenty-four (24) feet above the finished *grade* at the closest point on the perimeter of the *structure*. (Ord. No. 2013-16 § 40)
7. See also Section 14-8.4(J)(3) Buffer for Nonresidential Development Abutting Residential.
8. See also Section 14-7.1(B) for calculation of maximum height limits.
9. See Section 14-7.5 for *qualifying open space* regulations.
10. See Section 14-7.5 (D) for amount of *open space* required for *non-residential* uses.
11. See Subsection 14-7.1(B)(1) for calculation of net *lot* area.
12. *Street yard* requirements apply to *lot access driveways*.
13. The *required rear yard* is 5 feet for the types of *accessory structures* specified in Subsection 14-6.3(B)(2) that are 14 feet or less in height and that are separated from *principal structures* on the same *lot* by at least 10 feet.
14. Except as otherwise provided in this chapter, the height limit and other *development* standards for *accessory structures* are the same as for the associated *principal structures* . Additional *development* standards for specified *accessory* uses are found in Subsections 14-6.3(B)(2) and 14-6.3(D).

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

15. The maximum *gross density* in districts that permit *residential* use is 0.4 *dwelling units* per acre if neither public sewer or water is provided, [~~and~~] one *dwelling unit* per acre if either public sewer or water is provided, and 0.8 *dwelling units* per acre if the *lot* was created through an inheritance or *family* transfer *subdivision* that resulted in only one additional *lot*.
16. The minimum required net *lot* area for *single-family dwellings* is 2.5 acres if neither public sewer [~~or~~] nor water is provided, and [~~is~~] 1 acre if either public sewer or water is provided, except for a *lot* that was created through an inheritance or *family* transfer *subdivision* that created only one additional *lot*, which may have a minimum net *lot* area of 1.25 acres if the *lot* conforms to all requirements and restrictions for such subdivisions and obtains well and septic assurances from the State of New Mexico.

Section 4. Subsection 14-7.2(B) of the Land Development Code (being Ord. No. 2013-16, § 37, as amended) is amended to read:

(B) **Calculation of Allowable Dwelling Units**

Prior to any *development* approval, the maximum allowable number of *dwelling units* shall be calculated for the site as a whole as follows:

(1) determine the total number of acres in the site to two decimal places, as certified by a *professional land surveyor* or *professional engineer* ; and

(2) determine the total *flood way* acres in the site to two decimal places, as certified by a *professional land surveyor* or *professional engineer* ; and

(3) subtract the sum of the *flood way* acres calculated in Subsection 14-7.2(B)(2) from the total number of acres of the site calculated in Subsection 14-7.2(B)(1);

(4) multiply the remaining acres by the applicable *gross density* factor of the

district as shown in Table 14-7.2-1;

(5) for a *parcel*, any portion of which lies in the area labeled as *mountainous and difficult terrain* on Exhibit "I" following Chapter 14 and where twenty-five percent or more of the *parcel* has a natural *slope* greater than twenty percent, multiply the result calculated in Subsection 14-7.2(B)(4) by 0.75;

(6) if the result is other than a whole number, the number shall be rounded down to the nearest whole number except as set forth in Subsections 14-7.2(B)(7) or (8). This is the allowable number of *dwelling units* for the site;

(7) if the calculation is for a *family* transfer subdivision as set forth in Subsection 14-3.7(F)(2)(b) and the result in Subsection 14-7.2(B)(6) is other than a whole number, the number may be rounded up if it is five-tenths or more except that the number will be rounded down if neither public sewer nor water is provided;

(8) if the result in Subsection 14-7.2(B)(6) is other than a whole number, the number may be rounded up if it is five-tenths or more; provided that the additional unit resulting from the rounding up meets the requirements of *Santa Fe Homes Program (SFHP)* set forth in Section 26-1 SFCC 1987 (Santa Fe Homes Program) or is a low-priced *dwelling unit* meeting the requirements set forth in Section 26-2.3 SFCC 1987 (Requirements for Low-Priced Dwelling Units);

(9) *SFHP development* incentives pursuant to Section 14-8.11(G) may increase the maximum number of *dwelling units* allowed on any site; however, if a *development* plan has been approved, in no case shall more *dwelling units* be constructed than described on the approved *development* plan.

(10) The minimum net *lot* area requirement for *single-family dwellings* shall be as established in Subsection 14-7.1(B)(1), Table 14-7.2-1 and Subsection 14-7.2(C); however, the number of *dwelling units* , and the number of *lots* occupied by *single-family dwellings* in

a *residential* subdivision shall not exceed the number provided by this Subsection 14-7.2(B).

(11) The allowable number of *dwelling units* shall not be exceeded for the site as a whole, regardless of subdivisions or *lot* splits. In the event of subdivision, including *lot* split, the allowed number of *dwelling units* shall be allocated among all resulting *parcels* so that no *parcel* exceeds the allowable number of units for that *parcel* calculated separately and the total number of units on all *parcels* shall not exceed that of the original site as a whole. A note shall be placed on the *plat* or *development* plan prior to recording the first and each subsequent subdivision or *lot* split that prohibits a further increase in the number of *dwelling units* for each portion of the site unless approved by the *governing body* as a rezoning action or other action authorized by Chapter 14.

Section 4. Section 14-9.6 of the Land Development Code (being Ord. No. 2011-37 § 12) is hereby amended to read:

14-9.6 STANDARDS FOR INHERITANCE OR FAMILY TRANSFER SUBDIVISIONS

(A) **Installation of Improvements**

Any improvements required to be constructed on inheritance or *family* transfer subdivisions are only required to be completed at the time a construction *permit* is issued on any *lot* contained in the subdivision, and not at the time of *plat* approval or recordation. A financial guarantee is not required at the time of *plat* recordation. If an inheritance or family transfer *subdivision* will result in the creation of only one additional *lot* and will not have public sewer or water available, the *applicant* will be required to provide proof of appropriate well and septic assurances from the State of New Mexico prior to approval of the *subdivision*.

(B) **Density and District Regulations**

Except as otherwise specifically provided in the Land Development Code, [~~I~~]inheritance and *family* transfer subdivisions are required to meet the standards for use, *density*, *building* placement, height, *open space*, parking and other items set forth in the

district regulations. *Densities* for newly annexed areas must conform to the *density* range provisions set forth in the *general plan*.

APPROVED AS TO FORM:

ERIN K. McSHERRY, CITY ATTORNEY

Legislation/2021/Bills/Family Transfer Minimum Lot Size

FIR No. 3320

FISCAL IMPACT REPORT

General Information:

(Check) Bill: X Resolution: _____

Short Title(s): Family Transfer Minimum Lot Size

Sponsor(s): Councilor Abeyta and Councilor Lindell

Reviewing Department(s): Planning and Land Use Department

Staff Completing FIR: Noah Berke Date: 3/28/21 Phone: 955-6647

Reviewed by City Attorney: _____ Date: Apr 28, 2021

Reviewed by Finance Director: Alexis Lotero Date: Apr 28, 2021

Alexis Lotero (Apr 28, 2021 09:23 MDT)

Summary:
This Bill will decrease the minimum lot size of a family lot transfer, when it involves a split of 1 lot into 2 lots. The minimum lot size without City water and sewer will decrease from 2.5 acres to 1.25 acres when the lot split is for a family member.

Departments Affected:
Planning and Land Use Department

Consequences of Not Enacting Legislation:
The minimum lot size for a family lot transfer will remain 2.5 acres if the Bill is not adopted. An estimated 275 lots throughout the City would be implicated by the adoption of this Bill.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
None identified.

Performance and Administrative Implications:
Adoption of the Bill will provide staff new criteria to apply for lot splits of 2.5 acres or more that do not have access to both City water and wastewater, granted it satisfies all other criteria for subdivisions.

Fiscal Implications:
None identified.

Fiscal Impact

X Check here if no fiscal impact

Expenditures

Expenditure Type	FYE _	FYE __	FYE __	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

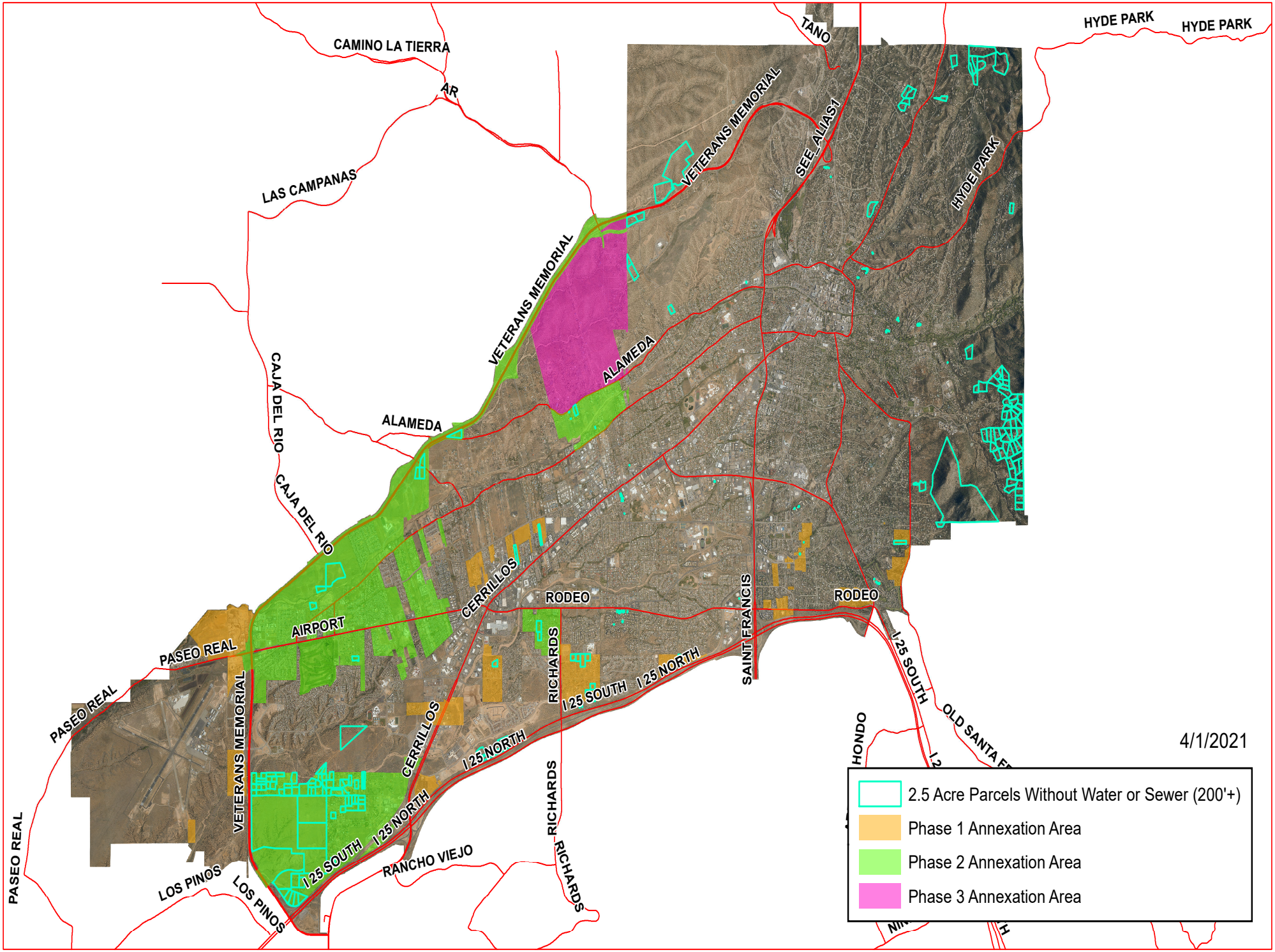
* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Revenue

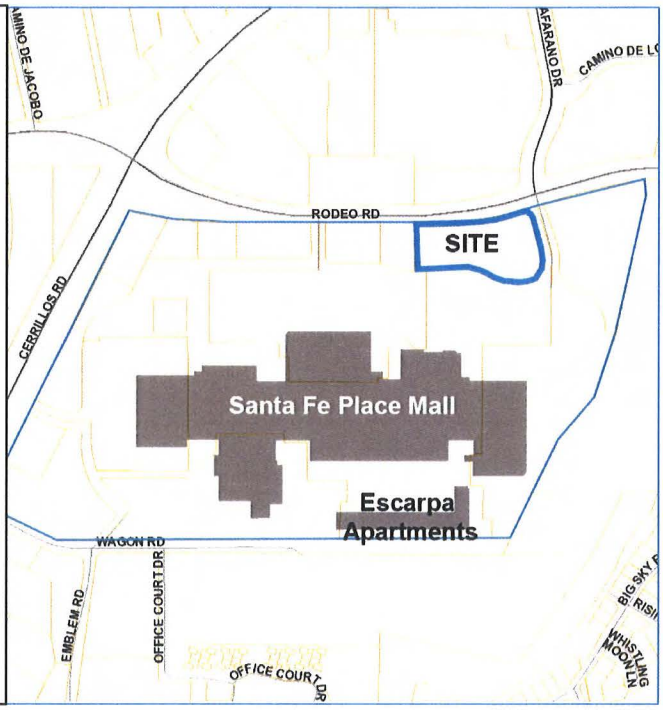
Revenue Type	FYE __	FYE __	FYE __	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative:


CAMINO LA TIERRA
AR
LAS CAMPANAS
TANO
HYDE PARK
HYDE PARK
VETERANS MEMORIAL
SEE_ALIAS1
HYDE PARK
VETERANS MEMORIAL
ALAMEDA
ALAMEDA
CAJA DEL RIO
CAJA DEL RIO
CERRILLOS
RODEO
RODEO
AIRPORT
PASEO REAL
PASEO REAL
PASEO REAL
VETERANS MEMORIAL
RICHARDS
I 25 SOUTH
I 25 NORTH
SAINT FRANCIS
I 25 SOUTH
OLD SANTA FE
HONDO
CERRILLOS
I 25 NORTH
I 25 NORTH
I 25 SOUTH
RICHARDS
RICHARDS
RANCHO VIEJO
LOS PINOS
LOS PINOS
PASEO REAL
4/1/2021
2.5 Acre Parcels Without Water or Sewer (200'+)
Phase 1 Annexation Area
Phase 2 Annexation Area
Phase 3 Annexation Area

Land Use Department
Planning Commission Report

Case No:	2021-3554 and 2021-3554
Hearing Date:	May 6, 2021
Applicant:	Santa Fe Mall Property, LLC.
Request:	Development Plan and Special Use Permit
Location:	4410 Rodeo Road
Case Mgr.:	Daniel A. Esquibel
Zoning:	SC3 (Regional Shopping Center District)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	January 14, 2021
ENN Mtg.:	February 1, 2021
Proposal:	Special Use Permit and Development Plan to construct a 4,431square foot structure with structure with 6,716 square feet of roofed area for a carwash. The property is approximately 2.95 acres.



Case #2021-3353. Champion Xpress Car Wash Development Plan. JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests development plan approval to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash. The property is located at 4410 Cerrillos Road. The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District).

Case #2021-3354. 4410 Cerrillos Road Car Wash Special Use Permit. JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of a Special Use Permit to allow vehicle service establishment in a Regional Shopping Center District (SC3). The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report and subject to the technical corrections in Exhibit A.

This project is being evaluated and presented as one project. However, four motions will be required:

- *Approve or deny the Special Use Permit for Case No. 2021-3354, subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Development Plan for Case No. 2021-3353, subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Findings of Facts and Conclusions of Law for Case #2020-3554 as shown in Exhibit B.*

- *Approve or deny the Findings of Facts and Conclusions of Law for Case #2020-3353 as shown in Exhibit B.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completed By:
1	Show compliance with Subsection 14-8.7	Land Use - Current Planning Division	The Time of Construction Permit
2	A note on the Development Plan shall include that all wall mounted lighting be shielded.		Prior to Recordation of the Development Plan
5	An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Water Division	Prior to Recordation of the Development Plan
6	Water rights in the amount of 5.66 acre feet per year shall be transferred to the City of Santa Fe per Chapter 25.12.3		
7	Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) (Provide NMDOT pedestrian access details) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.	Land Use – ADA Site Review	The time of Construction Permit
8	Off-Site improvements shall comply with NMDOT Pedestrian Access Route Details (Serial 608) (Provide NMDOT pedestrian access details). See technical corrections below for require off-site work.		
9	See Technical Corrections and General ADA Site Compliance Requirements below.		

The project will also be subject to the technical corrections listed in Exhibit A.

III. EXECUTIVE SUMMARY

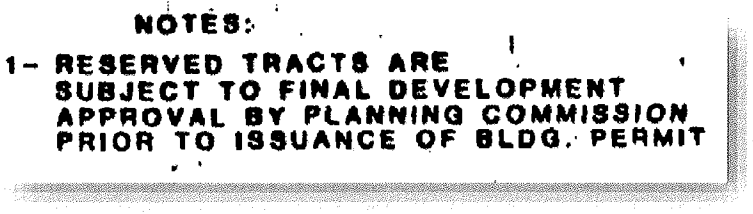
The proposal consists of two applications:

1) Request for Special Use Permit approval to operate a carwash use in a Regional Shopping Center Commercial District (SC3 District); and
2) Request for Development Plan approval to construct a 4,431 square foot structure with 6,716 square feet of roofed area for a fully automated car wash with related outdoor vacuum equipment and refuse collection containers.

The request for Development Plan approval is a requirement of the 1984 "Villa Linda Mal" Development Plan (now "Santa Fe Place Mall" Development Plan). The 1984 Development Plan required the Planning Commission to review and approve development on reserved Tracts (see

Figure 1 *"Condition of Approval"*). The proposed carwash is located on Lot 1-A2 (formally reserved Tract 9). Reference Exhibit D *"Approved Plans and Plats"* to view the 1984 Development Plan.

Figure 1 Condition of Approval



The property is approximately 2.95 acres and will be developed per Chapter 14 standards. Along with conditional restrictions required by the 1984 Development Plan for access to the property.

The Applicant has complied with 14-3.1(E) "*Pre-Application Conferences",* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

Staff's analysis finds that the Applicant has addressed the necessary findings per:

- 14-3.6(D) *"Approval Criteria and Conditions"* for Special Use Permits, and
- 14-3.8(D) *"Approval Criteria and Conditions"* for Development Plans.

Special Use permits associated with Development Plans may expire 3 years after final action.

> *Subsection 14-3.19(B)(4)*
> *Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).*
>
> *Subsection 14-3.19(B)(5)*
> *Approval of special use permits , approval of development by the historic districts review board, approval of variances that are not associated with other types of development approval or types of development approvals not listed in this section, shall expire three years after final action approving them unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6) or unless a different expiration date is specified elsewhere in Chapter 14. Variances associated with subdivisions, development plans or similar types of development approval shall be subject to the expiration provisions of the associated development.*

IV. EXISTING CONDITIONS

a. Zoning

The Annexation Plat for the Mall property was recorded on May 15, 1983. The plat identified the Villa Linda Mall Site/Santa Fe Place Mall comprised of approximately 79.34 acres (reference Exhibit D *"Approved Plans and Plats")* and was zoned SC-3 (Regional Shopping Center District).

b. History

The Mall development plan was approved and filed on May 29, 1984, and amended in 1985, 2015, 2018, and 2019 (reference Exhibit D *"Approved Plans and Plats").* On December 3, 2019, The Planning Commission approved a subdivision for the Santa Fe Place Mall. The in 1984, the site was identified as Tract 9, consisting of approximately 2.46. Today the site is identified as Lot 1-A2 constant of approximately 2.95 acres. Lot 1-A2 is currently vacant and has been used for special events for car and tree sales along with carnivals.

c. Adjacent Zoning

Table 2 Adjacent Zoning

Direction	Zoning
North	Rodeo Road, C-2 (general commercial) and R-1 (residential 1 dwelling unit per acre).
South	SC3 (Reginal Shopping Center District) Santa Fe Place Mall.
East	SC3 (Reginal Shopping Center District) Santa Fe Harley-Davidson.
West	SC3 (Reginal Shopping Center District) Meineke Breaks and Mufflers.

V. PROJECT ANALYSIS

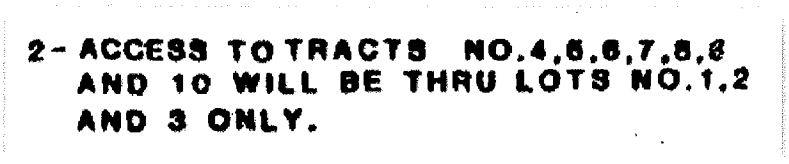
d. Access and Traffic

The Mall has four primary access ways into the Mall premises.

- Two driveways directly off Rodeo Road
  - Directly across Zafarano Road (lighted intersection)
  - 918+/- feet east of the Cerrillos Road/Rodeo Road intersection (not a lighted intersection)
- One driveway off Cerrillos Road
  - 1,100+/- feet south of the Cerrillos Road/Rodeo Road intersection (right in right out driveway)
- Direct access off of Wagon Road

The closest access to the site is from the Zafarano Road onto the ring road to the site. A new direct access road to Rodeo Road is not practical and prohibited due to terrain constraints and a condition of approval from the 1983 Mall Development Plan (see Figure 2 *"Access").*

Figure 2 Access



There were no concerns raised from the Traffic Engineering, Wilson & Company, Inc., Engineers & Architects regarding this proposal. (Exhibit C)

e. Parking

On October 3, 2019, the Planning Commission approved a parking reduction for the Santa Fe Place Mall Development Plan, allowing four parking spaces per 1,000 square feet of net leasable aera. The required parking for a 4,431 square foot structure requires 17.72 or 18 parking spaces. The Applicant is proposing 44 parking spaces. The proposed parking exceeds City parking requirements.

Table 3 Parking

Parking Type	Zoning
Standard Parking Stalls	15
Van-Accessible ADA Parking Stalls	1
Standard Vacuum Stalls	27
Van-Accessible ADA Vacuum Stalls	1
Total	44

Bicycle Parking

Subsection14-8.6(E) *"Off-Street Bicycle Parking"* states:

> *Off-street bicycle space parking standards shall apply to all uses except single family residential uses.*

The Applicant did not address bicycle parking. The required bicycle parking spaces, per Table 14-8.6-3: *"General Off-Street Bicycle Parking,"* requires eight bicycle parking spaces for parking lots between 16 and 50 vehicles. The Applicant will need to amend the plans to include eight bicycle parking spaces. The bicycle parking shall comply with Exhibit D – *"Bicycle Rack Standards and Dimensions"* before recording the Development Plan[1].

f. Terrain Management

The property slopes from north to south with a 7-foot grade change. Water harvesting is proposed directing stormwater drainage into landscape areas.

There were no concerns raised from the Technical Review Division for terrain management. (Exhibit C)

[1] Listed in Exhibit A *"Technical Corrections"*

g. Landscaping and Open Space

Landscaping is proposed throughout the parking and open space areas, which includes the embankment. The Application proposes 59.5% open space or 76,561 square feet, where 20% with passive water harvesting is required or 25,753 square feet.

The Technical Review Division for landscaping required technical correction to be completed prior to filing. (Exhibits A and C)

h. Utilities

The proposed development will connect to city services for water and sewer. Dry utilities are accessible off the entrance (Zafarano Street /Rodeo Road Intersection) to the mall property. The proposed lighting plan complies with Section 14-8.9 *"Outdoor Lighting."*

The annual water budget proposed for the project is 5.45-acre feet.

Comments received from the City Water Division require the Applicant to acquire water rights to offset water demand in the amount of 5.66 acre-feet per annum, comply with 25-12.3 – *"Designating right water transfer"*, and submit *"[a]n approved Water Plan from the Water Division."*

The Wastewater Division required technical correction to be completed prior to filing. Both Water and Wastewater Divisions comments can be found in Exhibits A and C.

i. Fire

The City GIS identifies numerous fire hydrants in the vicinity of the site with one proposed by the Applicant near the southeast corner of the property (see Figure 3 *"GIS Fire Hydrant location"*).

Figure 3 GIS Fire Hydrant location

The Fired Department comments included standard technical correction listed in Exhibits A and C.

j. ADA

Land Use ADA review (Americans with Disabilities Act) included three conditions of approval to be completed before building permit. (Exhibits A and C)

k. Architecture

Section 14.8-7 regulates architectural design through a point system. The required points required for nonresidential structures in a SC District is 205 points. The Applicant submitted a preliminary points checklist totaling 215 points. The area architecture is a mix of territorial/contemporary vernacular designed buildings. The architectural style is compatible with the surrounding building in the area.

l. Signage

On May 5, 2016, the Planning Commission approved a sign plan for the Santa Fe Place Mall, which included a variance from Subsection 14-8.10(G)(8)(c). The approved Sign Plan allows two wall-mounted signs of up to a maximum of 80 square feet each. The Applicant's plans provided no dimensional detail of the two proposed wall-mounted signs on the building. The Applicant's report states:

> *As required by condition of approval for the 2019 Santa Fe Place Mall Development Plan Amendment and Subdivision Plat, the proposed design and signage for the Champion Xpress Car Wash is compatible with the architectural characteristics of the existing buildings at the Santa Fe Place Mall and the Santa Fe Place Mall Signage Plan.*

The applicant will need to submit detailed sign plans with the building permit.

VI. SPECIAL USE PERMIT APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a special use permit:

Approval Criteria– Necessary Findings (Subsection 14-3.6(D))

§14-3.6(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/Conditional/N/A) **YES**
Santa Fe City Code (SFCC) Subsection 14-2.3(C)(3) authorizes the Planning Commission to review and approve or disapprove Special Use Permits as Part of Subdivision or Development Plan Review. If a request for a special use permit is part of a development plan or subdivision request, requiring Planning Commission review, the Planning Commission shall hear and decide requests for special use permits pursuant to Section 14-3.6.	
§14-3.6(D)(1)(b)- that granting the special use permit does not adversely affect the public interest:	Criterion Met: (Yes/No/Conditional/N/A) **YES**
The term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff has	

reviewed the proposed special use application in accordance with these ordinances. Subject to staff recommended conditions of approval, the proposed special use permit complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
14-3.6(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No/Conditional/N/A) **YES**
The proposed buildings are compatible with other Santa Fe Place Mall satellite business on the premise. The proposed building architecture is compatible with the mix of territorial/contemporary vernacular architectural styles found throughout the area.	

VII. DEVELOPMENT PLAN APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a development plan:

Approval Criteria– Necessary Findings (Section 14-3.8(D))

§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/Conditional/N/A) **YES**
Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The City's Development Review Team has reviewed the application requiring minor technical correction prior to a filing. The application complies with City Code subject to conditions and technical corrections.	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest	(Yes/No/Conditional/N/A) **YES**
The term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff has reviewed the proposed development plan application in accordance with these ordinances. Subject to staff recommended conditions of approval, the proposed development plan application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	(Yes/No/Conditional/N/A) **YES**
The proposed buildings are compatible with other Santa Fe Place Mall satellite business on the premise. The proposed building architecture is compatible with the mix of territorial/contemporary vernacular architectural styles found throughout the area. The Applicant has complied with the development plan standards per 14-3.8 "Development Plans, subject to conditions and technical corrections outlined in this report.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The Applicant conducted a virtual ENN meeting on February 1, 2021. Three members of the public attended. One concern was raised regarding prairie dogs living within the embankment of the site. The Applicants response identified that no development would occur within the embankment except for landscaping. The Applicant further added that the requirement of Subsection 14-8.12 "Relocation of Gunnison's Prairie Dogs" will be followed.

IX. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B: Findings of Fact and Conclusions of Law
1) Findings of Facts and Conclusions of Law for Case #2020-3554 4410 Rodeo Rd Special Use Permit
2) Findings of Facts and Conclusions of Law for Case #2020-3353 4410 Rodeo Rd Development Plan

EXHIBIT C: Development Review Team Comments (DRT)
1) Traffic Engineering, Wilson & Company, Inc., Engineers & Architects
2) Technical Review Division (Terrain Management), Dee Beingessner
3) Technical Review Division (Landscaping), Lawrence Rivera
4) Water Division, Brian Snyder
5) Water Division (water Budget), Patricio Pacheco
6) Wastewater Division, Stan Holland
7) Fire Department, Geronimo Griego
8) ADA Site Review, Jason M. Kluck

EXHIBIT D: Approved Plans and Plats
1) 1983 Annexation Plat
2) 1984 Development Plan
3) 1985 Development Plan
4) 2015 Development Plan
5) 2016 Sign Plan
6) 2018 Development Plan
7) 2019 Development Plan

EXHIBIT E: Maps and Aerials
1) City IMS Map Aerial
2) City IMS Zoning Map

EXHIBIT F: Early Neighborhood Notification Meeting (ENN)
1) Applicants ENN guidelines Responses
2) Staff ENN Notes

EXHIBIT G: Applicant's Submittals

1) Applicant's Application report
2) Champion Car Wash Architectural Points Checklist
3) Water Budget
4) Applicant's proposed Development Plan

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Department Director	Elias Isaacson, AICP	*ESI*
Land Use Current Planning Planner Manager	Noah Berke, AICP	*NLB*
Land Use Department Case Manager	Dan Esquibel	DAE

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT A

Technical Corrections

Attachments:

A1) Technical Corrections

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

	Technical Corrections of approval	Department	To be completed by
	The Applicant will need to amend the plans to include eight bicycle parking spaces. The bicycle parking shall comply with Exhibit D – "Bicycle Rack Standards and Dimensions"	**Land Use Department**	**Prior to filing**
	A note on the Development Plan shall include that all wall mounted lighting be shielded.		
	City Staff strongly encourages the use of a stormwater catchment system connected to the irrigation system. Connecting the water recycle system of the car wash to a catchment system is also encouraged. The water savings benefits our City greatly and is very popular with the public.	**Land Use Technical Review Division (Landscape Review)**	**Prior to permit review**
	City Staff strongly encourages the use of a stormwater catchment system connected to the irrigation system. Connecting the water recycle system of the car wash to a catchment system is also encouraged. The water savings benefits our City greatly and is very popular with the public.		
	Please reduce the number of Pinon Pine and use Austrian Pine as a second variety of evergreen tree All Mulches to be a 2" Minimum Thickness Over Weed Barrier.		
	Provide 5-gallon shrubs along hill side for erosion control. Per section 14-8.2 Terrain and Stormwater Management		
	On sheet L-1.0 Landscape Requirements item 9. Remove "LAWN AREAS SHALL BE MIN. 2" DEPTH OF NM DOT CLASS C SEEDING ROCK MULCH."		
	Show irrigation piping and sizing on plan.		
	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.		
	COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1-inch equals 20 feet.		

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

	Technical Corrections of approval	Department	To be completed by
	14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	**Land Use Technical Review Division (Landscape Review)**	**Prior to permit review**
	An Industrial Pretreatment Sampling Port (IPSP) is required.		
	All sewer pipe for public sewer lines 8 inch and larger shall be SDR 26 PVC and all private sewer service lines 6 inch and smaller shall be SCH 40 PVC	**Public Utilities/Wastewater**	**Prior to Sign Off for Final Development Plan**
	The proposed 6-inch sewer line connection to the existing public sewer manhole shall be made at the top of existing pipe. In addition, the connection for the service lateral shall be core drilled at the manhole.		
	Sewer Cleanouts shall be located outside of ponding areas		
	A sewer backwater valve is required for this project		
	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)	**Fire Division**	**At the time of any new construction or remodel.**
	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)		
	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
	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.		
	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

	Technical Corrections of approval	Department	To be completed by
	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)	Fire Division	At the time of any new construction or remodel.
	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)		
	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
	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.		
	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)		
	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		
	Shall comply with IFC 2015, Appendix D, Aerial Fire Apparatus Access Roads.		
	Shall comply with Section D106 Multiple-Family Residential Developments.		
	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
	Provide (3) ADA accessible parking spaces per parking count requirements of the 2015 NM Accessible Parking Checklist.	Land Use – ADA Site Review	Prior to recordation

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

	Technical Corrections of approval	Department	To be completed by
	Provide (3) ADA accessible parking spaces per parking count requirements of the 2015 NM Accessible Parking Checklist.	Land Use – ADA Site Review	Prior to recordation
	Provide pedestrian ADA accessible path of travel route from at least (1) one adjacent public street frontage to accessible entrance(s). A project site visit confirmed that this requirement is not technically infeasible. The existing sidewalk at the west corner of Rodeo and the mall driveway adjacent to this project could be extended to provide the required access. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) 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 driveway crossings along the accessible paths of travel 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.		
	Provided detectable warning strips at ADA crosswalk provided immediately prior to entry into the vehicular way.		
	Provide fine grading notation at ADA parking spaces, aisles, ramps, sidewalks and other accessible features, and spot elevations at curb ramps, gutters, etc. indicating accessible slopes.		

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

ADA:

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

On-Site General ADA Site Compliance Requirements as applicable:

Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) 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 driveway crossings along the accessible paths of travel 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.

All walk surfaces 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. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces 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.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
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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 van parking spaces and access aisles, and accessible 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)

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.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist, latest publication. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

Per the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3) the ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the

parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent Accessible housing units and other accessible entrances (60% of all entrances shall be accessible), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained.

Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

New bicycle racks shall comply with Santa Fe Chapter 14 Appendix Exhibit D for bicycle rack standards and dimensions.

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

Off-Site PROW ADA Site Compliance Requirements as applicable:

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.

EXHIBIT A
Technical Corrections
Cases #2021-3353 and #3554 4410 Rodeo Road
Special Use Permit and Development Plan

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.

All walk surface 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. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

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.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT B

Findings of Fact and Conclusions of Law

Attachments:

B1) Findings of Facts and Conclusions of Law for Case #2020-3554
B2) Findings of Facts and Conclusions of Law for Case #2020-3353

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

Case #2021-3354

4410 Rodeo Road; Santa Fe Place Mall Car Wash Special Use Permit
Applicant's Name – Santa Fe Mall Property, LLC
Agent's Name – JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 6, 2021, upon the Application (Application) of JenkinsGavin, Inc., agent for Santa Fe Mall Property, LLC (Applicant).

The Applicant seeks the Commission's approval of a special use permit to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash use (Project). The property is approximately 2.95 acres, is zoned SC-3 (Regional Shopping Center District), and is located within the Suburban Archaeological Review District (Property). In related Case #2021-3353, the Applicant requests development plan approval for the project.

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

FINDINGS OF FACT

1. At the hearing, the Board received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. Under the Santa Fe City Code (SFCC) Sections 14-2.3(C)(3) and 14-3.6(B), the Commission shall hear and decide a request for a special use permit pursuant to SFCC Sections 14-3.6 (Special Use Permits) and 14-6 (Permitted Uses) when the request is part of a development plan.
3. SFCC Section14-3.1 sets out certain procedures to be followed on the Applications, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(iv, vii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
4. A pre-application conference was held on January 14, 2021 in accordance with SFCC Section 14-3.l(E)(1).
5. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
6. The Applicant conducted a virtual ENN meeting on February 1, 2021. No members of the public attended.
7. Pursuant to SFCC Table 14-6.1-1, vehicle service establishments are permissible in an SC-3 zoning district with approval of a special use permit.
8. SFCC Section 14-3.6(C) sets forth procedures to be followed prior to the grant by the Board of a special use permit.

9. Code Section 14-3.6(C)(1) requires applicants for special use permit approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
10. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable code requirements and provided the Board with a written report of its findings (Staff Report), together with a recommendation that the special use permit be granted, subject to certain conditions (Conditions) and technical corrections set forth in the Staff Report and exhibits.
11. The information contained in the Staff Report and attached exhibits is sufficient to establish that the Applicant has met the submittal requirements for a special use permit application, and the site plan documents that the Project can be accomplished in conformance with applicable code standards.
12. Under SFCC Section 14-3.6(B), the Commission has the authority to decide questions that are involved in determining whether a special use permit should be granted; and either to grant a special use permit with such conditions and safeguards as appropriate under Chapter 14, or to deny a special use permit when not in harmony with the intent and purpose of Chapter 14.
13. SFCC Section 14-3.6(D)(1) sets out certain findings that the Commission must make to grant a special use permit.
14. Pursuant to SFCC Section 14-3.6(D)(1)(a), the Commission finds that it is empowered to approve the special use permit under SFCC Sections 14-2.3(C)(3) and 14-3.6(B).
15. Pursuant to SFCC Section 14-3.6(D)(1)(b), the Commission finds that approving the special use permit for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
16. Pursuant to SFCC Section 14-3.6(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. Subject to conditions, the size and scale of the existing buildings are compatible with surrounding properties. The mix of architecture in the area along with proposed building architecture is a range of territorial/contemporary vernacular with similar attributes found throughout the area.
17. Under SFCC Section 14-3.6(D)(2), the Commission is authorized to specify conditions of approval for a special use permit that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
18. The Commission finds that the Conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
19. The Applicant has agreed to comply with the Conditions and technical corrections recommended by staff.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed special use permit subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant complied with all applicable procedural requirements set forth in the SFCC.
4. The Applicant satisfied the approval criteria set forth in SFCC Section 14-3.6(D)(1).
5. The Applicant is able to comply with the Conditions.
6. The special use permit should be granted for the specific use and intensity applied for, subject to the Conditions and technical corrections set forth in the Staff Report and exhibits because all applicable code requirements and criteria for development plan approval have been met.

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

The special use permit for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. No change of use or more intense use shall be allowed unless approved by the Commission under a new or amended special use permit or as otherwise permitted by applicable code provisions. The special use permit shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Subsections 14-3.19(B)(5)-(6) or a time extension is granted pursuant to SFCC Section 14-3.19(C). If the use approved by the special use permit ceases for any reason for a period of more than three hundred sixty-five days, the special use permit shall expire pursuant to SFCC Section 14-3.6(E)(2).

_____ _____
Brian Gutierrez Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3353

4410 Rodeo Road; Santa Fe Place Mall Car Wash Development Plan
Applicant's Name – Santa Fe Mall Property, LLC
Agent's Name – JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on May 6, 2021, upon the Application (Application) of JenkinsGavin, Inc., agent for Santa Fe Mall Property, LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash (Project). The property is approximately 2.95 acres, is zoned SC-3 (Regional Shopping Center District), and is located within the Suburban Archaeological Review District (Property). In related Case #2021-3354, the Applicant seeks a special use permit for the Project.

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

FINDINGS OF FACT

1. Planning Commission review of Final Development Plan for Lot 1-A2 (formally reserved Tract 9) is conditionally required by 1983 Development Plan stating:
   "Reserved Tracts are subject to final Development Plan approval by the Planning Commission prior to issuance of a bldg. permit."
2. SFCC Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC §1 4-3.1(F)(2)(a)(iv, vii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
3. A pre-application conference was held on January 14, 2021 in accordance with SFCC Section 14-3.l(E)(1).
4. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
5. The Applicant conducted a virtual ENN meeting on February 1, 2021. No members of the public attended.
6. Code Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).

8. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
9. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
10. SFCC Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC Section 14-3.8(D).
11. 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 prior to making a decision.
12. SFCC Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
13. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC Sections 14-2.3(C)(1) and 14-3.8(B)(4).
14. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
15. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. Subject to conditions, the size and scale of the existing buildings are compatible with surrounding properties. The mix of architecture in the area along with proposed building architecture is a range of territorial/contemporary vernacular with similar attributes found throughout the area.
16. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
17. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
18. Under SFCC Section 14-3.8(A), approving the proposed Development Plan furthers the purpose and intent of providing plans for development, ensuring compliance with Chapter 14, and facilitating the documentation of future compliance with the approved plans.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is able to comply with the Conditions.

4. The development plan should be approved subject to the conditions recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

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

The development plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC Section 14-3.19(B)(4), (6) or a time extension is granted pursuant to SFCC Section 14-3.19(C).

_____ _____

Brian Gutierrez Date
Chairperson

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Sally A. Paez Date
Assistant City Attorney

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT C

Development Review Team Comments (DRT)

Attachments:

C1 Traffic Engineering, Wilson & Company, Inc., Engineers & Architects
C2 Technical Review Division (Terrain Management), Dee Beingessner
C3 Technical Review Division (Landscaping), Lawrence Rivera
C4 Water Division, Brian Snyder
C5 Water Division (water Budget), Patricio Pacheco
C6 Wastewater Division, Stan Holland
C7 Fire Department, Geronimo Griego
C8 ADA Site Review, Jason M. Kluck

Exhibit C1

RE: Champion Xpress Car Wash

Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>

Wed 4/21/2021 9:41 AM

To: BERKE, NOAH L. <nlberke@santafenm.gov>
Cc: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noah,
I do not have any comments on this case. The trip generation is being conservative since they are accounting for no pass-by trips.

Thank you!

Audra V. Gallegos, PE
Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

Exhibit C2

RE: Champion Xpress Development Plan and Special Use Permit Submittals

BEINGESSNER, DEE <dabeingessner@santafenm.gov>

Tue 4/6/2021 5:56 PM

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

Dan,
I have no requirements and no comments on these plans.

Dee

Exhibit C3

Development Review Team

Comment Form

Date: 03/31/2021

Staff person: Lawrence Rivera

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

Case: **Case #2021-3353. Champion Xpress Car Wash Development Plan.**

Case Mgr.: Dan Esquibel

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. City Staff strongly encourages the use of a stormwater catchment system connected to the irrigation system. Connecting the water recycle system of the car wash to a catchment system is also encouraged. The water savings benefits our City greatly and is very popular with the public.	Prior to permit review
2. Please reduce the number of Pinon Pine and use Austrian Pine as a second variety of evergreen tree	
3. All Mulches to be a 2"Minimum Thickness Over Weed Barrier.	
4. Provide 5 gallon shrubs along hill side for erosion control. Per section 14-8.2 Terrain and Stormwater Management	
5. On sheet L-1.0 Landscape Requirements item 9. Remove "LAWN AREAS SHALL BE MIN. 2" DEPTH OF NM DOT CLASS C SEEDING ROCK MULCH."	
6. Show irrigation piping and sizing on plan.	
7. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	
8. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	
9. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	

*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):

Exhibit C4

Development Review Team

Comment Form

Date: 03/30/2021

Staff person: Brian Snyder

Dept/Div: Public Utilities/Water

Case: **Case #2021-3353. Champion Xpress Car Wash Development Plan.**

Case Mgr: Dan Esquibel

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

Conditions of Approval:	Must be completed by:
1 An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Prior to final plat approval.
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Exhibit C5

Re: Champion Xpress carwash

PACHECO, PATRICIO M. <pmpacheco@santafenm.gov>

Tue 4/20/2021 10:46 AM

To: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Cc: HOOK, ALAN G. <aghook@santafenm.gov>; SCHNEIDER, WILLIAM H. <whschneider@santafenm.gov>

Hello Daniel,

Following our conversation below are my comments needed for Champion car wash;

The Champion Car wash will be responsible for bringing in water rights for the development. According to our requirements The Carwash will be required to bring in 5.66 AFY (Acre feet per year) of water rights per site. The city should not allow increased demand on the water system without adequate supply to meet this demand. The city's water supplies should be used as efficiently as possible. Anyone seeking new land use development should be responsible for offsetting new demand to the city an equivalent amount of water rights that can be diverted through the city's infrastructure. The city should manage its water resources to maintain its ability to provide a stable, predictable, and adequate water supply.

25-12.3 - Designating water right transfer

The applicant shall notify the city, at the time of the initial tender of water rights for city review and possible acceptance, whether the water rights are to be dedicated to a development water budget or whether the water right is designated for the city water bank. At any time after their tender, water rights initially designated for the water bank can be dedicated to a development by written notification provided by the applicant to the city.

feel free to reach out if you need anything else from me.

Thanks have a nice day,

Patricio Pacheco
Water Resources & Conservation
City of Santa Fe - Water Division
(505) 955-4221
pmpacheco@santafenm.gov

Exhibit C6

Development Review Team

Comment Form

Date: April 12, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-3353. Champion Xpress Car Wash Development Plan.**

Case Mgr: Dan Esquibel, Case Manager

The subject properties <u>are</u> 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	Prior to Sign Off for Final Subdivision Plat.

Technical Corrections*:	Must be completed by:
1. All sewer pipe for public sewer lines 8 inch and larger shall be SDR 26 PVC and all private sewer service lines 6 inch and smaller shall be SCH 40 PVC 2. An Industrial Pretreatment Sampling Port (IPSP) is required. (see attached) 3. The proposed 6 inch sewer line connection to the existing public sewer manhole shall be made at the top of existing pipe. In addition, the connection for the service lateral shall be core drilled at the manhole. 4. Sewer Cleanouts shall be located outside of ponding areas 5. A sewer backwater valve is required for this project	Prior to Sign Off for Final Development Plan.

*Must made prior to recording and/or permit issuance

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

1. [None]

Exhibit C7

Development Review Team

Comment Form

Date: 04/01/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3353 & 3334 Champion Xpress Car Wash Development Plan & Special Use Permit

Case Mgr: Dan Esquibel

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

Conditions of Approval:	Must be completed by:
	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

Exhibit C8

DEVELOPMENT REVIEW TEAM

COMMENT FORM

Date: 03/29/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3353 Champion Xpress - Development Plan**
Santa Fe Place Mall ring driveway

Case Mgr: Dan Esquibel

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

Conditions of Approval:	Must be completed by:
1. Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) (Provide NMDOT pedestrian access details) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents. 2. Off-Site improvements shall comply with NMDOT Pedestrian Access Route Details (Serial 608) (Provide NMDOT pedestrian access details). See technical corrections below for require off-site work. 3. See Technical Corrections and General ADA Site Compliance Requirements below.	Prior to application for building permit.

Technical Corrections*:	Must be completed by:
1. Provide (3) ADA accessible parking spaces per parking count requirements of the 2015 NM Accessible Parking Checklist. 2. Provide pedestrian ADA accessible path of travel route from at least (1) one adjacent public street frontage to accessible entrance(s). A project site visit confirmed that this requirement is not technically infeasible. The existing sidewalk at the west corner of Rodeo and the mall driveway adjacent to this project could be extended to provide the required access. Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) 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 driveway crossings along the accessible paths of travel 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. 3. Provided detectable warning strips at ADA crosswalk provided immediately prior to entry into the vehicular way. 4. Provide fine grading notation at ADA parking spaces, aisles, ramps, sidewalks and other accessible features, and spot elevations at curb ramps, gutters, etc. indicating accessible slopes. 5. Provide Design Professional Seal and signature with date signed on all drawing sheets.	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:

On-Site General ADA Site Compliance Requirements as applicable:

Accessible path(s) of travel route shall be provided from the Public Right-of-Way and accessible parking aisle(s) to accessible building entrance(s) 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 driveway crossings along the accessible paths of travel 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.

All walk surfaces 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. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces 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.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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 van parking spaces and access aisles, and accessible 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)

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.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist, latest publication. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

Per the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3) the ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent Accessible housing units and other accessible entrances (60% of all entrances shall be accessible), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained.

Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.
New bicycle racks shall comply with Santa Fe Chapter 14 Appendix Exhibit D for bicycle rack standards and dimensions.

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

Off-Site PROW ADA Site Compliance Requirements as applicable:

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 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.

All walk surface 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. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

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.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT D

Approved Plans and Plats

Attachments:

D1	1983 Annexation Plat
D2	1984 Development Plan
D3	1985 Development Plan
D4	2015 Development Plan
D5	2016 Sign Plan
D6	2018 Development Plan
D7	2019 Development Plan

EXHIBIT D1
1983 ANNEXATION PLAT

ANNEXATION PLAT

VILLA LINDA MALL SITE

SITUATE WITHIN

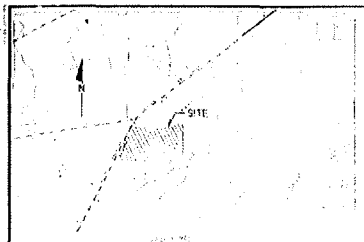
SECTIONS 7 & 8

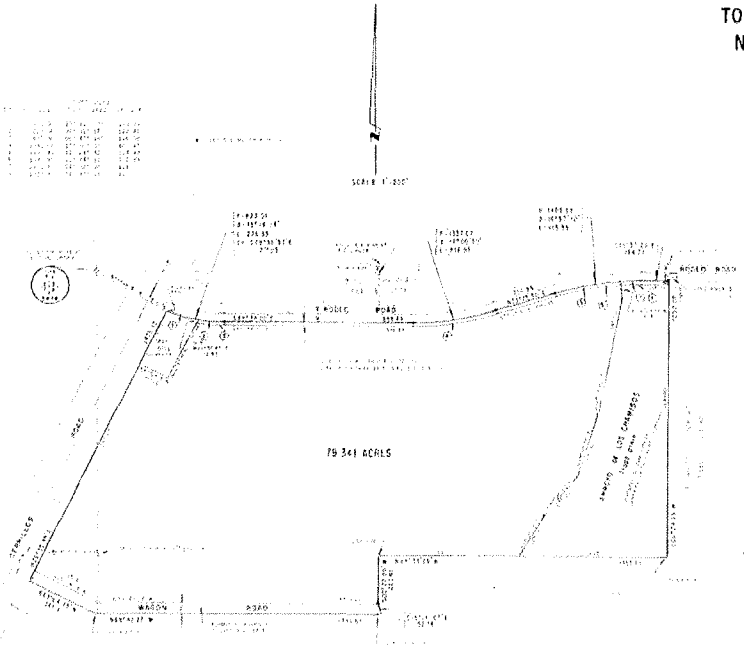
TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

MARCH, 1983





Jerry Hart, Jr 1-12-83

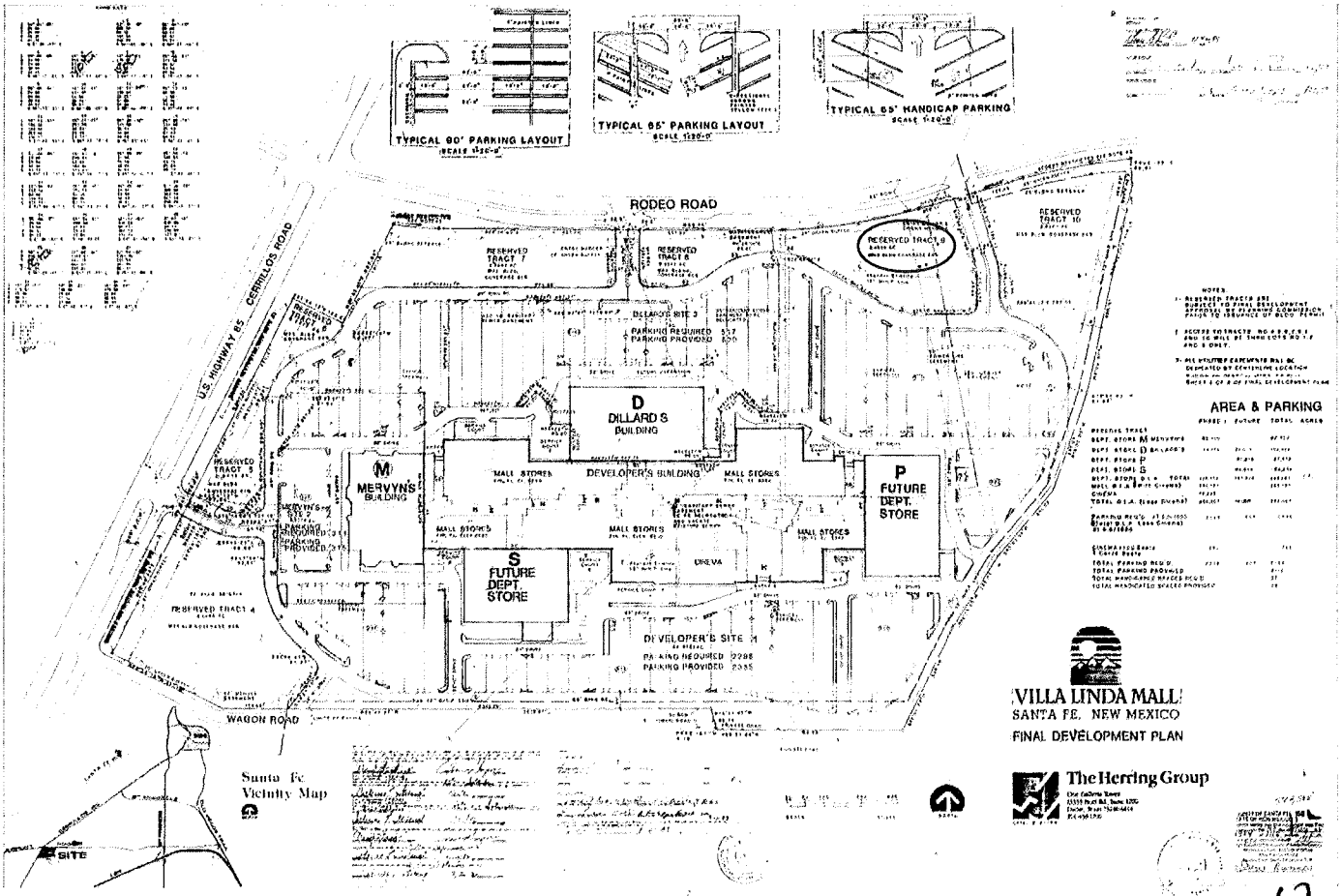
January 30

MSM/SP Group

ANNEXATION PLAT

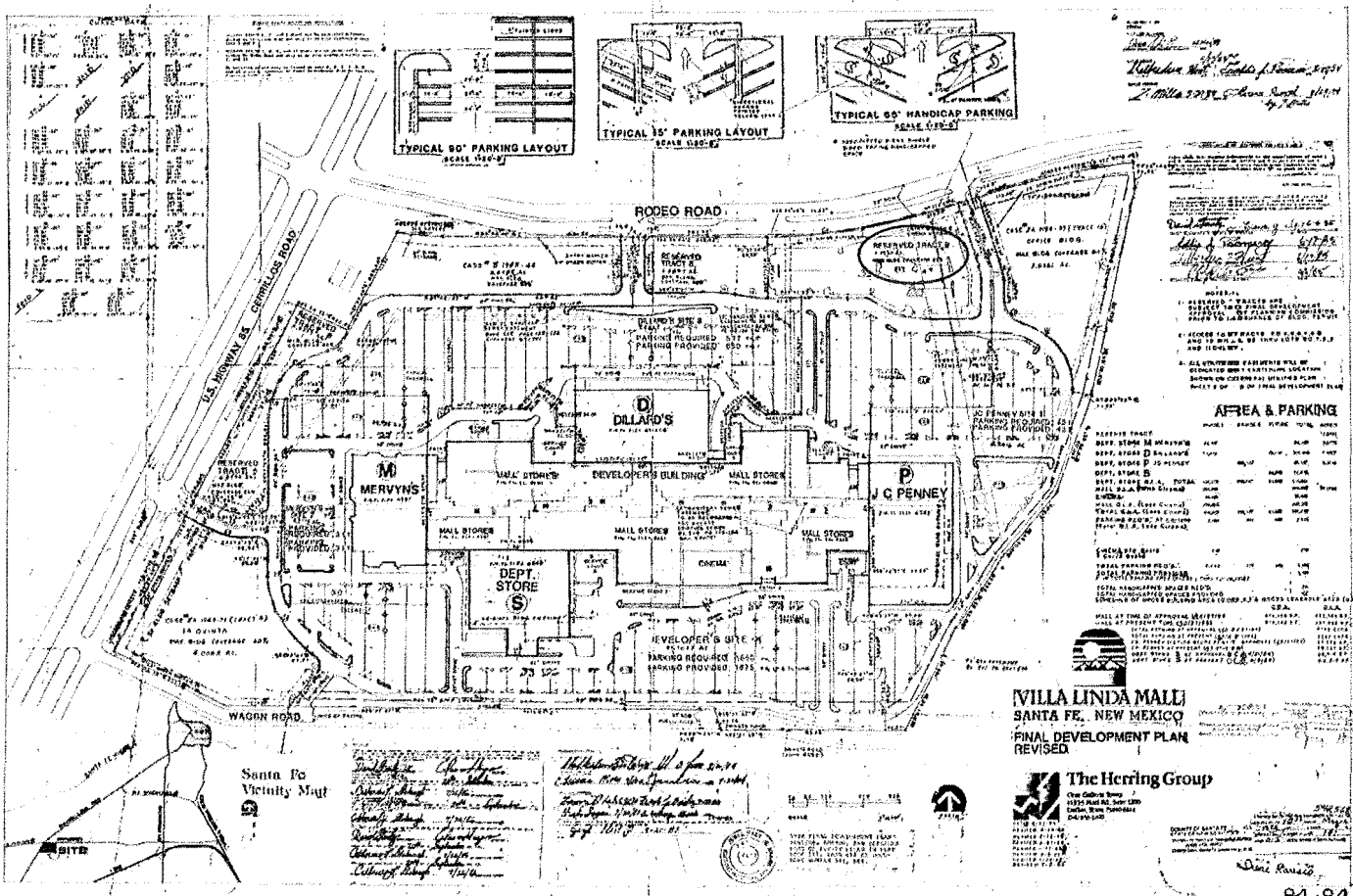
VILLA LINDA MALL SITE

EXHIBIT D2
1984 DEVELOPMENT PLAN



12

EXHIBIT D3
1985 DEVELOPMENT PLAN AMENDMENT



84-84

Development Plan Amendment #3

700000

santa fe place

4250 Cerrillos Rd., Santa Fe, N.M.

OWNER:

SPINOSO REAL ESTATE GROUP

112 Northern Concourse
N. Syracuse, NY 13212
(T) 315.425.1000

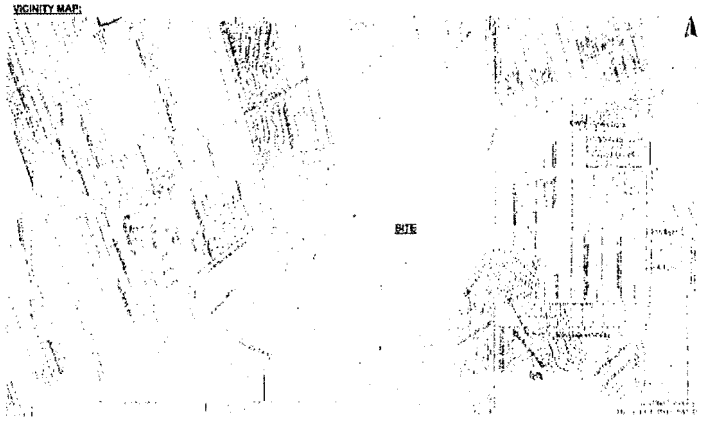
PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT #3 IS TO RE-DISTRIBUTE THE APPROVED DEVELOPMENT RIGHTS FOR "RESERVED TRACT 9" AMONG PROPOSED PAD SITES AND BUILDING ADDITIONS.

SHEET INDEX:

1	COVER
2	EXISTING CONDITIONS
3	DEVELOPMENT PLAN AMENDMENT #3
4	LANDSCAPE IMPROVEMENT PLAN

VICINITY MAP:



COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss

I hereby certify that this instrument was filed for record on the 21st day of April A.D. 20 15 at 3:55 o'clock P.M. and was duly recorded in book ____ Page 4 of the records of Santa Fe County
Witness my hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, NM
Deputy

OWNER'S CONSENT:

4/15/2015
DATE

State of New Mexico)
County of Santa Fe)ss
This instrument was acknowledged before me this 15th day of April, 2015
By Carmen Spinoso

CITY APPROVAL:

CITY ENGINEER — 04/10/2015 DATE

CITY PLANNER — 4/9/15 DATE

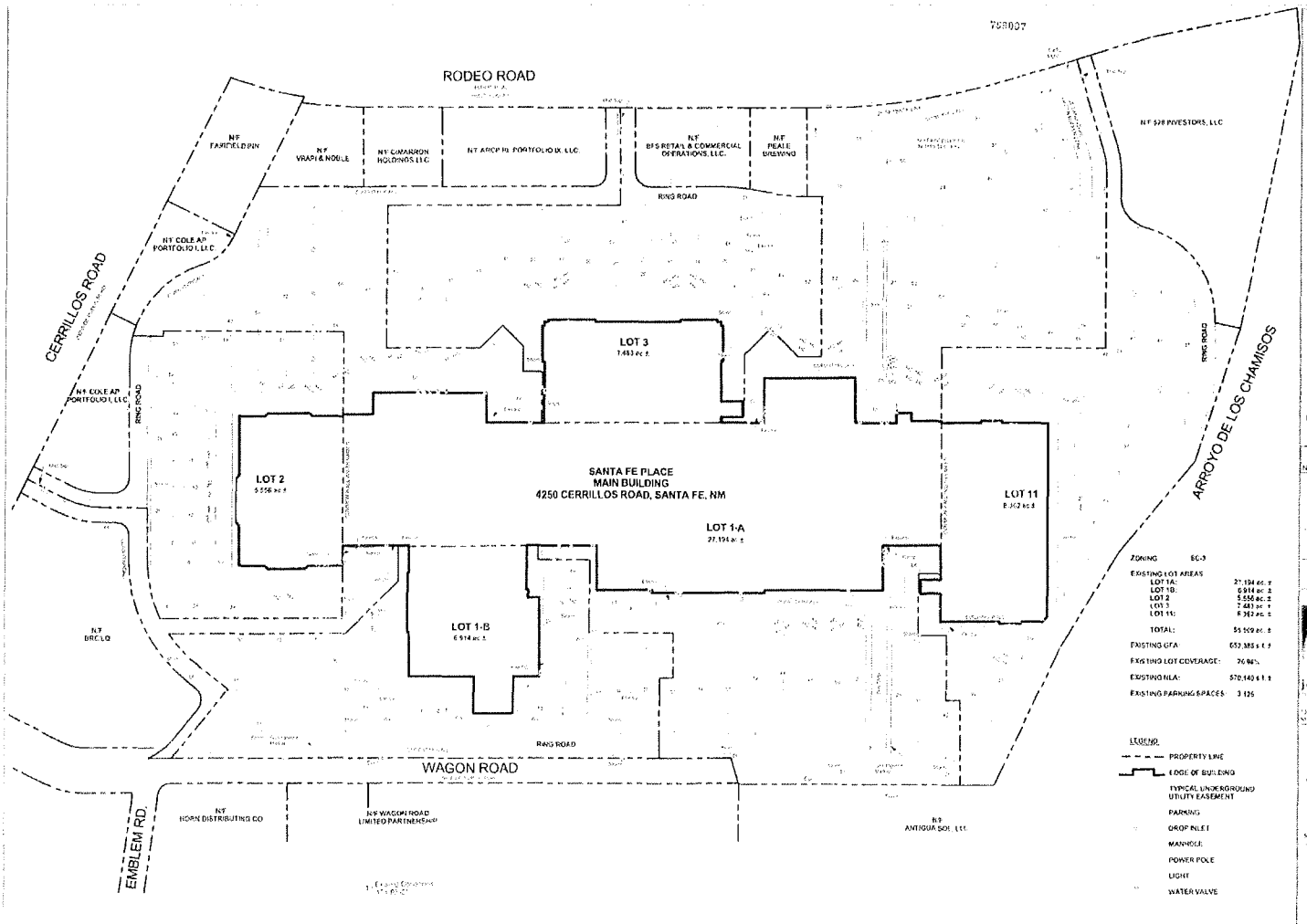
Santa Fe Place
Development Plan Amendment #3

Revision No. | Date

Cover

1 of 4

EXHIBIT D4 2015 DEVELOPMENT PLAN AMENDMENT



Santa Fe Place
Development Plan Amendment #3

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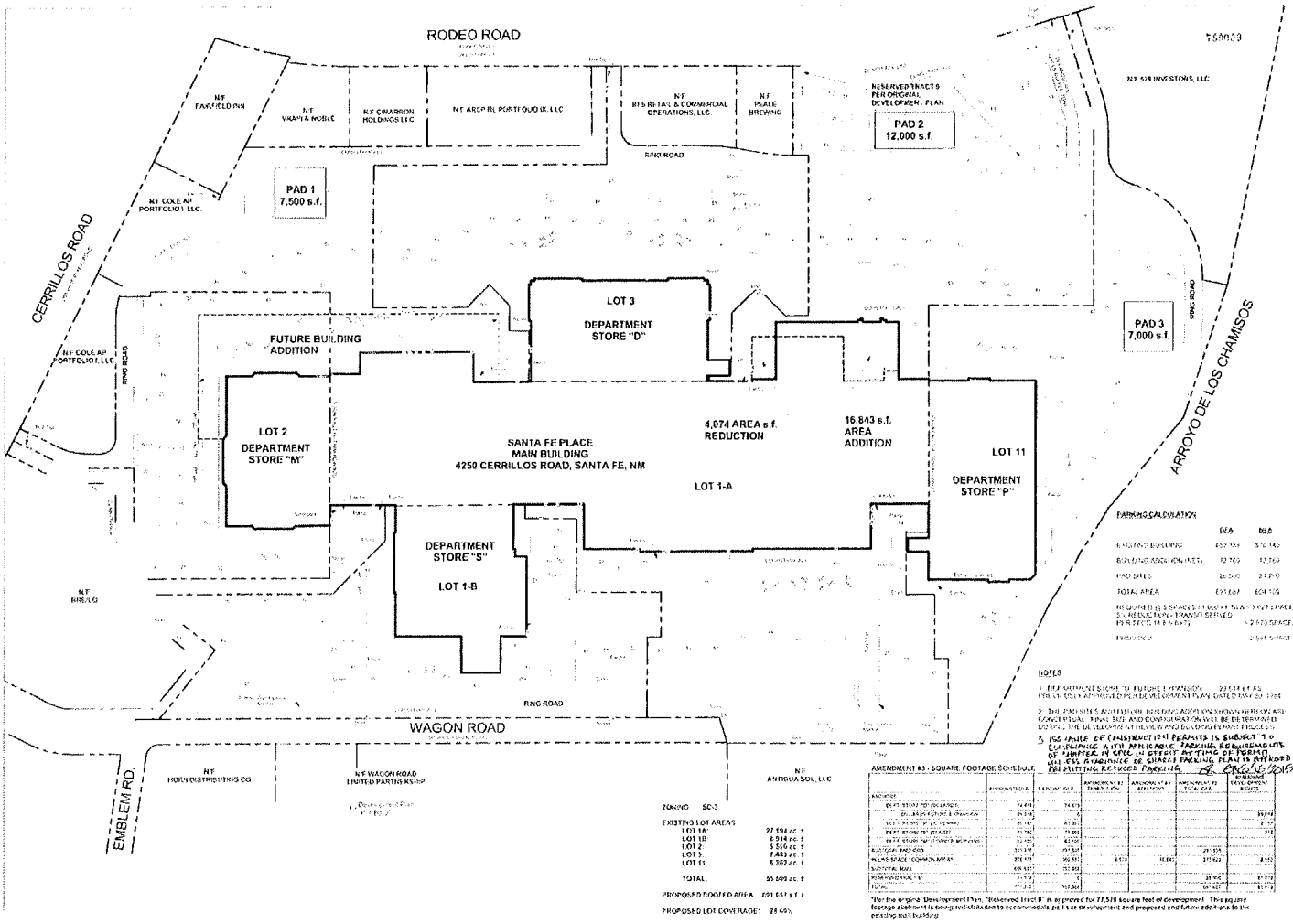


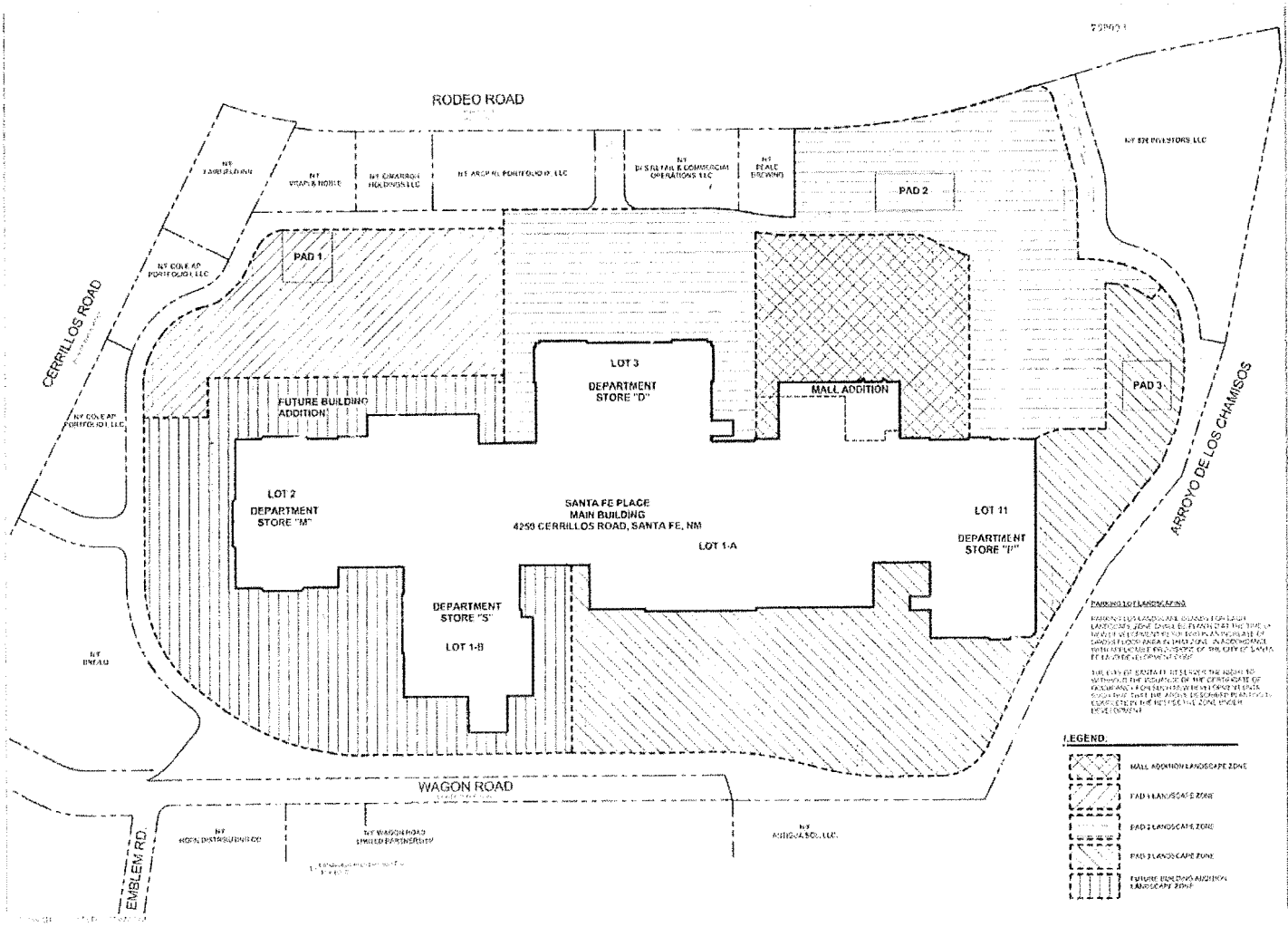
Santa Fe Place
Development Plan Amendment #3

Revised

Jenkins

Develop
Pla
Amend
#

3 o



Santa Fe Place
Development Plan Amendment #3

Landsca
Improvem
Plan

Signage Plan

santa fe place

4250 Cerrillos Rd., Santa Fe, N.M.

EXHIBIT D5 2016 SIGN PLAN

OWNER:

SPINOSO REAL ESTATE GROUP

112 Northern Concourse
N. Syracuse, NY 13212
(T) 315.425.1000

SHEET INDEX:

1 COVER
2 SIGNAGE PLAN

CITY APPROVAL:

Risana Zaxus 09/02/16
CITY ENGINEER DATE

[illegible] 9/2/2016
CITY PLANNER DATE

Approved by the Planning Commission at their meeting of May 5, 2016 as case # 2016 - 37

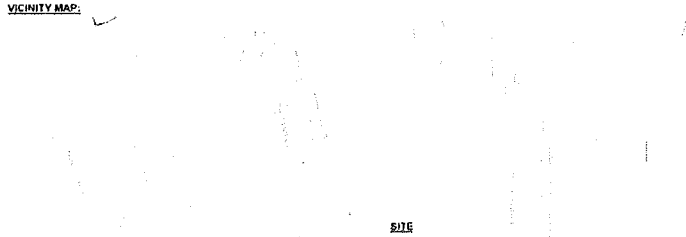
Chair 9.1.16 Date

Secretary 9.1.16 Date

OWNER'S CONSENT:

[illegible] 7/27/16
Carmen Spinoso DATE

VICINITY MAP:



SITE

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I hereby certify that this instrument was filed for record on the 13th day of September A.D. 2016 at 3:43 o'clock P.M. and was duly recorded in Book 777 Page 125-128 of the records of Santa Fe County

Witness my hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, NM
By [illegible] Deputy

State of New Mexico)
County of Santa Fe) ss

The foregoing instrument was acknowledged before me this 27 day of July 2016 by Carmen Spinoso

[illegible]
Notary Public

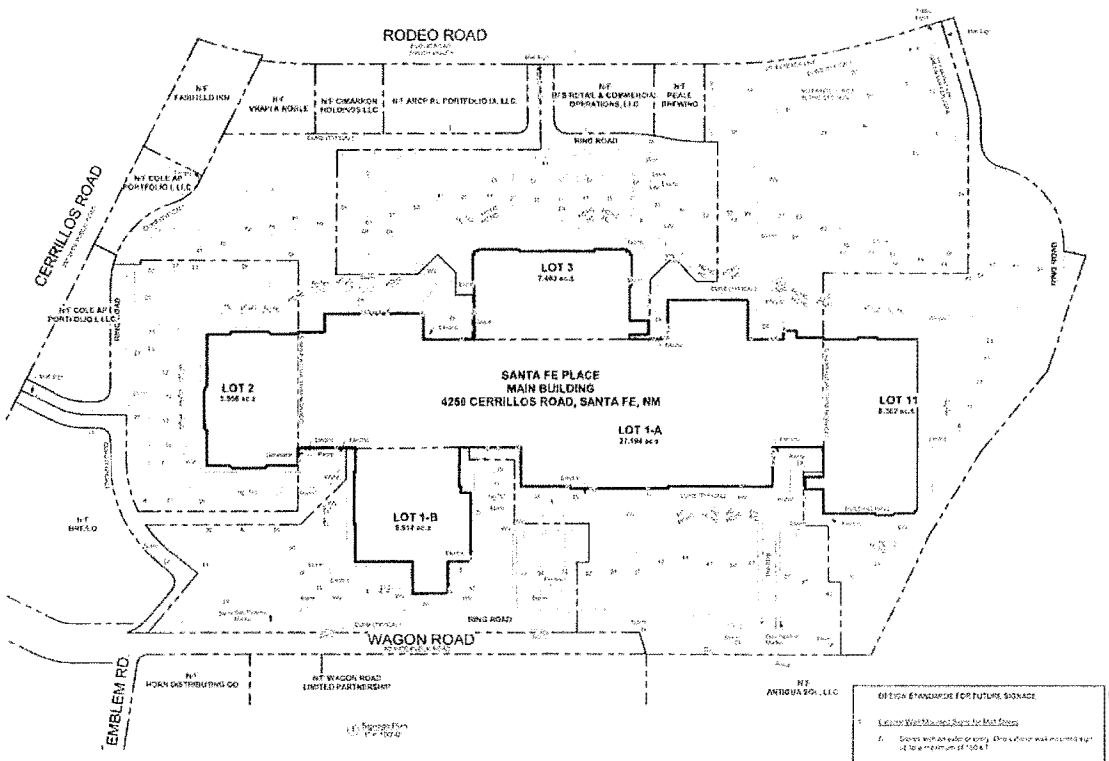
My

Santa Fe Place
Signage Plan
4250 Cerrillos Road, Santa Fe, N.M.

Revised Schedule
Num | Desc | Date

Cover

1 of 2



OPTIONS & STANDARDS FOR FUTURE SIGNAGE

1. Exterior Wall Mounted Signs for Mall Stores

   A. Stores with an exterior entry: One exterior wall mounted sign up to a maximum of 100 s.f.

   B. Stores with a north-facing exterior façade and an exterior entry: one exterior wall mounted sign up to a maximum of 150 s.f.

   C. Stores with a south-facing exterior entry and/or façade: two exterior wall mounted signs up to a maximum of 150 s.f. each.

   D. Stores over 10,000 s.f. with an interior entry and no exterior façade: one exterior wall mounted sign up to a maximum of 150 s.f.

2. Mall Signs

   Free standing buildings on "out lots" are permitted two wall mounted signs up to a maximum of 150 s.f. each.

3. Pylon Signs

   The following tenants are permitted to maintain their pylon signs:

   - Department Stores
   - Junior Anchors (over 15,000 s.f.)
   - Restaurants

4. Refer to City of Santa Fe conditions of approval (item E, below)

A. The following existing Mall identification signs are hereby refaced:

Pylon Signs

Sign P-1: 31' high x 14.3 long x 2'-1" wide = 449.3 s.f.
Sign P-2: 31' high x 7.4' long x 2'-1" wide = 229.4 s.f.
Sign P-3: 31' high x 7.4' long x 2'-1" wide = 229.4 s.f.

The faces of the signs may be modified with the approval of a sign permit.

Wall Mounted Signs

Sign W-1: 196.5 s.f.
Sign W-2: 536.5 s.f.
Sign W-3: 147.3 s.f.

Each wall mounted Mall identification sign may remain or be replaced to be a maximum of 150 s.f.

B. The following existing nonconforming store identification signs may remain or be replaced with a sign that is less than or equal to the existing square footage:

Wall Signs

B-1: 266.7 s.f.
B-2: 242.3 s.f.
B-3: 340.3 s.f.

Awning Signs

A-1: 17.5 s.f.
A-2: 17.8 s.f.
A-3: 17.8 s.f.

Signs

S-1: 22.6 s.f.
S-2: 11.0 s.f.
S-3: 13.8 s.f.
S-4: 71.4 s.f.
S-5: 71.4 s.f.
S-6: 13.8 s.f.

C. Existing Sign Variances

1. Sign Approval
   Case #1201-07 approved by the Planning Commission on June 7, 2012. Variance for 600 s.f. wall sign on the west elevation and 500 s.f. wall sign on the south elevation. The approved square footage includes the red background of the sign.
   Sign 1 West Elevation: 198.4 s.f.
   Sign 2 South Elevation: 167.9 s.f.

2. Ref. Sign 1 Revised
   Case #2015-56 approved by the Planning Commission on July 9, 2015. Variance for 150 s.f. wall sign.
   S-1: 172.4 s.f.

3. East Plaza Wall Marker
   Case #2015-55 approved by the Planning Commission on July 7, 2015. Variance for 150 s.f. wall sign.
   S-1: 136 s.f.

D. Variances Approved as part of the Signage Plan

1. Variance from SFCC §14-8.10.5(C)(1) allowing an off-site monument sign on the City of Santa Fe right-of-way at the corner of Cerrillos Road and Rodeo Road, subject to adoption of a Licensing Agreement by the City of Santa Fe.
2. Variance from SFCC §14-8.10(C)(4)(b) allowing up to two wall mounted signs per Mall store up to a maximum of 150 s.f. in accordance with the approved Design Criteria as identified herein.
3. Variance from SFCC §14-8.10.5(C)(3)(c) allowing up to two wall mounted signs for each "Mall Box" building up to a maximum of 150 s.f. in accordance with the approved Design Criteria identified herein.

E. City of Santa Fe Conditions of Approval

1. Total area of wall signs not to exceed 4,500 square feet
2. No wall sign to exceed 150 square feet
3. Maximum 150 square feet of total sign area per tenant
4. Maximum two wall signs per tenant
5. Those existing pylon shopping center identification signs may remain

337838

Santa Fe Place
Signage Plan
4250 Cerrillos Road, Santa Fe, N.M.

Revision Schedule

Signage Plan

2 of 2

2 Santa Fe Place Signage Plan 4250 Cerrillos Road Santa Fe NM Signage.pdf

Development Plan Amendment #4

santa fe place

4250 Cerrillos Rd., Santa Fe, N.M.

EXHIBIT D6 2018 DEVELOPMENT PLAN AMENDMENT

OWNER:

SPINOSO REAL ESTATE GROUP

112 Northern Concourse
N. Syracuse, NY 13212
(T) 315.425.1000

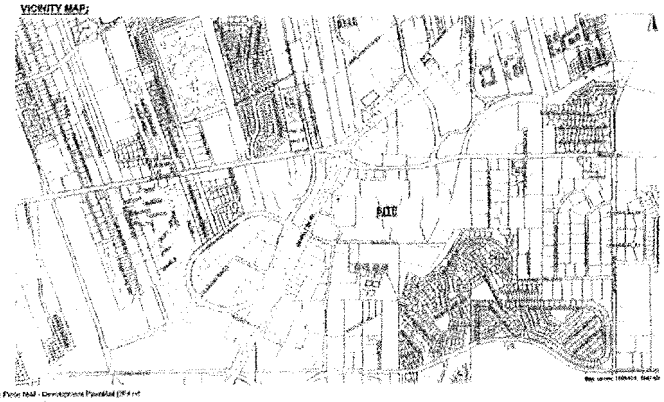
PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT #4 IS TO REFLECT THE CREATION OF THE NEW LOT 1-A1 AND TO INCORPORATE THE OUT-PARCELS THAT WERE PART OF THE ORIGINAL 1985 DEVELOPMENT PLAN.

SHEET INDEX:

1	COVER
2	DEVELOPMENT PLAN AMENDMENT #4
3	LANDSCAPE IMPROVEMENT PLAN
4 - 5	RECORDED MALL SIGNAGE PLAN

VICINITY MAP:



OWNER'S CONSENT:

11/1/18
DATE

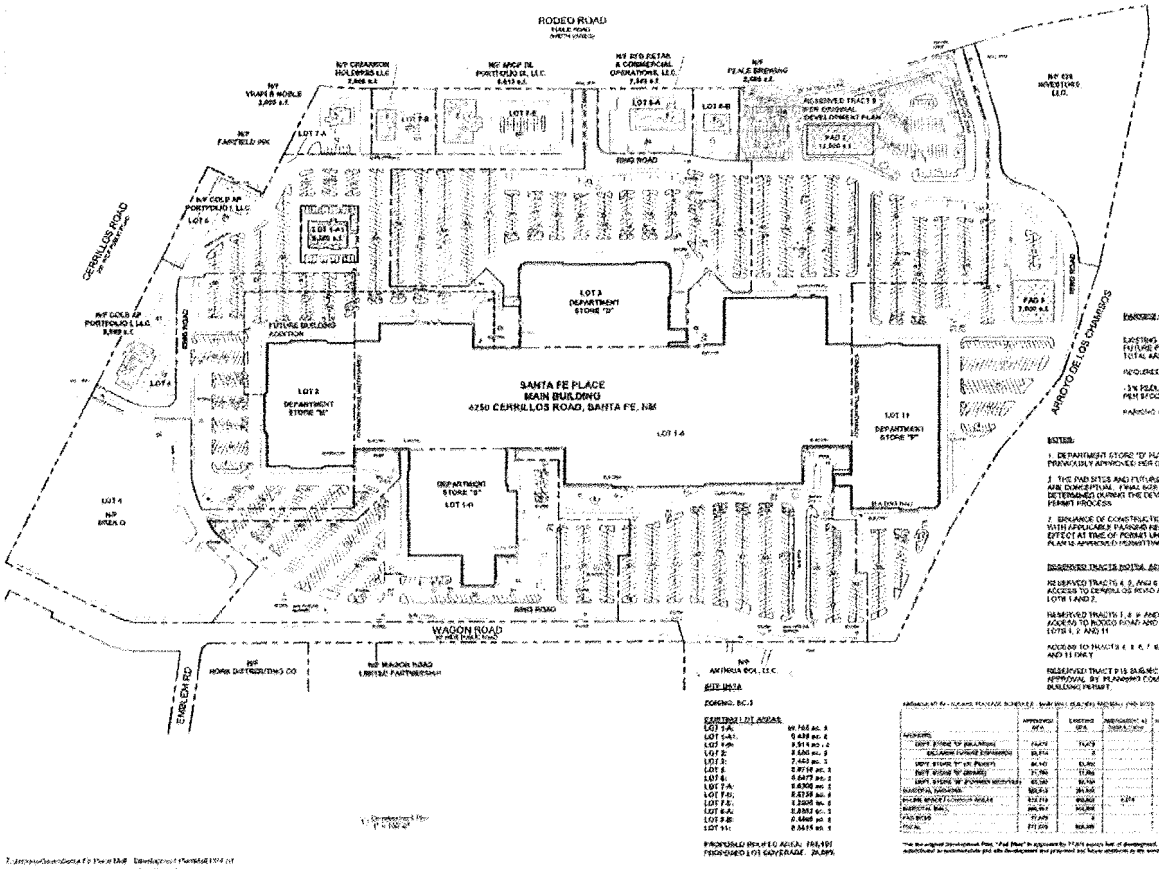
CITY APPROVAL:

CITY PLANNER DATE

Santa Fe Place
Development Plan Amendment #4
4250 Cerrillos Road, Santa Fe, N.M.

jenkinsgavin

Cover



PARKING CALCULATION:

	GSA	GLA
EXISTING BUILDINGS	725,101	701,701
FUTURE PAD SITES	20,800	26,170
TOTAL AREA	727,701	727,537

REQUIRED PARKING @ 1 SPACE/200 s.f. GLA: 3,638 SPACES

-3% REDUCTION - TRANSIT BONUS (MAY NOT EXCEED 5%): 109 SPACES

PARKING PROVIDED: 3,637 SPACES

NOTES:

1. DEPARTMENT STORE "D" FUTURE EXPANSION - 29,344 s.f. AS PREVIOUSLY APPROVED PER DEVELOPMENT PLAN DATED MAY 30, 1996

2. THE PAD SITES AND FUTURE BUILDING ADDITION SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE AND CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESS

3. ENLARGE OF CONSTRUCTION PERMITS IS SUBJECT TO COMPLIANCE WITH APPLICABLE PARKING REQUIREMENTS OF CHAPTER 14 OF SFC 1987 IN EFFECT AT TIME OF PERMIT UNLESS A VARIANCE OR SHARED PARKING PLAN IS APPROVED PERMITTING REDUCED PARKING

RESERVED TRACTS (NOTE), ACCESS AND RESTRICTIONS:

RESERVED TRACTS 4, 5, AND 6 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO CERRILLOS ROAD AND ONLY TO ON-SITE ROADWAYS WITHIN LOTS 1 AND 2.

RESERVED TRACTS 1, 2, 3, AND 13 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO RODEO ROAD AND ONLY TO ON-SITE ROADWAYS WITHIN LOTS 1, 2, AND 11.

ACCESS TO TRACTS 4, 5, 6, 7, 8, 9 AND 12 SHALL BE THROUGH LOTS 1, 2, 3 AND 11 ONLY.

RESERVED TRACT 8 IS SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL BY PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

SITE DATA

ZONING: BC-3

EXISTING LOT AREAS:

LOT 1-A:	91,765 sq. ft.
LOT 1-A1:	9,439 sq. ft.
LOT 1-B:	9,514 sq. ft.
LOT 2:	8,580 sq. ft.
LOT 3:	7,443 sq. ft.
LOT 5:	8,716 sq. ft.
LOT 6:	8,647 sq. ft.
LOT 7-A:	8,630 sq. ft.
LOT 7-B:	8,738 sq. ft.
LOT 7-C:	8,805 sq. ft.
LOT 8-A:	8,883 sq. ft.
LOT 8-B:	8,868 sq. ft.
LOT 11:	8,615 sq. ft.

PROPOSED BUILT SQ. AREA: 788,101
PROPOSED LOT COVERAGE: 20.89%

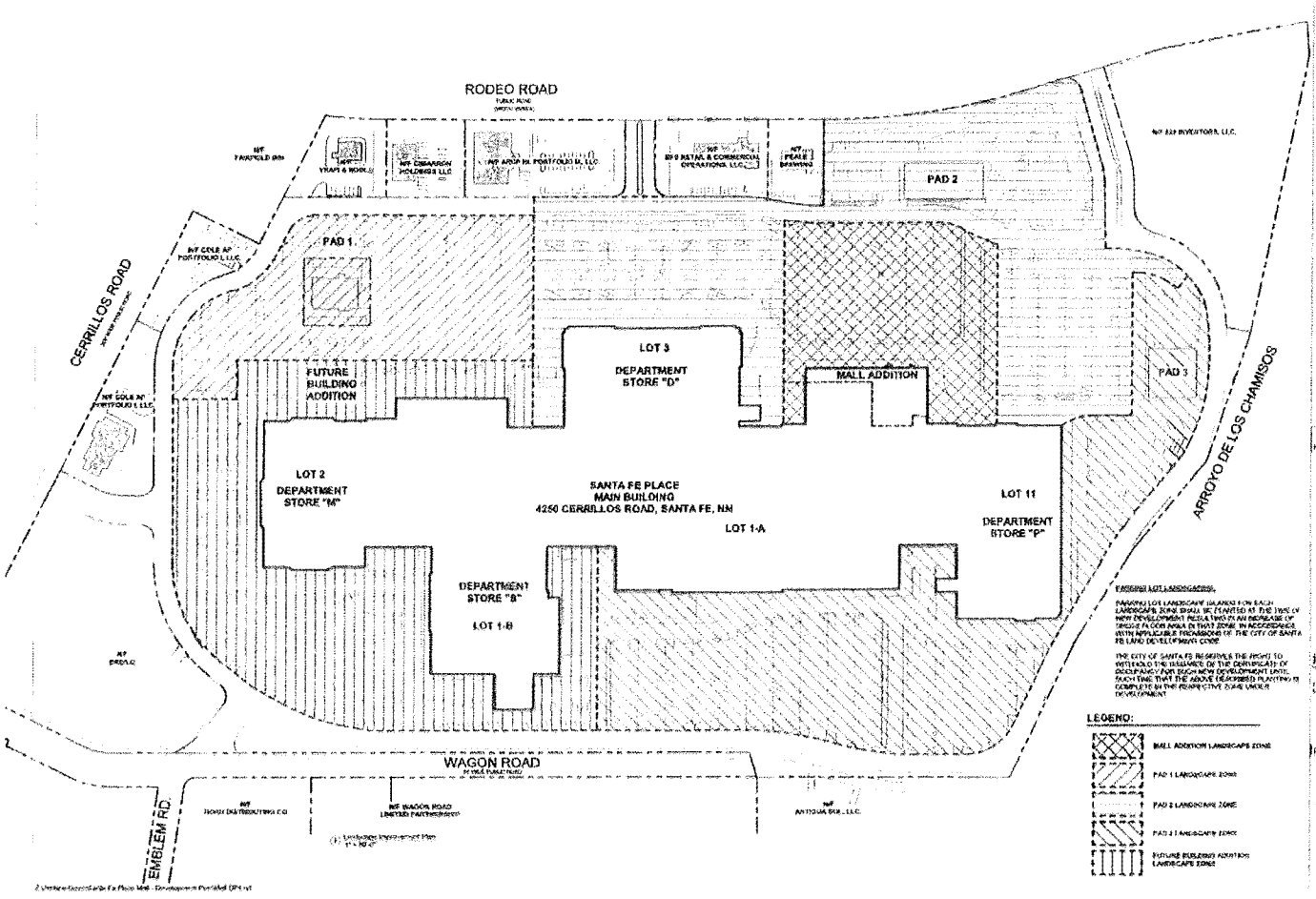
	APPROVED GFA	EXISTING GFA	AMENDMENT #1 (2006)	AMENDMENT #2 (2010)	AMENDMENT #3 (2016)	AMENDMENT #4 (2018)
ANCHORS:						
DEPT. STORE "B" (EXISTING)	114,478	114,478				
EXPANSION (FUTURE)	29,344	0				(5,344)
DEPT. STORE "D" (A. Parker)	86,740	83,740				3,000
DEPT. STORE "B" (BRAND)	77,780	77,780				0
DEPT. STORE "B" (FORMER MERVYNS)	65,000	65,000				
SUBTOTAL ANCHORS	373,342	341,998			(41,000)	
INLINE SHOPS / COMMON AREA	353,759	353,759	5,344	26,000	(41,000)	5,344
SUBTOTAL INLINE	353,759	353,759				
PAD SITES	20,800	0			(6,000)	(20,800)
TOTAL	727,101	695,757			(47,000)	(15,456)

"For the original Development Plan, "Pad Sites" is approved by TRAC every two of development. The square footage proposed is being submitted as recommended and site development and proposed and future additions to the existing mall building.

Santa Fe Place
Development Plan Amendment #4
4250 Cerrillos Road, Santa Fe, N.M.

Development Plan Amendment #4

2 of 3



Santa Fe Place
Development Plan Amendment #4
4250 Cerrillos Road, Santa Fe, N.M.

Landscape Improvement Plan

3 of 3

EXHIBIT D7 2019 DEVELOPMENT PLAN AMENDMENT

Final Subdivision Plat & Development Plan Amendment #5

863 03

santa fe place

4250 Cerrillos Rd., Santa Fe, N.M.

OWNER:

SPINOSO REAL ESTATE GROUP

112 Northern Concourse
N. Syracuse, NY 13212
(T) 315.425.1000

SHEET INDEX:

1	COVER
2 - 7	FINAL SUBDIVISION PLAT
8	DEVELOPMENT PLAN AMENDMENT #5
9	LANDSCAPE PLAN REFERENCE MAP
9A - 9H	LANDSCAPE PLANS

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD ON THE 3rd DAY OF June
A.D. 20 20, AT 11:23:08 O'CLOCK A M
AND WAS DULY RECORDED IN PLAT BOOK 863
PAGE 09 010 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

OWNER'S CONSENT:

Santa Fe Mall Property Owner LLC

BY: _____ DATE

ACKNOWLEDGMENT

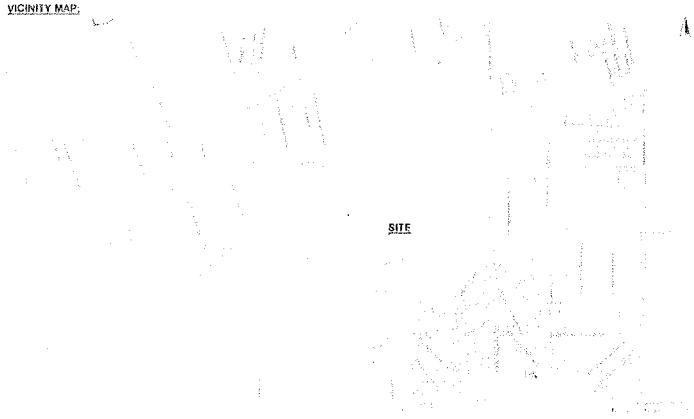
STATE OF NEW YORK)
) ss
COUNTY OF Onondaga)

This instrument was acknowledged before me on May 18, 2020 by Lauren B. Spinoso on behalf of Santa Fe Mall Property Owner LLC

_____
Notary Public

My commission expires _____

VICINITY MAP:



SITE

SANTA FE CITY APPROVAL

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF December 12, 2019
AS CASE NO 2019-114

PLANNING COMMISSION CHAIRPERSON — DATE 5-28-20

PLANNING COMMISSION SECRETARY — DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.6(F)

CITY PLANNER — DATE

CITY ENGINEER FOR LAND USE — DATE

Santa Fe Place Final Subdivision & Development Plan Amendment #5
4250 Cerrillos Road, Santa Fe, N.M.

JENKINSGAVIN

Cover

FINAL SUBDIVISION PLAT

SANTA FE PLACE MALL
4250 CERRILLOS Rd., SANTA FE, N.M.

DEDICATION AND APPROVAL

UTILITY EASEMENTS

David R Aikin 04-26-2020

5/4/2020

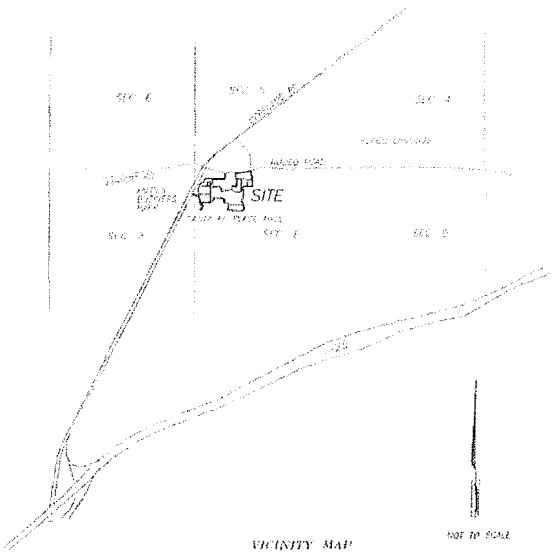
Doug Dale 4/28/2020

SANTA FE CITY APPROVAL

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-6.2(B)

PUBLIC IMPROVEMENTS AND PRIVATE MAINTENANCE

SURVEYOR'S CERTIFICATE



VICINITY MAP

NOT TO SCALE

SHEET 1 OF 6

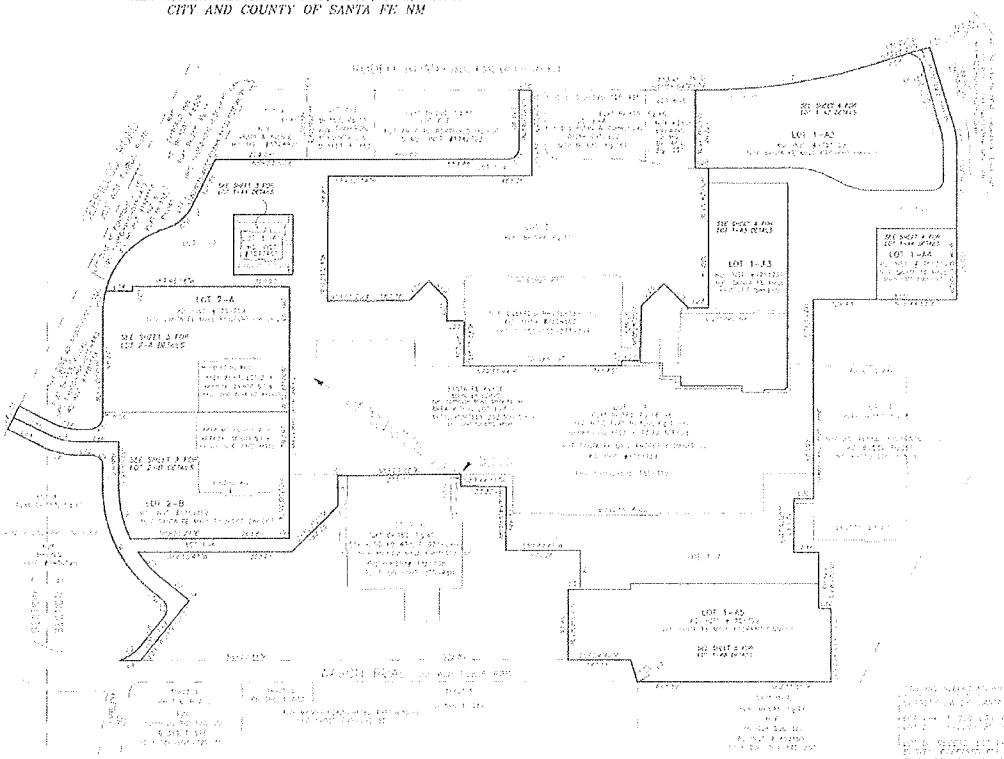
LOT 1-A DESCRIPTION

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC.
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM

MONUMENTATION NOTES

893 03



SHEET 2 OF 8

LOT 2 DESCRIPTIONS

NOTES

REFERENCE DOCUMENTS

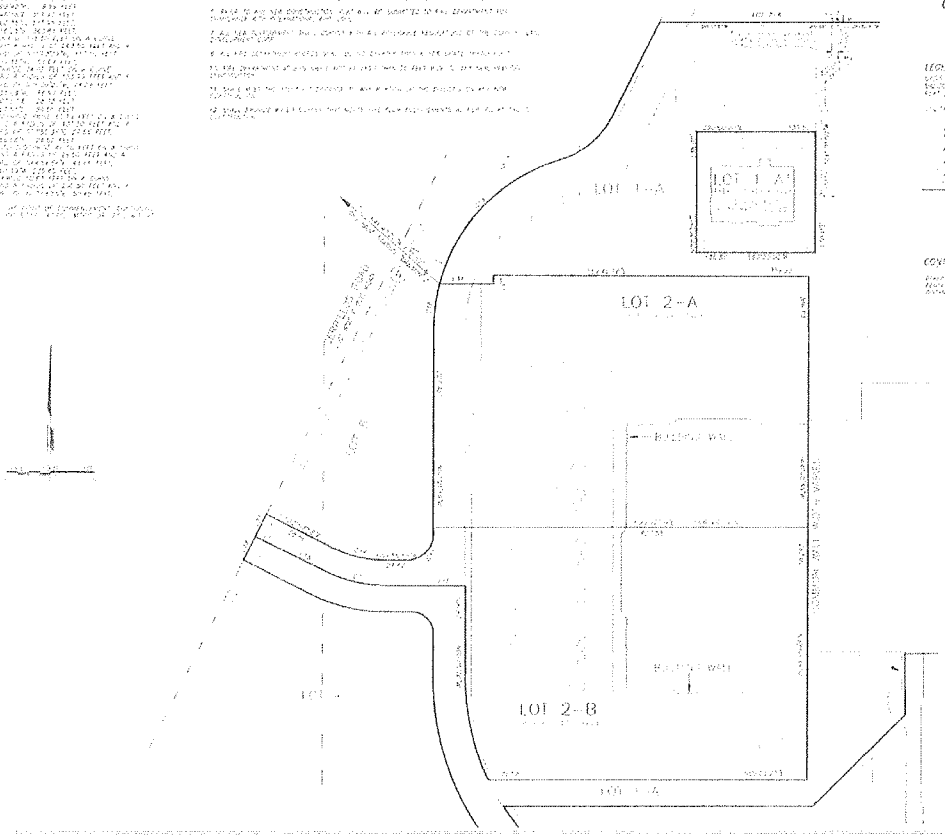
FLOOD ZONE

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17.
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC.
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM

LEGEND

CONTROL REFERENCE



SHEET 3 OF 6

NOTES:

REFERENCE DOCUMENTS

BASIS OF BEARINGS

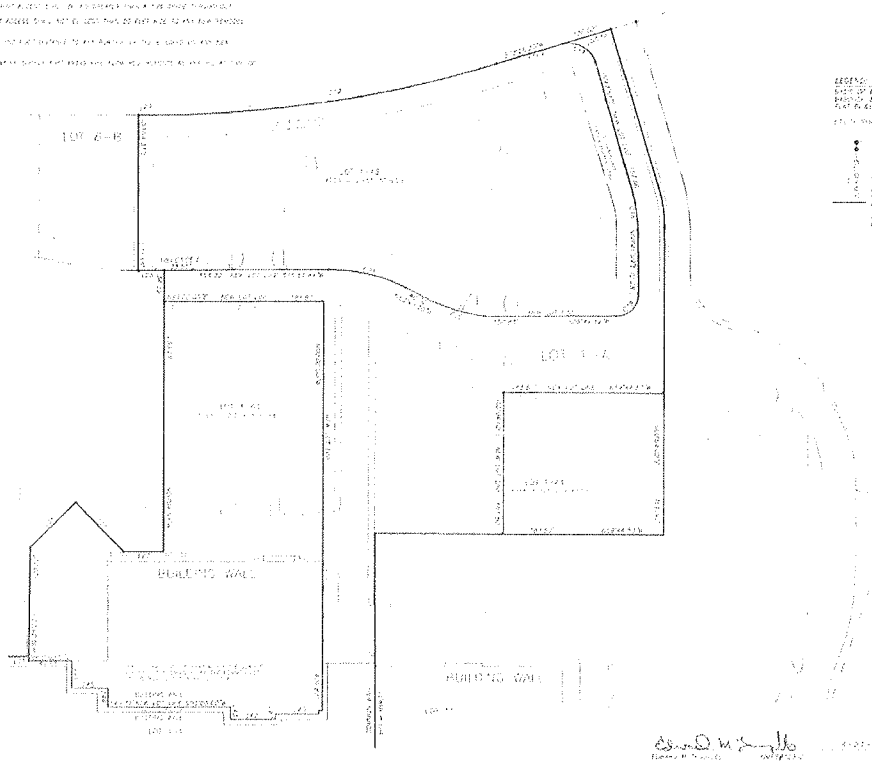
FLOOD ZONE

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC
ALL WITHIN SECTION 7 & 8, T17N, R8E, NMPM
CITY AND COUNTY OF SANTA FE NM

853 07

LEGEND



SHEET 1 OF 6

NOTES:

REFERENCE DOCUMENTS:

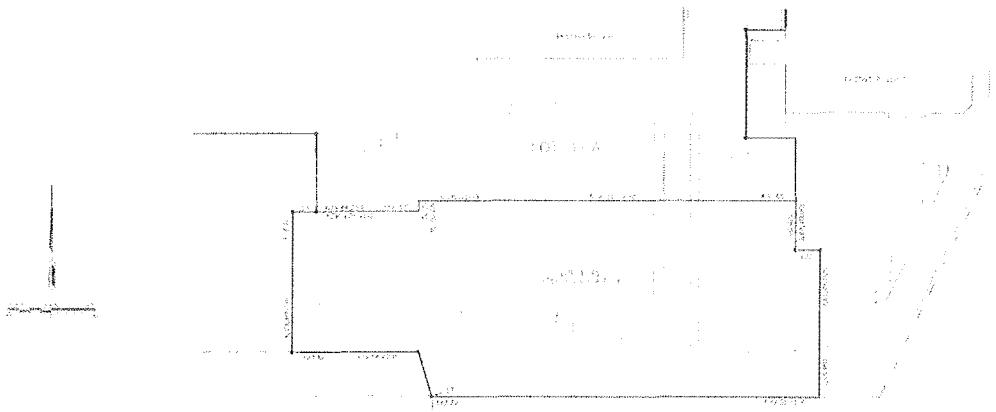
ZONING REFERENCE:

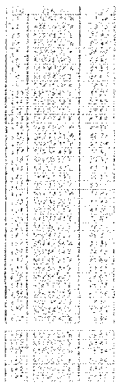
FLOOD ZONE:

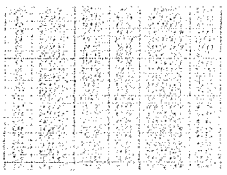
LEGEND:

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT E
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 761 PAGE 14-17.
PREPARED FOR:
SANTA FE MALL PROPERTY OWNER LLC
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM



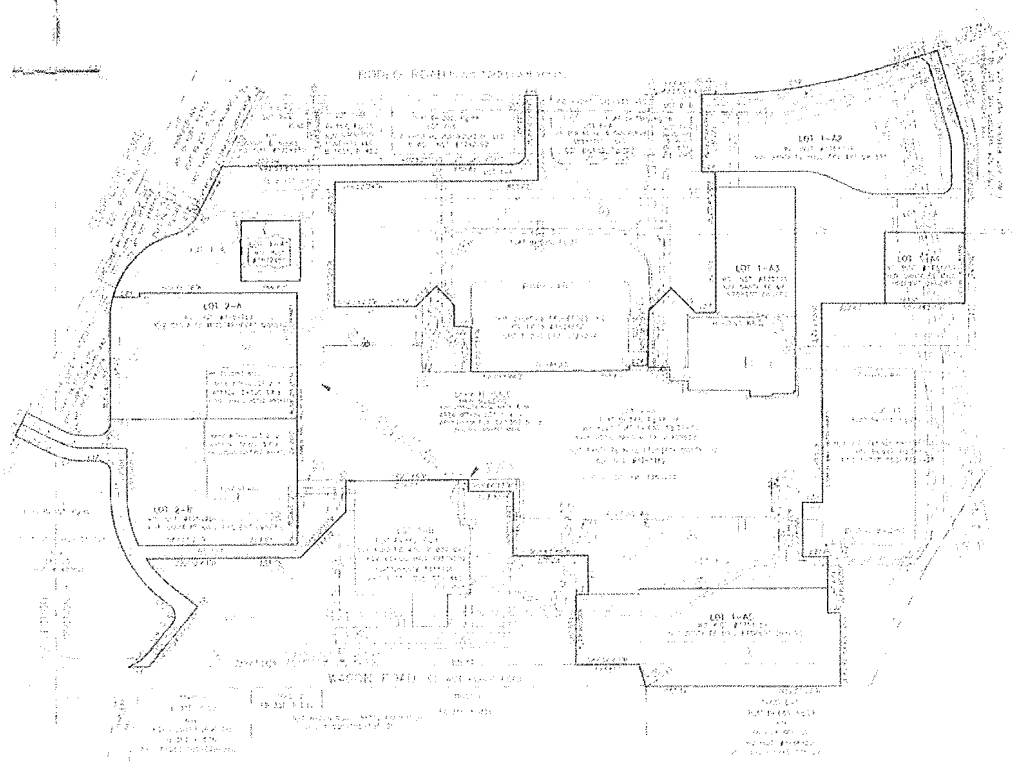




SHEET 5 OF 6

SUBDIVISION PLAT

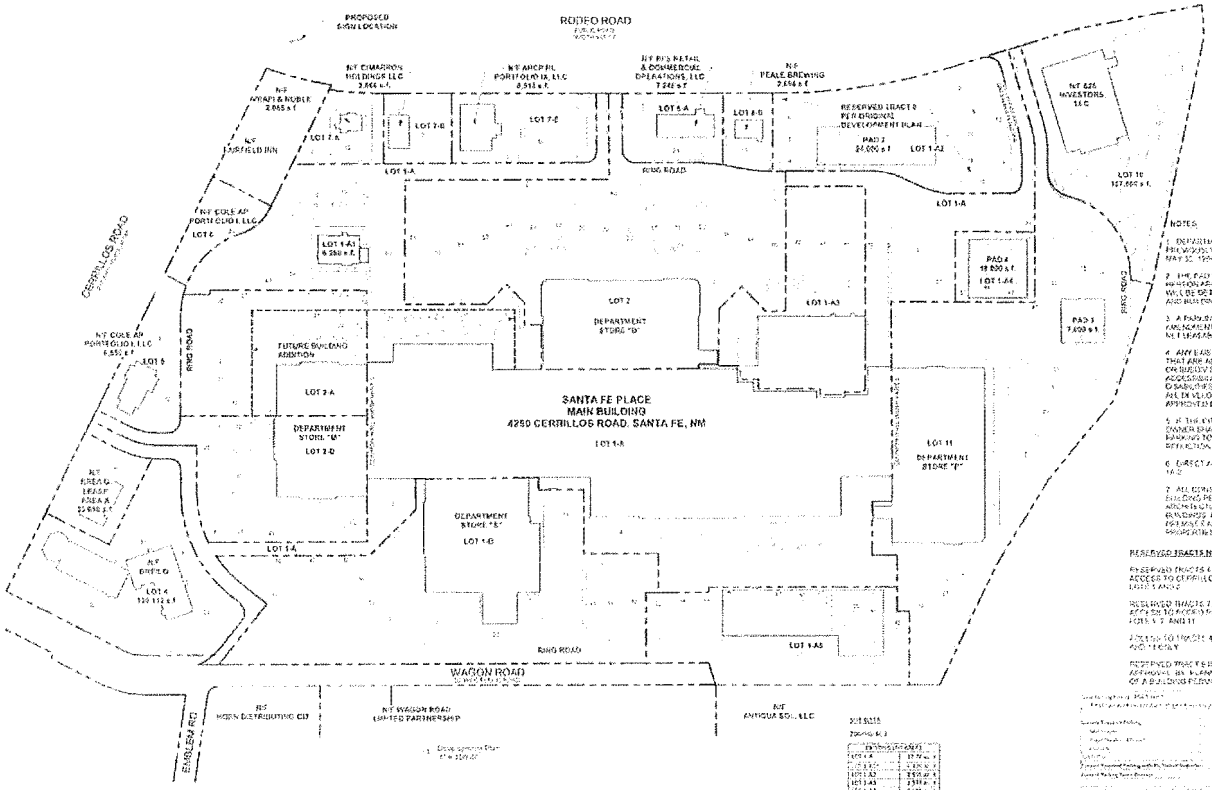
WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC,
ALL WITHIN SECTION 2 & 3, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM



DESCRIPTION NOTE

EASEMENT KEYNOTE

SHEET 1 OF 2



NOTES

1. DEPARTMENT STORE "D" FUTURE EXPANSION: 23,000 S.F. PREVIOUSLY APPROVED FOR DEVELOPMENT (DEC. 13, 2017, MAY 30, 1984)

2. THE PAD SITES AND FUTURE BUILDING ADDITION SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE AND CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESS.

3. A PAD SITE MAY BE CONSTRUCTED AS APPROVED WITH THE ENJOINMENT PERMITTING A PORTION OF THE PAD SITE TO BE USED AS PARKING AREA.

4. ANY EXISTING ELEMENTS, FEATURES OR FORMULA AMENDMENTS THAT ARE ALTERED AS ARE PART OF THIS DEVELOPMENT PLAN OR SUBDIVISION PLAT SHALL COMPLY WITH THE CURRENT ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), ATAAPLANS, SHALL BE SUBMITTED AS PART OF DEVELOPMENT SUBDIVISION PLANS TO BE REVIEWED AND APPROVED BY CITY STAFF.

5. IF THE EXISTING MONUMENT SIGN IS REMOVED, THE OWNER SHALL BE REQUIRED TO OBTAIN A NEW SIGN LOCATION RANKING TO ACCOUNT FOR THE ELIMINATED EXISTING LOCATION.

6. DIRECT ACCESS TO RODEO ROAD IS PROHIBITED FOR LOTS 1A-2

7. ALL CONSTRUCTION OF NEW BUILDINGS SHOWN ON THIS PLAN REQUIRES BUILDING PERMITS SHALL BE DESIGNED IN A MANNER THAT MINIMIZES LIGHTING CONTRIBUTED TO LIGHTING DISTRICT TO BUILDINGS, STRUCTURES, AND WILL BE IN COMPLIANCE WITH THE CITY'S LIGHTING ORDINANCE AS IT EXISTS AT THE TIME OF PERMIT APPLICATION.

RESERVED TRACTS NOTES, ACCESS AND EASEMENTS

RESERVED TRACTS 4, 5, AND 6 SHALL NOT BE PERMITTED TO HAVE ACCESS TO CERRILLOS ROAD AND CAN ONLY BE DEVELOPED AS PART OF LOTS 1 AND 2

RESERVED TRACTS 7, 8, 9, AND 10 SHALL NOT BE PERMITTED TO HAVE ACCESS TO ACCESS ROAD AND CAN ONLY BE DEVELOPED AS PART OF LOTS 1, 7, AND 11

ACCESS TO TRACTS 4, 5, 6, 7, 8, 9 AND 10 SHALL BE THROUGH LOTS 1, 2, AND 11 ONLY

RESERVED TRACT 6 IS SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL BY PLANNING COMMISSION PRIOR TO CONSTRUCTION OF A BUILDING PERMIT

SITE DATA

ZONING: M-2

BUILDING AREAS	
LOT 1-A	37,792 s.f.
LOT 1-A1	1,830 s.f.
LOT 1-A2	2,550 s.f.
LOT 1-A3	2,318 s.f.
LOT 1-A4	6,580 s.f.
LOT 1-A5	2,330 s.f.
LOT 2-A	4,414 s.f.
LOT 2-B	2,700 s.f.
LOT 2-C	2,750 s.f.
LOT 2-D	2,750 s.f.
LOT 7-A	2,750 s.f.
LOT 7-B	2,750 s.f.
LOT 7-C	2,750 s.f.
LOT 8-A	2,750 s.f.
LOT 8-B	2,750 s.f.
LOT 9-A	2,750 s.f.
LOT 9-B	2,750 s.f.
LOT 10	2,750 s.f.
LOT 11	2,750 s.f.
LOT 12	2,750 s.f.
LOT 13	2,750 s.f.
LOT 14	2,750 s.f.
LOT

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

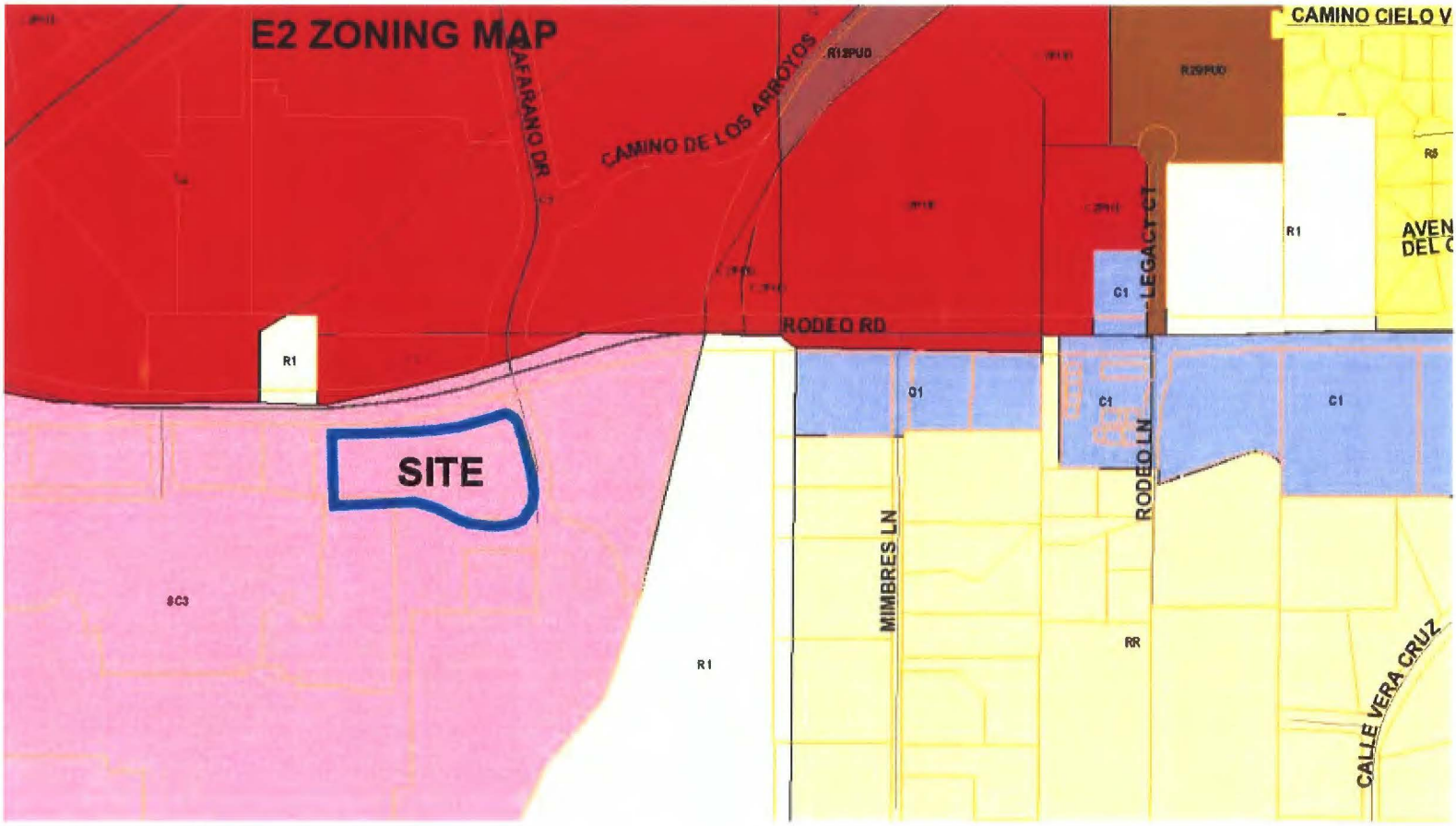
EXHIBIT E

Maps and Photos

Attachments:

E1) City IMS Aerial Map
E2) City Zoning Map

E1 AERIAL MAP
ZAPARANO DR
CAMINO DE LOS ARROYOS
CAMINO CIELO
LEGACY CT
RODEO RD
SITE
RIMBRES LN
RODEO LN
CALLE VETO


E2 ZONING MAP
CAMINO CIELO V
CAMINO DE LOS ARROYOS
R12PUD
R29PUD
R5
R1
AVEN
DEL C
C1
LEGACY CT
RODEO RD
SITE
C1
C1
C1
RODEO LN
MIMBRES LN
RR
R1
SC3
CALLE VERA CRUZ

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT F

ENN

Attachments:

E1) Applicants ENN guidelines Responses
E2) Staff ENN Notes

Exhibit F1

Submit by Email | Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The proposed Champion Xpress Car Wash is in keeping with the character and appearance of the surrounding neighborhoods, which are predominantly occupied by commercial uses, with residential neighborhoods located nearby to the east (Town & Country HOA) and southeast (Nava Ade HOA). The site is located at the northeast corner of the Santa Fe Place Mall premises, at the corner of Zafarano Road and Rodeo Road. The proposed car wash building does not exceed one story in height, which is lower than the adjacent Mall buildings, and the lot itself is situated 12-14 ft below Rodeo Road to the north.

(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 2.96-acre property is currently developed as a parking lot associated with the Santa Fe Place Mall, such that the area is already entirely disturbed. The proposed car wash will comply with all City landscaping and environmental requirements.

(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 Project is located within the Suburban Archaeological Review District, where a parcel size of under 10 acres does not require archaeological survey or review. As mentioned above, the site has already been improved. No known archaeological sites exist.

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

The property is zoned SC-3 (Planned Shopping Center) and is included within the Santa Fe Place Mall Development Plan area. The subject parcel (Lot 1-A2) was created by the Planning Commission in 2019 through a Subdivision and Development Plan Amendment. The Mall Development Plan identifies anticipated uses for each of its subdivided out-parcels (such as Lot 1-A2) as they develop. The proposed car wash is consistent with the Mall Development Plan and is compatible with the intensive commercial uses adjacent to the Property, including the Mall to the south, the car repair shops to the west and Harley Davidson dealership to the east, and Plaza Santa Fe commercial center to the north.

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH 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 Project will be consistent with existing traffic patterns in the vicinity. The property will be accessed from the intersection at Zafarano Road and Rodeo Road, via the Ring Road that circumnavigates the Mall premises. Adequate parking and pedestrian accessibility will be provided per City Code requirements.

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

The Project will benefit the economic base of Santa Fe by employing local residents during construction and by providing employment opportunities once the business opens, in addition to generating income for the City via Gross Receipts Tax.

(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. (Ord. No. 2005-30(A) § 4)*

N/A

(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.*

The Project will connect to existing City infrastructure and will construct any necessary upgrades or improvements.

(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 Project will comply with all required conservation measures. In addition, Champion Xpress Car Wash reclaims and reuses up to 50% of the fresh water used for each car. No more than 38 gallons of fresh water is used per car, 19 gallons of which is recaptured for reuse. See draft Water Budget for more detail on projected water use.

(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 proposed car wash will continue the surrounding pattern of mixed land use, providing an employment opportunity for nearby residential neighbors and enhancing the commercial diversity of the Santa Fe Place Mall as a neighborhood center.

(k) EFFECT UPON 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? The project's effect on intra-city travel; and between employment and residential centers.*

The Project is in alignment with the General Plan's policy for infill development, as it will be developed on an existing commercial property.

ADDITIONAL COMMENTS (Optional)

The proposed car wash is an appropriate infill development proposal which is consistent with immediately adjacent automotive service and sales uses and which enhances the commercial diversity of the Santa Fe Place Mall as a neighborhood center. It will not have an adverse impact on traffic patterns and will convert an underutilized parcel that is presently a parking lot into a beneficial use for the community.

Exhibit F2

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

Project Name	ENN: Champion Xpress Car Wash
Project Location	4250 Cerrillos Road (Lot 1-A2)
Project Description	Request Development Plan and Special Use Permit approval for a Champion Xpress Car Wash.
Applicant / Owner	Santa Fe Place Mall LLC
Agent	JenkinsGavin, Inc.
Pre-App Meeting Date	January 14, 2021
ENN Meeting Date	February 01, 2021
ENN Meeting Location	GoToMeeting virtual ENN Meeting
Application Type	ENN
Land Use Staff	Dan Esquibel
Other Staff	None
Attendance	3

Notes/Comments:
The Applicant conducted a virtual ENN meeting on February 1, 2021. Three members of the public attended. One concern was raised regarding prairie dogs living within the embankment of the site. The Applicant response identified that no development would occur within the embankment except for landscaping. The Applicant further added that the requirement of 14-8.12 "Relocation of Gunnison's Prairie Dogs" will be followed.

May 06, 2021
Planning Commission
Case #2021-3554
4410 Rodeo Road Santa Fe Place Mall
Car Wash Special Use Permit
and
Case #2021-3353
4410 Rodeo Road Santa Fe Place Mall
Car Wash Development Plan

EXHIBIT G

Applicant's Submittals

Attachments:

G1) Report
G3) Champion Car Wash Architectural Points Checklist
G4) Water Budget
G5) Development Plan

G1) Report

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

March 22, 2021

Daniel Esquibel, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Champion Xpress Car Wash
Development Plan and Special Use Permit Application

Dear Dan:

This letter is respectfully submitted on behalf of Santa Fe Mall Property Owner LLC ("Owner") and 7B Building and Development ("Applicant"), in application for Development Plan and Special Use Permit approval for a fully-automated Champion Xpress Car Wash (the "Project"), for consideration by the Planning Commission at their meeting of May 6, 2021. The subject property, Lot 1-A2, comprises ±2.956 acres and is part of the Santa Fe Place Mall premises and currently developed as paved parking. The property is zoned SC-3 (Planned Shopping Center), in which automotive "service and repair" is permissible with approval of a Special Use Permit. Furthermore, the original Development Plan for the Mall, formerly Villa Linda, was approved in 1984 and references the subject property as "Reserved Tract 9". The Development Plan included a provision that the *"Reserved Tracts are subject to Final Development Plan approval by the Planning Commission prior to issuance of a building permit."* Therefore, this request includes applications for both a Development Plan and a Special Use Permit.

Background

The Mall previously suffered attrition due to several factors, including lack of investment by previous ownership, maintaining a vital tenant mix, and the financial downturn, and has since been purchased by the Owner. In keeping with national trends in mall redevelopment, the Owner has been actively revitalizing the Mall for the last several years and attracting nationally known anchor tenants such as CostPlus World Market, Bed, Bath & Beyond, Hobby Lobby, the Outback Restaurant, and the Regal Theater.

The Mall is comprised of numerous lots under varied ownership, as is typical in shopping center development. On December 5, 2019, the Planning Commission approved a Subdivision Plat and

Development Plan Amendment No. 5 (Case no. 2019-1144), at which time Lot 1-A2 was created and a commercial use was contemplated. Now, the Applicant proposes a Development Plan for a fully-automated car wash and an associated Special Use Permit to accommodate the proposed use.

Project Description

The Applicant proposes to redevelop an underutilized parking lot with the construction of a fully-automated car wash. The proposed site design dramatically reduces the amount of impervious surface on the subject parcel. The total roofed area of the proposed structure is 6,716 square feet, and the Gross Floor Area is 4,431 square feet, housing the 125-foot long wash bay tunnel, mechanical room, restroom, office area, and control room. Landscaped areas, parking, vacuum stalls, and drive aisles, and queue lanes comprise the remainder of the 2.956-acre / 128,763 square-foot site.

The Project is located on the north side of the Ring Road that circumnavigates the Mall. The subject parcel (Lot 1-A2) is situated on the west side of the Mall Entrance, southwest of the intersection of Rodeo and Zafarano Roads. The Mall main building is located southwest of the subject parcel. Adjacent to the west are the Meineke Car Care Center and Firestone Complete Auto Care, and across the Mall Entry Road to the east is the Santa Fe Harley-Davidson dealership. Although the proposed car wash use requires a Special Use Permit, it is in keeping with adjacent automotive-related uses and is an appropriate use of a mall out-parcel adjacent to a major roadway.

Zoning Compliance

As stated above, the Property is zoned SC-3 (Planned Shopping Center) and vehicle service establishments are permissible with approval of a Special Use Permit. Per SFCC §14-7.3 (A), the maximum allowable height for SC-3 is 45 feet, and the proposed car wash will not exceed that height. The car wash structure features 39'-4" high towers on the east and west ends and the main portion of the structure is 18 feet in height. Although no maximum lot coverage is specified in the code for SC-3 zones, the proposed lot coverage for the Project is 5.2% (~6,716 SF roofed area/~128,763 SF site area).

Special Use Permit Approval Criteria

The approval criteria outlined in §14-3.6 are addressed below:

a) *that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit*

   Response: The Planning Commission has the authority to grant the Special Use Permit in accordance with §14-2.3(C)(3).

b) *that granting the special use permit does not adversely affect the public interest*

Response: The subject property is located in a highly developed commercial area along a major roadway. The availability of vehicle service options appropriately located in a populated area is in the public interest.

c) *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

Response: The proposed car wash is part of a regional shopping center, and the design is compatible with the existing structures. Furthermore, the site is adjacent to a Meineke Car Care Center, Firestone Complete Auto Care, and the Santa Fe Harley-Davidson dealership.

Development Plan Approval Criteria

The approval criteria outlined in §14-3.8 are addressed below:

d) *that the land use board is empowered to approve the plan under the section of Chapter 14 described in the application*

Response: The Planning Commission has the authority to approve the Development Plan in accordance with §14-2.3(C)(1).

e) *that approving the development plan does not adversely affect the public interest*

Response: The subject property is located in a highly developed commercial area along a major roadway. The availability of vehicle service options appropriately located in a populated area is in the public interest.

f) *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

Response: The proposed car wash is part of a regional shopping center, and the design is compatible with the existing structures. Furthermore, the site is adjacent to a Meineke Car Care Center, Firestone Complete Auto Care, and the Santa Fe Harley-Davidson dealership.

Architectural Design and Signage

As required by condition of approval for the 2019 Santa Fe Place Mall Development Plan Amendment and Subdivision Plat, the proposed design and signage for the Champion Xpress Car Wash is compatible with the architectural characteristics of the existing buildings at the Santa Fe Place Mall and the Santa Fe Place Mall Signage Plan.

Access and Traffic

The Project is situated immediately west of the Mall Entry Road, southwest of the intersection of Rodeo and Zafarano Roads. Access to the Project is provided via the Ring Road that runs around the outer perimeter of the Mall. The Project includes three queue lanes, which can accommodate a total of 38 cars. Data from Champion Xpress projects in other cities shows that it takes each car 2.5 to 3.5 minutes to move through the wash tunnel, and multiple cars can make their way through the tunnel simultaneously. As a result, even on the busiest of days, no traffic will back up onto the Ring Road. Per City staff, a Traffic Impact Analysis ("TIA") is not required for this development application, and there are no anticipated traffic impacts.

Parking

The City of Santa Fe Land Development Code includes no specified parking requirement for car wash uses, and the approved parking reduction of 1 space per 250 NLA for the Santa Fe Place Mall does not apply to this type of use. That said, the car wash is fully automated and does not require customers to park and exit their vehicles except to utilize the vacuum stalls. The car wash will have no more than six employees on site at any given time, and ample parking is provided to accommodate both employees and any customers who may need to park, in addition to vacuum stalls for customer use. The Project is providing the following:

Standard Parking Stalls	15
Van-Accessible ADA Parking Stalls	1
Standard Vacuum Stalls	27
Van-Accessible ADA Vacuum Stalls	1
TOTAL PARKING PROVIDED =	44

Required parking has been evaluated within the context of the total parking program for the Santa Fe Place Mall Development Plan area. The total existing parking for the Mall premises is 2,959 spaces. Upon build-out of all planned outparcels, the total parking supply on the Mall premises will be 2,444 spaces (calculated at a ratio of 1 space per 250 sf of net leasable area with a 5% parking reduction for transit, as previously approved in the 2019 Subdivision and Development Plan Amendment). The total required parking for the Mall premises is calculated to be 2,304 spaces (accounting for net parking loss as a result of planned development), resulting in a parking overage of 104 spaces once all planned buildings are constructed. Please see attached Parking Table for additional detail.

Terrain Management and Water Harvesting

The Project's terrain generally slopes from north to south toward the Ring Road, with a grade change of approximately 7 feet across the developable portion of the site, which is presently paved. These slopes are entirely disturbed, as the site is currently developed and paved for its current use as a parking lot. Along the northern and eastern perimeter of the site, there are steep grade changes, as the site sits below the adjacent Rodeo Road by 12 feet and below the adjacent sloping Mall Entry Road by 5-12 feet. With the exception of landscaping and irrigation, the Project does not propose disturbance of these perimeter slopes, which are in excess of 20%.

The proposed car wash will greatly reduce the impervious surface of the site. Stormwater will be retained onsite in landscaped areas and directed to existing storm drains on the Mall premises. Please refer to the Grading and Drainage Plan for further details.

Water & Sewer

The Project will connect to the City water system via an existing on-site water line that runs along the east side of Lot 1-A2 within the northbound lane of the Mall Entry Road. A short extension of 6" water main will be installed across the southbound lane of the Mall Entry Road to the site, and a 2" water service line will be installed to connect to the car wash structure. Based on car wash operations data from other locations, the Project anticipates 220 car washes per day and 26 operating days per month, for a total of 5,720 anticipated car washes per month. Champion Xpress will reuse 50% of the 45 gallons used per wash, such that the total water demand per car wash is estimated at 22.5 gallons. Using these assumptions as calculated in the attached Water Budget, the Project's annual water demand is as follows:

Car Wash Annual Water Usage =	4.74 afy
Landscape Water Usage =	0.20 afy
Subtotal (Annual Water Budget) =	4.94 afy
9.8% Contingency per SFCC §14-8.13(E)(1) =	0.49 afy
Total Annual Water Budget =	5.45 afy

In accordance with the requirements of SFCC §14-8.13 Development Water Budgets, the Project's water demand will be offset through the payment of Conservation Credit Fees.

The Project will be served by a new sewer service line connecting to the Mall's existing private sanitary sewer line located along the southern parcel boundary. Please refer to the Utility Plan for further details.

Landscaping and Open Space

SFCC § 14-7.5(D)(5) requires 20% open space with the inclusion of passive water harvesting. The Project includes 76,561 square feet of landscaped open space, or 59.5% of the site area, dramatically reducing the impervious area of the site from its current use as a paved parking lot.

Required Open Space (20%) =	25,753 square feet
Provided Open Space (59.5%) =	76,561 square feet

Landscaping is being provided in accordance with the requirements as specified in SFCC § 14-8.4(H), and in compliance with planting specifications. Where there is currently a paved parking lot with no landscaping, the Project will provide 72 medium-water-use trees, 52 medium-water-use shrubs, 147 low-water-use shrubs and perennials, and 20 ground cover plantings. Landscaping provided will exceed the 52 trees and 102 shrubs required for the necessary open space. Street tree requirements will be met as follows:

Required Street Trees (*Rodeo Road*) =	11 trees
Provided Street Trees (*Rodeo Road*) =	11 trees
Required Street Trees (*Mall Entry Road*) =	*none required*
Provided Street Trees (*Mall Entry Road*) =	10 trees
Required Street Trees (*Ring Road*) =	*none required*
Provided Street Trees (*Ring Road*) =	9 trees

Parking lot landscape requirements will be met as follows:

Required Permeable Landscape Area =	440 square feet
Provided Permeable Landscape Area =	2,572 square feet
Required Parking Lot Trees =	6 trees
Provided Parking Lot Trees =	6 trees

Plantings include a combination of deciduous and evergreen trees, shrubs, groundcover, perennials, grasses, and boulder accents. Please refer to the attached Landscape Plan for further details.

Fire Protection and Emergency Access

Emergency access requirements are satisfied by the two provided access points. One new fire hydrant is provided near the southeast corner of the site, and there is a proposed fire service line to tie in with the water main extension across the Mall Entry Road at the eastern parcel boundary.

Archaeology

The Project is located within the Suburban Archaeological District. Because the Project site is less than 10 acres in size, archaeological clearance is not required.

Early Neighborhood Notification

An Early Neighborhood Notification Meeting was held on February 1, 2021. Three neighbors were in attendance. The applicant followed all proper noticing procedures and presented a slide show that featured conceptual project plans and other relevant information. A question and answer session was held, and questions regarding prairie dog relocation and construction initiation and duration were answered. Please refer to the ENN Meeting Notes for more information.

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

1. Development Plan Application
2. Special Use Permit Application

3. Architectural Points Checklist
4. Letter of Owner Authorization
5. Warranty Deed
6. Lot of Record Plat and Santa Fe Place Mall Development Plan Amendment #5 (2019)
7. Santa Fe Place Mall Signage Plan (2016)
8. Parking Analysis
9. Water Budget
10. Utility Service Application
11. ENN Notes
12. Development Plans

The application fees are calculated as follows"

Development Plan – $7,000.00 (construction valuation - $1,000,000.00); Special Use Permit – $1,000.00; 3 Posters – $90.00
Total: $8,090.00

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

Thank you for your consideration.

Sincerely,

JENKINSGAVIN, INC.

Jennifer Jenkins

G1) Champion Car Wash Architectural Points Checklist

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
WALLS		
Predominant Exterior Surface Material	Stucco, adobe	30
	Brick, natural stone, and integrally colored unit masonry	
	Concrete and non-integrally colored unit masonry	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	
	Mirrored glass curtainwall systems	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	
	High-intensity colors	
	Metallic colors, glass and black	

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	
ROOFS		
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	
Predominant Material	(A) All surfaces are concealed from public view	
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15
	(C) Flat tiles of clay, concrete or slate	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	
Predominant Color	(A) All surfaces are concealed from public view	
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10
	(C) Low-intensity colors other than those stated above	

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
	(D) White	
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	
BUILDING FORM		
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	
DOORS AND WINDOWS		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	
Glazing	(A) All glazing is clear or tinted neutral gray	10

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)		
Architectural Design Standards		**Points [1]**
	(B) Any use of colored glazing	
	(C) Any use of mirrored glazing	
EQUIPMENT		
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	
NOTES: 1. Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.		

Total Points = 215

Champion Xpress at Santa Fe Place Mall
ANNUAL PROJECT WATER BUDGET
March 22, 2021

ANNUAL WATER BUDGET - CHAMPION XPRESS CAR WASH		
CAR WASH OPERATIONS	4.74	AFY
LANDSCAPE (AVERAGE OF YEARS 1-3)	0.20	AFY
PROJECT WATER BUDGET	4.94	AFY
9.8% Contingency per SFCC §14-8.13(E)(1)	0.48	AFY
TOTAL	5.42	AFY

CAR WASH OPERATIONS WATER BUDGET

220	anticipated cars per day
26	operating days per month
5720	anticipated number of cars per month
22.5	gallons per car (assuming 45 gal/wash & 50% water reclamation)
128700	monthly water usage (gallons)
1544400	Annual Water Usage (GPY)
4.740	Annual Water Usage (AFY)

LANDSCAPE WATER BUDGET

Year 1

	Quantity	gal/wk each	total gal/wk	weeks/year	TOTAL GPY	TOTAL AFY
Medium Water Use Trees	72	20	1440	40	57600.00	0.177
Medium Water Use Ground Cover	20	1.00	20.00	40	800.00	0.002
Shrubs & Perennials	147	1.06	155.82	40	6232.80	0.019
Medium Water Use Shrubs	52	2.55	132.60	40	5304.00	0.016
				TOTAL	**69936.80**	**0.21**

Year 2

	Quantity	gal/wk each	total gal/wk	weeks/year	TOTAL GPY	TOTAL AFY
Medium Water Use Trees	72	18.72	1347.84	40	53913.60	0.165
Medium Water Use Ground Cover	20	0.90	18.00	40	720.00	0.002
Low Water Use Shrubs & Perennials	147	0.95	139.65	40	5586.00	0.017
Medium Water Use Shrubs	52	2.30	119.60	40	4784.00	0.015
				TOTAL	**65003.60**	**0.20**

Year 3

	Quantity	gal/wk each	total gal/wk	weeks/year	TOTAL GPY	TOTAL AFY
Medium Water Use Trees	72	16.85	1213.2	40	48528.00	0.149
Medium Water Use Ground Cover	20	0.81	16.20	40	648.00	0.002
Low Water Use Shrubs & Perennials	147	0.855	125.685	40	5027.40	0.015
Medium Water Use Shrubs	52	2.07	107.64	40	4305.60	0.013
				TOTAL	**58509.00**	**0.18**

Average =	**0.20**

G4) Water Budget

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

Date: February 1, 2021
Project: Champion Xpress Car Wash Development Plan and Special Use Permit
Subject: Early Neighborhood Notification Meeting Notes

5:30 – 5:40pm Presentation given by Jennifer Jenkins on behalf of 7B Building and Development (applicant) and Santa Fe Place Mall LLC (owner)

5:40 – 5:45pm Three members of the public were in attendance. The following questions were raised:

- *Question*: When will construction start, and how long will it take?
  - *Answer*: The project is slated to begin in the summer of 2021 and will take approximately 8 months to construct.
- *Question*: Will accommodations be made / relocation measures be taken for any prairie dogs that are encountered on the site during construction?
  - *Answer*: Yes, the applicant will inspect the site and relocate any prairie dogs in accordance with City requirements.

DEVELOPMENT PLAN SUBMITTAL FOR

CHAMPION XPRESS CAR WASH

SOUTHWEST CORNER OF INTERSECTION BETWEEN

RODEO ROAD & MALL ENTRY ROAD

CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO

LOT 1-A2 OF SANTA FE PLACE MALL SUBDIVISION

VICINITY MAP
SCALE: 1"=500'

G5) Development Plan

SHEET INDEX

T-1.0 : Title Sheet

SP-1.0 : Development Plan

A1.0 : Floor Plan
A2.0 : Conceptual Building Elevations
AR2.0 : Architectural Renderings

SL1.0 : Site Lighting Plan

L-1.0 : Site Landscape Plan
L-1.1 : Building Landscape Plan
L-1.2 : Landscape Details Plans
L-2.0 : Irrigation Plan

V-100 / V-105: Subdivision Plat Santa Fe Place Mall
V-200 : Certified Topography

C-1.0 : Existing Conditions & Demolition Plan
C-2.0 : Civil Site Plan
C-2.1 : Fire Access Plan
C-3.0 : Grading & Drainage Plan
C-4.0 : Utility Plan
C-5.0 : General Site Notes
C-5.1 : City of Santa Fe General Notes
C-5.2 : Site Details
C-5.3 : City of Santa Fe Standard Details
C-5.4 : City of Santa Fe Standard Details
C-6.0 : Storm Water Pollution Prevention Plan
C-6.1 : Temporary Erosion & Sediment Control Plan
C-6.2 : Permanent Erosion & Sediment Control Plan

Note: Architectural, Structural, Mechanical, Electrical and Plumbing Plans in separate set.

DEVELOPMENT / DESIGN TEAM

OWNER / DEVELOPER
7B Building and Development
Contact: Derrick Merchant
Phone: 800.368.7843
Email: derrick@7bdev.com

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937.388.0060
Email: morrissey@burkhardtinc.com

PROJECT MANAGEMENT / CONSULTANT
JenkinsGavin
Contact: Jennifer Jenkins
Phone: 505.820.7444
Email: jennifer@jenkinsgavin.com

ARCHITECT / STRUCTURAL / MEP
C.L. Helt Architect
Contact: Diana Myers
Phone: 704.342.1686
Email: dianam@clhelt.com

LANDSCAPE ARCHITECTURE
Yellow Springs Design
Contact: Roger Beal
Phone: 937.767.6199
Email: yellowspringsdesign@bizwofu.rr.com

SURVEY / TOPOGRAPHY
Rick Chatroop Professional Land Surveyor
Phone: 505.470.0037
Email: rickchatroop@hotmail.com

PROJECT SUMMARY

Project will include the demolition and removal of existing structures, utilities, vegetation, pavement, etc. as necessary to construct a new Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the store.

PROPERTY INFORMATION

Address: (TBD by City) _____ Rodeo Rd, Santa Fe, NM 87507
Legal Description: Lot 1-A2, Santa Fe Place Mall Subdivision
Section 8, Town 16 North, Range 9 East, N.M.P.M.
Area: 2.956 acres +/-
Zoning: "SC-3" Planned Shopping Center District (Regional)
Flood Zone Designation: FIRM # 35049C0304D, effective date: June 17, 2008
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain

SANTA FE DRAINAGE NOTES

1. Subject to the approval of City of Santa Fe Permit and Development Review Division staff, storm drainage and erosion/sediment control improvements shall be executed in conjunction with the construction of each segment of roads and utilities. These improvements shall be completed and inspected prior to the issuance of building permits.

2. Maintenance of private drainage easements and drainage facilities is the responsibility of the owner. The City of Santa Fe is hereby granted the right to access and inspect these easements and drainage facilities at the discretion of the City. The owner agrees to indemnify and to hold harmless from all damage to persons or property resulting from the City's reasonable exercise to their access and inspection right.

BUILDING PERMIT No's

GRADING _____
LANDSCAPE / UTILITIES _____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, undersigned, being a professional engineer in the state of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision.

I further certify that the record condition of the site as of _____ is in substantial compliance with the approved grading and drainage plan prepared by Burkhardt Engineering, dated _____.

_____
Ryan J. Morrissey, NMPE No. 25323, date _____

BURKHARDT
ENGINEERING • SURVEYING

REV	SHEETS	CITY ENGR	DATE	REV	SHEETS	CITY ENGR	DATE

APPROVAL OF REVISIONS

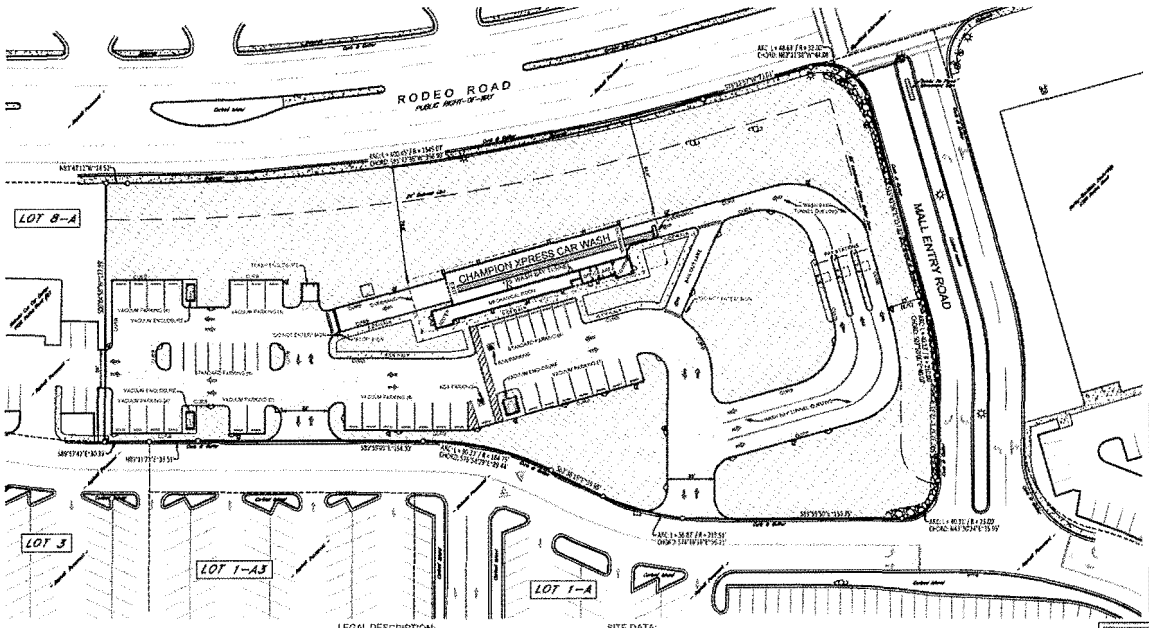
ENGINEERS SEAL

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

Date: 03.19.2021
Sheet: TITLE SHEET
Sheet No.: T-1.0

CITY OF SANTA FE



LEGAL DESCRIPTION:
Lot 1-A2 of Santa Fe Place Final Subdivision Plat & Development Plan Amendment #3, as the same is shown and designated of the Subdivision Plat thereof, filed in the office of the County Clerk of Santa Fe County, New Mexico on June 3, 2020 in Plat Book 863, Page 03-15 as Instrument No. 1917867.

PARKING SUMMARY:
Standard Stalls: 16
Vacuum Stalls: 28
Total Parking Stalls: 44
ADA Stalls: 2 (1 is van Accessible)
Queuing: 36 Vehicles

SITE DATA:
Reference: Code of Ordinances City of Santa Fe, New Mexico
Zoning Designation: SC-3 - Regional Shopping Center District

	Provided	Required
Lot Area	2.90 Acres	N/A
Lot Coverage	6%	N/A
Open Space	94.5%	25%
Building Height	Main Building 18'-0" Tower 29'-3"	45 ft
Building Area	4,435 sq. ft. (GFA) 6,871 sq. ft. (Roofed Area)	N/A
Building Setbacks		
Front	64.4 ft. - 76.8 ft	25 ft
Side (East)	103 ft	0 ft
Side (West)	207 ft. - 217 ft	0 ft
Rear	75 ft. - 171 ft	10 ft

STORMWATER AGREEMENT
PROPERTY OWNER, BY HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS, DUTIES, RESPONSIBILITIES AND ALL OBLIGATIONS AND COSTS RELATED TO THE MAINTENANCE AND OPERATION OF THE REGIONAL STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY SHOWN AS BEING THE RESPONSIBILITY OF THE OWNER AND SUBSEQUENT OWNERS AND ASSIGNS, SHALL BE BORNE BY THE OWNER OF THE PROPERTY AND NOT BY THE CITY OF SANTA FE. THE OWNER AGREES TO GRANT TO THE CITY OF SANTA FE ACCESS TO THE PROPERTY AS NECESSARY FOR INSPECTION, MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY. THE OWNER AGREES TO PERFORM ALL MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT AND PLANS FOR THE PROPERTY AND IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS. THE OWNER AGREES TO PERFORM ALL MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY IN A MANNER THAT ENSURES THAT THE FACILITIES AND IMPROVEMENTS ARE FUNCTIONAL AND CAPABLE OF PERFORMING AS DESIGNED AND CONSTRUCTED. THE OWNER AGREES TO PERFORM ALL MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY IN A MANNER THAT ENSURES THAT THE FACILITIES AND IMPROVEMENTS ARE FUNCTIONAL AND CAPABLE OF PERFORMING AS DESIGNED AND CONSTRUCTED. THE OWNER AGREES TO PERFORM ALL MAINTENANCE, OPERATION AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES AND ALL SITE IMPROVEMENTS AND CONSTRUCTION ON THE PROPERTY IN A MANNER THAT ENSURES THAT THE FACILITIES AND IMPROVEMENTS ARE FUNCTIONAL AND CAPABLE OF PERFORMING AS DESIGNED AND CONSTRUCTED.

OWNER'S PRINTED NAME

OWNER'S SIGNATURE AND DATE

THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON _____

PLANNING COMMISSION CHAIRPERSON _____ DATE

PLANNING COMMISSION SECRETARY _____ DATE

REVIEWED BY THE SANTA FE LAND USE DEPARTMENT

CITY PLANNER _____ DATE

CITY ENGINEER FOR LAND USE _____ DATE

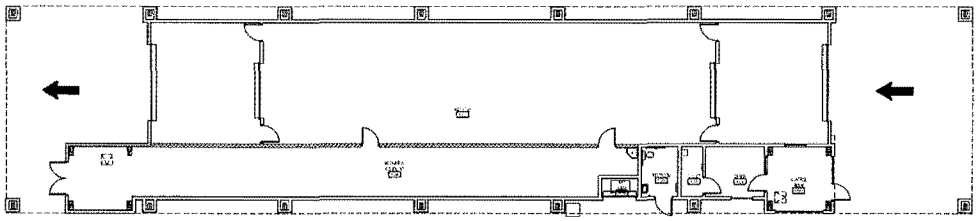
SITE AND PAVEMENT LEGEND
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- DIRECTIONAL PARKING LOT ARROW
- CURB CUT
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT - TRAFFIC

811 Know what's below. Call before you dig.

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS
NEW CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

SUBMITTED

Dsngn: RJM | Proj: 20-012
Draw: RJM | Dwg: 20-012 Dwg
Check: JDG | Job: 20-10
Scale: 1" = 30'
Date: 03.19.2021
Sheet: DEVELOPMENT PLAN
Sheet No: SP-1.0



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

C.L. Helt, Architect Inc.
6405 W. WILKINSON BLVD
SUITE 100
BELMONT, NC 28012
PH 704-342-1696
Fx 704-845-0954
INFO@CLHELT.COM

C.L. HELT PROJECT # 21000

Project : CHAMPION
XPRESS CAR WASH
FOR
7B BUILDING AND DEVELOPMENT
RODEO DRIVE
SANTA FE, NEW MEXICO

Sheet Description :
FLOOR PLAN

Seal

THE DRAWINGS, FLOOR PLANS, NOTES, COMMENTS SHOWN THEREON ARE THE EXCLUSIVE PROPERTY OF C.L. HELT ARCHITECT, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF C.L. HELT ARCHITECT, INC. © 2021

Drawn By :
B. WOODS

Checked By :
D. MYERS

Revisions

Date :

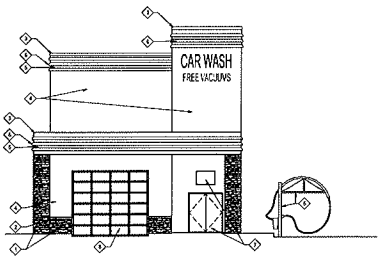
Sheet No.
A1.0

EXTERIOR FINISH SPEC. LEGEND

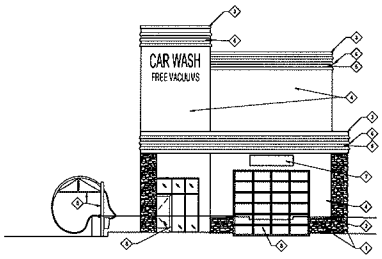
NOTE: SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION

1	MANUFACTURED STONE MANUF. NAME: ARTISTONE STYLE: HI-DESERT COLOR: PAVER
2	STONE VENEER MANUF. NAME: ARTISTONE COLOR: NATURAL
3	METAL PANEL - STANDING SEAM COLOR: PREFINISHED DARK BRONZE
4	EIFS WALL SYSTEM - FINISH COLOR MANUF. NAME OR APPROVED EQUAL COLOR: STUCCO TEXTURE
5	EIFS WALL SYSTEM - ARCHITECTURAL FEATURE BAND MANUF. NAME OR APPROVED EQUAL COLOR: STUCCO TEXTURE
6	STOREFRONT COLOR: CLEAR ANODIZED
7	ALUMINUM STOREFRONT DOOR SYSTEM COLOR: CLEAR ANODIZED

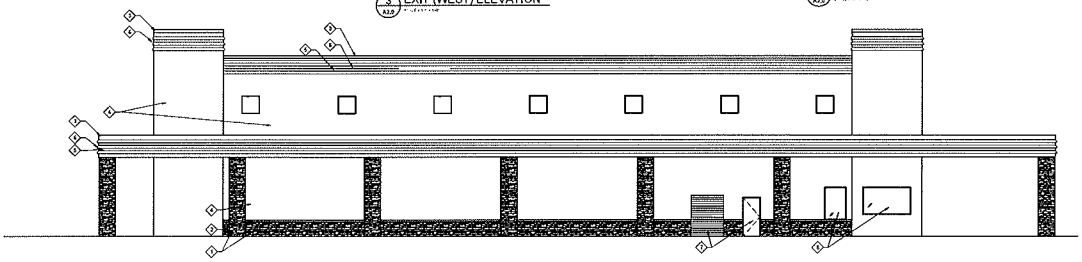
NOTE: ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW



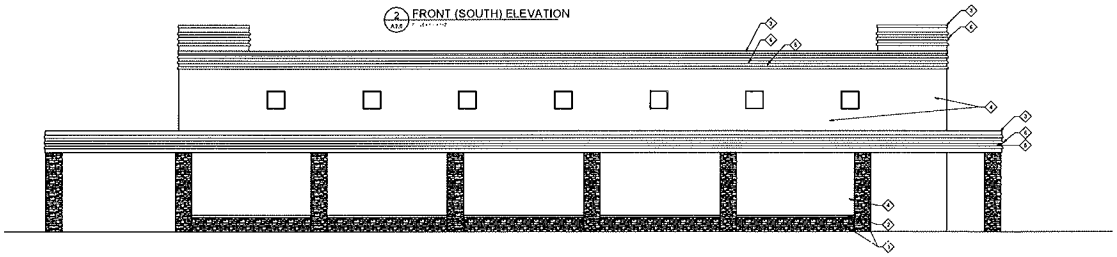
3 A2.0 EXIT (WEST) ELEVATION



4 A2.0 ENTRANCE (EAST) ELEVATION



2 A2.0 FRONT (SOUTH) ELEVATION



1 A2.0 REAR (NORTH) ELEVATION

C.L. Helt, Architect Inc.
6405 W. WILKINSON BLVD
SUITE 100
BELMONT, NC 28012
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Fx. 704-343-0054
INFO@CLHELT.COM

C.L. HELT PROJECT # 21000

Project : CHAMPION
XPRESS CAR WASH
FOR
7B BUILDING AND DEVELOPMENT
RODEO DRIVE
SANTA FE, NEW MEXICO

Sheet Description :
CONCEPTUAL
BUILDING ELEVATIONS

Seal

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Drawn By : B. WOODS

Checked By : D. MYERS

Revisions :

Date :

Sheet No. A2.0

DEVELOPMENT PLAN SUBMITTAL FOR

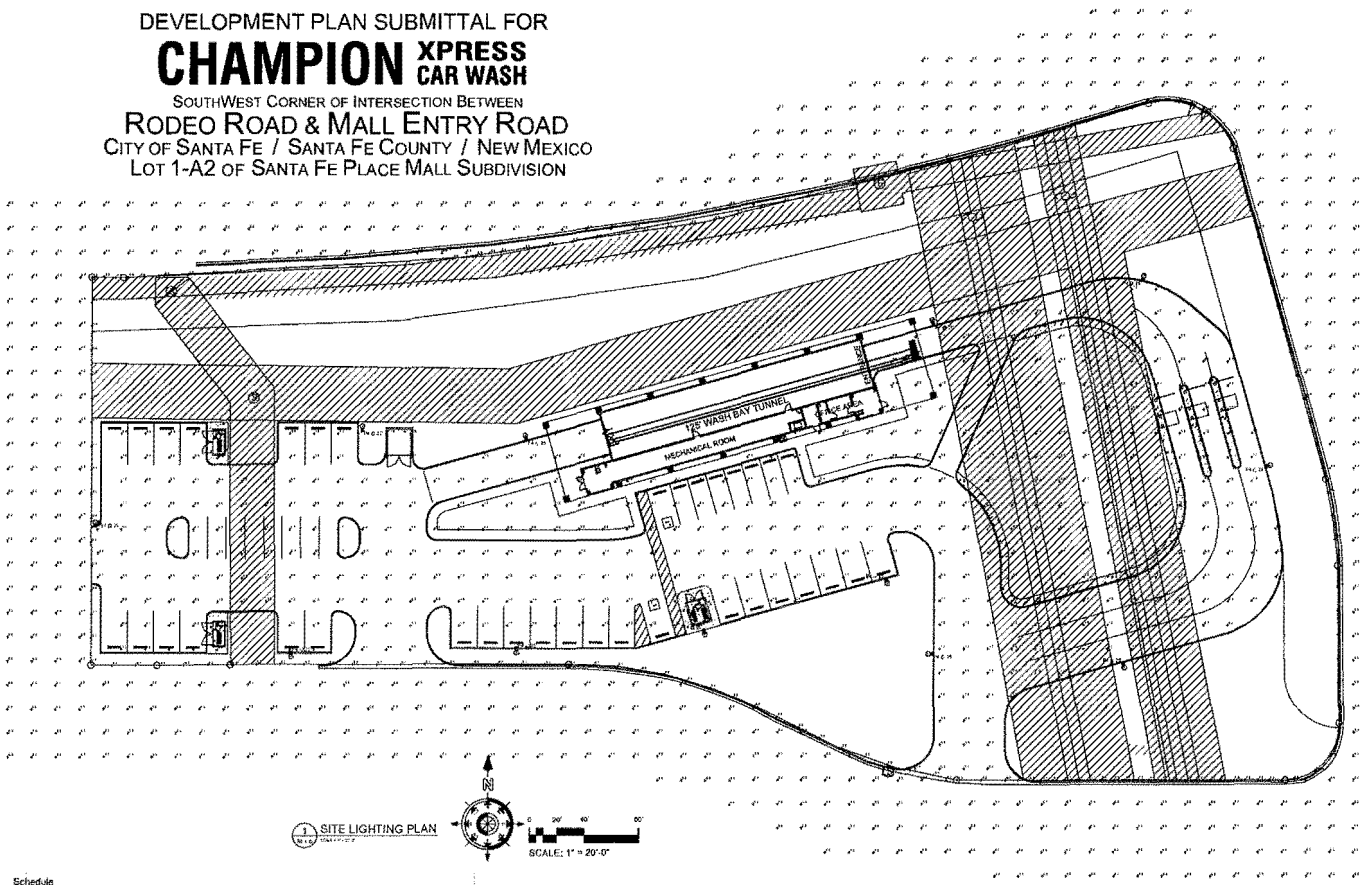
CHAMPION XPRESS CAR WASH

SOUTHWEST CORNER OF INTERSECTION BETWEEN

RODEO ROAD & MALL ENTRY ROAD

CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO

LOT 1-A2 OF SANTA FE PLACE MALL SUBDIVISION



1 SITE LIGHTING PLAN

N

SCALE: 1" = 20'-0"

Schedule

Symbol	Label	Qty	Catalog Number	Description	Lamp	Wattage
	P4	12	GLEON-AF-01-LED-E1-SL4-HSS	Single Head Eaton McGraw Edison Gleon Series LED Area Unit w/Type SL4 (Split Light Control Type 4 Distribution & 20ft. Pole Height w/30in. Base) House Side Shielding (Full Cutoff Design)	LED4700K (FULL CUTOFF DESIGN w/SHIELDING)	59

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	4	0.8 fc	1.4 fc	0.0 fc	N/A	N/A
Property Line Light Levels	4	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Property Split Light Levels	1	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

C.L. Hall, Architect Inc.
3405 W. WILKINSON BLVD
SUITE 100
BELMONT, NC 28012
Ph. 704-342-1826
Fx. 704-343-0964
INFO@CLHALL.COM

C.L. HALL PROJECT # 21000

Project : CHAMPION XPRESS CAR WASH FOR 7B BUILDING AND DEVELOPMENT RODEO DRIVE SANTA FE, NEW MEXICO

Sheet Description : SITE LIGHTING PLAN

Seal

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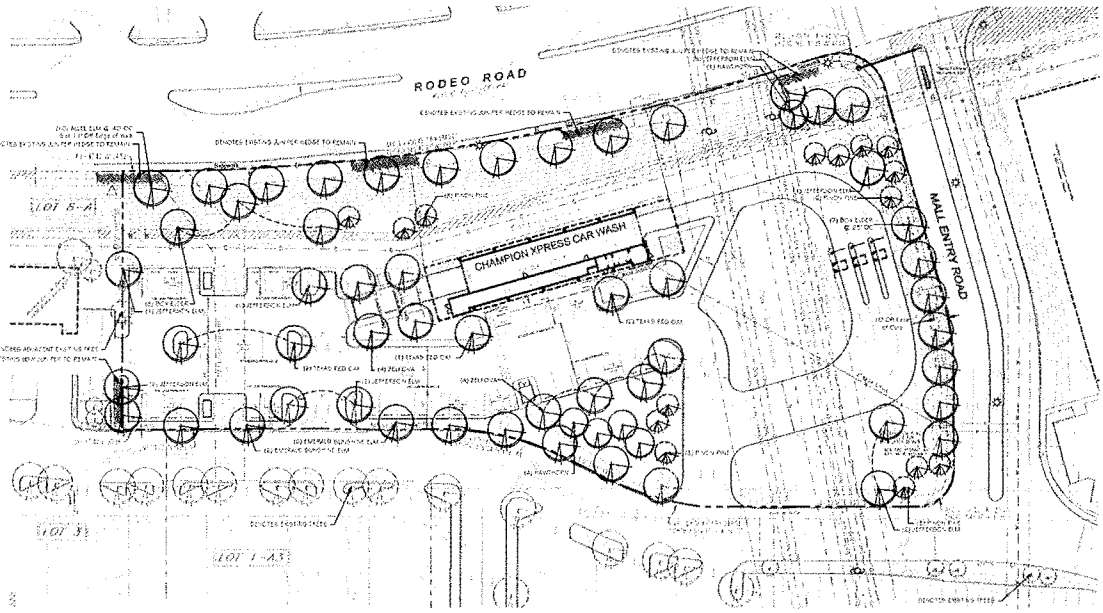
Drawn By : B. WOODS

Checked By : D. MYERS

Revisions :

Date :

Sheet No SL1.0



LANDSCAPE PLAN
SCALE: 1 inch = 30 ft.

GRAPHIC SCALE
30 0 15 30

LANDSCAPE CODE REQUIREMENTS

LANDSCAPE REQUIREMENTS

PLANT MATERIALS
-THIS SHEET ONLY-

QTY.	PLANT NAME	WATER USE	MINIMUM INSTALLED SIZE
	DECIDUOUS TREES		
10	BOX ELDER - Acer negundo 'Sensation'	LOW/MEDIUM	2-1/2" Cal.
11	JEFFERSON ELM - Ulmus americana 'Jefferson'	LOW/MEDIUM	2-1/2" Cal.
10	ALLEE ELM - Ulmus parvifolia 'Allee'	LOW/MEDIUM	2-1/2" Cal.
8	EMERALD SUNSHINE ELM - Ulmus propinqua 'Emerald Sunshine'	LOW/MEDIUM	2-1/2" Cal.
5	TEXAS RED OAK - Quercus buckleyi	LOW/MEDIUM	2-1/2" Cal.
8	PECAN - Carya illinoinensis 'Kanza Seed'	LOW/MEDIUM	2-1/2" Cal.
6	HACKBERRY - Celtis occidentalis	LOW/MEDIUM	2" Cal. B&B
	EVERGREEN TREES		
15	PINON PINE - Pinus edulis	LOW/MEDIUM	6'-8' Ht. B&B

ALL PLANTS LISTED ARE FROM THE RECOMMENDED WOODY PLANT FOR SANTA FE

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTA FE PLACE MALL SUBDIVISION

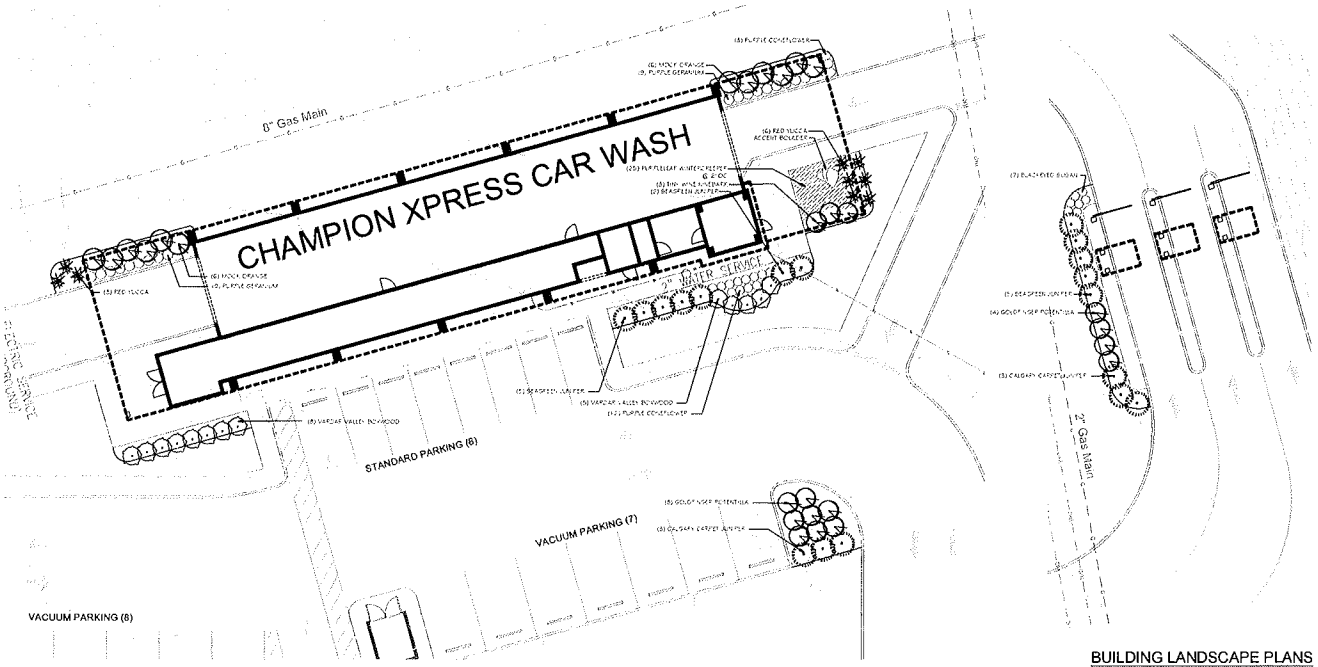
BURKHARDT
ENGINEERS • PLANNERS • SURVEYORS

Design: MSD | Proj: 20-222
Draw: REB | Dwg: 20 222
Check: REB | Tab: L-1.0
Scale: 1"=30'
Date: 03.19.2021

Sheet: SITE LANDSCAPE PLAN

Sheet No: L-1.0

Know what's below. Call before you dig.



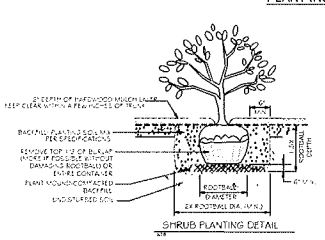
BUILDING LANDSCAPE PLANS

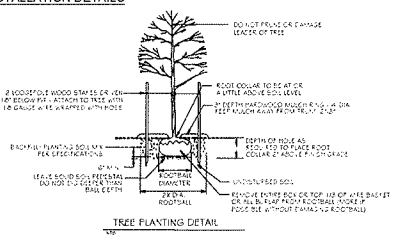
SCALE: 1 inch = 10 ft.

GRAPHIC SCALE

10 0 5 10

PLANT INSTALLATION DETAILS





PLANT MATERIALS

-THIS SHEET ONLY-

QTY.	PLANT NAME	WATER USE	MINIMUM INSTALLED SIZE
	SHRUBS		
13	BOXWOOD - Buxus sempervirens 'Vardar Valley'	LOW/MEDIUM	#3 gal. cont.
3	BIG MINE MUHLY - Muhlenbergia rigens 'La Sarcita'	LOW/MEDIUM	#5 gal. cont.
12	MOCK ORANGE - Philadelphus x virginal	LOW/MEDIUM	#5 gal. cont.
8	GOLDFINGER POTENTILLA - Potentilla fruticosa 'Goldfinger'	LOW/MEDIUM	#2 gal. cont.
12	SEAGREEN JUNIPER - Juniperus x pfitzeriana 'Sea Green'	VERY LOW/LOW	#5 gal. cont.
6	CALGARY CARPET JUNIPER - Juniperus sabina 'Monna'	VERY LOW/LOW	#3 gal. cont.
10	RED YUCCA - Hesperaloe parviflora	LOW/MEDIUM	#5 gal. cont.
	PERENNIALS/ GROUNDCOVER		
25	PURPLELEAF WINTERCREEPER - Euonymus fortunei 'coloratus'	LOW/MEDIUM	#1 gal. cont.
15	PURPLE CONEFLOWER - Echinacea angustifolia	VERY LOW/LOW	#1 gal. cont.
19	PURPLE GERANIUM - Geranium cantabrigiense	LOW/MEDIUM	#1 gal. cont.
7	BLACKEYED SUSAN - Rudbeckia hirta	VERY LOW/LOW	#1 gal. cont.

ALL PLANTS LISTED ARE FROM THE RECOMMENDED WOODY PLANT FOR SANTA FE

811 Know what's below. Call before you dig.

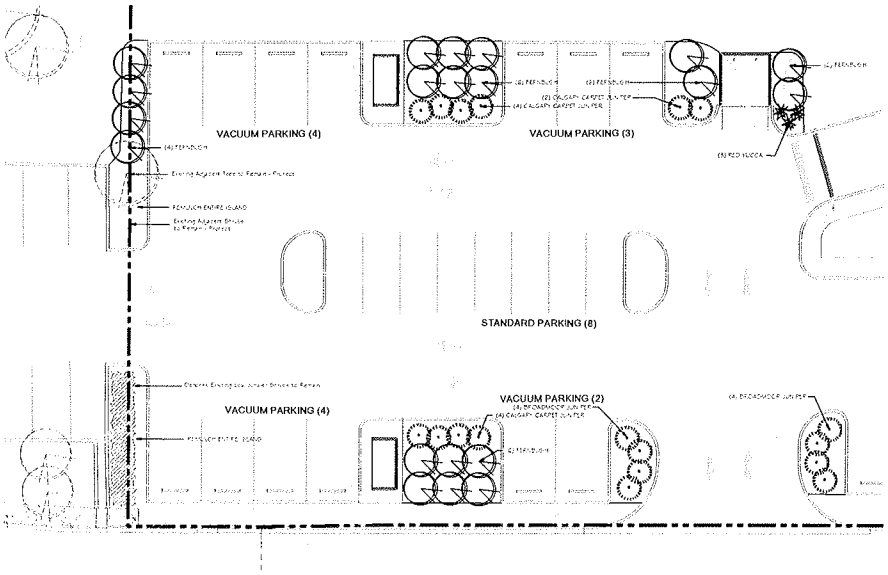
Dates

Item	Description	Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
ROSECLARK ROAD & MALL ENTRANCE ROAD
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

BURKHARDT ENGINEERS + SURVEYORS

Design	RED Proj. 20.033
Draw	RED Dwg. 20.033
Check	RED Tab L1.1
Scale	1"=10'
Date	03.19.2021
Sheet	BUILDING LANDSCAPE PLANS
Sheet No	L-1.1

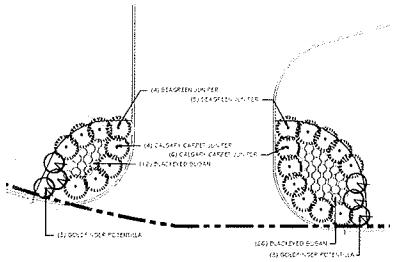


PLANT MATERIALS

-THIS SHEET ONLY-

QTY.	PLANT NAME	WATER USE	MINIMUM INSTALLED SIZE
	SHRUBS		
20	PERENNIAL - Chamaebatiaria millefolium	VERY LOW/ LOW	#5 gal. cont.
6	GOLDFINGER POTENTILLA - Potentilla fruticosa 'Goldfinger'	LOW/ MEDIUM	#5 gal. cont.
9	SEAGREEN JUNIPER - Juniperus x pfitzeriana 'Sea Green'	VERY LOW/ LOW	#5 gal. cont.
8	BROADMOOR JUNIPER - Juniperus sabina 'Broadmoor'	VERY LOW/ LOW	#5 gal. cont.
20	CALGARY CARPET JUNIPER - Juniperus sabina 'Monna'	VERY LOW/ LOW	#5 gal. cont.
3	RED YUCCA - Hesperaloe parviflora	LOW/ MEDIUM	#5 gal. cont.
	PERENNIALS		
38	BLACKEYED SUSAN - Rudbeckia hirta	VERY LOW/ LOW	#1 gal. cont.

ALL PLANTS LISTED ARE FROM THE RECOMMENDED WOODY PLANTS FOR S SANTA FE



DETAIL LANDSCAPE PLANS

SCALE: 1 Inch = 10 ft.

GRAPHIC SCALE

10 0 5 10

Know what's below. Call before you dig.

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION HOMES
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A-2 OF SANTE FE PLACE MALL SUBDIVISION

BURKHARDT
ENGINEERS • SURVEYORS

Design	REB	Aug 2022
Draw	REB	Aug 2022
Check	REB	Feb L1 2
Scale	1"=10'	

Date 03.19.2021

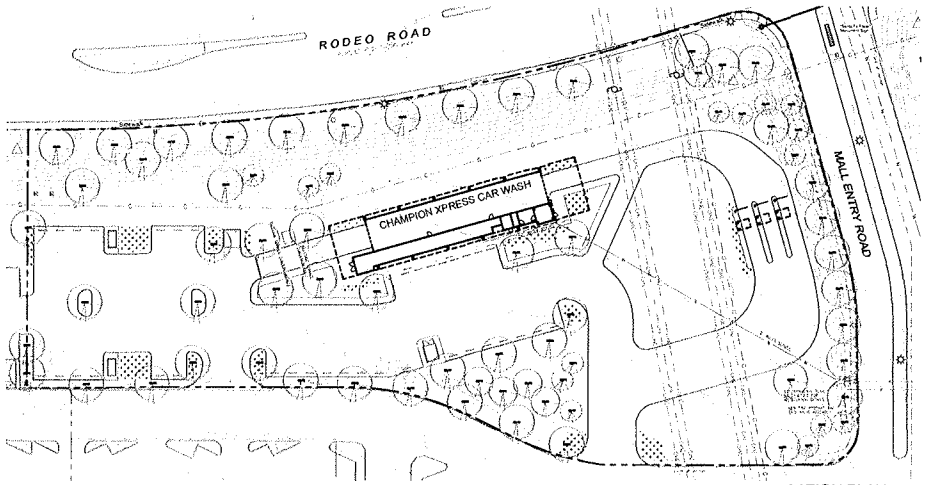
Sheet LANDSCAPE DETAILS PLANS

Sheet No L-1.2

IRRIGATION REQUIREMENTS

THESE NOTES ARE PRESENTED AS A GUIDELINE ONLY FOR IRRIGATION AS RELATED TO THE PROJECT. REFER TO THE WRITTEN SPECIFICATIONS, IF INCLUDED, FOR ADDITIONAL DETAILS AND FULL PROJECT REQUIREMENTS.

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON 20 STATIC PRESSURE, PSI, AND MINIMUM FLOW OF ____ GPM AS PER WATER UTILITY. THE IRRIGATION CONTRACTOR SHALL TEST THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION.
2. THE PIPE ROUTING SHOWN IS DIAGRAMMATIC ONLY. ALL PAVING, VALVE BOXES, ETC. SHOWN WITHIN PLANTER AREAS ARE FOR DESIGN CLARIFICATION ONLY. PRESSURE LOSS CALCULATIONS ARE BASED ON THE PIPE ROUTING AS SHOWN. ENCOUNTERED DEVIATIONS FROM THE ROUTING SHOWN SHOULD BE AVOIDED.
3. DO NOT BEGIN TO INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WITHOUT FIRST VERIFYING THE FIELD CONDITIONS. ANY DIFFERENCES OR DISCREPANCIES IN THE DIMENSIONS OF THE EXISTING SITE MIGHT THAT MAY NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR DRAWINGS, SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS NECESSITATED.
4. IT IS THE INTENTION SUITE OF THE IRRIGATION CONTRACTOR TO PROVIDE PROPERLY INSTALLED IN THE SITE ALL SPACE EXPENSES, ADDITIONS OF VALVE AND INSTALLED VALVES. CONFORMANCE WITH THE PLANS BY GENERAL CONTRACTOR AND CITY SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERGROUND PAVEMENT AND THROUGH WALLS.
5. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE OR TO INDICATE ALL OFFSETS, FITTINGS, JOINTS, ETC. WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED GRADE CONDITIONS AND BE FULLY RESPONSIBLE FOR ANY AND ALL PIPING AND EQUIPMENT MODIFICATIONS NECESSITATED BY SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
6. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST HEADS SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES FOR EACH ZONE AS MUCH AS POSSIBLE TO KEEP THE SYSTEM CONTROLLED. THE METER FLOW TESTING AT EACH VALVE OR GROUP OF VALVES, RECORD PSI FOR EACH ZONE.
7. ALL SPRAY WATER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED.
8. WHERE VERTICAL OBSTRUCTIONS (LIGHTS, SIGNS, TREES, MONUMENTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS AS SHOWN TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL READJUST HEADS AS NECESSARY IN THE FIELD TO ACHIEVE THE BEST POSSIBLE COVERAGE WITHOUT DAMAGE TO PLANTS. INSTALL ONE ADDITIONAL HEAD AT THE END OF THE SPRINKLER ZONE SO AS TO ENSURE PROPER COVERAGE AS ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
9. USE TEFLON TAPE ON ALL MALE PIPE THREADS EXCEPT PIPE THREADS ALREADY INCLUDE SEALANT.
10. INSTALL VALVE BOXES IN LOCATIONS AS APPROVED BY THE OWNER'S REPRESENTATIVE. GROUP VALVE BOXES TOGETHER WHERE POSSIBLE. ALL VALVE BOXES SHALL BE INSTALLED PARALLEL TO BUILDING OR LANDSCAPE EDGES. NO VALVE SHALL BE INSTALLED CLOSER THAN 12" FROM ANY BUILDING OR LANDSCAPE EDGE. EACH BOX SHALL BE INSTALLED A MINIMUM OF 12" ABOVE GRADE.
11. ALL VALVES SHALL BE TAGGED AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
12. 120 VOLT ELECTRICITY FOR THE AT THE CONTROLLER WOULD BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL CONNECTION FROM THE POWER PROVIDED TO THE CONTROLLER.
13. PRIOR TO ACCEPTANCE OF THE IRRIGATION SYSTEM, UPON COMPLETION OF THE IRRIGATION INSTALLATION.
14. ALL SPRAY HEADS, VALVES AND VALVE BOXES SHALL BE PLACED A MINIMUM OF TWO FEET FROM ANY PAVED OR CURB AS SHOWN IN DETAILS.
15. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT. ALL ADJUSTMENTS TO THE SYSTEM AS-BUILT DRAWINGS SHALL BE MADE AT THAT TIME AND BECAUSE OF REPAIR AND WARRANTY ITEMS. THOSE ITEMS SHALL BE INCLUDED IN THE BID.
16. EXISTING TO REMAINED AND INSTALLED BY THE GENERAL CONTRACTOR.
17. PROVIDE DRAWING FOR CONTROLLER AND WIRING FOR MANUFACTURER'S RECOMMENDATION.



IRRIGATION PLAN

SCALE: 1 inch = 30 ft.

GRAPHIC SCALE

30 0 15 30

TYPICAL WATERING SCHEDULE FOR THE MONTH OF JULY WITH 1 GPH EMITTERS, ET = 5.96 IN./ MONTH, AND A MODERATE MICRO CLIMATE

75 NUMBER OF MID-UNIT WATER TREES - 5 DAYS PER MONTH @ 170 MINUTES = 42.5 GAL/WEEK
74 NUMBER OF MID-UNIT SHRUB WATER GROUND COVER - 16 DAYS PER MONTH @ 15 MINUTES = 1 GAL/DAY
142 NUMBER OF LOW UNIT SHRUB & PERENNIAL - 8 DAYS PER MONTH @ 8.4 MINUTES = 1.06 GAL/DAY
52 NUMBER OF MID-UNIT WATER EMITTERS - 12 DAYS PER MONTH @ 51 MINUTES = 2.55 GAL/DAY

1487.50 GAL/ WEEK
212.50 GAL/ WEEK
155.82 GAL/ WEEK
182.65 GAL/ WEEK
1,838.00 GAL/ WEEK TOTAL
NOT PLOT PLANT AREAS

LANDSCAPE WATER BUDGET

Item 1

	Quantity	Square Feet	Total Square Feet	Irrigation Factor	GPM
Medium Water Use Trees	75			40	1,700.00
Medium Water Use Shrubs	74	100	7,400	40	616.67
Low Water Use Shrubs & Perennials	142	100	14,200	40	1,183.33
Medium Water Use Shrubs	52	100	5,200	40	433.33
Turf					
Trees	27		0	40	0.00
Low Water					
Low Shrubs					
Medium Water	101		0	40	0.00
Shrubs					
Turf	52		0	40	0.00
					3,733.33

THREE YEAR WATER BUDGETS:

FIRST YEAR LANDSCAPE WATER BUDGET

	Quantity	Square Feet	Total Square Feet	Irrigation Factor	GPM
Medium Water Use Trees	75	20.6	1497.50	40	1,700.00
Medium Water Use Ground Cover	20	1.00	20.00	40	800.00
Low Water Use Shrubs & Perennials	142	1.06	155.82	40	6237.50
Medium Water Use Shrubs	52	2.55	182.65	40	7307.00
				TOTAL	16,044.50

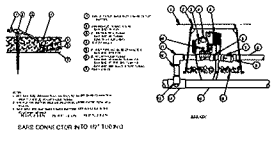
SECOND YEAR LANDSCAPE WATER BUDGET

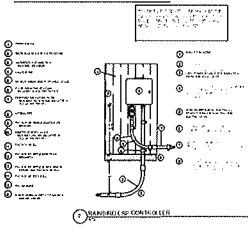
	Quantity	Square Feet	Total Square Feet	Irrigation Factor	GPM
Medium Water Use Trees	75	18.72	1247.24	40	5,291.60
Medium Water Use Ground Cover	20	0.9	18.00	40	720.00
Low Water Use Shrubs & Perennials	142	0.95	139.65	40	5585.00
Medium Water Use Shrubs	52	2.30	119.60	40	4784.00
				TOTAL	16,380.60

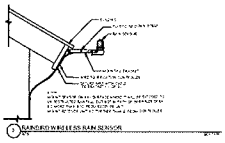
THIRD YEAR LANDSCAPE WATER BUDGET

	Quantity	Square Feet	Total Square Feet	Irrigation Factor	GPM
Medium Water Use Trees	75	16.55	1243.2	40	497.28.00
Medium Water Use Ground Cover	20	0.81	16.2	40	648.00
Low Water Use Shrubs & Perennials	142	0.855	125.69	40	5027.60
Medium Water Use Shrubs	52	2.07	107.64	40	4305.60
				TOTAL	14,476.50

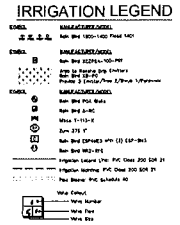
IRRIGATION DETAILS







IRRIGATION LEGEND



811 Know what's below. Call before you dig.

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
Southwest Corner of Intersection Between
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

Item	Description	Date

BURKHARDT ENGINEERING • SURVEYING
[illegible] | [illegible] | [illegible]

Design	RED
Draw	RED
Check	RED
Scale	1"=30'
Date	03.19.2021
Sheet	IRRIGATION PLAN
Sheet No	L-2.0
Proj	20202
Dwg	20202
Tab	L2.0

FINAL SUBDIVISION PLAT

SANTA FE PLACE MALL
4250 CERRILLOS Rd., SANTA FE, N.M

DEDICATION AND AFFIDAVIT

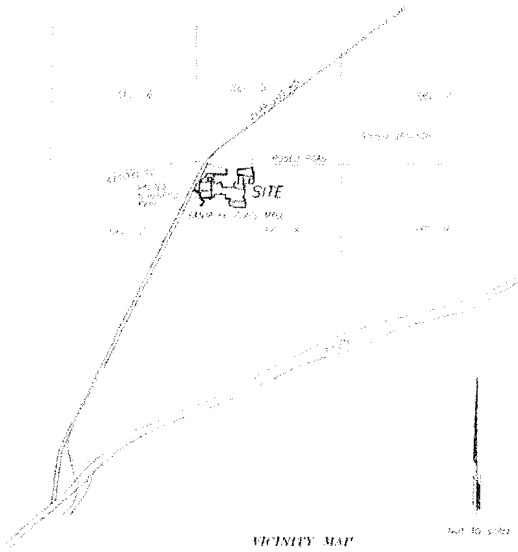
OWNER'S

David R. Aiken 04-26-2020

5/4/2020

SURVEYOR'S CERTIFICATE

Doug Dale 4/29/2020



VICINITY MAP

SANTA FE CITY APPROVAL

APPROVED BY THE CITY OF SANTA FE CLIMATE PLANNING, DURING THEIR AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-1.2(C)

V-100

1984-E

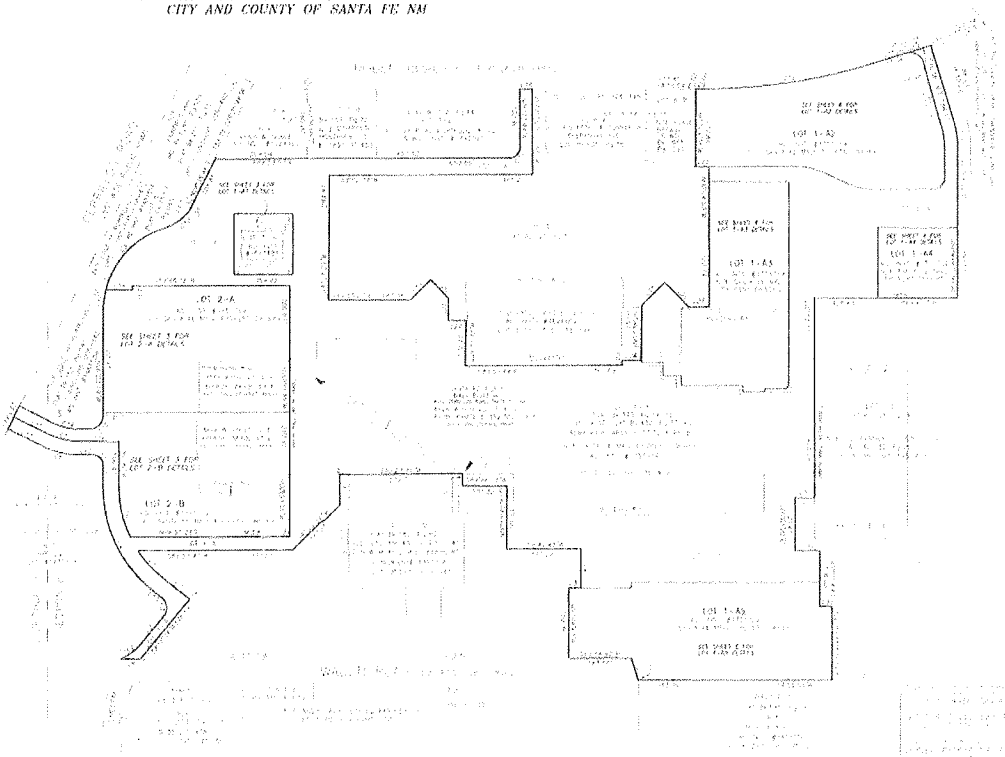
LOT 1-A DESCRIPTIONS

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER L.L.C.
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM

MONUMENTATION NOTES

563 03



V-101

1984-E

LOT 2 DESCRIPTIONS

NOTES:

REFERENCE DOCUMENTS:

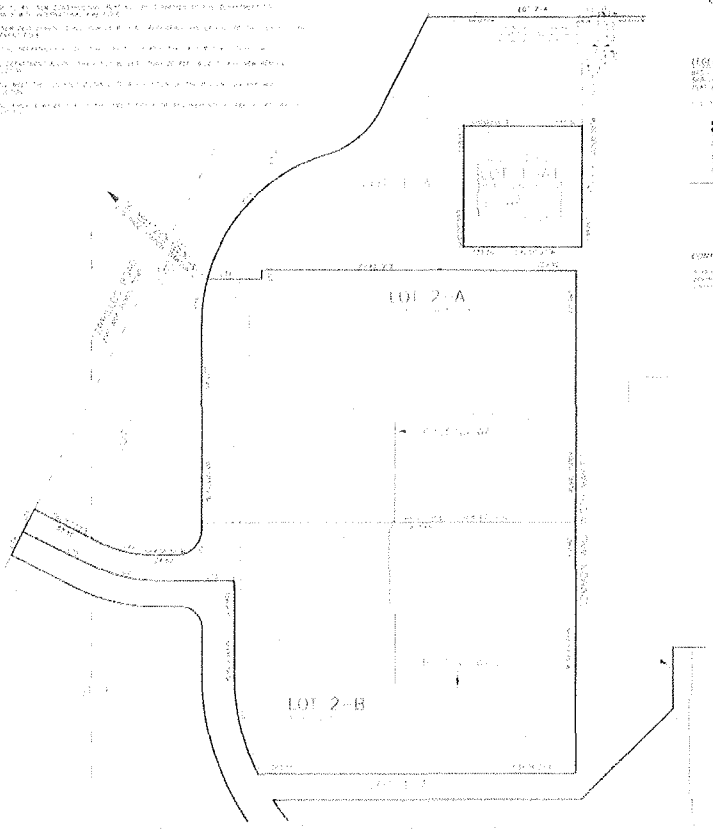
FLOOD ZONE

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14 17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM

LEGEND

CURVE SEGMENT



V-102 SHEET 1 OF 6

1984E

NOTES

REFERENCE DOCUMENTS

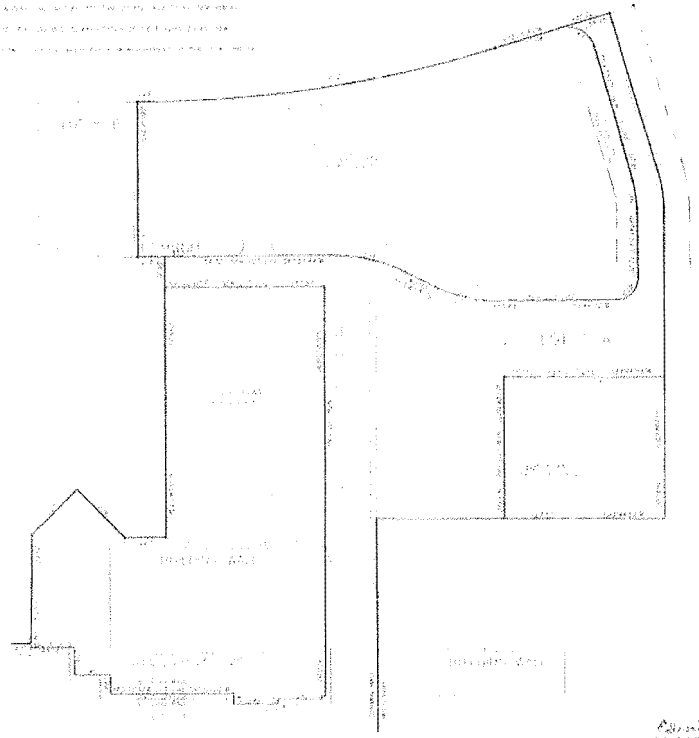
CONTROL REFERENCE

FLOOD ZONE

SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC.
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM

Plat 07



V-103

SHEET 1 OF 6

1984-E

553 08

NOTES

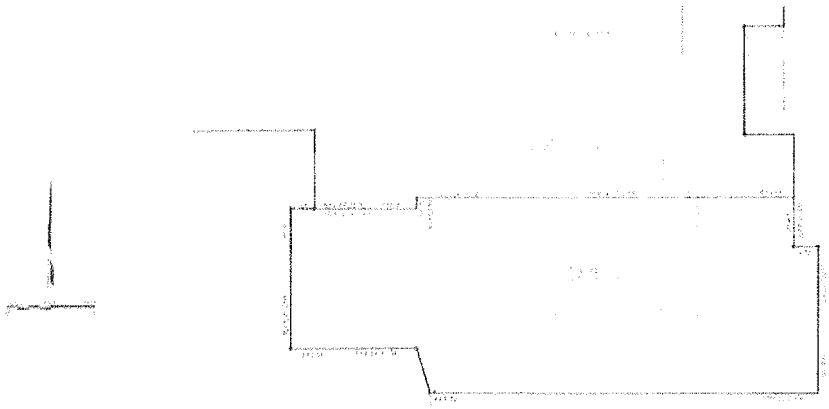
REFERENCE DOCUMENTS

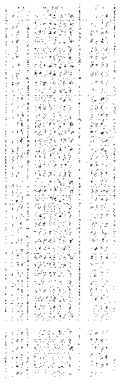
CONTROL DESIGNATION

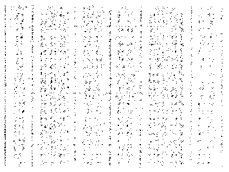
FLOOD ZONE

LEGEND

SUBDIVISION PLAT
WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 703 PAGE 14 17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE NM





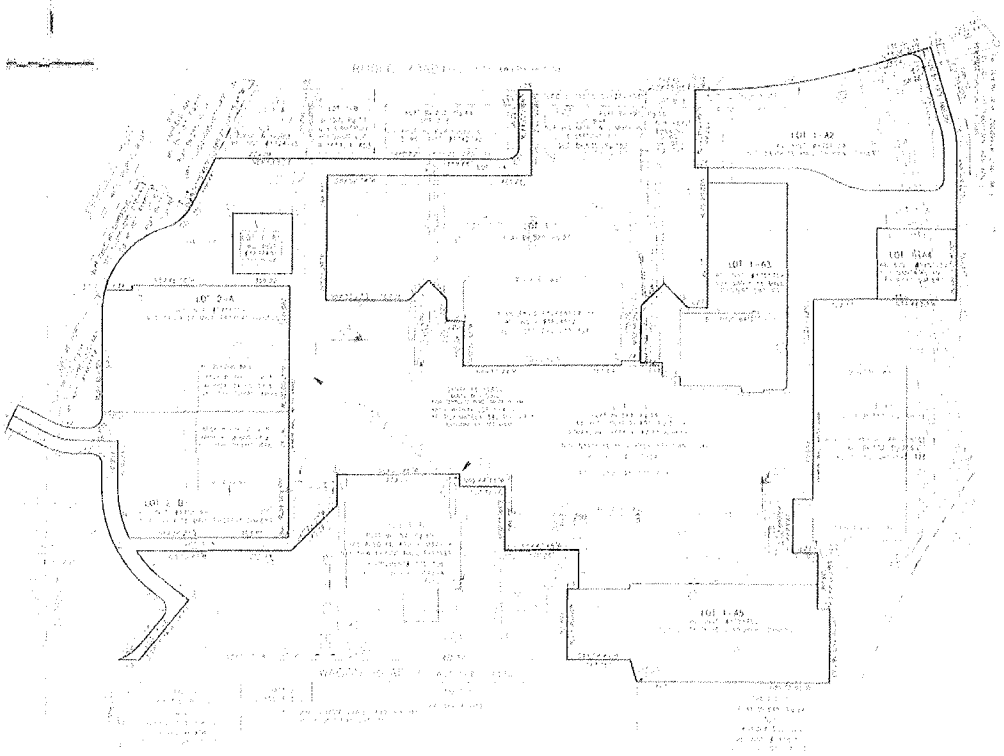


1984-E

81-3 09

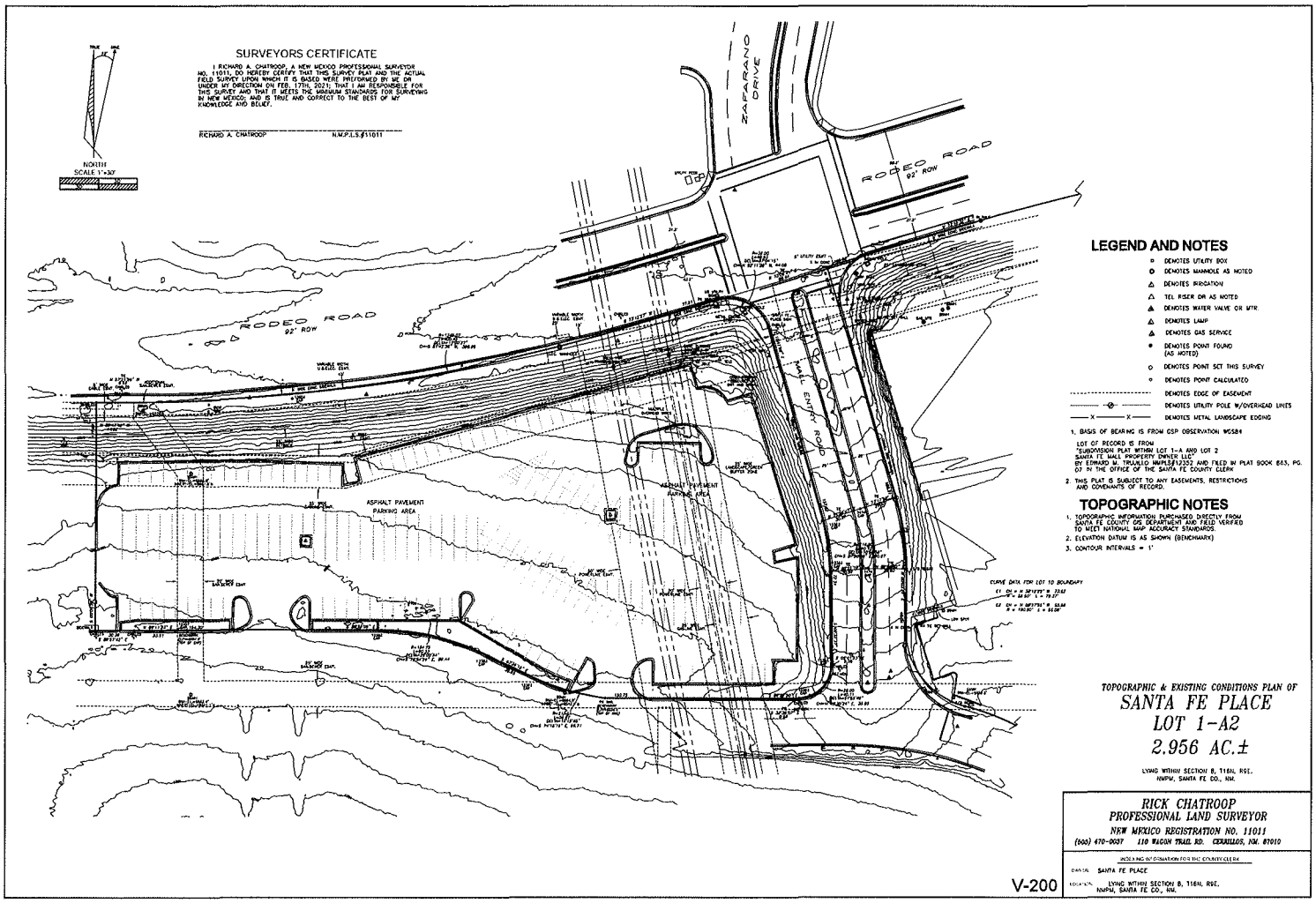
SUBDIVISION PLAT

WITHIN LOT 1-A AND LOT 2
AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY
RECORDED IN BOOK 781 PAGE 14-17
PREPARED FOR
SANTA FE MALL PROPERTY OWNER LLC
ALL WITHIN SECTION 7 & 8, T17N, R9E, NMPM
CITY AND COUNTY OF SANTA FE, NM



V-105

1984-E



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 PREFORMED BY ME OR UNDER MY DIRECTION ON FEB. 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

LEGEND AND NOTES

- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES IRRIGATION
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES LAMP
- DENOTES GAS SERVICE
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES METAL LANDSCAPE EDGING

1. BASIS OF BEARING IS FROM GSP OBSERVATION: WSSB4
   LOT OF RECORD IS FROM "SUBDIVISION PLAT WITHIN LOT 1-A AND LOT 2 SANTA FE MALL PROPERTY OWNER LLC" BY EDWARD M. TRUJILLO (NMPLS#12352) AND FILED IN PLAT BOOK 883, PG. 07 IN THE OFFICE OF THE SANTA FE COUNTY CLERK
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK)
3. CONTOUR INTERVALS = 1'

CURVE DATA FOR LOT 1D BOUNDARY

TOPOGRAPHIC & EXISTING CONDITIONS PLAN OF

SANTA FE PLACE

LOT 1-A2

2.956 AC.±

LYING WITHIN SECTION 8, T16N, R9E, NMPM, SANTA FE CO., NM.

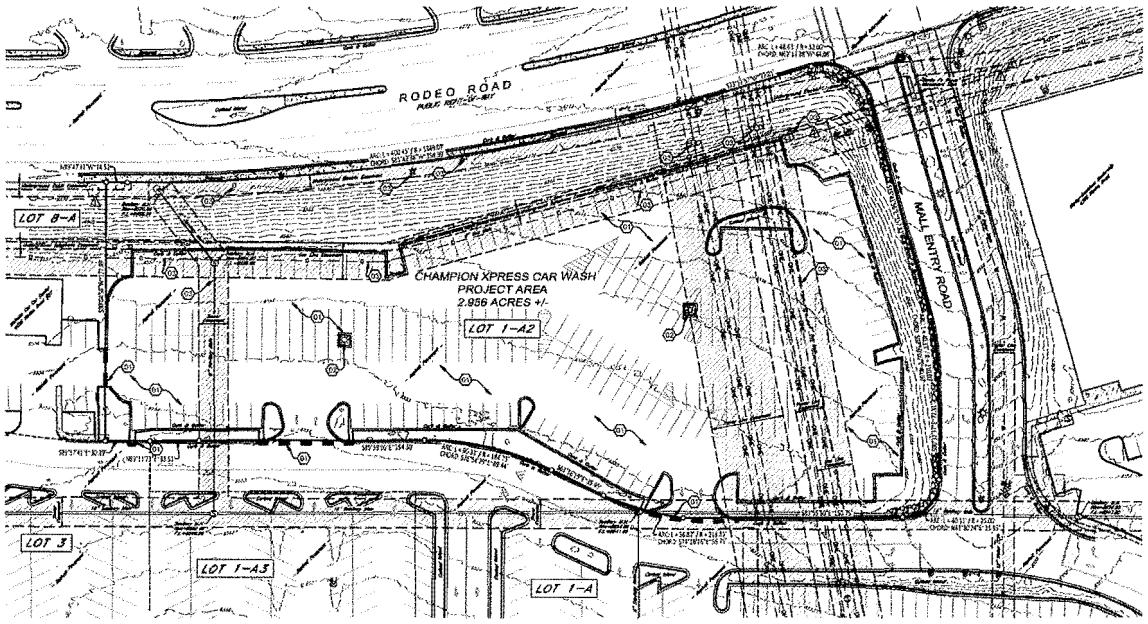
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

RECORDING INFORMATION TO BE COUNTY CLERK

OWNER: SANTA FE PLACE

LOCATION: LYING WITHIN SECTION 8, T16N, R9E, NMPM, SANTA FE CO., NM.

V-200



TAKE CAUTION DURING EXCAVATION:

N
W E
S

GRAPHIC SCALE
1 inch = 30 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property, prepared by Rick Gilchrist Professional Land Surveyor - New Mexico Registration No. 11011

CITY CONTACT INFORMATION:

LAND USE / PLANNING
Contact: Noah Berke
Telephone: 505.955.6547
Email: nberke@santafenm.gov

COMMERCIAL PLAN REVIEW
Contact: Bennett Lopez
Telephone: 505.955.6401
Email: belopez@santafenm.gov

BUILDING DIVISION
Contact: Richard Trujillo
Telephone: 505.955.6133
Email: rctrujillo@santafenm.gov

FIRE DEPARTMENT
Contact: Paul Babcock
Telephone: 505.955.5110
Email: prbabcock@santafenm.gov

ENGINEERING DEPARTMENT
Contact: Martin Odlaadon
Telephone: 505.955.6949
Email: mogabaldon@santafenm.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER
City of Santa Fe - Wastewater Management Division
Contact: Stan Holland
Telephone: 505.955.4637
Email: tsholand@santafenm.gov

WATER
City of Santa Fe - Water Division
Contact: Brian Snyder
Telephone: 505.955.4077
Email: Bsnyder@santafenm.gov

GAS
New Mexico Gas Company
Contact: Mark Lerma
Telephone: 505.473.7244
Email: mark.lerma@nmgco.com

ELECTRIC
PNM - Public Services Company of New Mexico
Contact: Andrew Gurule
Telephone: 505.241.0585
Email: andrew.gurule@pnm.com

TELECOM
Century Link - 505.473.2184
Comcast - 505.438.1930

811 Know what's below. Call before you dig.

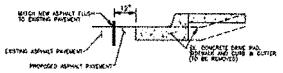
The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____ 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, reinforcement and design criteria

DEMOLITION KEYNOTES

(01) REMOVE EXISTING PAVEMENT, CURB, AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SAWCUT FOR CLEAN EDGE.
- - - - - SAWCUT LINE

(02) REMOVE EXISTING LIGHT POLE, BASE AND ASSOCIATED UNDERGROUND CONDUIT / ELECTRIC LINES

(03) RETAIN AND PROTECT EXISTING UTILITY MAINS IN PROJECT AREA



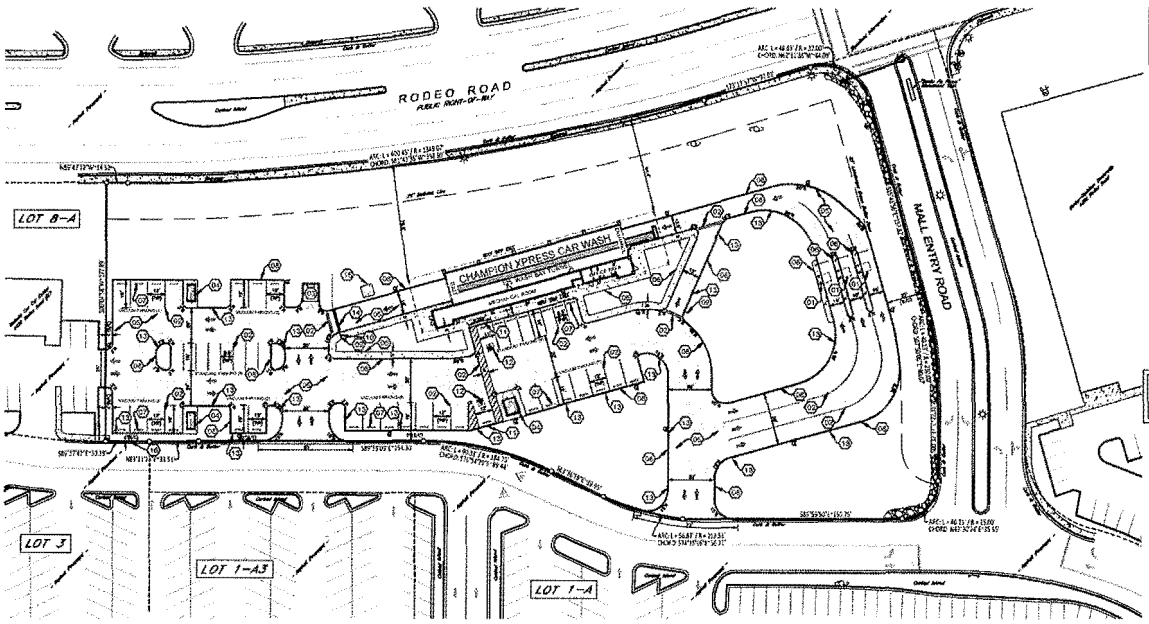
TYPICAL SAWCUT DETAIL
NOT TO SCALE

EXISTING CONDITIONS LEGEND

EX. PROPERTY MONUMENT	EX. IRRIGATION VALVE
EX. STREET SIGN	EX. WATER VALVE
EX. UTILITY POLE	EX. SANITARY MANHOLE
EX. TELECOM PEDESTAL	EX. GAS VALVE
EX. UG TELECOM MARKER	EX. LIGHT POLE
EX. CONTOUR	
EX. SANITARY SEWER	
EX. WATER MAIN	
EX. GAS MAIN	
EX. OVERHEAD ELECTRIC LINES	

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

Design: R.M.	Proj. 20035
Draw: R.M.	Dwg: 20-027.dwg
Check: JDD	Lic. C16EGD
Scale: 1" = 30'	
Date: 03.19.2021	
Sheet: EXISTING CONDITIONS & DEMOLITION PLAN	
Sheet No: C-1.0	



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LAND USE / PLANNING
Contact: Noah Berke
Telephone: 505 955 6647
Email: nberke@santafenm.gov

COMMERCIAL PLAN REVIEW
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Telephone: 505 955 6701
Email: bnlopez@santafenm.gov

BUILDING DIVISION
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Telephone: 505 955 6133
Email: rstrujillo@santafenm.gov

FIRE DEPARTMENT
Contact: Paul Belmont
Telephone: 505 955 5110
Email: prbelmont@santafenm.gov

ENGINEERING DEPARTMENT
Contact: Martin Gabaldon
Telephone: 505 955 6548
Email: mggabaldon@santafenm.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER
City of Santa Fe - Wastewater Management Division
Contact: Stan Holland
Telephone: 505 955 4637
Email: lsholland@santafenm.gov

WATER
City of Santa Fe - Water Division
Contact: Brian Snyder
Telephone: 505 955 4277
Email: blsnyder@santafenm.gov

GAS
New Mexico Gas Company
Contact: Mark Lerma
Telephone: 505 473 7241
Email: mark.lerma@nmgco.com

ELECTRIC
PNM - Public Services Company of New Mexico
Contact: Andrew Gurule
Telephone: 505 241 0569
Email: andrew.gurule@pnm.com

TELECOM
Century Link - 505 473 2194
Comcast - 505 435 1830

811 Know what's below. Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____ 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, overexcavation and design criteria.

CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS
1. All aluminum panel signing and steel posts shall comply with the New Mexico Department of Transportation (NMDOT), current edition of the Standard Specifications for Highway and Bridge Construction (SSHBC).
2. All signing shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) - current edition.
3. Signposts with approved breakaway device shall be "Marion" brand 4 lb. U channel - black, no substitutes allowed.
4. Sign sheeting shall be "3M" brand high intensity, no substitutions allowed.
5. Sign height shall be a minimum of 7' high from the bottom of the lowest sign above the top of curb, unless otherwise noted, and shall be placed in accordance with NMDOT standard drawings and specifics (dts).
6. Street name lettering shall comply with the standards in the current edition of the MUTCD, that is the lettering shall be lower case letters with uppercase initial letters.

STRIPING AND PAINT NOTES
1. All retroreflective preformed patterned pavement stripe shall be 360 IES by "3m", no substitutions.
2. Stop bars shall be a minimum 12" wide, white retroreflective preformed patterned pavement stripe, and shall be 360 IES by "3M", no substitutions.
3. Crosswalk stripes shall be 12" wide, white retroreflective preformed patterned pavement stripe, arranged in a continental pattern, that is, longitudinal lines parallel to the flow of traffic and arranged to avoid wheel paths. (MUTCD p. 3BA, section 3b.18), and shall be 360 IES by "3m", no substitutions.
4. All retroreflective preformed patterned pavement markings (word or symbols) shall be 360 IES by "3m", no substitutions.
5. Retroreflectorized painted pavement marking stripes - for high-build paint, use two coats and for regular paint use three coats. (Double application to be applied within 14 days.)
6. All striping shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) - current edition, and the NMDOT SSHBC.

SITE KEYNOTES

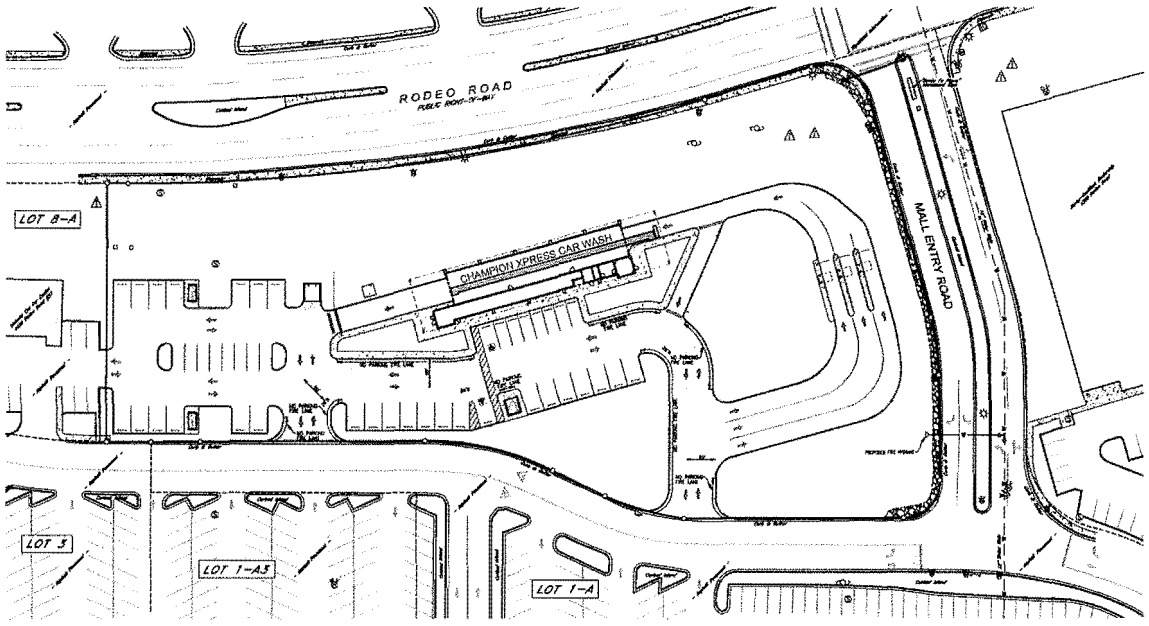
01 PAY STATION CANOPY - SEE ARCHITECTURAL PLANS FOR DETAILS
02 PARKING STRIPE / PATCH - 4" WIDE PAINTED STRIPES (24" FOR STOP BAR) PAINTING TO BE AT 45 DEGREE AND 24" OC - STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW
03 CONCRETE DUMPSTER PAD & APRON - PAD TO BE CONSTRUCTED OF 6" 4,000 PSI 3/4" AGGREGATE REINFORCED WITH NO. 4 REBARS @ 12" O.C. (REACH DEFLECTION LOCATED IN THE UPPER THIRD OF SLAB) - PROVIDE PIPE BOLLARDS PER DETAIL / SHEET C-5.2 - PROVIDE GAS AND DRAIN PIPE - SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS AND PIPE BOLLARD LAYOUT
04 VACUUM EQUIPMENT ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS
05 CONCRETE PAVEMENT - TRAFFIC - PER PAVEMENT SECTION / SHEET C-5.2
06 CONCRETE SIDEWALK - PER DETAILS / SHEET C-5.2
07 CONCRETE WHEEL STOP - PER DETAIL / SHEET C-5.2
08 CONCRETE BARRIER CURB - PER DETAIL / SHEET C-5.2
09 TRAFFIC CIRCULATION SIGNAGE "DO NOT ENTER" - PER DETAIL / SHEET C-5.2
10 TRAFFIC CIRCULATION SIGNAGE "STOP" - PER DETAIL / SHEET C-5.2
11 ADA PARKING SIGNAGE - PER DETAIL / SHEET C-5.2
12 ADA PARKING SYMBOL - PER DETAIL / SHEET C-5.2
13 CURB CUT FOR LANDSCAPE AREAS (1' WIDE) - SEE DETAIL / SHEET C-5.2
14 TRENCH DRAIN - PER DETAIL / SHEET C-5.2
15 TRANSFORMER PAD - SEE UTILITY PLAN / SHEET C-4.0 FOR DETAILS
16 MATCH CURB & GUTTER IN MALL PARKING LOT

SITE AND PAVEMENT LEGEND

- BACK-OF-CURB
- (9'0) TYPICAL PARKING STALL WIDTH
- R RADIUS - FACE OF CURB
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- DIRECTIONAL PARKING LOT ARROW
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT - TRAFFIC

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

Design: BJM | Proj. 20202
Draw: NAK | Dwg. 20202.dwg
Check: JRS | File: CP-DAP
Scale: 1" = 30'
Date: 03.19.2021
Sheet: CIVIL SITE PLAN
Sheet No: C-2.0



TAKE CAUTION DURING EXCAVATION:

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GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Rick Chamosa Professional Land Surveyor - New Mexico Registration No. 11911

CITY CONTACT INFORMATION:

LAND USE / PLANNING
Contact: Noah Berke
Telephone: 505 955 6647
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UTILITY CONTACT INFORMATION:

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WATER
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Email: bksnyder@santafenm.gov

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Contact: Mark Lerma
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ELECTRIC
PNM - Public Services Company of New Mexico
Contact: Andrew Garcia
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Email: andrew.garcia@pnm.com

TELECOM
Century Link - 505 473 2104
Comcast - 505 438 1030

FIRE LANE MARKINGS:

LEGEND
- DIRECTIONAL PARKING LOT ARROW
- PROPOSED FIRE HYDRANT
- FIRE ACCESS ROUTE

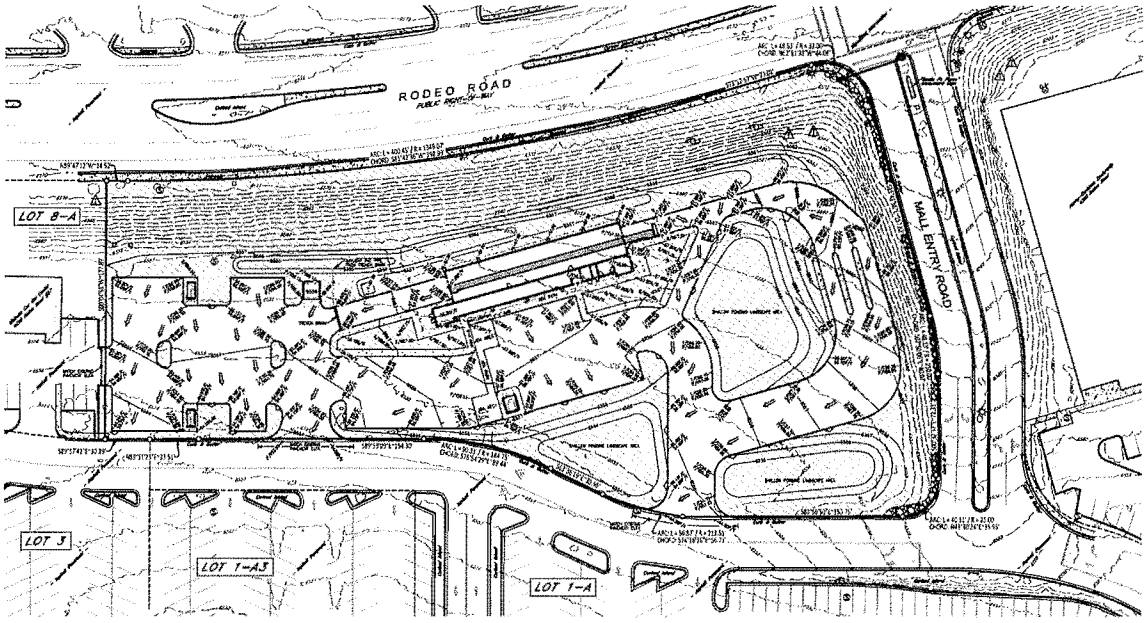
811 Know what's below. Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____ 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, construction and design criteria

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

Date
Description
No.

Design: RJM | Proj: 20208
Draw: RJM | Dwg: 20208dwg
Chkd: JCG | Tab: C2.1FP
Scale: 1" = 30'
Date: 03.19.2021
Sheet: FIRE ACCESS PLAN
Sheet No: C-2.1



TAKE CAUTION DURING EXCAVATION:

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GRAPHIC SCALE
1 inch = 30 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Rick Chadbourn Professional Land Surveyor - New Mexico Registration No. 11011

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROJECT IN BUILT IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ALL THE REQUIRED IMPROVEMENTS AND CONDITIONS TO THE BEST OF MY BELIEF.

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

Date | Description | Item

BOHANNAN HUSTON

Design: BJH | Proj: 20237
Draw: RJM | Dwg: 20237.dwg
Check: JDS | Tab: GRADP
Scale: 1" = 30'
Date: 03.19.2021
Sheet: GRADING & DRAINAGE PLAN
Sheet No: C-3.0

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UTILITY CONTACT INFORMATION:

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Email: mark.lerma@nmgco.com

ELECTRIC
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Email: andrew.gurule@pnm.com

TELECOM
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Comcast - 505.438.1930

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CITY OF SANTA FE DRAINAGE NOTES:

1. Subject to the approval of City of Santa Fe permit and development review division staff. Storm drainage and erosion/sediment control improvements shall be executed in conjunction with the construction of each segment of roads and utilities. These improvements shall be completed and inspected prior to the issuance of building permits for individual buildings.
2. Maintenance of private drainage easements and drainage facilities is the responsibility of the property owner. The City of Santa Fe is hereby granted the right to access and inspect these easements and drainage facilities at the discretion of the city. The owner agrees to hold harmless from all damage to persons or property resulting from the city's reasonable exercise to their access and inspection right.
3. See temporary erosion and sediment control plan for additional dust control notes sheet C-5.2.

DRAINAGE SUMMARY:

The proposed Champion Xpress Car Wash will decrease impervious areas on the 2.956 acres ± property (*Lot 1-A2, Santa Fe Place Mall Subdivision*) and, therefore, will not require storm water detention. The proposed condition of the property will decrease impervious coverage and maintain existing drainage patterns.

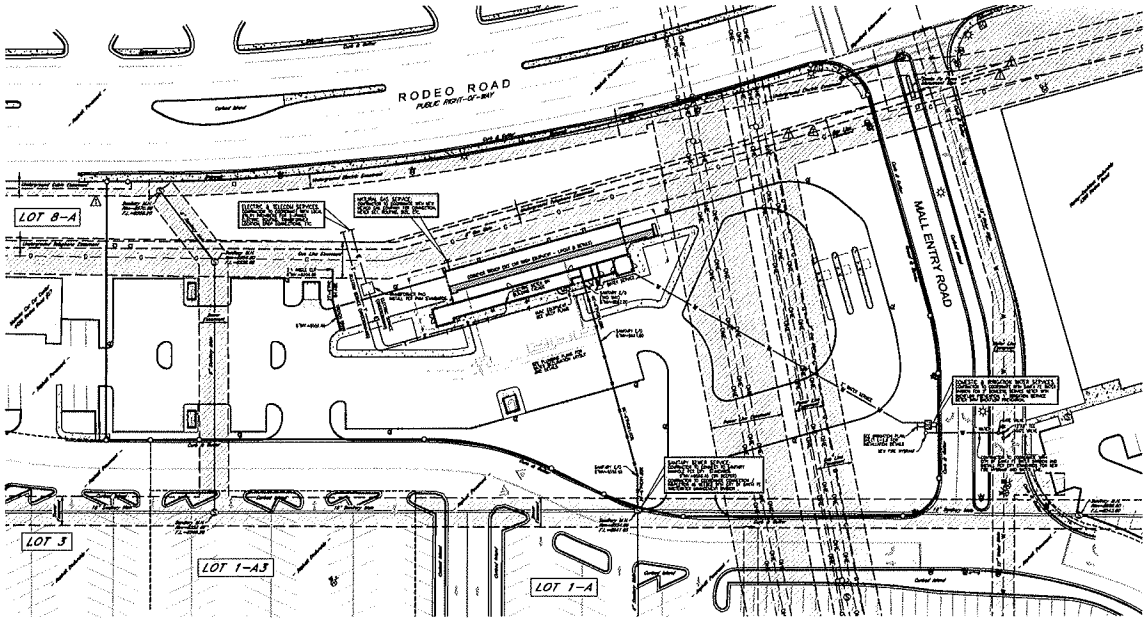
The existing condition of the property is 2.06 acres ± impervious cover (70% of the property area). The site drains southwest towards curb cuts at the south curb line and discharges to the mall parking lot drive aisle.

The proposed condition will be 1.23 acres ± impervious cover (42% of the property area), which is a 0.83 acre (40%) decrease from the existing condition. The proposed parking lot will drain toward landscape areas for water harvesting. The proposed site will overflow storm water that exceeds the landscape area runoff storage volume toward the driveways at the south property line and will discharge to the mall parking lot drive aisle in order to maintain existing drainage patterns.

The proposed Champion Xpress Car Wash development has been designed to maintain existing drainage patterns and provide water harvesting for landscape areas and, therefore, will have no adverse effects to neighboring properties or public right-of-way.

GRADING LEGEND

S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
F/V	DRIVE PAVEMENT GRADE
F/F	FINISHED FLOOR GRADE
<u><</u>	SHEET FLOW
◊	CURB CUT
+00.00	PROP. SPOT ELEVATION
0000	PROP. CONTOUR
	LANDSCAPE AREA
	ROCK LINER / RIP-RAP
	AREA W/ 20% SLOPE OR GREATER



TAKE CAUTION DURING EXCAVATION:

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GRAPHIC SCALE
30 0 15 30
1 inch = 30 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Rick Chatroop Professional Land Surveyor - New Mexico Registration No. 11011

CITY CONTACT INFORMATION:

LAND USE / PLANNING
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COMMERCIAL PLAN REVIEW
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ENGINEERING DEPARTMENT
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Telephone: 505 955 6949
Email: mgebeldon@santafenm.gov

UTILITY CONTACT INFORMATION:

SANITARY SEWER
City of Santa Fe - Wastewater Management Division
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Email: lsholland@santafenm.gov

WATER
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GAS
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ELECTRIC
PNM - Public Services Company of New Mexico
Contact: Andrew Gurule
Telephone: 505 241 0580
Email: andrew.gurule@pnm.com

TELECOM
Century Link - 505 473 2184
Comcast - 505 438 1933

SANITARY SEWER NOTES:
Contractor to provide 6" (min.) sanitary sewer service line from building to public sewer main. Install tap, manholes, cleanouts and other appurtenances as required by the local utility provider. Coordinate building connection with plumbing plans.

All sanitary sewer pipe shall be P.V.C. SDR 35, ASTM D-3034 with joints conforming to ASTM 3212. All pipe shall be installed in accordance with the manufacturer's recommended procedures and shall maintain a minimum slope of 1.00%.

Sanitary sewer cleanouts shall be installed at all sewer pipe bends, angles, and junctions, unless a manhole is indicated. All cleanouts in pavement areas shall be installed with traffic bearing lids and concrete collars. Cleanout spacing should not exceed 100'. Per detail / Sheet C-5.0

Sanitary sewer service connection, permit and construction to be coordinated with City of Santa Fe - Wastewater Management Division.

WATER NOTES:
Contractor to provide 2" (min.) domestic water service line from public water main to building. Install tap, meter, backflow preventer, and other appurtenances as required by the local utility provider. Coordinate building connection with plumbing plans.

Contractor to provide 1" (min.) irrigation service line from public water main to irrigation meter. Install tap, meter, backflow preventer, and other appurtenances as required by the local utility provider. Coordinate with Irrigation Contractor, irrigation plans and plumbing/electrical plans.

Domestic water service lines shall be Type "K" Copper, installed per manufacturer's recommended procedures. Lines shall be installed with a minimum cover of 42" or below frost line, whichever is greater.

Water service connection, meter, permit and construction to be coordinated with City of Santa Fe - Water Division.

STORM SEWER NOTES:
All storm sewer shall be reinforced concrete pipe (ASTM C76 - Class III, minimum) or high-density polyethylene pipe (ADS N-12 or equivalent), unless otherwise noted on plans. All pipe shall be installed according to Local, State, and manufacturer's specifications.

Storm sewer connection, permit and construction to be coordinated with City of Santa Fe - Engineering Department.

GAS NOTES:
Coordinate gas service lines, meter, and connections with mechanical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

ELECTRIC NOTES:
Coordinate electric service lines, meter, and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

Coordinate site lighting, signage wiring, conduit locations, connections, etc. with electrical plans. Notify Engineers of any potential conflicts.

TELECOM NOTES:
Coordinate telecommunication service lines and connections with electrical plans and local utility provider. Contractor shall verify both location and availability of service prior to the start of construction.

UTILITY LEGEND

●	PROP. CLEANOUT
☼	PROP. LIGHT POLE
⊠ ⊠	PROP. WATER METER & BACKFLOW PREVENTION
⊲	PROP. GATE VALVE
⚠	PROP. FIRE HYDRANT
SS SS	PROP. SANITARY SEWER SERVICE
W W	PROP. WATER SERVICE
G G	PROP. GAS SERVICE
E E	PROP. ELECTRIC SERVICE
T T	PROP. TELECOM SERVICE

811 Know what's below. Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____ 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, construction and design criteria.

Item | Description | Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION EXPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

BOHANNAN HUSTON INC.
COURTYARD I 6501 AMERICAS PARKWAY NE, SUITE 1000 ALBUQUERQUE, NEW MEXICO 87110 505.798.7988

Design	R.M.
Proj.	20.233
Draw	R.M.
Dwg.	20.233.dgn
Check	JDG
Tab	C4.0 UP
Scale	1" = 30'
Date	03.19.2021
Sheet	UTILITY PLAN
Sheet No.	C-4.0

GENERAL CONSTRUCTION NOTES

1. All work shall strictly comply with all Local, State, and Federal regulations and requirements.
2. Prior to the start of construction, the Contractor shall be responsible for ensuring that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and reviewed all plans and other documents approved by all the permitting authorities. The Contractor shall post all bonds, pay all fees, and provide proof of insurance as required to obtain permits.
3. All sediment and erosion control measures, as shown on Sheet C-6.0 to C-6.2, shall be in place prior to the start of any demolition, clearing and grubbing, or construction operations. Erosion control measures shall conform to all Local, State, and Federal regulations and requirements.
4. North arrow, existing topography, and bearings based on field survey of the subject property prepared by Rick Chatroop, Professional Land Surveyor dated February 17, 2021.
5. Information on existing utilities has been compiled from available information including utility company and municipal records and field survey and is not guaranteed correct and complete. Utilities are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities. Prior to demolition or construction, the Contractor shall contact "811", 72 hours before commencement of work and verify all utility locations.
6. The Contractor shall provide and maintain traffic control devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences and uniformed traffic officers as required by Local and State Authorities.
7. The Contractor shall protect all iron pins, monuments and property corners during construction. Any Contractor disturbed pins, monuments, etc. shall be reset by a Professional Land Surveyor (Registered with the State) at the expense of the Contractor.
8. Any disturbance incurred to any adjacent properties or public right-of-way during demolition and construction shall be restored to its original condition or better, in accordance with and to the satisfaction of Local and State Authorities.
9. The Contractor shall abide by all OSHA, Federal, State, and Local regulations when operating cranes, booms, hoists, etc. in close proximity to overhead electric lines. If Contractor must operate equipment close to electrical lines, contact the local Utility Provider to make arrangements for proper safeguards.
10. All material schedules shown on the plans are for general information only. The Contractor shall prepare their material schedules based upon their plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.
11. All work within public rights-of-way shall be in accordance with Local, State, and/or Federal requirements and specifications.

GENERAL DEMOLITION NOTES

1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
2. All items noted to be removed shall be done as part of the contract for general construction.
3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed. Sawcut line at no point to fall within vehicle wheel path.
8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.

GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the structure's façade.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage. Sawcut line at no point to fall within vehicle wheel path.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:
   - Curbing: 10'-0" (max) spacing.
   - Sidewalks: 5'-0" (max) spacing.
   - Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
    - Ramps - 1:12 (8.3%) max.
    - Routes - 1:20 (5.0%) max.
    - Parking - 1:50 (2.0%) max.
    - Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

GENERAL UTILITY NOTES:

1. All utilities shown are approximate locations only and have been compiled from the latest available mapping. The exact location of all underground utilities shall be verified by the Contractor prior to the start of construction.
2. Contractor to coordinate with the local utility companies for all locations and connections. A preconstruction meeting with the various utility companies may be required prior to the start of any construction activity.
3. The Contractor shall visit the site and verify the location, elevation, and condition of all existing utilities by various means prior to beginning any excavation. Test pits shall be dug at all locations where existing and proposed utility lines cross, and the horizontal and vertical locations of the utilities shall be determined. The Contractor shall contact the Engineer in the event of any unforeseen conflicts between existing and proposed utilities so that an appropriate modification may be made.
4. The Contractor shall ensure that all utility companies and local standards for materials and construction methods are met. The Contractor shall perform proper coordination with the respective utility company. The Contractor shall coordinate work to be performed by the various utility companies and shall pay all fees for connections, disconnection, relocations, inspections, and demolition.
5. This plan details pipes up to 5' from the building face. Refer to the building drawings for building connections. Supply and install pipe adapters as necessary.
6. All valve boxes and curb boxes shall be adjusted to the final grades and located in grassed areas unless indicated otherwise on the plans.
7. The Contractor shall provide traffic bearing concrete collars and lids for all cleanouts, manholes, inlets, valves, etc. which are located in paved areas.
8. All existing pavement within the rights-of-way where utility piping is to be installed shall be saw cut and replaced or directionally bored in accordance with Local and/or State requirements. Existing pavement shall be repaired as necessary.
9. All utility lines and trenches shall be installed, bedded and backfilled according to manufacturer's specifications and to the satisfaction of Local and State Authorities.
10. Sanitary sewer laterals shall maintain (10' min. horizontal, 1.5' min. vertical) separation distance from water lines unless otherwise shown, or additional protection measures will be required. Where water line crosses above sanitary lateral by less than 2' vertical, a concrete encasement shall be installed. Contractor shall center one joint of pipe at crossing.
11. Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

No.	Description	Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION HOMES
RODEO ROAD & MALL ENTRY ROAD
SOUTHWEST CORNER OF INTERSECTION BETWEEN
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A-2 OF SANTA FE PLACE MALL SUBDIVISION

BOHANNAN HUSTON

Design	R.M
Drew	R.M
Check	JDG
Scale	N.A
Proj	20.233
Dwg	20.233.dwg
Tel	DS-CIV

Date: 03.19.2021

Sheet: GENERAL SITE NOTES

Sheet No: C-5.0

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES:

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, latest Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
   a Santa Fe City Code's Article 14-8 (Development and Design Standards);
   b.Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans;
   and
   c.In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Faxed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material, within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material, or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
   a.Compressive strength of 4,000 psi in 28 calendar days
   b.Seven (7.0) bags of cementitious material per cubic yard of concrete
   c. Twenty (20.0) percent or less of flyash material substitution for cement
   d.Maximum aggregate size of 3/4"
   e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
   a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
   b. Final stormwater management features are constructed
   c. Final site restoration measures are completed
   d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-5646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES:

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The contractor must obtain all sewer hookup permits from the City's building permits section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard city detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V. tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. after the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: a final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers(gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20feet in width.
16. Off road sanitary sewer - call the wastewater management division at 955-4651 for a field review of the grading of all off road sanitary sewer to ensure that the city's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For record drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer. For records drawings, a separate summary table added to the existing plan sheets or as an additional sheet shall be required. The summary sheet shall list data for the sewer line segments between manholes showing the upstream and downstream manhole with the design segment lengths, slopes and bearings and the as-built segment lengths, slopes and bearings. The summary sheet shall indicate the total number of new public manholes constructed, the total number of connections to existing public manholes, the tie to a city control monument and the total length of as-built public sewer line constructed by size.
18. The owner/developer will be responsible for maintaining, repairing and locating the sewer system until city acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the owner/developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the wastewater division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer easement.
21. The owner/developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the owner/ developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this division regarding the location of service will be forwarded to the owner/developer.
22. The contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The city's plumbing and mechanical inspectors will conduct all other necessary plumbing inspections. Note: the city's plumbing and mechanical inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to anew service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is instated correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or owners association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by environment-one or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe plumbing code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe plumbing code.
30. All PVC sewer pipes that are installed at a depth of ten (10) feet or greater or at a slope of one percent (1%) or less shall be SDR 26 PVC pipe.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for city sewer maintenance equipment. All access is subject to field verification and modification as required by the wastewater division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe standard sewer specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the wastewater division.
36. All sanitary sewer manholes fifteen (15) feet in depth or greater shall be six (6) foot diameter.
37. PVC sewer pipe shall be run continuous through manholes when pipe of approximate equal slopes are entering and leaving the manholes.
38. All new connections to an existing sanitary sewer manhole shall include the rehabilitation required to meet City of Santa Fe wastewater division standard construction details.

Item	Description	Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

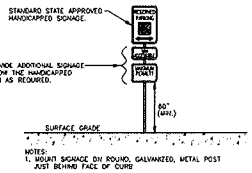
BURKHARDT

Design RJM	Proj. 20232
Draw RJM	Dwg 20232.dwg
Check JDB	Tab C5.1-GN
Scale N/A	

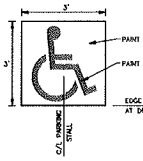
Date: 03.19.2021

Sheet: CITY OF SANTA FE GENERAL NOTES

Sheet No: C-5.1



ADA PARKING SIGNAGE
NOT TO SCALE



ADA PARKING SYMBOL
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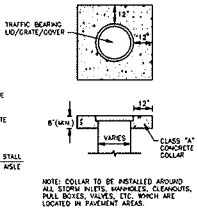

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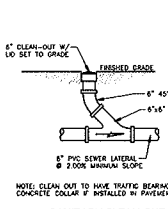

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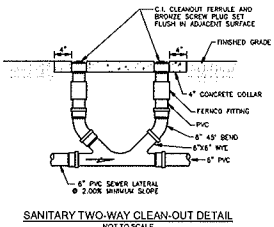

SANITARY TWO-WAY CLEAN-OUT DETAIL
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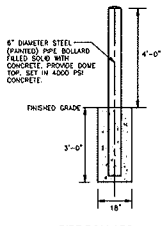

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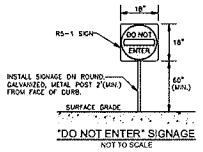

"DO NOT ENTER" SIGNAGE
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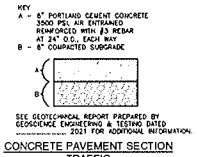

CONCRETE PAVEMENT SECTION
- TRAFFIC -
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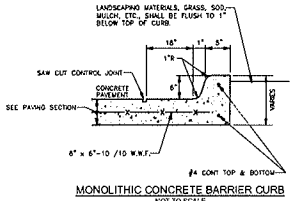

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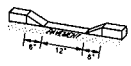
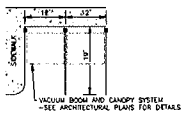


CURB CUT FOR LANDSCAPE AREAS DETAIL
NOT TO SCALE



TYPICAL VACUUM BOOM AND CANOPY SYSTEM LAYOUT
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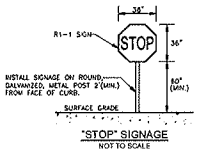

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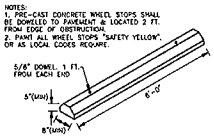

CONCRETE WHEEL STOP
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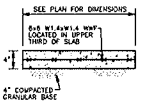
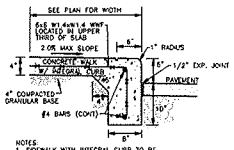


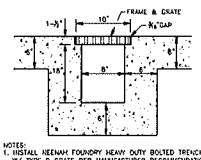
NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK
PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. SIDEWALK WITH INTEGRAL CURB TO BE CONSTRUCTED OF 3500 PSI CONCRETE (MIN.).
2. SIDEWALK TO HAVE JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.

CONCRETE SIDEWALK
WITH INTEGRAL CURB
NOT TO SCALE



NOTES:
1. INSTALL NEENAH FOUNDRY HEAVY DUTY BOLTED TRENCH R-4998-BX W/ TYPE C GRATE PER MANUFACTURER RECOMMENDATIONS.
2. INSTALL SURROUNDING PAVEMENT PER CONCRETE PAVEMENT SECTION SHOWN ON THIS SHEET AND MANUFACTURER SUGGESTED FORMING INSTRUCTIONS.
3. INSTALL 6" OUTLET PIPE FROM TRENCH TO STORM SEWER SYSTEM AT MINIMUM OF 1% PIPE SLOPE. SEE UTILITY PLAN, SHEET C-4.0 FOR ROUTING.

TRENCH DRAIN SECTION
NOT TO SCALE

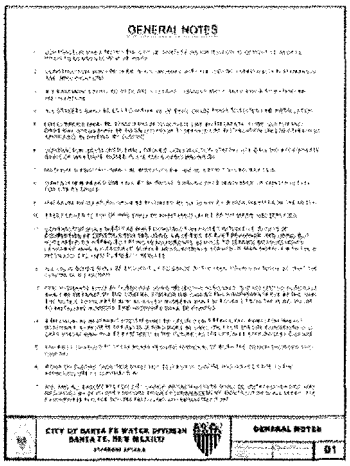
DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION KIDS
RODEO ROAD & MALL ENTRY ROAD
SOUTHWEST CORNER OF INTERSECTION BETWEEN
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

BOHANNAN HUSTON

Design	RJM	Proj. 20.232
Draw	RJM	Dwg. 20.232.dwg
Check	JDD	Tel: 05.2021
Scale	N/A	
Date	03.19.2021	

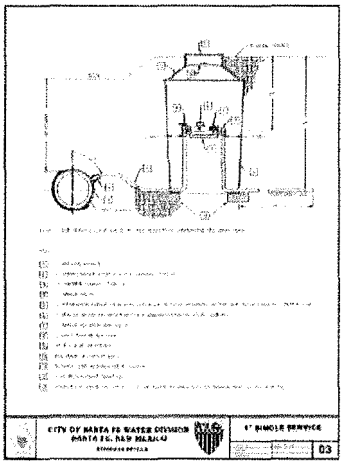
Sheet
SITE DETAILS

Sheet No.
C-5.2

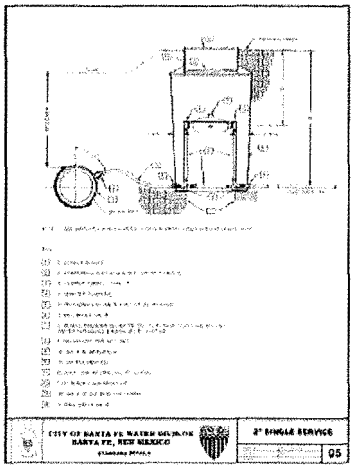


GENERAL NOTES

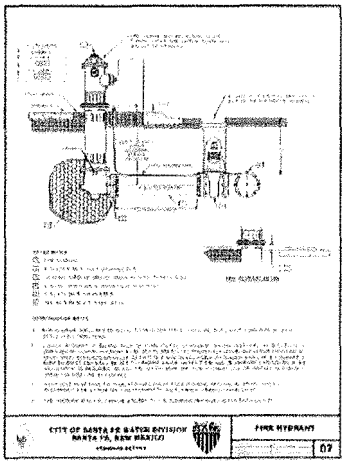
CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
GENERAL NOTES
01



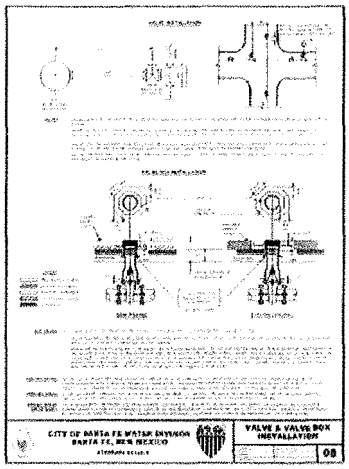
CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
1" SINGLE SERVICE
03



CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
2" SINGLE SERVICE
05



CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
FIRE HYDRANT
07

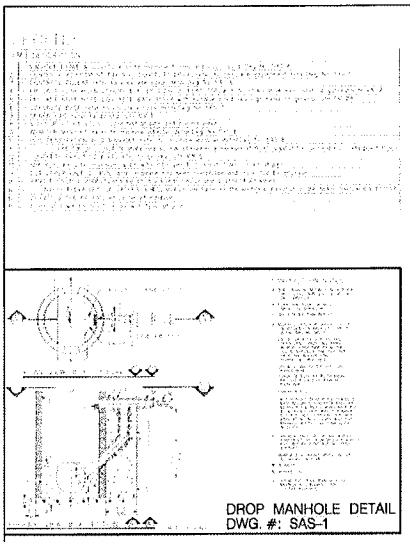


CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
VALVE & VALVE BOX INSTALLATION
09

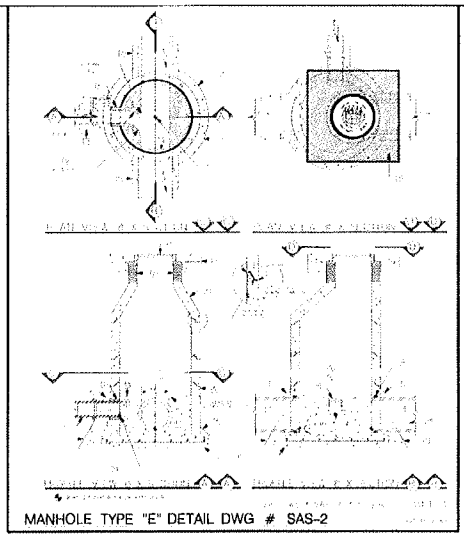
DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION
XPRESS
RODEO ROAD & MAE ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTA FE PLACE MALL SUBDIVISION

BOHANNAN HUSTON

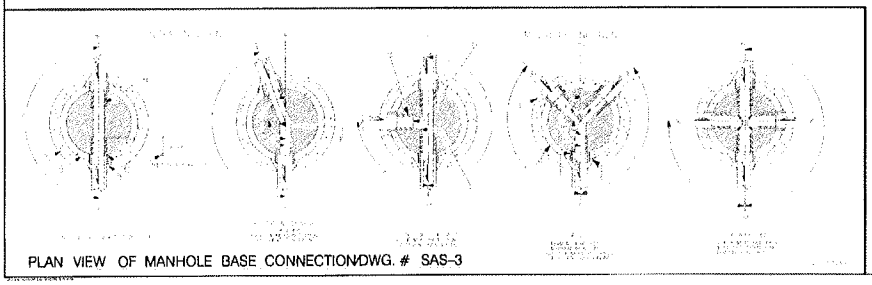
Design: RJM | Proj: 20237
Draw: RJM | Doc: 20237.dwg
Check: JDG | Tst: 03-1-DET
Surv: N/A
Date: 03.19.2021
Sheet: CITY OF SANTA FE STANDARD DETAILS
Sheet No: C-5.3



DROP MANHOLE DETAIL
DWG. #: SAS-1



MANHOLE TYPE "E" DETAIL DWG # SAS-2



PLAN VIEW OF MANHOLE BASE CONNECTION DWG. # SAS-3

GENERAL NOTES

Item	Description	Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

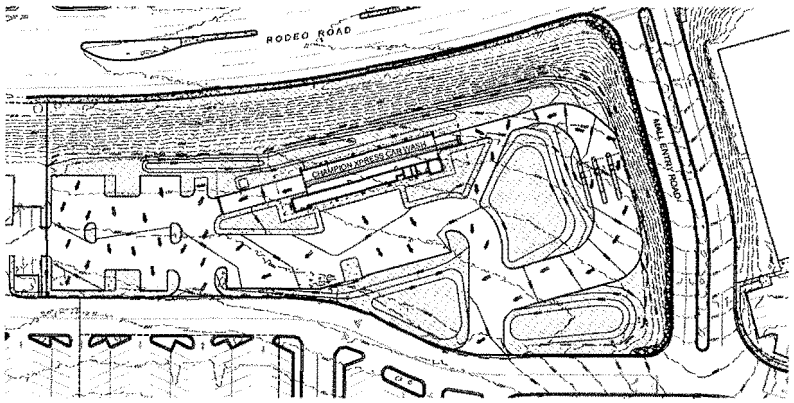
BURKHART

Design RJM	Proj 20.232
Draw RJM	Dwg 20.232.dwg
Check JDG	Tab C5.4DET
Scale N.A.	

Date
03.19.2021

Sheet
CITY OF SANTA FE
STANDARD DETAILS

Sheet No
C-5.4



TAKE CAUTION DURING EXCAVATION:

N
W E
S

GRAPHIC SCALE
40 0 40 80
1 Inch = 40 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property, prepared by Rick Chacon Professional Land Surveyor - New Mexico Registration No. 11011

STORM WATER POLLUTION PREVENTION PLAN
CHAMPION XPRESS CAR WASH
SANTA FE, NEW MEXICO

SITE AND PROJECT DESCRIPTION
Project will include the demolition and removal of existing structures, utilities, vegetation, pavement, etc. as necessary to construct a new Car Wash and its associated pavement, parking, exterior utilities, landscaping, signage and other proposed improvements which are needed to service the future

OWNER/OPERATOR
_____
_____
_____

CONSTRUCTION OPERATOR (SEPARATE NPDES PERMIT NEEDED)
_____
_____
_____
_____
Telephone
Fax

LOCATION OF THE SITE
The site is located in Township 17 North, Range 9 E (est, if Sections 7 & 8 in Santa Fe, New Mexico, the latitude and longitude are as follows:
Latitude 35.667500 N
Longitude 106.012300 W

TOTAL AREA OF THE SITE
2.9454 acres

AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED
2.95 ± acres

ENDANGERED SPECIES
Based on information gathered from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) mapping, there are no critical habitats at the location

INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES
See "Soil Erosion Control Sequence of Construction" notes on Temporary Erosion & Sediment Control Plan (C-6.1)

THE FOLLOWING MAPS HAVE BEEN PREPARED:
VICINITY MAP
See Cover Sheet (C-1.0)

DRAINAGE PATTERNS
See Grading and Drainage Plan (C-3.0)

APPROXIMATE SLOPES AFTER MAJOR GRADING
See Grading and Drainage Plan (C-3.0)

OUTLINE AREA OF DISTURBANCE
Limit of Disturbance has been outlined on this sheet

LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONCEPTS
See Temporary Erosion & Sediment Control Plan (C-6.1)

AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR
See Permanent Erosion & Sediment Control Plan (C-6.2)

DESCRIPTION OF CONTROLS
POSTING REQUIREMENTS
The Contractor will post conspicuously near the entrance to the site the following items:
Copy of NOI
Name and telephone number of contact persons

"GOOD HOUSEKEEPING":
See "General Stormwater Pollution Prevention Plan Notes" on Temporary Erosion & Sediment Control Plan (C-6.1)

CONCRETE WASHOUT
See Temporary Erosion & Sediment Control Plan (C-6.1)

MINIMIZE DISTURBANCE AND PRESERVE NATURAL VEGETATION
See Temporary Erosion & Sediment Control Plan (C-6.1)

INSPECTIONS
See "General Stormwater Pollution Prevention Plan Notes" on Temporary Erosion & Sediment Control Plan (C-6.1)

RECORD KEEPING
A copy of the SWPPP will be maintained on site by the owner or all Operators and those specified in the SWPPP as having control responsibilities. Items that will be maintained and retained by the SWPPP include:
Inspection Reports. The inspection reports shall be signed by a qualified inspector designated by the Contractor. The SWPPP package and reports will be available for EPA representatives at all times during construction.
Land Disturbance Log containing dates when major land disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated
Spill Tracking
Copies of SWPPP's, inspection records, spill reports. All records required by NPDES Permit coverage, and documents to complete the NOI shall be retained by the permittee

PLAN AMENDMENT:
The SWPPP will be amended when:
1)there is a change in design, construction, operation, or maintenance at the inspection which has a significant effect on the potential for discharge of pollutants to waters of the US which has not been addressed in the SWPPP, or 2) the inspection reveals that the controls or pollutants are not adequate with the current SWPPP, the SWPPP shall be modified as necessary to include additional or modified BMPs designed to correct the problem(s)

LEGEND
LIMITS OF DISTURBANCE
STABILIZE AS NECESSARY

811 Know what's below. Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____ 2021 and shall refer to the report for site preparation, composition, utility trench backfill, pavement, foundations and slabs, construction and design criteria.

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

BOHANNAN HUSTON
COURTYARD I 6020 ACADEMY NE, SUITE 100 ALBUQUERQUE, NEW MEXICO 87109

Design	RJM
Proj.	20.237
Draw	RJM
Dwg.	20.237.dwg
Check	JDG
Tab	C6.0 SWPPP
Scale	1" = 40'
Date	03.19.2021

Sheet: STORM WATER POLLUTION PREVENTION PLAN

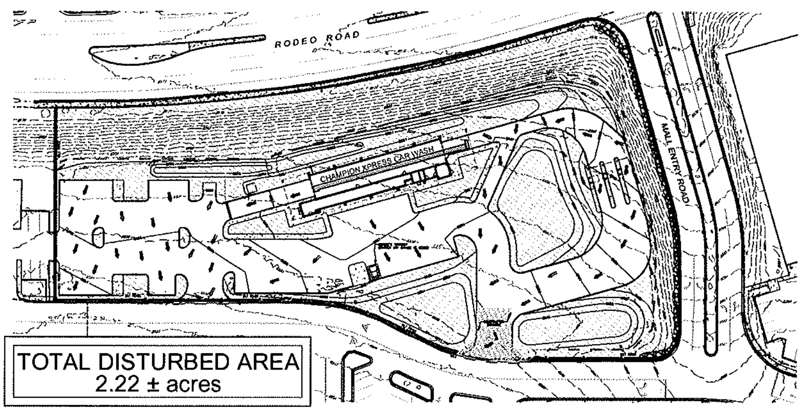
Sheet No: C-6.0

GENERAL STORMWATER POLLUTION PREVENTION NOTES

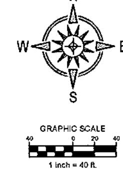
1. All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities
2. Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions
3. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion
4. Cleanup will be done in a manner to ensure that erosion control measures are not disturbed
5. The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken
6. Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched
7. Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed, these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day
8. Soil stockpiles shall be stabilized or protected to prevent soil loss
9. All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 60% of the soil surface and mature enough to survive winter weather conditions
10. Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties
11. The Contractor shall establish a permanent on site benchmark prior to clearing, grubbing and/or demolition
12. Haul Routes - The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on haul roads as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off site sedimentation in order to ensure safety and abate off site soil loss. Collected sediments shall be placed in a stable location on site or taken off site to a stable location. Contractor shall use State Routes (and shortest distance non-state routes) for project haul route
13. No solid or liquid waste shall be discharged into storm water runoff
14. Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste
15. Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens
16. If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations
17. No fuel storage is permitted on site
18. All infiltration, detention, and retention areas shall be cleared of construction sediment upon completion of construction.
19. The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the New Mexico Environment Department

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES:

1. Development is subject to the requirements of the SFCC chapter xx stormwater utility including the stormwater utility service charge and stormwater illicit discharge control requirements
2. Development is subject to the requirements of NPDES general MS4 discharge permit no. NMR 040000 and NPDES construction general permit no. NMR 100000
3. Construction general discharge permit no. Nmr100000: a stormwater pollution prevention plan must be prepared by a qualified professional and a notice of intent (NOI) for coverage must be filed with the EPA. Construction stormwater discharges are not permitted until a minimum of seven (7) calendar days after EPA acknowledgement of a complete NOI
4. City of Santa Fe stormwater illicit discharge control. SFCC 13.2 prohibits the discharge of pollutants including sediment, slurries, mud, plaster, concrete rinsates and any construction materials, wastes and garbage, etc. To the storm drain system. The storm drain system includes roads, streets, curbs, gutters, drop inlets, piped storm drains, culverts, retention and detention basins, natural and man made drainage channels, arroyos, rivers and any facility and appurtenance by which stormwater is collected and/or conveyed
5. City of Santa Fe terrain and stormwater regulations. SFCC 14-8.2 requires that construction disturbed area shall be protected against erosion. Sediment must be contained on the disturbed area by the use of temporary erosion and sediment control devices such as silt fencing, swales, berms, geotextiles, sediment basins and traps. Protection for storm drain inlets shall be provided to prevent the entry of sediment from the site while still allowing the entry of stormwater. Control devices shall be kept in place and used until the disturbed area is permanently stabilized
6. The contractor shall not remove silt fence and mulch socks or other temporary erosion and sediment control devices until disturbed areas are stabilized. Soil stabilization and erosion control measures shall be completed within 21 calendar days after completion of construction or other soil disturbance activities on the site. If the time of year is not conducive to planting, then planting may be delayed until the next appropriate planting season provided that all temporary erosion control measures are maintained until permanent erosion control measures are implemented. Temporary erosion control measures shall be selected, designed and installed with an appropriate seed base to provide erosion control for at least three years without active maintenance. Temporary erosion control measures shall be selected, designed and installed to achieve 70 percent vegetative cover within three years



TAKE CAUTION DURING EXCAVATION.



VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Rick Chatroop Professional Land Surveyor - New Mexico Registration No. 11011

TOTAL DISTURBED AREA
2.22 ± acres

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. Stone tracking pad atop geotextile liner
2. Install silt fence and protection fencing
3. Initial clearing, grubbing, and demolition
4. Strip and stockpile top soil
5. Rough grade and balance site
6. Install underground utilities (i.e. Sanitary, Storm & Water)
7. Place inlet filters on all storm inlets
8. Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV)
9. Final grade site
10. Install pavement, curb, and other hardscape structures/surfaces
11. Stabilize ditches, swales, common areas and slopes
12. Establish permanent vegetation for all disturbed areas
13. Remove all temporary erosion and sediment control devices
14. Clean out storm sewer system upon completion

SOIL EROSION CONTROL MAINTENANCE

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way

DUST CONTROL

All onsite soil disturbing construction activities shall be [illegible] control dust from being transported offsite and affecting neighboring properties.

Any person, owner, contractor, or operator who conducts [illegible] 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) [illegible] Best Management Practices (BMPs) shall be provided to the City Engineer or his designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

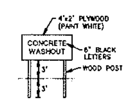
[illegible]

Some BMPs may include:

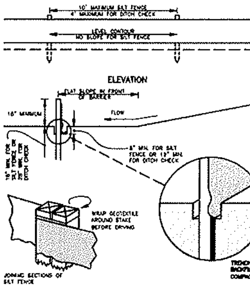
- The reduction of vehicle speeds [illegible]
- The minimization of drop height [illegible]
- High winds restriction [illegible]
- [illegible]

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

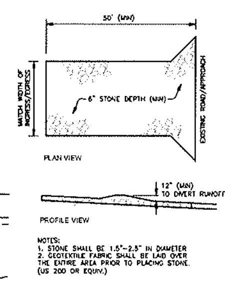
- Wet suppression [illegible]
- Wind barrier [illegible]
- Vegetation [illegible]
- Surface roughening [illegible]
- Cover [illegible]
- Soil retention [illegible]



CONCRETE WASHOUT SIGN
NOT TO SCALE

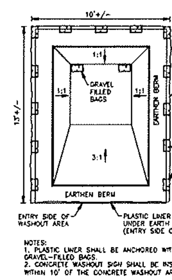


SILT FENCE & SILT DITCH CHECK DETAIL
NOT TO SCALE



NOTES:
1. STONE SHALL BE 1.5"-2.5" IN DIAMETER
2. GEOTEXTILE FABRIC SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. (US 200 OR EQUIV.)

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.
2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE CONCRETE WASHOUT AREA.

CONCRETE WASHOUT AREA
NOT TO SCALE

SEDIMENT CONTROL LEGEND

- SHEET FLOW
- LIMITS OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION ENTRANCE
- STABILIZE AS NECESSARY

811
Know what's **below.**
Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by ______________, dated ________ 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, construction and design criteria.

Item	Description	Date

DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION XPRESS CAR WASH
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A2 OF SANTE FE PLACE MALL SUBDIVISION

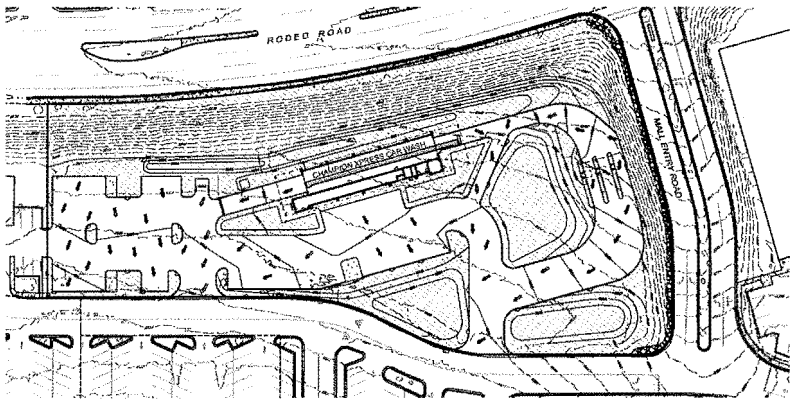
BURKHARDT

Design	RJM	Proj.	20232
Draw	RJM	Dwg.	20232.dwg
Check	JDB	Tab	C6.1SWPG
Scale	1" = 40'		

Date
03.19.2021

Sheet
TEMPORARY EROSION & SEDIMENT CONTROL PLAN

Sheet No.
C-6.1



TAKE CAUTION DURING EXCAVATION

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W E
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GRAPHIC SCALE
0 50 100
1 inch = 40 ft.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Rob Chertoop Professional Land Surveyor - New Mexico Registration No. 11011

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE	MARCH 15	Cleaning and maintenance for all stormwater management facilities shall occur within 30 days of duty. Remove sediment build up in all ponds and inlets.
FALL MAINTENANCE	SEPTEMBER 15	Cleaning and maintenance for all stormwater management facilities shall occur within 30 days of duty.
PERIODIC MAINTENANCE	AFTER STORMS 1" OR GREATER	Cleaning and maintenance for all stormwater management facilities shall occur within 30 days of storm.

SFCC 15-3.2 prohibits the discharge of pollutants including sediment, vegetation, stones, mud, gravel, concrete rinsates and any construction materials, wastes and garbage, etc. To the storm drain system. The storm drain system includes roads, streets, curbs, gutters, gated storm drains, natural and manmade drainage channels, arroyos, ponds, lakes, and appurtenances by which stormwater is collected and/or conveyed. Culvert and drain flushing shall be carefully done. Pollutants and debris shall be carefully removed and disposed of at the landfill.

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. All storm water facilities shall be maintained by the owner.
2. The storm water management system shall be maintained in good condition and promptly restored.
3. The city or its authorized agent may enter upon the property, at reasonable times to ensure that the system is maintained in proper working condition.
4. If after notice by the city to correct a violation requiring maintenance work, such facility or feature are not made within a reasonable period of time. The city may perform all necessary work to place the facility in proper working condition. The owner(s) or responsible party of the facility shall be promptly the associated costs of the work.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. Inspections by any qualified engineer, storm water management measures are completed and when the final stabilization measures are completed. However, if favorable conditions do not exist during periods due to the season, the city shall be notified when temporary erosion control measures for use until construction is complete, exposed and ready for inspection.
2. Further construction or issuance of any permits shall not occur until written approval has been granted by the city.

DRAINAGE FACILITIES MAINTENANCE

1. The drainage facilities are private and shall be maintained by the property owners.
2. Inspections of the drainage facilities shall be conducted in accordance with the following schedule: on or about March 15, on or about September 15, and after each storm event of 1 inch or greater. The owners shall maintain a file of the inspections and corrective action conducted on the drainage facilities.
3. The remedial action shall consist of (1) removal and disposal of sediment to provide flush grades, flush surfaces in depth, (2) flushing all culverts, diversions and drainage pipes to remove sediment and pollutants that prevent the inflow flow of stormwaters to the drainage structures, and (3) repair for soil erosion at all drainage ponds and inspect for the structural integrity of all aquatic and drainage structures and repair or maintain accordingly.

SEDIMENT CONTROL LEGEND
- CURB CUT
- SHEET FLOW
- LANDSCAPE AREA

811 Know what's below. Call before you dig.

The Contractor shall obtain a copy of the Geotechnical Engineering Report prepared by _____ dated _____, 2021 and shall refer to the report for site preparation, compaction, utility trench backfill, pavement, foundations and slabs, construction and design criteria.

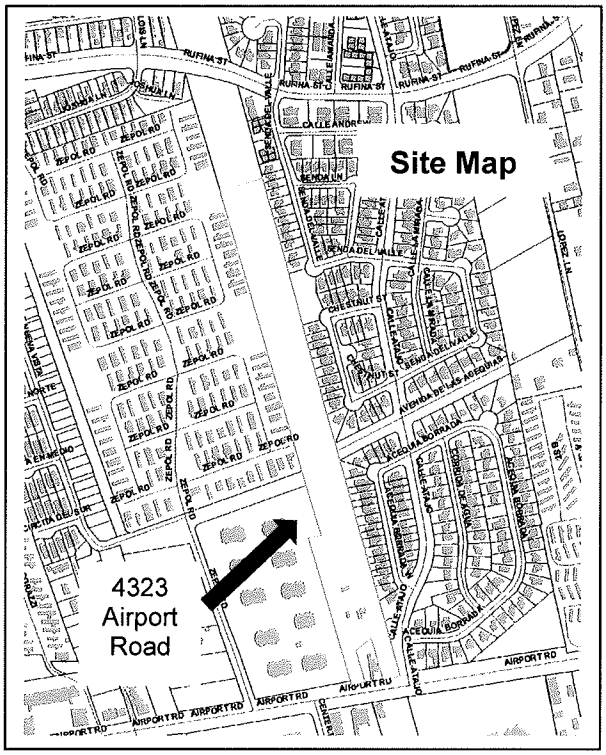
DEVELOPMENT PLAN SUBMITTAL FOR
CHAMPION
ATTRACTIONS
KIDS WORLD
SOUTHWEST CORNER OF INTERSECTION BETWEEN
RODEO ROAD & MALL ENTRY ROAD
CITY OF SANTA FE / SANTA FE COUNTY / NEW MEXICO
LOT 1-A-2, OF SANTA FE PLACE MALL SUBDIVISION

Date | Description | Mark

Dwng: RJM | Proj: 20732
Draw: RJM | Dwg: 20732.dwg
Chck: RM | Tpl: C-6.2.tv(Plt)
Scale: 1" = 40'
Date: 03.19.2021
Sheet: PERMANENT EROSION & SEDIMENT CONTROL PLAN
Sheet No.: C-6.2

Land Use Department
Planning Commission Staff Report

Case No:	2021-3355
Hearing Date:	May 6, 2021
Applicant:	Liaison Planning Services, Inc.
Request:	Final Subdivision
Location:	4323 and 4319 Airport Road
Case Mgr.:	Lee Logston
Zoning:	R-6 (Residential – six dwelling units per acre)
Overlay:	Airport Road Overlay
Pre-app Mtg:	November 14, 2019
ENN Mtg:	December 12, 2019
Proposal:	Final Subdivision Plat Approval for 58 lots on approximately 10.3 acres



Case #2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision. Liaison Planning Services, Inc., Agent, for Casa de Todos, LLC, Owner, requests final subdivision plat approval for 58 single-family residential lots located at 4323 and 4319 Airport Road. The properties are zoned R-6 (Residential- six dwelling units per acre) and total approximately 10.3 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

I. RECOMMENDATION:

The Commission should **APPROVE** the final subdivision plat for Case #2021-3355, with the conditions of approval listed in this report and technical corrections shown in Exhibit B.

Two motions will be required in this case:

- *Approve or deny the final subdivision plat for Case #2021-3355, 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 #2021-3355 (Exhibit A).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	The Applicant shall reposition the crosswalks in the corners of Casas de Todos Lane and Lilac Lane to an area of straightaway on those roads. This design shall be approved by Traffic Engineering.	Traffic Engineering/ADA Site Review	Prior to Final Subdivision Recordation
2	Include in the Homeowners Association Documents the detailed requirements in the Drainage Facilities Maintenance note for maintenance of the ponds and drainage structures	Land Use/Terrain Management	Prior to Final Subdivision Recordation
3	An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Public Utilities/Water Division	Prior to Final Subdivision Recordation
4	Ensure compliance with all on-site general ADA requirements (See ADA Site DRT form).	Land Use/ADA Site Review	Prior to Final Subdivision Recordation
5	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
6	The Applicant shall build a wooden fence along the entire eastern boundary of the subdivision, per agreement with the Las Acequias Neighborhood Association. This shall be reflected on the plans by plat note.	Land Use/Current Planning	Prior to Final Subdivision Recordation

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 B(8).

III. EXECUTIVE SUMMARY:

The proposed final subdivision is for fifty-eight (58) residential lots on two tracts of land that are zoned R-6 (Residential- six dwelling units per acre) located at 4323 and 4319 Airport Road. Tract A-1 is approximately 5.92 acres and will have 33 lots. Tract A-2 is approximately 4.39 acres and will have 25 lots. The overall project comprises approximately 10.3 acres. The Applicant intends to develop the subdivision in two phases.

The proposed final 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:

The Planning Commission recommended approval of a rezoning from R-1 to R-6 on July 11, 2019 (Case #2019-55), and the Governing Body approved the rezoning to R-6 on September 11, 2019. A lot split was recorded on December 11, 2020 as Book 871, Page 30. The Planning Commission approved the preliminary subdivision plat on March 4, 2021.

William Mee of the Agua Fria Village Association (AFVA) spoke during public testimony at the preliminary subdivision. On March 2, 2021 the AFVA passed a resolution promoting cooperative long range planning between the County and the City to address impacts of subdivisions such as Aguafina and Casa de Todos might have on the Village. Specifically, the resolution points out the abandonment of the Regional Planning Authority, the City's alleged "refusal to honor Arterial Roads Task Force Planning", and insistence on a "grid network of streets that intrude into the Village and force traffic here". The AFVA calls on the County to bring the City back into the Regional Planning Authority. Previously, the AFVA sent a letter to the Mayor and City Council on January 5, 2020 calling for a comprehensive planning effort for the Rufina corridor from Richards to Lopez Lane similar to the work that resulted in the West Santa Fe River Corridor Plan, adopted by the Governing Body on December 13, 2017 (Resolution 2017-87). The AFVA resolution, 2020 letter, and select pages from the Arterial Roads Task Force Report are included as Exhibit D.

The Santa Fe Extraterritorial Zoning Authority Arterial Roads Task Force produced a report on May 3, 1999 detailing recommendations for future roads to be built with public funding in order to direct traffic to alternatives to Agua Fria Street, including the construction of Meadows Avenue, the construction of the Siler Road Bridge, Jaguar Drive, and Governor Miles Road. The recommendations of this report were never adopted by the City of Santa Fe. One of the recommendations of this report is that "New roads should not bisect existing neighborhoods or traditional communities". The roads in Aguafina Casa de Todos neither connect to Agua Fria Road nor Rufina Street *within* the Traditional Village, nor do they *bisect* existing neighborhoods or traditional communities.

At the March 4, 2021 hearing on the preliminary subdivision plat, the Applicant volunteered to construct a Japanese cedar fence along the eastern border of the Project, in response to neighbors' requests for a wall or barrier between the existing Las Acequias neighborhood and the new subdivision. While Chapter 14 does not require this, because the Applicant has volunteered, the Planning Commission can condition it.

Parcels highlighted and road connections in red. Calle Atajo and Zepol are signalized at Airport Road.

V. EXISTING CONDITIONS:

The two parcels total 10.3-acres and are located on the north side of Airport Road between the Las Acequias subdivision and the Vista Alegre Apartments, and behind a small commercial center fronting Airport Road. The properties are vacant with the exception of one single-family home and several sheds.

	Property Address	**Zoning**
North	Vacant – Future Aguafina Subdivision	R-6 (Residential – Six dwelling units per acre)
West	Vista Alegre Apartments & Sierra Vista Mobile Home Park	R-29 PUD (Residential – Twenty-nine dwelling units per acre Planned Unit Development), MHP (Residential – Mobile Home Park District)
South	Airport Road Industrial Center	I-1 (Light Industrial District)
East	Las Acequias Subdivision	R-7 PUD (Residential – Seven dwelling units per acre, Planned Unit Development)

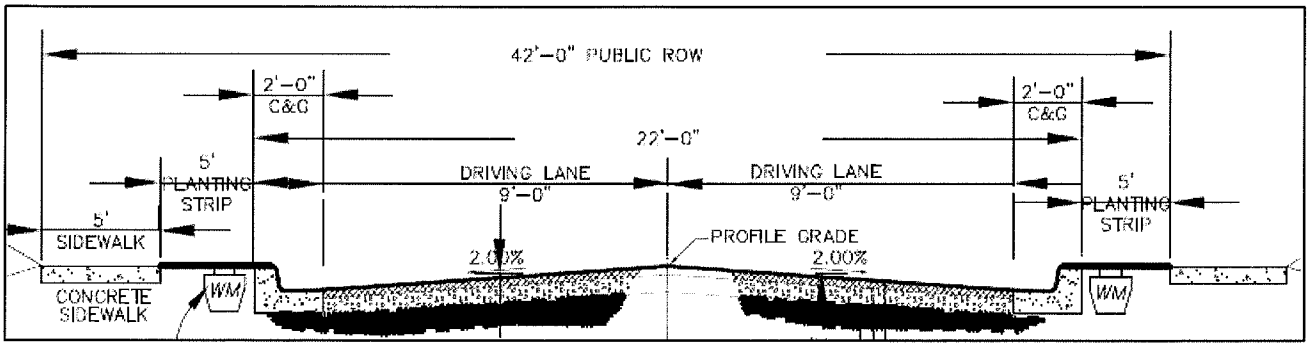
VI. PROJECT ANALYSIS

The 10.3-acre properties run north from Airport Road almost all the way to Rufina Street. The two tracts will have a combined 58 lots (33 lots on Tract A-1 and 25 lots on Tract A-2). Tract A-1 is intended to connect as a through road to the approved Aguafina subdivision. Tract A-2 will connect to Zepol Road.

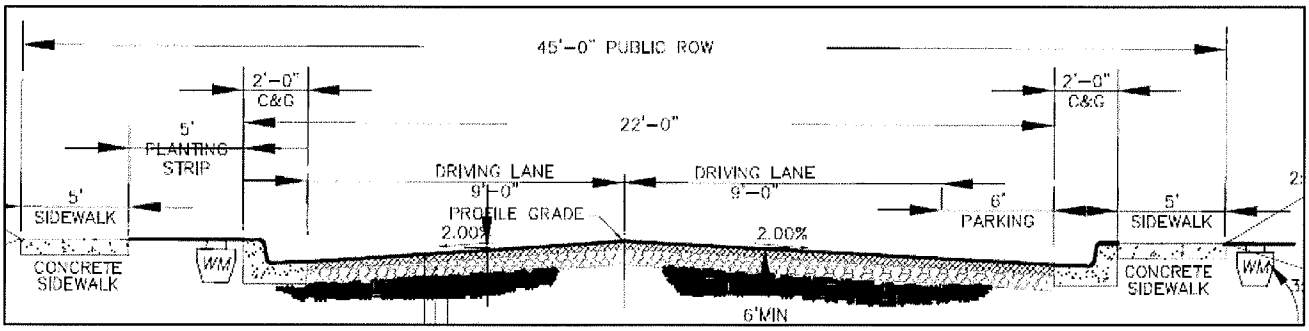
Access and Road Configuration

Both 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 Planning Commission approved this innovative street design with the Preliminary Subdivision on March 4, 2021.

The northern portion, Tract A-1, is intended to connect to two public right of ways (ROWs). It would be accessed initially only via the Avenida de Las Acequias stub road on the east, a 68' public ROW. The new road, Casa de Todos Lane, would begin at the Avenida de Las Acequias stub as standard 42-foot public ROW. It will turn north at Tract A-1 and widen to a modified 45' public ROW to provide on-street parking spaces on the east side of the street. Using an approved innovative street design by the Traffic Engineer, the planter strip will be eliminated on the parking side of the street and the curb and gutter will directly abut the curb. Lack of street trees in these sections that will not have a planter strip will be offset by requiring a tree in each lot on that side of the street.



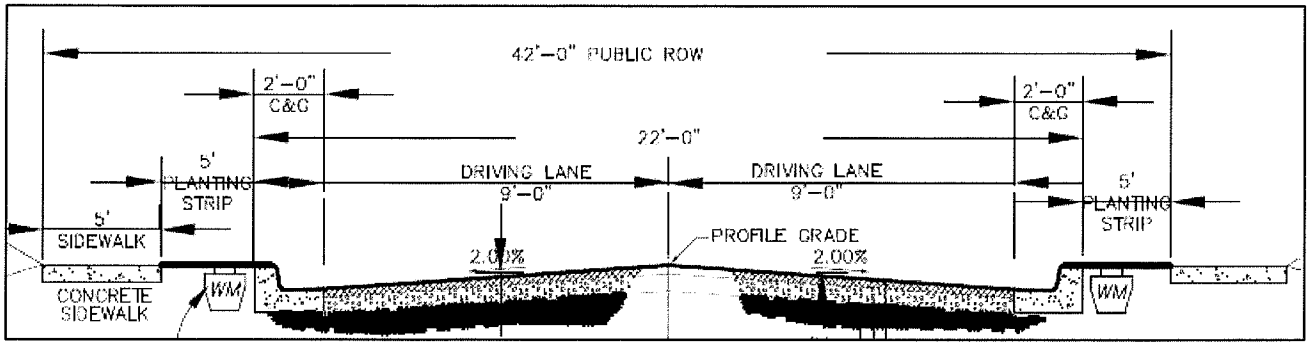
42' Standard ROW Casa de Todos Lane profile, Avenida de las Acequias Entrance



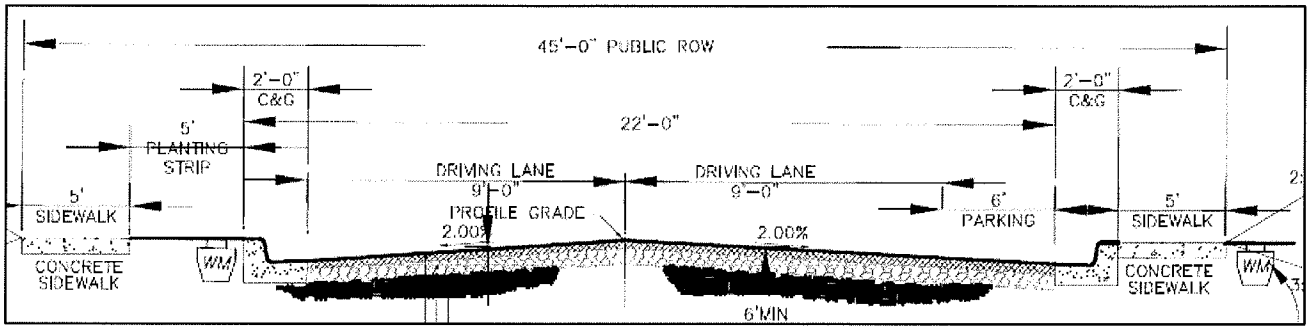
45' Modified ROW Casa de Todos Lane profile, after road turns north

Casas de Todos Lane will eventually connect to a corresponding section of road being built as part of the approved Aguafina Subdivision, which will make a continuous connection from Rufina Street to Avenida de Las Acequias and Calle Atajo, both 68' public ROWs. Depending on the timing of the approval and construction of both subdivisions, a temporary fire turnaround may need to be constructed at the north end of Tract A-1. Likewise, until the connection to Rufina Street is made via the Aguafina subdivision, construction would need to end with 29 lots, as the full 33 lot buildout requires the second access to meet code per Table 14-9.2-1, Design Criteria for Street Types.

The southern portion, Tract A-2, has some frontage on Airport Road, but this frontage will serve only as a secondary emergency access. Access to Tract A-2 will be via Zepol Road and the existing, vacant, Avenida de Las Acequias Right of way (ROW). The new road, Lilac Lane, will travel east as a standard 42' public ROW. After turning south at Tract A-2, it will widen to a modified 45' ROW to provide on-street parking spaces on the west side of the street. Using an approved innovative street design per 14-9.2(B)(3), the planter strip will be eliminated on the parking side of the street and the curb and gutter will directly abut the curb. Lack of street trees will be offset by requiring a tree in each lot on that side of the street.



42' Standard ROW Lilac Lane profile, Zepol Road Entrance



45' Modified ROW Lilac Lane profile, after road turns south (Parking actually on opposite side)

For new traffic generated by the Casas de Todos subdivision, Airport Road is accessed at signalized intersections (Zepol Road or Calle Atajo). This avoids directing traffic through either of the adjacent Sierra Vista or Las Acequias Neighborhoods. Eventually, traffic from the upper portion of the development will have the option to go north directly to Rufina. 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. This road design directly addresses connectivity goals of the Southwest Area Master Plan*: "Regarding future connections, attempt should be made to connect existing neighborhoods, through the extension of local streets or through pedestrian trails. Local street connections may be restricted in such a way … as to merely connect one neighborhood to another, in an effort to discourage potential 'cut-through' traffic." (p. 13).*

Traffic

The Applicant completed a Traffic Impact Analysis (TIA) for the initial, 60-lot proposal in June 2019, and updated it in 2020 based on traffic engineering consultant comments. The TIA looked at numerous intersections in the vicinity. While vehicles will be added to the roadway network by this subdivision, the Level of Service (LOS) at all intersections studied did not change. The TIA summary is included in Exhibit E(3).

Pedestrian Connectivity

Tract A-1 will provide continuous sidewalks on either side of the road, making it possible for a pedestrian to walk all the way from Rufina Street to Airport Road, via Casas de Todos Lane, Avenida de las Acequias, and Calle Atajo. An ADA accessible pedestrian connection between Casas de Todos Lane and Lilac Lane makes it possible for a pedestrian to walk all the way from Rufina Street to Zepol Road and Airport.

Tract A-2 will have continuous sidewalks on both sides connecting to Zepol and Airport. Lilac Lane ends at an emergency turnaround at the southern part of Tract A-2. The Applicant has provided an ADA accessible pedestrian path along the emergency access road between the turn around and Airport Road.

Grading and Drainage

The Tracts are primarily flat with a gentle slope to the northwest. Drainage improvements will follow existing drainage patterns. In order to handle the increased off-site runoff on Tract A-1, Hydro-CAD was used with the routing method to allow an In-Flow and Out-Flow of the pond to maximize the storage capacities. From this method the approximate designed pond size is 18,403 cubic feet. The computer-aided design was not necessary for Tract A-2 because there was no additional offsite runoff. Due to this, the rational method was used and found the estimated required volume is 8,430 cubic feet. The designed provided volume is 8,465 cubic feet, which is adequate capacity in the ponds to control runoff from the site.

Landscaping

The property is sparse with very little vegetation. In order to enhance and beautify the subdivision the Applicant will provide landscaping in accordance with Chapter 14 development standards. Street trees will be planted where there are planter strips, and the Applicant will be required to provide one tree per lot on road sections where there is no planter strip. Landscaping is provided in ponding areas as well as the pedestrian connection between Casa de Todos Lane and Lilac Lane, and at the southern terminus near Airport Road.

Fire, Water, Sewer, and Dry Utilities

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

The subject property will be improved with City water and sewer service to each lot. Water and sewer are available in both Airport Road and Rufina Street. Sewer will be extended south from Rufina Street, running south along Casa De Todos Lane to service the lots on the northern part of the development. A trunk line located in Airport Road will serve the lots on the southern end of the subdivision. An 8" water line will be extended from Airport Rd. through Lilac Lane and Casa de Todos Lane to Rufina. The proposed lines have been engineered to meet City standards for installation and maintenance. Eight fire hydrants will be placed within the subdivision.

Water Budget

Lots	Size	Requirement	Total
57	< 6,000 sf	0.15 acre-feet	8.55 af/yr
1	> 6,000 sf	0.17 acre-feet	0.17 af/yr
Landscaping			0.43 af/yr
Total			9.15 af/yr
(Minus 11 affordable)			-1.65 af/yr
Revised Total			7.50 af/yr
9.8% Contingency			+ 0.735 af/yr
Final Water Budget			**8.235 acre-feet/year**

Archaeological and Environmental Resources
The project is located within the Suburban Archaeological Review District. Per SFCC Subsection14-3.13(B)(3)(a), for properties over ten acres in size, an archaeological clearance permit was approved on April 1, 2021. 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 (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 26-1.8(A) by providing 11 affordable lots (20%) out of the total of 58. The signed SFHP proposal is included in Exhibit E(2).

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 before recordation. The Covenants contain a restriction that only site-built homes shall be built in the subdivision, as per condition of approval of the Preliminary Subdivision. A note is included on the plat as well.

Airport Road Overlay District
Per SFCC Subsection14-5.5(C)(3)(a), the provisions of the Airport Road Overlay District do not apply to single-family residential uses.

Southwest Area Master Plan
The property lies within the Central Neighborhood Plan Area (CNPA) of the Southwest Area Master Plan (SWAMP). The CNPA is "generally bounded to the north and south by Agua Fria and Airport Roads, and east and west by the Agua Fria (THC) and those residential subdivisions located along Morning Drive". Because the parcel was already surrounded by residential development, the SWAMP simply identified it as Residential Low Density (same as Las Acequias to the east), which would allow three to seven dwelling units per acre.

VII. FINAL SUBDIVISION PLAT

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

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**

All lots will to adhere to land development regulations regarding on site ponding, landscaping, open space and lot coverage. 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. Trees will be planted and maintained along the roadways and within the open space.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is 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).	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The property is not located within a flood zone, arroyo, or watercourse. The parcel was created for agricultural purposes, subdivided through warrantee deeds and handed down to family members. All proposed improvements meet requirements for utilities, buildable areas, open space, landscaping, setbacks and easements. Each lot has adequate buildable area and will not exceed 40% allowable lot coverage. Each individual lot will meet regulations for maintaining storm water on site. Homes will not be built within areas subject to runoff accumulation.	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No/conditional/N/A) **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 *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/conditional/N/A) **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/conditional/N/A) **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

A final subdivision does not require an Early Neighborhood Notification meeting (ENN). The official ENN for the preliminary subdivision was held on December 12, 2019. The most recent ENN meeting was held via Zoom on June 1, 2020. The purpose of this meeting was to discuss both Casas de Todos and Aguafina subdivisions. Because the Casa de Todos subdivision is intended to be connected to the approved Aguafina subdivision, multiple ENN meetings and unofficial meetings with the Las Acequias Neighborhood Association (LANA) have been held since.

IX. EXPIRATION

Per SFCC Section14-3.19(B)(3) "Approval of a final plat for a subdivision ... shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously". Should the Commission approve the final subdivision plat and adopt the recommended Findings of Fact and Conclusions of Law at this hearing, the expiration date would be May 6, 2024.

X. ATTACHMENTS:

EXHIBIT A: Draft Findings of Fact/Conclusions of Law Case #2021-3355

EXHIBIT B: Development Review Team Memoranda

1. ADA Site Review
2. Fire Prevention Review
3. Landscape Review
4. Terrain Management Review
5. Traffic Review
6. Wastewater Review
7. Water Review
8. Compiled Technical Corrections

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Photos
4. Street Views

EXHIBIT D: Agua Fria Village Association Resolution and Letter

EXHIBIT E: Application Materials

1. Project Report
2. Santa Fe Homes Proposal
3. TIA Executive Summary
4. Final Subdivision Plat

APPROVED BY:

Title	Name	Initials
Planning and Land Use Director	Eli Isaacson, AICP	*ESI*
Land Use Planner Manager	Noah Berke, AICP	NLB
Land Use Department Case Manager	Lee Logston, AICP	*LL*

City of Santa Fe, New Mexico

Case #2021-3355
Casa De Todos Final Subdivision
Planning Commission
May 6, 2021

Exhibit A

Draft Findings of Fact and Conclusions of Law

1. Case #2021-3355

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

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

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

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

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

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

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

FINDINGS OF FACT

Background

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

General

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

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

Final Subdivision Plat

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

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

CONCLUSIONS OF LAW

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

General

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

Final Subdivision

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

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

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

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

_____ _____
Brian Gutierrez Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe, New Mexico

Case #2021-3355
Casa De Todos Final Subdivision
Planning Commission
May 6, 2021

Exhibit B

Development Review Team

1. ADA Site Compliance Review
2. Fire Prevention Review
3. Landscape Review
4. Terrain Management Review
5. Traffic Review
6. Wastewater Review
7. Water Review
8. Compiled Technical Corrections

Development Review Team Comment Form

Date: 4/07/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3355 Casa de Todos – Final Subdivision Submittal**

4323 Airport 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:
Approval Comments: Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City's Traffic Engineering Division prior to permit application. Please include documentation of this approval with the building permit submittal. Accessibility feature design with the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks and Walkways along the accessible path of travel shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. 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. 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.	Prior to construction permit application

At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. 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 van parking spaces and access aisles, and accessible 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) At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	

Technical Corrections*:	Must be completed by:
N/A	Prior to recording

*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: 04/01/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision

Case Mgr: Lee Logston

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

Conditions of Approval:	Must be completed by:

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) 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs).	At the time of any new construction or remodel.

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: 04/07/2021

Staff person: Lawrence Rivera

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

And Outdoor Lighting

Case: Case #2021-3355, 4323 Airport Road Casa de Todos Preliminary Subdivision

Case Mgr.: Lee Logston, AICP

Review by this division/department of the **04/05/2021 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. Current irrigation design does not show locations for the POC, Backflow Preventer in a Hotbox, Master Valve, and Controller. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to permit review
2. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to permit review
3. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
4. Provide an outdoor lighting plan with photo metrics per 14-8.9	Prior to permit review

*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: 4/7/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-3355. 4323 & 4319 Airport Road Casa de Todos Final Subdivision**

Case Mgr: Lee Logston

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

Conditions of Approval :	Must be completed by:
1 On the plat table for lot sizes, include a column for the amount of impervious surface allowed on each lot before on-lot ponding is required. Note 16 on the site plan is confusing. It should state that on lot ponding is required for any impervious surface on a lot in excess of the impervious surface allowed in the table.	Prior to recordation
2 The plans must include a Temporary and Permanent Erosion Control Plan	
3. Include statement on the plat indicating the drainage facilities that are private and that those facilities will be maintained by the Homeowners Association. Also indicate if any of the drainage facilities are public.	
4 Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached)	
5 Include in the Homeowners Association Documents the detailed requirements in the Drainage Facilities Maintenance note for maintenance of the ponds and drainage structures.	

Technical Corrections*:	Must be completed by:
1 Include Engineer's Stormwater Certification on the Cover Sheet	Prior to permitting
2 Proposed Pond Storage note that appears on the Utility Plan and Water Plan should also be on the Grading Plan	
3 Pond volumes should also be shown on the Grading Plan	
4 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	
5 The no parking signs at the ends of the street should state No Parking Between Arrows with an arrow below pointing down the	

side where parking is not allowed. The signs in the middle of the block should state No Parking Between Arrows with arrows pointing in both directions and one at the far end of the street saying the same thing with the arrow pointing back down the street. In addition, follow the MUTCD guidance for the degree that the signs should be placed since they are not to be perpendicular or parallel to the road.	
6 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

SIGNATURE_____ NMPE #_____ DATE_____

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT AS PER ARTICLE 14-8.2(K) OF THE SANTA FE CITY CODE.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON.

INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

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

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

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

B. CHECK THE DEPTH OF SEDIMENT IN PONDS USING THE POND POST AND STAFF GAGE INSTALLED IN EACH POND. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

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

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

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

F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(ii).

From: LOGSTON, LEE R.
To: BERKE, NOAH L.
Subject: RE: Casa De Todos - Additional Submittals - Grading and ADA
Date: Wednesday, April 21, 2021 8:17:00 AM

Will do

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Wednesday, April 21, 2021 7:21 AM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Subject: Fwd: Casa De Todos - Additional Submittals - Grading and ADA

Please add as COA

Noah Berke, AICP, CFM
Planner Manager
Land Use Department
(505) 955-6647
(505) 490-5930

From: Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>
Sent: Wednesday, April 21, 2021 7:05:29 AM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: RE: Casa De Todos - Additional Submittals - Grading and ADA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Noah,
Sorry, that was an oversight on my part. I agree with Jason. Crosswalks should not be placed on the curves. Rather they should be placed on a straightaway where drivers have clear visibility of pedestrians wanting to cross the street and pedestrians are able to clearly see vehicles approaching the crosswalk.

Thank you!

Audra V. Gallegos, PE
Civil Engineer | Wilson & Company, Inc., Engineers & Architects | 505 348 4110 (direct) | 505 250 4853 (cell)

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Tuesday, April 20, 2021 10:11 AM
To: Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>
Subject: FW: Casa De Todos - Additional Submittals - Grading and ADA

Hi Audra,

Any chance to review this?

Noah Berke, AICP, CFM
Planner Manager
City of Santa Fe Land Use Department
Office: (505) 955-6647
Cell or Text: (505) 490-5930
Email: nlberke@santafenm.gov

Click here for Zoning Code Information

Click here for Property Information

https://www.alltogethersantafe.org/

From: BERKE, NOAH L. <nlberke@santafenm.gov>
Sent: Thursday, April 15, 2021 12:53 PM
To: Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>; Juarez-Infante, Mario G. <mario.juarez@wilsonco.com>
Subject: Fwd: Casa De Todos - Additional Submittals - Grading and ADA

Noah Berke, AICP, CFM
Planner Manager
Land Use Department
(505) 955-6647
(505) 490-5930

From: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Sent: Thursday, April 15, 2021 11:47:54 AM
To: BERKE, NOAH L. <nlberke@santafenm.gov>
Subject: FW: Casa De Todos - Additional Submittals - Grading and ADA

Noah:

Please forward to Audra for comment – See Jason's input below. Has to do with crossings at the two right angle corners. Jason has said he'd like to see these crosswalks moved for safety, but hasn't offered where to move them to.

Otherwise, Audra was satisfied at preliminary sub stage.

From: KLUCK, JASON M. <jmkluck@santafenm.gov>
Sent: Wednesday, April 7, 2021 11:25 AM
To: LOGSTON, LEE R. <lrlogston@santafenm.gov>

Subject: RE: Casa De Todos - Additional Submittals - Grading and ADA

Good morning Lee,

Please see my approval comments attached. I don't think the crosswalks at the curved section of the roads are optimally located for safety, but if Traffic Engineering approves them, we will do the permit review based on that.

Thanks,

Jason

From: LOGSTON, LEE R. <lrlogston@santafenm.gov>
Sent: Wednesday, April 7, 2021 9:25 AM
To: BEINGESSNER, DEE <dabeingessner@santafenm.gov>; KLUCK, JASON M. <jmkluck@santafenm.gov>; RIVERA, WILLIAM L. <wlrivera@santafenm.gov>
Subject: FW: Casa De Todos - Additional Submittals - Grading and ADA

Greetings:

Updated sheets to address DRT comments. Please see if they addressed your comments and Update DRT memos accordingly. Final comments due April 12.

From: Jason Deithloff <Jason@walkerengineering.net>
Sent: Monday, April 5, 2021 9:05 AM
To: Dolores Vigil (liaisonplanning@gmail.com) <liaisonplanning@gmail.com>; LOGSTON, LEE R. <lrlogston@santafenm.gov>
Cc: Morey Walker <morey@walkerengineering.net>
Subject: Casa De Todos

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Dolores.

Attached are the updated plans that address comments sent. To address ADA comments a new sheet was added. The cover sheet was updated showing the new ADA sheet.

Best Wishes,

Jason Deithloff
Walker Engineering
P: 505.820.7990 ext. 3

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

Development Review Team

Comment Form

Date: April 13, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: Case #2021-3355 **4323 & 4319 Airport Road Casa de Todos 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:
	Prior to Sign Off for Final Subdivision Plan.

Technical Corrections*:	Must be completed by:
1. It appears the current alignment of the sewer and water lines going through Lot 1 will require an additional easement within Lot 1 be shown in the plat. A 25 foot easement centered on the water and sewer lines will encroach into Lot 1 more than what is shown on the current plat 2. All new gravity sewer lines shall be SDR 26 PVC 3. On sheet C-10, the sewer manhole #4 shall be six (6) foot diameter due to its depth 4. The LPS sewer line shall be a minimum of six (6) feet in depth to avoid conflict of the LPS sewer line crossing the water line 5. On sheet C-8, at the start of the LPS sewer line an Air-Vac Valve and Terminal Flushing Connection manhole shall be required on the LPS sewer system. 6. On sheets C-8 and C-9, a 4" LPS sewer line diameter is identified. Provide the calculations to justify the requirement of this line size. 7. On sheet L-1, there are trees planted directly on top of the sewer and water lines near Lots 1 and 26. No trees shall be planted within a 25 foot easement corridor centered on the proposed water and sewer line lines locations in this area. 8. Show pipe lengths and slopes for all sewer line segments in the P&P view	Prior to Sign Off for Final Subdivision Plan.

9. Provide an additional detail for the sewer line segment from MH6 to MH7 to the tie in with the existing sewer manhole in Rufina. Show invert level and top of pipes for the existing manhole and the slope/lengths info for the line segments to MH6	

*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: 03/30/2021

Staff person: Brian Snyder

Dept/Div: Public Utilities/Water

Case: **Case #2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision**

Case Mgr: Lee Logston

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

Conditions of Approval:	Must be completed by:
1 An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Prior to final plat approval.
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

EXHIBIT A
Technical Corrections
Case #2021-3355
4323 and 4319 Airport Road Casa de Todos Final Subdivision

TECHNICAL CORRECTIONS	Department	Staff
1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2009 Section 503.2.1). 2. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4). 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1). 5. 507.5 Fire hydrant systems: Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B). 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided (Appendix D Table D103.4). 9. Shall comply with IFC 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
1. On the plat, table for lot sizes, include a column for the amount of impervious surface allowed on each lot before on-lot ponding is required. Clarify Note 16 on the site plan. It should state that on lot ponding is required for any impervious surface on a lot in excess of the impervious surface allowed on the table. 2. The plans must include a Temporary and Permanent Erosion Control Plan. 3. Include statement on the plat indicating the drainage facilities that are private and that those facilities will be maintained by the Homeowners Association. Also indicate if any of the drainage facilities are public. 4. Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached).	Land Use/Terrain Management	Dee Beingessner

EXHIBIT A
Technical Corrections
Case #2021-3355
4323 and 4319 Airport Road Casa de Todos Final Subdivision

5. Include Engineer's Stormwater Certification on the Cover Sheet. 6. Proposed Pond Storage note that appears on the Utility Plan and Water Plan should also be on the Grading Plan. 7. Pond volumes should also be shown on the Grading Plan. 8. 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. 9. The no parking signs at the ends of the street should state No Parking Between Arrows with an arrow below pointing down the side where parking is not allowed. The signs in the middle of the block should state No Parking Between Arrows with arrows pointing in both directions and one at the far end of the street saying the same thing with the arrow pointing back down the street. In addition, follow the MUTCD guidance for the degree that the signs should be placed since they are not to be perpendicular or parallel to the road. 10. Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process.		
1. It appears the current alignment of the sewer and water lines going through Lot 1 will require an additional easement within Lot 1 be shown in the plat. A 25 foot easement centered on the water and sewer lines will encroach into Lot 1 more than what is shown on the current plat 2. All new gravity sewer lines shall be SDR 26 PVC 3. On sheet C-10, the sewer manhole #4 shall be six (6) foot diameter due to its depth 4. The LPS sewer line shall be a minimum of six (6) feet in depth to avoid conflict of the LPS sewer line crossing the water line 5. On sheet C-8, at the start of the LPS sewer line an Air-Vac Valve and Terminal Flushing Connection manhole shall be required on the LPS sewer system. 6. On sheets C-8 and C-9, a 4" LPS sewer line diameter is identified. Provide the calculations to justify the requirement of this line size. 7. On sheet L-1, there are trees planted directly on top of the sewer and water lines near Lots 1 and 26. No trees shall be planted within a 25 foot easement corridor centered on the proposed water and sewer line lines locations in this area. 8. Show pipe lengths and slopes for all sewer line segments in the P&P view 9. Provide an additional detail for the sewer line segment from MH6 to MH7 to the tie in with the existing sewer manhole in Rufina. Show invert level and top of pipes for the existing manhole and the slope/lengths info for the line segments to MH6.	Public Utilities/Wastewater	Stan Holland
1. Current irrigation design does not show locations for the POC, Backflow Preventer in a Hotbox, Master Valve, and Controller. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Land Use/Landscape/Irrigation Review	Lawrence Rivera

EXHIBIT A
Technical Corrections
Case #2021-3355
4323 and 4319 Airport Road Casa de Todos Final Subdivision

2. A water level measuring device with zero set at finish grade located at the center of each pond is required. 3. A security fence around ponds three feet and deeper with a maintenance gate is required. 4. Provide an outdoor lighting plan with photo metrics per 14-8.9.		
Accessible street crossing locations provided shall be compliant with NMDOT Pedestrian Access Route Details (Serial 608) and shall be approved by the City's Traffic Engineering Division prior to permit application. Please include documentation of this approval with the building permit submittal. Accessibility feature design with the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks and Walkways along the accessible path of travel shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. 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. 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. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.	Land Use/ADA Site Compliance	Jason Kluck

EXHIBIT A
Technical Corrections
Case #2021-3355
4323 and 4319 Airport Road Casa de Todos Final Subdivision

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

City of Santa Fe, New Mexico

Case #2021-3355
Casa De Todos Final Subdivision
Planning Commission
May 6, 2021

Exhibit C

Maps and Photos

1. Future Land Use
2. Current Zoning
3. Aerial Photos
4. Street Views

Exhibit C1: Future Land Use Map

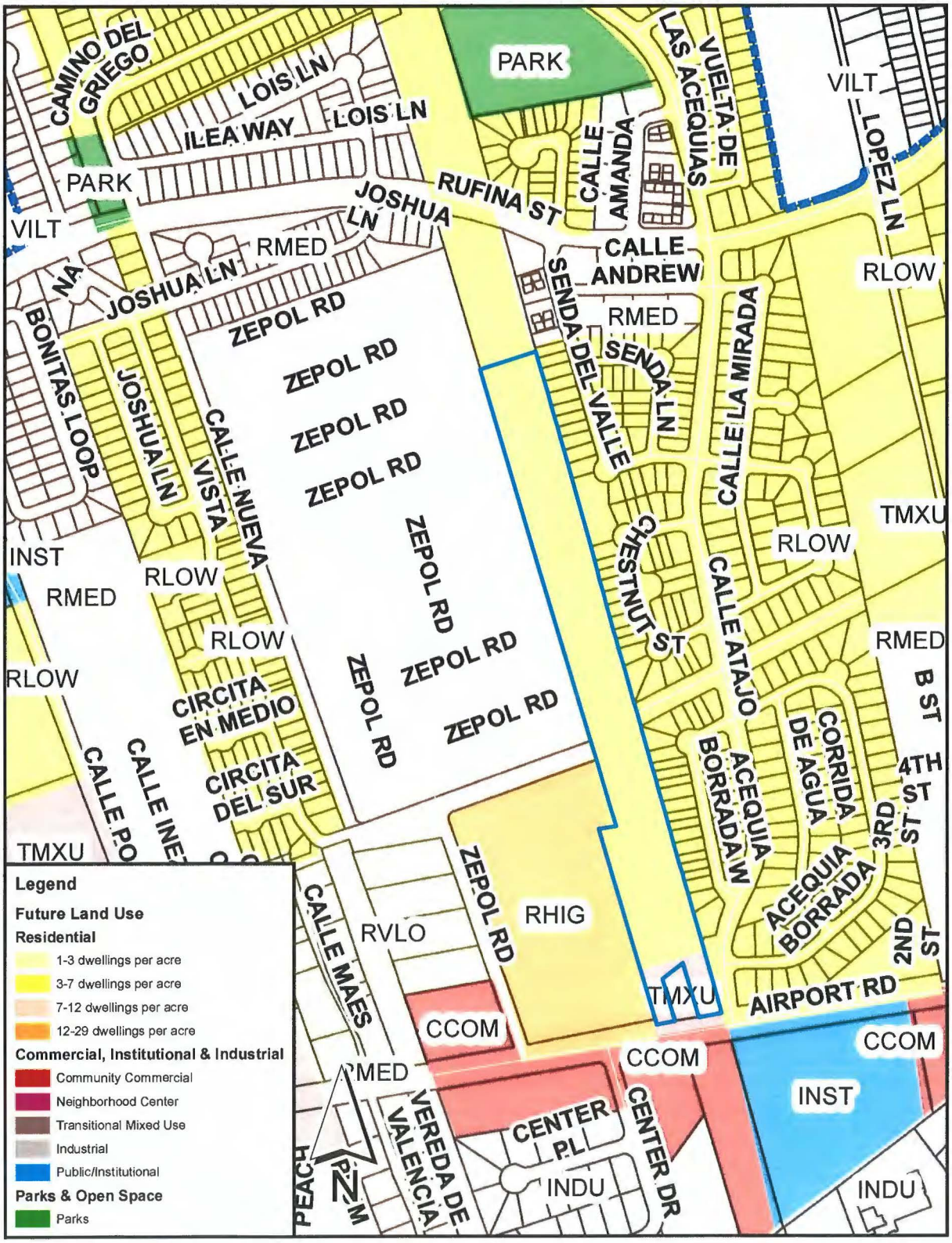


Exhibit C2: Current Zoning Map

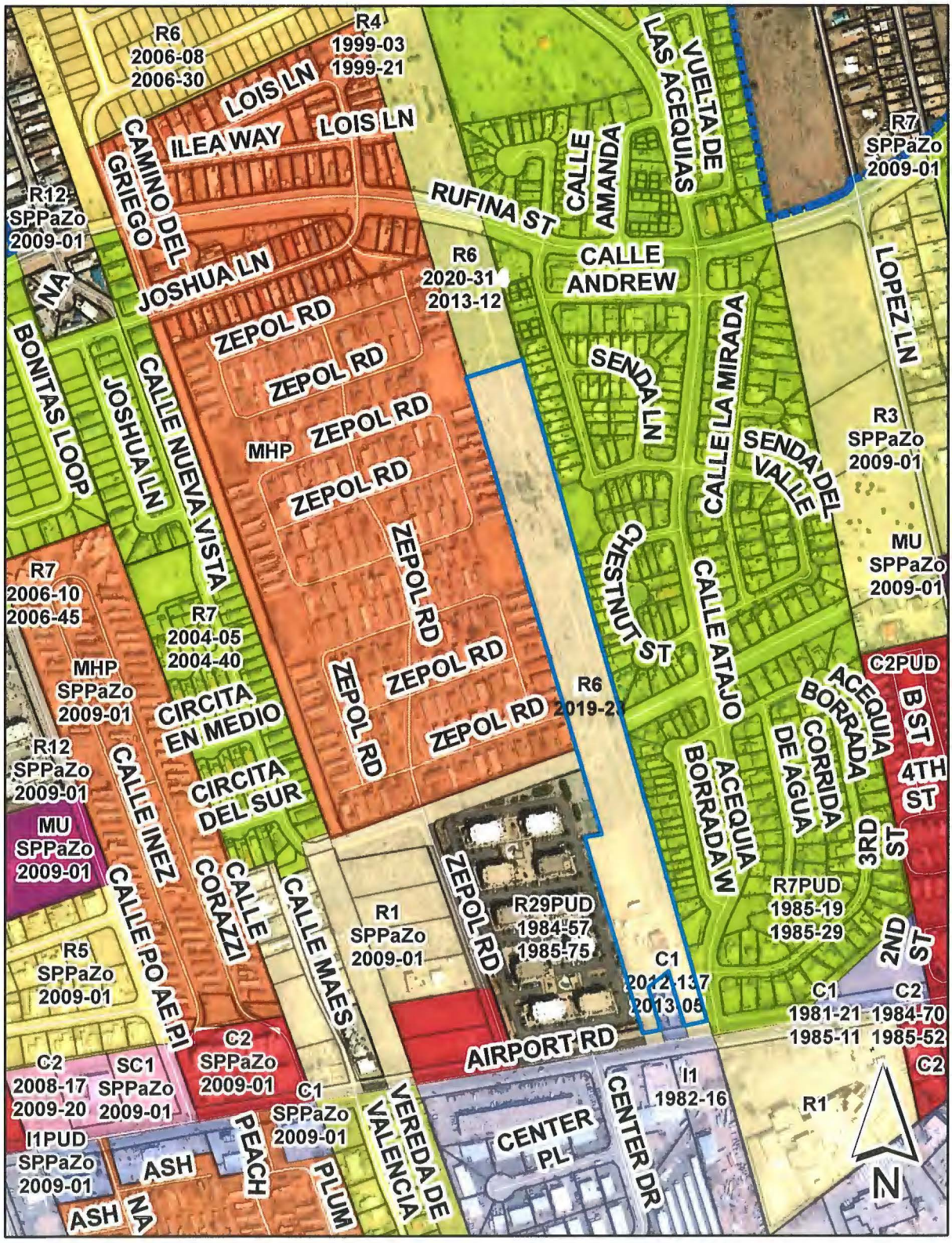


Exhibit C3: Aerial View

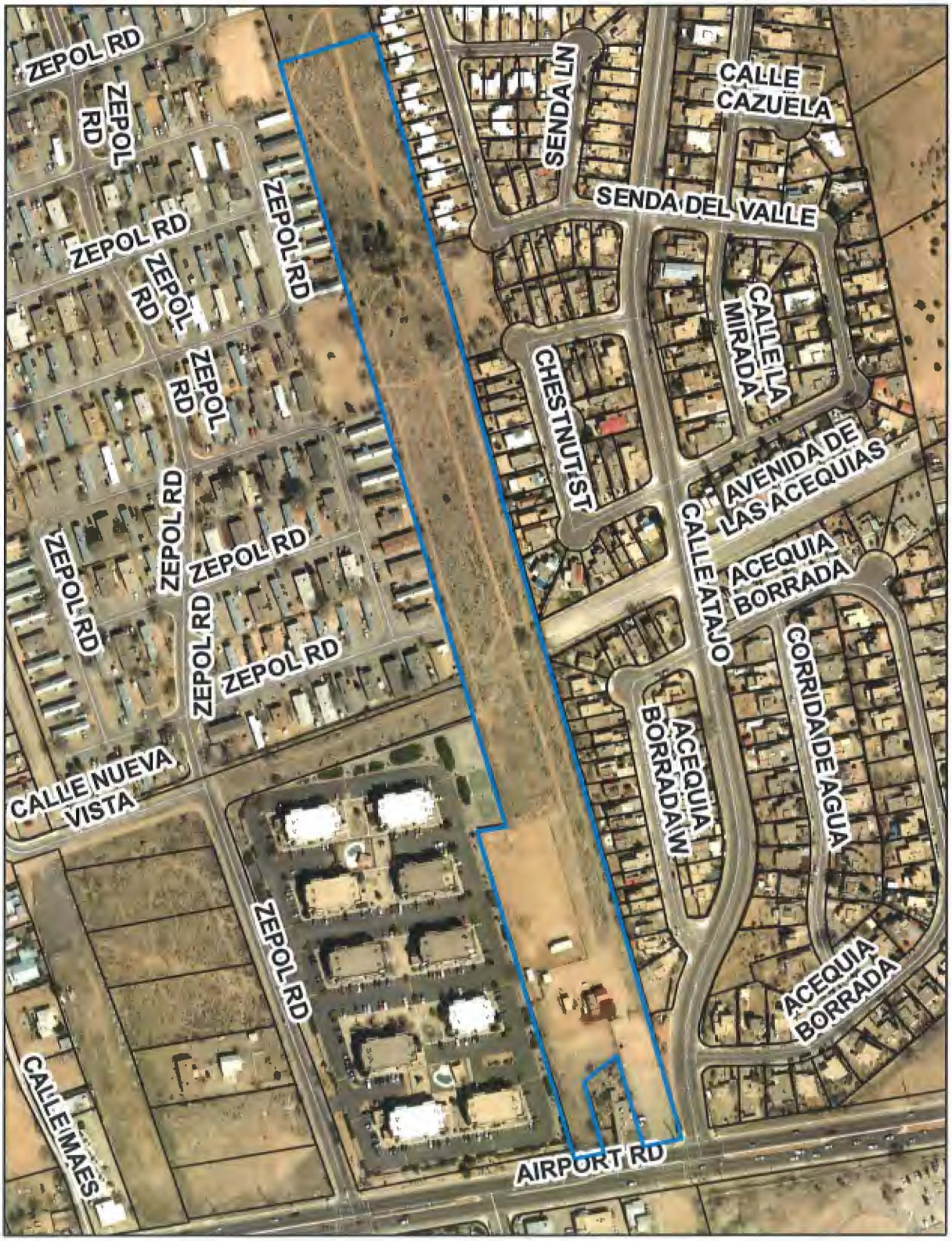


Exhibit C4: Street Views

Looking east on Avenida De Las Acequias into the Las Acequias neighborhood, where the northern portion of the proposed rezoning would connect to the road system.

Looking east toward the proposed rezoning, along the 68' Avenida Acequias ROW

Looking south from Rufina Street. The 2.45 acre parcel fronting Rufina Street here is not part of this rezoning, but this is where the proposed rezoning and future development would connect.

City of Santa Fe, New Mexico

Case #2021-3355
Casa De Todos Final Subdivision
Planning Commission
May 6, 2021

Exhibit D

1. **Agua Fria Village Letter**
2. **Agua Fria Village Association Resolution 2021-04**
3. **Pages from 1999 ATRF Report**

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507

January 5, 2020

Honorable Mayor Alan Webber

Honorable Council Members
City Clerk Yolanda Y. Vigil, CMC
City of Santa Fe
P.O. Box 909
Santa Fe, N.M. 87504-0909

Dear Mayor and Councilors:

The Agua Fria Village Association (AFVA), on behalf of the Agua Fria Village Traditional Historic Community (THC), and the County-designated Community Organization, have long called for comprehensive planning along the Rufina Street corridor. It is time for the City of Santa Fe to bring this planning to reality.

City of Santa Fe Land Use Case #2019-1147 and 1148, 3420 Rufina Street General Plan Amendment and Rezoning were heard at the City Planning Commission meeting of December 5, 2019---and brought to light the piecemeal development of Rufina Street and the need for a cohesive plan for the area. Planning Commissioners admitted this fact and called on the City Council to address it. But stopped short of mandating this desire to the City Council.

Comments from Anna Hansen for the City Planning Commission meeting of December 5, 2019:

"The Rufina Corridor is the perfect opportunity for City and County to work together from Richards to Lopez Lane area, which is in the County. We need joint ideas that will be mutually beneficial for both City and County; and in fact help the landowners. Commissioner Hansen is looking forward to a formal dialogue like we did in the example West Santa Fe River Corridor Plan (WSFRCP) area (La Joya Road to Siler Road).

In the Commissioner's thinking she says she recognizes the Rufina Corridor needs this same level of attention and could be a model for other areas of the Southwest Sector that need government assistance in land use and planning." She had the BDD meeting tonight and could not attend.

In 1974, Bob Padilla from Lopez Lane served as the Chairperson of the City of Santa Fe's *Southwest Sector Plan*, and he was joined by another over twenty residents of Agua Fria on the planning committee. The premise of the Plan was that a new road would be built on top of the City of Santa Fe's 1960 Sewer Trunk Line that would later be called Rufina Street. The Plan was well distributed in the Agua Fria area to get landowner's buy-in. The lands south of the future street really hadn't had much water from the acequia since 1945, so that when the City promised that the unproductive farmlands south of a newly planned street called Rufina Street[1] would be zoned "commercial" and would be able to generate income for them. Agua Fria residents greatly supported this idea. The Plan

was also adopted as an amendment to the *1974 Santa Fe Urban Area General Plan*. The population of Agua Fria identified in the report was 680 people and included approximately 250 homes.

A 1978 Planning Update by the City reinforced the need for a four-lane Rufina Street with commercial zoning on the south side to alleviate the congestion on four-laned Cerrillos Road and raise revenue for city coffers.

In 1982, the Santa Fe City Council approved annexation of approximately 1,000 acres of the Southwest Sector in 1982 after a proposal by City Councilor Eluid Martinez. The annexation area was from Agua Fria Road to Airport Road and Cerrillos Road to the south, excluding the Agua Fria Traditional Community as identified in the County 1980 General Plan. The annexation area included a significant portion of the current Village of Agua Fria Traditional Historic Community. The City subsequently received approval from the Governor-appointed Municipal Boundary Commission (MBC) in 1983 to annex the area after a public hearing in front of the MBC. The City advertised the plans for the newly annexed area as: 66 feet for a four-laned Rufina Street, with set back lines of 15 feet on each side or a total width of 99 feet. Commercialization of the area south of Rufina was planned.

City General Plan of 1999 mentioned that Rufina Street still had not been built and yet the Right of Way had been purchased in 1985. Then in 2000, Alarid and Associates, L.L.C. Surveyors and engineers ("REPRESENTATIVE OF THE CITY OF SANTA FE"), sent letters dated March 27, 2000 to land owners. The last paragraph states: "*If your property Extends both north and south of the existing right-of-way, a driveway will be allowed at both locations.*" No indication of a median or other traffic control devices were inferred because no plans existed yet for it. So at the very beginning of the roadway there was no planning.

Agua Fria residents were invited by the City of Santa Fe to the *Southwest Sector Community Area Master Plan* planning process in 2003. Twelve of the 32 Steering Group members were from Agua Fria Village. Over 145 people participated or issued testimony to the steering group. The final report was issued on June 14, 2005. The official position of the Agua Fria Village Association was presented several times to the Steering Group but never quite articulated in the written plan.

The Regional Planning Authority (a body set out in state statute) was presented ideas about annexation and planning for the Rufina area, but nothing was official done, and the group stopped meeting in February 2009.

The City, pushed by Councilor Miguel Chavez, initiated annexation hearings for 19 (consolidated to 18) areas in 2008. These hearings continued until the annexation was completed in 2012. As a part of these hearings, residents of the potential annexed areas were given meetings with city staff under the leadership of planner Greg Smith. The idea was to let residents know how they might access city sewer and water services and what type of road requirements they might have given any development proposals they might bring forth. All parcels would enter the City as a R-1 zoning designation. Then any changes would be crafted as a development proposal and be sent to the City Planning Commission for a vote before it was accepted onto the General Plan map. When the City annexation occurred, it took County lands that were presumed to be vacant (and to remain that way for quite some time), right into a City Zoning system that promotes more urban densities but yet has no master plan for how these lands should be developed or regulated. It created a "No Man's Land" where anything was possible and the surrounding neighbors and neighborhoods where held in jeopardy of losing their quality of life. It established a system of "first come, first served" with the residents not coming forward with a increased zoning proposal holding the bag for future costs.

Over the course of time, developers have come forward with proposals like Purple Horizons (near Home Depot), Agua Fina and the Pacheco gas station at the corner of Lopez Lane and Rufina Street. Each one shot down as the traffic and utility concerns were unaddressed. There is even the need for the Agua Fria Community Water Association to pass a water line on the North side of Rufina street. Former City Public Works Director Isaac Pino and John Romero called for a "Gap Plan" to look how traffic should be addressed on one of the city's major unimpeded arterials. Who would foot the bill for required improvements? Turning bays and islands would greatly reduce the traffic handling capabilities of the street. They pointed to a lack a of planning.

We in Agua Fria Village had the promise of a Rural Residential Protection Zoning District from the City of Santa Fe (*Ordinance #2009-18*) coming out of the 2009 *Settlement Annexation Agreement* and the former Regional Planning Authority. Recognizing that Rebecca Wurtzberg and Frank Katz, and Virginia Vigil and Steve Ross have all left the scene; there still has to be some continuity of policy. Unless enforced by lawsuit. Further, there were to be "Transition Zones" and buffer zones around Agua Fria Village with the 2006 *Southwest Sector Plan* that we spend three years crafting. How does this No-Man's Land approach of the City adhere to all of these former formal legal and policy arrangements?

In 2015, the AFVA wrote Mayor Javier Gonzales about the Gap Plan and the general disrepair of the City-built fences on Rufina Street. Then in 2018-19, former City Planning Commissioner Justin Greene, called for an initiative to beautify the Rufina Street corridor since it is a gateway approach to the City of Santa Fe.

We respectfully request the City Council to request City staff to study the entire Rufina Street corridor and do a master plan for it. The continued practice of piecemeal approval of developments without having a long range plan will have the last few land owners holding the bag whenever there is no other big developers to shoulder the costs of the needed road, sewer and water improvements. John Romero called it a "Gap Plan" filling the gap where City, County and Land Owner could not pay for the improvements.

Given the above information it is in the best interests of City Government, Santa Fe County, and the Citizens of the entire City, the immediate neighbors to develop planning for the Rufina Street area.

Sincerely,

William Henry Mee, President AFVA
(505) 473-3160
WilliamHenryMee@aol.com

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[i] According to Rita Gurule, RN, the granddaughter of Jose Lino Montoya (1830-1916), a resident of Agua Fria Village, the road is named after Rufina Montoya his sister.

AGUA FRIA VILLAGE COMMUNITY ORGANIZATION

RESOLUTION #2021-04

A RESOLUTION PROMOTING LONG RANGE PLANNING AND PROTECTING VILLAGE SOVEREIGNTY FROM EXTERNAL INTERFERENCE AND MUNICIPAL INCURSIONS

WHEREAS, Agua Fria Village and the Traditional Historic Community (THC) area need protection of the property rights of landowners and the community-at-large, by long range planning; and

WHEREAS, the Agua Fria Village is a historic farming community dating back to circa 1640; it was considered the bread basket to the City of Santa Fe. The Village evolved slowly with houses built close to dirt roads (meant for travel by horse and wagon) and to each other, so as to maximize the land for use in farming; which, given this, makes planning more difficult; and

WHEREAS, the Agua Fria Village residents went to the New Mexico State Legislature to request protection of their historic Village, and laws were passed, that became compiled into the statutes as 3-2-3 and 3-7-1.1 NMSA 1978 (1995); and

WHEREAS, Agua Fria Village was named a Traditional Historic Community (THC) by the Santa Fe County Board of Commissioners through Ordinance #1995-08 on September 15, 1995, because of its history of being a place of settlement established by a few families; and

WHEREAS, the Agua Fria Village Community Plan was approved by the Santa Fe County Board of Commissioners on July 11, 2006 as Resolution #2006-116, and in this plan the concept of protecting the cultural landscape and the sense of place, the *Querencia*, was established; and

WHEREAS, the participants in the Community Plan, at that time in 2003-2006, discussed the issue of preserving the historical significance of the area, including the archaeological sites and the Santa Fe River, and established this as a key point of long range planning; and

WHEREAS, a separate component of the "protection" element in long range planning is that the Agua Fria roadway is the original alignment of *El Camino Real de Tierra Adentro* and was designated by the U.S. National Park Service as a "National Historic Trail" in 1996. Because of this designation, the paving of furthest west part of Agua Fria Street going into Airport Road, was prevented in the late 1990's. The roadway and the Village itself were nominated by the N.M. Historic Preservation Division as one of the ten most "Endangered Places" in New Mexico, in 1997. A County Proclamation was signed on September 25, 2012, recognizing that *El Camino Real de Tierra Adentro en Los Estados Unidos de Mexico* was

proclaimed by the United Nations Educational Scientific and Cultural Organization (UNESCO) as a "World Heritage Route" in recognition of its contribution to the cultural patrimony of the world as a route of trade, cultural exchange and interaction amongst peoples. In addition, the American portion of *El Camino Real de Tierra Adentro* was nominated by the U.S. National Park Service to UNESCO, so that cutting into the roadway requires an archaeological clearance; and

WHEREAS, the residents of Agua Fria Village are generally of limited income and do not want the expense of higher property taxes and increased traffic from City development and expansion; and

WHEREAS, the sovereignty of the Traditional Historic Community area is established by State statute and the purpose of the THC designation is to preserve Agua Fria Village; and

WHEREAS, the Agua Fria Village Association was named by the Santa Fe County Commission as a "Community Organization" by Resolution #2017-67 on June 27, 2017, giving it expanded planning powers; and

WHEREAS, the 2012 abandonment of the Regional Planning Authority required under State statute and the piecemeal annexation by the City of Santa Fe, has led to the lack of long range planning; and

WHEREAS, the City of Santa Fe's refusal to honor the Arterial Roads Task Force planning, the Southwest Sector Plan and City Resolutions to create a buffer zone around the THC area, all threaten the existence of Agua Fria Village; and

WHEREAS, the failure to update the City of Santa Fe General Plan of 1999 abdicate the precepts of orderly planning; and

WHEREAS, the City of Santa Fe's insistence of creating a "Grid Network" of streets that intrude into the THC by forcing traffic here, endangers the safety of Agua Fria Village residents and threatens the historic treasures in the Village; and

WHEREAS, the Agua Fria Village Association and the Traditional Historic Community area want to provide its residents with long range planning to protect them from external interference and municipal incursions.

NOW, THEREFORE, BE IT RESOLVED, that we, Elected Officers and Board of Directors of the Agua Fria Village Association (AFVA) of Santa Fe County, and its membership, do hereby recognize the need for long range planning and increased City-County cooperation and consistent implementation of plans, legal agreements, Resolutions and Ordinances already agreed upon. Further, the AFVA calls on Santa Fe County for assistance in bringing the City of Santa Fe back into the Regional Planning Authority, whereby, Agua Fria Village, the La Cienega Valley Association, Tesuque Pueblo and the Tesuque Village THC are included (the entities required by statute to be a part of a extraterritorial planning area).

Additionally, that Santa Fe County assist the AFVA in creating a Regional Water Authority that can settle the Adjudication (Anaya versus City of Santa Fe), water rights, and other water issues being addressed by the Santa Fe River Traditional Communities Collaborative. Also, that the Santa Fe County Transportation Advisory Committee investigate the removal of the "Primary Arterial" designation of Agua Fria Street and it's re-designation as a new category designation of "Historical Arterial", which would meet the traffic levels of an Arterial, but introduce the concept that a road's historical nature take precedence or be equally as important in transportation planning.

APPPROVED, ADOPTED AND PASSED THIS 2nd day of March, 2021.

APPROVED AS TO FORM AND PURPOSE FOR THE BOARD OF DIRECTORS:

ATTEST:

William H. Mee, President

Gilda Montaño, Secretary

SANTA FE EXTRATERRITORIAL ZONING AUTHORITY

Arterial Roads Task Force

Recommendations for Santa Fe's Urban and Extraterritorial Future Roads Plans

FINAL REPORT

PART II.

DETAILED RECOMMENDATIONS

May 3, 1999

FOREWORD

The arterial roads plan currently in effect for the Santa Fe Extraterritorial Zone ("EZ Plan92") was adopted in December 1992. At that time, the Extraterritorial Zoning Authority -- recognizing the eventual need for future revisions and responding to concerns regarding the impacts of planned roads on existing neighborhoods and communities -- commissioned an Arterial Roads Task Force (ARTF) to carry out a citizens' review of the region's road plans and to propose amendments to those plans when next revised.

The Task Force was directed to

- Reconcile the region's transportation needs with the need to protect existing neighborhoods and communities and

- Reconcile differences among the arterial roads component of EZ Plan92, the City's General Plan, and the region's emerging development patterns.

In May 1993, the Task Force convened the first of more than 30 public meetings to review the region's road plans and to formulate recommendations for future consideration by Santa Fe's governing bodies. In the course of its review, the ARTF considered not only future roads prescribed by EZ Plan92 and the City's General Plan, but also numerous alternative roads suggested by Task Force participants. The Task Force also reviewed roads proposed by the City and County land use planning staffs.

On February 25, 1999, the Task Force concluded its review by adopting the recommendations set forth in this report.

This report, Part II of ARTF's Final Report, provides a detailed list of all recommendations adopted by the Task Force. Part I, in a separate document, provides a summary of the recommendations and discusses their background and rationale.

FINAL REPORT OF THE ARTERIAL ROADS TASK FORCE

PART II. DETAILED RECOMMENDATIONS

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The Task Force recommends

- That the Santa Fe region's future roads plans and transportation policies incorporate the following general principles and design concepts and
- That the region's ordinances and policies be revised as necessary to implement these principles and concepts.

Objectives of Santa Fe's Future Roads Plans

A.01 Central objectives of the region's future roads plans should be

(a) To enhance the safety, welfare, and convenience of area residents by providing road connections that link the various areas of the community;

(b) To remedy current traffic congestion of the region's existing communities and roadways;

(c) To anticipate and accommodate traffic likely to be generated by future development in a manner that preserves the quality of life of current residents, minimizes disruption of the region's existing communities, and minimizes congestion of the region's existing road network;

(d) To distribute traffic as evenly as possible among the region's existing and future through-roads; and

(e) To effectively coordinate road planning and the implementation of road plans across jurisdictional boundaries within Santa Fe County.

Character of Santa Fe's Future Roads Network

A.02 Santa Fe's future roads program should avoid concentrating traffic on a small number of large arterials. Instead, the network should be designed to fulfill the principles of "many small roads, neighborhood-friendly roads, pedestrian-oriented roads."

A.03 To achieve this end, all new roads (with the exception of the Santa Fe Bypass) shall be built as two-lane roads, with third lanes added only as necessary to provide turning lanes at congested intersections.

A.04 To remedy congestion on existing roads, traffic-calming measures and the construction of additional small roads should be implemented before road-widening, or creation of four+ lane roads, is considered.

Other Network Design Criteria

A.05 New roads should not bisect existing neighborhoods or traditional communities.

A.06 Roads shall be designed to safely accommodate pedestrian, bicycle, and (in rural areas) equestrian travel.

A.07 Roads shall be designed to minimize the impact of vehicle lights, roadway lighting, and road noise on adjacent neighborhoods and existing homes.

A.08 The design of new roads in the vicinity of existing neighborhoods shall incorporate traffic-calming measures such as (but not limited to): incorporation of T-intersections, provision for on-street parking, vegetative screening between sidewalks and roadways, and the curving of roads. Straight-through road designs should be avoided.

City of Santa Fe, New Mexico

Case #2021-3355
Casa De Todos Final Subdivision
Planning Commission
May 6, 2021

Exhibit E

Application Materials

1. **Project Report**
2. **Santa Fe Homes Proposal**
3. **TIA Executive Summary**
4. **Final Subdivision Plat**

LIAISON Planning Services Inc.

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

March 22, 2021

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

LETTER OF INTENT

Re: Casa de Todos Subdivision Final Plat Application
4323 and 4319 Airport Rd., Santa Fe, NM

Dear Commissioners,

On behalf of Casa de Todos LLC, please accept this application as a formal request to review and approve a Final Subdivision Plat for a 58-lot residential subdivision located at 4323 and 4319 Airport Rd. Santa Fe, NM. The property is located north of Airport Rd., west of Las Acequias Subdivision and east of Zepol Rd. as shown on the attached plan set. Enclosed is the Final Subdivision Plat and all appropriate documentation for your review and approval.

Project Description:

The property is comprised of two vacant lots Tract A-1 (5.915 Acres) and Tract A-2 (4.390 Acres) zoned R-6. The proposed subdivision is comprised of 58 single family residential lots ranging in size with two interior streets (Casa de Todos Lane and Lilac Lane). The proposed lots meet and exceed current R-6 zoning standards for minimum lot size. Lot coverage will not exceed the allowable standards within this zoning district. Sidewalks and landscape planting strips are proposed along Casa de Todos Lane and Lilac Lane and within open space areas. The subdivision will be accessed by Rufina Street (north), Zepol (west) and Avenida de Las Acequias (east). An emergency access has been included that will access an exsiting driveway cut located on Airport Rd. (Please See Site Plan).

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

setbacks, lighting, landscaping and lot coverage. As required, the applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program.

Legal Lot of Record:

Attached is a legal lot of record entitled "Loi Split Land Division Survey of Property Located at 4323 Airport Road, Santa Fe, NM" Recorded in Bk 871, Pgs 30-32 on December 11, 2020 (Please See Attached).

Zoning:

The zoning for this property is R-6. The application meets and exceeds the minimum lot size requirement and all development standards within this district.

School District Notice:

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

Terrain Management:

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

In order to handle the increased off-site runoff in the North-Section (Casa De Todos Lane) Hydro-CAD was used with the routing method to allow an In-Flow and Out-Flow of the pond to maximize the storage capacities. From this method the approximate designed pond size is 18,403 cubic feet. With the South-Section the computer-aided design was not necessary because there was no additional offsite runoff. Due to this, the rational method was used and found the estimated required volume is 8,430 cubic feet. The designed provided volume is 8,465 cubic feet, which is adequate capacity in the ponds to control runoff from the site (see Drainage Report).

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

This property is located outside of escarpment overlay zones.

Covenants:

The applicant has retained an Attorney to draft covenants for review and approval. The enclosed covenants are written to protect the intended character of the subdivision. These covenants will limit the number of cars, disallow junk vehicles, create landscape requirements, designate parking areas, address trash and noise, and maintenance of ponds. The covenants will be referenced on the Final Subdivision Plat and recorded in the Santa Fe County Clerk's Office.

Landscaping, Lighting and Signage:

The property is sparse with very little vegetation. In order to enhance and beautify the subdivision the applicant will provide landscaping in accordance with development standards as indicated on the attached landscape plans. The plan illustrates where shrubs and trees will be located along interior streets and within designated open space areas.

Water/ Wastewater and Fire Protection:

The subject property will be improved with City water and sewer service to each lot. The sewer line will be extended from Rufina, running south along the Casa De Todos Lane and stops approximately 2/3 up the street. A trunk line is located on the south end of the property and will be accessed to serve the lots on that end of the subdivision and a few north of the lot (see Sheet C-8 thru 10). An 8" water line will be extended from Airport Rd. through Lilac Lane and Casa de Todos Lane to Rufina (see Sheet C-3). The proposed lines have been engineered to meet City standards for installation and maintenance.

Water Budget:

0.15 ac. ft. x 57 lots	=	8.55 ac. ft.
0.17 ac. ft. x 1 lot	=	0.17 ac. ft.
		8.72 ac. ft.
Landscaping		0.43 ac. ft.
		9.15 ac. ft.
Minus 11 affordable		1.65 ac. ft
		7.5 ac. ft. Total

Under 6,000 sq. ft. $2,490.00/lot x 57 lots	=	$ 141,930.00
Over 6,000 sq. ft. $2,905.00/lot x 1 lot	=	$ 2,905.00
		$ 144,835.00
Minus 11 affordable $2,490.00/lot x11	=	$ 27,390.00
		$ 117,445.00 Total

Eight fire hydrants will be placed within the subdivision as required (see Sheet C-3).

Dry Utilities:

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

Solid Waste:

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

Santa Fe Homes Program:

The applicant has entered into an agreement with the Santa Fe Homes Affordable Housing program.

Access and Traffic:

The property is located on the south side of Rufina, east of Zepol Rd. and west of Las Acequias Subdivision, north of Airport Rd., and will be accessed off of Rufina to the south, Avenida Las Acequias to the east and Zepol to the west (see enclosed site plan). A Traffic Impact Study has been provided that concludes "there was not a reduction of service for all directions" (see TIA).

Subdivision Approval Criteria:

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

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

(2) The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or 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 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 *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. Although the lots are narrow, the proposed design illustrates a subdivision that meets all 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 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
Drainage Report
Traffic Impact Analysis
Site Plan
Legal Lot of Record
Preliminary Subdivision Plat
Landscape Plans
Engineered Drawings

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Casa de Todos"
4323 Airport Road
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 23 day of July, 2020 by Casa de Todos LLC ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of Casa de Todos hereinafter referred to as the "Property".

B. SFHP Developer desires to subdivide 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. SFHP Developer seeks preliminary ad final subdivision plan approval.

B. SFHP PLAN. The project has an area of approximately 10.3 acres, zoned **R-6**, permitting **6** dwelling units per acres. SFHP Developer proposes to build **58 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 11 **affordable homes** and a fractional fee paid for **0.6 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 **$46,500.00** 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.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

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

SFHP DEVELOPER:

{Signature/ Rudolph Rodriguez}

Rudolph Rodriguez

Managing Partner

{Print Name & Title of Developer.}

{Signature/ Julie Rodriguez}

Julie Rodriguez

partner

{Print Name & Title of Developer.}

STATE OF NEW MEXICO)

)ss.

COUNTY OF SANTA FE)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 23 day of July 2020, by Rudolph Rodriguez .the {title} managing partner of {entity} Casa de Todos LLC

Georgia Rodriguez

NOTARY PUBLIC

My Commission Expires:

8-2-23

REVIEWED BY:

OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

7-23-20

DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

EXHIBIT 1

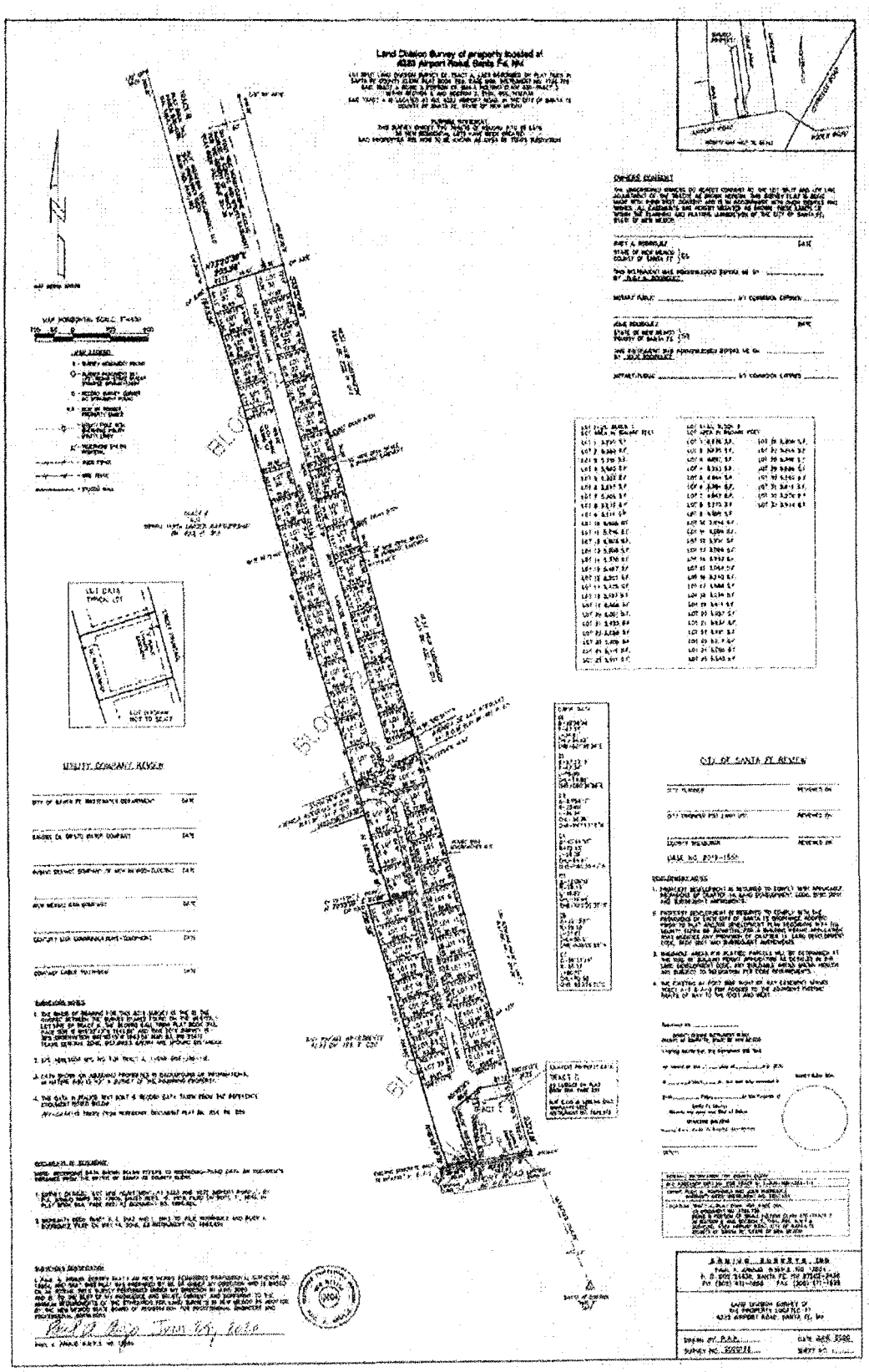
Land Division Survey of property located at
4225 Airport Road, Santa Fe, NM
OWNERS CONSENT
UTILITY COMPANY REVIEW
CITY OF SANTA FE REVIEW
SURVEYOR'S CERTIFICATION

EXHIBIT 2

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective April 2020*

Income Range	***Two Bedrooms*** *1-2 person HH (900 sq min)*	***Three Bedrooms*** *3-4 person HH (1,150 sq ft min)*	***Four Bedrooms*** *4-5 person HH (1,250 sq ft min)*
2 (50-65%AMI)	Max. Price $137,750 0 Units	Max. Price $155,000 2 Units	Max. Price $172,250 0 Units
3 (65-80%AMI)	Max. Price $179,000 0 Units	Max. Price $201,500 6 Units	Max. Price $223,750 0 Units
4 (80-100%AMI)	Max. Price $220,500 0 Units	Max. Price $248,250 3 Units	Max. Price $275,500 0 Units

Prices reflect April 2020 HUD Area Median Incomes for Santa Fe. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

AFFORDABILITY CALCULATION
Single Family Building Lots

The project has an area of approximately 10.3 acres, zoned at R-6, permitting 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 58 **total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
= 58 total units x 0.2 = 11 **SFHP unit**(s) are required
= 11 **lots/units** delivered and a fractional fee paid for **0.6** units

CALCULATION for the Fractional Fee:

= ½ price of 3 BR, Tier 2 Home X Unit Fraction
= $77,500 X 0.6
= **$46,500.00 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
SANTA FE HOMES PROGRAM
P R O P O S A L
"Casa de Todos"
4323 Airport Road
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 23 day of July, 2020 by Casa de Todos LLC ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of Casa de Todos hereinafter referred to as the "Property".

B. SFHP Developer desires to subdivide 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. SFHP Developer seeks preliminary ad final subdivision plan approval.

B. SFHP PLAN. The project has an area of approximately 10.3 acres, zoned **R-6**, permitting **6** dwelling units per acres. SFHP Developer proposes to build **58 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 11 **affordable homes** and a fractional fee paid for **0.6 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

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E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

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

SFHP DEVELOPER:

{Signature/ Rudolph Rodriguez}

Rudolph Rodriguez
managing partner
{Print Name & Title of Developer.}

{Signature/ Julie Rodriguez}

Julie Rodriguez, partner
{Print Name & Title of Developer.}

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

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 23 day of July, 2020, by Rudolph Rodriguez .the {title} managing partner of {entity} Casa de Todos LLC

NOTARY PUBLIC

My Commission Expires:

8-2-23

REVIEWED BY:

OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

EXHIBIT 1

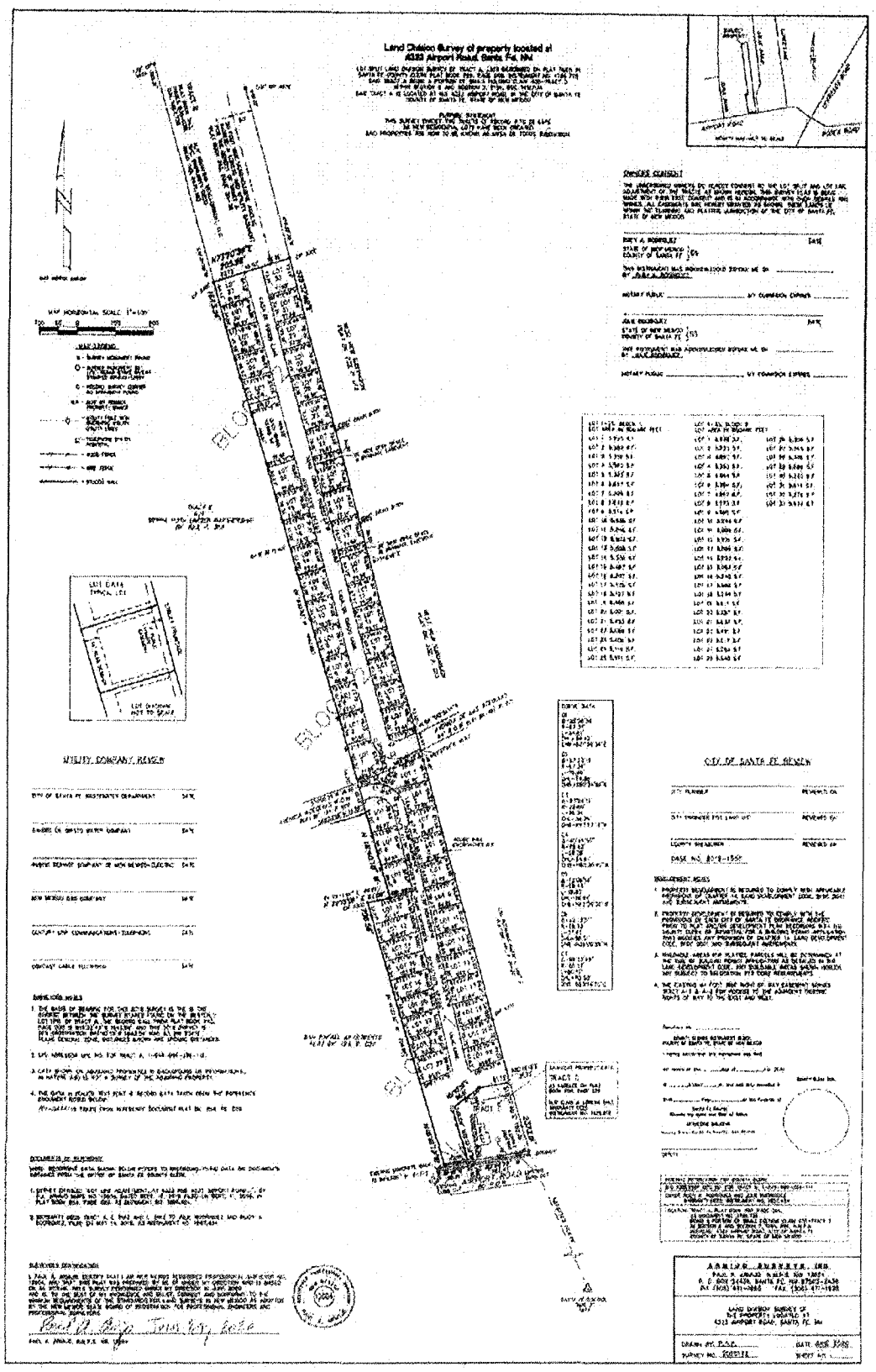
Land Division Survey of property located at
4333 Airport Road, Santa Fe, NM
OWNERS CONSENT
UTILITY COMPANY REVIEW
CITY OF SANTA FE REVIEW
SURVEYOR'S CERTIFICATION
ARMIJO A. SNEAD, INC.

EXHIBIT 2

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective April 2020*

Income Range	***Two Bedrooms*** *1-2 person HH (900 sq min)*	***Three Bedrooms*** *3-4 person HH (1,150 sq ft min)*	***Four Bedrooms*** *4-5 person HH (1,250 sq ft min)*
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Prices reflect April 2020 HUD Area Median Incomes for Santa Fe. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

AFFORDABILITY CALCULATION
Single Family Building Lots

The project has an area of approximately 10.3 acres, zoned at _R-6, permitting 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 58 **total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
= 58 total units x 0.2 = 11 **SFHP unit**(s) are required
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= ½ price of 3 BR, Tier 2 Home X Unit Fraction
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TRAFFIC IMPACT REPORT

For

4323 Airport Rd Development (Casa de Todos Subdivision)

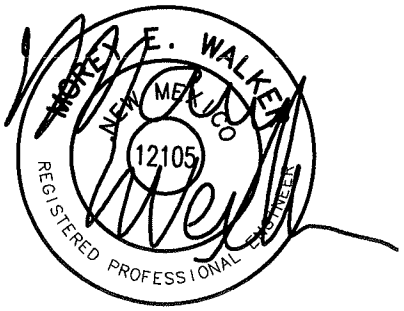
Prepared for

Liaison Planning

Prepared by

MOREY WALKER AND ASSOCIATES ENGINEERING, INC.

June 3, 2019
Rev January 12, 2021



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Appendix C – Traffic Counts at Calle Atajo and Rufina Street
Appendix D – Traffic Counts at Camino Las Acequias and Calle Atajo
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Appendix G – Level of Service – Airport Road and Calle Atajo
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Appendix K – Traffic Light Timings per City of Santa Fe

I. INTRODUCTION

A. Project Location and Description

The 4323 Airport Road (Casa de Todos) Subdivision will consist of 60 single family fee simple lots between Airport Road and Rufina Street and within the City of Santa Fe. The southern section of 25 lots will have access to Airport Road from Zepol Road. The northern section of 35 lots will have access directly onto Avenue de Los Acequias and to Rufina Street and Airport Road. A potential connection directly to Rufina Street will occur when the next property to the north is developed. 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 4323 Airport Road Subdivision at the intersections of Airport Road & Zepol Road, Airport Road & Calle Atajo, Calle Atajo & Rufina Street, Avenue de Las Acequias & Calle Atajo and future Casa de Todos Lane & Rufina Street.

II. ROAD CONDITIONS

A. Existing and Proposed Conditions

At the study area, Airport Road is a four-lane public street with dedicated left turn lanes. The speed limit along Airport Road is 35 mph. 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.

The intersections of Airport Road & Zepol Road, Airport Road & Calle Atajo, Calle Atajo & Rufina Street are controlled by traffic signal lights with dedicated left turn lanes.

Presently, the City of Santa Fe is conducting an engineering study to determine the feasibility of synchronization of the traffic lights along Airport Road.

B. Existing Traffic Volumes

At the intersection of Airport Road and Zepol Road, a peak hour traffic counts were conducted by Walker Engineering on December 11, 2018 for AM and PM peak hours (Appendix A). At the intersection of Airport Road and Calle Atajo, AM and PM peak hour traffic counts were conducted on December 12, 2018 (Appendix B). At the intersection of Calle Atajo and Rufina Street, AM and PM peak hour traffic counts were conducted on January 15, 2019 (Appendix C). At the intersection of Calle Atajo and Avenida de Las Acequias, AM and PM peak hour traffic counts were conducted on January 9, 2019 (Appendix D). Refer to Figure 3 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 4 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 E. Table 1 summarizes the information found in Trip Generation per east and west entrances.

Table 1
AM and PM Peak Hour Traffic Volumes

Land Use	Size	Section	AM Peak		PM Peak	
			Entering	Exiting	Entering	Exiting
Single Family	35 Units	Northern	7	20	23	13
Single Family	25 Units	Southern	5	14	17	9

B. Site Traffic Movements

Based upon current traffic patterns and directional percentages and upon the average trip generation as shown on Table 1 above, the 4323 Airport Road Subdivision traffic was distributed at the studied intersections. This distribution is shown on Figure 5.

C. Aguafina Traffic Movements

In this study area, the proposed Aguafina Subdivision will be utilizing the same roadway system as the 4323 Airport Road (Casa de Todas) subdivision. A traffic impact analysis for the Aguafina Subdivision was previously prepared by Walker Engineering. From that analysis, the site traffic distribution for this subdivision is shown on Figure 5A. For the intersection of Casa de Todos Lane and Rufina, the traffic counts from the Aguafina TIA was used in the analysis.

D. Design Traffic Movements

Combining the 2024 background traffic from Figure 4 and the traffic distributions from Figures 5 (Casa de Todos) and 5A (Aguafina), the design background and site traffic for the studied area is shown on Figure 6. Figures 4 and 6 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 7, 8, 9 and 10 are the Synchro computer models for the 2024 AM & PM No Conditions and 2024 AM & PM Build Conditions, respectively.

B. Airport Road and Zepol Road Intersection

Derived from the Synchro Ver 10 computer runs, Table 2 is a summary of the level of service for the current lane and traffic light configuration at the intersection of Airport Road and Zepol 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 F. Traffic Signal Timing was obtained from the City of Santa Fe and is attached in Appendix K.

Table 2
Level of Service Analysis
Airport Road and Zepol Road Intersection
2024 Developed Conditions

	Figure 4 No Build		Figure 6 w/ 4323 Airport Road Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Airport Rd WB	19.2/B	33.9/C	19.2/B	34.8/C
Airport Rd EB	57.2/E	17.8/B	57.4/E	18.3/B
Zepol Road SB	40.7/D	42.6/D	41.8/D	44.4/D
Private D/W NB	35.4/D	42.7/D	35.4/D	44.2/D
Intersection	44.5/D	29.0/C	44.7/D	29.8/C

C. Airport Road and Calle Atajo Road Intersection

Derived from the Synchro Ver 10 computer runs, Table 3 is a summary of the level of service for the intersection of Airport Road and Calle Atajo. Traffic volumes were taken from both Figures 4 and 6 for the design year 2024 traffic. The computer printouts can be found in Appendix G. Traffic Signal Timing was obtained from the City of Santa Fe and is attached in Appendix K.

Table 3
Level of Service Analysis
Airport Road and Calle Atajo Road Intersection
2024 Developed Conditions

	Figure 4 No Build		Figure 6 w/ 4323 Airport Road Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Airport Road EB	20.5/C	8.2/A	20.9/C	8.5/A
Airport Road WB	19.7/B	37.1/D	19.7/B	41.9/D
Calle Atejo SB	25.2/C	29.8/C	25.4/C	31.0/C
Intersection	20.8/C	25.4/C	21.1/C	28.3/C

D. **Calle Atajo 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 Calle Atajo and Rufina Street. Traffic volumes were taken from both Figures 4 and 6 for the design year 2024 traffic. The computer printouts can be found in Appendix H. Traffic Signal Timing was obtained from the City of Santa Fe and is attached in Appendix K.

Table 4
Level of Service Analysis
Calle Atajo and Rufina Street Drive Intersection
2024 Developed Conditions

	Figure 4 No Build		Figure 6 w/ 4323 Airport Road Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS	AM Delay/LOS	PM Delay/LOS
Calle Atajo SB	20.8/C	16.1/B	21.6/C	16.1/B
Calle Atajo NB	23.4/C	15.8/B	24.1/C	15.9/B
Rufina St WB	21.2/C	16.5/B	21.2/C	16.4/B
Rufina St EB	41.2/D	14.3/B	42.9/D	14.6/B
Intersection	31.4/C	15.8/B	31.6/C	15.8/B

E. Calle Atajo and Avenue de Las Acequias Intersection

Derived from the Synchro Ver 10 computer runs, Table 5 is a summary of the level of service for the intersection of Calle Atajo and Avenue de Las Acequias. 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. This is a two way stop controlled intersection.

Table 5
Level of Service Analysis
Calle Atajo and Avenue de Las Acequias Intersection
2024 Developed Conditions

	Figure 6 w/ 4323 Airport Road Subdivision	
Movement	AM Delay/LOS	PM Delay/LOS
Avenue de Las Acequias EB	11.2/B	11.1/B
(Stop Controlled)		

F. Casa de Todos Lane and Rufina Street Intersection

Derived from the Synchro Ver 10 computer runs, Table 6 is a summary of the level of service for the proposed intersection of Casa de Todos Lane and Rufina Street. Traffic volumes were taken from both Figures 4 and 6 for the design year 2024 traffic. The computer printouts can be found in Appendix J. This is a two way stop controlled intersection.

Table 6
Level of Service Analysis
Casa de Todos Lane and Rufina Street Intersection
2024 Developed Conditions

	Figure 6 w/ Casa de Todos & Aguafina	
Movement	AM Delay/LOS	PM Delay/LOS
Rufina St EB	7.8/A	8.9/A
Rufina St WB	8.8/A	8.3/A
Casa de Todos NB (Stop Controlled)	14.7/B	14.5/B
Casa de Todos SB (Stop Controlled)	16.8/C	24.3/C

G. Conclusion

For the intersections of Airport Road & Zepol Road, Airport Road & Calle Atajo, Calle Atajo & Rufina Street and Avenue de Las Acequias & Calle Atajo, with the addition of the 4323 Airport Road (Casa de Todos) subdivision traffic, there was not a reduction of service for all directions. For the new intersection of Casa de Todos Lane and Rufina Street, this intersection will operate with an adequate level of service in all directions.

V. SUMMARY AND RECOMMENDATIONS

The 60 single family lots for the 4323 Airport Road (Casa de Todos) Subdivision will have minimal impact on the level of service for the intersections of Airport Road & Zepol Road, Airport Road & Calle Atajo, Calle Atajo & Rufina Street and Avenue de Las Acequias & Calle Atajo. 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.

Casa De Todos Subdivision

Final Subdivision Design
Case Number: 2020-2369

SHEET INDEX

SHEET TITLE	No.
COVER SHEET	CV
SITE PLAN	SP-1
LEGAL LOT	S-1
SUBDIVISION PLAT	S-2
LANDSCAPING PLAN	L-01 TO L-03
IRRIGATION PLAN	LI-01 TO LI-05
OVERALL GRADING AND DRAINAGE PLAN	C-1
OVERALL UTILITY PLAN	C-2
WATER LAYOUT PLAN	C-3
WATER SERVICE TABLE	C-4
CASA DE TODOS PLAN AND PROFILE	C-5 & C-6
LILAC LANE PLAN AND PROFILE	C-7
CASA DE TODOS UTILITY PLAN AND PROFILE	C-8 & C-9
LILAC LANE UTILITY PLAN AND PROFILE	C-10
LILAC LANE SIGNAGE	C-11
CASA DE TODOS SIGNAGE	C-12
PONDING DETAIL SHEET	C-13
ADA SHEET	C-14
CONSTRUCTION DETAIL SHEET	C-15
CITY CONSTRUCTION DETAILS	SF 1-6 & PAD 1-3

NTS

CONSULTANTS

Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe NM 87504
(505) 920-6839
liaisonplanning@gmail.com

Liaison Planning Services INC.

ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7990 marcy@walkerengineering.net

Armijo Surveys, Inc.
P.O. Box 24436, Santa Fe, NM 87502
505-471-1966

YELLOWSTONE

04/21/2021

SHEET NO.
CV

Case #2020-2369 Casa De Todos Subdivision Final Design

SITE PLAN

12/18/2020

NORTH

L.P.

SCALE 1"=100'

150' 0 100'

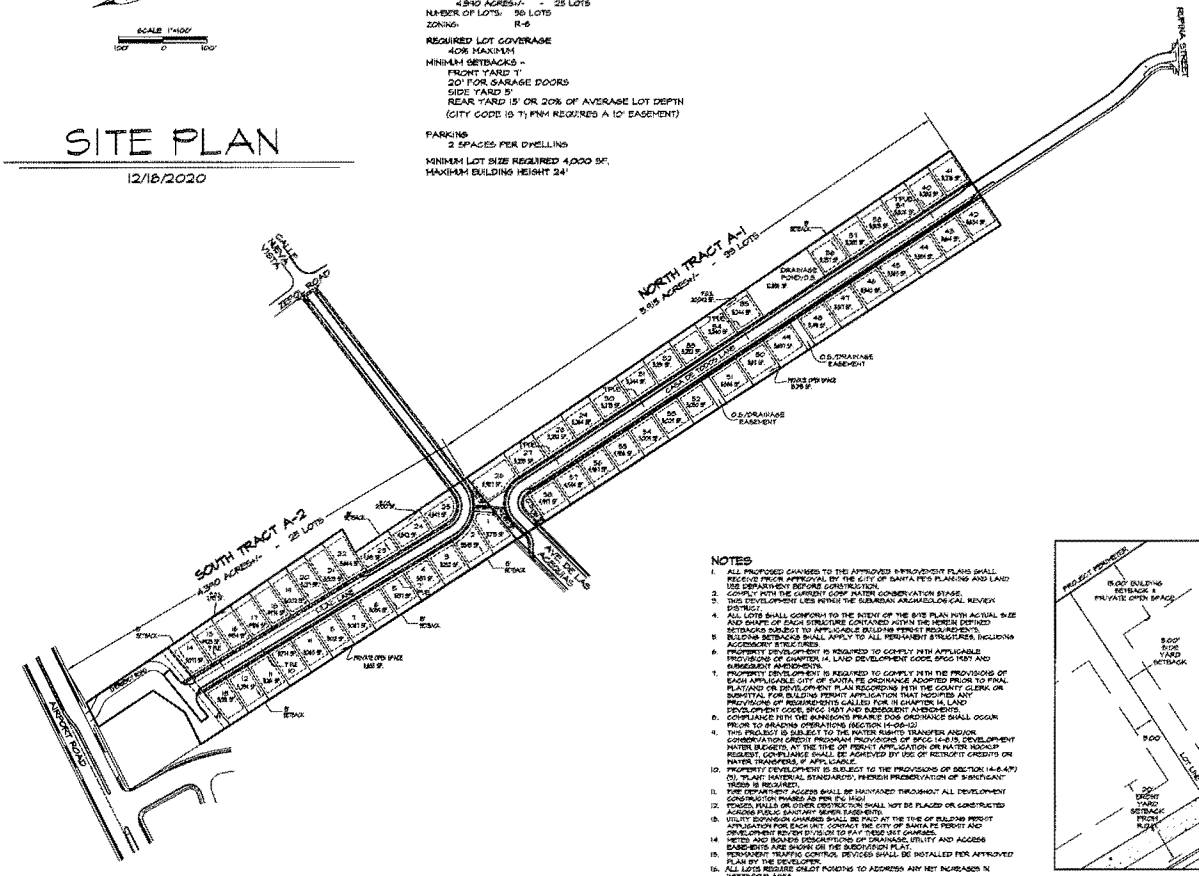
PROJECT DATA

PROJECT SIZE: 10.91+/-
ADDRESS AND SIZE OF TRACTS:
4829 AIRPORT RD.
NORTH TRACT A-1
5.615 ACRES+/- - 39 LOTS
SOUTH TRACT A-2
4.940 ACRES+/- - 25 LOTS
NUMBER OF LOTS: 56 LOTS
ZONING: R-6

REQUIRED LOT COVERAGE
40% MAXIMUM
MINIMUM SETBACKS -
FRONT YARD 7'
20' FOR GARAGE DOORS
SIDE YARD 5'
REAR YARD 15' OR 20% OF AVERAGE LOT DEPTH
(CITY CODE 18-7-7) PNM REQUIRES A 10' EASEMENT)

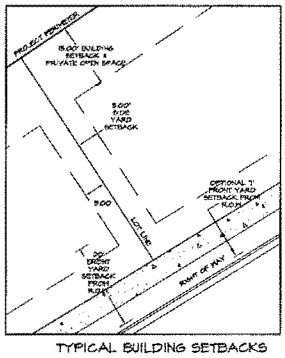
PARKING
2 SPACES PER DWELLING

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



NOTES

1. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT CODE WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE SITE PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE MEREIN DEFINED SETBACKS SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
5. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
8. COMPLIANCE WITH THE SUNSHOWS PRAIRIE DOG ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS. (SECTION 14-08-12)
9. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS, AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST, COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", PARTICULARLY PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
12. FENCES, WALLS OR OTHER CONSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
13. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
14. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
16. ALL LOTS REQUIRE ON-LOT PONDING TO ADDRESS ANY NET INCREASES IN IMPERVIOUS AREA.



TYPICAL BUILDING SETBACKS
SCALE: 1"=10'

REVISIONS

DATE	BY

PLANNER: Lorraine Pennington Services, INC.

SURVEYING: A.R.M.J.A. ASSOCIATES, INC.

ENGINEERING: W-E Walker Engineering

PROJECT NAME: CASA DE TODOS
4829
AIRPORT ROAD SUBDIVISION
SANTA FE, NEW MEXICO

SHEET NAME: SITE PLAN

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

SP

OF

NORTH

L.P.

SCALE 1"=100'

100' 0 100'

SITE PLAN

12/18/2020

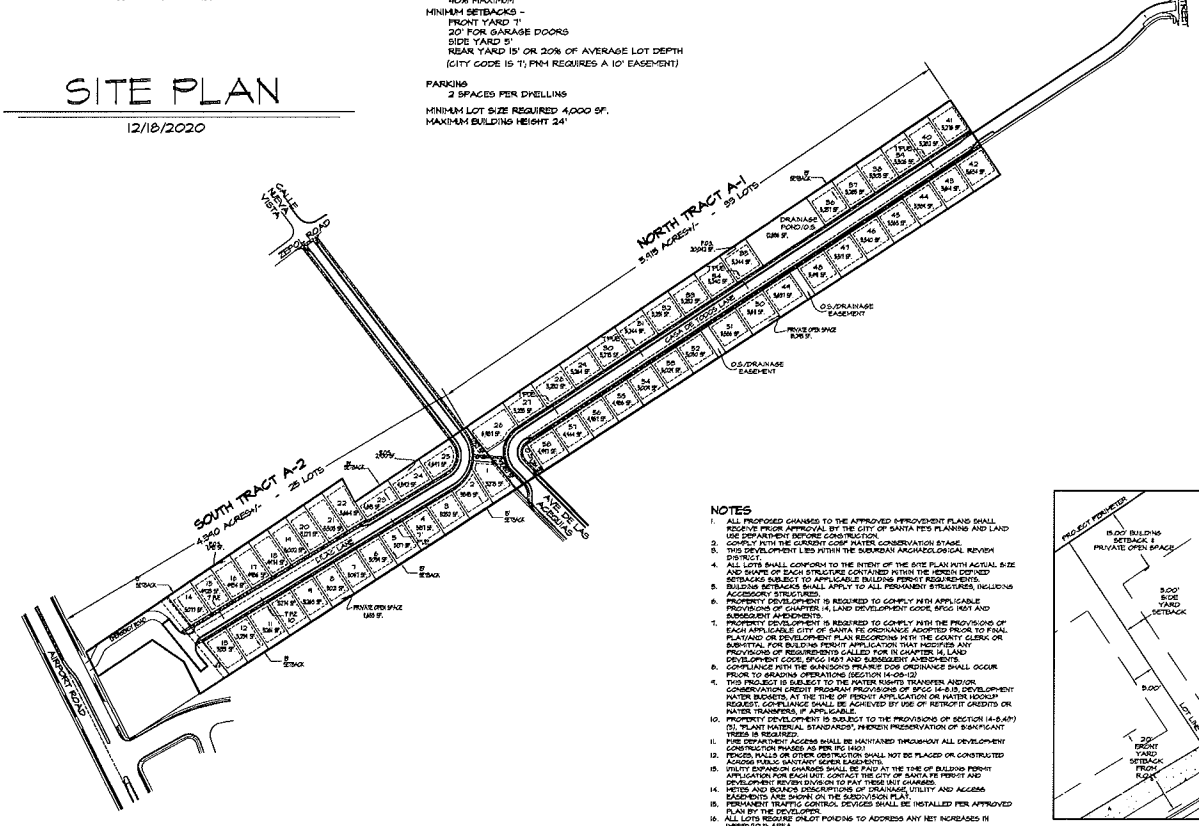
PROJECT DATA

PROJECT SIZE: 10.31+/-
ADDRESS AND SIZE OF TRACTS:
4329 AIRPORT RD.
NORTH TRACT A-1
5.419 ACRES+/- - 33 LOTS
SOUTH TRACT A-2
4.940 ACRES+/- - 25 LOTS
NUMBER OF LOTS: 58 LOTS
ZONING: R-6

REQUIRED LOT COVERAGE
40% MAXIMUM
MINIMUM SETBACKS -
FRONT YARD 7'
20' FOR GARAGE DOORS
SIDE YARD 5'
REAR YARD 15' OR 20% OF AVERAGE LOT DEPTH
(CITY CODE IS 7'; PNM REQUIRES A 10' EASEMENT)

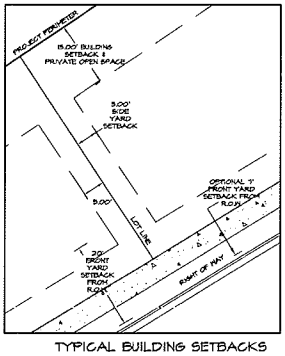
PARKING
2 SPACES PER DWELLING

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



NOTES

1. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT CODE WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE SITE PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED SETBACKS SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
5. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
8. COMPLIANCE WITH THE SANITARY SEWER AND PHOSPHATE DISCHARGE ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS (SECTION 14-8.12)
9. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS. AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST, COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
10. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION (14-8.6(H)(5)), "PLANT MATERIAL STANDARDS", HEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
12. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
13. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE FIRE-OFF AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
14. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
16. ALL LOTS REQUIRE PILOT PONDING TO ADDRESS ANY NET INCREASES IN IMPERVIOUS AREA.



TYPICAL BUILDING SETBACKS
SCALE: 1"=10'

REVISIONS	
DATE	BY

PLANNING: Liaison Planning Services, Inc.

SURVEYING: A.R.M.I.S. SURVEYS, INC. P. O. Box 24405, Santa Fe, NM 87502-4405 PH: (505) 471-1669 FAX: (505) 471-1129

ENGINEERING: Walker Engineering

SHEET NAME: SITE PLAN

PROJECT NAME: CASA DE TODOS
4329
AIRPORT ROAD SUBDIVISION
SANTA FE, NEW MEXICO

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

SP

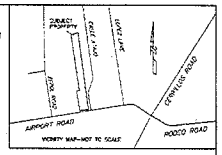
OF

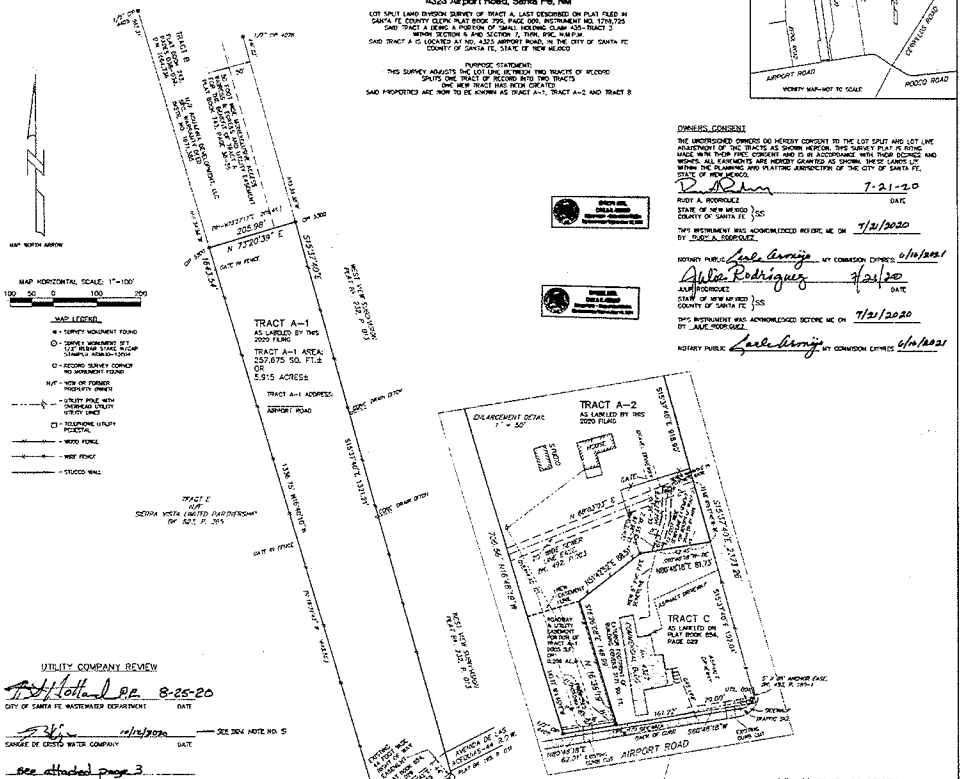
Lot Split Land Division Survey of property located at 4323 Airport Road, Santa Fe, NM

871 30

LOT SPLIT LAND DIVISION SURVEY OF TRACT A, LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 799, PAGE 009, INSTRUMENT NO. 1798,725
SAID TRACT A BEING A PORTION OF SMALL HOLDING CLAIM #35-TRACT 3
WITHIN SECTION 6 AND SECTION 7, T19N, R9E, N.M.P.M.
SAID TRACT A IS LOCATED AT NO. 4323 AIRPORT ROAD, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

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





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

MAP LEGEND
- ● - SURVEY MONUMENT FOUND
- ○ - SURVEY MONUMENT SET 1/2" REBAR STAMPED ARNULFO-13604
- □ - RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F - NOW OR FORMER PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY WIRES
- TELEPHONE UTILITY PEDESTAL
- WOOD FENCE
- WIRE FENCE
- STUCCO WALL

OWNERS CONSENT

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

RUDY A. RODRIGUEZ — DATE 7-21-20

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

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

NOTARY PUBLIC Carla Arrieja MY COMMISSION EXPIRES 6/16/2021

JULIE RODRIGUEZ — DATE 7/21/20

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

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

NOTARY PUBLIC Carla Arrieja MY COMMISSION EXPIRES 6/16/2021

UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 8-25-20

SANGRE DE CRISTO WATER COMPANY — DATE 10/21/2020 — SEE 2014 NOTE NO. 5

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

NEW MEXICO GAS COMPANY — DATE 8-26-2020

CENTURY LINK-QWEST CORP. D/B/A CENTURYLINK QC — DATE 8-24-20

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

COMCAST CABLE TELEVISION — DATE 8-25-2020

CITY OF SANTA FE REVIEW

CITY ATTORNEY — REVIEWED ON 10/28/20

CITY DEPUTY DIRECTOR, LAND USE — REVIEWED ON 11/5/20

COUNTY TREASURER — REVIEWED ON 10/29/2020

CASE NO. 2019-1559

DEVELOPMENT NOTES

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

SURVEYORS NOTES

1. THE BASIS OF BEARING FOR THIS 2018 SURVEY IS THE IS THE INVERSE BETWEEN THE SURVEY STAKES FOUND ON THE WESTERLY LOT LINE OF TRACT A. THE RECORD CALL FROM PLAT BOOK 743, PAGE 039 IS N19°32'42"W 1843.00' AND THIS 2018 SURVEY IS GPS OBSERVATION N19°40'07"W 1843.54' NAD 83, NM STATE PLANE, CENTRAL ZONE. DISTANCES SHOWN ARE GROUND DISTANCES.
2. SFC ASSESSOR UPC NO FOR TRACT A: 1-049-089-358-116.
3. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF THE ADJOINING PROPERTY.
4. THE DATA IN ITALICS TEXT FONT IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED BELOW.
(R)--DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

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

1. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR CLAS K. DIAZ...", BY PHILIP B. NIESEN, NMPS NO. 9758, AS PROJECT NO. 141207M4, DATED DECEMBER 12, 2014 AND FILED ON FEBRUARY 18, 2016, IN PLAT BOOK 799, PAGE 009, AS DOCUMENT NO. 1798,725.
2. SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR ESTATE OF DEORA M. BACHECHA...", BY M.A. APODACA NMPS NO. 9300, DATED MARCH 22, 2012, FILED ON MARCH 30, 2012, IN PLAT BOOK 743, PAGES 038-039, AS DOCUMENT NO. 1664,736.
3. WARRANTY DEED TRACT A, E. DIAZ AND L. DIAZ TO JULIE RODRIGUEZ AND RUDY A RODRIGUEZ, FILED ON MAY 14, 2018, AS INSTRUMENT NO. 1857,434.
4. SURVEY ENTITLED "LOT LINE ADJUSTMENT...AT 4320 AND 4327 AIRPORT ROAD...", BY P.A. ARNULFO NMPS NO. 13604, DATED SEPT. 10, 2018, FILED ON SEPT. 11, 2018, IN PLAT BOOK 834, PAGE 029, AS DOCUMENT NO. 1878,469.

SURVEYORS CERTIFICATION

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

Paul A. Arnulfo MAY 10, 2020

PAUL A. ARNULFO, N.M.P.S. NO. 13604

RECORDING INFORMATION FOR COUNTY CLERK

TITLE	LOT SPLIT LAND DIVISION SURVEY OF TRACT A, 1-049-089-358-116
OWNER	RUDY A. RODRIGUEZ AND JULIE RODRIGUEZ WARRANTY DEED, INSTRUMENT NO. 1857,434
LOCATION	TRACT A, PLAT BOOK 799, PAGE 009, AS DOCUMENT NO. 1798,725 BEING A PORTION OF SMALL HOLDING CLAIM #35-TRACT 3 IN SECTION 6 AND SECTION 7, T19N, R9E, N.M.P.M. ADDRESS: 4323 AIRPORT ROAD, CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 11th day of December A.D. 2020 at 1:54 o'clock P M. and was duly recorded in Book 871 Page 30-33 of the Records of Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico
Deputy

COUNTY CLERK SEAL

ARNULFO SURVEYS INC.
PAUL A. ARNULFO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1950 FAX (505) 471-1925

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

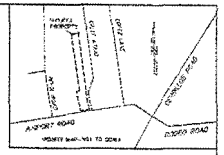
DRAWN BY: P.A.A. — DATE: FEB. 2020
SURVEY NO. 1809304 — SHEET NO. 1 OF 2

Land Division Survey of property located at 4223 Airport Road, Santa Fe, NM

LAND DIVISION SURVEY OF TRACT A-1 AS DESCRIBED ON PLAT FILED IN SANTA FE COUNTY DEED PLAT BOOK 740, PAGE 029, INSTRUMENT NO. 1796,705 THE TRACT LIES WITHIN A PORTION OF SMALL HOLDING CLAIM 630-TRACT 2 WITHIN SECTION 8 AND SECTION 17, T16N, R9E, N.M.P.M. SAID TRACT A-1 IS LOCATED AT NO. 4223 AIRPORT ROAD, IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
SAID PARENT PARCEL TWO TRACTS OF RECORD INTO 50 LOTS TO USE RESIDENTIAL MIX RANGE BETA (RM-B) SAID PROPERTIES ARE NOW TO BE KNOWN AS CASAS DE TODOS SUBDIVISION

LAND DIVISION
CASAS DE TODOS SUBDIVISION



N23°20'36"E
208.96'
SANTA FE
TRACT A-1
TRACT B
TRACT C
TRACT 2
TRACT 3
TRACT 4
TRACT 5
TRACT 6
TRACT 7
TRACT 8
TRACT 9
TRACT 10
TRACT 11
TRACT 12
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TRACT 39
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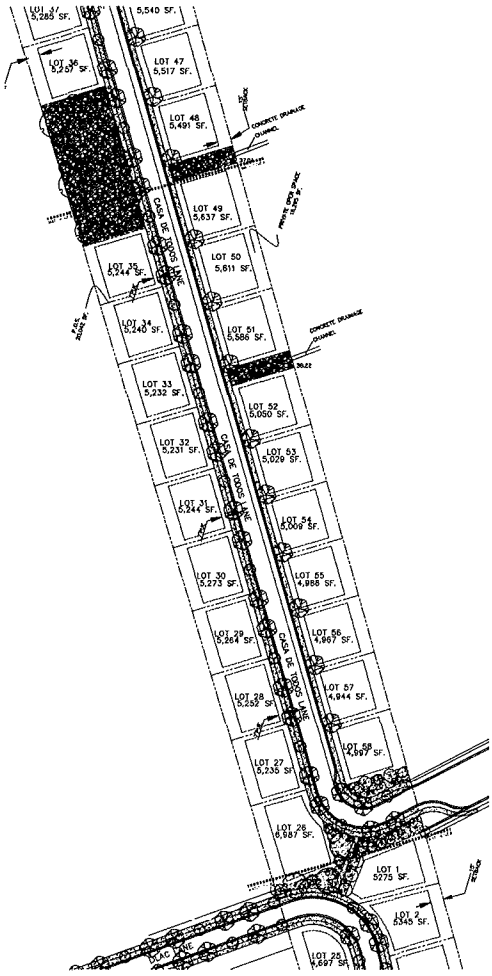
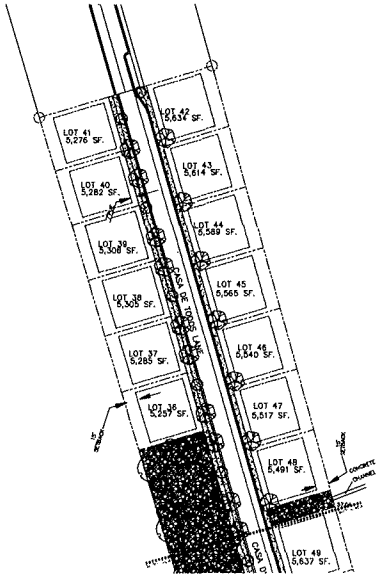
TRACT 41
TRACT 42
TRACT 43
TRACT 44
TRACT 45
TRACT 46
TRACT 47
TRACT 48
TRACT 49
TRACT 50
N 79°10'06" E 81.09'
S 79°10'06" W 81.09'
S 23°20'36" W 208.96'
N 23°20'36" E 208.96'
SANTA FE
SANTA FE
SANTA FE





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Date: 5/29/2020
Revisions:
- 12/17/2020
- 04/05/2021

Drawn by: HA
Reviewed by: CM

Casa De Todos Subdivision
Landscape Plan
Santa Fe, New Mexico

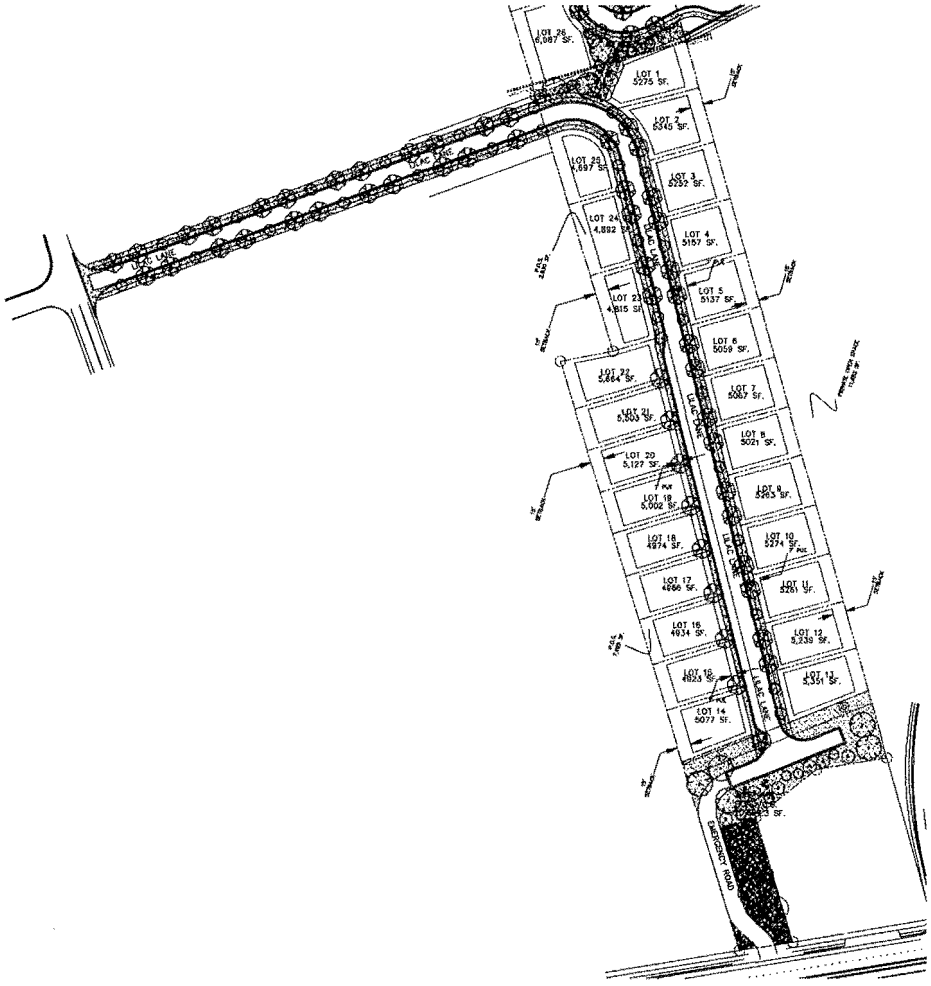
NORTH

Scale: 1" = 50'

25' 0 50' 100'

Sheet Title:
Landscape Plan

Sheet Number:
LP-01



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Casa De Todos Subdivision Landscape Plan

Santa Fe, New Mexico

NORTH

Scale: 1" = 50'

Sheet Title:
Landscape Plan

Sheet Number:
LP-02

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
A	CA	17	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	2" B&B
	FOR NEO	15	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	24"BOX
	GI	8	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' TM	IMPERIAL HONEYLOCUST	2" B&B
	PF	8	POPULUS FREMONTI WISLIZENI	RIO GRANDE COTTONWOOD	2" B&B
	PYR CLE	42	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2" B&B
	ULM EM2	98	ULMUS PROPINQUA 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	2" B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	JUN SCO	14	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' B&B
	PIN EDU	15	PINUS EDWARDSES EDULIS	PINYON PINE	6' B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	SAL EXI	34	SALIX EXIGUA	COYOTE WILLOW	5 GAL
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HEL SEM	24	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PER ATR	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL
	RHU TRI	44	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL
	SAL ORC	2	SALIXA ORECOE	AUTUMN SAGE CHERRY	5 GAL
	SIB	11	SYRINGA X 'BLOOMERANG'	PURPLE REBLOOMING LILAC	5 GAL
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ERI NAU	48	ERICAMERIA NAUSEOSA	CHAMISA	5 GAL
	PM	2	PINUS MUGO 'WOPS'	MUGO PINE	5 GAL
	SAN CHA	20	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	5 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	7/8" SANTA FE BROWN GRAVEL WITH WEED BARRIER	33,868 SF	
	2-4" AGGREGATE WITH WEED BARRIER	21,879 SF	

LANDSCAPE DATA

REQUIRED OPEN SPACE	
25% OF TOTAL LOT AREA (2.58 AC/112,225 SF)	28,056.25 SF
112,225 SF X 20% (passive water harvesting)	22,445 SF
PROPOSED OPEN SPACE	19,960
PROPOSED STREETSCAPE	18,897
REQUIRED TREES/OPEN SPACE	
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	40
MINIMUM 25% EVERGREEN	10
PROPOSED TREES	40
REQUIRED SHRUBS/OPEN SPACE	
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	80
MINIMUM 25% EVERGREEN	20
PROPOSED SHRUBS	80
OPEN SPACE REQUIREMENTS	
MINIMUM 10' DIMENSION	
MINIMUM 300 SF	
REQUIRED TREES/PONDING AREA	
ONE TREE PER 500 SF OF PONDING AREA	
(18,864 SF/500 SF)	38
PROPOSED TREES	38
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	114
PROPOSED SHRUBS	114
STREET TREE REQUIREMENTS	
ONE TREE MINIMUM 1 PER 30 L.F.	
REQUIRED TREES	130
PROPOSED TREES	139
TOTAL REQUIRED SHRUBS/5 GAL	194
TOTAL PROPOSED SHRUBS/5GAL	194
(including evergreen and deciduous)	
TOTAL REQUIRED TREES/2" CAL. OR 6' HT.	208
TOTAL PROPOSED TREES/2" CAL. OR 6' HT.	217
(including evergreen and deciduous)	

WATER BUDGET

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
160 TREES/960 GALLONS PER RUN CYCLE
296 SHRUBS/592 GALLONS PER RUN CYCLE
1552 GALLONS PER RUN CYCLE X 90 RUN TIMES=139,680 GPY/.43 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
160 TREES/960 GALLONS PER RUN CYCLE
296 SHRUBS/592 GALLONS PER RUN CYCLE
1552 GALLONS PER RUN CYCLE X 77 RUN TIMES=119,504 GPY/.37 ACRE FT.

LANDSCAPE NOTES

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

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE IRRIGATION PLAN

PONDING AREAS ARE APPROXIMATE. PLEASE REFER TO GRADING & DRAINAGE PLAN FOR EXACT INFORMATION.

PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.

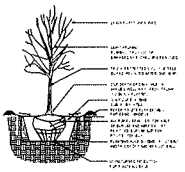
THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING AND DRAINAGE PLAN. WHENEVER POSSIBLE, DETENTION AND RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

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

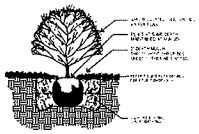
NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

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

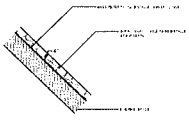
ALL OPEN SPACE SHOWN ON THE PLAT IS PRIVATE OPEN SPACE. NO PUBLIC OPEN SPACE IS PROPOSED FOR DEDICATION TO THE CITY.



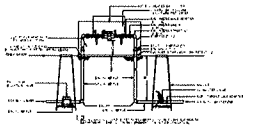
TREE INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



POND SLOPE DETAIL



BACKFLOW PREVENTER INSTALLATION DETAIL

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Date: 5/29/2020
Revisions:
12/17/2020
04/05/2021

Drawn by: HA
Reviewed by: CM

Casa De Todos Subdvision
Landscape Plan
Santa Fe, New Mexico

NORTH

Scale: 1" = 50'

25' 0 50' 100'

Sheet Title:
Landscape Plan

Sheet Number:
LP-03

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Casa De Todos Subdivision

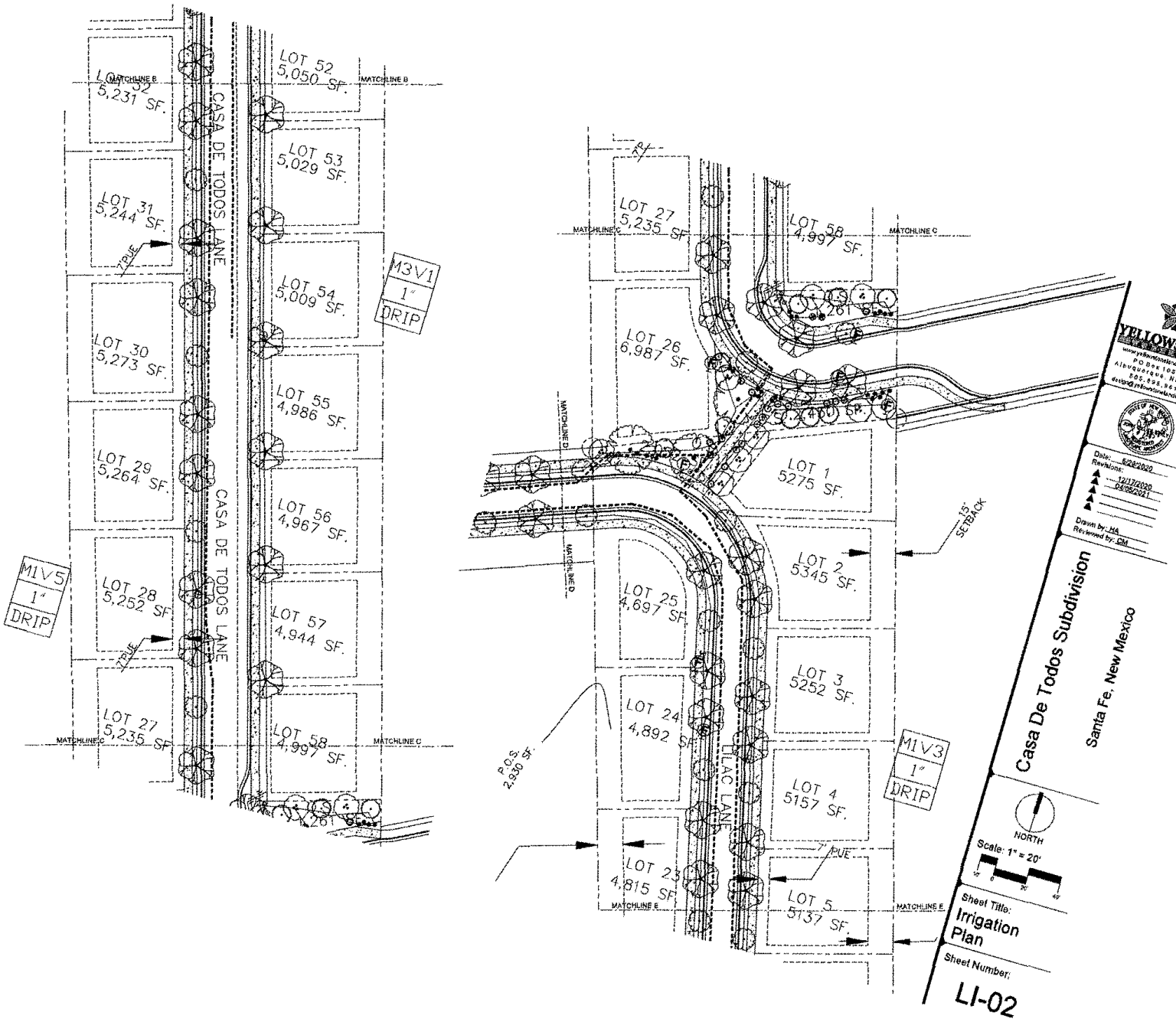
Santa Fe, New Mexico

NORTH

Scale: 1" = 20'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



YELLOWSTONE LANDSCAPE

Date: 5/28/2020
Revisions: 12/17/2020
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Casa De Todos Subdivision

Santa Fe, New Mexico

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Scale: 1" = 20'

Sheet Title:
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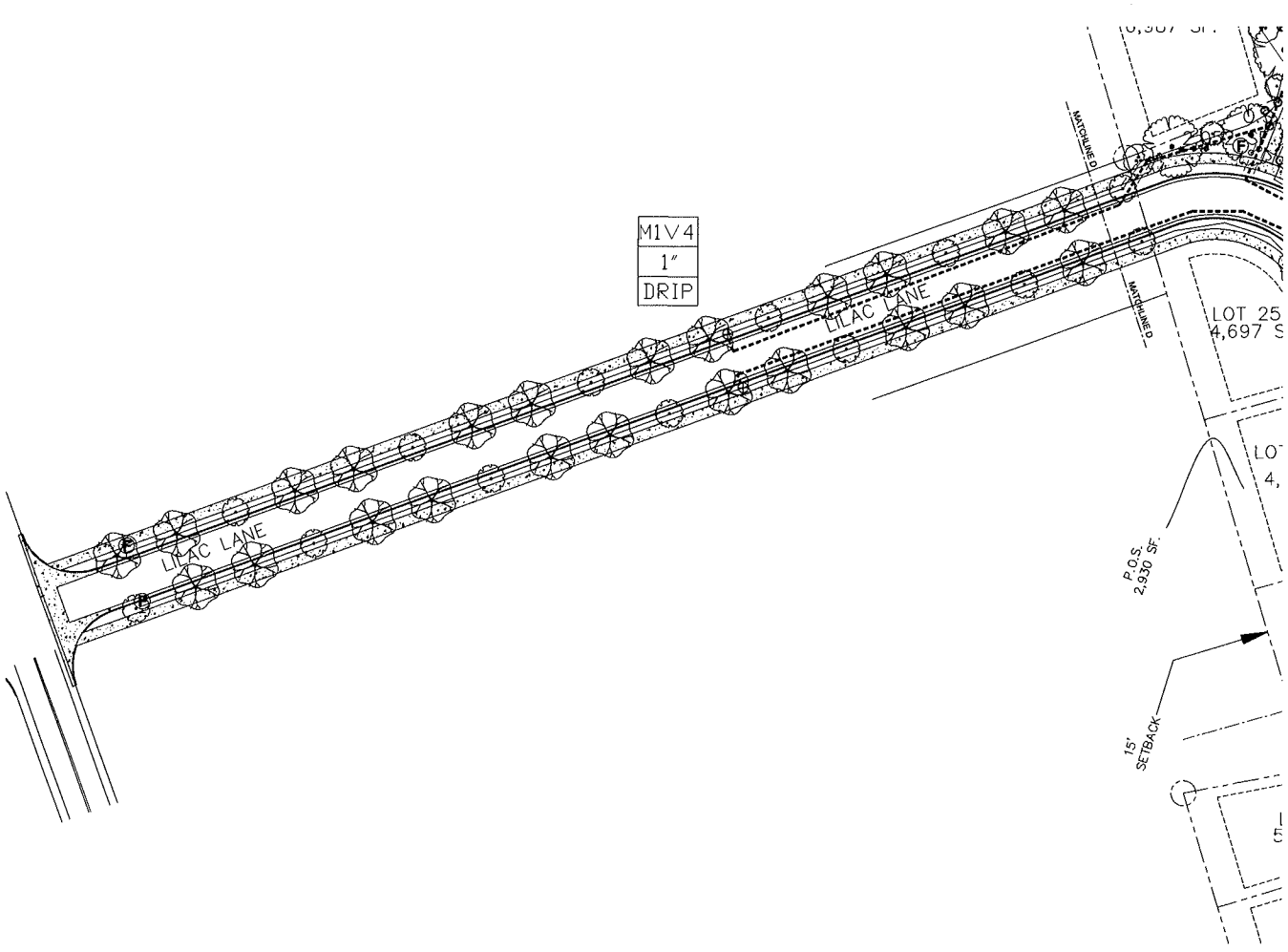
Sheet Number:
LI-02



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Reviewed by: GM

Casa De Todos Subdivision

Santa Fe, New Mexico

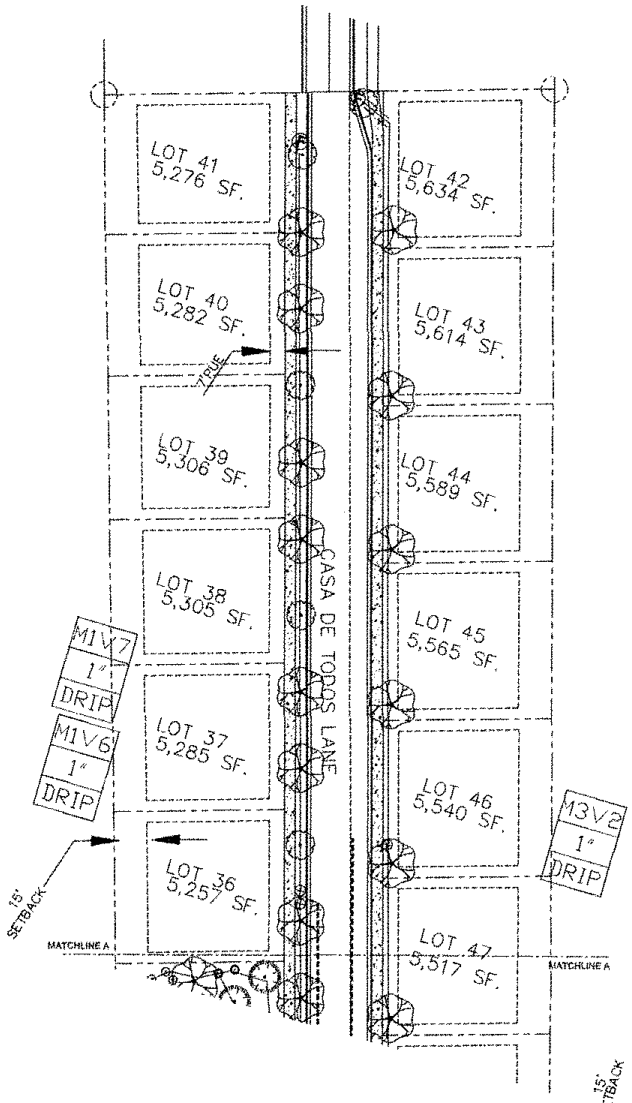
NORTH

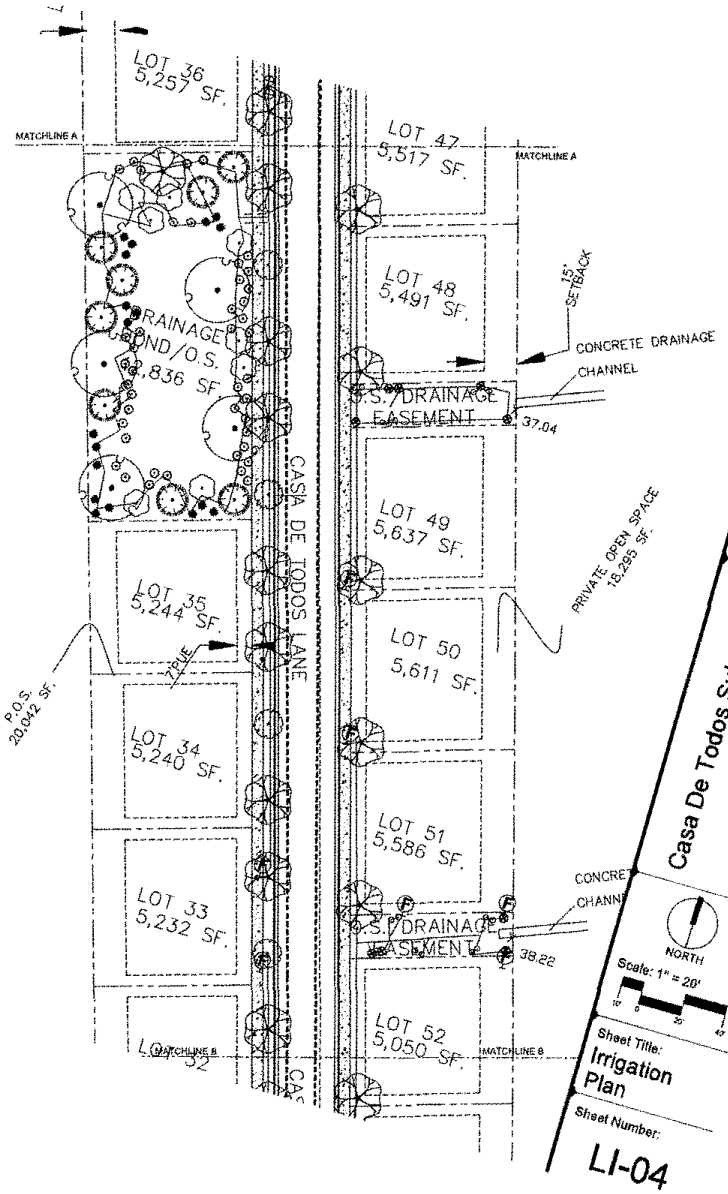
Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-03





YELLOWSTONE LANDSCAPE

Date: 5/25/2020
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04/06/2021
Drawn by: MA
Reviewed by: CM

Casa De Todos Subdivision

Santa Fe, New Mexico

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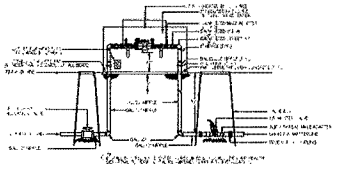
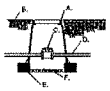
Scale: 1" = 20'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-04

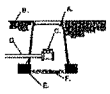


1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



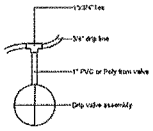
A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAIN LINE/3" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL N.T.S.

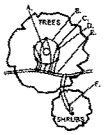


A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAIN LINE/3" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

3 MANUAL DRAIN VALVE DETAIL N.T.S.

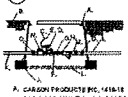


4 DRIP VALVE DETAIL N.T.S.



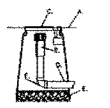
A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. ¾" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL N.T.S.



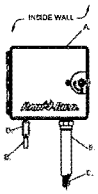
A. CARSON PRODUCTS INC. 1418-18 BODY, ABS VALVE BOX W/ BOLT DOWN COVER, (ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE: SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH. 80 NIPPLE
G. SCH. 80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE/24" BURY
J. 8" X 8" X 16" CMU CONCRETE BLOCK
K. MASTER LINE/24" BURY
L. 4" LAYER OF 3/4" GRAVEL
M. PRESSURE REGULATOR
N. SPEARS SCH.80 BALL VALVE
O. TRUE UNION COUPLING

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



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 3" DEPTH OF GRAVEL
F. 90° PVC FITTING

7 END FLUSH CAP N.T.S.



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

8 WALL MOUNTED AUTOMATIC CONTROLLER N.T.S.

METER 1: Min. 3/4" Valve Schedule		METER 2: Min. 5/8" Valve Schedule		METER 3: Min. 5/8" Valve Schedule	
Valve 1	8.20 gpm	Valve 1	10.40 gpm	Valve 1	14.66 gpm
Valve 2	3.60 gpm	Valve 2	4.20 gpm	Valve 2	2.33 gpm
Valve 3	8.93 gpm	Highest Flow	4.20 gpm	Highest Flow	4.66 gpm
Valve 4	8.40 gpm				
Valve 5	3.60 gpm				
Valve 6	5.63 gpm				
Valve 7	7.20 gpm				
Highest Flow	8.20 gpm				

IRRIGATION LEGEND

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(D) OF THE 2006 WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 1 GPH EMITTERS PER EACH TREE AND TWO 1 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS.
IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEARED OF ALL ROCK AND DEBRIS
11. MAINLINE SHOWN SCHEMATICALLY AS PLACED IN THE ROAD FOR CLARITY ONLY. ALL MAINLINE TO BE PLACED IN THE LANDSCAPE BEDS.

WATER BUDGET CALCULATIONS

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 80 RUN CYCLES PER YEAR
217 TREES/ 1302 GALLONS PER RUN CYCLE
184 SHRUBS/ 368 GALLONS PER RUN CYCLE
1,690 GALLONS PER RUN CYCLE X 80 RUN TIMES = 162,100 GPY/0.45 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 72 RUN CYCLES PER YEAR
217 TREES/ 1302 GALLONS PER RUN CYCLE
184 SHRUBS/ 368 GALLONS PER RUN CYCLE
1,690 GALLONS PER RUN CYCLE X 72 RUN TIMES = 130,130 GPY/0.35 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

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Date: 6/29/2020
Revisions:
1. 12/17/2020
2. 04/05/2021
3.
4.
5.

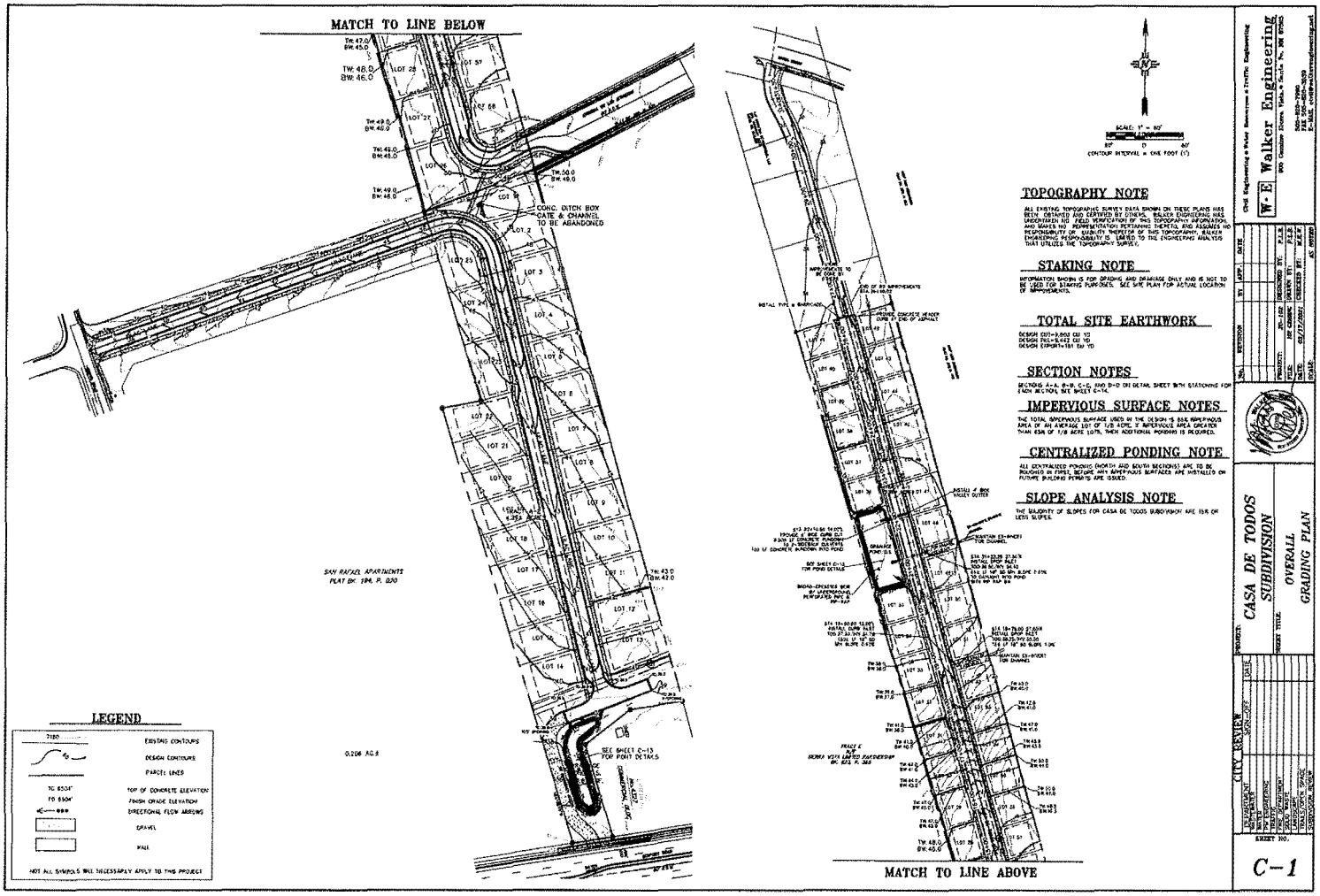
Drawn by: HA
Reviewed by: CM

Casa De Todos Subdivision
Santa Fe, New Mexico

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

Sheet Title:
Irrigation Details

Sheet Number:
LI-05



TOPOGRAPHY NOTE

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

STAKING NOTE

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

TOTAL SITE EARTHWORK

DESIGN CUT=3,800 CU YD
DESIGN FILL=3,400 CU YD
DESIGN EXPORT=181 CU YD

SECTION NOTES

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

IMPERVIOUS SURFACE NOTES

THE TOTAL IMPERVIOUS SURFACE USED IN THE DESIGN IS 83% IMPERVIOUS AREA OF AN AVERAGE LOT OF 1/3 ACRE. IF IMPERVIOUS AREA GREATER THAN 65% OF 1/3 ACRE LOTS, THEN ADDITIONAL PONDING IS REQUIRED.

CENTRALIZED PONDING NOTE

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

SLOPE ANALYSIS NOTE

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

Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
900 Canyon Shore Trail, Suite No. 200 97065
503-650-2988
503-650-2989
E-MAIL: walker@walkerengineering.net

NO.	REVISION	BY	APP.	DATE

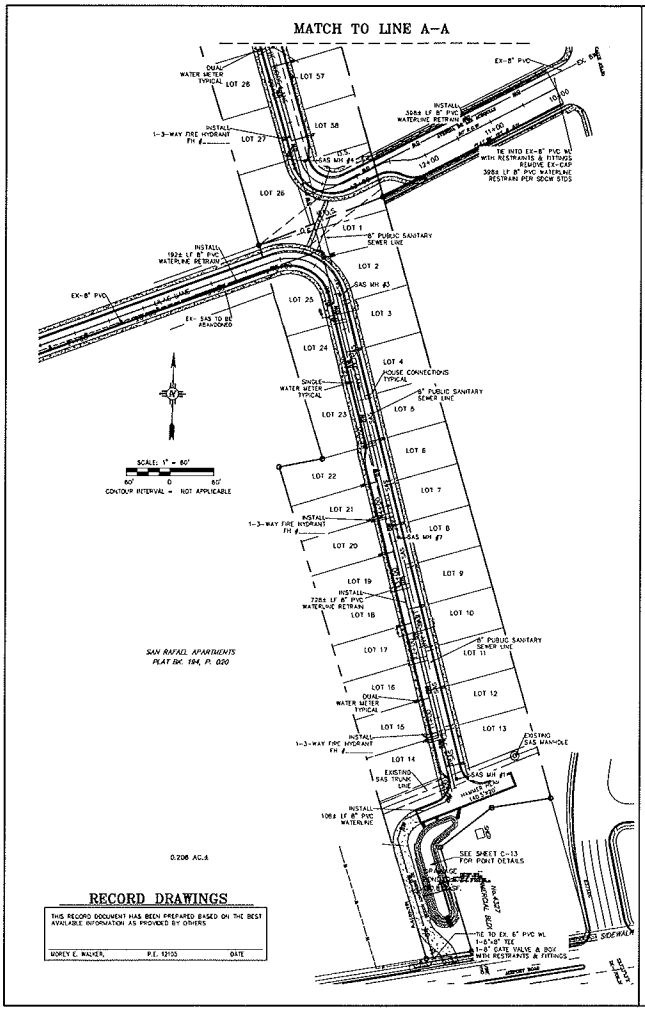
PROJECT: JAC CASINO
FILE: JAC-1.DWG
DATE: 05/17/2007
DESIGNED BY: R.A.S.
DRAWN BY: M.E.P.
CHECKED BY: R.A.S.
AS NOTED

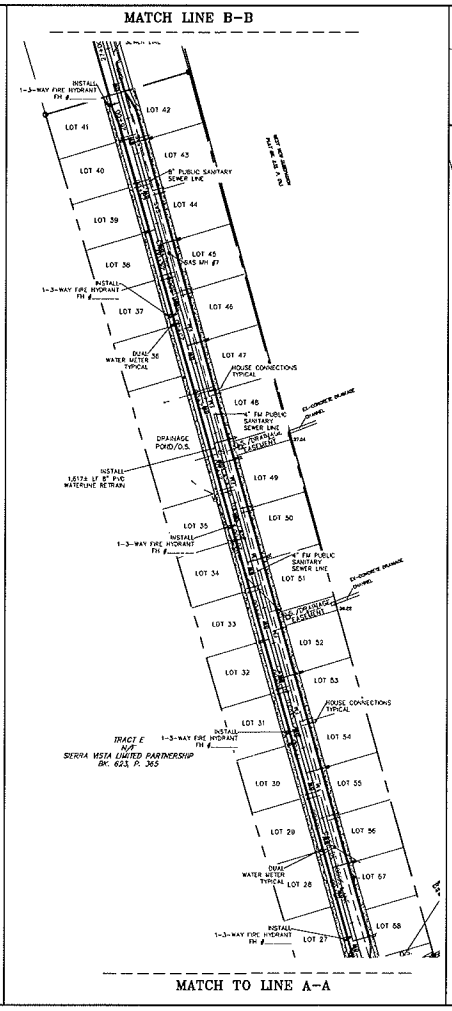
CITY REVIEW

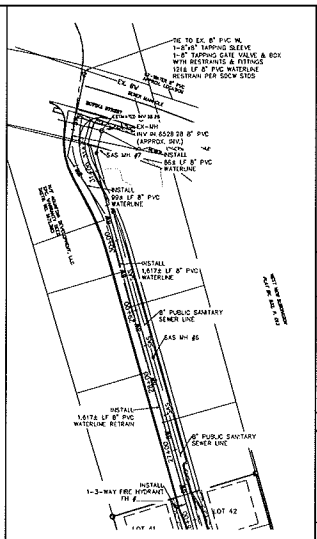
DEPARTMENT	DATE	SIGNATURE
ENGINEERING		
WATER		
FIRE MARSHAL		
TRAFFIC ENGINEER		
PUBLIC WORKS		
PARKS SUPT.		
TRANSPORTATION SPECIALIST		
PLANNING REVIEW		

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: OVERALL GRADING PLAN

SHEET NO.
C-1







MATCH TO LINE B-B

UTILITY NOTE

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANIES, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, BY AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

STORM & SAS MANHOLES NOTE

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

LEGEND

- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE & BOX
- PROPOSED METER
- EXISTING SEWER
- EXISTING SAS MANHOLE
- PROPOSED SEWER
- PROPOSED SAS MANHOLE
- 4" SAS SERVICE

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W·E Walker Engineering
905 Calabaza Sierra Vista, • Santa Fe, NM 87505
505-820-7090
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NO.	REVISION	BY	APP.	DATE

PROJECT: 20-155 DESIGNED BY: JRD
FILE: 20155 DRAWN BY: M.E.F.
DATE: 05/11/2021 CHECKED BY: M.E.W.
SCALE: AS NOTED

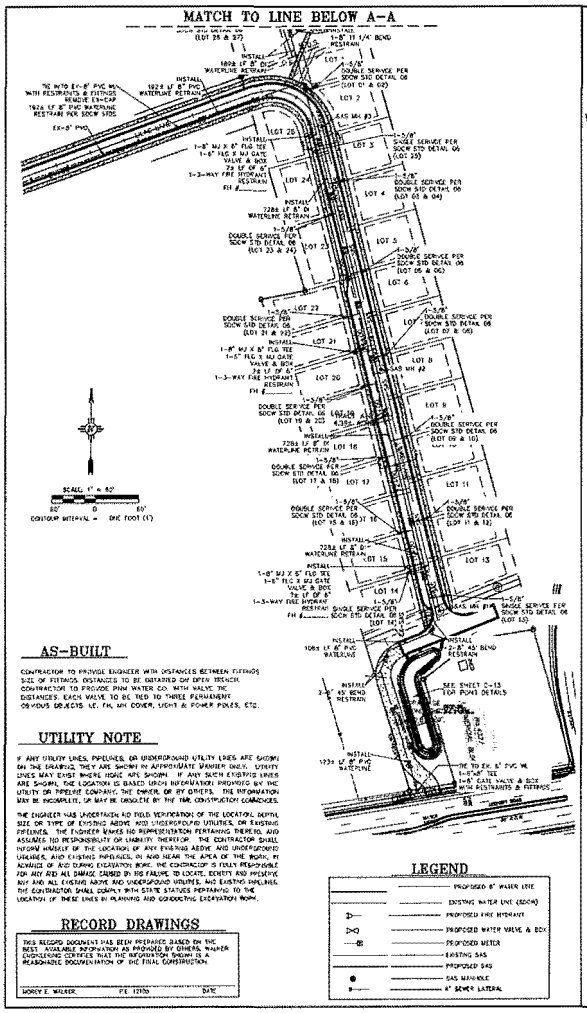
CITY REVIEW

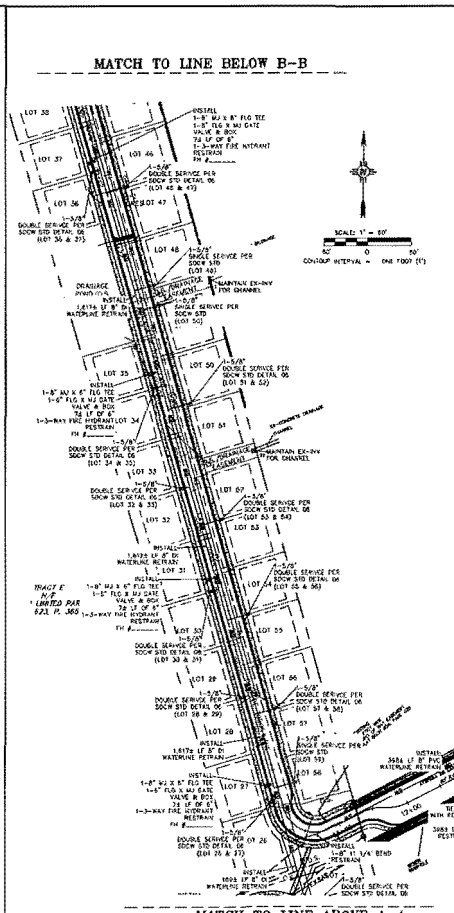
DEPARTMENT	SIGN-OFF	DATE
PLANNING		
WATER		
FIRE DEPARTMENT		
TRAFFIC		
SOLID WASTE		
LANDSCAPING SPACE		
SUBDIVISION REVIEW		

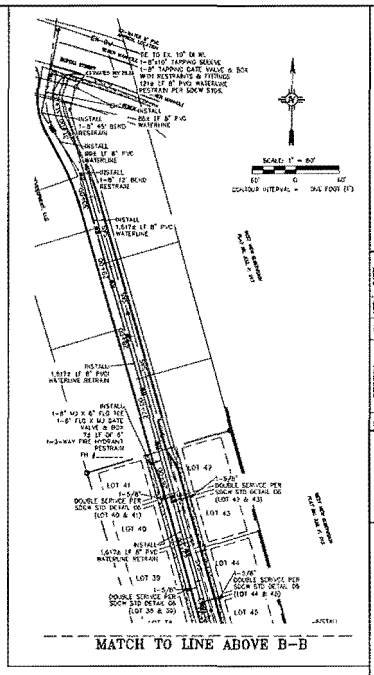
PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: OVERALL UTILITY PLAN

SHEET NO. C-2







AS-BUILT

CONTRACTOR TO PROVIDE ENGINEER WITH DISTANCES BETWEEN FITTINGS SIZE OF FITTINGS, DISTANCES TO BE OBTAINED OFF OPEN TRENCH. CONTRACTOR TO PROVIDE PWM WATER CO. WITH VALVE TIE DISTANCES. EACH VALVE TO BE TIED TO THREE PERMANENT OBVIOUS OBJECTS. I.E. FH, MH COVER, LIGHT & POWER POLES, ETC.

UTILITY NOTE

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWINGS, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY. THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATIONS OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PROTECT ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

RECORD DRAWINGS

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

MOREY E. WALKER P.E. 12100 DATE

LEGEND

- PROPOSED 8" WATER LINE
- EXISTING WATER LINE (SHOWN)
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE & BOX
- PROPOSED METER
- EXISTING SAS
- PROPOSED SAS
- SAS MANHOLE
- 4" SEWER LATERAL

CASA DE TODOS SUBDIVISION

RECORD MAPPING			
AS BUILT	____/____/____		
VALVE MARKS	____/____/____		
GAS (MAPPING)	____/____/____		
MANHOLE RECEIVED	____/____/____		

PLAT RECORDING INFORMATION

BOOK: _____

PAGE: _____

FEE: _____

DATE: _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.

INSPECTOR:

DATE:

03/17/2021

C-3

PG 1 OF 2

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W. E. Walker Engineering
900 Camino Sierra Vista • Santa Fe, NM 87501
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FAX 505-780-8259
civilwalkerengineering@gmail.com

No.	REVISION	BY	APP.	DATE

DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: MEW

PROJECT: 20-108
ISSUE: FOR UTILITY
DATE: 03/17/2021

AS BUILTS

PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: WATER LAYOUT PLAN

VICINITY MAP

SDCW WATER NOTES

1. CONTRACTOR WILL NOTIFY SDCW 5 DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SANGRE DE CRISTO WATER COMPANY CONSTRUCTION SPECIFICATIONS.
3. ALL EASEMENTS WILL BE DEDICATED, CLEARED AND GRADED, AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS WILL BE CUT TO GRADE PRIOR TO WATERLINE INSTALLATION.
5. ALL LOT CORNERS WILL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB AND GUTTER WILL BE INSTALLED PRIOR TO WATERLINE INSTALLATION UNLESS OTHER WISE APPROVED IN WRITING BY SDCW CO.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT OF WAY MAPS, SIGNED PLATS AND SDCW COMPANY DRAWINGS.
7. MATERIAL SUBMITTAL SHALL BE APPROVED BY SDCW CO. PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537, TWO WORKING DAY IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS WILL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. PRESSURE REGULATOR AND PRESSURE SYSTEMS MUST BE APPROVED BY THE CITY OF SANTA FE PRIOR TO INSTALLATION.
11. A MINIMUM OF 4 FEET COVER TOP OF PIPE TO BE MAINTAINED.
12. CONTRACTOR TO SUBMIT VALVE TIES TO SDCW CO. WITHIN 5 DAYS OF COMPLETION.
13. CONTRACTOR TO SUBMIT FITTING TIES AND LENGTHS BETWEEN FITTINGS TO SDCW CO. 5 DAYS AFTER COMPLETION. THIS INCLUDES DISTANCES FROM CORNERS AND CORPORATION AS-BUILT QUANTITIES AND MEASUREMENTS SHALL BE LEGIBLE AND PROVIDED ON SDCW DRAWINGS OR OTHER AGREED UPON METHOD.
14. ALL VALVE BOXES TO BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
15. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS ARE TO BE OBTAINED BY THE CONTRACTOR FOR THE SDCW CO. FIELD REPRESENTATIVE AT THE TIME THE ITA IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD.
16. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (e.g. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.

WATER SERVICE TABLE–LILAC LANE

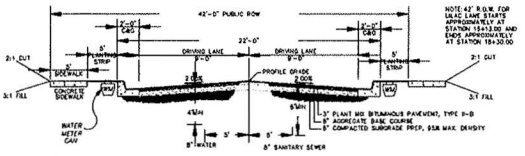
SERVICE SIZE	ADDRESS	LOT #
5/8" DS	LILAC LANE	1
5/8" DS	LILAC LANE	2
5/8" DS	LILAC LANE	3
5/8" DS	LILAC LANE	4
5/8" DS	LILAC LANE	5
5/8" DS	LILAC LANE	6
5/8" DS	LILAC LANE	7
5/8" DS	LILAC LANE	8
5/8" DS	LILAC LANE	9
5/8" DS	LILAC LANE	10
5/8" DS	LILAC LANE	11
5/8" DS	LILAC LANE	12
5/8" DS	LILAC LANE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

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

WATER SERVICE TABLE–CASA DE TODOS

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

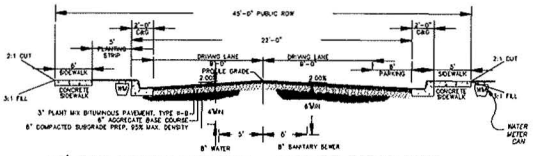
*** NOTE: "DS" STANDS FOR DOMESTIC SERVICE



NOTE: 42' R.O.W. FOR LILAC LANE STARTS APPROXIMATELY AT STATION 15+13.00 AND ENDS APPROXIMATELY AT STATION 19+30.00

42' ROW PUBLIC ROADWAY ENTRANCE – LILAC LANE

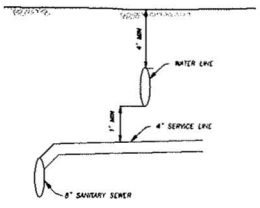
N.T.S.



NOTE: 45' R.O.W. FOR CASA DE TODOS LANE STARTS APPROXIMATELY AT STATION 14+00 AND ENDS AT APPROXIMATELY STATION 20+00

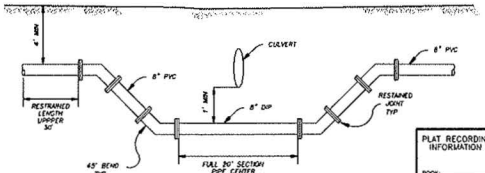
45' ROW PUBLIC ROADWAY – CASA DE TODOS LANE

N.T.S.



SEWER CROSSING DETAIL

NOT TO SCALE



CULVERT CROSSING DETAIL

NOT TO SCALE

CASA DE TODOS SUBDIVISION

RECORD MAPPING

AS BUILT ____ ____/____/____

VALVE MAPS ____ ____/____/____

GIS (MAPPING) ____ ____/____/____

INSPECTOR REQUIRED ____ ____/____/____

PLAT RECORDING INFORMATION

BOOK: _____

PAGE: _____

FILE DATE: _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.

INSPECTOR: _____

DATE: _____

06/17/2021

C-4

PG 2 OF 2

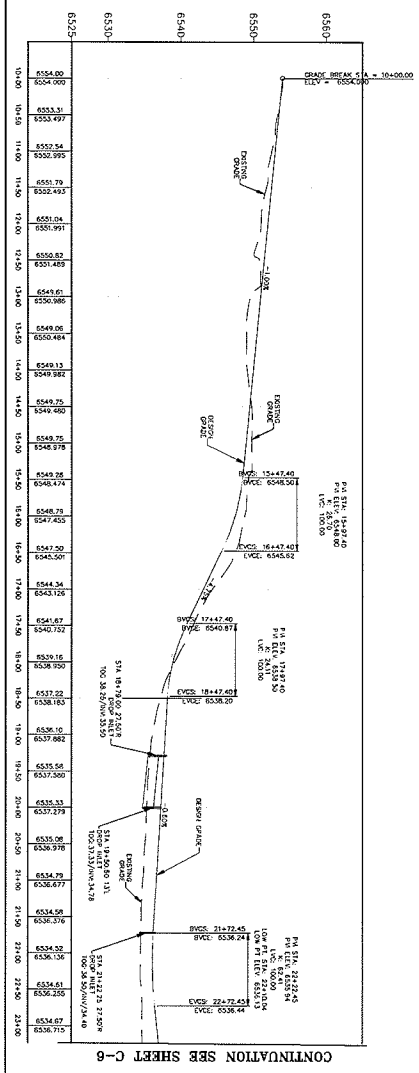
Civil Engineering • Water Resources • Traffic Engineering
Walker Engineering
900 Camino Sierra Vista • Santa Fe, NM 87501
505-820-7998
FAX 505-820-7559
christhewalker@centurylink.net

NO.	REVISION	BY	APP'D	DATE

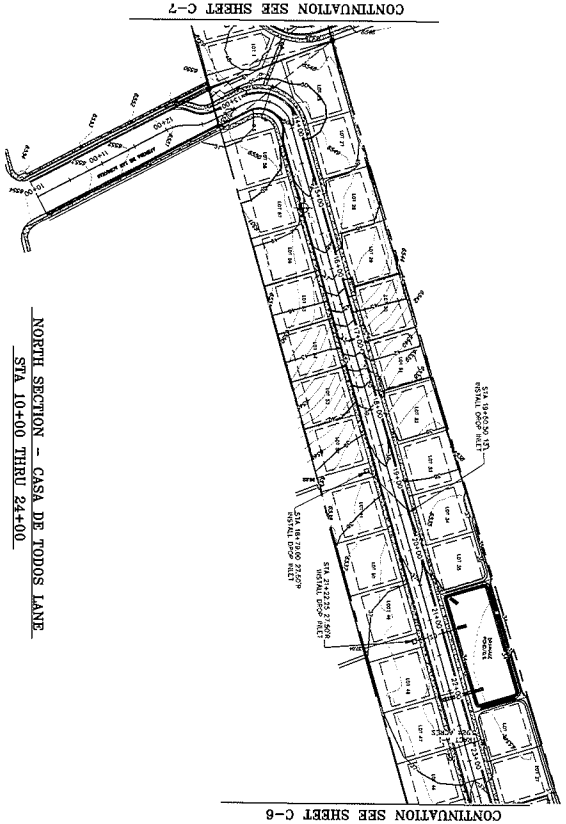
PROJECT: 20-106 | DESIGNED BY: JMD
FILE: SDC UTILITIES | DRAWN BY: JMD
DATE: 12/18/2020 | CHECKED BY: W.E.W.
SCALE: AS NOTED

PROJECT: CASA DE TODOS SUBDIVISION

SHEET TITLE: WATER SERVICE TABLE



NORTH SECTION - CASA DE TODOS LANE
STA 10+00 THRU 24+00



CONTOUR INTERVAL = 1ST APPROXIMATE

SCALE: 1" = 40'

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

SHEET NO. C-5

PROJECT:
CASA DE TODOS
SUBDIVISION

SHEET TITLE:
CASA DE TODOS
PLAN AND PROFILE

No.	REVISION	BY	APP.	DATE

PROJECT:	20-102	DESIGNED BY:	P.L.R.
FILE:	102 UTIL	DRAWN BY:	P.L.R.
DATE:	03/17/2021	CHECKED BY:	M.E.W.
SCALE:			AS NOTED

Civil Engineering • Water Resources • Traffic Engineering
W·E Walker Engineering
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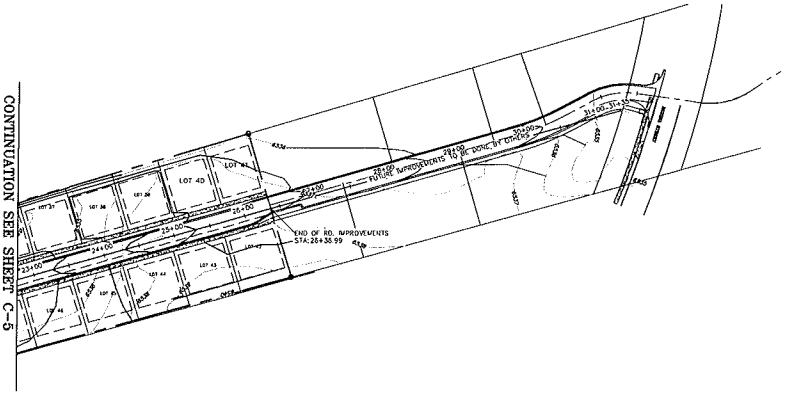
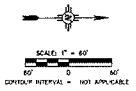
505-820-7990
FAX 505-820-3539
E-MAIL civil@walkerengineering.net

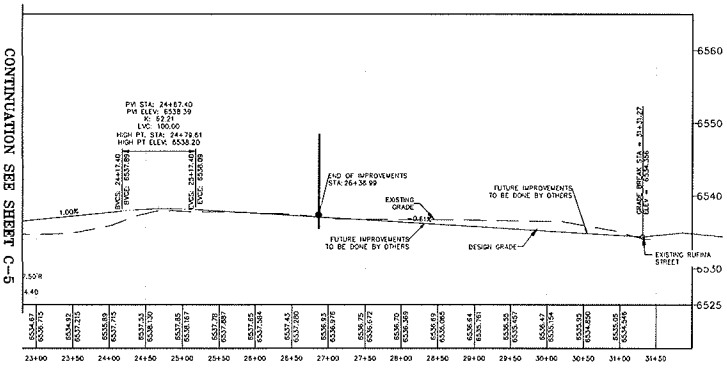
CONTINUATION SEE SHEET C-5





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

CONTINUATION SEE SHEET C-5



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505-820-7090
FAX 505-471-6469
E-MAIL: chris@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 20-108 | DESIGNED BY: R.L.B.
FILE: | DRAWN BY: R.L.B.
DATE: 05/17/2021 | CHECKED BY: M.E.W.
SCALE: AS NOTED

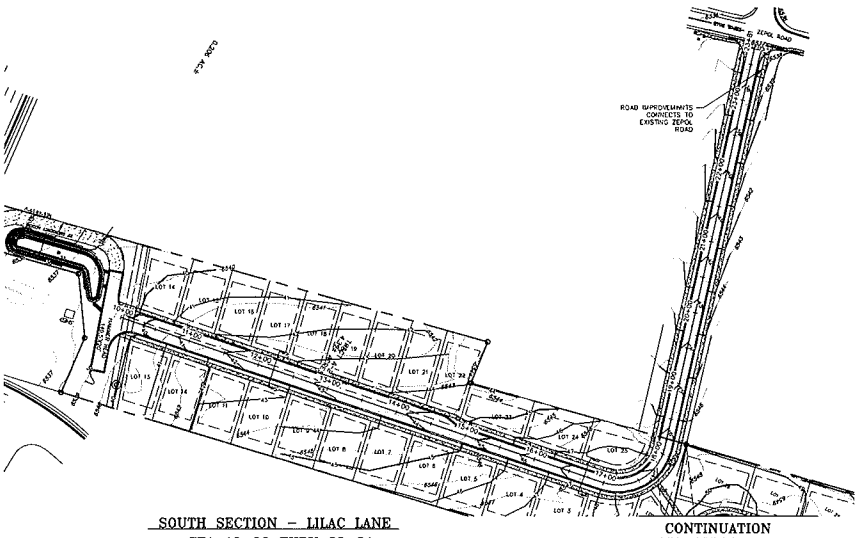
CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
FIRE MARSHAL		
WATER		
SEWER/GRADING		
TRAFFIC		
SOLID WASTE		
LANDSCAPING		
OPEN SPACE		
SUBDIVISION REVIEW		

PROJECT: CASA DE TODOS SUBDIVISION

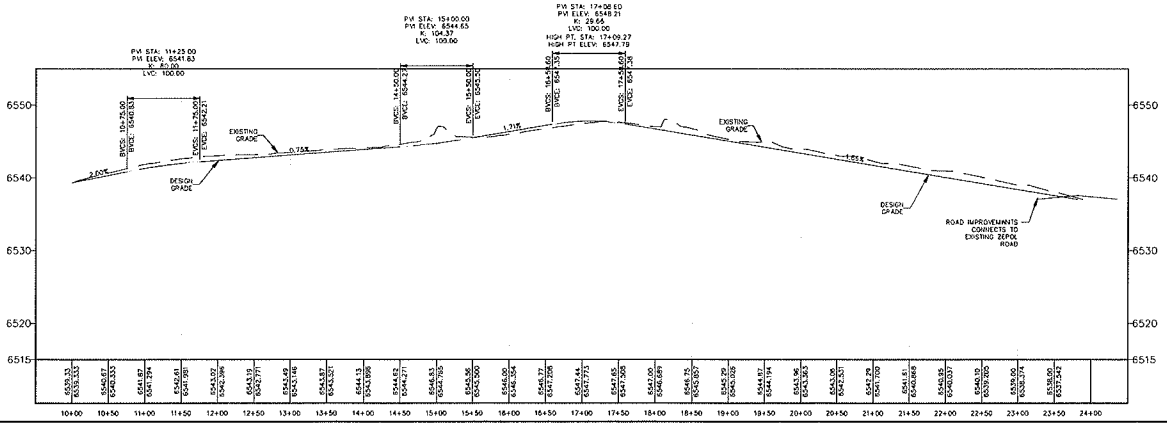
SHEET TITLE: CASA DE TODOS PLAN AND PROFILE

SHEET NO.
C-6



SOUTH SECTION - LILAC LANE
STA 10+00 THRU 23+81

CONTINUATION
SEE SHEET C-5



Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
805 Camino Sierra Vista • Santa Fe, NM 87505
505-820-7990
FAX 505-989-3589
EMAIL walkerengineering@gmail.com

NO.	REVISION	BY	APP'D	DATE

PROJECT: 20-105 DESIGNED BY: P.J.B.
DATE: 05/27/2021 DRAWN BY: P.J.B.
SCALE: AS NOTED

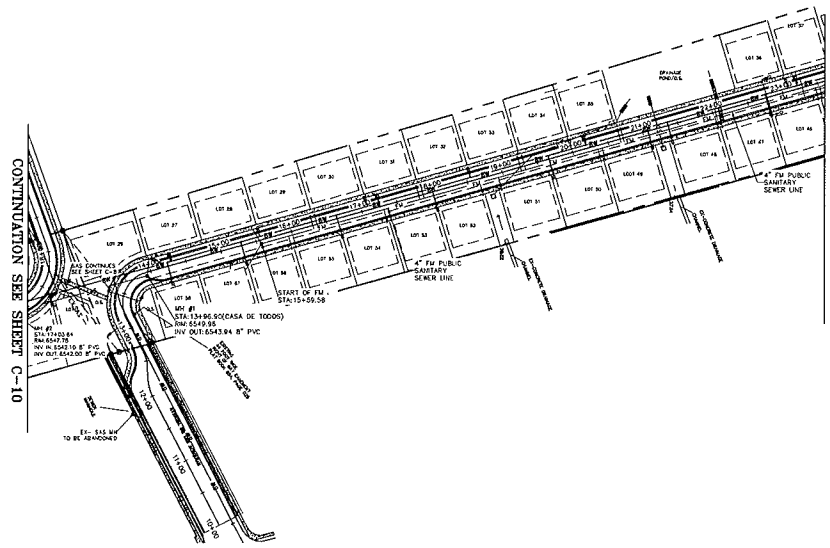
CITY REVIEW

DEPARTMENT	DATE
ENGINEERING	
WATER	
PW FOREMAN	
PARKS	
FIRE DEPARTMENT	
TRAFFIC ENGINEER	
LANDSCAPE	
ENVIRONMENTAL SERVICES	

PROJECT:
CASA DE TODOS
SUBDIVISION

SHEET TITLE:
LILAC LANE
PLAN AND PROFILE

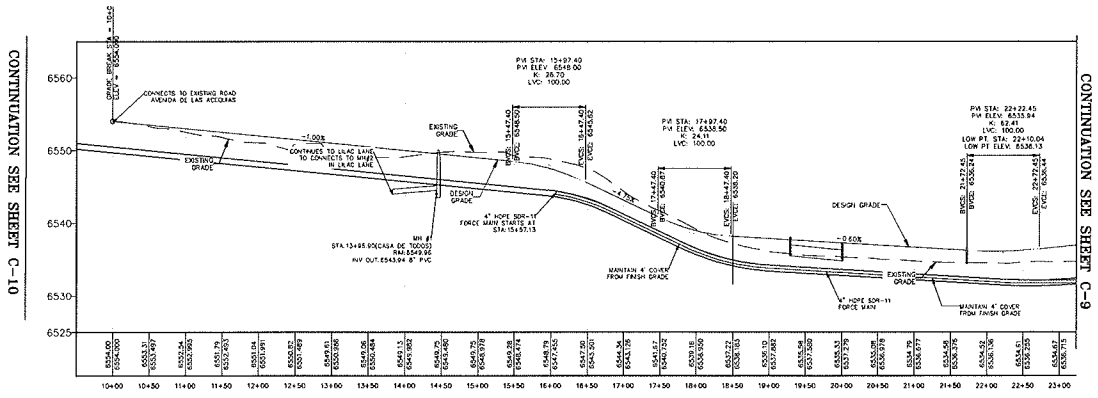
SHEET NO.
C-7



STORM & SAS MANHOLES NOTE

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

NORTH SECTION - CASA DE TODOS LANE
STA 10+00 THRU 23+00



Civil Engineering • Water Resources • Traffic Engineering
W E Walker Engineering
905 Cerrillos Sierra Vista, • Santa Fe, NM 87505
505-820-7200
FAX 505-438-3434
e-mail: chris@wewalkerengineering.net

No.	REVISION	BY	APP'D	DATE

PROJECT: 20-105 DESIGNED BY: J.R.S.
DATE: 05/17/2021 DRAWN BY: M.E.K.
SCALE: AS NOTED

CITY REVIEW

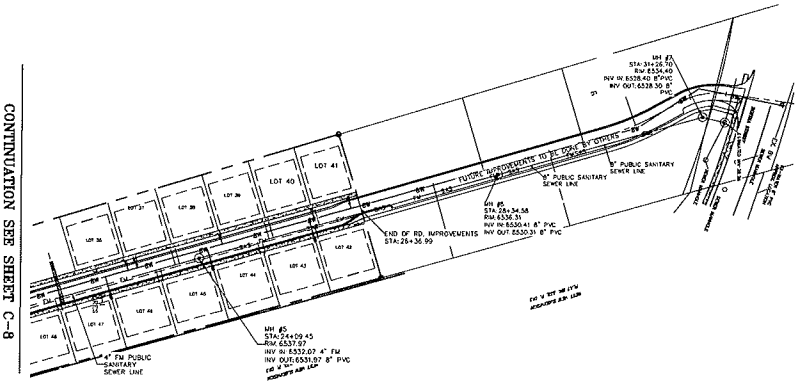
DEPARTMENT	SIGN-OFF	DATE
ENGINEERING		
WATER		
FIRE DEPARTMENT		
TRAFFIC ENGINEERING		
LANDSCAPE		
PARKS & RECREATION		
SURVEYOR, PUBLIC WORKS		

PROJECT: *CASA DE TODOS SUBDIVISION*

SHEET TITLE: *SANITARY AND SEWER PLAN AND PROFILE*

SHEET NO.
C-8

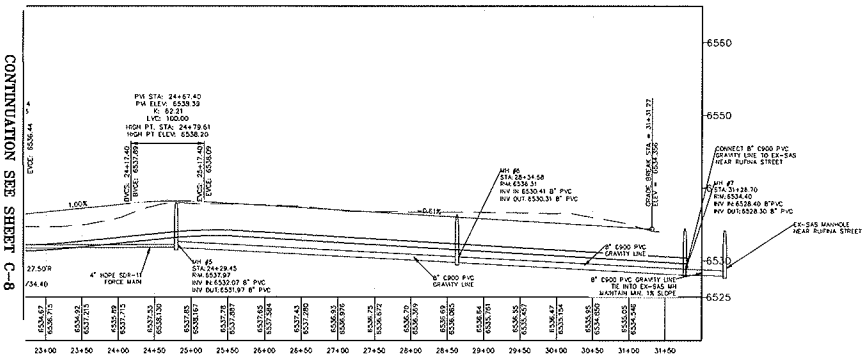
CONTINUATION SEE SHEET C-8

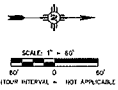


NORTH SECTION - CASA DE TODOS LANE

STA 23+00 THRU STA 31+50

CONTINUATION SEE SHEET C-8





STORM & SAS MANHOLES NOTE

STORM WATER AND SANITARY SEWER MAINHOLES SHALL NOT BE LOCATED IN THE GUTTER PAN OF CURB AND GUTTERS ALONG ANY ROADWAY, INCLUDING AVENIDA DE LAS ACEQUIAS.

Civil Engineering • Water Resources • Traffic Engineering
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905 Cadillac Sierra Vista, • Santa Fe, NM 87505
505-455-2990
505-455-3559
E-MAIL: drt@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 26-JAS DESIGNED BY: J.A.S.
FILE: FIRE TITE DRAWN BY: J.A.S.
DATE: 09/12/2007 CHECKED BY: R.E.K.
SCALE: AS NOTED

CITY REVIEW

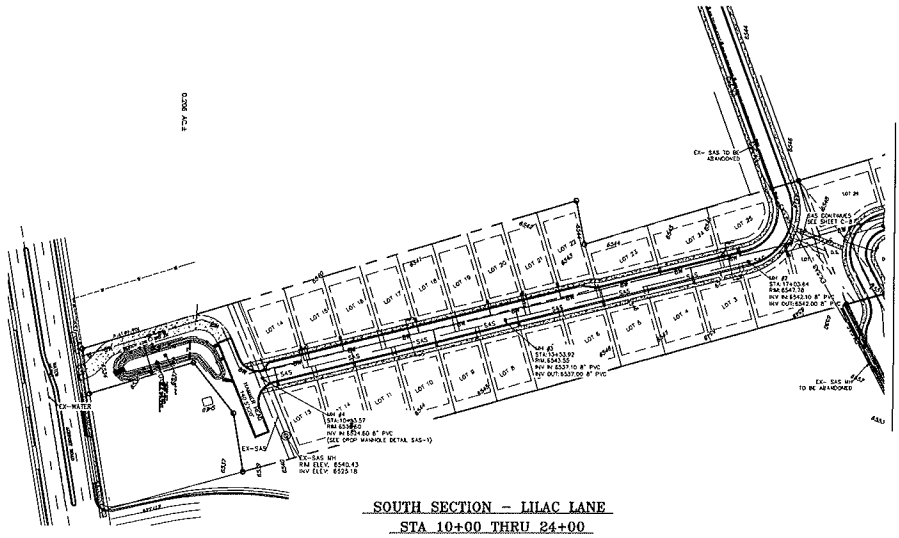
	SIGN-OFF	DATE
DEPARTMENT		
WATER SYSTEMS		
PRIVATE STREETS		
PUBLIC STREETS		
SOLID WASTE		
EARTHWORK/OPEN SPACE		
SUBDIVISION SURVEY		

PROJECT: CASA DE TODOS SUBDIVISION

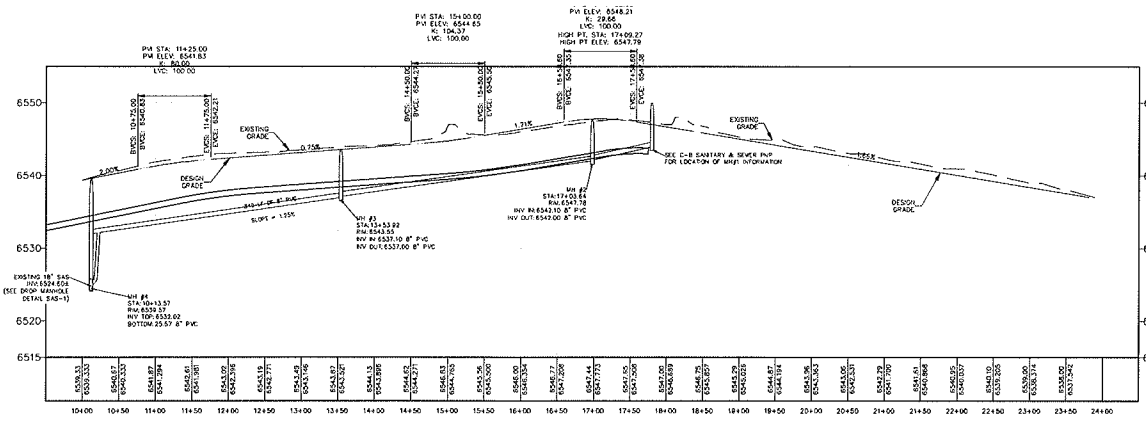
SHEET TITLE: SANITARY AND SEWER PLAN AND PROFILE

SHEET NO.

C-9



SOUTH SECTION - LILAC LANE
STA 10+00 THRU 24+00



STORM & SAS MANHOLES NOTE

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

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905 Camino Sierra Vista, • Santa Fe, NM 87505
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FAX 505-466-9339
E-MAIL: ericwalkerengineering@earthlink.net

NO.	REVISION	BY	APP'D	DATE

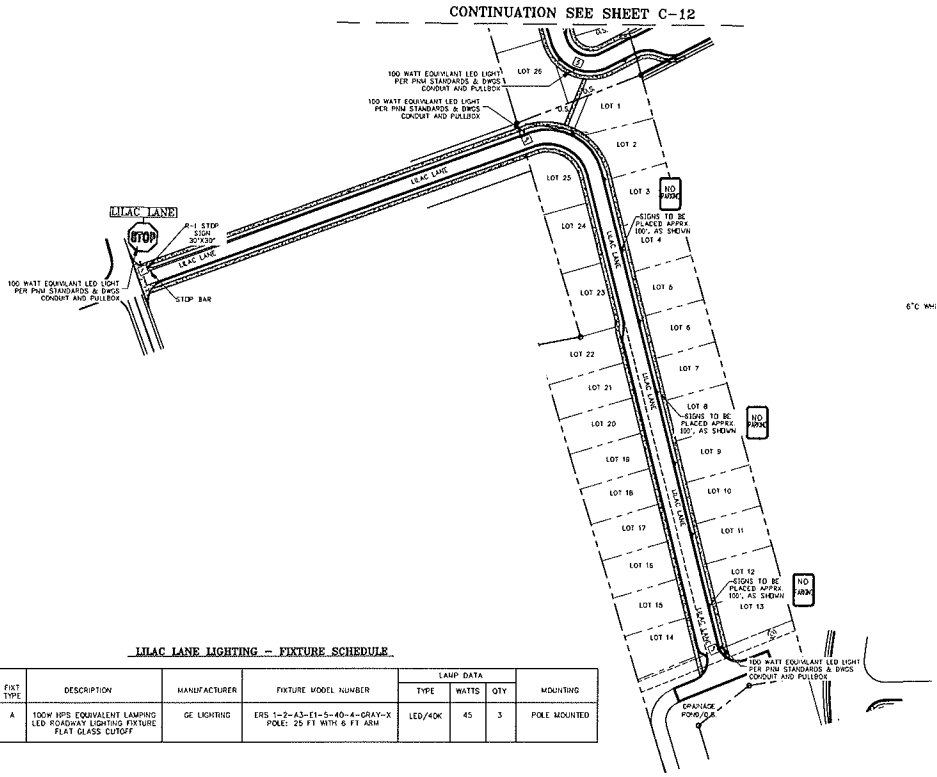
PROJECT: CASA DE TODOS SUBDIVISION
DESIGNED BY: J.R.D.
DRAWN BY: J.R.D.
CHECKED BY: E.W.
DATE: 09/27/2021
SCALE: AS NOTED

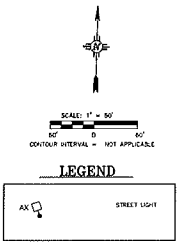
CITY REVIEW

DEPARTMENT	SIGN	DATE
WATER		
FIRE MARSHAL		
PUBLIC WORKS/ENG.		
LANDSCAPE		
TRAFFIC ENG.		
SUBDIVISION AGENT		

SHEET TITLE: SANITARY AND SEWER PLAN AND PROFILE

SHEET No.
C-10





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

STREET SIGN DETAIL

NTS

SIGNAGE AND STRIPING NOTE

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

CITY OF SANTA FE ADDITIONAL INSTALLATION REQUIREMENTS

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

LILAC LANE LIGHTING – FIXTURE SCHEDULE

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

LIGHTING NOTE

FINAL LIGHTING DESIGN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION.

RECORD DRAWINGS

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

MOREY E. WALKER, P.E. 12105 DATE

Civil Engineering • Water Resources • Traffic Engineering
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905 Camino Sierra Vista, • Santa Fe, NM 87505
505-920-7200
FAX 505-820-0539
E-MAIL civil@walkerengineering.net

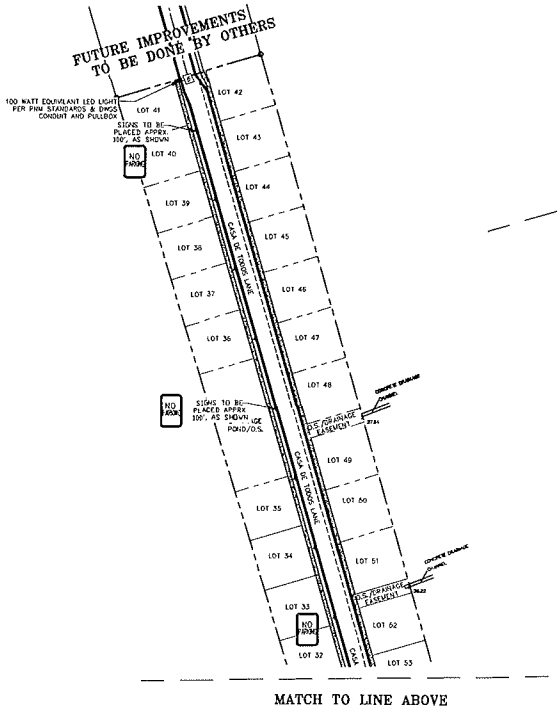
No.	REVISION	BY	APP'D	DATE

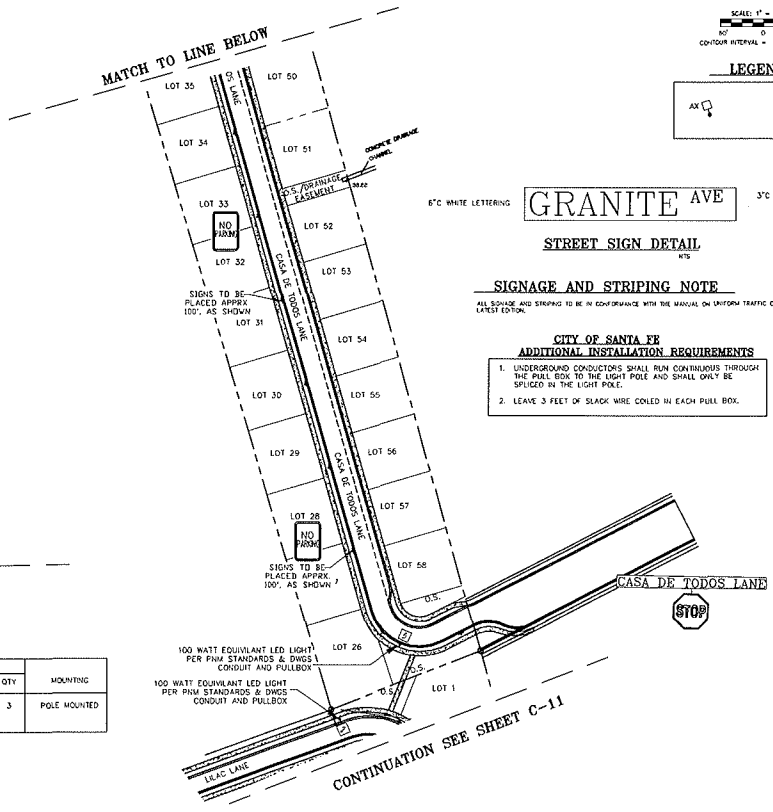
PROJECT: 21-107 | DESIGNED BY: A.R.G.
FILE: 108 SIGNAGE | DRAWN BY: A.R.G.
DATE: 01/18/2022 | CHECKED BY: M.E.W.
SCALE: AS NOTED

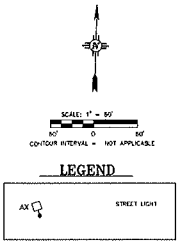
CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WATER DIVISION		
TRAFFIC ENGINEERING		
SOLID WASTE		
LANDSCAPE		
SUBDIVISION REVIEW		

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: LILAC LANE SIGNAGE & LIGHTING PLAN
SHEET NO. C-11







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

STREET SIGN DETAIL
NTS

SIGNAGE AND STRIPING NOTE

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

CITY OF SANTA FE ADDITIONAL INSTALLATION REQUIREMENTS

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

CASA DE TODOS LANE LIGHTING - FIXTURE SCHEDULE

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

RECORD DRAWINGS

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

MOREY E. WALKER, P.E. 12106 DATE

LIGHTING NOTE

FINAL LIGHTING DESIGN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION

Civil Engineering • Water Resources • Traffic Engineering
W-E Walker Engineering
995 Cerrillos Shops, Suite A, Santa Fe, NM 87505
505-820-7090
505-820-3559
E-Mail: civil@walkerengineering.net

NO.	REVISION	BY	APP'D	DATE
	25%-100	J.E.B.		
	100 LAYOUT	J.E.B.		
	04/20/2020	M.E.W.		AS NOTED

PROJECT:
FILE:
DATE:
SCALE:

PROJECT: CASA DE TODOS SUBDIVISION

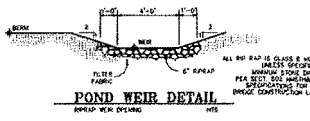
SHEET TITLE: CASA DE TODOS LANE SIGNAGE & LIGHTING PLAN

CITY REVIEW

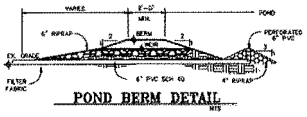
	DATE
PRELIMINARY PLAT	
DEVELOPMENT PLAN	
SIGN-OFF	
WATER	
SEWER	
GRADING/DRAINAGE	
TRAFFIC	
STREET	
SOLID WASTE	
LANDSCAPING	
GRADING/EROS. SPACE	
SUBDIVISION IMPROVM.	

SHEET NO.

C-12

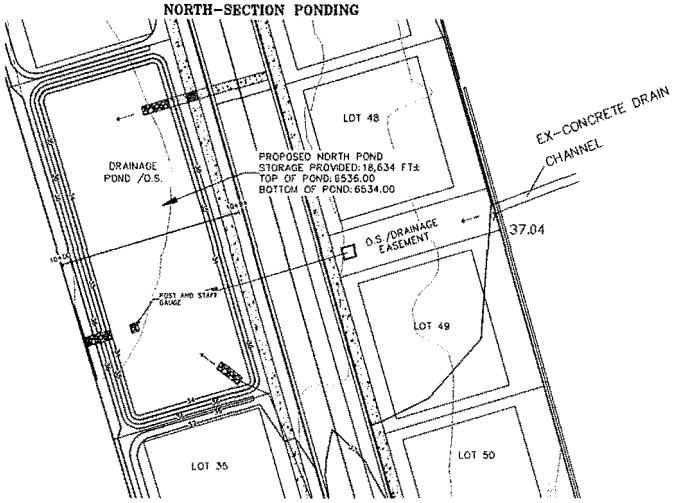


POND WEIR DETAIL



POND BERM DETAIL

NORTH-SECTION PONDING



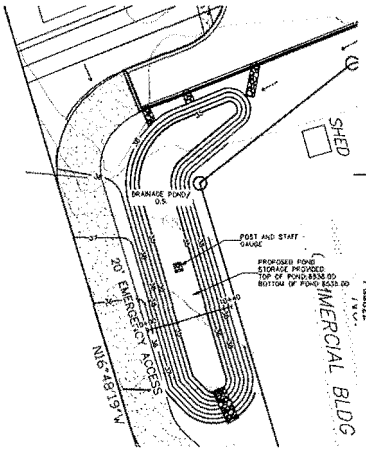
NORTH-SECTION PONDING

TOP ELEVATION=8536.00 FEET
TOP AREA=16,172 SQUARE FEET
BOT ELEVATION=8534.00 FEET
BOT AREA=8,470 SQUARE FEET
PROVIDED VOL=18,634 CUBIC FEET
OUTFLOW DEVICE=10" LONG BY 16" BREADTH
OPENING=RECTANGULAR WEIR
INVERT=8534.33 FEET
POND INFLOW=78.64 CFS
POND OUTFLOW=72.76 CFS
(SEE DRAINAGE REPORT)

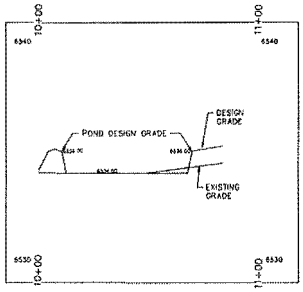
NORTH-SECTION STORM RUNOFF

THE NORTH-SECTION RUNOFF CONSISTS OF TWO PARTS TO THE RUNOFF, THE FIRST, ARE THE TWO EXISTING CONCRETE DRAIN CHANNELS THAT WILL BE COLLECTED BY (2) 2'X3' DROP INLETS IN THE DRAINAGE EASEMENT. THE SECOND, IS FROM THE PROPOSED NORTH-SECTION SUBDIVISION LOT THAT ARE COLLECTED WITH DROP INLETS, WHICH ARE THEN PIPED TO THE POND. BOTH PARTS OF THE RUNOFF WILL BE COLLECTED AND PIPED TO THE DRAINAGE POND

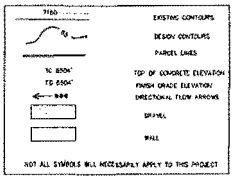
SOUTH-SECTION PONDING



CROSS-SECTION OF NORTH POND



LEGEND



TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR OBTAINING THEREOF AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THIS FIRM'S LEGAL AND ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

STAKING NOTE

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

IMPERVIOUS SURFACE NOTES

THE TOTAL IMPERVIOUS SURFACE USED IN THE DESIGN IS ESS IMPERVIOUS AREA OF AN AVERAGE LOT OF 1/3 ACRE. IF IMPERVIOUS AREA GREATER THAN 85% OF 1/3 ACRE LOTS, THEN ADDITIONAL PONDING IS REQUIRED.

CENTRALIZED PONDING NOTE

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

SOUTH-SECTION PONDING

TOP ELEVATION=8538.00 FEET
TOP AREA=4,178 SQUARE FEET
BOT ELEVATION=8535.00 FEET
BOT AREA=2,084 SQUARE FEET
PROVIDED VOL=8,279 CUBIC FEET
OUTFLOW DEVICE=18" VERTICAL
ORIFICE/GRATE
ELEVATION=8533.00 FEET
POND INFLOW=13.81 CFS
POND OUTFLOW=13.32 CFS
(SEE DRAINAGE REPORT)

SOUTH-SECTION STORM RUNOFF

SOUTH-SECTION STORM RUNOFF WILL RUN SOUTH DOWN LEAC LANE TO THE SOUTH-WEST OF THE GARAGE HEAD INVERT THERE ARE THREE, 3 FOOT CHANNEL OPENINGS THAT DIVERT STORM WATER TO THE SOUTH-SECTION POND. THE THREE 3 FOOT CHANNEL OPENINGS WILL HAVE PIP-RAP GRADES THAT DIVERT THE RUNOFF TO THE POND.

POST & STAFF GAUGE

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900 Cerrillos Shrine Trail, • Santa Fe, NM 87505
505-820-7995
FAX 505-466-9629
E-MAIL walkerengineering@comcast.net

NO.	REVISION	BY	APP.	DATE
PROJECT:	25-108	DESIGNED BY:		JBD
TITLE:	NEW GRADING	DRAWN BY:		M.E.W.
DATE:	05/27/2005	CHECKED BY:		J.E. WATERS
SCALE:				

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: PONDING DETAILS

CITY APPROVAL	SIGNATURE	DATE
DRAINAGE		
WATER		
SEWER		
SOLID WASTE		
NEW CONSTRUCTION		
STREET ACCEPTANCE		
COVER SHEET		
SITE PLAN		
GRADING PLAN		
SUBDIVISION PLAT		

SHEET NO.
C-13

DUST CONTROL NOTE

NO ONE IS TO USE, BY WORKING CONSTRUCTION ACTIVITIES SHALL BE RESPONSIBLE FOR ENFORCE REASONABLE MEASURES TO MINIMIZE DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING SURROUNDING PROPERTIES. APPLICABLE

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONSTRUCTS, EXCAVATES AND OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMP'S) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

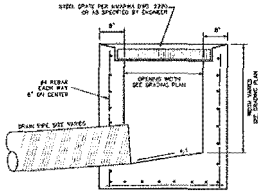
A PLAN OF STORM WATER PREVENTION MAY EXAMPLE WHICH SPECIFICALLY DESCRIBE HAS BEEN MANAGEMENT PRACTICES (BMP'S) SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMP SHALL BE IMPLEMENTED BEFORE ANY DISTURBANCE OCCURS AND REMAIN IN PLACE AND IN GOOD CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

THE APPROVED BMP SHALL ADDRESS DUST FROM ALL CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: EARTH MOVING, GRADING, CONSTRUCTION ROADS, DEMOLITION, AND STOCKPILES. THE APPROVED BMP SHALL BE IMPLEMENTED BEFORE ANY DISTURBANCE OCCURS AND REMAIN IN PLACE AND IN GOOD CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

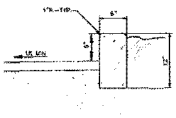
THE APPROVED BMP SHALL ADDRESS DUST FROM ALL CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: EARTH MOVING, GRADING, CONSTRUCTION ROADS, DEMOLITION, AND STOCKPILES. THE APPROVED BMP SHALL BE IMPLEMENTED BEFORE ANY DISTURBANCE OCCURS AND REMAIN IN PLACE AND IN GOOD CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

EQUIP BMPS SHALL INCLUDE:

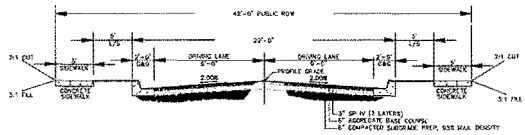
1. USE REDUCTION OF VEHICLE SPEEDS, RESTRICTION OF VEHICULAR ACCESS, LIMIT USE OF ____ TO ROADS SPEEDS UP TO 15 MPH, TO APPLY DUST SUPPRESSANTS TO PREVENT OF DUST UPWARD OR VEHICLES.
2. THE IMPLEMENTATION OF DUST CONTROL EQUIPMENT AND OPERATIONS SHALL EXCLUDE: TRUCK WATER AND LOADING OF EXCAVATION MATERIALS ONTO TRUCKS SHALL BE KEPT AT LEAST 6 INCHES FROM POSSIBLE MATERIAL SPILLAGE DURING TRANSPORT.
3. HIGH WIND RESTRICTION: STOCKPILES SHALL NOT HAVE ACTIVITIES DURING HIGH WIND EVENTS OR PLACES WHICH ARE 20 MPH IF EFFECTIVE DUST CONTROL MEASURES ARE NOT IMMEDIATELY TRANSPORTED.
4. DISTRICT MEDIUM DISTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.
5. IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE OR PREVENTS OFF PROPERTY TRANSPORTS, THE OWNER OF OPERATOR SHALL USE IT IN ONE OF MORE OF THE FOLLOWING DUST MANAGEMENT PRACTICES (BMPS):
6. DUST SUPPRESSANT - SUCH AS LIMITED TO WATERING, SOIL STABILIZERS, BINDING MATERIALS, RECYCLED MATERIALS, PHYSICAL COVERINGS, OR OTHER SUITABLE MATERIALS, EXCEPT WATER SHALL NOT BE USED FOR DUST CONTROL FROM EXCAVATED AND PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSES.
7. WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
8. VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING ZONES OR CREATING A WIND BREAK.
9. CHEMICAL STABILIZERS: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR MAKE VEGETATION CERTAIN OR IMMEDIATELY ESTABLISHED.
10. GRAVEL: APPLY GRAVEL MATERIALS SUCH AS AGGREGATE, EROSION CONTROL BLANKETS, MULCH, VEGETATION (SEED APPROPRIATE), WOOD MULCHING, THE BINDING MATERIAL OF MULCHING AND PROPERLY ANCHOR THE GRAVEL.
11. DUST MITIGATION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR THOSE NOT WITHIN 50 FEET OF BUILDINGS.



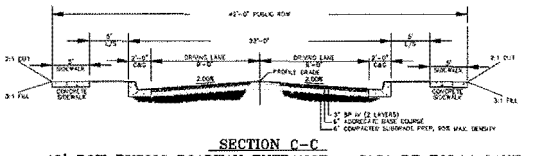
CATCH BASIN
MODIFIED TYPE "D"
SAG 2306



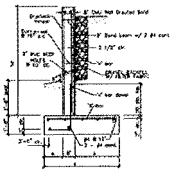
HEADER CURB
NOT TO SCALE



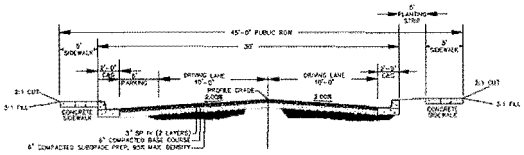
SECTION B–B
42' ROW PUBLIC ROADWAY ENTRANCE – LILAC LANE
STATION 14+83.80 TO STATION 23+81.00 N.T.S.



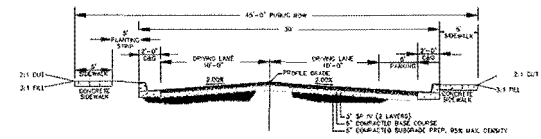
SECTION C–C
42' ROW PUBLIC ROADWAY ENTRANCE – CASA DE TODOS LANE
STATION 12+71.03 TO STATION 14+00.00 N.T.S.



RETAINING WALL



SECTION A–A
45' ROW PUBLIC ROADWAY – LILAC LANE
STATION 10+33.00 TO STATION 14+83.80 N.T.S.



SECTION D–D
45' ROW PUBLIC ROADWAY – CASA DE TODOS LANE
STATION 14+00.00 TO STATION 18+33.03 N.T.S.

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Ordinance 1996-46 and Ordinance 1996-47.
2. Strict construction shall conform to applicable sections of the latest New Mexico Standard Specifications for Public Works Construction, 1997 edition including current published amendments. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, Current Edition Thereof."
3. Conflicts of any persons shall be listed in order of highest precedence, shall be project specifications, plans, City of Santa Fe Standard Drawings, SDRMC, and details.
4. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project manager and approved by City Engineer or Land Use Director, Planning and Development Review Division Technical Review staff (PRDR).
5. The project plans shall be approved for construction by the Public's Engineering Supervisor prior to any construction activity and scheduling a pre-construction meeting. The Engineering Supervisor may, by written authorization, designate others as particular duties therefore herein.
6. Prior to construction, the Contractor shall be a New Mexico licensed Professional Engineer on the managerial category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or modification of equipment onsite. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be responsible for the construction observation and testing (certified numbered). The Includes preparation of the record drawings. Call 505-955-6660 to schedule the pre-construction meeting a minimum of 10 calendar days in advance of the meeting day.
7. Attendance of the pre-construction meeting is mandatory for the project Engineer (who shall conduct the meeting), Contractor, PRDR Technical Review staff, and applicable staff from City street, Water, Wastewater, Stormwater, Solid Waste, Traffic, and subcontractors as appropriate to attend. At this meeting, a specific PRDR staff member will be assigned as the point of contact with the Contractor.
8. Grading permits stamped as an "As Built" basis are not subject, nor have the need of a pre-construction meeting normal up.
9. The Contractor and provide a certified construction inspector responsible for the construction observation and testing. The inspector shall have one year prior licensing number active or 2 six hour hours.
10. 8 or 24 hours of notice (NOI) is applicable, a copy of the invited permit applicator shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of existing utilities in the area of construction. Prior to excavation, the Contractor shall call the state or local one-call notification to have utilities field call at 1-800-321-2537 for Lamy, Eldorado or Cerrillos at 48 hours in advance of any excavation as required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction which are requested by the Owner. Any change in approved plans and/or specifications, including applicable design criteria, proposed by a New Mexico Professional Engineer and submitted to the City Engineer by Supervisor for approval. Upon approval, said changes may be incorporated into the project.
13. Final Drawings reflecting substantial changes to the original design drawings shall be submitted by the Owner's Engineer to the City Engineer Supervisor for approval. Upon approval by the City Flood & Stormwater Department. Said plans shall be approved by Contractor, City Engineer prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial determines and/or warranty commencement begin for any component of project unless the entire project is accepted.
14. Each sheet shown in the original approved construction drawings will require a "Gold Cut Sheet" issued by the City Santa Engineer prior to construction. Such cuts found to be necessary that were not included in the original approved construction drawings will require a change order that includes a "Gold Cut Permit" from the City Public Engineer. Call 505-955-6660 for information.
15. Water distribution and sanitary sewer (SAS) utilities shall have a minimum horizontal spacing of 10 feet and centered spacing of 3 feet wherein the water line is above the SAS line. Installation will be in accordance therewith. Should encountered field conditions exist that prevent maintaining these separation distances and separation, a change order shall be initiated that provides for alternative project methods and submitted for approval to the City Engineer Supervisor for City Water and Wastewater Management Division.
16. Sanitary Sewer service construction must be constructed under separate permit (secondary) for SAS hookup. The Contractor shall obtain the permit(s) prior to any construction and must be obtained at the Permit Desk as City Hall, providing street address for each hookup. Down payment of the(s) the permit shall be required. Contact Water Resources Division Staff at Call 505-955-6645 for permit information and 505-955-6645 for inspection of each meter, connected lateral.
17. All Contractor work activity shall be confined to the construction areas of the project. There shall be no encroachment onto adjacent properties without written authorization (meandering permits) unless legal easement(s) are obtained and/or rights acquired and approved by the Engineering Supervisor.
18. Grading shall be conducted under the authority of a Building Permit. Upon completion of said shall state the type of work as "rough", with the notation of Grading, Landscaping, and Miscellaneous Grading Permit. Call 505-955-6645 for permit information.
19. All soil and fill shall be compacted to the requirements of the Santa Fe City Code's Article 14-8 Development and Design Standards.
20. Chapter 25 of the Uniform Building Code, 1997 edition.
21. Unless otherwise noted on the approved construction plans and specifications, all materials shall be per these specifications.
22. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities. Material quality testing shall be completed by the Owner, through a recognized testing laboratory. The laboratory shall be under the direction of a New Mexico Registered Engineer.
23. Record drawings ("as-built") of utilities shall have a minimum horizontal accuracy of 10 feet and vertical accuracy of 3 feet wherein the water line is above the SAS line. Installation will be in accordance therewith. Should encountered field conditions exist that prevent maintaining these separation distances and separation, a change order shall be initiated that provides for alternative project methods and submitted for approval to the City Engineer Supervisor for City Water and Wastewater Management Division.
24. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and the written direction from the City Traffic Engineer who may be reached at 505-955-6674.
25. Site investigation, testing, and observation shall be conducted by the Owner's Engineer, and arrangements for said observation, inspection by the P & DS staff at applicable Land Development Section (LDS) is required prior to any grading activity. Call 505.955.6648 to arrange for said inspection. The Contractor's attention is directed to the SDRMC's Section 503 for other requirements relating to dust abatement and similar issues.
26. Utility lines must be buried under all paving street this street. Unless otherwise noted on the approved plans, all utilities designed within the City's R.O.W. Guidelines must be completed before final inspection will be given.
27. Each City utility division shall provide a letter or completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the PRDR staff and received within staff operations prior to scheduling a final inspection. Water and Storm Sewer lines or placement of sanitary sewerage, including:
28. As-Built Drawings or independent laboratory certificates of material compliance are to be provided to PRDR staff prior to bringing asphalt material on site.
29. Utility appurtenances such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed within the public right-of-way and within utility easements. The Owner is responsible for installing and/or adjusting these structures prior to the Contractor's pavement inspection. Water and sewer lines are to be located within the paved area of the street. Water and sewer valve and meter boxes are not to be placed within maintenance areas of earth-improved (gravel or sealed) roads.
30. Construction debris and/or excess material shall be stored in an orderly area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be done within one day from prior before grading permit expiration. Construction materials disposed shall be disposed at a City approved solid waste disposal facility and/or recycling operation. All waste and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with PRDR staff.
31. Written erosion and stormwater management inspections shall be conducted at the following minimum intervals:
   a. Completion of the following erosion and best management practices prior to any earthwork (clearing, grubbing, grading).
   b. Final stormwater management features are constructed.
   c. Final site restoration measures are completed.
   d. Before construction of issuance of any permit(s) shall not cover and which required by PRDR staff for each of the above mentioned inspections. Inspections shall be scheduled by call 505-955-6660.
   e. The Contractor shall make written request for a pre-final inspection of erosion management and infrastructure work a minimum of 10 calendar days in advance with PRDR staff. At the inspection, applicable City division staff will review the final work performed. Any deficiencies will be noted in a punch list format. Upon completion of the punch list items, and when all work is completed the Contractor shall file a written statement to that effect and a final inspection will be held by PRDR staff. Upon satisfaction, an acceptance letter will be granted interim of work will be submitted for maintenance by the City and the commencement of the warranty period initiated.

Civil Engineering • Water Resources • Traffic Engineering
W.E. Walker Engineering
905 Cerrillos Shores Walk, Santa Fe, NM 87505
PHS: 660-2999
FAX: 660-2539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP'D	DATE

PROJECT: 25-100 DESIGNED BY: J.E.D.
TASK: 25-100 DETAILS DRAWN BY: J.E.D.
DATE: 03/18/2025 CHECKED BY: W.E.W.
SCALE: AS NOTED

PROJECT: CASA DE TODOS SUBDIVISION
SHEET TITLE: CONSTRUCTION DETAILS

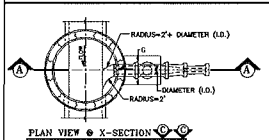
CITY REVIEW

DISCIPLINE	SUBMITTAL	DATE
GRADING & DRAINAGE		
WATER		
WASTEWATER		
STREETS		
TRAFFIC		
LANDSCAPING		
SIGNAGE		
SUBDIVISION REVIEW		

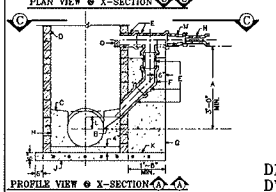
SHEET NO.
C–14

LEGEND

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



PLAN VIEW @ X-SECTION Ⓒ Ⓒ

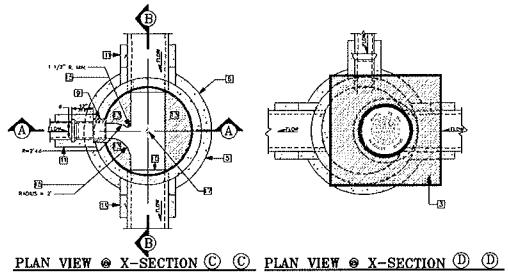


PROFILE VIEW @ X-SECTION Ⓐ Ⓐ

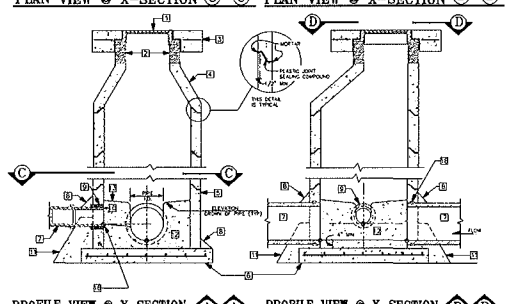
CONSTRUCTION NOTES

A. 2' (0') MINIMUM DISTANCE OF VERTICAL DROP UNLESS OTHER STD'D DETAILS/PIPE SIZE USED.
B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.
C. SHELF SLOPE, 1"(IN) PER FT.
D. MANHOLE TYPE FOR UPPER PORTION OF DROP STRUCTURE SHALL BE TYPE "E" PER DWG. NO. SAS-2.1 TYPE "E" MANHOLE.
E. USE C.I. OR P.V.C.(SCH80 MIN) PIPE TOUGH-OUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE OR REDUCER ON PIPE SIZE FROM THE SERVICE LINE. (REFERENCE DROP=10')
F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.
G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.
H. CONCRETE FILL.
I. CAST IN PLACE REINFORCED CONCRETE SHELF, REQUIRED #4 REBAR (1/2" DIA.) PLACED LONG BOTH SIDES AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 10'(FT) OR GREATER. NO4 BAND AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 10'(FT) IN DEPTH.
J. FOR NEW DROP ON EXISTING MANHOLE, CORE DRILL TO REINFORCED CONCRETE SHELF BEFORE CONSTRUCTING DROP SUPPORT.
K. MINIMUM 3'(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.
L. REDUCER
M. SERVICE LINE
O. CUTTING PIPE 4'(IN) MINIMUM 3'(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

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



PLAN VIEW @ X-SECTION Ⓒ Ⓒ PLAN VIEW @ X-SECTION Ⓓ Ⓓ



PROFILE VIEW @ X-SECTION Ⓐ Ⓐ PROFILE VIEW @ X-SECTION Ⓑ Ⓑ

Ⓔ DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (NMSPWCC) & NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

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

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN SEWER HOOK-UP PERMIT PRIOR TO ANY CONNECTIONS AND AFTER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE GRADE OF SEWER PIPE TO BE USED. CHANGE OF MATERIAL MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR GRADE.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE BEFORE THEY ARE MADE. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS OF THE ITEM. THE DESIGN ENGINEER SHALL NOTIFY THE CONTRACTOR. DESIGN ENGINEER SHALL AUTHORIZE SAT ORDERED FOR SUBSTITUTIONS AND CHANGES AND FORWARD THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBSTITUTE WILL BE REJECTED.

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A TRUST FREE TRENCH. CARROT SHALL BE FULLY BEDDED AND NOT BUFFED. PIPE SHALL BE LAID THROUGH MANHOLES AT LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. TYPE OF PIPE TRENCH INSTALLATION CONFIGURATION EXISTING THE LIMITS OF NM APWA STANDARDS, SECTION 1700, OR AS DEFINED ON THE APPROVED PLANS. ALL PIPE OF THE SAME DIAMETER SHALL BE LAID WITH ONE PIPE CLASSIFICATION OR TRENCH CONFIGURATION.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH BOTTOM LINE STABLE OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH BOTTOM LINE UNSTABLE AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 1700.

I-2 MANHOLE CONSTRUCTION:
A. BASES:
1. CAST IN PLACE: ON UNDISTURBED FIRST FIRM FOUNDATION
2. PRECAST (BUT) ON PEA GRAVEL WITH COMPLETE CYCLE BEDDING
B. PRECAST SHALL CONFORMITY WITH NON-SHRINK GROUT AND TROWEL.
C. MANHOLE ADAPTION: INSTALL OVER PVC PIPE AND TAIL IN PENETRATION WITH NON-SHRINK GROUT.
D. LADDER: SEE DETAIL SAS-2. STEEL RUNGS SHALL BE GRADE 60 #5 BAR. SPACED 12" (300 mm) LENGTH BEFORE EDITING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
ALL EXCAVATION, BACKFILL AND FILL MATERIALS BY LANDFILL (EXTRA) METHODS IS NOT PERMITTED WITHOUT A SOILS CONSULTING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 138, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 131, NM APWA. (PVC) SDR 35 OR SCH 40
1. CAST IRON: 10" (IN.) DIAMETER: ASTM D 3034 PSM.
a. 15 INCH (381 MM) DIAMETER:
b. LARGE SIZE SDR 35 (PS 46)
2. DUCTILE IRON: 4" (IN.) DIAMETER:
ASTM F 679 WC, DR-18.
C. PVC RESTRAINED JOINTS: SERIES 1280 OR SERIES 1360 FOR COUPLINGS PRODUCED BY USR-LOCKING COMPANY, LOCKING COUPLINGS WITH STUDS, GASKETS AND RETAINING RINGS OR EQUAL PRODUCED BY CERTIFIED CORPORATION, OR APPROVED EQUAL.
D. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR BC/PVC ADAPTER SLEEVE.
E. BUILDING SERVICE STUBS: CAST IRON SWV, PVC SCH. 40 SWV.
F. SERVICE CONNECTIONS:
1. WYE (SPL) FACTORY TEE FITTINGS;
a. 4" (IN.) TO 15" (381 MM)
2. SADDLE WYE: SEE DETAIL ROOTED TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS POWER "GASKET" (SEWICO, HERBET
3. SERVICE CONNECTION SEAL: SEE DETAIL.
G. SOIL CLASSIFICATION: SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 711.2.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. RISERS SHALL BE LAID IN FIELD PLACED CONCRETE PRECAST CEMENT MORTAR PER ASTM C 478 VOL. 04.05. MANHOLE BASES SHALL BE CAST IN PLACE. WHERE DEFICIENT UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE BOOTED OPENINGS CAST INTO BARRELS TO PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 930.67 NM APWA. AS SPECIFIED, INSTALL GRADE 60 STEEL #5 BAR, INC. FOR PROPOSED STEPS.
D. FRAMES AND COVERS:
1. CASTINGS SHALL CONFORM TO SECTION 180, (GRAY IRON CASTINGS, OPEN GRADE 30A, (ASTM A48) AND SHOP DRAWINGS (REQUIRED)
2. MINIMUM COVER INSIDE DIAMETER: 24 INCHES
3. MINIMUM COMBINED WEIGHT: 840 POUNDS
4. SEALING MANHOLE: SEAL ALL JOINTS FOR A WATER TIGHT SEAL WITH BITUMASTIC MASTIC AND COVER, MINIMUM RING WIDTH: 7/8"(IN.)
5. COATING: MUDD
6. COVER: LETTERING: SANTA FE, N.M. SANITARY SEWER
7. STYLE: SEWICO
8. PATTERN: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
CASTING TOLERANCE: +/- 1/16"(IN.) PER FOOT OF INSIDE DIAMETER. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

NOTE: REFERENCE TO NMSPWCC SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

FIELD QUALITY CONTROL

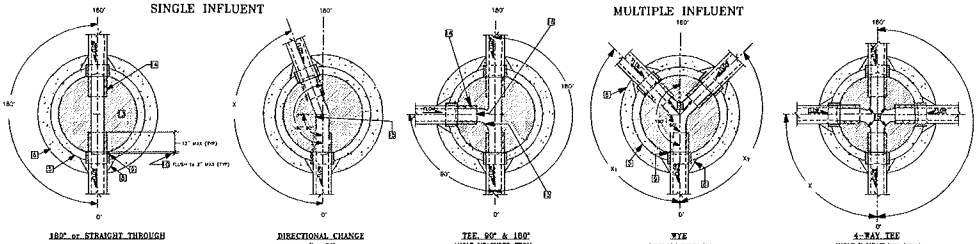
FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY OWNER ENGINEER.
B. CERTIFICATION: OWNER ENGINEER SHALL CERTIFY THAT FOR WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: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

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.1% (100')
B. GRADE: 0.50 (100') PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED: REFER TO SECTION 891.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV (VIDEO) INSPECTION AND RECORD TAPE AT NO ONE EXPOSE.

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



180° or STRAIGHT THROUGH

DIRECTIONAL CHANGE
X > 30°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

WYE
MINIMUM ANGLE 30°
MAXIMUM ANGLE 150°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM ANGLE 60°

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

CITY OF SANTA FE
WATER QUALITY DIVISION

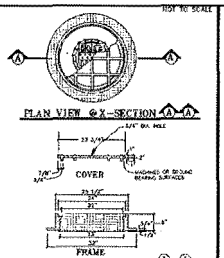
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

SHEET NO.
SF-1

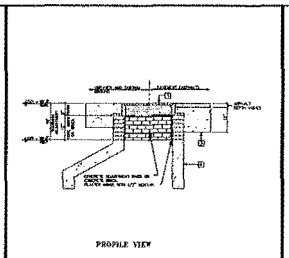
DATE: MAY 1992	REVISIONS		
DRAWN BY: S. GUTIERREZ	A 1-31-97	A	
CHKD POSITION BY: S. GUTIERREZ	A 12-10-93	A	
APPROVED BY: E. BROWN	A	A	

LEGEND

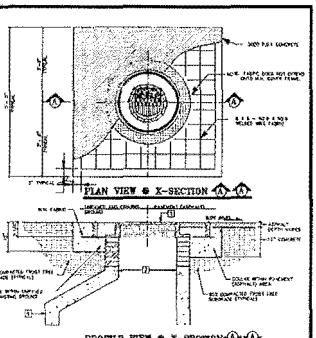
ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE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



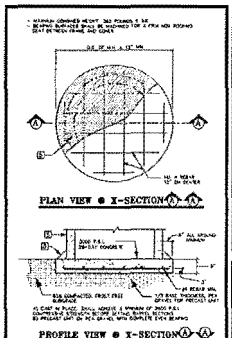
MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



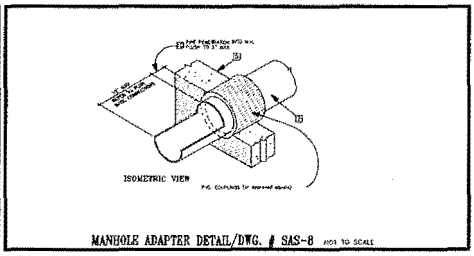
MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5



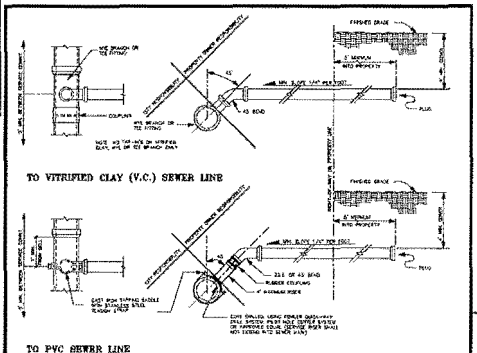
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



CONCRETE BASE DETAIL/DWG. # SAS-7



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



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK: ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (Reference is to the SSI SPEC) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

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

CR-3 SEWER HOOK-UP PERMIT: BEFORE PLANNING FOR THE PROJECT BEGINS, COMMENCING ANY SEWER CONSTRUCTION, OR CONSTRUCTION PERFORMED WITHOUT APPLICABLE PERMITS SHALL BE REJECTED.
A. CONTRACTOR'S SHALL BE REQUIRED TO POSSESS THE CLASS OF CONTRACTOR'S LICENSE NECESSARY FOR THE SCOPE OF WORK AND BECOME A CITIZEN IN PIPE CLASSIFICATION OF SEWER TWOGRADE.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES SHALL BE:
A. SUBMITTED IN WRITING AND SUBJECT TO THE CITY WATER QUALITY DIVISION'S APPROVAL BEFORE IMPLEMENTATION. ESSENTIAL COST AND/OR CONSTRUCTION CHANGES, TOGETHER WITH ALL NECESSARY SUPPORTING DRAWINGS, SHOP DRAWINGS AND TECHNICAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES.
B. THOROUGHLY EVALUATED BY THE CONTRACTOR TO DETERMINE COMPATIBILITY WITH THE SYSTEM AND SUBMITTED TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBSTITUTIONS WILL BE REJECTED.

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

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

INSTALLATION

I-1 LAYING PIPE:
A. PIPE SECTION FOR, MH APRN, PIPE SHALL BE PLACED, AND BEDDED IN A TRUE LINE, SEWER, DISTRICT SHALL BE FULLY BEDDED AND NOT SUPPORT, NOT SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT LINE OF NO 22 1/2 DEGREE DEFLECTIONS.
B. TRENCH: TRENCHING INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF MH APRN STANDARDS, SECTION 700, SEE AS DEFINED ON THE CONSTRUCTION PLANS. THE MINIMAL DIAMETER WALL SHOULD BE THE NOM PIPE CLASSIFICATION OR TYPE OF PIPE.
C. TYPE 1 TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH BOTTOM ARE STABLE OR LESS. TYPE 2 TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH BOTTOM ARE UNSTABLE OR SOFT. SEE SECTION 700, CONSTRUCTION, REFER TO MH APRN STANDARDS SECTION 700.

I-2 BARRELL CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE FOUNDATION.
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE FLOW CHANNEL
B. PRECAST BARREL:
1. JOINTS TO BE COMPLETELY WITH NON-SHRINK GROUT.
2. MANHOLE ADAPTER MODULE OVER PVC PIPE AND TAR IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BARREL SHALL CONFORM TO SECTION 500 OF THIS SPECIFICATION AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH BEFORE PLACING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, MH APRN EXCAVATION BY BLASTING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SPECIFIC WRITTEN APPROVAL BY THE CITY WATER QUALITY DIVISION OR TRENCHING CONFIGURATION SHALL BE NOTICED. BACKFILL AND COMPACTION SHALL BE AS DEFINED IN SECTION 700 OF THE STANDARDS AND (CPWA) OF WATER DISTRICT. COMPACTION SHALL BE DETERMINED PER ASSHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 130, MH APRN FOR EXISTING STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 131, MH APRN, NO PVC PIPE SHALL BE USED FOR SEWER LINES LESS THAN 10" (8") DIAMETER. APRN 8 SDR 26 PVC
1. 8" SDR 26 PVC
2. IF SDR 26 IS 8" (8") DIAMETER APRN 8 SDR 26 PVC
3. LESS THAN 10" (8") DIAMETER USE SCH 40 PVC
C. PVC RESTRAINED JOINTS: SERIES 1300 OR SERIES 1900 FOR COUPLINGS PRODUCED BY ERA-FLAMGE CORPORATION, FACTORY COUPLINGS WITH ASTM D3139 GASKETS OR AS EQUIVALENT AND PRODUCED BY THE MANUFACTURER CORPORATION, OR APPROVED EQUAL.
D. REMOVAL ADAPTERS: ADAPTER CEMENT (AC) MANHOLE ADAPTERS, OR AS PVC ADAPTER COUPLINGS.
E. PIPE SEWER STUBS: CAST IRON SWR, PVC SCH. 40 SWR
F. SEWER CONNECTIONS:
1. NOT PVC: FACTORY TEE FITTINGS; SECTION 130 SWR
2. PVC: SAME AS MAIN LINE; SERIES 1300 OR SERIES 1900 FOR COUPLINGS PRODUCED BY ERA-FLAMGE CORPORATION, FACTORY COUPLINGS WITH ASTM D3139 GASKETS OR AS EQUIVALENT AND PRODUCED BY THE MANUFACTURER CORPORATION, OR APPROVED EQUAL
G. ADD CLEANOUTS AT THE TIE SERVICE TO THE PROPERTY LINE; SECTION 700 APRN STANDARDS SECTION 700 TABLE 700-1.2.2 MH APRN.

CM-3 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE BARREL, BENCHING CONES, AND ADJUSTMENT RINGS PER ASTM C478 (AASHTO M199). BASES SHALL BE CAST IN PLACE CONCRETE. PRECAST CONCRETE PER ASTM C 478 VOL. 04.01 WITH CONCRETE STRENGTH OF 4000 PSI AT 28 DAYS. JOINTS SHALL BE RUBBER GASKETED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE RESILIENT SEALED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 530.4.7 MH APRN FOR STEPS. STEPS SHALL BE MADE OF STEEL BY SLA. INC. OR APPROVED EQUAL. STEPS SHALL BE 12"(IN.) OC. 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 130, (AASHTO M306) AND BE MANUFACTURED BY (SPECIFICATE) (NO SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 150 POUNDS
3. MINIMUM COMBINED WEIGHT: 300 POUNDS
4. BEARING SURFACES SHALL BE MACHINED FOR A FULL 360 DEGREE CONTACT BETWEEN THE FRAME AND COVER. MINIMUM BEARING WIDTH: 1"(IN.)
5. CASTING MARK:
6. CASTING SHALL BE STAMPED: SANTA FE, N.M. SANITARY SEWER
7. PATTERNS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTING TOLERANCE: +/- 1/16"(IN.) FOR TOP OF OVERALL DIMENSIONS. TOP OF BOLTED COVERED AND LOCKS FITTING UNITS SHALL BE FLUSH TO THE FINISH.

CM-5 CONCRETE ENCASEMENT:
A. REQUIRED WHEN:
1. WHEN THE PIPE COVER IS 24" (IN.) OR LESS, AND IS SUBJECT TO VEHICULAR OR AIRCRAFT LOADS.
2. WHEN 3 WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
3. WHEN A PARALLEL WATER LINE IS LESS THAN 10 FEET (HORIZONTALLY) AND LESS THAN 18"(IN.) ABOVE THE SEWER LINE.
4. ON SEWER LINE SHALL BE ENCASED IN CONCRETE 4"(IN.) THICK AS SHOWN, AND EXTEND AT LEAST 18"(IN.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY BONDED ENGINEER.
B. CERTIFICATION: SEWER CONTRACTOR SHALL CERTIFY THAT THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE TO THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS. CERTIFICATION SHALL BE ACCOMPANIED BY AS-BUILT DRAWINGS STAMPED WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND PERSONNEL PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES SHALL BE:
A. LINE: PLUS FOOT
B. GRADE: PLUS FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED, REFER TO SECTION 900.3 MH APRN.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED COPY OF VIDEO INSPECTION AND RECORD TAPES AT NO COST TO CITY.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES REQUIRES REHABILITATION TO BE IN ACCORDANCE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: WORKING IN THIS EASEMENT SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

CITY OF SANTA FE
WATER QUALITY CONTROL

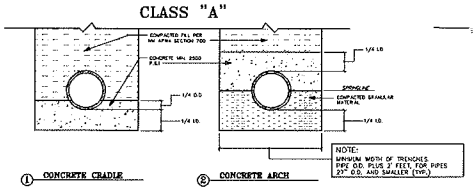
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

SHEET NO.
SF-2

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

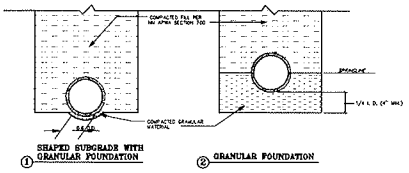
NOT TO SCALE

CLASS "A"



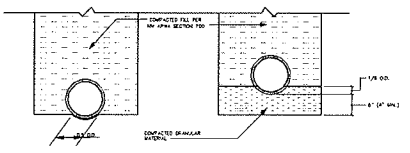
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

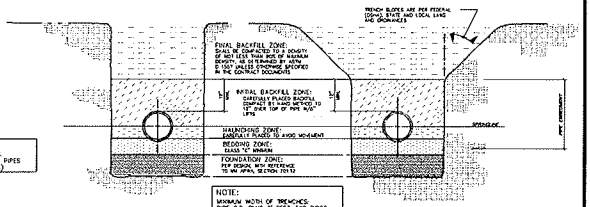


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

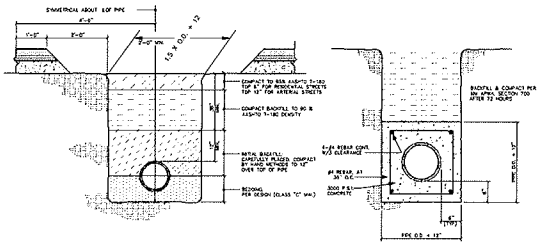
CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II



PAVED AREAS CONCRETE ENCASEMENT

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT N.M. NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

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

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING WORK. NO CONSTRUCTION SHALL BE PERFORMED WITHOUT VALID PERMITS.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING AND TRENCH CONFIGURATION AS REQUIRED. ANY CHANGE SHALL BE REJECTED. REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES SHALL BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL SHALL INCLUDE FABRICATION DRAWINGS, BUILDING DRAWINGS AND MATERIAL SPECIFICATIONS OF THE PROPOSED SUBSTITUTION. THE DESIGN ENGINEER SHALL SUBMIT SUBSTITUTION OR CHANGE DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBSTITUTE WILL BE REJECTED.

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 1100, NM APWA. PIPE SHALL BE PLACED AND BEDDED IN A TRUST FREE TRENCH. GASKET SHALL BE FULLY SEATED AND NOT SLIPPED. PIPE SHALL BE LAID THROUGH MANHOLES/LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 1100, OR AS REFERENCED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER SHALL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT) OR LESS.
TYPE II TRENCH CONFIGURATION AS NORMALLY USED WHEN TRENCH DEPTHS ARE GREATER THAN 8'(FT) DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 1100.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE, OR UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PCA GRAVEL WITH COMPLETE OVER BEARING
B. PRECAST UNIT:
1. JOINTS FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PIPE AND FILL W/ NON-SHRINK GROUT.
3. CAST IN PLACE BASES SHALL ACHIEVE A MINIMUM OF 2,500 P.S.I. COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 1100, NM APWA, EXCAVATION PIT SHALL NOT EXCEED 100, BE BRACED AND SHORED WITHOUT A VALID ENGINEERING DESIGN. BLASTING WHERE METHODS, MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND TYPICAL BACKFILL.
COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 1120, NM APWA FOR STRENGTH CRITERIA.
B. PLASTIC (PVC): REF TO SECTION 1131, NM APWA, SDR 35 OR SCH 40.
1. UP THRU 12" (IN.) DIAMETER: ASTM D 3034 SDR 35 PIPE.
2. 15 INCH THRU 18" (IN.) DIAMETER: ASTM D 3034 SDR 35 PIPE.
3. 21" (IN.) AND LARGER DIAMETER: ASTM F 679 SDR 35.
C. PVC RESTRAINED JOINTS: SERIES 1300 OR SERIES 1900 FOR COUPLINGS PRODUCED BY SMITH-BLAIR CORPORATION, LOCKING COUPLINGS WITH STAINLESS STEEL SET SCREWS FOR COUPLINGS PRODUCED BY ASSOCIATED CORPORATION OR APPROVED EQUAL.
D. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER
E. CLEANOUTS:
F. SERVICE CONNECTIONS:
1. VCP TYPE: FACTORY TEE FITTINGS; SECTION 1120, NM APWA.
2. PVC TYPE: SADDLE TYPE WYES TAPPING SADDLE WITH STAINLESS STEEL STRAP, STAINLESS STEEL WORM DRIVE AND FITTINGS FORMED "SANDWICH" (MONCO, HORNE) "MONOLOCK", OR APPROVED EQUAL.
G. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER D 2487 TABLE 1 (ASTM).

CM-2 MANHOLES:
A. CONCRETE (CAST-IN-PLACE): PRECAST REINFORCED CONCRETE SHEETS, REQUIRED CONCRETE AND ADJUSTMENT RINGS PER ASTM C 478 YIELD, 28 DAY, 4,000 P.S.I. BASES MUST BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 YIELD, 28 DAY, 4,000 P.S.I. CERTIFICATES REQUIRED. CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE FACTORY CORED HOLES FOR PIPE ENTRANCE AT NO INCREASE CHARGE FOR SIZES AND APPROVED ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 1054.07 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL 14"(IN.) WIDE, 18"(IN.) PROJECTION MINIMUM.
D. FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 180, 181 & 182, NM APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 155 POUNDS
3. 24" (IN.) CLEAR INSIDE WIDTH AND OPENS 90°
4. BEARING SURFACES: SHALL BE MACHINED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. LIDS: SOLID
6. LIDS LETTERING: SANTA FE, N.M. SANITARY SEWER
7. CASTING: CAST MANUFACTURER AND MODEL NUMBER IN FRAME AND COVER.
8. CASTING: SHALL HAVE TWO (2) LIFTING PIN HOLES. PROVIDE CAST IRON LIFTING KEY. SOUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 24" (IN.) OR LESS.
2. WHEN A WATER LINE CROSSES IN ASBESTO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 3'(FT.) ABOVE THE SEWER LINE.
5. SEWER LINE SHALL BE ENCASED IN CONCRETE 8"(IN.) THICK AS DETAILED, AND EXTEND 10' (EAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT WAS CONSTRUCTED AS PER APPROVED PLANS AND SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 USE AND GRADE ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: PLUS TOOT
B. GRADE: 0.05 TOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

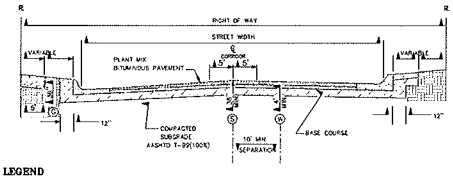
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 801.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV CAMERA INSPECTION AND RECORD TAPES AT NO ADDITIONAL EXPENSE.

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

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

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

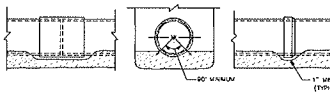


LEGEND

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

NOT TO SCALE

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



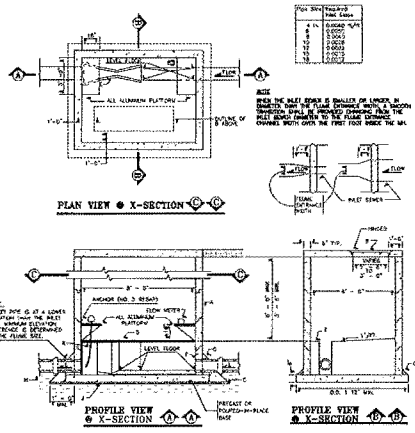
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

SHEET NO. SF-3

DATE: JULY 1995	REVISIONS	FILE D:\SAS\SEWER\SF3.DWG
DRAWN BY: E. CRUMES	1. 5-1-96	
CAD EDITION BY: S. CRUMES	2. 12-10-96	
APPROVED BY: C. BRUNS		



PLAN VIEW ⊕ X-SECTION ⓒ ⓒ

PROFILE VIEW ⊕ X-SECTION Ⓐ Ⓐ

PROFILE VIEW ⊕ X-SECTION Ⓑ Ⓑ

NOT TO SCALE

GENERAL NOTES

1. THIS DETAIL IS APPLICABLE FOR MANHOLES 8.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 8.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER DWG. NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER, FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 30 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

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

B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6461-VBI OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1642-GM OR EQUAL.

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

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

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

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

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

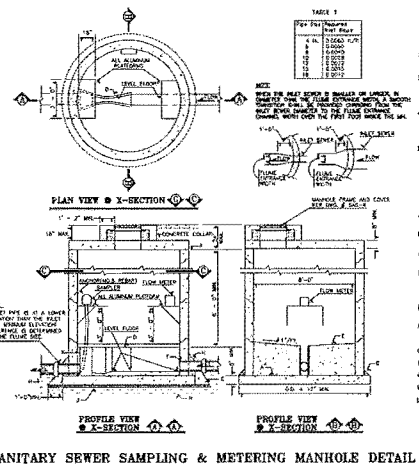
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 90% MODIFIED PROCTOR.

J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.

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

L. SLOPE PER TABLE 1.

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



PLAN VIEW ⊕ X-SECTION ⓓ ⓒ

PROFILE VIEW ⊕ X-SECTION Ⓐ Ⓐ

PROFILE VIEW ⊕ X-SECTION Ⓑ Ⓑ

NOT TO SCALE

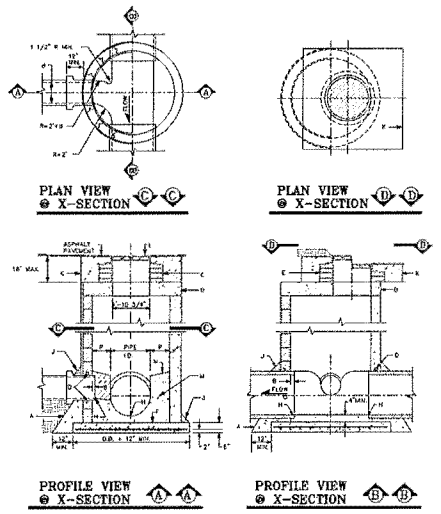
GENERAL NOTES

1. THIS DETAIL IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS LESS THAN 8.0 FT. WILL REQUIRE THE 6x8 RECTANGULAR MANHOLE PER DWG. # IP-2.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOT ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER, FINAL DECISIONS RELATIVE TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION THE FLUME SIZE, AND TYPE MUST BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 30 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

4. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
5. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-6461-VBI OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1642-GM OR EQUAL.
6. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
7. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MARSHALL PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
8. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
9. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
10. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
11. 6" SUBGRADE AND BACKFILL COMPACTED TO 90% MODIFIED PROCTOR.
12. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
13. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL.
14. SLOPE PER TABLE 1.

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



PLAN VIEW ⊕ X-SECTION ⓒ ⓒ

PLAN VIEW ⊕ X-SECTION Ⓓ Ⓓ

PROFILE VIEW ⊕ X-SECTION Ⓐ Ⓐ

PROFILE VIEW ⊕ X-SECTION Ⓑ Ⓑ

GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE OF TYPE "A" BASE FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 5', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 16' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

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

B. PIPE PENETRATION INTO MANHOLE SHALL BE CENTER TO 3" MAX., MEASURED AT SPRING LINE OF PIPE.

C. PRECAST CONCRETE COVER

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

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

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

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

H. USE 8 SQ. FT. CONCRETE PAD IN ALL AREAS SLOPE FOR DRAGER USE UNPAVED AREAS. FRAME AND COVER, SEE DWG. # SAS-6

J. CONCRETE FILL, 3000 PSI

K. SLOPE 1" PER FT. CROWN PIPE CROWN

L. SLOPE TO BE 1" PER FOOT

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

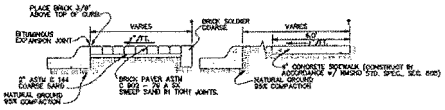
MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

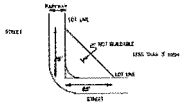
TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

SHEET NO.

SF-4

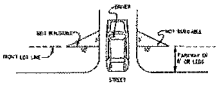


BRICK PAVER and SIDEWALK SECTION

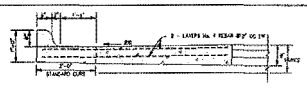


INTERSECTION SIGHT TRIANGLE

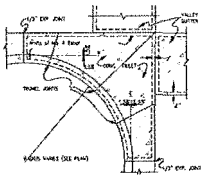
(BRAKES INTERSECTIONS WILL REQUIRE SPECIAL CONSIDERATION)



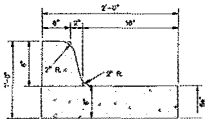
DRIVEWAY SIGHT TRIANGLE



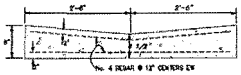
SECTION THROUGH STANDARD CURB RETURN



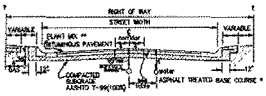
FILLET/CURB RETURN



STANDARD CURB & GUTTER



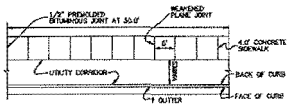
TYPE II VALLEY GUTTER



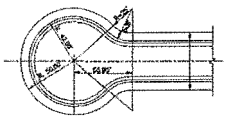
TYPICAL RESIDENTIAL STREET

STREET CLASS	ACCESS DENSITY	ADT	2' CURB & GUTTER	RIGHT OF WAY	ASPHALT WIDTH	TREATED ASPHALT THICKNESS	PLANT MIX BIT. PAVE.	UTILITY LOCATIONS SEWER	UTILITY LOCATIONS WATER
ARTERIAL	———		YES		46.00'	*	*	℄	10.0'
COLLECTOR	126-375	1000-5000	YES	56.00'	30.00'	3"	2"	8.0' CONN.	10.0'
SUB-COLLEC	30-125	300-1000	YES	44.00'	24.00'	2"	2"	8.0' CONN.	10.0'
LANE	0-30	25-300	NO	28.00'	20.00'	2"	2"	8.0' CONN.	5.0'
PLACE	0-20	0-200	NO	28.00'	16.00'	2"	2"	8.0' CONN.	5.0'

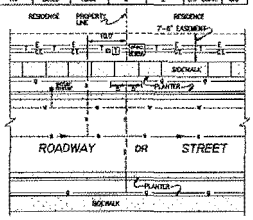
* REQUIRED AASHTO OR NMDHD PAVEMENT DESIGN



TYPICAL SIDEWALK PLAN



TYPICAL CUL-DE-SAC DETAIL



UTILITY SERVICE LOCATIONS

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

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

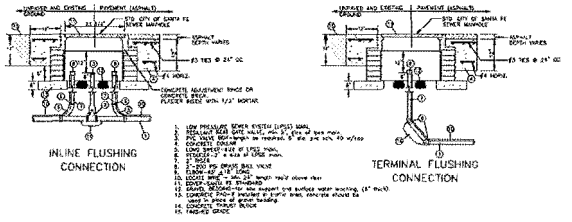
CITY OF SANTA FE

RESIDENTIAL STREET DETAILS

DRAWN BY: CHARLIE GRAY CHECKED BY: DATE:

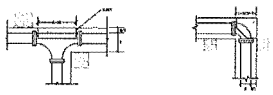
APPROVED BY: SFCC 07/01/05 SERIAL #

SF-5



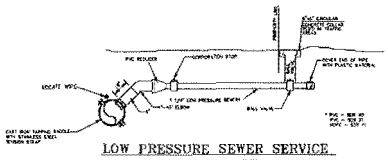
LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS

NOT TO SCALE



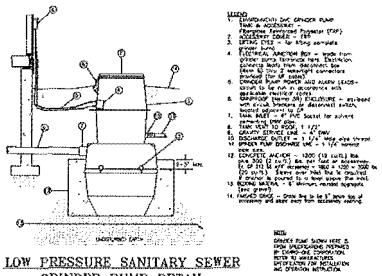
LOW PRESSURE SANITARY SEWER THRUST BLOCKING DETAIL

NOT TO SCALE



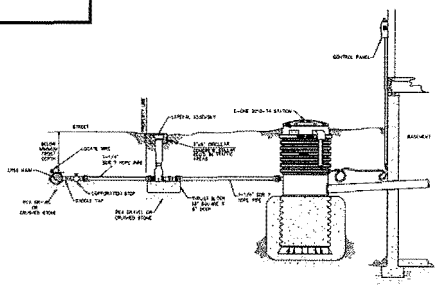
LOW PRESSURE SEWER SERVICE CONNECTION TO A GRAVITY MAIN

NOT TO SCALE



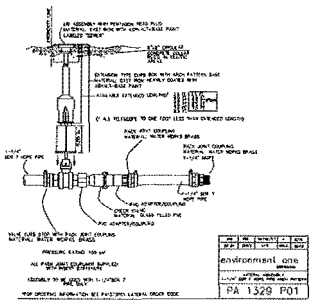
LOW PRESSURE SANITARY SEWER GRINDER PUMP DETAIL

NOT TO SCALE



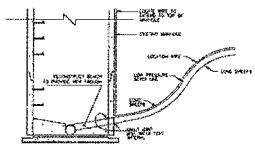
TYPICAL LATERAL INSTALLATION TO LOW PRESSURE MAIN

NOT TO SCALE



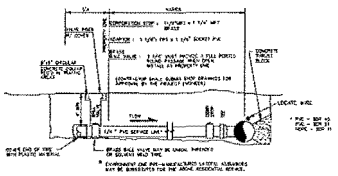
LATERAL ASSEMBLY 1-1/4" SDR 7 HDPE PIPE ARCH PATTERN

NOT TO SCALE



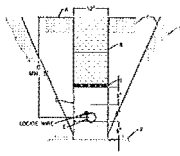
LOW PRESSURE SEWER MAIN CONNECTION TO GRAVITY SEWER MAIN MANHOLE

NOT TO SCALE



LOW PRESSURE SEWER SERVICE CONNECTION TO A LOW PRESSURE SEWER MAIN

NOT TO SCALE



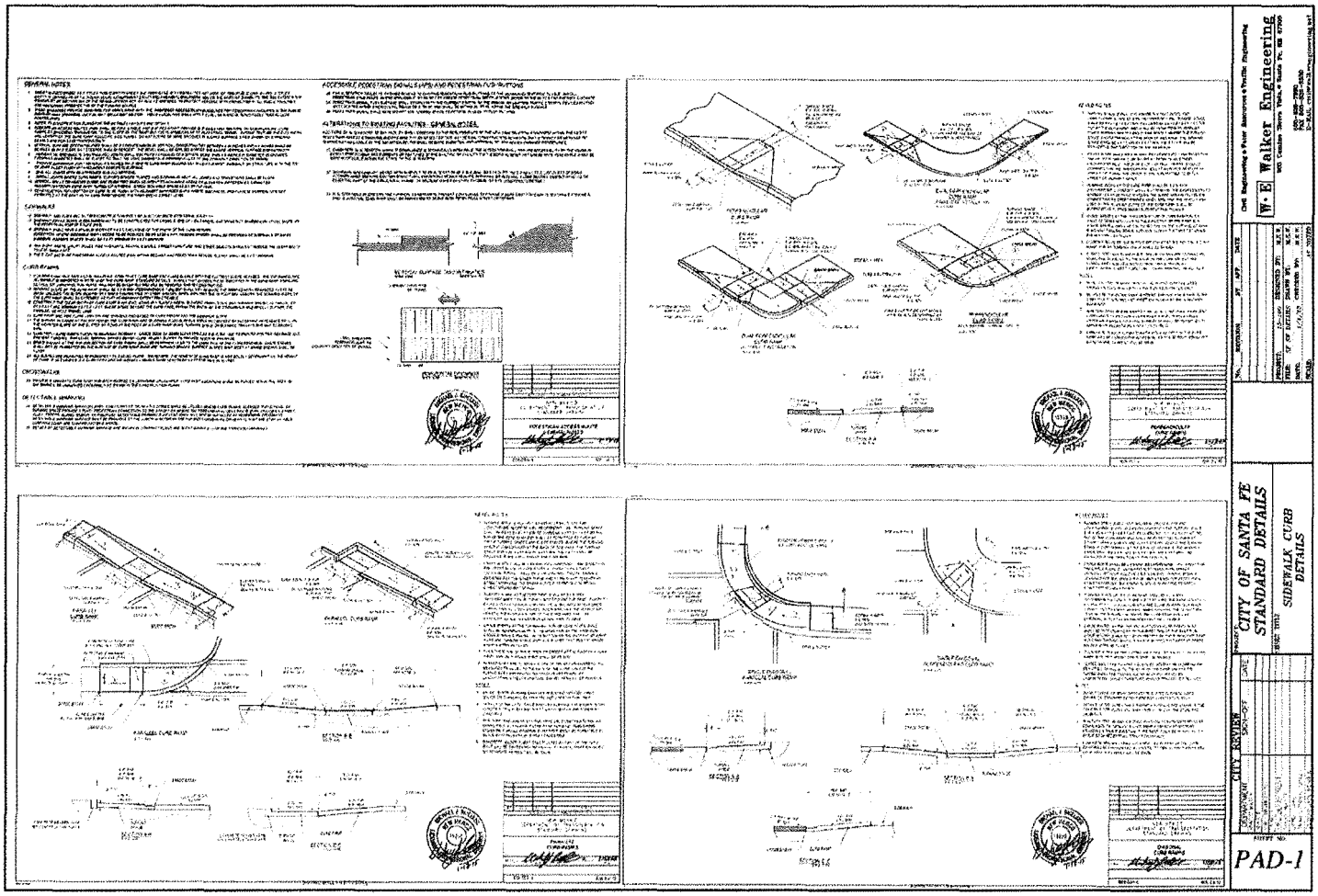
LOW PRESSURE SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS FOR LOW PRESSURE SEWER

SF-8



CITY OF SANTA FE
STANDARD DETAILS

SIDEWALK CURB DETAILS

PAD-1

PAD-2

CITY REVIEW

	SIGNATURE	DATE

SHEET NO.

PROJECT
CITY OF SANTA FE
STANDARD DETAILS

SHEET TITLE
PUBLIC SIDEWALK
DETAILS

No.	REVISION	BY	APP.	DATE

PROJECT:	IC-100
FILE:	SF SW DETAILS
DATE:	9/2/09
SCALE:	AS NOTED
DESIGNED BY:	M.E.W.
DRAWN BY:	M.E.W.
CHECKED BY:	W.E.W.

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering

1000 Cambio Sierra Vista, • Santa Fe, NM 87505

505-820-7900
FAX 505-820-7939
E-MAIL cev@walkerengineering.net

PAD3

CITY REVIEW

APPROVED	DATE

PROJECT: CITY OF SANTA FE STANDARD DETAILS

SHEET TITLE: PUBLIC SIDEWALK DETAILS

No.	REVISION	BY	APP.	DATE

PROJECT NO. | DESIGNED BY: R.E.W.
FILE: CITY PAD-3 | DRAWN BY: R.E.W.
DATE: | CHECKED BY: R.E.W.
SCALE: AS NOTED

Civil Engineering • Water Resources • Traffic Engineering

W·E Walker Engineering
903 Camino Sierra Vista • Santa Fe, NM 87505
505-629-7900
FAX 505-820-3338
E-MAIL: ewalkerengineering.net

I. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2021-__. (Councilor Abeyta and Councilor Lindell)
An Ordinance Amending Subsection 14-3.7(F), Notes 15 and 16 of Table 14-7.2-1, and Subsection 14-9.6(B) to Allow the Minimum Lot Size to be 1.25 Acres for a Lot Created Through an Inheritance or Family Transfer Subdivision and that Results in Only One Additional Lot; Amending Subsection 14-7.2(B) to Require Rounding Down of the Calculation of Maximum Number of Dwelling Units for a Family Transfer Subdivision Where Neither Public Sewer nor PUblic Water are Available; and Amending Subsection 14-9.6(A) to Require Proof of Adquate Septic and Well Assurances Prior to the Approval of an Inheritance or Family Transfer Subdivision that Lacks Public Sewer and Water. (Eli Isaacson, Planning and Land Use Director: esisaacson@santafenm.gov, 955-6830)

COMMITTEE REVIEW:
Introduced: 3/31/21
Planning Commission: 5/6/21
Public Works and Utilities Committee: 5/11/21
Governing Body (request to publish): 5/12/21
Governing Body (public hearing): 6/9/21

2. **Case #2021-3353. Champion Xpress Car Wash Development Plan.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests development plan approval to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash. The property is located at 4410 Cerrillos Road. The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

3. **Case #2021-3354. 4410 Cerrillos Road Car Wash Special Use Permit.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of a Special Use Permit to allow vehicle service establishment in a Regional Shopping Center District (SC3). The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

4. **Case #2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision**. Liaison Planning Services, Inc., Agent, for Casa de Todos, LLC, Owner, requests final subdivision plat approval for 58 single-family residential lots located at 4323 and 4319 Airport Road. The properties are zoned R-6 (Residential- six dwelling units per acre) and total approximately 10.3 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

Name: Eric Keller
Comment - 04/28/2021 09:40 AM: (Against)
We, the residents of the Las Acequias neighborhood, are strongly in favor of Mr. Rodriguez building a block wall between his proposed subdivision and our existing neighborhood. We feel this is a very important and necessary barrier for equity issues, crime mitigation and construction mitigation. His proposed fence is not adequate, and his previous quotes of costs for such a block wall are inflated. Other new developments currently under construction on the other side of the Las Acequias neighborhood have done the right thing and built a proper block wall. Mr. Rodriguez should do the right thing and build one as well. Thank you.