City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION AUGUST 19, 2021 AT 6:00 PM MEETING VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, the ban on public gatherings of more than five (5) people, and the need to incorporate technology and practices to re-institute in-person meeting consistent with the limitations established by the Order, the Planning Commission meeting will be conducted virtually using Zoom.

Viewing: 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 smartphones, tablets, or computers.

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.. The direct Zoom link is: https://us02web.zoom.us/j/88934452321?pwd=Ync5eE1ia0ExcUQ4eXF5em5ZZW5Fdz09 and use password: **786484**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: **810 0507 2259.**

Public Comment:

• By video: A person attending the Zoom meeting by video conference (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. Phone attendees should press *9 to use the "Raise Hand" function to be recognized at the appropriate time.
• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. August 5, 2021

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II.

F. OLD BUSINESS

G. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2021-__.
An Ordinance Amending the Land Development Code, Chapter 14 FCC 1987, to Address Zoning Issues Related to Cannabis; Amending Table 14-6.1-1, Table of Permitted Uses, to Clarify Zoning Districts for Various Types of Cannabis Establishments, and to Adopt Operating Times, Density Limitations, and a Minimum Distance Between Cannabis Retail Establishments and Schools or Daycare Centers; Amending Subsection 14-6.2(H), Agricultural Uses, to Address Cannabis Production; Adding a New Subsection 14-6.2(I) to Adopt Use-Specific Standards for Cannabis Establishments, Including Operating Times, Density Limitations, and a Minimum Distance Between Cannabis Retail Establishments and Schools or Daycare Centers; Amending Subsection 14-6.3(B)(2) to Prohibit

Commercial Cannabis Establishments as Accessory Uses or Structures on Residentially Zoned Property; Amending Subsection 14-6.3(D)(2) to Prohibit the Conduct of a Cannabis Establishment as a Home Occupation; Amending Section 14-12.1 to Add Definitions for Various Types of Cannabis Establishments; Establishing an Effective Date; and Making Such Other Changes as are Necessary to Carry Out the Purpose of this Ordinance. (Andrea Salazar, Assistant City Attorney: asalazar@santafenm.gov, 955-6303; Noah Berke, Current Planning Manager: nlberke@santafenm.gov, 955-6647)

Committee Review:
Planning Commission: 08/19/21
Governing Body (request to publish): 08/25/21
Finance Committee: 08/30/21
Quality of Life Committee: 09/01/21
Public Works and Utilities Committee: 09/07/21
Governing Body (public hearing): 09/29/21

2. **Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A.** JenkinsGavin, Inc., Agent, for Tierra Contenta Corporation, Owner, requests Master Plan Amendment for Phase 3A. The Amendment, which includes modifications to infrastructure, parks, trails, land uses, and density. The property is an undeveloped tract of land located southwest of Capital High School, containing approximately 222.84 acres, and is zoned PRC (Planned Residential Community. (Dan Esquibel, daesquibel@santafenm.gov, 955-6587)

3. **Case #2021-3811. Villas de Las Soleras Unit 3 Master Plan Amendment.** James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests approval of an Amendment to the Las Soleras Master Plan to request a rezoning for Tract 13 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for approximately 6.8 acres at 4601 Rail Runner Road. The property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

4. **Case #2021-3814. Villas de Las Soleras Unit 3 General Plan Amendment.** James W. Siebert and Associates, Inc., Agent, for Ross's

Peak Holding, Ltd., Co., Owner, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use classification for approximately 6.8 acres from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) at 4601 Rail Runner Road. The property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

5. **Case #2021-3815. Villas de Las Soleras Unit 3 Rezoning.** James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests a rezoning from R-6 (Residential- six dwelling unit per acre) to R-10 (Residential- ten dwelling unit per acre) for a property located at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

6. **Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan.** James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests preliminary development plan approval for a 44-lot single-family home subdivision at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

7. **Case #2021-3817. Villas de Las Soleras Unit 3 Preliminary Subdivision.** James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests approval of a preliminary subdivision plat for 44 single-family residential lots located at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

8. **Case #2021-3800. Monte Sereno Development Plan.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval to construct 170,000 square feet of new construction for hotel use. The Property is approximately 3.68 acres and zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is

within the Monte Sereno Development. (Dan Esquibel, daesquibel@santafenm.gov, 955-6587) **(POSTPONED INDEFINITELY)**

9. **Case #2021-3801. Monte Sereno Preliminary Subdivision for Phase 4.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request preliminary subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 21.98 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, daesquibel@santafenm.gov, 955-6587) **(POSTPONED INDEFINITELY)**

10. **Case #2021-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b),Terrain and Stormwater Management, for road construction within the project and driveway construction for the resort casitas. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, daesquibel@santafenm.gov, 955-6587) **(POSTPONED INDEFINITELY)**

11. **Case #2021-3838. Monte Sereno Variance to Subsections 14-9.2(G) and (L).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-9.2 (G) and (L)S Street Improvement and Design Standards, for variances from curb and gutter requirements and street tree requirements. The Property is zoned PRRC , located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, daesquibel@santafenm.gov, 955-6587)**(POSTPONED INDEFINITELY)**

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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

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PLANNING COMMISSION MINUTES
AUGUST 5, 2021

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G. New Business		
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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, August 5, 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 Pilar Faulkner (left at 7:43 pm)
Commissioner Jessica Lawrence
Commissioner Lee Garcia
Commissioner Dominic Sategna

Members Absent
Commissioner Mark Hogan, Vice Chair (excused)
Two vacancies

Others Present:
Mr. Jason Kluck, Interim 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 Faulkner led the pledge of allegiance.

C. APPROVAL OF AGENDA

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

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

D. APPROVAL OF MINUTES

1. July 1, 2021

MOTION: Commissioner Faulkner moved, seconded by Commissioner Clow to approve the minutes of July 1, 2021, as presented.

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

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Policy Subcommittee recommendations for Cannabis Legislation.**

Commissioner Faulkner thanked staff and fellow Subcommittee members for their work. She believes they have something workable. The full report is attached as Exhibit "1".

REPORT

In the 2021 Special Session, the New Mexico Legislature adopted the Cannabis Regulation Act (House Bill 2), which legalized recreational cannabis use by adults twenty-one (21) years old and over. The Act, which took effect on June 29, 2021, allows local jurisdictions to adopt zoning and land use regulations but limits the extent of local

regulatory authority. The Policy Subcommittee requested input from the full Planning Commission on their recommendations. Following input from the Planning Commission, the Policy Subcommittee will work with Staff to incorporate the recommendations into draft amendments to the Land Development Code, as set forth in Chapter 14 of the Santa Fe City Code. The resulting legislation will require review at public hearings before the Planning Commission and Governing Body before adoption.

RECOMMENDATIONS

Mr. Berke referred to his memo of the State's outline of what the City and the Commission could and could not do.

He reviewed the Policy Subcommittee recommendations:

- The adoption of a minimum distance between commercial retail establishments, as measured from the property lines of a parcel, to avoid the potential negative consequences that might result from concentrating retail establishments. They recommend a uniform minimum distance across the city to promote equitable requirements in all areas of town and for ease of enforcement.

- Limiting commercial retail establishments to operating hours of 7 AM – 12 AM (midnight). This would be consistent with what Santa Fe County has adopted.

- Cannabis establishments should be located no closer than 300 feet from a school or daycare center. The Policy Subcommittee does not recommend a minimum distance from religious institutions or residentially zoned districts. The Policy Subcommittee notes that existing provisions in Chapter 14 require up to an 8 foot wall and a 15 foot landscape buffer between commercial uses and residentially zoned districts, which appear sufficient to address potential residential concerns about noise and odor. To further protect residential neighborhoods, the Policy Subcommittee also recommends prohibiting home occupations that involve commercial cannabis activities, which would be consistent with what Santa Fe County has adopted.

- A Special Use Permit should be required for all outdoor commercial growing operations; all large growing operations (22,000 sq. ft. of canopy or more); and all growing operations in C-2 and BIP districts.

- The City should adopt regulations to allow recreational cannabis consumption areas, but not as part of the initial legislation currently under way. The Policy Subcommittee recommends that consumption areas should be prohibited until the City has had an opportunity to conduct further study and obtain additional input from the community and stakeholders.

- Various types of cannabis establishments should be added to the Table of Permitted Uses.

- Regarding safety and security, House Bill 2 requires the Cannabis Control Division of the New Mexico Regulation and Licensing Department to adopt regulations to address security requirements, and comprehensive draft regulations have been published for comment. The Policy Subcommittee intends to review the regulations when they have been promulgated and made available to the public to ensure they are appropriate for the City of Santa Fe. The Policy Subcommittee intends to propose additional legislation if any gaps are identified.

- Regarding odor and ventilation, the Policy Subcommittee notes that existing building and fire codes and the City's nuisance ordinance likely address most of the concerns about preventing nuisance odors and ensuring safe, well-ventilated operations. The Policy Subcommittee recommends adding some general language to Chapter 14 to further address these issues, based on provisions that have been adopted by the City of Albuquerque and the County of Santa Fe.

- The Policy Subcommittee recommends that the City continue to issue media releases to alert the public to additional opportunities to provide input at upcoming Planning Commission and Governing Body meetings. Additional public input will also be sought for the regulations for cannabis consumption areas.

- The definitions in Chapter 14 should be consistent with State and County definitions, as customized to describe various types of land uses.

PUBLIC HEARING

There were no public comments.

COMMISSION DISCUSSION

Chair Gutierrez thanked the Subcommittee for their hard work.

Commissioner Garcia asked about the timeframe for the sale of cannabis. He asked if, like alcohol sales, sales on Sundays had to be after 12 p.m.

Commissioner Faulkner explained the State recently changed the alcohol sales laws. The Subcommittee followed some of the alcohol sales laws, but Sundays was not discussed.

Attorney Paez confirmed the State changed law concerning alcohol sales on Sundays.

Commissioner Garcia asked how the dispensing of recreational marijuana works within the guidelines to dispense medical marijuana.

Attorney Paez said medical retail is treated as pharmacies and apothecaries. They have a broader permit area use than recreational cannabis sales.

Commissioner Faulkner said she had one concern after talking with the State Licensing and Regulations Division superintendent. He told her all medical facilities licenses come due by the 31st of August. They can open a commercial facility and with their new license split their commercial and medical consumption. She thought until the State addresses the regulations around consumption and retail, they will not be able to do a lot.

Attorney Paez agreed. Under State law the City needs to grandfather them and anyone newly entering the commercial or retail that wants to do both medical and recreational, will have to comply with the new retail use being established.

Commissioner Garcia asked how a current grandfathered location outside the parameters of the recommendations would be handled if it becomes noncompliant.

Attorney Paez explained a facility that is currently licensed would be a legal nonconforming use and is allowed to continue but could not expand. They cannot be made to relocate either.

Commissioner Faulkner said the State is not clear if a medical facility that only does consumption, can expand into retail, production and/or manufacturing. Their current license allows them to expand outside that location per the State license. She didn't think there was a lot the City could do because they are grandfathered in. She said we cannot prohibit them from doing business.

Director Kluck suggested the illustrations of the buffer zones, etc. be shown.

Chair Gutierrez asked if there are existing facilities within 300 feet of anything recommended to be prohibited.

Mr. Berke said he wasn't sure, but if so, they will be grandfathered. He noted the map with the zones and explain the focus is to show distances between property lines and density to determine the limitations for the City.

Chair Gutierrez asked if the 300 feet recommendation went forward would that limit the areas in red.

Attorney Paez said yes. They want to determine whether to have minimum distances between establishments and if so, what the distance should be. The red area shows within 300 feet.

Commissioner Garcia said he could see the majority of where the medical are within the same location. His other concern is that new businesses will target the areas where the current medical facilities are that have more traffic and easy access

Chair Gutierrez asked if the buffer zone could propose keeping the existing medical facilities 300 feet away.

Attorney Paez said the current recommendations do not include that. The existing medical facilities will likely serve both and expand into commercial. Depending on the buffer zone established around the existing retail establishments, which could preclude new ones coming in.

Chair Gutierrez suggested they look at including the existing to avoid overlap.

Mr. Berke referred to the downtown location on the map. He noted requests are pending for retail establishments. He said it is important to understand the recommendation determined as a distance should not monopolize a retail area and should provide a market for economic development. The Commission should consider each of the distances downtown; the number of properties, addresses that would be affected and disqualified at each distance.

Commissioner Clow said there was concern where new businesses would open, especially downtown, and makes sense to have a buffer. Albuquerque has 600 feet between businesses, and a one-year moratorium on retail businesses in Old Town. They were concerned the character and current economics would change in Old Town. The County did 200 feet instead of 600, because they don't have as much commercial space. It makes sense to have limits and why the subcommittee recommended a range between 300 and 600 feet and to get public and City Council input.

Chair Gutierrez asked if the Commissioners had discussed a moratorium in the Plaza area.

Commissioner Clow said she mentioned that, but others in the subcommittee didn't like that idea. After listening to the other members, she was convinced if they buffer the density they could reach the goal and not change the character of downtown.

Commissioner Faulkner added that the members felt strongly the challenge is to balance the density buffers in all districts. They want to avoid making the buffer downtown so large that it pushes cannabis into the rest of the city. It should be uniform throughout and in alignment with the State. The State legislation intent is to avoid clustering cannabis in the cities and to be uniformly spread out. If the Policy Committee recommendations are followed, the buffer determined for downtown, will be the same throughout the city.

Chair Gutierrez asked Commissioner Faulkner to bring up the discussion in the

subcommittee about a buffer zone for already established medical facilities.

Commissioner Sategna said the map demonstrates that Santa Fe is unique, and it doesn't have a lot of places where new retail can be, like Albuquerque. Also, Santa Fe not only has density downtown that is distinct, but the denseness of the buildings within that space is unique. He noted that a 600-foot buffer would eliminate another establishment and while it might protect the downtown area, they should consider whether it is equitable to other businesses that want to go into the area. They should ask if 600 feet is too restrictive, given the density and available retail space.

He said the majority of the Policy Committee did not believe that one district should be treated any differently than any other. Staff also agreed that is consistent with New Mexico law.

Attorney Paez said she does have concerns about a moratorium and the City Attorney's Office is not inclined to recommend that. State law emphasizes entry into this new economy and a need to foster smaller, local businesses as well as equity. In addition, the City cannot do anything that would prohibit a licensee from operating.

Commissioner Faulkner said she tracked the hearings at the Legislature on cannabis. There is a definite benefit to have cannabis in areas of town with the highest number of tourists. And there are unintended consequences, including that it is better to have people who buy cannabis when the GRT is from out-of-state. That offsets the cost of cannabis by boosting areas of town that will have the most traffic for buyers. However, if you're not careful, you risk overwhelming some city traditions and values.

She contacted the land-use departments in several cities like Los Angeles, Boulder, Denver, Las Vegas, etc. Cannabis can overwhelm the downtown area and they have to strike a balance of high traffic, but not overwhelming. The challenge is getting the benefits without losing the traditional Santa Fe they want to protect.

Chair Gutierrez asked Mr. Berke about the special use permits for locations indoors and whether that includes I-1 and I-2 in the memo.

Mr. Berke said that was the intent to include I-1 and I-2.

Being that there were no public comments, Chair Gutierrez closed the public hearing at this time.

Commissioner Faulkner said the Policy Committee would appreciate the Commission's feedback regarding the 300-600 feet range. She will work with staff to ensure the public is aware they could provide input through the Planning Commission, so they have more community feedback.

Chair Gutierrez asked that Commissioners forward their comments to Mr. Berke to forward to the subcommittee.

Commissioner Sategna noted they might have noticed under Growing, that many of the various categories are permitted in the same areas. He thought it important to point out they are placeholders and why they were created. He explained the State defines by numbers of plants. That doesn't necessarily include the size of the growing operation and 200 plants can be grown in a 20 square foot greenhouse or an entire acre. The Planning Commission deals with the built environment and square footage is very important and why they have the various sizes, extra small, small, medium, and large. It is based on canopy size with indoors based on the lighting canopy and outside on the growing canopy. They may need to make modifications to limit the micro businesses because it is only based on 200 plants.

2. **Case #2021-3809**. **Southside Teen Center Development Plan**. Wilson & Company, Agent for the City of Santa Fe, owner, requests final development plan approval for construction of a new teen center to be located at the southwest corner of Valentine Way and Country Club Road, approximately 500 feet north of Jaguar Drive. The teen center will comprise a building of 17,188 sq. ft. to be constructed and operated by the City of Santa Fe, along with on-site parking and open space area(s). The property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 1.81 acre in size. (John Neunuebel, Case Manager)

STAFF REPORT

The proposed Southside Teen Center development plan will provide for the construction of a 17,188 sq. ft-building to be utilized as a teen center operated by the City of Santa Fe, along with on-site parking and open space area(s). The subject 1.8 acre project site is located on a larger City-owned, 4.5-acre parcel within the Tierra Contenta Master Plan area located at 6600 Valentine Way. Other nearby public facilities include the City's Southside Public Library located to the east (east side of Country Club Road), the Santa Fe Family YMCA located to the west, and the Boys and Girls Club is located to the south. The Family Advocacy Center, a social services provider, is located to the north (north side of Valentine Way).

STAFF RECOMMENDATION

The proposed Southside Teen Center Development Plan meets all applicable development standards and will not create non-conformities with either Chapter 14 Land Development or the Tierra Contenta Master Plan; therefore, staff are recommending APPROVAL, subject to conditions of approval and technical corrections outlined in this report.

APPLICANT'S PRESENTATION

Brett Beaty, 4512 Jupiter St. NW., Albuquerque, was sworn in. He said this is an important project for the City of Santa Fe. He showed the site plan and described the location of the property. The proposed plan is on the corner with residential neighborhoods surrounding them and it fronts the street. There is no abrupt change of elevation, and the parking is shielded in the back. The play area is protected and there is potential for future additional parking. There are pedestrian connections to the library and adjoining neighborhoods. The purpose of the facility is primarily for teenagers between nine and 14 years who mostly walk, bike, or are dropped off. There is a main control desk, because of the importance of knowing who comes and leaves. He described various rooms of the floor plan. The elevation plans were shown and renderings of how massing would be reduced. The building is primarily stucco with ceramic tile with some translucent panels to give light to the interior. Views were shown of the courtyard, stage, kitchen and gymnasium areas. One change since the renderings is they have canopies with photovoltaics to reduce the heat and generate electricity. They hope to have the building LEED Certified, so the parking lot will be shaded and covered.

PUBLIC HEARING

Elena Gonzales, 20 Rael Lane, was sworn in. She is a youth leader from Earth Care and Yucca (Youth United for Climate Crisis Action). She said they are very excited about the teen center, and they have engaged parents and peers in learning about the teen center. They held planning meetings, attended the public neighborhood meetings, and met with their area City Councilor and the Mayor's Youth Advisory Board. The youth of the community, especially the Southside community, are ready to lead the process. They want to be sure they have a seat at the table. They are from the area and have a stake not only in this project, but all projects proposed for their community. She referred to a presentation they created from the input they gathered that has been given to Mr. Berke. The presentation includes a slideshow, a video and a report conducted with extensive community engagement. The Power Point presentation is attached as Exhibit "1".

Ms. Gonzales shared a few slides. She said Mr. Berke could share the folder with the complete presentation with the Commission. Included are important recommendations on things inside the building, accessibility, overall safety, and leadership, including staff and governance and decision making at the teen center. She asked that the teen steering committee be allowed a seat at the table to have a strong leading voice, and that their recommendations, from many people in the community, be included in the process.

Gabe Romero, 2195 West Zia Road was sworn in. He said he was curious whether there has been discussion about the charter school that had identified this location for their school. They have an application in to become a district charter school in Santa Fe.

Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Faulkner said this has been a dream for the people in Tierra Contenta for the last 15 to 20 years. It is vital for the community and this facility would definitely help the at-risk populations. She said it is exciting to see the teen center going in and has been a long road to get to this point. She commended the young people who are helping and believed it important they have a voice at the table and stay involved. She urged the Commissioners to support the project.

Commissioner Garcia said he would echo Commissioner Faulkner. It is very much needed. He gave kudos to Ms. Gonzales and the youth helping to get this through and hoped their ideas can become a part of the project.

Commissioner Garcia said looking at the use on the site plan, he wondered other than the indoor weight room and gymnasium, if there would be things like a skate park, outside.

Sam Burnett, 131 Sam Street, was sworn in. Mr. Burnett is the City of Santa Fe representative for this project. He explained the project is broken into two phases. Phase 1 is focused on the building and surrounding landscape. Phase 2 will include expansion of the landscape and they will engage the community in the planning. The current plan does not include everything Earth Care presented but there is room for community input in the additional phase.

Commissioner Garcia said he read that the limited parking spaces are largely because of walkability and kids who ride their bikes. He asked Mr. Burnett to elaborate on the additional parking and when that will be added.

Mr. Beaty responded. There are a couple of reasons for reduced parking, and one is they anticipate parents will drop off their kids. There is a potential for more parking. They are also trying to meet the City's reduced parking regulations and LEED requirements. He said it is possible the additional parking spaces might be better used for outside activities. There will be a balance of needs moving forward.

Commissioner Garcia said the reality is people will still be coming to the park. He asked if other community members would be allowed use of the facility.

Mr. Beaty said he couldn't answer that, but the City and City staff will manage it.

Mr. Burnett thought use of the facility would be open to the community with an emphasis on the neighborhood youth. The programming and management of use is through the Recreation Division and still in process. He said they have discussed incorporating the entire community throughout the planning and design process.

Mr. Neunuebel added that the term “reduction in parking” is probably not applicable. The City standards for this kind of recreation is not specific to the number of spaces per square footage of building, it is open-ended. That allows them to determine the appropriate standard.

Commissioner Garcia said parking can be a major issue when many people want to use this. He hoped that they spend an adequate amount of time to address the parking to avoid having too many issues. His other concerns are adequate staffing and good governance and operation. He said kudos to everyone, this will be well received.

Chair Gutierrez suggested to Mr. Burnett that it might be worthwhile to look at base course and grading for makeshift parking. He thought this is wonderful for the Southside and is excited this is happening. One thing he sees with facilities of this nature is that they are used at the same time, after school and weekends. It might be worth considering pickleball for the elderly in the daytime. Lastly, since it has a kitchen, it would be wonderful for the Southside if it had a catering kitchen that could be rented out.

Commissioner Sategna said he wanted to acknowledge the effort to make this a LEED Certified building. He also wanted to acknowledge Elena Gonzales for being a youth that is advocating for other youth.

MOTION: In Case #2021-3809, Southside Teen Center Development Plan, Commissioner Sategna moved to approve, subject to the conditions of approval and technical corrections recommended by staff; and to approve the Findings of Fact and Conclusions of Law as presented. The motion was seconded by Commissioner Faulkner.

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

Commissioner Faulkner excused herself from the meeting at 7:43 p.m.

3. **Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II.** Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately

11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road. (Donna Wynant, AICP, Case Manager)

STAFF REPORT

The Villa Sendero apartment development (Case # 2019-1330) was approved by the Planning Commission on January 23, 2020 for a 252-unit multi-family apartment community. The development is currently under construction on an 11.4-acre site located at 5132 Beckner Road. The applicant, Villa Sendero, LLC, is now requesting an amendment to the Villa Sendero Development Plan for Phase II of the project that includes the addition of an approximately 1-acre parcel to the southwest of the subject property, located directly south of the Fashion Outlets of Santa Fe, totaling approximately 12.4 acres. The additional parcel will facilitate the construction of 24 additional units of multi-family housing, comprised in a single 3-story building. In addition, within the original parcel, a fitness building will be replacing an 18-unit apartment building. These changes amount to a net gain of six units to the Villa Sendero project to total 258 units. Other minor changes include the drive aisle extending to the adjacent 1-acre parcel as well as the multi-use trail moving to the south edge of this road. The overall site and surrounding area is zoned C-2 (General Commercial). Multi-family residential development is a permissible use in the C-2 district.

The Applicant has indicated, at the time this application was submitted, that the additional 1-acre parcel is owned by CSM Properties, LTD and is under contract to be purchased by Villa Sendero, LLC. When the purchase is complete, the Applicant will submit a lot line adjustment to fully incorporate the 1-acre parcel into the Villa Sendero development.

The proposed development plan requires Planning Commission approval as it will be new construction exceeding 10,000 square feet per Subsection 14-3.8(B)(3)(b). The additional 1-acre site will add 26,499 square feet and with Phase I, will total 257,621 square feet of new construction.

Subsection 14-3.19(D)(1) states that development plan amendments *"shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."* The Commission's review of this development plan amendment will therefore focus on compatibility with surrounding uses and consistency with applicable site design standards.

STAFF RECOMMENDATION

Staff's analysis finds that the applicant has addressed the necessary findings per Subsection 14-3.8(D) "Approval Criteria and Conditions" and recommends ***APPROVAL*** subject to conditions of approval and technical corrections identified in the staff report.

Ms. Wynant noted she met with the Fire Marshall and applicant to evaluate fire access. The applicant will discuss that. She indicated the third condition in the report should read: "*Shall comply with section (D)106 Multifamily Residential Developments, with the remoteness provision*" - and added at the request of the fire marshal is: *"and/or third emergency fire apparatus access road to meet the intent of the international fire code."*

APPLICANT'S PRESENTATION

Will Gleason, 7601 Jefferson Drive, NE., Albuquerque, was sworn. He said they are requesting a small addition to add 24 units to the approved existing 252 units. The site under construction is off Beckner Road next to the Outlet Mall. He pointed out the location of the project and that Phase II is outlined in red. The proposal would create a fitness center and remove 18 of the units already approved. Instead, they want to build 24 units in a different location, a net of six additional units overall. There is plenty of parking and the trail is moved slightly, but otherwise is as approved last year.

He displayed the footprint of the additional six units noting they are the same configuration as the others. He pointed out interior courtyards, parking areas, dog park, pool area/community building and the proposed fitness building. He said this meets the City's affordable housing criteria and the applicant will pay a fee in lieu of. The first two buildings are scheduled for completion this summer with final completion midyear 2022.

Mr. Gleason noted the three conditions of approval. The first is to provide bike racks, which was planned and has been done. The second is to extend the link to the trail. This requires the NMDOT to allow access to cross their land. The applicant is willing to work with DOT, but he thought they may be more amenable if the alignment is further south. This condition is not up to the applicant. They request this not be a condition of approval as the applicant is not sure that access can be obtained. The third condition they focused on the most. The remoteness provision was adopted by the City in 2019 and requires a certain distance between the two access points to the site. Code language says placement shall be not less than one half the length of the maximum overall diagonal dimension of the property. He displayed the two access points and explained how the distance is determined. The most obvious would be a connection through the mall parking lot. The owner pursued many alternatives, including contacting the mall owner for access through the mall parking lot and offering a substantial compensation. He has not been successful.

Mr. Gleason reviewed the potential solutions. One would create a point of access, but the applicant has no control over access to the roundabout. That requires negotiations with Presbyterian, the property owner. There is no guarantee cross access will be allowed. Another solution is to create access along the PNM easement. He added that this property had been approved under the prior Code, and this is a minor addition of less than 10% of the project. He suggested the Commission waive the provision.

PUBLIC HEARING

Chair Gutierrez asked for public comment. There was none.

COMMISSION DISCUSSION

Commissioner Sategna said he was trying to understand the new development as compared to the existing development. He asked if considered was the impact to the freeway or outlet mall in terms of how the new three-story buildings impact the horizon line.

Mr. Gleason said he did not have renderings to illustrate that, but the topography there is fairly level. He noted a rendering that shows the perspective of the addition in relation to the mall. He agreed it will be visible from I-25.

Commissioner Sategna said his concern is the I-25 viewscape. He asked if the elevation of the building is significantly lower or higher compared to the other apartments.

Mr. Gleason thought it approximately the same, and the impact comparable to elevations already approved.

Commissioner Sategna thought the existing development appeared to sit lower than the corner piece.

Mr. Gleason said from his perspective it didn't seem significantly different. He offered to try to pull up the topography drawing.

Mr. Berke stated that only the Fire Chief could waive the International Fire Code adopted by the City. Mr. Gleason cannot ask the Commission to do that. But the Commission could postpone for the applicant to work with the Fire Marshal. He noted that Geronimo Griego, the Fire Marshal, was present and could answer questions.

Mr. Gleason said they are working with the Fire Marshal to resolve this.

Eric Cornelius, 1599 S. St. Francis Drive, was sworn in. He responded to the question on building heights. He noted I-25 sits south of the property and is about 8 to 10 feet higher than the portion to be approved. The finished floor elevations of the existing approved buildings sit 1-3 feet of the proposed building. He indicated the four elevations, relative to the interstate, will be comparable to the others already approved. They will be lower and not much different than what had been already approved.

Commissioner Sategna said that answered his question.

Commissioner Garcia followed up on Commissioner Sategna's concerns. He thought the new development would block the view coming off I-25 to the south. They approved three-story buildings in phase one, but this addition looks awkward.

Chair Gutierrez closed the public hearing portion.

Commissioner Lawrence asked if someone from Land Use or MPO could answer what to expect regarding the access for the trail connection.

Mr. Berke indicated MPO had been invited to the meeting. He was surprised they were not present and offered to try to contact them.

Commissioner Lawrence asked Mr. Berke what will happen if this condition is approved but turns out to be impossible.

Mr. Berke said the MPO went off their master trails and it would be okay if this connection isn't made. They could pursue a connection in the future if the applicant agrees to an easement through their property for a future bike lane.

Commissioner Lawrence asked Mr. Gleason if he was amenable to that.

Mr. Gleason said the owner was present and he thought he would be amenable.

MarkTekin, 2600 Dallas Pkwy., Frisco, Texas, was sworn in. He said they would be happy to provide easements for future planning. He said apparently NMDOT is holding the land for future construction projects, but he was more than happy to comply. In addition, he would be happy to comply with the fire issue, the intent and the Code. Even if that means a third access or working with Presbyterian Hospital.

Commissioner Garcia asked if the intent of the second phase was for a fitness room and additional units.

Mr. Tekin explained the reason for the amendment was originally this was designed with a ratio that exceeded the requirements of the Parking Code. They do not build to sell; they build to keep good communities. Parking is the first thing that becomes a problem, and it is a hard problem to fix. Buying an adjoining parcel and relocating the 18 units was assurance. Six units were added but they were able to exceed the parking requirements and they believe they will need that. They think everyone who will live here will have a car. In doing that, they also thought they made the community building too small. So, they relocated the gym and repurposing that space made sense. They are more concerned with the experience of the residents and want this to function long-term.

Commissioner Garcia thought the issues with regard to the Fire Code could be worked out. The building height isn't really a factor, but he thought it somewhat tall for the area. If that wasn't a concern with anyone, they could move forward.

Commissioner Lawrence asked Eric Aune with the MPO, to explain how the condition came about to connect the trail to the Diamond Trail crossing the NMDOT property.

Mr. Aune said looking at the proximity of the Diamond Trail they thought it would be fair to have that connection. He asked to clarify the issue.

Commissioner Lawrence explained as she understood, the applicant could have an easement from their property but the connection to the Diamond would be on DOT property.

Mr. Gleason responded that was correct. The property to the south of the site is NMDOT surplus land. He added that Mark Tekin would love to have that connection, but NMDOT wants the land for other purposes and would have to agree.

Mr. Aune said the connection would be practicable and is what they recommend but if it isn't possible they understand.

Commissioner Sategna asked Mr. Cornelius if correct that the elevation of this project is higher than that of the Outlet Mall.

Mr. Cornelius said everything is higher than the Mall because the site was cut down and everything is in a hole.

Commissioner Sategna said this property appears 7 to 10 feet higher than the Outlet Mall.

Mr. Cornelius said it is at that location. Their intent was to avoid a massive amount of earthwork and to work with the existing terrain as much as possible.

Commissioner Sategna expressed concerns about putting a three-story building on that corner, specifically, the setback with the freeway is a big gap. The first phase of the project, the buildings in addition to the parking lot, creates an additional setback on top of the one already there. If approved, this would be a three-story building that sits up against where the freeway wraps and exits to Cerrillos. Being 10 feet above the Outlet Mall is a concern. He wasn't sure he could support this with the impact it would have to the viewscape coming into the City.

Commissioner Garcia agreed. He thought possibly the solution was to reduce the building to a two-story or another design to make it appear further stepped back. He wasn't sure he could support this height.

Commissioner Clow said this isn't a view corridor and the zoning allows three-story, and the setbacks are to Code. She asked staff if there were grounds to deny the project.

Mr. Berke explained the Planning Commission has the right to impose conditions in density and to grant up to a certain height. A highway corridor study was done in 1999 that identified parcels along I-25 but was never adopted. He said this was discussed in the Zia Station conversation, that while it is a right to have up to 45 feet in height, which doesn't mean the Commission has to grant that. They should correlate how this is an inappropriate height in the approval criteria.

Commissioner Clow confirmed they would have to have reasons to show it does not meet criteria. Her concern was they allowed a three-story on St. Francis and Zia, which was in the view corridor because of affordable housing. She thought this project even less intrusive.

Mr. Berke noted that the applicant is paying a fee in lieu.

Commissioner Clow said she understood, but there is a need for housing in Santa Fe and the more supply, the more the prices hopefully go down. She said she wanted to hear the criteria that allows the Commission to deny the third story.

Chair Gutierrez thought the application needed work. He wanted the fire issue solidified before this moves forward. Also, he would hate for this to go to a vote and be denied if the project may be going to a lower elevation, opposed to working through this.

Commissioner Sategna said yes, they have approved other three-story buildings along the freeway. This is unique because there is a significant decline in elevation as you move along the freeway north and a lot of these buildings sit lower. He pointed out the Outlet Mall is about 10 feet difference in the elevation of the freeway and where this is being built. That is a significant difference in what they have approved in the past.

He said Criteria Number 2 states that the project will not negatively affect public interest. To impact the view coming into the City is a concern. Secondly, Criteria Number 3 is the use of any associated buildings is adaptable and compatible with buildings, structures and uses of properties in the vicinity under consideration. He thought "associated structures" includes the freeway. The Outlet Mall sits 10 feet below this and the building would definitely be towering over the Mall. That was enough for the Commission to consider whether criteria number three would be met.

Mr. Tekin shared his screen showing a photograph of the street view. He said they talked about a grade offense, but this site was already approved where there are three-story buildings. The grade of the new site is not much different. He offered to do more homework but appreciated that Commissioner Sategna shared the three criteria points. He said the one that stood out is the view. Obviously northbound, there isn't much impact.

But going southbound, the majority of the views have already been approved with three stories. He asked Commissioner Sategna to elaborate on which view would be blocked that wasn't already blocked or if he was missing something.

Commissioner Sategna said he didn't know that the images provided supported Mr. Tekin's case. One thing he invited the Commission to consider is the setbacks. There can be three-story buildings next to a major highway corridor, but where they were previously approved are setback further. What is proposed is pushing right up to the corner of a major entrance into Santa Fe. The Outlet buildings are not three-stories, and he is using elevations of 7-10 feet listed on the drawings. That is one story higher than next to the Outlet Mall and another story would be added to that on a major entryway into Santa Fe.

He said this is different because of setbacks and the Commission has to consider those when considering height. The setbacks in those previously preapproved three-story buildings are more significant than where this building is located.

Commissioner Garcia asked the net additional units that will be added.

Mr. Tekin said six units would be added.

Commissioner Garcia wasn't sure if the benefit of the six units outweighs the visual elevation of concern.

Commissioner Lawrence said she generally doesn't feel three stories is unreasonable in this context that would add more housing that is desperately needed. This is already in a mixed-use area surrounded by other mixed use development. The Commission has to be open to having some height in order to have housing that conserves water and is reasonably affordable and allows more people to live in Santa Fe. She supported the project because it is part of a larger picture of what the community should support.

Mr. Tekin pointed out again, the reason they are trying to relocate 18 of the units to the site is because of parking. He believes everyone here will have a car and if they cannot find parking they will be frustrated. He will be forced to remove 18 units from the project if not approved and that doesn't make good sense to build this under-parked.

Commissioner Clow said she would emphasize what Commissioner Lawrence said in terms of consistency relative to the Zia Station, which is in a view corridor and is the only three-story buildings in the area. Photographs show Presbyterian Hospital is three stories. The Commission should appreciate their need for more density, means more height, and this *is* a mixed-use area, and we need more housing. She said she is in favor of the amendment.

Commissioner Sategna indicated he didn't see a signage plan and wasn't sure one would be provided. He asked if the building would have signage on it.

Mr. Tekin replied no, other than the building addresses.

Commissioner Sategna said he agreed with Commissioners Lawrence and Clow on affordable housing and height increases. But he was trying to point out architectural design in Santa Fe. He said denying this application is not about whether they need to build lower or higher, or the need for affordable houses. This is a fee in lieu. He was saying they should not sacrifice the viewscape into Santa Fe with a building not only 10 feet higher than the Mall, but another 36 to 40 feet on top of that. They also need to consider setbacks, which are important when considering height. The hospital that is set back 200 to 300 yards is a different consideration than 30 feet away from the freeway at a major view into the City. That is an important consideration. Approving this would be approving a sore thumb versus less standout of other three-story buildings. He said he couldn't approve the project given the two criteria he mentioned earlier.

Chair Gutierrez agreed with Commissioners Sategna and Garcia. He recognized that Mr. Tekin has done a lot of work. He would love him to remedy the issues with lower height or more dirt work and to obtain an easement for the MPO trail.

Mr. Tekin said he appreciated their comments. He indicated they have two ways to meet the intent of the Fire Marshall. Either to supply a third access, or work with Presbyterian for easements and that has been resolved.

He addressed Commissioner Sategna's concerns on height. The Commissioner mentioned they might approve a two-story project and that would lose 10 feet over the view corridor. He asked Mr. Cornelius, if it is possible, to make up the 10 feet in the grade by 1) lowering the height of the grade elevation and 2) building a two-story not a three-story building.

Mr. Cornelius said everything is possible from an engineering standpoint. A concern is that it would greatly impact the sewer design gravity flow system. Lowering the site would require the use of a pump, which requires more maintenance, more frequent trips from City staff. Also, they will continue to use electricity forever to pump the effluent uphill. Also, developing the extra one acre provides an opportunity to greatly improve the drainage system he designed in phase 1 and to reinforce the drainage on the back side of the Mall. They have to consider with a lower grade, the alternatives like subterranean drainage. That tends to not work as well and requires more maintenance and you are never sure they are working properly, versus the over land system they have now.

Mr. Tekin said before they were at 10 feet of grade with a 30-foot building. He asked if the Commission would support a total of 32 feet with grade and adjusting the building heights.

Chair Gutierrez asked the Commissioners to comment.

Mr. Berke said before getting into concessions, the Commission should look at what is before them. If the Commission approved what Mr. Tekin talked about, that would severely affect the current drainage plan that is already been reviewed and radically amended. The elevations were based on natural finished grade and would also need to be changed. Staff would suggest the application be denied and the applicant return with a better design and grading plan reflecting what they would be asking for based on the Commission's feedback.

Attorney Paez agreed they should move to postpone and ask the applicant to work with staff to revise their application. Approving the amendment would be complicated.

Mr. Tekin asked for direction on how he could revise the application.

Commissioner Sategna said he would not recommend postponement because it is important to vote on what was presented and based on the criteria. That also provides the applicant an opportunity for revision. He agreed it would be complicated to start making changes and the elevation would have to be significantly lower. He added that he was interested, given the location, for the applicant to include the site sections, the freeway, and the surrounding buildings if this comes before them again.

MOTION: In Case #2021-3804, Villa Sendero Development Plan Amendment for Phase II, Commissioner Sategna moved to deny based on criterion #2 that is not met that this would negatively impact the City and the public; and criterion #3 was not met that the use and associated buildings are compatible with and adaptable with the uses of abutting property and other properties when considering the viewscapes, the setback in relation to the freeway and the Outlet Mall, based on what the Commission has ruled for setbacks of other buildings down the way. The motion was seconded by Commissioner Garcia.

VOTE: The motion passed by majority roll call vote with Commissioners Garcia [with comment], Sategna and Chair Gutierrez voting in favor and Commissioners Clow and Lawrence voting against.

Commissioner Garcia explained the reason he voted against is that this site is the wrong place for this height. He agreed there is a need for affordable housing and the inventory does affect the rates.

Chair Gutierrez said his reason for denying the application was the same; the setback is needed and because of the impact on view.

Attorney Paez said she will work with her replacement to include a draft of the Findings in the next packet.

Mr. Berke noted the next case has one packet but the four cases, General Plan, Amendment, Rezoning application, Development Plan and a Preliminary Subdivision will be presented concurrently by staff and the applicant.

4. **Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment.** Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager).

5. **Case #2021-3806. Aleksander Estates Subdivision Rezoning.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager).

6. **Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager)

7. **Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat**. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager)

STAFF REPORT

This proposal consists of the following four applications:

- **General Plan Amendment:** from Low Density (1 dwelling unit per acre & 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre)
- **Rezoning**: R-3 (three dwelling units per acre) to R-7 (seven dwelling units per acre)
- **Preliminary Development Plan**: Proposed 59 lot residential subdivision.
- **Preliminary Subdivision**: Proposed 59 single family residential lots, and

The requested zoning district increase from R-1 to R-7 is not within the range classification "Low Density Residential" shown on the General Plan Future Land Use Map, so an amendment to the General Plan is required for the proposed Project.

If the Governing Body approves the proposed rezoning of R-7, the density for the proposed subdivision would be 59 residential lots which is less than the possible density of 67 units. (Calculation: 8.38 acres multiplied by R-7 zone = 58.66 gross density plus the affordable housing density bonus of 15% of an additional 8.79 units = 67 allowable lots/dwelling units which is 8 more units than proposed.)

The subject site is a vacant parcel along the east side of Kate's Way off of South Meadows Road. The site is bordered by Kates Way to the west, El Camino Real Academy to the east, NM 599 highway to the north and South Meadows Road to the south. Kate's Way is an unimproved private street with a right of way width of approximately 34.5 feet and South Meadows is a public right of way from 75 - 100 feet wide and is classified as a minor arterial street according to the Santa Fe Functional Road Classifications Map.

The subdivision will be accessed by two public streets (shown on the next page). Access #1 is a newly constructed public road through properties owned by the Santa Fe Public Schools and the State of New Mexico to connect the north end of the subdivision to the round-a-bout at NM 599/South Meadows Road. Access #1 will be dedicated to the City of Santa Fe for Public use. Access #2 connects the south end of the subdivision to South Meadows Road via Kates Way.

The proposed residential lots within the subdivision range in size from 4000 sq. ft. to 6000 sq. ft. Each lot will accommodate a single family residence meeting the standards for the R-7 district including front, year and side yard setbacks, maximum 24 foot height of structures, minimum number of two parking per lot, and will not exceed 40% lot coverage.

The proposed rezoning and development plan requests are compatible with the uses, character, and densities of the surrounding area and the development plan will not increase or create any nonconformities with Chapter 14. The preliminary subdivision plat meets approval criteria and does not create or increase any non-conformities with Chapter 14 and is compatible with residential development in the surrounding area.

STAFF RECOMMENDATION

The Commission should recommend **APPROVAL** of the general plan amendment request (Case #2021-3805), the rezoning request (Case #2021-3806), and the preliminary

development plan (Case #2021-3807) and should **APPROVE** the preliminary subdivision plat (Case #2021-3808) with the conditions of approval and technical corrections listed in this report.

APPLICANT'S PRESENTATION

Monica Montoya, 726 Gregory Lane, was sworn in. She said she is representing Next Generation Contracting, Inc. She said Oralynn Guerrerortiz from Design Enginuity, project engineer and Melanie Bishop, traffic consultant were present. She provided a brief PowerPoint presentation giving a project overview. She reviewed the location, the design of the subdivision, the anticipated architectural design and general plan, and rezoning criteria. Ms. Montoya's Power Point Presentation is attached as Exhibit "3".

Ms. Montoya said at the request of the MPO, they will explore extending the sidewalk from the southwest corner of the subdivision to South Meadows Road. An issue is they have to work with the adjoining property or incorporate something in the existing design. They will bring that solution back to the Planning Commission with the final plat as a condition. An ENN (Early Neighborhood Notification) was held, and they will continue to stay in touch with them through the project.

PUBLIC HEARING

Fred Tapia was unable to speak due to technical difficulties.

Chair Gutierrez suggested Mr. Tapia call in. Mr. Berke provided the information.

COMMISSION DISCUSSION

Commissioner Sategna asked Ms. Montoya to review the options and explain the condition of approval.

Ms. Montoya said the MPO requested a condition to continue a sidewalk from the southwest corner to South Meadows Road. They don't own the property between them and South Meadows but do own property to the west of Kate's Way, an approved subdivision. They will try to adjust some of the subdivision to the west to accommodate a five-foot setback.

Commissioner Sategna said he recalled that project was currently paved, or would this project pave the entire Kate's Way.

Ms. Montoya said the paving of Kate's Way was approved with that subdivision and they will continue the paving all the way around.

Commissioner Garcia asked to clarify if correct that there will be two access points, and that they will develop along 599 all the way to the intersection.

Ms. Montoya said that was correct. It will be a 52 foot right of way that includes two 10-foot asphalt lanes and an additional 10-foot multipurpose lane and have curb and gutter.

Commissioner Garcia said the inventory in this area is rather high and this will add to the many other units on South Meadows. He had reservations about R7 zoning and concerns about the school. It is already large with a lot of kids and there is housing on both sides of the street, and this adds more. He asked staff to elaborate on the construction plan at Agua Fria and South Meadows intersection because a big issue is the traffic there. He said he was happy to see the extra outlet and the road planned because that will help.

Mr. Berke said when the intersection was rezoned R21, the City Council imposed an impact fee to pay for that signalized intersection. The project is priority and is funded and the drawings have been approved and is starting soon.

Commissioner Garcia said this area has a school at capacity and a couple of projects have already been approved with more development to happen. That poses a big issue in terms of traffic, safety, the trails, and walkability, especially going north. But they do need the housing. He thanked the applicant for their other projects that were well designed.

Fred Bonifacio Tapia was sworn. He said he has property on Kate's Way. He asked if this project would include a park or a play area.

Monica Tapia, 3303 Avenida del Oro was sworn. She explained they wanted to know if Kate's Way will be paved if this is approved, and the extent of facilities that will be provided.

Chair Gutierrez closed the public hearing.

Oralynn Guerrerortiz, 1492 Luisa St. was sworn in. She responded that Kate's Way will be paved with curb and gutter on both sides and sidewalks on the east side. Also, they will put in sewer and water. She suggested if the Tapia's wanted taps for water/sewer connections they may be able to negotiate with the owner. She added there will be green space with grass, etc. but no playground equipment. There are no plans for a park because of the retention ponds.

Commissioner Sategna said this is another example of narrow tracts of land not properly addressed by the General Plan or Chapter 14. There is no street parking and developments on narrow tracts have streets that are packed. He said he wanted to point out the need for a General Plan update and raise those concerns. He added that doesn't prevent him from voting in favor of the project.

Ms. Guerrerortiz said there is reported 30 on-street total parking spaces; a half space per lot, which meets current code.

Ms. Montoya added that is in addition to the 2 parking spaces on each parcel and units with full garage spaces.

Commissioner Garcia said he would assume with the narrow street design that parking would only be on one side.

Ms. Guerrerortiz explained parking flips back-and-forth from one side to the other and additional street parking is on Sangre Azul. She thought usually Next Generation built two car garages with two spaces in front of each garage.

MOTION: Commissioner Lawrence moved to: (1) recommend approval in Case 2021-3805, Aleksander Estates General Plan Amendment; (2) recommend approval in Case 2021-3806, Aleksander Estates Rezoning Request; (3) recommend approval in Case 2021-3807, Aleksander Subdivision Preliminary Development Plan, subject to conditions of approval and technical corrections recommended by staff; and (4) in Case 2021-3808, to approve the Preliminary Subdivision Plat, subject to the conditions of approval and technical corrections recommended by staff. The motion was seconded by Commissioner Clow.

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

MOTION: Commissioner Lawrence moved to approve the Findings of Fact and Conclusions of Law for Case 2021-3805, Case 2021-3806, Case 2021-3807 and Case 2021-3808 as presented. The motion was seconded by Commissioner Clow.

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

H. STAFF COMMUNICATIONS

Mr. Berke said we were planning an in-person meeting, but it will not happen on the 19th of August. The agenda will be big; it is only three cases but has a lot of components and the agenda includes the formal recommendations on cannabis.

Mr. Berke noted this was Attorney Paez's last Planning Commission meeting. He wanted the record to show how much he has enjoyed working with her. He said he will miss her as part of the team but is happy for her in her next adventure. Also, an offer was extended to a senior planner to replace Carlos Gamora's position. Lastly, John

Neunuebel announced his retirement effective December 3, 2021. He will not be presenting to the Planning Commission after September.

Attorney Paez thanked the Commissioners for volunteering for the City and doing a great job. She indicated that Kyle Hibner will temporarily cover Commission meetings through the August 19th meeting and hopes to have a couple of new attorneys starting soon.

Director Kluck said it was an honor to work with Attorney Paez and he thanked her for her service.

I. MATTERS FROM THE COMMISSION

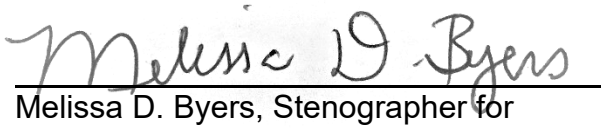
Commissioner Sategna told Attorney Paez that she will be missed, and he has a lot of respect for her. He wanted it on the record that the Supreme Court will get a good attorney. He wished her the best of luck.

Chair Gutierrez also thanked Attorney Paez and the subcommittee members.

J. ADJOURNMENT

Chair Gutierrez adjourned the meet at 9:56 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 #2021-3804 – Villa Sendero Development Plan Amendment for Phase II
Owner's/Applicant's Name – Villa Sendero, LLC, CSM Properties, LTD
Agent's Name – Dekker/Perich/Sabatini- Will Gleason

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Dekker/Perich/Sabatini- Will Gleason, as agent for Villa Sendero, LLC, CSM Properties, LTD. The Applicant requests approval of a development plan amendment for Phase II of the Villa Sendero development (Project) to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Project also includes a fitness building to replace an apartment building in Phase I, which will result in a net gain of 6 units to the Villa Sendero project and a total 258 units, and minor changes to a drive aisle and multi-use trail. The Property totals approximately 11.4 acres, is zoned C-2 (General Commercial) and is located at 5132 Beckner Road.

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. The C-2 zoning district allows for multi-family residential development when it is part of a use for which a development plan is required.
2. The Project consists of 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Project also includes a fitness building to replace an apartment building in Phase I, which will result in a net gain of 6 units to the Villa Sendero project and a total of 258 units, and minor changes to a drive aisle and multi-use trail.
3. Under the Santa Fe City Code (SFCC) Section 14-3.8(C)(4), the planning commission has the authority provided in Section 14-3.19(D) to amend development approvals.
4. Under SFCC Section 14-2.3(C)(2), the "planning commission shall review and approve or disapprove amendments [to development] plans . . . previously approved by the planning commission."
5. Under SFCC Section 14-3.19(D)(1), "[p]rocedures for substantive amendment or revisions to final actions to approve development shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."
6. 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 § 14-3.1(F)(2)(a)(iv) & (xi)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].

7. A pre-application conference was held on January 7, 2021.
8. The Applicant conducted a virtual ENN meeting on May 3, 2021, using Zoom.
9. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
10. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
11. 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).
12. 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).
13. Staff recommended that the Commission approve the development plan amendment, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. 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).
16. 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.
17. 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.
18. Specifically, under SFCC Section 14-3.8(D)(1), to approve a development plan the Commission must make the following findings: (a) that it is empowered to approve the plan under the section of Chapter 14 described in the application; (b) that approving the development plan will not adversely affect the public interest; and (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.
19. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan amendment under SFCC Sections 14-2.3(C)(1)-(2), 14-3.8(B)(4), and 14-3.19(D)(1).
20. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that the Applicant has failed to demonstrate that the development plan amendment would not adversely affect the public interest.
21. The Commission finds that the development plan amendment would adversely affect the public interest because the amendment would result in the construction of an additional three-story building close to I-25, which would negatively impact the view shed into the City.
22. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the proposed use and associated three-story building is not compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project.
23. The Commission finds that the proposed location for the additional three-story building would not be set back an adequate distance from I-25, as required to protect the view shed

into the City, and that the height and scale of the Project is not compatible with the surroundings, including I-25 and the adjacent Santa Fe Outlet Mall.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the 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 amendment subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant complied with all procedural requirements.
4. The development plan amendment should be denied because the Applicant has failed to meet all criteria required for approval of the development plan amendment.

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan Amendment is denied.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

August 11, 2021
Sally A. Paez Date
Assistant City Attorney

City of Santa Fe, New Mexico
Memorandum

Date: August 17, 2021

To: Planning Commission, Finance Committee, Quality of Life Committee, Public Works and Utilities Committee, and Governing Body

From: Noah L. Berke, AICP, Current Planning Division Manager NLB

Via: Jason M. Kluck, Interim Planning and Land Use Department Director JMK

RE: Proposed Legislation to Address Zoning Issues Related to Cannabis Legislation

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EXECUTIVE SUMMARY:

This Bill would amend the Land Development Code by adding a new category of specific uses, "Commercial Cannabis Establishments," in the Santa Fe City Code ("SFCC" 14-6.1-1 (Table of Permitted Uses). The Bill further clarifies in which zoning districts the various types of Commercial Cannabis Establishments would be permitted and adopts minimum distances between cannabis retail establishments and schools or daycares. The Bill includes proposed changes to Subsection 14-6.2(H) (agricultural uses), 14-6.3(D)(2) (home occupations), 14-12.1 (definitions), and adds a new subsection 14-6.2(I) to adopt use specific standards for cannabis establishments including density limitations and operating times. The goal of this proposed legislation is to promote the cannabis economy while protecting public health, safety, and the general welfare of the residents and visitors to the City of Santa Fe.

Commercial Cannabis Establishments:

With the proposed amendments, a new "Commercial Cannabis Establishments" category of specific uses would be created within SFCC Section 14-6.1-1 (table of permitted uses), which stipulates specific definitions and uses in zoning districts as "permitted use", "special use permit", "accessory use", and "prohibited use". The Commercial Cannabis Establishments use would be divided into four classes for Production:

> **Cannabis Producer, Extra Small (up to 2500 sq. ft. canopy) is a business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for an extra small cannabis producer may not exceed twenty-five hundred (2,500) square feet at any one time.**
>
> - **Permitted indoors: I-1, I-2**
> - **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Small (2,500-5,000 sq. ft. canopy) is a business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a small cannabis producer may not exceed five thousand (5,000) square feet at any one time.

- **Permitted indoors: I-1, I-2**
- **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Medium (10,000-22,000 sq. ft. canopy indoors or up to 1 acre outdoors) is a business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a medium cannabis producer may not exceed twenty-two thousand (22,000) square feet at any one time, or one (1) acre, if growing will occur outdoors.

- **Permitted indoors: I-1, I-2**
- **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Large (over 22,000 sq. ft. canopy) is a business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. The cannabis canopy area for a large cannabis producer may exceed twenty-two thousand (22,000) square feet.

- **Permitted indoors or outdoors with Special Use Permit: I-1, I-2.**

The Commercial Cannabis Establishments would include the following two categories for Manufacturing:

Cannabis Manufacturing, Heavy is a use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents, e.g., butane, heptane, hexane, or propane.

- **Permitted in indoors in I-1, I-2, and BIP**

Cannabis Manufacturing, Light is a use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using mechanical methods, nonvolatile solvents, or no solvents.

- **Permitted in C-2, BCD, I-1, I-2, and BIP**

The Commercial Cannabis Establishments category would include two categories for Cannabis research and testing laboratories:

> **Cannabis Research Laboratory is a facility that produces or possesses cannabis or cannabis products for the purpose of studying cannabis cultivation, characteristics, or uses, provided that a cannabis research laboratory that conducts heavy cannabis manufacturing activities shall be classified as "cannabis manufacturing, heavy."**
>
> - **Permitted in C-2, BCD, I-1, I-2, and BIP**
>
> **Cannabis Testing Laboratory is a facility where cannabis products are sampled, collected, and tested, provided that a cannabis testing laboratory that conducts heavy cannabis manufacturing activities shall be classified as "cannabis manufacturing, heavy."**
>
> - **Permitted in C-2, BCD, I-1, I-2, and BIP**

The Commercial Cannabis Establishments would include one category for Cannabis Retail:

> **Commercial Cannabis Retailer is a business conducted by a person that is licensed to sell cannabis products directly to consumers who are twenty-one years of age or older.**
>
> - **Permitted in C-2, BCD, I-1, I-2, BIP, SC-1, SC-2, SC-3, and MU (limited to hours of operation from 7:00 AM to 10:00 PM in MU districts only)**

The commercial cannabis Retailer use would only be permitted if not located within three hundred (300) feet of an existing school or daycare center; subject to density limitations set forth in Subsection 14-6.2(I) and would be limited to hours of operation from 7:00 AM to 12:00 AM (midnight).

The final permitted use added to the Commercial Cannabis Establishments would be "Cannabis Consumption Area", defined as an area where cannabis products may be served and consumed by smoking, vaping, or ingesting, provided that alcohol cannot be sold or consumed in a cannabis consumption area and entry is limited to patrons 21 years of age or older. The State of New Mexico is currently working on a framework for regulating cannabis consumption areas and legislation will be further drafted and presented to the Planning Commission and Governing Body after the State's framework is completed.

BACKGROUND:

In the 2021 Special Session, the New Mexico Legislature adopted the Cannabis Regulation Act (House Bill 2), which legalized recreational cannabis use by adults twenty-one (21) years old and over. The Act, which took effect on June 29, 2021, allows local jurisdictions to adopt zoning and land

use regulations but limits the extent of local regulatory authority. This memorandum sets forth the Policy Subcommittee's preliminary recommendations for cannabis land use regulations. The Policy Subcommittee requests input from the full Planning Commission on these recommendations. Following input from the Planning Commission, the Policy Subcommittee will work with Staff to incorporate the recommendations into draft amendments to the Land Development Code, as set forth in Chapter 14 of the Santa Fe City Code. The resulting legislation will require review at public hearings before the Planning Commission and Governing Body prior to adoption.

The State has clearly outlined that local jurisdictions cannot:

- Prevent anyone properly licensed from transporting cannabis products on public roads;
- Completely prohibit the operation of a cannabis licensee;
- Prohibit or limit signage identifying a business as a cannabis establishment if it's attached to or located on the business premises;
- Require a cannabis establishment or a cannabis consumption area be located more than 300 feet from a school or daycare center that existed when the cannabis establishment or consumption area was licensed;
- Require an existing cannabis licensee to relocate to a new premises; or
- Prohibit an adult New Mexican from producing homegrown cannabis.

Local jurisdictions can adopt rules that reasonably limit conditions like density of cannabis establishments and operating times.

The Cannabis Regulation Act defines new types of recreational cannabis establishments, including the following:

- Cannabis Retailer (commercial sales of cannabis);
- Cannabis Producer (growing or farming of cannabis);
- Cannabis Producer Microbusiness (produces cannabis at a single premise with no more than 200 mature plants at one time);
- Cannabis Manufacturer (turns uncultivated cannabis into oils, edibles, and products); and
- Cannabis Research and/or Testing Laboratories;
- Cannabis Consumption Areas (place where cannabis is smoked, vaporized, or ingested);
- Integrated Cannabis Microbusiness (may include combination of producer microbusiness, manufacture and retail at a single location selling only their own products); and
- Vertically Integrated Cannabis Establishment (may include combination of retail, producer, and manufacturer).

The proposed City ordinance would mirror the existing definitions set forth by the State of New Mexico. The City ordinance would also adopt further restrictions regarding density, classifications, and hours of operation.

On July, 14, 2021, the Governing Body heard a presentation from Staff which outlined how the Land Use Department would classify cannabis establishments under the current zoning and land use codes. Staff also made formal cannabis recommendations moving forward. As contemplated in Chapter 14, the Planning Commission is making the recommendations for changes to the Chapter, beginning with the recommendations from its policy subcommittee.

The Policy Subcommittee conducted several meetings to formalize answers to the broad land use policy questions that Staff posed to the Governing Body on July 14, 2021. Subcommittee members have also worked to research the legislative limitations, best practices, and experiences of other places, and have noted their appreciation of staff for assistance with this research. The Subcommittee's primary focus has been to make recommendations regarding appropriate time, place, and manner restrictions for the following types of cannabis establishments: commercial retail, production (growing), testing and research laboratories, manufacturing facilities, and vertically integrated cannabis establishments. The Policy Subcommittee's recommendations are aimed at promoting the cannabis economy while protecting public health, safety, and the general welfare.

Planning and Land Use Department Review of Proposed Legislation:

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.

The Planning and Land Use Department, in consultation with the City Attorney's Office, has reviewed and crafted the proposed legislation to ensure that all of the above criteria are met.

ACTION REQUESTED:

The Planning and Land Use Department requests that the Planning Commission and council committees consider the proposed legislation and make a positive recommendation to the Governing Body and that the Governing Body adopt the proposed legislation.

ATTACHMENTS:

1. Bill
2. Policy Subcommittee Memo on Recommendations

3. Fiscal Impact Report

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2021-__

AN ORDINANCE

AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987, TO ADDRESS ZONING ISSUES RELATED TO CANNABIS; AMENDING TABLE 14-6.1-1, TABLE OF PERMITTED USES, TO CLARIFY ZONING DISTRICTS FOR VARIOUS TYPES OF CANNABIS ESTABLISHMENTS, AND TO ADOPT OPERATING TIMES, DENSITY LIMITATIONS, AND A MINIMUM DISTANCE BETWEEN CANNABIS RETAIL ESTABLISHMENTS AND SCHOOLS OR DAYCARE CENTERS; AMENDING SUBSECTION 14-6.2(H), AGRICULTURAL USES, TO ADDRESS CANNABIS PRODUCTION; ADDING A NEW SUBSECTION 14-6.2(I) TO ADOPT USE-SPECIFIC STANDARDS FOR CANNABIS ESTABLISHMENTS, INCLUDING OPERATING TIMES, DENSITY LIMITATIONS, AND A MINIMUM DISTANCE BETWEEN CANNABIS RETAIL ESTABLISHMENTS AND SCHOOLS OR DAYCARE CENTERS; AMENDING SUBSECTION 14-6.3(B)(2) TO PROHIBIT COMMERCIAL CANNABIS ESTABLISHMENTS AS ACCESSORY USES OR STRUCTURES ON RESIDENTIALLY ZONED PROPERTY; AMENDING SUBSECTION 14-6.3(D)(2) TO PROHIBIT THE CONDUCT OF A CANNABIS ESTABLISHMENT AS A HOME OCCUPATION;

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

AMENDING SECTION 14-12.1 TO ADD DEFINITIONS FOR VARIOUS TYPES OF CANNABIS ESTABLISHMENTS; ESTABLISHING AN EFFECTIVE DATE; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS ORDINANCE.

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

Section 1. Table 16-1.1-1 of the Land Development Code (being Ord. No. 2011-37, § 8, as amended) is amended to read:

Table 14-6.1-1

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

CATEGORY Specific Use	RR	R-1	R-7	R-7	RC-5,	R-10	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I -1	I -2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
RESIDENTIAL																						
Group Living																						
Continuing care community	S	S	S	S	S	S		S		P	S	P	P	P			S				P	(A)(1)
Group Residential Care Facility	S	S	S	S	S	S		S		P	S	P	P	P			S				P	
Group Residential Care Facility, Limited	P	P	P	P	P	P		P		P	S	P	P	P			S				P	
Group Residential Care Facility, Correctional			S		S	S		S		P*	P*	P*	P*	S			S				S	

Boarding, dormitory, monastery	S	S	S	S	S	P		P		P	S	P	S	P			S				S	
Household Living																						
Dwelling, multiple- family	P [1]	P	P		P	P	P	P		P	P [6]	P	P	P				P [6]	P [6]	P [6]	P	(A)(5), (A)(6)
Dwelling, single-family	P	P	P	P	P	P	P	P		P	P [6]	P	P	P							P	(A)(5)
Manufactured homes	P	P	P	P	P	P	P	P		P	P [6]	P	P	P							P	(A)(4)
Mobile home, permanent installation	S	S	S	S	S	S		S		S		S	S									(A)(2)
Mobile home park							P 9															(A)(3); See 14-6.4(B)
Short-Term Rental Unit	Prohibited except as set forth in Section 14-6.2(A)(5)(a)									P	P	P	P						P	P		(A)(5), (A)(6)

PUBLIC, INSTITUTIONAL AND CIVIC																							
Emergency Services																							
Police and fire stations	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P		
Police substations (6 or fewer staff)	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		
Preschool, Daycare for Infants or Children																							
Small (6 or fewer)	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	P	P	P	P		
Large (More than 6)	S	S	S	S	S	S	S	S		P	P	P	P	P	S		P	P	P	P	S		
Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)																							
Distribution facilities	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F), (G)	
Substation	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F)	

Switching station	P	P								P	P	P		P	P	P	P	P	P	P	P	(F)
Transmission lines	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	(F)
Educational																						
Elementary and secondary schools, public and private	S	S	S		S	S		S		P*	P*	P*	S	P*	S		P*	S	S	S	P*	
Colleges and universities, residential	S	S	S		S	S		S		S	S	S	S	P			S				S	(B)(2)
Colleges and universities, nonresidential										P	P	P	P	P	P		P	P	P	P	P	
Museums		S	S		S	S		P[10]		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, nonindustrial								P[10]		P	P	P		P	P		P	P	P	P	P	

Vocational or trade schools, light industrial														P*	P	P	P*				
Community Centers and Institutions																					
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P			P	P	P	P	P
Religious, educational and charitable institutions (does not include schools or assembly uses)						S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*
Hospitals and Extended Care Facilities																					
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S	S	S		S		P	P	P	P	P			P				P

Hospitals										S	S		P/ S [6]	P			P					(B)(3)
Hospital heliport													P									(B)(3) (b)
Human Services																						
Adult day care	S	S	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P	
Foster homes licensed by the appropriate state agencies	P	P	P			P		P		P		P	P	P							P	
Human service establishments											P*			P*	P*			P*	P *	P *	P*	(B)(4)
Sheltered care facilities	S	S	S		S	S		S		S	S	S	S	P							S	(B)(5)
Parks and Open Space																						
Cemeteries, mausoleums and columbariums	S	S	S							S	S		S	P								(B)(1)

Public parks, playgrounds, playfields	P	P	P		P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly																						
All	S	S	S		S	S		S		P	P	P	P	P	P		P	P	P	P	P	
Utilities																						
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S	S	S		S	S		S		S	P	S	S	P	P	P					S	(B)(6)
COMMERCIAL																						
Animal Sales and Service																						
Veterinary establishments, pet grooming	S									P*	P*	P*		P	P	P	P*		P*	P*	P*[2]	

Kennel	S									P*	P*	P*		P	P	P	P*					
Arts Activities																						
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts								P [10]	P	P	P	P		P	P			P	P	P	P [2]	
Arts and crafts schools								P [10]	P	P	P	P		P	P		P	P	P	P	P [2]	
Dance studios								P [10]	P	P	P			P	P		P	P	P	P	P [2]	
Photographers' studios								P [10]	P	P	P			P	P		P	P	P	P	P [2]	
Assembly																						
Private clubs and lodges	S	S	S		S	S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P* [2]	
<u>Commercial Cannabis Establishments</u>																						

Cannabis consumption area																						(I)
Cannabis manufacturing, heavy															P	P	P					(I)
Cannabis manufacturing, light											P			P	P	P	P					(I)
Cannabis producer, extra small (2,500 sq. ft. canopy max.), indoor growing only											S				P	P	S					(H), (I)
Cannabis producer, extra small (2,500 sq. ft. canopy max.), with outdoor growing											S				S	S	S					(H), (I)

Cannabis producer, small (2,501 - 10,000 sq. ft. canopy), indoor growing only											S				P	P	S				(H), (I)
Cannabis producer, small (2,501- 10,000 sq. ft. canopy), with outdoor growing											S				S	S	S				(H), (I)
Cannabis producer, medium (10,001 - 22,000 sq. ft. canopy) indoor growing only											S				P	P	S				(H), (I)
Cannabis producer, medium (10,001 sq. ft. to 1 acre canopy), with outdoor growing											S				S	S	S				(H), (I)

Cannabis producer, large (22,001 or more sq. ft. canopy), indoor growing only														S	S						(H), (I)
Cannabis research laboratory											P			P	P	P	P				(D)(4), (I)
Cannabis testing laboratory											P			P	P	P	P				(D)(4), (I)
Commercial cannabis retailer											P11			P11	P11	P11		P11	P11	P2	(I)
Financial Services																					
Banks, credit unions (without drive-through)										P	P			P	P		P	P	P	P	
Banks, credit unions (with drive-through)										P*	P*			P	P*		P*	P*	P*	P[2]	
Food and Beverages																					

Bar, cocktail lounge, nightclub, no outdoor entertainment								S [3, 10]	S [3]		P*			P	P	P		P*	P*	P*	P [2]	
Bar, cocktail lounge, nightclub, with outdoor entertainment								S [3, 10]	S [3]		P*			P*	P*	P*		P*	P*	P*	P* [2]	
Restaurant - full service, with or without incidental alcohol service								S 3 ,10	S 3		P			P	P	P	S	P	P	P	P	
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.								S 3 ,10	S* 3		P*			P*	P	P		P*	P*	P*	P* 2	
Restaurant - Fast service/take-out, no drive-through/ drive-up								S 3 ,10		P 4	P	P 4		P	P	P	S	P	P	P	P	

Restaurant - with drive-through/ drive-up											P*			P*	P*	P*	S	P*	P*	P*	P* 2	
Commissary kitchen										P*												
Medical																						
Apothecary shops or pharmacies										P	P		P	P	P			P	P	P	P [2]	
Medical and dental offices or clinics								S [10]	S	P	P	P	P	P	P		P	P	P	P	P [2]	
Offices, Business and Professional																						
Business and professional offices excluding medical and dental and financial services								S [10]	S	P	P	P	P	P	P	P	P	P	P	P	P [2]	
Public Accommodation																						

Bed and breakfast houses and inns											P			P	P		P			P		
Conference and extended stay lodging facilities											P			P	P		P					
Hotels, motels, residential suite hotels											P			P	P					P		
Vacation time share projects											P			P	P							(C)(7)
Public Transportation																						
Transit transfer facilities											S		S	P	P	P	S	S	P	P	S	
Recreation and Entertainment																						
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.											P			P	P	P		P	P	P	S[2]	

Exercise, spas or gym facilities											P			P	P	P		P	P	P	P [2]	
Nonprofit theaters for production of live shows								P* [10]	S		P			P	P	P	P	P	P	P	P [2]	
Retail Sales and Services																						
Antique stores								P [10]	P		P			P	P			P	P	P	P [2]	
Art supply stores								P [10]	P		P			P	P			P	P	P	P [2]	
Bookshops								P [10]	P		P			P	P			P	P	P	P [2]	
Cabinet shops, custom								P [10]	P		P	P		P	P	P	P					
Department and discount stores											P			P	P				P	P	P [2]	
Flea markets											P			P	P							(C) (3)

Florist shops								P [10]	P		P		P	P	P			P	P	P	P [2]	
Funeral homes or mortuaries										P	P			P	P							
Furniture stores											P			P	P	P			P	P	P [2]	
Neighborhood grocery stores and laundromats	S	S	S		S	S		S		S	P	S	S								P [2]	(C)(4)
Office equipment sales and service; retail sale of office supplies											P			P	P	P			P	P	P [2]	
Retail establishments not listed elsewhere											P			P	P	P		P	P	P	P [2]	

Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet													P	P	P	P				P [2]	
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use																A				S [2]	
Sign shops											P	P		P	P	P					P [2]	
Service Establishments																					
Barber shops and beauty salons										P	P	P		P	P			P	P	P	P [2]	

Personal care facilities for the elderly						S		S		P	P	P	P	P	P		P	P	P	P	P [2]	(C)(7)
Personal service establishments including cleaning and laundry, appliance repair and similar services											P			P	P			P	P		P [2]	
Tailoring and dressmaking shops								P	P	P	P	P		P	P		P	P	P	P	P [2]	
Sexually Oriented Businesses																						
All															P	P						(C)(1)
Storage																						
Individual storage areas within a completely enclosed building											S			P	P	P	P	P	P	P		(D)(2)
Mini-storage units											S			P	P	P		P	P	P		(D)(3)

Telecommunication																						
Telecommunications Facilities	Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)																					
Vehicles and equipment																						
Commercial parking lots and garages											P		P	P	P	P	A	P	P	P		See 14-8.6(B)(6)
Service and repair establishments including filling stations and repair garages											P			P	P	P			S	S		
Tire recapping and retreading											P			P	P	P						
Industrial																						

Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts															P						
Research, experimental and testing laboratories											P			P	P	P	P					(D)(4)
Manufacturing and Production																					
Light assembly and manufacturing											P			P	P	P	P					

Outdoor Storage																					
Outdoor storage lots and yards, except wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts														P	P	A					
Warehouse and Freight Movement																					
Wholesaling and distribution operations - 3,000 square feet or less of storage											P			P	P	P					

Wholesaling and distribution operations - over 3,000 square feet of storage															P	P						
AGRICULTURAL USES																						
Animal production																						(H)
Commercial stable	S																					(H)
Urban Farm Ground Level, less than 10,000 sq ft.	A	A	A	A	A	A				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, 10,000 sq ft. - 1 acre	S	S	S	S	S	S				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, greater than 1 acre	S	S	S	S	S	S				S	S	S			P	P		S	S	S		(I)

Urban Farm Roof Level, Open Air, 1000 sq ft. or less	S	S	S	S	S	S				S	S	S			S	S		S	S	S		(I)
Urban Farm Roof Level, Open Air, greater than 1000 sq ft., less than 5000 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaculture, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, greater than 750 sq. ft										S	S	S			S	S		S	S	S		(I)
Hydroponics, any size										S	S	S			S	S		S	S	S		(I)
Composting															S	S						
ACCESSORY USES																						

Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools and tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Children's play areas and play equipment	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	
Accessory dwelling units	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A				A	14-6.3 (C)(1)

Greenhouses, noncommercial	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A				A	
Home occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14-6.3 (C)(2)
Hospital heliport													A [8]									
Other uses and structures customarily accessory and clearly incidental and subordinate to permitted permissible uses and structures	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A				A	
Private barbecue pits, private swimming pools	A	A	A	A	A	A	A	A		A	A	A	A	A	A		A				A	
Private daycare for infants and children	A	A	A	A	A	A	A	A		A	A	A	A	A	A		A	A	A	A	A	
Private garages	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	

Residential use ancillary to an approved use		A	A	A	A	A	A	A		A	A	A	A	A	A		A	A	A	A	A	14-6.3(B)(5), (B)(6) and (B)(7)
Utility sheds, located within the rear yard only	A	A	A	A	A	A		A		A		A	A								A	
Apothecaries, pharmacies, or laboratories accessory to a clinic								A	A	A	A	A	A	A	A		A	A	A	A	A	

* Special use permit required if located within 200 feet of *residentially-zoned property* unless a *qualifying project* located within the Midtown LINC Overlay District; otherwise permitted. (Ord. No. 2013-16 § 29; Ord. No. 2016-39 § 3)
**Uses listed are in addition to those permitted in the underlying district. No more than 3,000 square feet of *gross floor area* may be devoted to *nonresidential* uses.
***See Section 14-7.3(B)(1) for additional MU district regulations including minimum percentage of residential use. (Ord. No. 2013-16 § 22)
1. In the RR district, multiple- family dwellings are limited to four per lot .

2. Hours of operation limited to 7 a.m. to 10 p.m.
3. Amplified live entertainment or amplified music for dancing prohibited after 10 p.m.
4. Not to exceed 1,000 square feet *gross floor area*, sales of alcohol prohibited.
5. Hospital is a permitted use in the Las Soleras Hospital District; requires special use *permit* in the Christus St. Vincent Hospital District.
6. See Section 14-6.2(A)(7) for additional regulations for *principal dwelling units* in the C-2, BIP and SC districts.
7. See Section 14-6.3 for additional *accessory* use regulations; see Section 14-6.4 (Temporary Uses or Structures)
8. In the Las Soleras Hospital District a heliport serving a hospital is a permitted use.
9. See Section 14-7.2(I) for standards for pre-existing mobile home parks and Section 14-6.2(A)(3)(a) for prohibition of new mobile home parks in MHP districts.
10. See Section 14-7.2(H) 3,000 square foot limit applies to specified uses in RAC district. (Ord. No. 2014-31 § 11)

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Section 2. Subsection 14-6.2(H) of the Land Development Code (being Ord. No. 2016-42, § 2, as amended) is amended to read:

(H) **Agricultural Uses**

(1) Agricultural uses for noncommercial purposes that are *accessory* uses to a permitted *principal* use are permitted in all zoning districts but shall not create a public nuisance, subject to Subsection 10-9 SFCC 1987, Nuisance Abatement Ordinance, and shall meet all other applicable *city* codes.

(2) Agricultural uses for commercial purposes are permitted as set forth in Table 14-6.1-1; however, the following commercial agricultural uses are specifically prohibited:

(a) animal production;

(b) slaughterhouses and slaughtering of livestock; and

(c) any other use prohibited by 5-7.1 SFCC 1987.

(3) Applicability. No agricultural activity shall be conducted, or *farm structure* erected, except in compliance with the provisions of this Subsection 14-6.2(H), and shall not supersede the rights of home owners associations (HOAs) or any existing covenants, conditions and restrictions of HOAs or other neighborhood associations. The provisions of this subsection shall apply to all agricultural activities, whether such activity is a primary use or an accessory use, except for:

(a) Gardens for the personal noncommercial use of residents as accessory uses to *residential* uses.

(b) Community gardens located on city-owned property and regulated by written policies and procedures of the City of Santa Fe.

(c) Community gardens for noncommercial purposes permitted as an accessory use.

(d) The growing of cannabis for personal use, as permitted by the

Lynn and Erin Compassionate Use Act, NMSA 1978, Sections 26-2B-1 to -10 NMSA 1978; and the Cannabis Regulation Act, NMSA 1978, Sections 26-2C-1 to -42.

4) Approval Procedures.

(a) Agricultural uses are allowed as an accessory use; with a special use permit; or permitted by right, all as shown in Table 14-6.1-1.

(b) Except as otherwise provided in this Subsection 14-6.2(H), the procedural and other requirements for *home occupations*, special use permits and development plans apply to agricultural uses and *structures*. No commercial cannabis activity, including cannabis production, may be conducted as a *home occupation*.

(c) Agricultural uses and *structures* shall comply with all other applicable provisions of SFCC 1987, including Chapter VII relating to building and housing, and Chapter XII relating to fire prevention and protection.

(d) The governing body may adopt by resolution guidelines for the development and operation of agricultural uses, which shall guide the *land use director* in the administration of this Subsection 14-6.2(H).

(5) Development Standards.

(a) Except as otherwise provided in this Subsection 14-6.2(H), *structures* associated with agricultural uses are subject to the development standards established for the underlying and overlay zoning districts within which the property is located.

(b) Agricultural *home occupations* shall comply with Subsection 14-6.3(D)(2).

(6) *Urban Farm, Ground Level*.

(a) The principal activity to be performed on a *ground level urban farm* shall be the cultivation of agricultural crops.

(b) *Ground level urban farms* are permitted as provided in Table 14-

6.1-1.

(7) *Urban Farm, Roof Level*

(a) The principal activity to be performed on a *roof level urban farm* shall be the cultivation of agricultural crops.

(b) *Roof level urban farms* are permitted as provided in Table 14-6.1-1.

(8) *Aquaculture*, *Aquaponics* and *Hydroponics*.

(a) *Aquaculture*, *aquaponics* and *hydroponics* are permitted as provided in Table 14-6.1-1.

(b) Operations must comply with applicable Federal and State regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms.

(9) *Farm Stands*.

(a) An urban farm may include a *farm stand*. *Farm stands* located in zoning districts which otherwise prohibit retail sales shall be limited to sales of agricultural products that are grown on the premises, shall not be larger than 48 square feet, and shall be erected only during business operating hours and during the farming season.

(b) Operation of a *farm stand* requires a *home occupation* permit or other type of business license issued by the City of Santa Fe Business Licensing Division.

(10) *Cannabis Producer*

(a) *Cannabis Producers* are permitted as provided in Table 14-6.1-1.

(b) *Cannabis Producers* must comply with applicable State regulations and licensure, in addition to applicable provisions of the SFCC 1987.

([~~10~~]11) Screening and Buffering.

(a) Any composting, loading or disposal areas within or adjacent to a *residential* or *commercial* zoning district shall be screened from view by a wall, fence, berm or vegetative screen, or combination thereof. Any fencing shall be constructed of opaque materials and shall comply with the standards and requirements applicable to fences in the zoning district where the property is located.

(b) Any material or equipment stored outdoors within a *residential* or *commercial* zoning district shall be surrounded by a wall or fence or vegetative screen not less than six (6) feet high, as may be necessary, to screen such material or equipment from view from any public street or public open space.

([~~11~~]12) Maintenance and Operation. Urban farms, and *cannabis producers* shall be used and maintained in such a manner in which at no time shall they constitute a nuisance or hazard to the surrounding neighborhood.

([~~12~~]13) Soil Safety. All urban farms and *cannabis producers* using conditioned soil will be required to comply with the New Mexico Soil and Water Conservation Act, Sections 73-20-25 through 73-20-48 NMSA 1978.

([~~13~~]14) *Composting*.

(a) *Composting* is accessory to an urban farm, *cannabis producer* and shall be used only onsite where any *ground level urban farm*[~~or~~], *roof level urban farm* and *cannabis producer* is permitted. Composting shall occupy no more than ten (10) percent of the *farm area*, and cooked food, raw animal matter, animal waste, and human waste shall not be used in the creation of compost.

(b) *Composting* as a principal use requires approval of a special use permit in *industrial* zoning districts, and is prohibited in other zoning districts.

(c) Maximum Height:

(i) Maximum height of composting structures or bins shall

not exceed the maximum height permitted for fences and walls in the zoning district where the property is located.

(ii) On a *roof level urban farm*, any *composting* must be contained within a fully enclosed inflammable bin that does not have direct contact with flammable materials.

(d) *Setbacks*:

(i) Subject to Subsection 14-6.3(B)(2) Accessory Uses, compost bins, accessory structures and windrows shall comply with the applicable *setback* requirements in all zoned districts.

(ii) Compost bins, structures and windrows located in a required yard or street frontage in all *residential* and *commercial* zoned districts must be screened from street view, and *setback* a minimum of ten (10) feet from the property line.

([~~14~~]15) Water.

(a) Urban farms and *cannabis producers* are allowed to use the following water resources:

(i) Captured rainwater on-site meeting the requirements of the New Mexico State Engineer's Office (OSE) and Subsection 14-8.4(E).

(ii) Passive water harvesting designed to infiltrate water, control runoff and erosion.

(iii) *Gray water* or treated effluent from permitted on-site sources adhering to the requirements of Section 20-7-3 NMAC and Subsection 14-8.4(E)(2) consistent with its adjudicated, licensed, or permitted use.

(iv) Well water from existing on-site wells, provided that such wells are permitted by the OSE for agricultural use, are metered, and tested annually by a laboratory certified by the New Mexico environment department to ensure that the well is

bacteria-free and that the levels of arsenic, fluoride, nitrate, and uranium are compliant with EPA primary drinking water standards (maximum contamination levels, or MCLs), and such lab reports shall be sent to the *land use director*.

(v) Municipal water system.

(vi) Stormwater infiltration where or permitted by the OSE.

(b) Any constructed water catchment systems shall meet all permitting requirements of the City of Santa Fe's planning and land use department.

(c) Water supplied through the municipal water system shall be charged at the rate applicable to the meter size, and shall comply with all applicable requirements of Section 14-8.13 of the land use development code.

(i) Separate meters shall be required for irrigation in *commercial* and *industrial* zoned areas unless the total farm area on the lot is less than five hundred (500) square feet, and meter data denoting monthly and annual water use shall be sent to the *land use director* for monitoring purposes.;

(ii) Water efficient irrigation systems are required to be installed and used when water from the municipal water system is used for irrigation.

(d) Irrigation systems shall comply with Subsection 14-8.4(E)(4), including installation of an approved backflow prevention device.

(e) Watering times shall comply with the outdoor conservation regulations pursuant to Subsection 25-2.7 SFCC 1987.

(f) The use of other water efficient technologies and water management best practices, such as use of ollas or other water-holding materials, are allowed. The *land use director* shall provide all urban farms with city-authored water efficient irrigation guidelines and low-water use landscape literature, such as landscape irrigation design standards.

([~~15~~]16) Abandonment.

(a) 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.

(b) 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:

(i) Physical removal of all *farm structures*, farm equipment and machinery; and

(ii) Disposal of all *composting* and agricultural waste in accordance with local and state waste disposal regulations; and

(iii) 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.

(c) 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~~]16) 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.

Section 3. [NEW MATERIAL] A New Subsection 14-6.2(I) of the Land Development Code is ordained to read:

(I) *Cannabis Establishments*

(1) Applicable law. *Cannabis establishments* are subject to applicable sections of the Land Development Code, as set forth in Chapter 14 of the SFCC 1987; other applicable city ordinances, as set forth in the SFCC 1987; and applicable state laws and regulations.

Applicable provisions include, but are not limited to, the Lynn and Erin Compassionate Use Act, Sections 26-2B-1 to -10 NMSA 1978; the Cannabis Regulation Act, Sections 26-2C-1 to -42 NMSA 1978; the Dee Johnson Clean Indoor Air Act, Sections 24-16-1 to -20 NMSA 1978; the Santa Fe Smoke Free Ordinance, Section 10-6 SFCC 1987; the Nuisance Abatement Ordinance, Section 10-9 SFCC 1987; and the Business License Ordinance, Section 18-1 SFCC 1987.

(2) Enforcement. A person who fails to adhere to the provisions of Chapter 14 of the SFCC shall be subject to the enforcement provisions set forth in Sections 1.3 and 14-11 SFCC 1987 and all other legal remedies and enforcement actions available under the law.

(3) Permitted Uses. *Cannabis establishments* are permitted only as set forth in Table 14-6.1-1 and this subsection. A *vertically integrated cannabis establishment* or *integrated cannabis* is permitted only if all of the uses encompassed by the license are permitted in the zoning district.

(3) Minimum Distance from Schools. A new *cannabis establishment* is not a permitted use if the new *cannabis establishment* would be located within a three hundred (300) foot radius of an existing preschool, daycare center, elementary school, or secondary school. The radius shall be measured from the subject property boundaries.

(4) Retail Establishments.

(a) Density limitation. A new *commercial cannabis retailer* is not a permitted use if the new *commercial cannabis retailer* would be located within a ____ hundred (____) foot radius of an existing *commercial cannabis retailer*. The radius shall be measured from the subject property boundaries.

(b) Operating hours. The hours of operation for a *commercial cannabis retailer* are limited to 7:00 a.m. to 12:00 a.m. (midnight).

(5) Odors and Ventilation. All *cannabis establishments* must comply with applicable state and *city* laws and regulations concerning odors and ventilation, including building

and fire codes. Cannabis producers and cannabis manufacturers must use industry standard techniques to minimize odorous, toxic, or noxious matter, such as activated carbon filtration and regular maintenance of HVAC systems. Cannabis producers, cannabis manufacturers, and cannabis consumption areas must have an odor control plan approved by the City.

(6) Safety and Security. All *cannabis establishments* must comply with state law and regulations concerning safety and security, in addition to applicable provisions of the SFCC 1987.

*** Editor's Note: the current subsection (I) shall be re-lettered as subsection (J).**

Section 4. Subsection 14-6.3(B)(2) of the Land Development Code (being Ord. No. 2011-37, § 8, as amended) is amended to read:

(B) Permitted Accessory Uses and Structures

(2) RR, R1-R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, R-10, R-21, R-29, RAC, C-1, C-4, and HZ Districts (Ord. No. 2014-31 § 14)

(a) The following *accessory* uses and *structures* are permitted in the RR, R1-R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, R-10, R-21, R-29, RAC, C-1, C-4 and HZ districts: (Ord. No. 2013-16 § 31)

(i) *home occupations*, as provided for in Subsection 14-6.3(D)(2);

(ii) noncommercial *greenhouses* and plant nurseries;

(iii) private *garages*;

(iv) *utility sheds*, located within the *rear yard* only;

(v) children's play areas and play equipment;

(vi) private barbeque pits and private swimming pools;

(vii) *accessory dwelling units* as regulated in Subsection 14-6.3(D)(1);

(viii) other uses and *structures* customarily *accessory* and clearly incidental and subordinate to permitted or permissible uses and *structures*; and

(ix) *accessory structures* of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools and tennis courts, and such other *accessory structures* that exceed thirty (30) inches in height from the average ground elevation.

(b) All *accessory* uses and *structures* allowed under Subsection 14-6.3(B)(2)(a) shall: (Ord. No. 2013-16 § 32)

(i) not involve the conduct of *business* on the *premises*, except *home occupations*;

(ii) be located on the same *lot* as the permitted *principal* use or *structure* or on a contiguous *lot* in the same ownership; and

(iii) not be likely to attract visitors in larger numbers than would normally be expected in a single-*family residential* neighborhood.

(c) The following activities are prohibited within *residentially zoned districts*:

(i) Storage or parking, either continuous or intermittent, of commercial or industrial vehicles, except for those vehicles that are authorized by a special use *permit* or other permitted *non-residential* use.

A. Commercial or industrial vehicles include:

1. vehicles requiring a commercial driver's license to operate;

2. tour buses or school buses;

3. concrete mixer trucks or concrete pumper trucks;

4. towing vehicles;

5. earthmoving or *grading* equipment;

6. trailers or tractors (except lawn trailers or tractors)

7. motorized construction or agricultural equipment;

8. cranes;

9. roll-off trash containers (except as related to an active construction *permit*); or

10. any other vehicles designed by the manufacturer for *business* purposes.

B. Commercial or industrial vehicles do not include:

1. *recreational vehicles* or trailers related to *recreational vehicles* that are used for personal purposes; or

2. passenger vehicles, pickup trucks or small trailers that may be used for *business* purposes related to a registered *home occupation business*.

(ii) Outdoor storage of construction materials, except in connection with active construction activities on the *premises*;

(iii) Storage of *mobile homes* or commercial shipping containers;

(iv) Vehicles, tents or other *structures* that do not comply with this chapter or other applicable codes, used as dwellings;

(v) Storage of PODS ® or similar style moving/shipping containers for more than thirty (30) days;

(vi) Storage or parking within any portion of a *street yard* other than a driveway of a noncommercial vehicle used for storage of goods, materials or equipment other than those items considered to be a part of the vehicle or essential for its immediate use; [~~and~~]

(vii) Use of any vehicle as a receptacle for the storage of litter or refuse as provide by Subsections 10-1.13 and 10-1.14 SFCC 1987[~~.~~]; and

(viii) Use of any *structure* or conduct of any *business* or *home occupation* for any *cannabis establishment* or *commercial cannabis activity*.

Section 5. Subsection 14-6.3(D)(2) of the Land Development Code (being Ord. No. 2011-37, § 8, as amended) is amended to read:

(D) Standards for Specific Accessory Uses

(2) Home occupations

(a) Purposes

The purposes of the this Subsection 14-6.3(D)(2) are to increase the economic vitality of Santa Fe; provide increased worker independence, self-sufficiency and motivation; decrease traffic congestion through the enhancement of community; increase the safety of the neighborhoods by promoting neighborhood activity; integrate the ideas of working and residing in the same environment; protect the stability and character of the neighborhood; and encourage neighborhood participation in the determination of a successful balance between neighborhood residents and home-based *businesses*.

(b) Standards

Home occupations are permitted on all *property*, including *residential* or *mixed-use residential*/commercial if the standards provided in this paragraph are met.

(c) General Standards

(i) The *home occupation* shall involve the primary sale of goods or services in connection with the *home occupation* , including: 1) goods that are prepared, produced or grown on the *premises* ; 2) services that are developed on the *premises* and provided on or off the *premises* ; 3) the sale of goods that are not produced on the *premises* and that are only distributed off the *premises* ; or 4) repair services that take place solely within the home.

(ii) The *home occupation* shall be located on the same *lot* as the permitted *principal* use or *structure* or on a contiguous *lot* in the same ownership.

(iii) The *home occupation* shall be conducted by the *business* owner who resides continuously for a substantial period of time at the *premises* in which the *home occupation* is conducted. Continuous residence is determined by the land use director by review of relevant factors. The address listed on a driver's license, voter registration or tax return may not be sufficient to establish continuous residence.

(iv) Not more than two persons, other than members of the *family* who reside on the *premises*, shall be regularly engaged in the *home occupation*.

(v) Except for on-street parking, as set forth in this section, a *home occupation* shall be completely contained within the *property* lines of the lot on which the *home occupation* is located. A *home occupation* shall be in compliance with the performance standards set forth in Section 10-4 SFCC (General Environmental Standards); not produce any offensive noise, vibration, smoke, dust, odors, heat, gas, glare or electrical interference; or otherwise create a risk to health, safety or *property* of residents and occupants of adjacent and neighboring *properties* . The storage of firearms, ammunition, fireworks or similar explosives for sale or service is prohibited. Mechanical or electrical equipment that is incidental to the *home occupation* may be used if it does not create visible or audible interference in radio, computer or television receivers or cause fluctuation in voltage of the premises or neighboring premises.

Depending upon the nature of the *home occupation* , the land use director may require proof of compliance with these restrictions prior to issuance of a *business* registration.

(vi) *Employees* , customers, clients or deliveries shall not enter the *premises* between the hours of 7:00 p.m. and 8:00 a.m. weekdays and 7:00 p.m. and 10:00 a.m. weekends. Depending on the nature of the *home occupation* , the *land use director* may reduce the hours of operation. Deliveries are limited to vehicles that do not exceed eleven (11) feet in height and twenty (20) feet in length.

(vii) No *cannabis establishment* or *commercial cannabis activity* may be conducted as a *home occupation*.

(d) Structural Standards

(i) Not more than twenty-five percent of the *gross floor area* of the *dwelling unit* , including *accessory buildings* , shall be used to conduct a *home occupation* . In determining the *gross floor area* of an *accessory dwelling unit* , no more than one thousand (1,000) square feet shall be used.

(ii) Nothing incidental to the conduct of a *home occupation* shall be constructed, installed, placed, parked or stored on a residentially zoned *lot* on which a *home occupation* is being conducted if it is visible from any adjacent or neighboring *property* and if it is not in keeping with the *residential* character of the neighborhoods surrounding the *lot* , except for *signs* and parking set forth in item (iii) below. A person who conducts a *home occupation* and applies for a construction *permit* shall demonstrate to the *land use director* that the proposed construction does not violate any section of this Subsection 14-6.3(D)(2).

(iii) No more than one *sign* is permitted, and the area of the *sign* shall not exceed one square foot.

(e) Parking Standards

(i) Depending on the nature of the *home occupation*, the following parking spaces shall be provided on the *lot* : 1) if there are no *employees* who reside off the *premises* and customers or clients do not come to the *premises*, only parking for the *dwelling unit* is required; 2) if there are no *employees* who reside off the premises and customers or clients come to the *premises* , at least one parking space shall be provided on the lot for every four hundred (400) square feet of the *gross floor area* of the *premises* used for the *home occupation*, in addition to that required for the *dwelling unit*; 3) if there are any *employees* who reside off the *premises* and customers or clients do not come to the *premises*, at least one parking space shall be provided on the *lot* for every *employee* simultaneously working, in addition to that required for the *dwelling unit*; 4) if there are *employees* who reside off the *premises* and customers or clients come to the *premises*, at least one parking space shall be provided on the *lot* for every *employee* simultaneously working and at least one parking space shall be provided on the *lot* for every four hundred (400) square feet of the *gross floor area* of such *premises* used for the *home occupation* in addition to that required for the *dwelling unit*;

(ii) No more than one vehicle relating to a *home occupation* may be parked at any one time on the *streets* adjacent or proximate to the *lot* on which the *home occupation* is being conducted; however, in light of the character of the surrounding neighborhood, the *land use director* may prohibit any vehicles used in connection with a *home occupation* from parking on the *street*. This item regulates parked vehicles not associated with the *residential* use of the *dwelling unit*.

(f) Other Requirements; Inspections

(i) The *home occupation* shall comply with all other applicable codes, including without limitation the currently adopted fire and building codes, the federal American disabilities act and the *city's* wastewater requirements. Depending on the

location of the *home occupation*, private covenants enforceable by those governed by the covenants may apply.

(ii) Inspections by the *city* are required prior to issuance of the *business* registration for the *home occupation* only for those *home occupations* in which the following occur: 1) *employees* reside off the *premises* come to the *premises*; 2) customers or clients come to the *premises*; or 3) goods for sale are prepared, produced, grown or stored on the *premises*. The *city* reserves the right to inspect all *home occupations* for code compliance at such times as the *city* receives a complaint or has reason to believe the *city's* codes may be violated.

(g) Notice; Registration; Violations; Complaints; Variances; Appeals

(i) A person proposing to conduct a *home occupation* that will have more than one *employee* who will reside off the *premises* or that will have customers or clients coming to the *premises*, shall as part of the *application* be required to give notice, by first class mail with mailing certificate, of the *home occupation application* to all residents and *property owners* within one hundred fifty (150) feet of the *premises* and nearby neighborhood associations. The notice shall include the nature of the *home occupation*, the number of *employees*, whether customers or clients will be involved, the willingness of the *applicant* to meet with the neighboring residents and *property owners* and that the neighboring resident and *property* owner may review the *application* at the *city* offices. The neighboring residents and *property owners* have fifteen days from the date the notice was mailed to review the *application*. The *land use director* shall collect and evaluate this public comment that shall be used in determining whether the *home occupation* shall be approved and what restrictions, if any, shall be placed on it.

(ii) Each person who engages in a *home occupation* shall register the *home occupation* with the *city* on forms designated by the *city*, shall provide such information as required by the forms to verify compliance with the regulations, and shall renew such registration each year.

(iii) A person shall not conduct a *home occupation* in violation of this section. In addition to any other remedies available, the *city* may revoke the *business* registration for the *home occupation* or the *certificate of occupancy* for any *building* in which a *home occupation* is being conducted in violation of this section. A person who fails to comply with the provisions of this section is subject to a penalty as provided in Article 14-11.

(iv) A *person* who is aggrieved by an approved *home occupation business* may file a complaint with the *city*. Within thirty calendar days of the *city's* receipt of the complaint, the *city* shall investigate the complaint and issue a written decision as to whether the *home occupation* against which the complaint was filed violates or complies with this section. If a violation is found, the *land use director* shall determine the actions that have been or should be taken to address the violation. Complaints shall be kept on file and be open to the public. When investigating complaints, the *land use director* shall review the file for prior complaints.

Section 5. Section 14-12.1 of the Land Development Code (being Ord. No. 2011-37, § 15, as amended) is amended to add the following definitions:

CANNABIS CANOPY AREA

The surface area utilized to produce mature plants calculated in square feet and measured using the outside boundaries of any area that includes mature marijuana plants including all of the space within the boundaries. Square footage of canopy space is measured horizontally starting from the outermost point of the furthest mature flowering plant in a designated growing space and

continuing around the outside of all mature flowering plants located within the designated growing space.

CANNABIS CONSUMPTION AREA

An area where cannabis products may be served and consumed by smoking, vaping, or ingesting, provided that alcohol cannot be sold or consumed in a cannabis consumption area.

CANNABIS ESTABLISHMENT

A broad term that includes a cannabis testing laboratory, a cannabis manufacturer, a cannabis producer, a cannabis retailer, a cannabis research laboratory, a vertically integrated cannabis establishment, or an integrated cannabis producer.

CANNABIS MANUFACUTURING, LIGHT

A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using nonvolatile solvents, alcohol, or carbon dioxide, or no solvents.

CANNABIS MANUFACTURING, HEAVY

A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents or other methods that fall outside the scope of light cannabis manufacturing.

CANNABIS PRODUCER, LARGE

A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the producer may not possess more than ten thousand (10,000) total mature cannabis plants at any one time.

CANNABIS PRODUCER, MEDIUM

A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the producer may not possess more than three thousand (3000) total mature cannabis plants at any one time.

CANNABIS PRODUCT

A product that is or that contains cannabis or cannabis extracts, including edible or topical products that may also contain other ingredients.

CANNABIS RESEARCH LABORATORY

A facility that produces or possesses cannabis or cannabis products for the purpose of studying cannabis cultivation, characteristics, or uses.

CANNABIS TESTING LABORATORY

A facility where cannabis products are sampled, collected, and tested.

COMMERCIAL CANNABIS ACTIVITY

Cultivating, producing, possessing, manufacturing, storing, testing, researching, labeling, selling, purchasing for resale, or consigning cannabis products (but excluding personal growing and use, medical cannabis program activities, and cannabis training and education programs).

COMMERCIAL CANNABIS RETAILER

A business conducted by a person that is licensed to sell cannabis products directly to consumers who are twenty-one years of age or older.

VERTICALLY INTEGRATED CANNABIS ESTABLISHMENT

A business conducted by a person that is authorized to act as all or any combination of the following: a cannabis courier, a cannabis manufacturer, a cannabis producer or a cannabis retailer.

Section 6. Effective Date. This ordinance shall take effect immediately upon adoption.

APPROVED AS TO FORM:

_____

ERIN K. McSHERRY, CITY ATTORNEY

Legislation/2021/Bills/Cannabis Zoning

City of Santa Fe New Mexico
Memorandum

Date: August 13, 2021, for the August 19, 2021 Meeting of the Planning Commission

To: Planning Commission

From: The Policy Subcommittee of the Planning Commission

CC: Jason Kluck, Interim Planning and Land Use Department Director
Noah Berke, Current Planning Division Manager

RE: Policy Subcommittee Cannabis Recommendations

ITEM & ISSUE:

In the 2021 Special Session, the New Mexico Legislature adopted the Cannabis Regulation Act (House Bill 2), which legalized recreational cannabis use by adults twenty-one (21) years old and over. The Act, which took effect on June 29, 2021, allows local jurisdictions to adopt zoning and land use regulations but limits the extent of local regulatory authority. This memorandum sets forth the Policy Subcommittee's preliminary recommendations for cannabis land use regulations. The Policy Subcommittee requests input from the full Planning Commission on these recommendations. Following input from the Planning Commission, the Policy Subcommittee will work with Staff to incorporate the recommendations into draft amendments to the Land Development Code, as set forth in Chapter 14 of the Santa Fe City Code. The resulting legislation will require review at public hearings before the Planning Commission and Governing Body before adoption.

The State has clearly outlined that local jurisdictions cannot:

- Prevent anyone properly licensed from transporting cannabis products on public roads;
- Completely prohibit the operation of a cannabis licensee;
- Prohibit or limit signage identifying a business as a cannabis establishment if it's attached to or located on the business premises;
- Require a cannabis establishment or a cannabis consumption area be located more than 300 feet from a school or daycare center that existed when the cannabis establishment or consumption area was licensed;
- Require an existing cannabis licensee to relocate to a new premises; or
- Prohibit an adult New Mexican from producing homegrown cannabis.

Local jurisdictions can adopt rules that reasonably limit conditions like density of cannabis establishments and operating times.

The Policy Subcommittee has conducted several meetings to formalize answers to the broad land use policy questions that Staff posed to the Governing Body on July 14, 2021. Subcommittee members have also worked to research the legislative limitations, best practices, and experiences of other places, and have appreciated the assistance of staff in this research. The Subcommittee's primary focus has been to make recommendations regarding appropriate time, place, and manner restrictions for the following types of cannabis establishments: commercial retail, production (growing), testing and research laboratories, manufacturing facilities, and vertically integrated cannabis establishments. The Policy Subcommittee's recommendations are aimed at promoting the cannabis economy while protecting public health, safety, and the general welfare.

During this process, the Policy Subcommittee has expressed concern that the City's desired timeline assigned to the promulgation of the policy related to the cannabis legislation has impeded the Subcommittee's completion of a thorough and effective set of recommendations. The Subcommittee notes the complexity of this industry and its impacts (both positive and negative) on the community need further examination. It would be beneficial to seek more community feedback prior to making any final recommendations.

Although the Policy Subcommittee has submitted a limited series of general recommendations, it is the intent of the Subcommittee to continue working on producing more impactful and substantive recommendations to address several gaps and "unknowns" in the current recommendation submission. Regulatory requirements for cannabis consumption areas have not been addressed in this work because of additional time available before that licensing is implemented and because of time pressures to complete the regulations for the other uses. The Subcommittee recommends that cannabis consumption areas be an immediate priority after the current ordinance is adopted, so that thoughtful and complete work can be done before that licensing begins. The Subcommittee intends to address consumption in a separate set of recommendations (estimated start date mid-to-late September). The Policy Subcommittee recognizes that additional recommendations and legislation will likely be required in the future to address unresolved issues and make any desired adjustments to the City's regulatory framework.

UPDATE:
The Policy Subcommittee met on August 12, 2021 to work on definitions, density, and permitted uses. The Policy Subcommittee recommends the following:

- Regarding density for retail: 400 feet to replace 100 to 600 feet.

- Regarding production: micro and all other facilities fall under the subcategories Extra Small, Small, Medium, and Large. It is important that the state's definition of Micro-business remain in the drafted legislation under definitions and a statement be included before subcategory definitions (XS, S, M, L) and the zoning table. "Micro-business and all other production facilities shall fall under the subcategories, Extra Small, Small, Medium, and Large as defined based on indoor/outdoor canopy size."

RECOMMENDATIONS:

The Policy Subcommittee proposes the following recommendations in response to the questions posed by Staff.

- Should the density of cannabis establishments be limited, in all or part of the City?

  Yes. The Policy Subcommittee recommends the adoption of a minimum distance between commercial retail establishments, as measured from the property lines of a parcel, to avoid the potential negative consequences that might result from concentrating retail establishments, and recommends a uniform minimum distance across the city to promote equitable requirements in all areas of town and ease of enforcement. Staff has provided maps that illustrate buffer zones of various sizes, ranging from 100 feet to 600 feet. The Policy Subcommittee anticipates making a recommendation for a buffer of between 300 and 600 feet, following input from the public and the full Planning Commission. The Policy Subcommittee is also exploring whether density limitations might be appropriate for other types of cannabis establishments, including production (growing) and manufacturing establishments.

  The Policy Subcommittee recommends that density be uniform throughout the entire city, meaning that no district shall be at a higher or lesser density than any other district. Consistency in regards to density is a critical part of the intent of the New Mexico state law to ensuring equity.

- Should the City adopt operating times for cannabis establishments?

  Yes. The Policy Subcommittee recommends limiting commercial retail establishments to operating hours of 7 AM – 12 AM (midnight). This would be consistent with what Santa Fe County has adopted.

- Should cannabis uses be located a minimum distance from schools, daycare centers, religious institutions, and/or residential neighborhoods?

  Yes. Cannabis establishments should be located no closer than 300 feet from a school or daycare center. The Policy Subcommittee does not recommend a minimum distance from religious institutions or residentially zoned districts. The Policy Subcommittee notes that existing provisions in Chapter 14 require up to an 8 foot wall and a 15 foot landscape buffer between commercial uses and residentially zoned districts, which appear sufficient to address potential residential concerns about noise and odor. To further protect residential neighborhoods, the Policy Subcommittee also recommends prohibiting home occupations that involve commercial cannabis activities, which would be consistent with what Santa Fe County has adopted.

- Should a special use permit be required to operate a cannabis establishment in certain areas?

  Yes. At a minimum, the Policy Subcommittee recommends that a Special Use Permit should be required for all outdoor commercial growing operations; all large growing operations

(22,000 sq. ft. of canopy or more); and all growing operations in C-2 and BIP districts.

- Should the City adopt regulations to allow recreational cannabis consumption areas?

  Yes, but not as part of the initial legislation currently under way. The Policy Subcommittee recommends that consumption areas should be prohibited until the City has had an opportunity to conduct further study and obtain additional input from the community and stakeholders. The State of New Mexico has not drafted regulations for consumption areas and therefore the Policy Subcommittee is not in a position to offer guidance until such regulations are promulgated at the State level. The Policy Subcommittee anticipates that additional legislation on this topic will be drafted and proposed in the near future.

- Should the Table of Permitted Uses be revised to clarify or amend the zoning districts in which the various types of cannabis establishments may be located? E.g., should certain zoning districts be reserved for uses other than cannabis establishments to prevent unintended consequences, such as a proliferation of cannabis establishments that could drive other businesses out or cause rent and property prices to go up?

  Yes. For clarity, the Policy Subcommittee recommends that various types of cannabis establishments should be added to the Table of Permitted Uses. The Policy Subcommittee recommends basing the permitted zoning districts on the existing categories, with the following recommended changes:

  Retail cannabis should be allowed in zones where other retail is allowed, subject to the density and proximity to school/daycare limitations described above. Permitted districts include the C-2, BCD, industrial districts, shopping center districts, and mixed use districts.

  Cannabis manufacturing uses should be divided into two categories. Methods of manufacturing that involve volatile solvents pose a greater risk to public safety should be restricted to industrial zoning districts. Research and testing laboratories that use volatile solvents should likewise be treated as heavy manufacturing. Methods of manufacturing that pose a lower risk to public safety should be allowed in the zoning districts that currently allow laboratory, light manufacturing, and assembly uses, which includes the C-2, BCD, and industrial zoning districts.

  Regarding cannabis production (growing), the Policy Subcommittee notes that facility size appears to be critical to managing this industry in other cities and states, and that other jurisdictions have regulated facility size based on a calculation of the total area of the canopy of mature plants present at the facility at any one time. The Policy Subcommittee recommends ongoing study of this issue and intends to retain this as a policy priority in the near future. At this time, the Policy Subcommittee recommends creating four different sub categories that all producers, including Micro-businesses, will fall under and requiring special use permits for most growing operations, as follows:

  ~~**Regarding cannabis production (growing), the Policy Subcommittee notes that facility size appears to be critical to managing this industry in other cities and states, and that other jurisdictions have regulated facility size based on a calculation of the total area of the canopy**~~

~~of mature plants present at the facility at any one time. The Policy Subcommittee recommends ongoing study of this issue and intends to retain this as a policy priority in the near future. At this time, the Policy Subcommittee recommends creating five different categories of producers and requiring special use permits for most growing operations~~, as follows:

~~Cannabis Producer Microbusiness (up to 200 mature plants)~~
- ~~Permitted indoors: I-1, I-2~~
- ~~Permitted indoors or outdoors with Special Use Permit: C-4, BIP~~

Cannabis Producer, Extra Small (up to 2500 sq. ft. canopy)
- **Permitted indoors: I-1, I-2**
- **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Small (2,500-10,000 sq. ft. canopy)
- **Permitted indoors: I-1, I-2**
- **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Medium (10,000-22,000 sq. ft. canopy indoors or up to 1 acre outdoors)
- **Permitted indoors: I-1, I-2**
- **Permitted indoors or outdoors with Special Use Permit: C-4, BIP**

Cannabis Producer, Large (over 22,000 sq. ft. canopy)
- **Permitted indoors or outdoors with Special Use Permit: I-1, I-2.**

Finally, House Bill 2 creates a type of establishment called a "vertically integrated cannabis establishment" that allows a person licensed by the State to act as all or any combination of the following: a cannabis courier, a cannabis manufacturer, a cannabis producer, or a cannabis retailer. The Policy Subcommittee recommends that a licensee seeking to run one a vertically integrated cannabis establishments must be located in a zoning district that allows all of the contemplated uses.

- Are Chapter 14 amendments needed to address issues related to safety and security, or odors and ventilation?

Regarding safety and security, House Bill 2 requires the Cannabis Control Division of the New Mexico Regulation and Licensing Department to adopt regulations to address security requirements, and comprehensive draft regulations have been published for comment. The Policy Subcommittee intends to review the regulations when they have been promulgated and made available to the public to ensure they are appropriate for the City of Santa Fe. The Policy Subcommittee intends to propose additional legislation if any gaps are identified.

Regarding odor and ventilation, the Policy Subcommittee notes that existing building and fire codes and the City's nuisance ordinance likely address most of the concerns about preventing nuisance odors and ensuring safe, well-ventilated operations. The Policy Subcommittee recommends adding some general language to Chapter 14 to further address these issues, based on provisions that have been adopted by the City of Albuquerque and the County of Santa Fe. The City of Albuquerque requires cannabis establishments to have

an odor control plan approved by the City. The County of Santa Fe requires certain cannabis producers and manufacturers to use industry standards to minimize odorous, toxic, or noxious matter.

- What should the process be for conducting stakeholder outreach and community conversations, prior to the adoption of new land use regulations for cannabis?

  The Policy Subcommittee understands that the Governing Body solicited public input on cannabis at the Governing Body meeting held August 2, 2021. Public input is invited at the Planning Commission meeting scheduled for August 5, and notice of this opportunity has been posted on the City's Facebook page. In addition, public hearings are legally required as part of the approval of any legislative language. The Policy Subcommittee recommends that the City continue to issue media releases to alert the public to additional opportunities to provide input at upcoming Planning Commission and Governing Body meetings. Additional public input will also be sought for the regulations for cannabis consumption areas.

  The Policy Subcommittee regrets that there is not more time available for more stakeholder outreach outside of public meetings and recommends that this be improved as part of the Subcommittee's process for all future work.

- Should the definitions in Chapter 14 be amended to include new definitions for various types of cannabis establishments?

  Yes. The definitions should be consistent with State and County definitions, as customized to describe various types of land uses.

APPENDIX:
PROPOSED NEW DEFINITIONS FOR § 14-12.1 (WORKING DRAFT)

CANNABIS CANOPY AREA

~~The measurement in square feet of the boundaries of all area(s) that will contain mature cannabis plants. If plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.~~ The surface area utilized to produce mature plants calculated in square feet and measured using the outside boundaries of any area that includes mature marijuana plants including all of the space within the boundaries. Square footage of canopy space is measured horizontally starting from the outermost point of the furthest mature flowering plant in a designated growing space and continuing around the outside of all mature flowering plants located within the designated growing space.

CANNABIS CONSUMPTION AREA

An area where cannabis products may be served and consumed by smoking, vaping, or ingesting, provided that alcohol cannot be sold or consumed in a cannabis consumption area and entry is limited to patrons 21 years of age or older.

CANNABIS ESTABLISHMENT

A broad term that includes a cannabis testing laboratory, a cannabis manufacturer, a cannabis producer, a cannabis retailer, a cannabis research laboratory, a vertically integrated cannabis establishment, a

cannabis producer microbusiness, or an integrated cannabis microbusiness.

CANNABIS MANUFACUTURING, LIGHT
A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using mechanical methods, nonvolatile solvents, or no solvents.

CANNABIS MANUFACTURING, HEAVY
A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents, e.g., butane, heptane, hexane, or propane.

CANNABIS PRODUCER, EXTRA SMALL
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for an extra small cannabis producer may not exceed twenty-five hundred (2,500) square feet at any one time.

CANNABIS PRODUCER, LARGE
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. The cannabis canopy area for a large cannabis producer may exceed twenty-two thousand (22,000) square feet.

CANNABIS PRODUCER, MEDIUM
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a medium cannabis producer may not exceed twenty-two thousand (22,000) square feet at any one time, or one (1) acre, if growing will occur outdoors.

CANNABIS PRODUCER, SMALL
A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the cannabis canopy area for a small cannabis producer may not exceed five thousand (5,000) square feet at any one time.

CANNABIS PRODUCER MICROBUSINESS
A small business conducted by a person licensed to cultivate cannabis at a single location, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the person may not possess more than two hundred (200) total mature cannabis plants at any one time.

CANNABIS PRODUCT
A product that is or that contains cannabis or cannabis extracts, including edible or topical products that may also contain other ingredients.

CANNABIS RESEARCH LABORATORY
A facility that produces or possesses cannabis or cannabis products for the purpose of studying cannabis cultivation, characteristics, or uses, provided that a cannabis research laboratory that conducts heavy cannabis manufacturing activities shall be classified as “cannabis manufacturing, heavy.”

CANNABIS TESTING LABORATORY

A facility where cannabis products are sampled, collected, and tested, provided that a cannabis testing laboratory that conducts heavy cannabis manufacturing activities shall be classified as "cannabis manufacturing, heavy."

COMMERCIAL CANNABIS ACTIVITY
Cultivating, producing, possessing, manufacturing, storing, testing, researching, labeling, selling, purchasing for resale, or consigning cannabis products (but excluding personal growing and use, medical cannabis program activities, and cannabis training and education programs).

COMMERCIAL CANNABIS RETAILER
A business conducted by a person that is licensed to sell cannabis products directly to consumers who are twenty-one years of age or older.

INTEGRATED CANNABIS MICROBUSINESS
A small business conducted by a person that is authorized to act as all or any combination of the following: a cannabis courier, a cannabis producer at a single location (and possessing no more than two hundred (200) total mature cannabis plants at any one time), a cannabis manufacturer at a singled location, or a cannabis retailer at a single location selling only products that they have manufactured.

VERTICALLY INTEGRATED CANNABIS ESTABLISHMENT
A business conducted by a person that is authorized to act as all or any combination of the following: a cannabis courier, a cannabis manufacturer, a cannabis producer or a cannabis retailer.

FIR No. 10332

FISCAL IMPACT REPORT

General Information:

(Check) Bill: X Resolution: _____

Short Title(s): **Cannabis Zoning**

Sponsor(s): N/A

Reviewing Department(s): Community Development/Planning and Land Use, Finance

Staff Completing FIR: Jason Kluck, Bradley Fluetsch, CFA Date: 8/11/2021 Phone: 231-8753

Reviewed by City Attorney: _____ Date: _____

Reviewed by Finance Director: _____ Date: _____

Summary:
This Bill amends the Land Development Code by adding a new specific use category of Commercial Cannabis Establishments in the Santa Fe City Code ("SFCC" 14-6.1-1 (Table of Permitted Uses). The Bill further clarifies what zoning districts various types of Commercial Cannabis Establishments are permitted in, as well as adopts minimum distances between cannabis retail establishments and schools or daycares. The Bill includes proposed changes to Subsection 14-6.2(H) (agricultural uses), 14-6.3(D)(2) (home occupations), 14-12.1 (definitions), and adds a new subsection 14-6.2(I) to adopt use-specific standards for cannabis establishments including density limitations, and operating times. The goal of the Bill is to promote the cannabis economy while protecting public health, safety, and the general welfare of the City of Santa Fe.

Departments Affected:
Community Development – Planning and Land Use, City Attorney

Consequences of Not Enacting Legislation:
Current zoning regulations do not adequately address the needs and complexities of this new use and emerging industry. Without legislation allowing implementation of land development regulations that guide and support the commercial cannabis industry, a negative impact may result regarding issues such as lost or delayed economic opportunity, impeded facilitation and clarity of needed local approvals and lack of appropriate local control of time, place and manner criteria.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
This legislation is necessary due to the State's legalization of recreational cannabis during the 2021 Special Legislative Session.

Performance and Administrative Implications:
Once the Bill has been adopted, there will be more new businesses starting than usual and there will be an increased work load on staff and that is anticipated to subside after the initial wave of permit applications has been filed.

Fiscal Implications:
The fiscal implication is negligible and would be consistent with adding any new business to our community, in this case it is an entire industry being added and it will bring a number of new businesses in a short time frame. Sale of recreational cannabis would be legal without this Bill, which is intended to define various limitations on the location and density of Commercial Cannabis Establishments.

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:

There is no expense narrative, this is normal course business that would be done for any new business.

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	$	$	$		

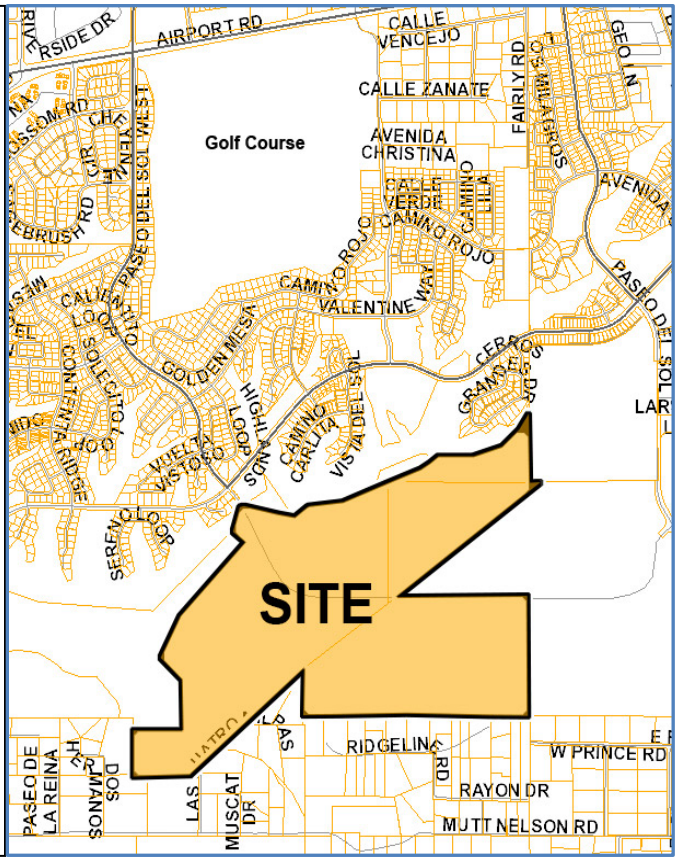
Revenue Narrative:

There is no expected revenue.

Land Use Department
Planning Commission Staff Report

Case No:	21-3818
Hearing Date:	August 19, 2021
Applicant:	JenkinsGavin, Inc., Agent, for Tierra Contenta Corporation
Request:	Master Plan.
Location:	Southwest of Capital High School
Case Mgr.:	Dan Esquibel
Zoning:	PRC (Planned Residential Community)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	December 10, 2020
ENN Mtg.:	May 27, 2021
Proposal:	

Requests Master Plan Amendment for Phase 3A. The Amendment, which includes modifications to infrastructure, parks, trails, land uses, and density.



Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A. JenkinsGavin, Inc., Agent, for Tierra Contenta Corporation, Owner, requests Master Plan Amendment for Phase 3A. The Amendment, which includes modifications to infrastructure, parks, trails, land uses, and density. The property is an undeveloped tract of land located southwest of Capital High School, containing approximately 222.84 acres, and is zoned PRC (Planned Residential Community).

I. RECOMMENDATION

The Commission should recommend that the Governing Body **APPROVE** the requests.

One motions will be required in this case:

- *Recommend that the Governing Body approve the proposed Master Plan with Design Guidelines subject to conditions of approval recommended by Staff and Technical Correction listed in Exhibit A.*

The Planning Commission's recommendation will proceed to the City Council for final decision on the master plan requests.

II. CONDITIONS OF APPROVAL

Table 1 Conditions of Approval

#	Conditions of approval	Dept/Division	Completed By:
1	Submit a Master Plan plat defining the Master Plan Phase 3A proposed Tract boundaries and total acreage.	Land Use	Prior to filing the Master Plan
2	Correct Master Plan boundaries excluding previously dedicated open space from Tierra Contenta Subdivision Phase 2A, Unit 1 and Tierra Contenta Subdivision Phase 1B, Unit one.		
3	The Master Plan shall include conceptual trail integration with existing trails, parks, and open space. The trails may be included with phased development of tracts as long as design and construction standards are included in the Phase 3A design guidelines.		
4	Disturbed areas within the open space shall be revegetated to mimic the undisturbed condition		
5	NMSD right-of-way dedications shall be acquired for proposed roads crossing NMSD land.		
6	Address all comment and concerns received from Wilson & Company, Inc., Engineers & Architects.		
7	Terrain Management shall comply with Section 14-8.2 requirements for Terrain Management.		
8	Submit concept street lighting plan		
9	Submit amenities for other accessory structures within the Design Guidelines.		
10	Submit plan for the timing, financing, and responsibility for infrastructure construction.		
11	Submit concept water budget		Prior to Governing Body Review
12	Submit fiscal impact to the city of providing utility and other municipal services to the area.		Prior to Governing Body Review

13	Provide additional detail in the guidelines identified in Section IV(a) "Housing and Nonresidential of this report for the Land Director review and approval.		Prior to filing the Master Plan
14	Design guide lines for development of the water system for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A shall require a pre-water design meeting with the City's Water Division prior to submittal of an application to the City for Development	Water Division	Prior to subdivision or development plan review of Tract Phases
15	Design guidelines for development of the sanitary sewer system for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A project shall require a pre-sewer design meeting with the City's Wastewater Division prior to submittal of an application to the City for Development	Sewer Division	
16	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 Marshal	Prior to Signatures
17	Include parking protected bike lanes as a design option	Land Use/MPO	Sheet Process
18	Widen the minimum sidewalk width to 6 feet		
19	Add a landscape buffer between all sidewalks and the road		
20	Incorporate all conditions required for ADA compliance into the Master Plan Guidelines. ADA guidelines shall comply with both Federal and State ADA standards as amended.	Land Use/ADA Review	Prior to Recording the Master Plan

III. EXECUTIVE SUMMARY

The property is owned by the Tierra Contenta Corporation (TCC). The property is located south of Jaguar Road, southwest of Capital High School and east of SWAN Park (no assigned address). The property is approximately 216.52 acres in size, zoned PRC (Planned Residential Community) and located within the Suburban Archaeological Review District.

The Master Plan AmendmentApplication is a request to outline a phase-by-phase development process for entitlements of phase 3A. The entitlements include:

- Design standards,
- Subdivisions and subdivision phases,
- Infrastructure,
- Affordable housing (40% affordability to 80% Area Median Income), and
- Parks, open space, and other public uses according to the Annexation Agreement

Proceeding the Master Plan, the Applicant will submit a Master Plan plat to identify subdivision tracts to recruit developers and/or builders for the development of proposed Tracts. The Applicant will also submit design guidelines for all development in Phase 3A. The Applicant states that process of review will start with the TCC Architectural Review Committee prior to review before the Planning Commission. The TCC review is to ensure compliance with the Master Plan, adopted Master Plat and Design Standards. The Master Plan anticipates mixed residential (1,175 to 1,500 dwelling units) and both civic, and neighborhood commercial uses.

The Applicant complied with all process requirements of Chapter 14 as follows:

- Pursuant to 14-3.1(E) *"Pre-application"*: Conducted on December 10, 2020,
- Pursuant to 14-3.1(F) *"Early Neighborhood Notification" ("ENN")*: Conducted two ENN meetings:
    - May 27, 2021; and
- Pursuant to 14-3.1(H) "Notice Requiems" for ENN's and Public Hearings.

The Applicant will be returning to the Planning Commission for review and approval of the Master Plat which will subdivide the property into phase Tracts for developers to purchase and develop.

The Land Use recommend conditional approval of Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A.

IV. BACKGROUND

In 1985 the City amended the Santa Fe Urban Area and annexed approximately 1,931 acres of the property owned by Tierra, School for the Deaf, Santa Fe Board of Education, Elisia and Prater, and Herrera and Hernandez (Original Annexation Agreement). On December 15, 1994, the City recorded the *"Restated Annexation Agreement Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (east)"* (Agreement). The Agreement superseded the Original Annexation Agreement. The Annexation Agreement was recorded in the Office of the Santa Fe County Clerk on December 15, 1994, in Book 1122, Pages 756-786. The Agreement identified that the annexed property comprised approximately 1,421 acres, zoned PRC (Planned Residential Community), and encompassed the following property owners: City of Santa Fe, Tierra Contenta Corporation, Elisia Partnership, Kenneth Prater, New Mexico School for the Deaf, Santa Fe Board of Education, Herrera Associates, and Dr. Joe L. Hernandez (Landowners).

The Agreement states that *"[i]n lieu of standards set forth in the PRC Zoning Ordinance, specific*

development standards that vary from the PRC Zoning Ordinance may be proposed by any PRC Owner for individual tract development within the PRC district as part of any application for preliminary and final subdivision plat approval or preliminary and final development plan approval to the Development Review Committee."

Table 2 *"Entitlements/Uses"* identifies the Applicant's proposed uses for the Master Plan for Phase 3A.

Table 2 Entitlements/Uses

USE	Acreage	Units
Mixed Residential	118.95 acres	1,133 units
Mixed-Use	3.43 acres	42 units
School	9.37 acres	N/A
Open Space	84.77 acres (stated 91.09 acres)	N/A
	Total 216.52 acres (stated 222.84 acres)	1,175 units (1,500 maximum)

The proposed master plan application identifies approximately 222.84 acres. However, the Master Plan proposed boundary includes a portion of open space previously dedicated to the city created as part of Tierra Contenta Subdivision Phase 2A, Unit 1 (approximately 2.0 acres), and a portion of open space dedicated to the city created as part of Tierra Contenta Subdivision Phase 1B, Unit one (37.24 acres). Since a Master Plan plat was not provided with the application, exact amounts from each previously dedicated open space cannot be quantified (reference Figure 1 *"Included open space"*). The subject property comprises four tracts totaling approximately 216.52 acres, a difference of approximately 6.32 acres (Reference Table 2 *"Master Plan Tracts/Lots"* and Figure 2 *"Master Plan Tracts/Lots"*).

Table 3 Master Plan Tracts/Lots

Tract Name	Approximate Acreage	Approximate Total Acreage
Tract - A3-7C	109.54	216.52
Tract 7A Remaining portion of Government Lot 7	10.56	
Government Lot 8	27.72	
Tract 9 (Annexation Plat for Tracts 1-9 Tierra Contenta, Wolgamood Subdivision and Continuous Land (east))	68.70	

Figure 1 Included open space

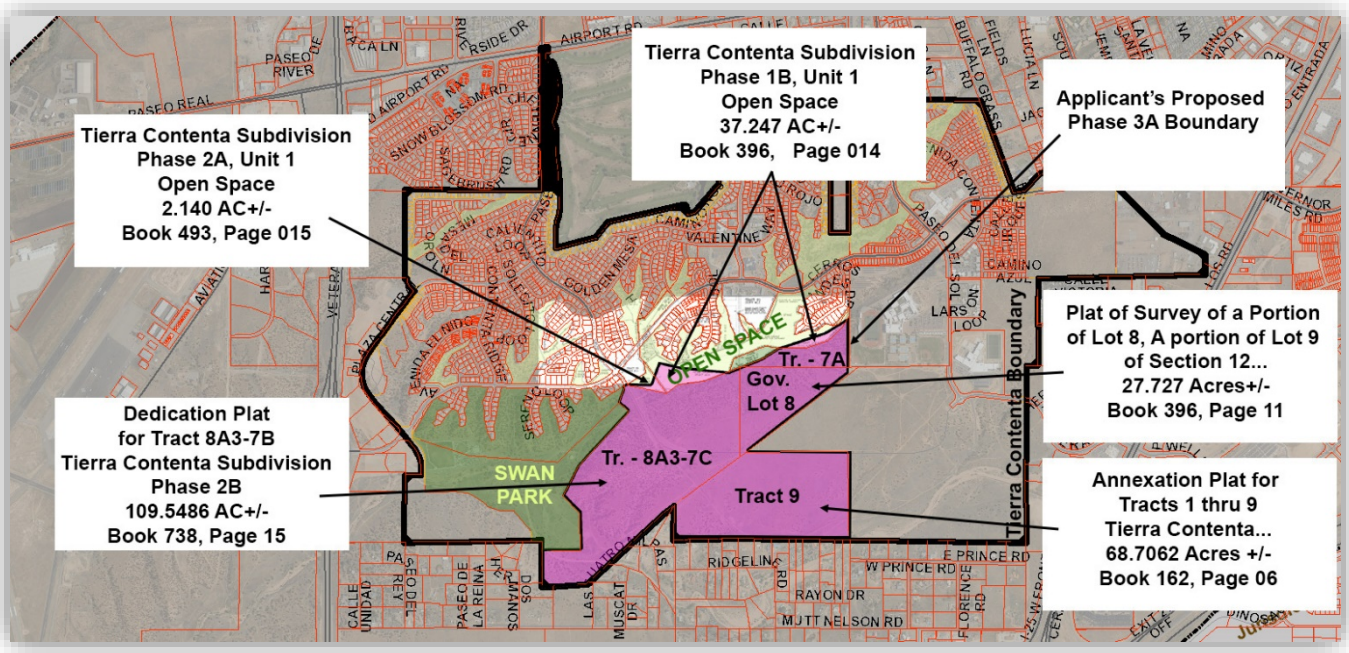
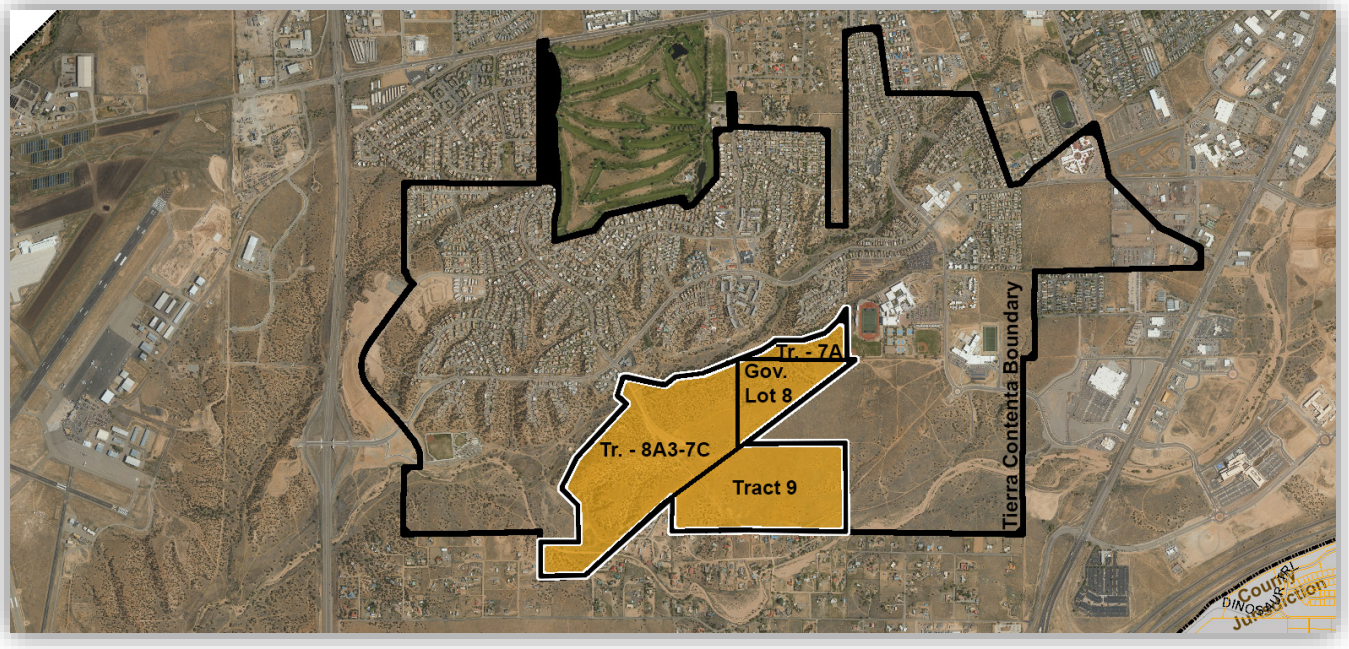


Figure 2 Master Plan Tracts/Lots (Approximately 216.52 Acres)



a) Housing and Nonresidential

The Master Plan will provide all residential Phase/Tract(s) uses to include "Mixed Residential*" "to emphasize that a mixture of housing types is permissible and encouraged*[1]*."* The residential Phase/Tracts are designed to promote and enable the creation of a diversity of housing types. To achieve this goal, the Applicant requests an increase in residential density governed by a form-based design. The form-based design provides predictability in how the buildings fit together and reinforce each other relative to the street within the public realm. The design guidelines will regulate development to achieve a specific urban form for Phase/Tract(s) within the Tierra Contenta Master Plan Amendment #1 for Phase 3A. The design guidelines have been provided for the following housing types but not for nonresidential structures (reference Exhibit E *"Tierra Contenta Phase 3A Design Standards Overview"*):

- Building Typology,
- Detached House,
- Accessory Unit,
- Duplex, Townhouses/Rowhouses,
- Casita Court,
- Courtyard Apartments,
- Multiplex,
- Garden Apartments, and
- Live-Work, Flex Building.

The Application did not include information to accommodate a family's growing needs for storage or other accessory structures, street and building lighting, or bicycle racks. Additionally, while architecture plays a role in the form-based design, not enough information was included in the Application to identify a specific urban form. Furthermore, the Application vaguely identified any organic flow between phases or how the variety of housing types will fit together to promote that sense of place or design predictability in the organic flow from building to building and phase to phase. It is understood that each Phase/Tract may be unique with housing types proposed by developers; it is not clear that the provided guidelines promote enough of a base guide for potential developers to achieve a specific urban form. Per *4-3.9(C)(3)*(a):

> *"The master plan must include a designation of the maximum density allowed for each tract designated for use. Unless special standards are adopted, development standards for each tract shall be those specified in Section 14-7 Building Envelope and Open Space Standards and Measurements for the corresponding density. The applicant must provide additional detail in the guidelines.*

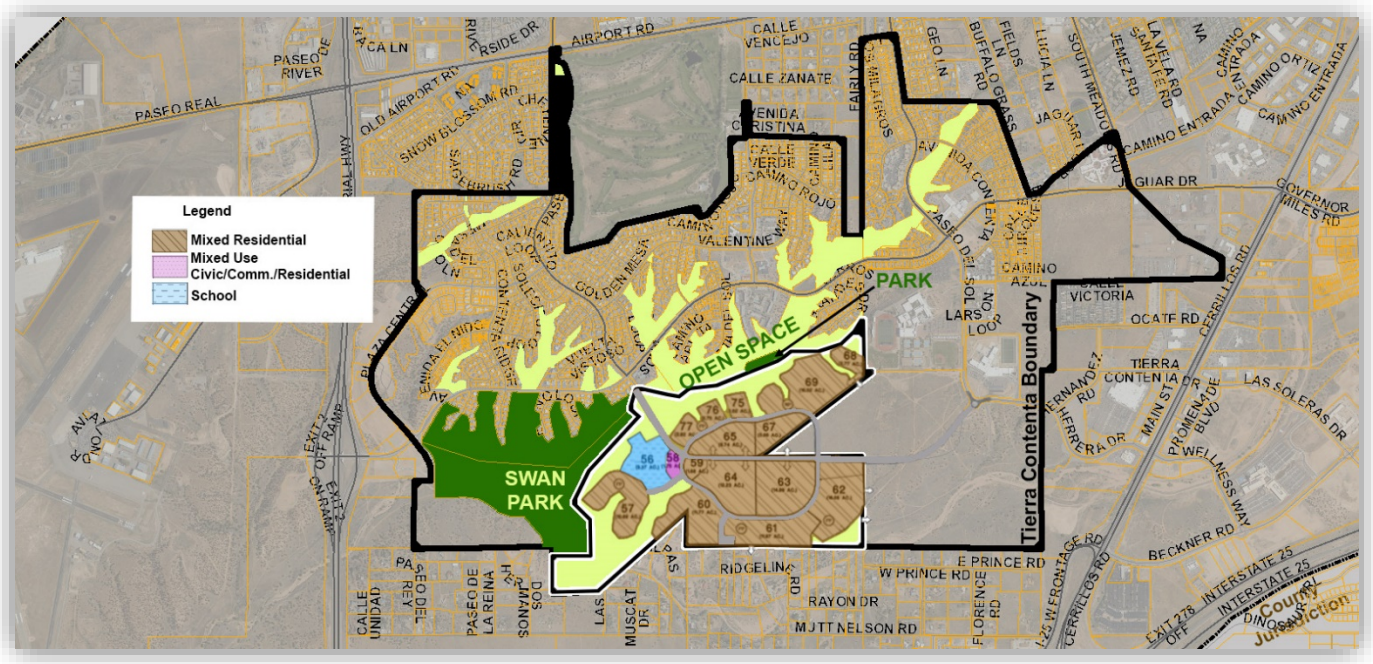
Form Based Code Design would qualify as "special standards". Per Subsection14-3.9(C)(2)(b) *"Special standards and guidelines must be approved as part of the master plan."*

The current housing density is stated to be a total of 4,368 dwellings units for Tierra Contenta (TC), with Phase 3A representing 1,175 dwelling units remaining per the TC Master Plan. Of the existing 3,193 dwellings units within TC, 41% (1,310) is considered affordable housing. The Applicant's request proposes to increase the remaining balance of 1,175 dwelling units to 1,500 dwelling units, a difference of 325 dwellings. The Applicant's Master Plan report states that affordability will include 40%, which translates to 600 dwellings units.

[1] Applicant's TC3A Master Plan Amendment Report.

Additionally, Tracts 58 and 59 of the TC Master Plan included in Phase 3A are proposed as Mixed-Use to accommodate the nonresidential uses for the civic, neighborhood, and commercial use opportunities. An option will be built into the Master Plan for Tracts 58 and 59 if there is no demand for nonresidential services to allow mixed residential use. The PRC zoning and the Agreement allow the zoning proposal and dwelling unit increase provided City approvals are obtained (reference Figure 3 "Master Plan Uses").

Figure 3 Master Plan Uses

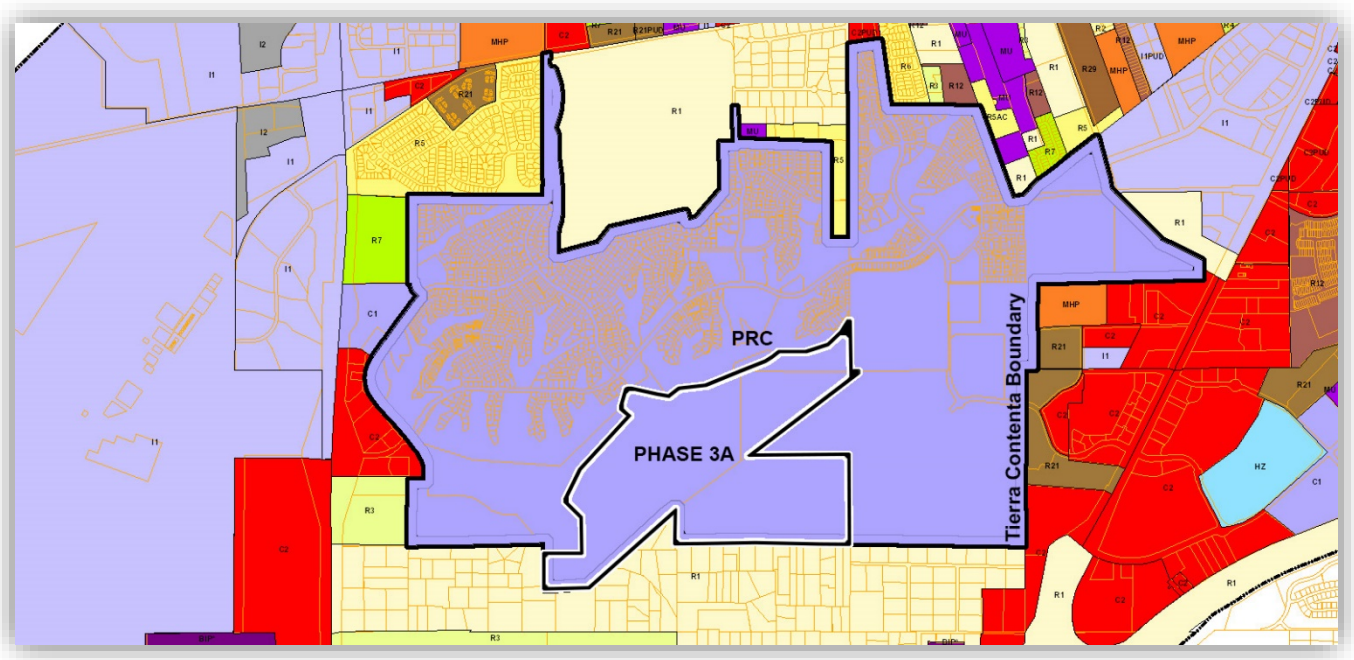


a) Adjacent Uses:

Table 4 Adjacent Zoning (Reference Figure 4 "Adjacent Zoning")

Direction	Zoning
North and Northeast	PRC (TC Planned Residential Community), Swan Park Node, Park and Dedicated Open Space
South	R-1 (Residential – 1 Dwelling unit per acre)
East	PRC (TC Planned Residential Community) vacant land and Institutional Use (Capitol High School)
West	SWAN Park Node

Figure 4 Adjacent Zoning



b) Bicycle and Trails

The Master Plan proposal did not address trail(s) design into the open space and park(s) areas. The Master Plan shall include conceptual trail integration with existing trails, parks, and open space. Trail construction may be included with phased development of Tracts, provided design and construction standards are included in the Phase 3A design guidelines.

Figure 5, *"Conceptual Bike and Trail Design,"* provides street designs identifying both bicycle and trail details. Figure 6, *"Conceptual Bicycle and Trail Plan," shows Conceptual Bicycle and Trail paths, and* Figure 7, *"Existing Bikes and Trails,"* identifies existing bicycle and trail conditions.

Comments received from the Santa Fe Metropolitan Planning Organization (MPO) require three conditions:

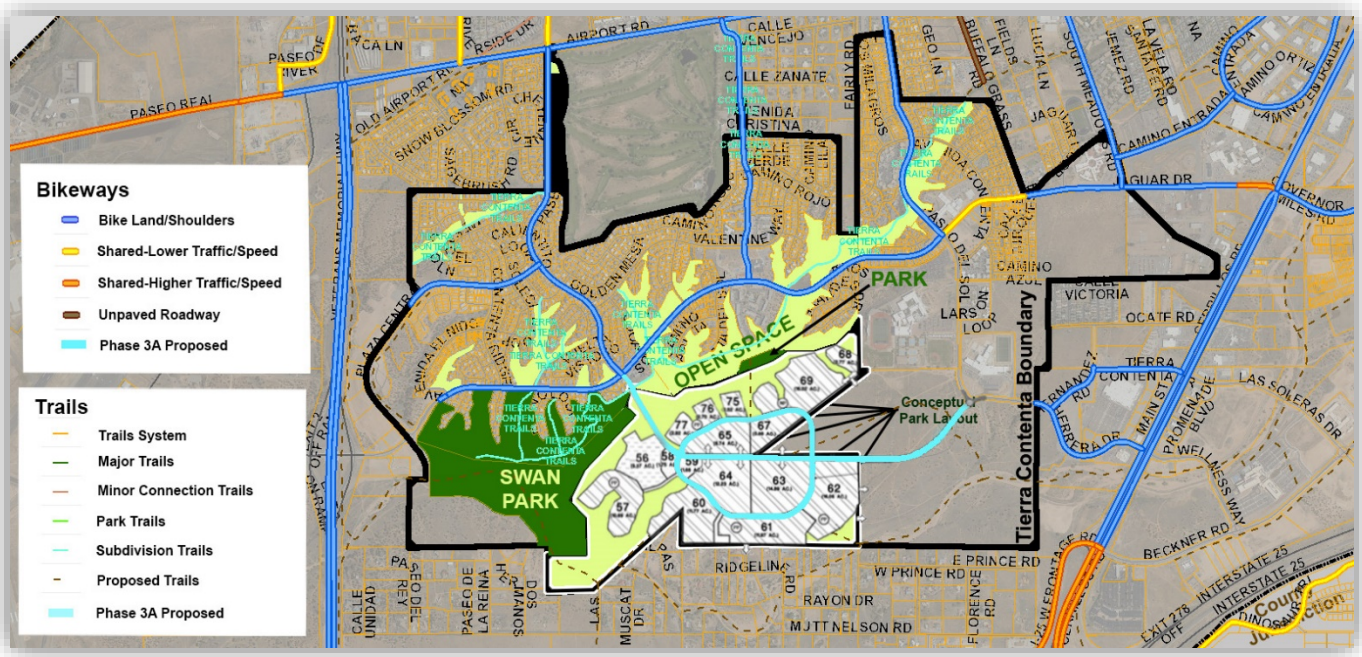
1. Include parking-protected bike lanes as a design option,
2. Widen the minimum sidewalk width to 6 feet, and
3. Add a landscape buffer between all sidewalks and the road.

MPO explanation of condition can be found in Exhibit B1.

Figure 5 Applicant's Conceptual Bike and Trail Design.



Figure 6 Conceptual Bicycle and Trail Plan


Bikeways
Bike Land/Shoulders
Shared-Lower Traffic/Speed
Shared-Higher Traffic/Speed
Unpaved Roadway
Phase 3A Proposed
Trails
Trails System
Major Trails
Minor Connection Trails
Park Trails
Subdivision Trails
Proposed Trails
Phase 3A Proposed
PARK
OPEN SPACE
SWAN PARK
Tierra Contenta Boundary
AIRPORT RD
PASEO REAL
OLD AIRPORT RD
SNOW BLOSSOM RD
CALLE ZANATE
CAMINO VALENTINE
CAMINO ROJO
CAMINO AZUL
VICTORIA
OCATE RD
LARS LOOP
TIERRA CONTENTA
LAS SOLERAS DR
PROMENADE BLVD
WELLNESS WAY
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
INTERSTATE 25
EXIT 278
JUAREZ
GUAR DR
GOVERNOR MILES RD
CAMINO ENTRADA
CAMINO ORTIZ
SOUTH MEADOWS RD
JENEZ RD
LA VELA RD
SANTA FERD
FIELDS LN
BUFFALO GRASS
LUCIA LN
FAIRLY RD
CALLE VENCEJO
CALLE VERDE
CALLE UNIDAD
PASEO DE LA REINA
PASEO DEL REY
LAS MUSCAT DR
SONTAMAYOR
PLAZA CENTER
VETERANS MEMORIAL HWY
CA LN
RIDE DR
SNOW BLOSSOM RD
CHERRISH RD
GOLDEN MESA
ENINA EL NIDO
CALLE LOS CERRITOS
CALLE LOS CERRITOS
CALLE LOS CERRITOS

c) Parks

The Master Plan includes five parks, one neighborhood park and four dispersed pocket parks. The neighborhood park will be dedicated to the city and the pocket parks will be maintained by applicable homeowners''. The neighborhood park will be up to approximately 5 acres in size and contain (*Reference Figure 8 "Neighborhood Park Concept."*):

- formal playground,
- outdoor sport courts,
- sport fields,
- picnic tables,
- pathways, and/or
- multi-use open turf areas.

Figure 8 Applicant's Neighborhood Park Concept



The pocket parks will contain no more than ¼ to ½ acre in size (*Reference Figure 9 "Concept Pocket Park).* The application states that the pocket parks are for *"passive recreation, social interaction, and connection with nature. Minimal amenities are provided, aside from those intended to enhance pedestrian comfort." Reference Figure 10 "*Conceptual Park Layout.*"*

Figure 9 Applicant's Concept Pocket Park

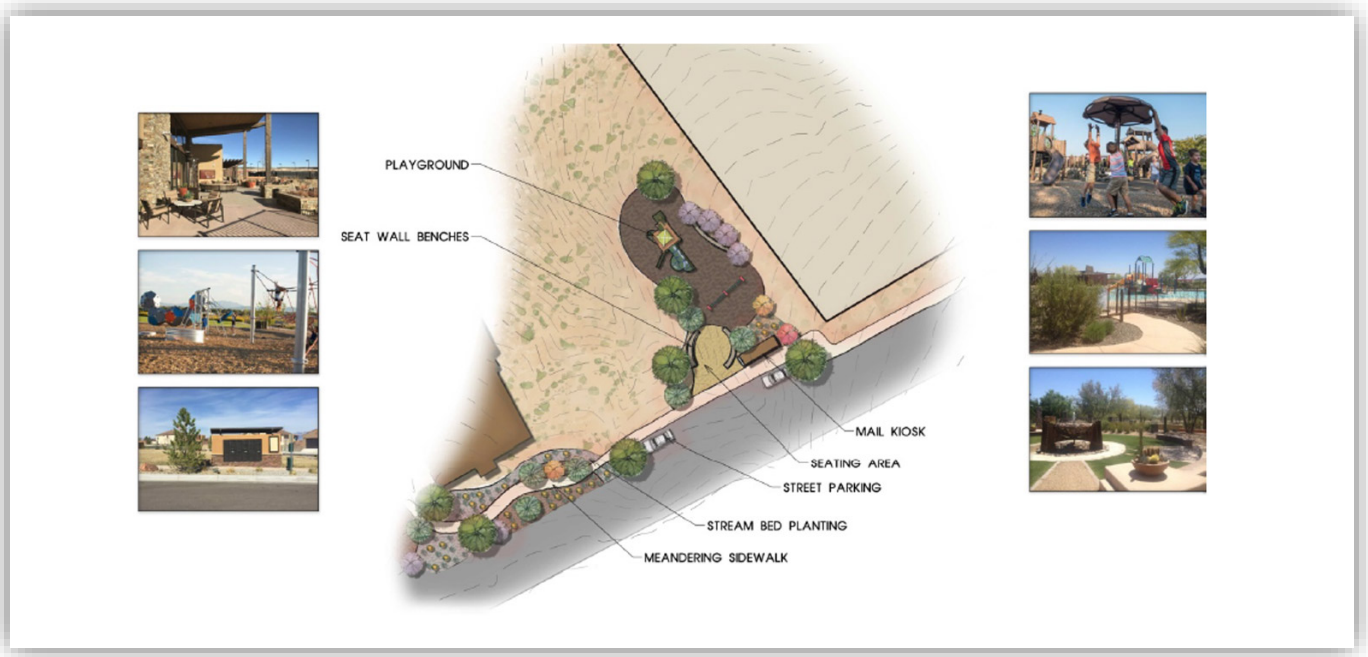
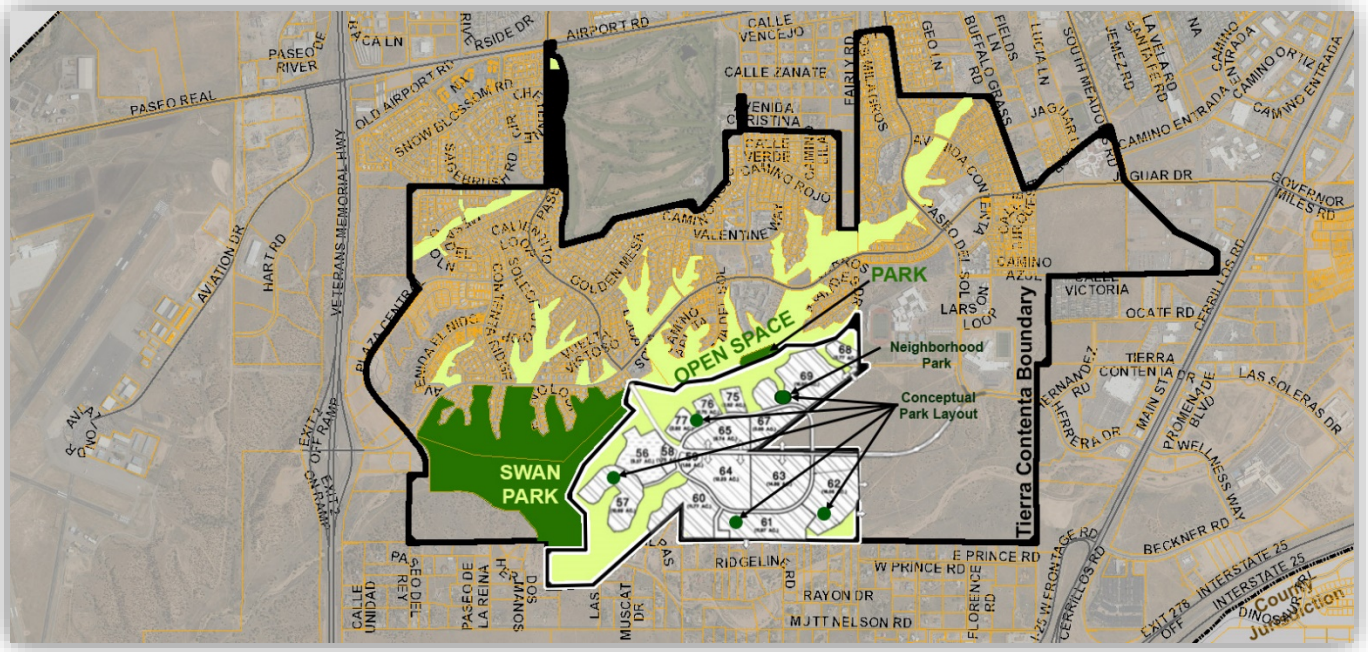


Figure 10 Conceptual Park Layout



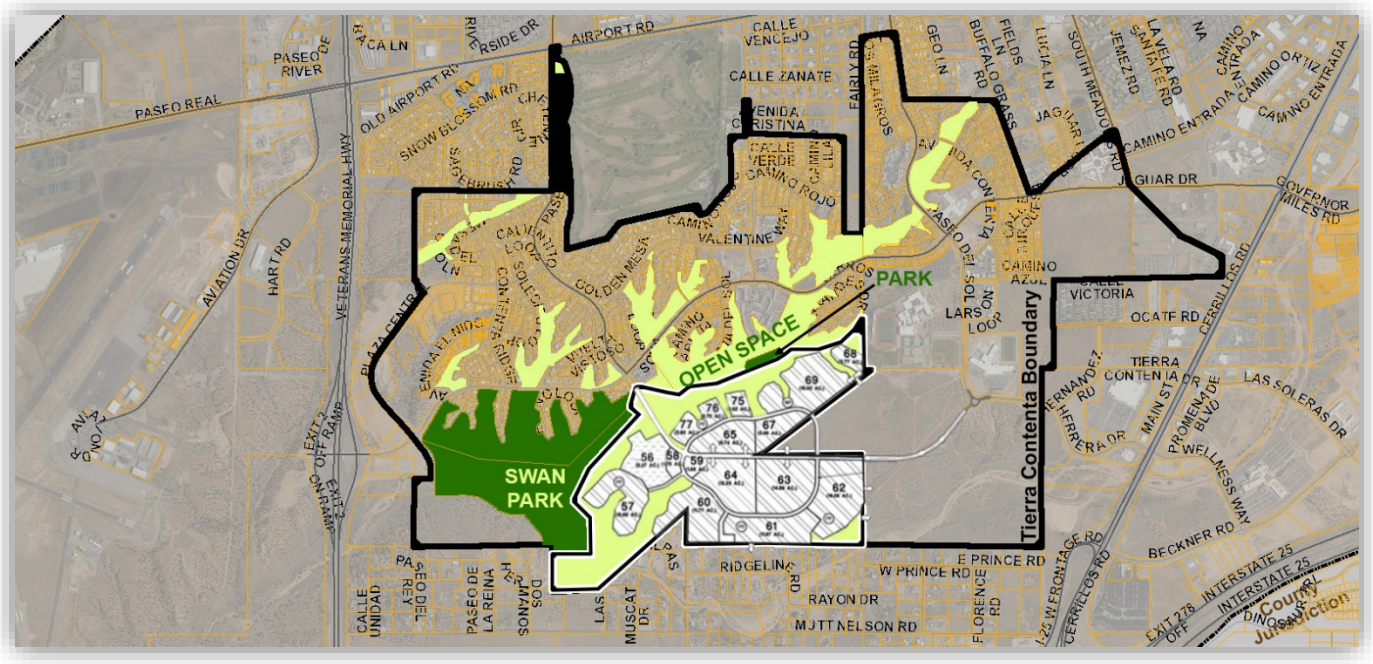
d) Open Space

The Master Plan report identifies 90.09 acres for dedicated open space to the City. However, as stated earlier in this report illustrated in Figure 1, *"Included open space,"* the proposed boundaries include open

space previously dedicated to the City as part of previous development projects. The overage in the proposed open space is approximately 6.32 acres reducing the amount of dedicated open space preserved for Phase 3A to approximately 83.77 acres.

The Application states that "Construction within Natural Open Space is limited to trails, drainage improvements/arroyo bank stabilization, and utility extensions. Disturbed areas shall be revegetated to mimic the undisturbed condition."

Figure 11 Open Space



e) Traffic

Access to Phase 3A will be through an extension of Paseo Del Sol West just south of Jaguar Drive east. The extension will run through the project site, extending through the New Mexico School for the Deaf (NMSD) land, connecting to Herrera Drive/Paseo del Sol East roundabout. The Paseo del Sol extension road will comprise:

- 72' right-of-way,
- 11' driving lanes with a 1'6" median,
- two 5' bike lanes,
- parallel parking on both sides of the street,
- 5' sidewalks (MPO has requested 6'), and
- street trees and landscaping.

A loop road crossing the New Mexico School for the Deaf will complete the backbone roadway to all the developable tracts. The loop road will comprise:

- 53’ right-of-way,
- 20’ travel lane,
- parallel parking on both sides of the street,
- 5’ sidewalks (MPO has requested 6’), and
- street trees and landscaping.

Local streets will comprise:

- 44’ right-of-way,
- 20’ travel lane,
- parallel parking on one side of the street,
- 5’ sidewalks (MPO has requested 6’), and
- street trees and landscaping.

The Master Plan will anticipate future roadway connections both within the Master Plan and to adjacent properties. The Master Plan report states that the Applicant is negotiating with the NMSD to acquire right-of-way dedications for proposed roads crossing NMSD land. Reference Figure 5 “Applicant’s Conceptual Bike and Trail Design” for road cross-section and Figure 10 “Phase 3A Backbone Roadway Infrastructure” for Phase 3A Backbone Roadway Infrastructure.

A Traffic Impact Analysis was requested by the City Traffic Division for the project and was submitted for review by the Applicants. The Applicant’s report identifies:

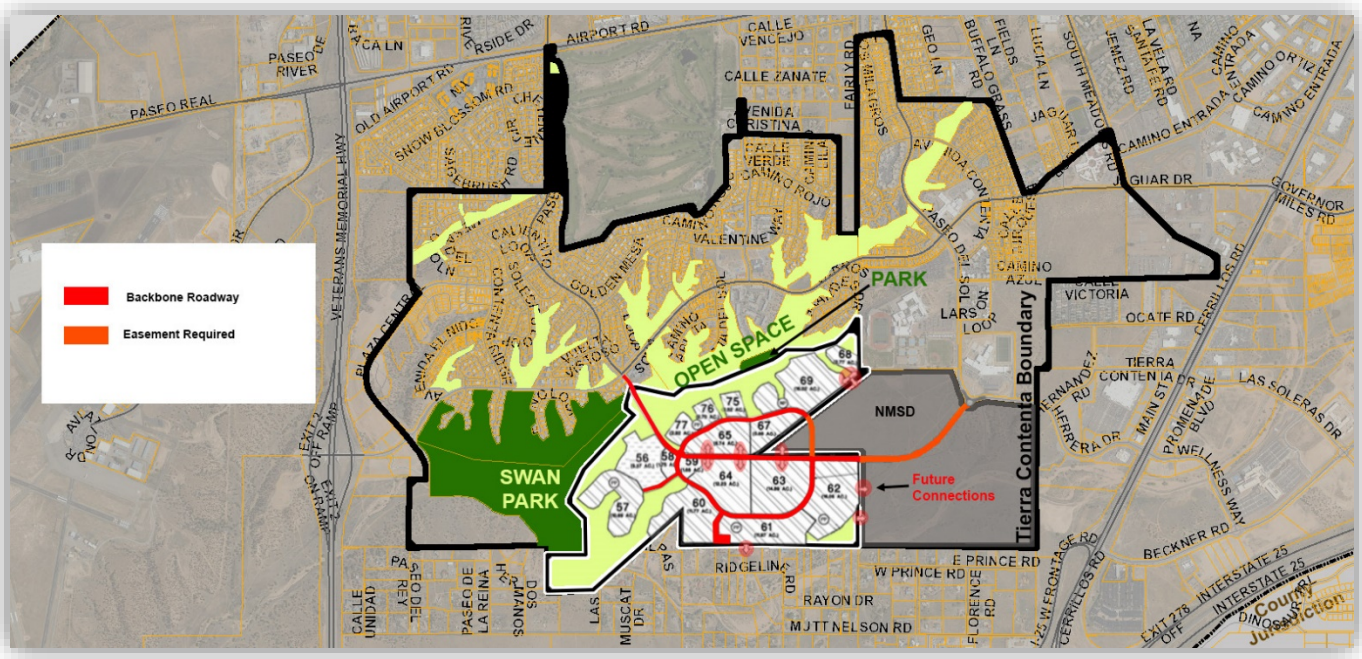
> *“The trip generation was calculated in accordance with a set of land use assumptions based on a dwelling unit yield analysis of the subject area. All studied intersections will continue to operate at acceptable Levels of Service in the build condition and horizon year. Furthermore, as referenced in the addendum letter from Morey Walker, a potential increase in density up to 1,500 dwelling units will not negatively impact the study’s results.”*

Comments received by the City’s traffic engineering consultant (Wilson & Company, Inc., Engineers & Architects) stated that the *“TIA was a higher-level analysis so the phased developments will need to have an updated TIA completed.” (Reference Exhibit B2)*

- *Letter dated June 17, 2021, indicates an increase in residential units by 366 to a total of 1500. However, it appears the traffic volumes do not take the increase into account.*
- *TIA mentions right turn lanes for certain sections of Internal traffic circulation, but turn lanes were not included in the analysis.*
- *Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.*
- *Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.*
- *TIA Recommended Improvements for Phase 3A, with comments in Blue (reference Exhibit B2):*

- *Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive*
    1) *In the build out year 2030, no improvements are needed*
    2) *In the horizon year 2040, a right turn lane for Jaguar Drive eastbound (Is this to be built now?)*
- *Signalized Intersection of East Paseo del Sol and Jaguar Drive No improvements are required for Year 2030 and Year 2040*
- *Roundabout Intersection of Paseo del Sol and Herrera Drive*
    1) *In the build out year 2030, no improvements are required.*
    2) *In the horizon year 2040, a dedicated EB though lane could be required. (If Herrera requires a dedicated through lane, will this be funded by the developer, is a second lane required on Herrera?)*
- *Internal Phase 3A Intersections*
  Both major internal road Intersections will require four way stop controlled for both design year 2030 and horizon year 2040 (Internal Intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.)
- *VISUM Traffic Generation & Distribution output was provided for the analyzed Intersections, however, the model input data was not included.*
- *The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.*
- *The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation.*

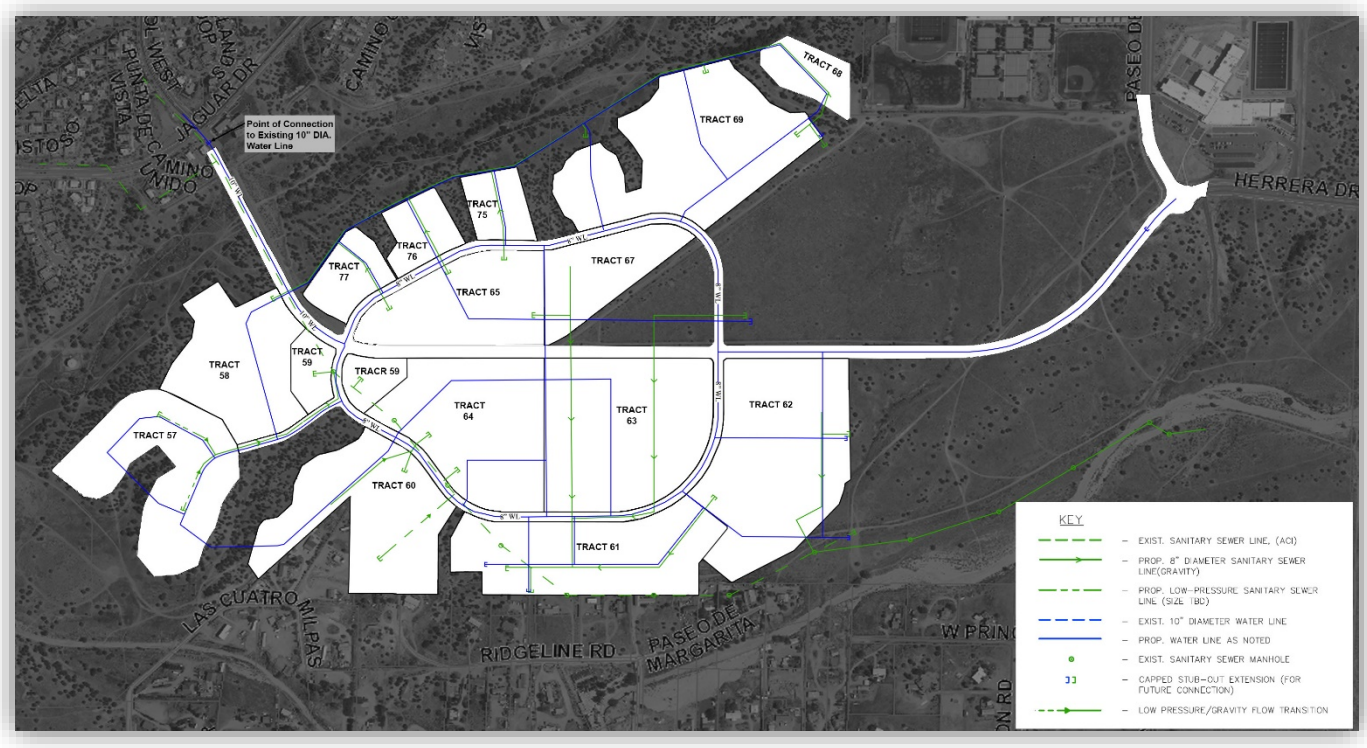
Figure 12 Phase 3A Backbone Roadway Infrastructure



f) Utilities

City Water and City Sewer will be extended into the Phase 3A from Paseo Del Sol. The Master plan identifies a water connection to an existing 10" water line then connecting to an 8" line (Reference Figure 13 "Phase 3A Utility Plan"). Additionally, water lines will end at the south property line (within the street) providing availability to city services to bordering property south of the project.

Figure 13 Phase 3A Utility Plan



Both City water and City Serwer Divisions requested one condition of approval applying to each Division (Reference Exhibits B3 and B4).

> *"Design guidelines for development of the sanitary water and sewer system(s) for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A project shall require a pre-water and pre-sewer design meeting(s) with the City's Water Division and Wastewater Division(s) prior to submittal of an application to the City for Development"*

The Master Plan Amendments submittals did not include a concept water budget. A concept water budget is required prior to Governing Body review.

g) Fire Protection

With roughly 2,232 residential developments under construction[2] (reference Exhibit C15), the addition of 1,500 dwelling units will increase demand on the Fire Department. The Applicant has set aside Tract 58

[2] Count: As of May 13, 2021

for civic/public uses.

Fire Marshal requested one condition of approval with standard technical corrections identified in Exhibit B5.

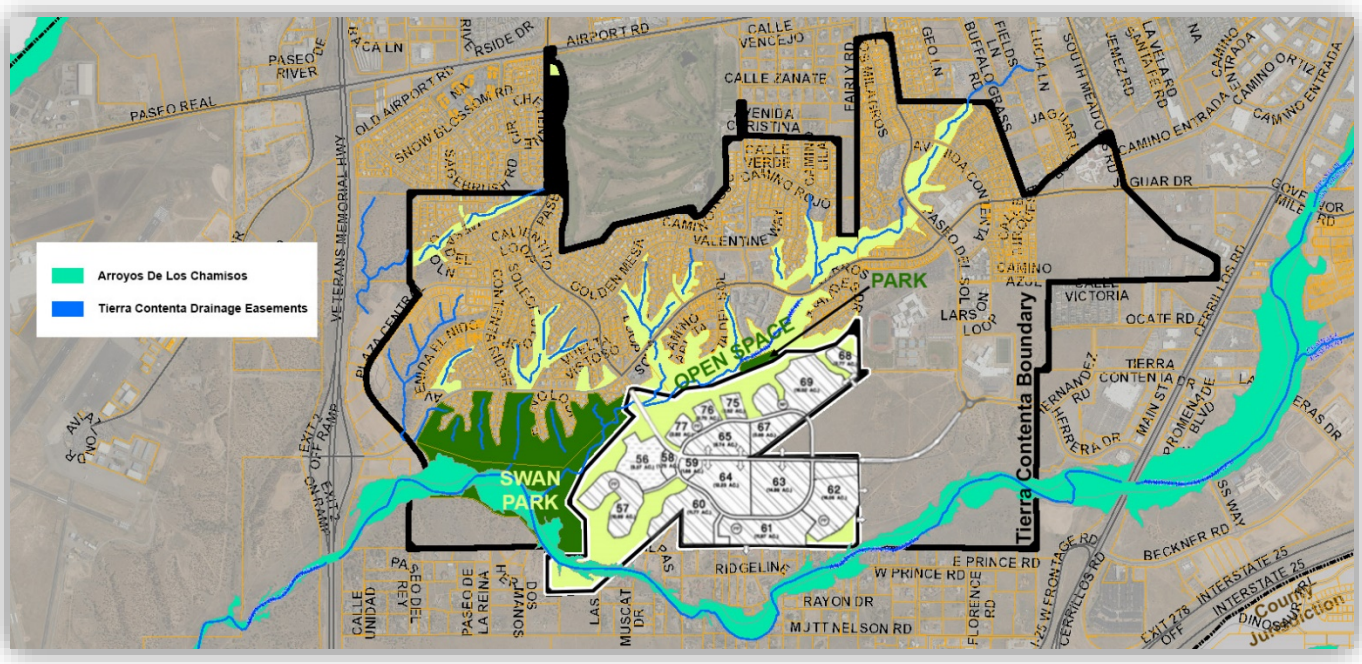
> *Fire Marshal Condition:*
> *Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)*

h) Terrain Management and Landscape

Terrain Management shall comply with Section 14-8.2 requirements for Terrain Management. Phase 3A is neither within the Escarpment Overlay or Mountainous and Difficult Train Mapped area. However, there are areas of 20 and 30% slopes. Additionally, there are drainage ways (Tierra Contenta Drainage Easements) that run through the open space and the Arroyos De Los Chamisos runs through the SWAN Park (Refence Figure 13 “Drainage”). The Annexation agreement states:

> *15. CONFORMANCE WITH TERRAIN MANAGEMENT AND DRAINAGE STANDARDS. Prior to development of Property, the PRC Owners and Adjoining Owners shall demonstrate compliance with the Terrain Management provisions of Santa Fe City Code. Dip sections shall not be allowed on designated arroyos without prior administrative approval of the director of the Technical Review Division of the City.*

Figure 14 Drainage



The City Technical Review Division had no comments.

V. MASTER PLAN

The Applicants has provided a multi-phases Master Plan. The objective of the master plan is the "creation of tracts for sale to developers in a phase subdivision plat, and creation of a phase development plan." "Recruit developers and/or builders for the development tracts created."
The Applicant has not requested any variances for Caser #2021-3818.

Development and use of the property, as outlined in the Master Plan, solidifies the Master Plan with the Property until changed by the Applicants. Changes to an approved Master Plan require a public hearing before the Planning Commission and the Governing Body.

Table 5 Approval Criteria– Master Plan (Section 14-3.9(D)(1))

Criterion 1: the master plan is consistent with the general plan;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**
The Applicant has addressed Criterion 1 stating: *"This Master Plan Amendment aligns with General Plan Themes and Policies, such as Affordable Housing, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed Use. Furthermore, the General Plan Land Use Framework includes the following elements: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, and Mix of Housing Types in All Neighborhoods."* Staff concurs with the Applicant response to Subsection 14-3.9(D)(1). Staff's analysis of the project identifies that the Applicant satisfied the Master Plan criterion required by Subsection 14-3.9(D)(1).	
Criterion 2: the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**
The Applicant has addressed Criterion 2 stating: *"The stated purpose of the PRC District in §14-4.3(I)(1) is "…to provide for the comprehensive and coordinated planning of large-scale residential developments that allows for a phasing of development that will take place over a long period of time. This district allows and encourages single- family residences in conventionally platted subdivisions and clustered residential developments based on a design concept that applies innovative site-planning techniques; a mixture of residential densities intended to achieve a balanced community for all types of families; and neighborhood commercial uses of a type and intensity serving the residents of the PRC and the surrounding areas." This amended Master Plan is consistent with the purpose and intent of the PRC District through the provision of a diversity of housing types, innovative design standards, a mix of residential densities, and mixed-use development."* Staff concurs with the Applicant response to Subsection 14-3.9(D)(2). Staff's analysis of the project identifies that the Applicant satisfied the Master Plan criterion required by Subsection 14-3.9(D)(2).	

Criterion 3: development of the master plan area will contribute to the coordinated and efficient development of the community; and	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**
The Applicant has addressed Criterion 3 stating: *"The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area. In addition, the subject land area (Phase 3A) makes efficient use of existing infrastructure and represents the final phase of development within the Tierra Contenta master-planned community, as contemplated in the original vision of the master plan."* Staff concurs with the Applicant response to Subsection 14-3.9(D)(3). Staff's analysis of the project identifies that the Applicant satisfied the Master Plan criterion required by Subsection 14-3.9(D)(3).	
Criterion 4: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.	**Criterion Met:** (Yes/No/Conditional/N/A) **CONDITIONAL**
The Applicant did not submit a fiscal impact analysis to the city addressing the impacts of the planned development. This is needed to address impacts to water as well as emergency services and public safety, given full build out of Tierra Contenta Phase Amendment #1 for Phase 3A. The Applicant has addressed Criterion 4 stating: *"The backbone infrastructure to be constructed by TCC will include the following: (1) construction of Paseo del Sol from the current terminus of Paseo del Sol West to the Herrera Drive/Paseo del Sol East roundabout, completing this important connection; (2) construction of the Phase 3A Loop Road, providing access to the development tracts; and (3) water and sewer mainline extensions in accordance with the attached Master Utility Plan. In addition, over 91 acres of natural open space is being preserved with a significant trail network and two mixed-use parcels are provided to accommodate potential future civic/public uses. Lastly, a 9.37-acre school site is being established to address future student demand in the area."* Staff's analysis of the project identifies that the Applicant has not fully satisfied the Master Plan criterion required by Subsection 14-3.9(D)(4). However, conditions of approval have been included in Section II *"Conditions of Approval"* to address this Subsection 14-3.9(D)(4).	

VI. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The Applicant conducted a virtual ENN meeting via Zoom on May 27, 2021.

The meeting attendance included the Applicants, City staff plus about 20 members of the public.
The meeting started at 5:30 PM and ended about 7:00 PM. The Applicant opened the meeting with an introduction by the staff regarding city process, followed by a presentation of the proposal by the Applicants with questions and answers succeeding the presentation. Members of the public noted concerns with the following:

- Traffic increases/congestion on Jaguar Road
- Drag racing on the streets

- Barking dogs in front yards
- HOA decisiveness
- Noise and safety for area residence along Jaguar Road.
- Water usage

VII. EXPIRATION

Pursuant to 14-3.19(B) *"Expiration of Development Approvals"*:

1) Master Plans
   Approval of a master plan shall expire five years after all applicable appeal periods, and any appeals of the final action approving it unless:

   (a) approval is granted for a development plan or subdivision plat within the master plan boundaries; or
   (b) actual development of the site or off-site improvements is begun and is continued pursuant to Subsection 14-3.19(B)(6).

If approved by the Governing Body, the expiration will be 5 years from the adoption and approval of the Findings of Fact and Conclusions of Law.

VIII. ATTACHMENTS:

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. MPO, Leah Yngve
2. Traffic (Wilson & Company, Inc., Engineers & Architects)
3. Water Engineering Division Memorandum, Robert Jorgensen, Engineer
4. Wastewater Division Memorandum, Stan Holland, P.E.
5. Fire Marshal, Geronimo Griego
6. Land Use ADA Review, Jason Kluck, Interim Land Use Director
7. Environmental Services, Eric Lucero

EXHIBIT C: Maps and Photos

1. Figure 14 Included open space Aerial Photo
2. Figure 215 Master Plan Tracts/Lots
3. Figure 3 Master Plan Use
4. Figure 4 Adjacent Zoning
5. Figure 5 Applicant's Conceptual Bike and Trail Design
6. Figure 6 Conceptual Bicycle and Trail Plan
7. Figure 7 Existing Bikes and Trails
8. Figure 8 Applicant's Neighborhood Park Concept

9. Figure 9 Applicant's Concept Pocket Park
10. Figure 10 Conceptual Park Layout
11. Figure 11 Open Space
12. Figure 12 Phase 3A Backbone Roadway Infrastructure
13. Figure 13 Phase 3A Utility Plan
14. Figure14 Drainage
15. Residential Development Pipeline Units Under Construction May 13, 2021

EXHIBIT D: Plats referenced in Figure 1 "*Included open space"*

1. Tierra Contenta Subdivision Phase 2A, Unit 1
2. Tierra Contenta Subdivision Phase 1B, Unit 1
3. Plat of survey of a Portion of Lot 8, A portion of Lot 9 of Section 12…
4. Annexation Plat for Tracts 1 thru 9 Tierra Contenta…
5. Dedication Plat for Tract 8A3-7B Tierra Contenta Subdivision

EXHIBIT E: Applicant's Design Standards Overview

EXHIBIT F: Applicants ENN Materials
1. Applicants ENN packet
2. Applicant Notes
3. Applicant's Community Outreach

EXHIBIT G: Applicants Materials
1. Application Master Plan Report
2. Applicant's Traffic Study
3. Archaeological Clearance
4. Tierra Contenta *Restated Annexation Agreement*
5. *Master Plan Plans*

PROVED BY:

Title	**Name**	**Initials**
Interim Land Use Department Director	Jason Kluck	jmk
Land Use Current Planning Planner Manager	Noah Berke	NLB
Land Use Department Case Manager	Dan Esquibel	DAE

August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan Amendment #1 for Phase 3A

EXHIBIT A

Technical Corrections

EXHIBIT A

Technical Corrections

Case #2021-3818

Tierra Contenta Master Plan Amendment #1 for Phase 3A

	Technical Corrections of approval	Department	To be completed by:
1	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)	**Fire Prevention**	**At the time of any new construction or remodel**
2	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
3	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
4	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.		
5	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
6	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
7	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)		
8	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
9	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		
10	Shall comply with Section D106 Multiple-Family Residential Developments.		
11	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

EXHIBIT B

Development Review Team Memoranda

1. MPO, Leah Yngve
2. Traffic (Wilson & Company, Inc., Engineers & Architects)
3. Water Engineering Division Memorandum, Robert Jorgensen, Engineer
4. Wastewater Division Memorandum, Stan Holland, P.E.
5. Fire Marshal, Geronimo Griego
6. Land Use ADA Review, Jason Kluck, Interim Land Use Director
7. Environmental Services, Eric Lucero

Exhibit B1

Development Review Team

Comment Form

Date: 7/13/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A**

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 Include parking protected bike lanes as a design option	Prior to Signature Sheet Process
2 Widen the minimum sidewalk width to 6ft	Prior to Signature Sheet Process
3 Add a landscape buffer between all sidewalks and the road	Prior to Signature Sheet Process

Technical Corrections*:	Must be completed by:
1	

*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):

These conditions are provided to strengthen the road designs to accommodate, encourage, and improve the pedestrian and bicycle facilities in Phase 3A. The amendment report identifies an intent for this phase to "enhance[] pedestrian connectivity and improve bicycle facilities." A number of factors support bicycle and pedestrian improvements beyond the current design:

- increased housing density will increase the number of people wanting to walk and bike
- a number of amenities will be in walking/biking distance of the neighborhood (schools, library, teen center, parks)
- much of the housing will be ideal for families; youth need additional protection when walking or biking

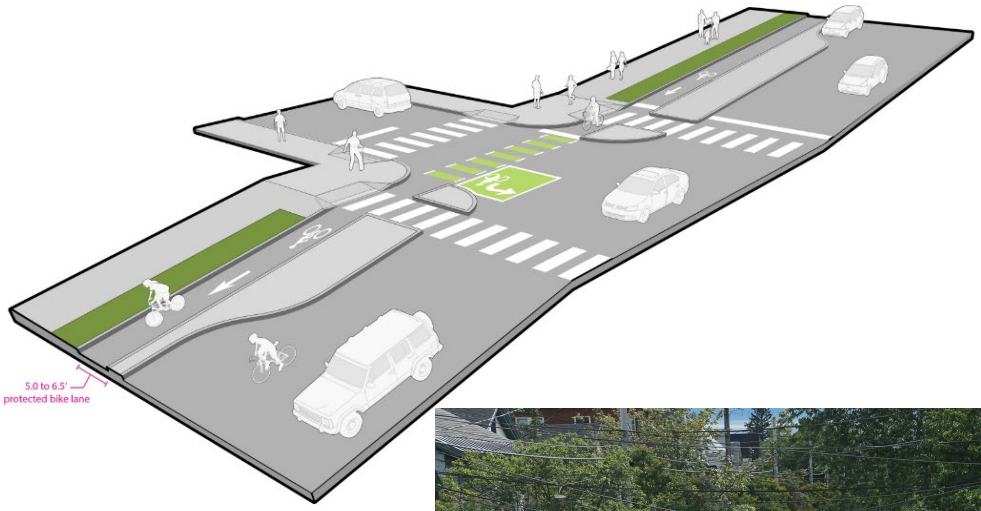
1. Parking Protected Bike Lanes

The design guidance has bicycle lanes adjacent to on-street parking as a design type for Paseo del Sol, however, the bicycle lane and parking spots could be switched to create safer, parking protected bicycle lanes. Parking protected bike lanes provide a barrier between people on bikes and traveling cars which makes riding a bicycle on the street safer for users of all ages and abilities. They also reduce the likelihood of "dooring", or a person riding a bicycle being hit as a driver opens their door.

Protected bike lanes are called for in the Santa Fe Bicycle Master Plan (BMP) as many people do not feel comfortable riding on the edge of a busy street, but would feel comfortable riding in a protected bike lane. The BMP identifies a goal of 1 mile of protected bike lanes in Santa Fe by 2024 to help Santa Fe have an "all ages and abilities" bicycle network.

The Santa Fe Metropolitan Bicycle Design Toolkit also recommends protected bicycle lanes as: "They reduce the risk of a bicyclist being hit by an opening car door and can prevent motor vehicles from driving, stopping, or waiting in the bikeway. They also provide greater comfort to pedestrians by separating them from bicyclists operating at higher speeds."

Though this would be a new type of design for Santa Fe, implementing it in one large section, with appropriate signage or clarity of proper use, would be a strategic way to introduce this new design. When the whole road section operates under the same way, people will learn how to use it properly and then it can be adopted in other places around the city.





2. 6ft sidewalks

Though the code does not call for greater than 5ft sidewalks, the conditions of this development (density, destinations) create the opportunity for residents to walk for recreation or transportation. Five foot sidewalks do not comfortably accommodate groups or people or people going opposite directions that need to pass. With the anticipation of families living in this development, a slightly wider sidewalk of 6ft will provide more space for people to comfortably walk together and pass.

Below are examples showing the limitations of 5ft sidewalks:





Wider is better for walking together!



3. Add a landscape buffer between all sidewalks and the road
A landscape barrier between the road and the sidewalk on the proposed Paseo del Sol design will improve the aesthetics for people walking on this road. It will also move people further away from traffic, which improves the pedestrian experience.

Santa Fe Pedestrian Master Plan p83:

Landscaping / Planting Buffer

Introducing plants into the buffer zone is highly beneficial to the street environment. Plants can help mitigate the urban heat island effect, provide a more comfortable microclimate, help manage stormwater runoff, and provide locations for bird and wildlife habitat.

Street trees serve as a barrier between pedestrians and traffic on high volume streets and help provide a more comfortable, shaded walking environment. Street trees also visually narrow the field of vision for motorists, causing them to move more slowly.

Landscape improvements in the buffer zone can soften the edge of the sidewalk and make the walking environment more enjoyable. Plant selections can aesthetically enhance the streetside environment and help establish a local character with drought tolerant and native plants.

Planting areas, or rain gardens, along roadways can be designed to collect stormwater runoff to help irrigate plants and allow for infiltration. Curb extensions can capture stormwater to control flow and improve water quality.

Exhibit B2

Tierra Contena TIA Review

Gallegos, Audra V. <Audra.Gallegos@wilsonco.com>

Mon 7/12/2021 4:06 PM

To: BERKE, NOAH L. <nlberke@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Cc: Kramer, Michael E. <Michael.Kramer@wilsonco.com>

1 attachments (12 MB)

TC Maps.pdf;

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 and Dan,

The following are comments on Tierra Contenta Phase 3A TIA dated November 1, 2020 and update/cover letter dated June 17, 2021:

- Letter dated June 17, 2021 indicates an increase in residential units by 366 to a total of 1500. However, it appears the traffic volumes do not take the increase into account.
- TIA mentions right turn lanes for certain sections of Internal traffic circulation, but turn lanes were not included in the analysis.
- Several Driveways appear to be located along Paseo Del Sol, both in the development, and external to the development, these were not included in the TIA evaluation.
- Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.
- TIA Recommended Improvements for Phase 3A, with comments in Blue:

    - Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
        1) In the build out year 2030, no improvements are needed
        2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

        Is this to be built now?
    - Signalized Intersection of East Paseo del Sol and Jaguar Drive

        No improvements are required for Year 2030 and Year 2040
    - Roundabout Intersection of Paseo del Sol and Herrera Drive
        1) In the build out year 2030, no improvements are required.
        2) In the horizon year 2040, a dedicated EB though lane could be required. If Herrera requires a dedicated through lane, will this be funded by the developer, is a second lane required on Herrera?
    - Internal Phase 3A Intersections

    Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040

    Internal intersections with loop road were analyzed as 4-way stop control. Need to provide an all-way stop warrant analysis. The all-way stop should be implemented only when they are warranted.

- VISUM Traffic Generation & Distribution output was provided for the analyzed intersections, however, the model input data was not included.
- The commercial/mixed use, and elementary school may have significant traffic impacts. Additional traffic investigation is needed.

- The intersection of Herrera and Cerrillos was not included in the TIA. However, with the increase and traffic on Herrera, it should be included in the evaluation.

This TIA was a higher level analysis so the phased developments will need to have an updated TIA completed.

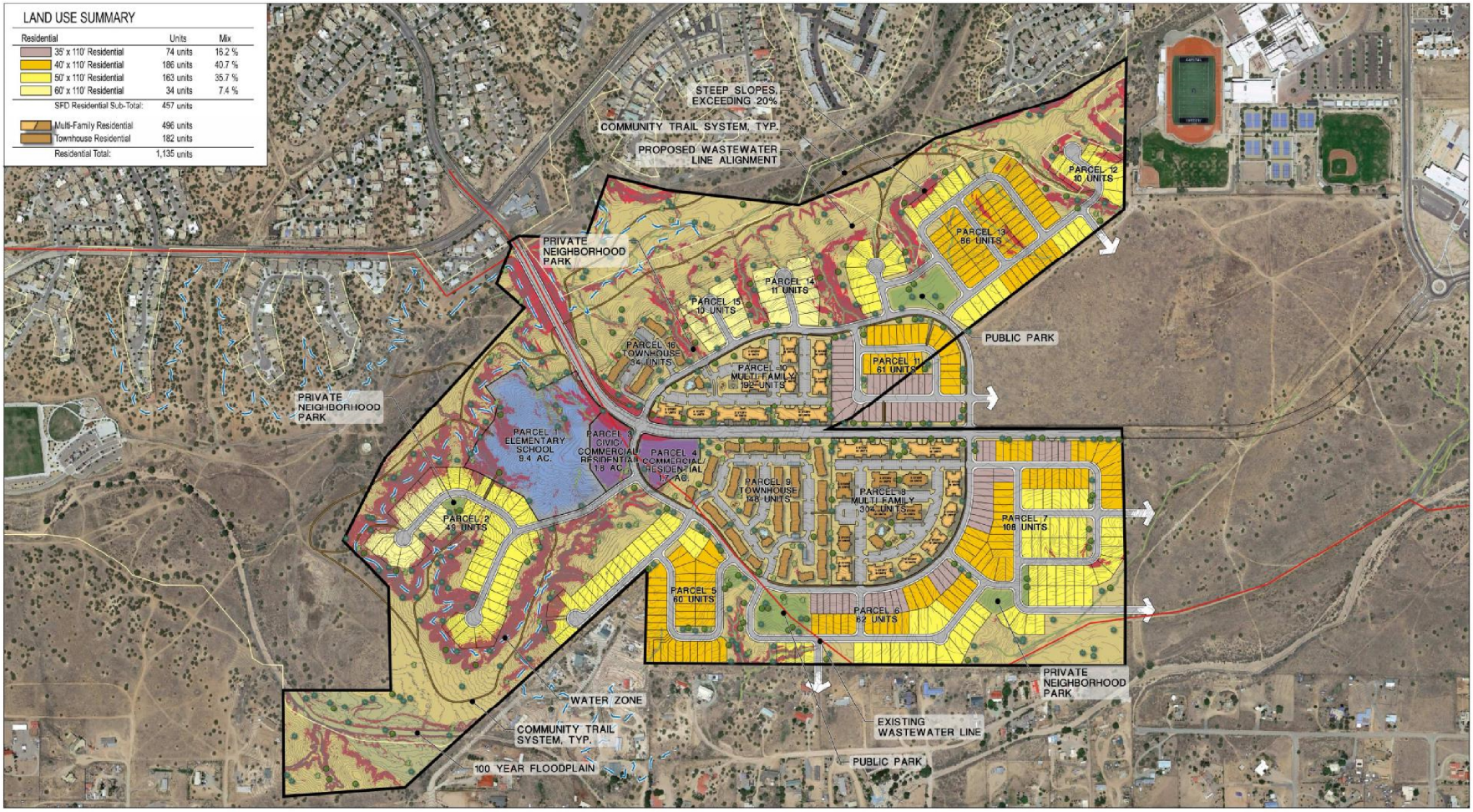
Thank you!

Audra V. Gallegos, PE
Civil Engineer

Wilson & Company, Inc., Engineers & Architects
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109
505 348 4110 (direct) | 505 250 4853 (cell)
wilsonco.com

discipline | intensity | collaboration | shared ownership | solutions

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LOTTING PLAN C

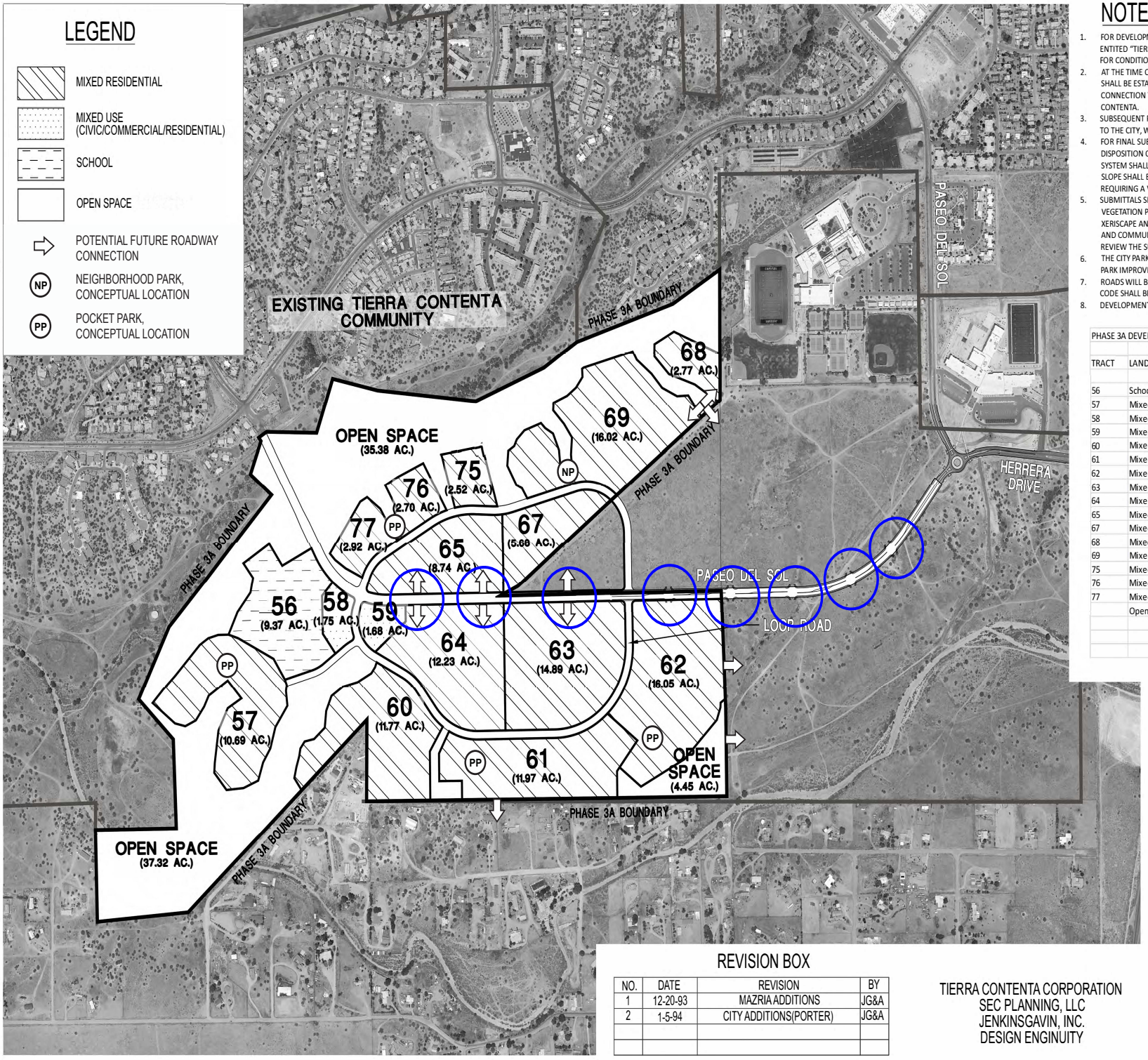
PHASE 3A TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET FILE: C:\temp\190052\Lotting C Rev1.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

FIGURE 2 SITE PLAN



NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE BELOW. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY, WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRACT BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITHIN THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.

PHASE 3A DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	School	9.37	0	0
57	Mixed Residential	10.69	49	4.6
58	Mixed Use (Civic/Commercial/Residenti	1.75	21	12.0
59	Mixed Use (Civic/Commercial/Residenti	1.68	21	12.5
60	Mixed Residential	11.77	60	5.1
61	Mixed Residential	11.97	73	6.1
62	Mixed Residential	16.05	107	6.7
63	Mixed Residential	14.89	275	18.5
64	Mixed Residential	12.23	225	18.4
65	Mixed Residential	8.74	150	17.2
67	Mixed Residential	5.68	40	7.0
68	Mixed Residential	2.77	12	4.3
69	Mixed Residential	16.02	85	5.3
75	Mixed Residential	2.52	11	4.4
76	Mixed Residential	2.70	12	4.4
77	Mixed Residential	2.92	34	11.6
	Open Space	91.09	0	0
	PHASE 3A TOTALS	222.84	1175	5.3
	MAXIMUM PERMISSIBLE UNITS		*1500*	*6.7*

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

MASTER PLAN AMENDMENT #1

NORTH

150 300 0 300 600

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

SHEET 7B

Exhibit B3

Development Review Team

Comment Form

Date: August 4, 2021

Staff person: Robert Jorgensen, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-3818 Tierra Contenta Master Plan Amendment 1 for Phase 3A**

Case Mgr: Dan Esquibel

The subject properties are accessible to the City public water system. Accessible is defined as within 200 feet of a public water 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. Design guidelines for development of the water system for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A shall require a pre-water design meeting with the City's Water Division prior to submittal of an application to the City for Development	Prior to subdivision or development Plan review of Tract Phases

Technical Corrections*:	Must be completed by:
None at this time	Prior to Sign Off for Final Subdivision Plan.

*Must made prior to recording and/or permit issuance

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

1. [None]

Exhibit B4

Development Review Team

Comment Form

Date: August 4, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-3818 Tierra Contenta Master Plan Amendment 1 for Phase 3A**

Case Mgr: Dan Esquibel

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

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

Conditions of Approval:	Must be completed by:
1. Design guidelines for development of the sanitary sewer system for the Master Plan Phases, including the Plats, for the Tierra Contenta Master Plan Phase 3A project shall require a pre-sewer design meeting with the City's Wastewater Division prior to submittal of an application to the City for Development	Prior to subdivision or development Plan review of Tract Phases

Technical Corrections*:	Must be completed by:
None at this time	Prior to Sign Off for Final Subdivision Plan.

*Must made prior to recording and/or permit issuance

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

1. [None]

Exhibit B5

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3818 TC Master Plan Amendment for Phase 3A

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. 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)	Prior to planning commission.

Technical Corrections*:	Must be completed by:
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 Section D106 Multiple-Family Residential Developments. 12. 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 B6

Development Review Team Comment Form

Date: 7/04/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3818 Tierra Contenta Phase 3A**

Master 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:
Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. 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. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Sidewalks within the subdivision shall provide for a continuous accessible path of travel route(s). (Provide signage at closest intersection with accessible connection indicating “Accessible Route Ends Ahead” or “No Accessible Route” and provide detour at any temporary or permanent inaccessible routes.) Walking surfaces along the accessible path of travel route(s) 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. Walking 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	Prior to Recording

marked crossings where the accessible route crosses vehicular traffic lanes.

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.

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.

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)

Off-Street parking a striped or metered on-street parking shall comply with:

2015 NM Accessible Parking Checklist

2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2.

Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is recommended and may be required

for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.	

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:

General ADA Site Compliance Requirements for all phases of development of this project, as applicable

On-Site ADA Site Compliance Requirements as applicable:

IEBC Section 705, Accessibility: Businesses must comply with the provisions of the ADA Standards to the "maximum extent feasible" with a building alteration. The costs for the added ADA work is considered disproportionate if it is over 20% of the costs of the project. Improvements should be prioritized up to the 20% limit: entrance; route to the primary function area; at least one unisex ADA restroom or one restroom for each sex serving the area; drinking fountains serving the area; other.

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.

Accessibility feature design within the Site shall comply with NMDOT Pedestrian Access Route Details (Serial 608) or demonstrate compliance with applicable ADA regulations by other means as provided in the permitted Construction Documents.

All 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.

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.

Accessible parking spaces and access aisles shall not exceed 2% slope in any direction. 1%-1.5% is the preferred target slope.

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. 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.

ADA parking space and aisle striping shall comply with 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.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), 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.

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)
Bicycle parking spaces shall comply with the requirements set forth in SFCC Chapter 14, (Subsection 14-8.6(E) along with Appendix Exhibit D, bicycle rack standards and dimensions for size, clearance and location.

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 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.

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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.

Exhibit B7

DRT Comments

LUCERO, ERIC J. <ejlucero@santafenm.gov>

Tue 7/13/2021 8:26 AM

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

Dan,

In regards to cases:

Case #2021-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b). Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b),Terrain and Stormwater Management, for road construction within the project and driveway construction for the resort casitas. The Property is zoned PRRC , located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development

Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A. JenkinsGavin, Inc., Agent, for Tierra Contenta Corporation, Owner, requests Master Plan Amendment for Phase 3A. The Amendment, which includes modifications to infrastructure, parks, trails, land uses, and density. The property is an undeveloped tract of land located southwest of Capital High School, containing approximately 222.84 acres, and is zoned PRC (Planned Residential Community.

I have no comments at this time.

In regards to case:

Case #2021-3801. Monte Sereno Preliminary Subdivision for Phase 4. Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request preliminary subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 21.98 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

I see no plan for refuse and recycling collection. Being that this is "hotel' use with a clubhouse bar and grill, there should be a plan for refuse collection.

Thanks,

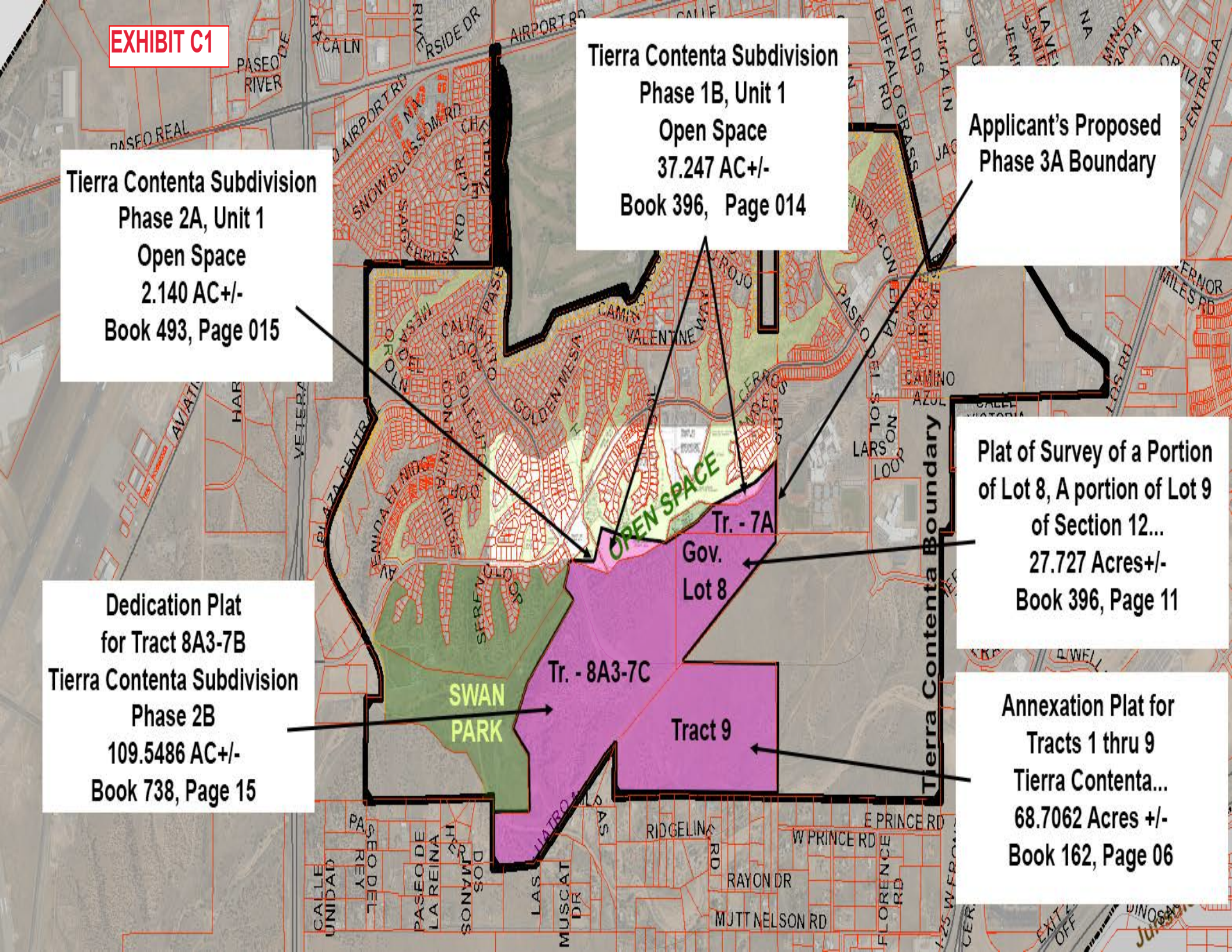
Eric J Lucero
Operations Manager
City of Santa Fe
Environmental Services Division

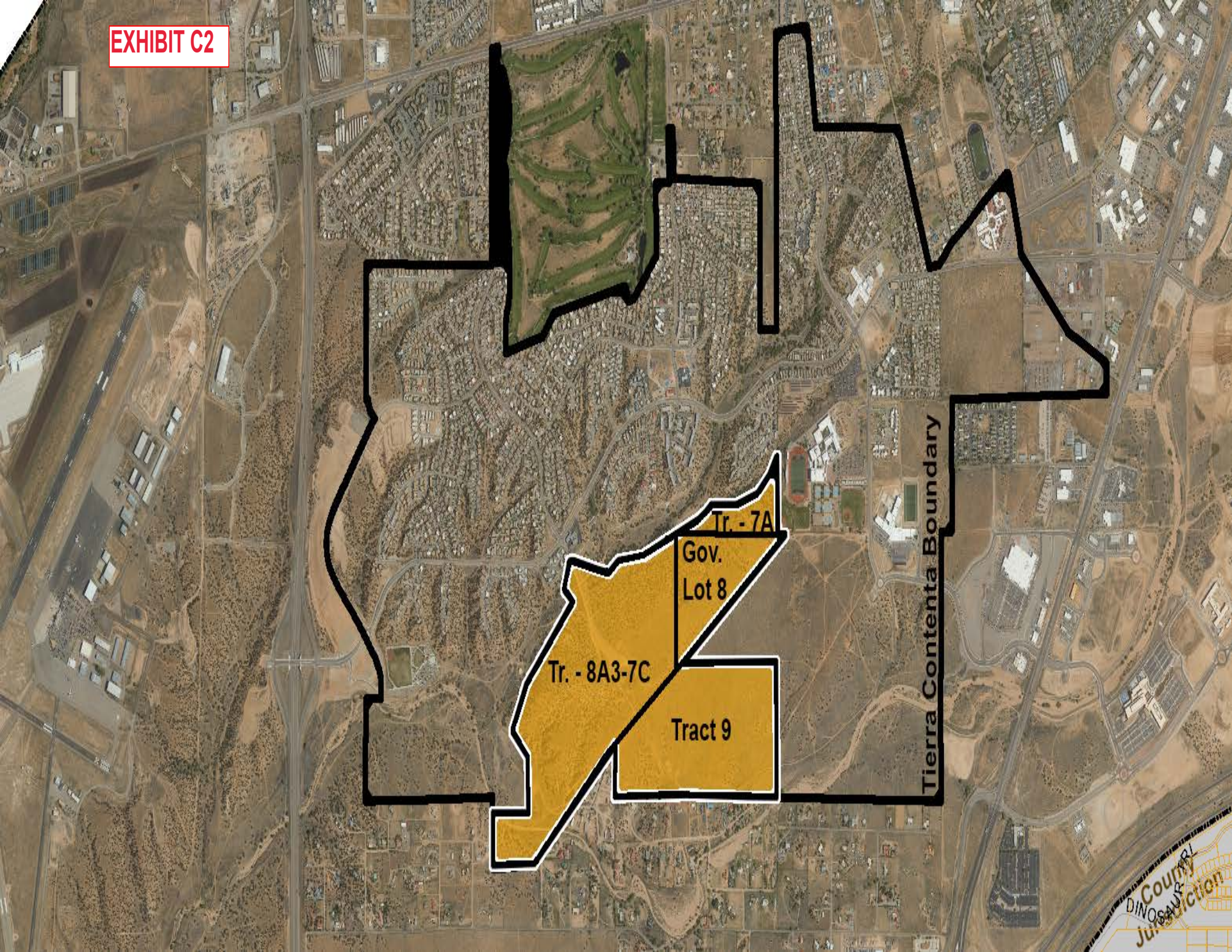
August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

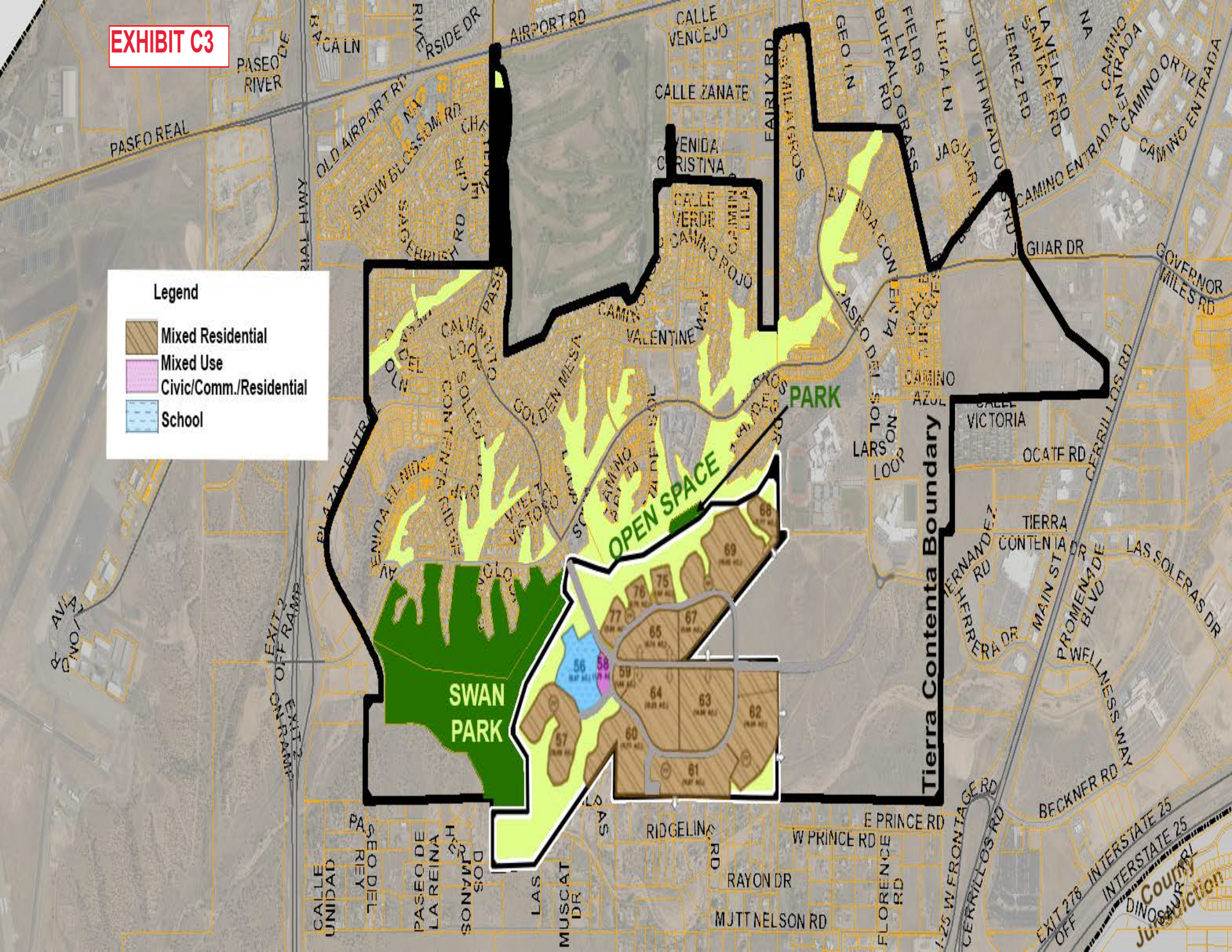
EXHIBIT C

Maps and Photos

1. Figure 1 Included open space Aerial Photo
2. Figure 2 Master Plan Tracts/Lots
3. Figure 3 Master Plan Use
4. Figure 4 Adjacent Zoning
5. Figure 5 Applicant's Conceptual Bike and Trail Design
6. Figure 6 Conceptual Bicycle and Trail Plan
7. Figure 7 Existing Bikes and Trails
8. Figure 8 Applicant's Neighborhood Park Concept
9. Figure 9 Applicant's Concept Pocket Park
10. Figure 10 Conceptual Park Layout
11. Figure 11 Open Space
12. Figure 12 Phase 3A Backbone Roadway Infrastructure
13. Figure 13 Phase 3A Utility Plan
14. Figure14 Drainage
15. Residential Development Pipeline Units Under Construction May 13, 2021


EXHIBIT C1
Tierra Contenta Subdivision
Phase 1B, Unit 1
Open Space
37.247 AC+/-
Book 396, Page 014
Applicant's Proposed
Phase 3A Boundary
Tierra Contenta Subdivision
Phase 2A, Unit 1
Open Space
2.140 AC+/-
Book 493, Page 015
Plat of Survey of a Portion
of Lot 8, A portion of Lot 9
of Section 12...
27.727 Acres+/-
Book 396, Page 11
Dedication Plat
for Tract 8A3-7B
Tierra Contenta Subdivision
Phase 2B
109.5486 AC+/-
Book 738, Page 15
Annexation Plat for
Tracts 1 thru 9
Tierra Contenta...
68.7062 Acres +/-
Book 162, Page 06
OPEN SPACE
Tr. - 7A
Gov.
Lot 8
Tr. - 8A3-7C
Tract 9
SWAN
PARK
Tierra Contenta Boundary
PASEO DE RIVER
AIRPORT RD
PASEO REAL
SNOWBLOSSOM RD
VALENTINE WAY
GOLDEN MESA
CALLE LOS SOLECITOS
CAMINO AZUL
LARSON LOOP
BUFFALO GRASS RD
FIELDS LN
LUCIA LN
RIDGELINE RD
W PRINCE RD
E PRINCE RD
RAYON DR
MUTT NELSON RD
FLORENCE RD
CALLE UNIDAD
PASEO DEL REY
PASEO DE LA REINA
LOS MANOS
LAS MUSCAT DR
MILES RD
LOS RD


EXHIBIT C2
Tr. - 7A
Gov.
Lot 8
Tr. - 8A3-7C
Tract 9
Tierra Contenta Boundary
DINOSAUR
Jurisdiction


EXHIBIT C3
Legend
Mixed Residential
Mixed Use
Civic/Comm./Residential
School
PARK
OPEN SPACE
SWAN PARK
Tierra Contenta Boundary
PASEO DE RIVER
PASEO REAL
AIRPORT RD
CALLE VENCEJO
CALLE ZANATE
FAIRLY RD
BUFFALO GRASS LN
SOUTH MEADOW RD
JEMEZ RD
LAVELAND RD
SANTA FE RD
CAMINO ENTRADA
CAMINO ORTIZ
JAGUAR DR
GOVERNOR MILES RD
OLD AIRPORT RD
SNOW BLOSSOM RD
CAMINO VALENTINE WAY
CAMINO AZUL
CALLE VICTORIA
OCATE RD
LARSON LOOP
CERRILLOS RD
TIERRA CONTENTA DR
MAIN STA DR
PROMENADE BLVD
WELLNESS WAY
LAS SOLERAS DR
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
W FRONTAGE RD
INTERSTATE 25
EXIT 278
DINOSAUR RD
County Jurisdiction
EXIT 279 OFF RAMP
EXIT 279 ON RAMP
PASEO DEL REY
CALLE UNIDAD
PASEO DE LA REINA
LAS MUSCAT DR
CALLE VERDE
CAMINO ROJO
GOLDEN MESA
PASEO DEL SOL
CALLE CONTENTA
VUELTA VISTOSO
PLAZA CENTRAL

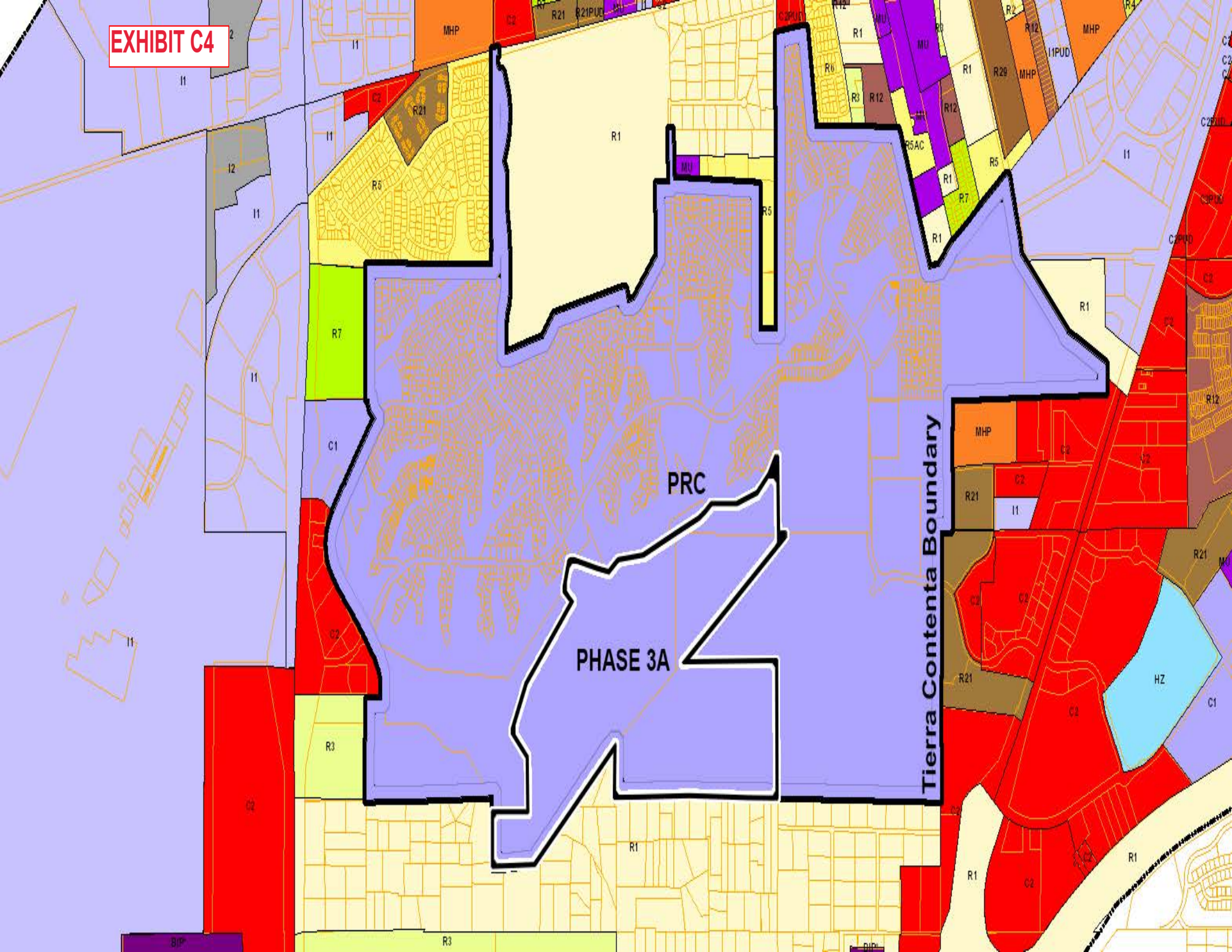
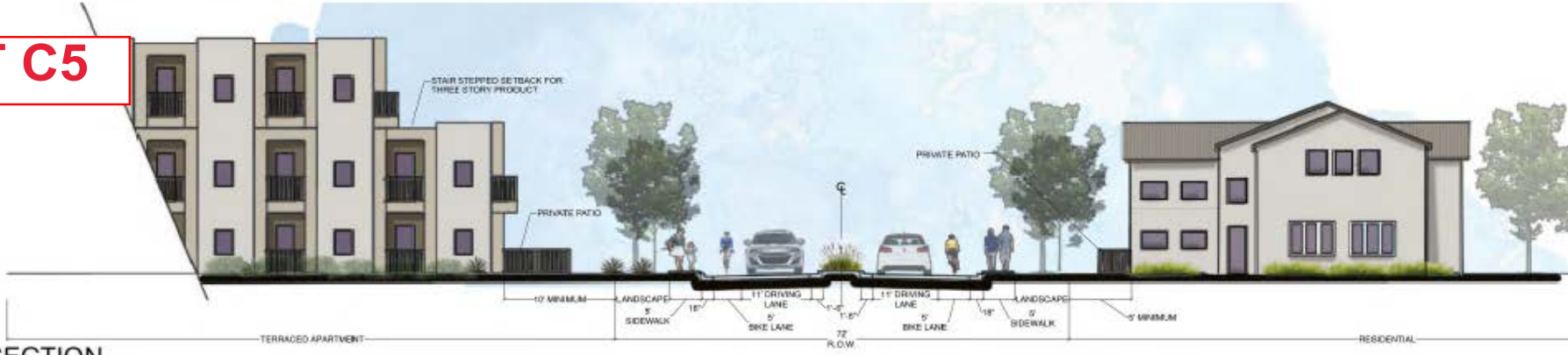
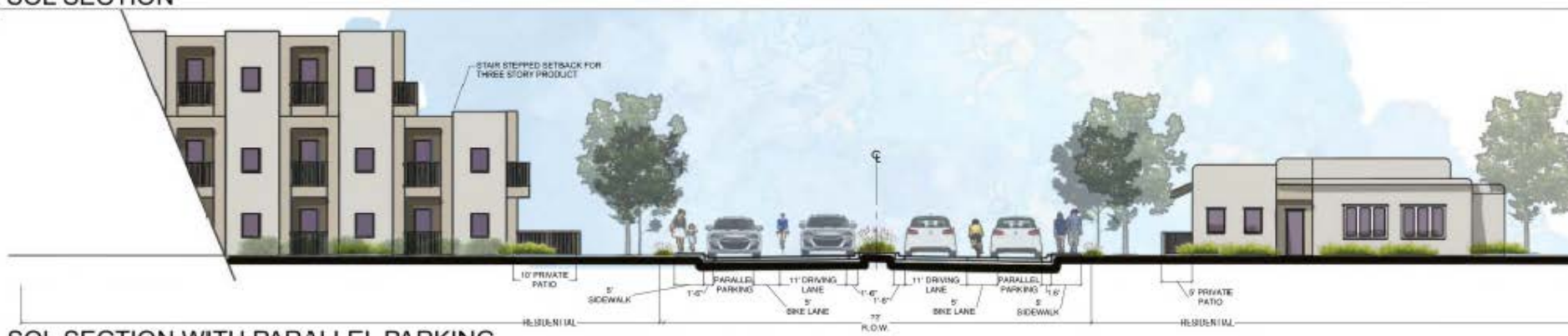

EXHIBIT C4
PRC
PHASE 3A
Tierra Contenta Boundary
MHP
C2
R21
R21PUD
C2PUD
R1
MU
R6
R3
R12
R5AC
R29
I1PUD
R5
R7
I1
I2
C1
HZ
R3
BP

EXHIBIT C5



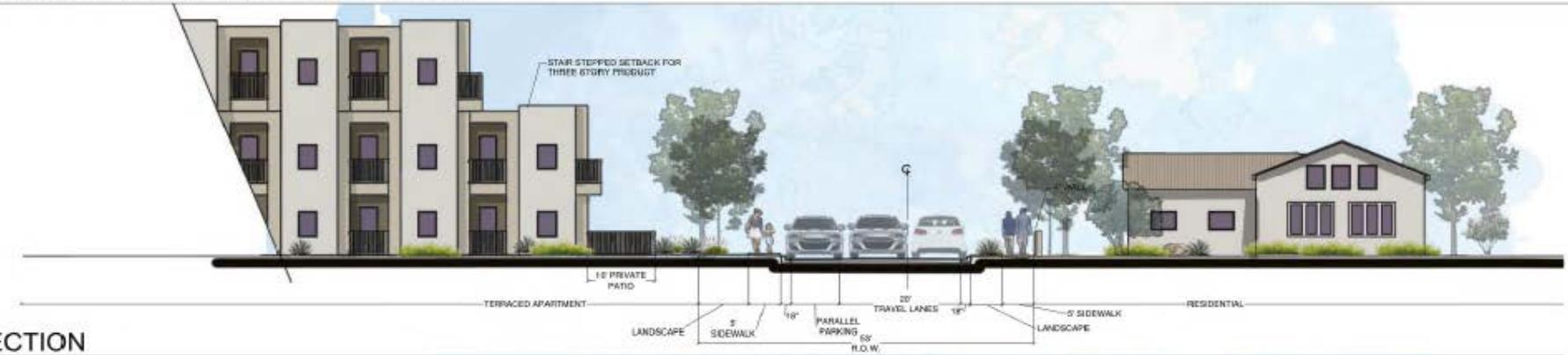
PASEO DEL SOL SECTION

Scale: 1" = 10'-0"



PASEO DEL SOL SECTION WITH PARALLEL PARKING

Scale: 1" = 10'-0"



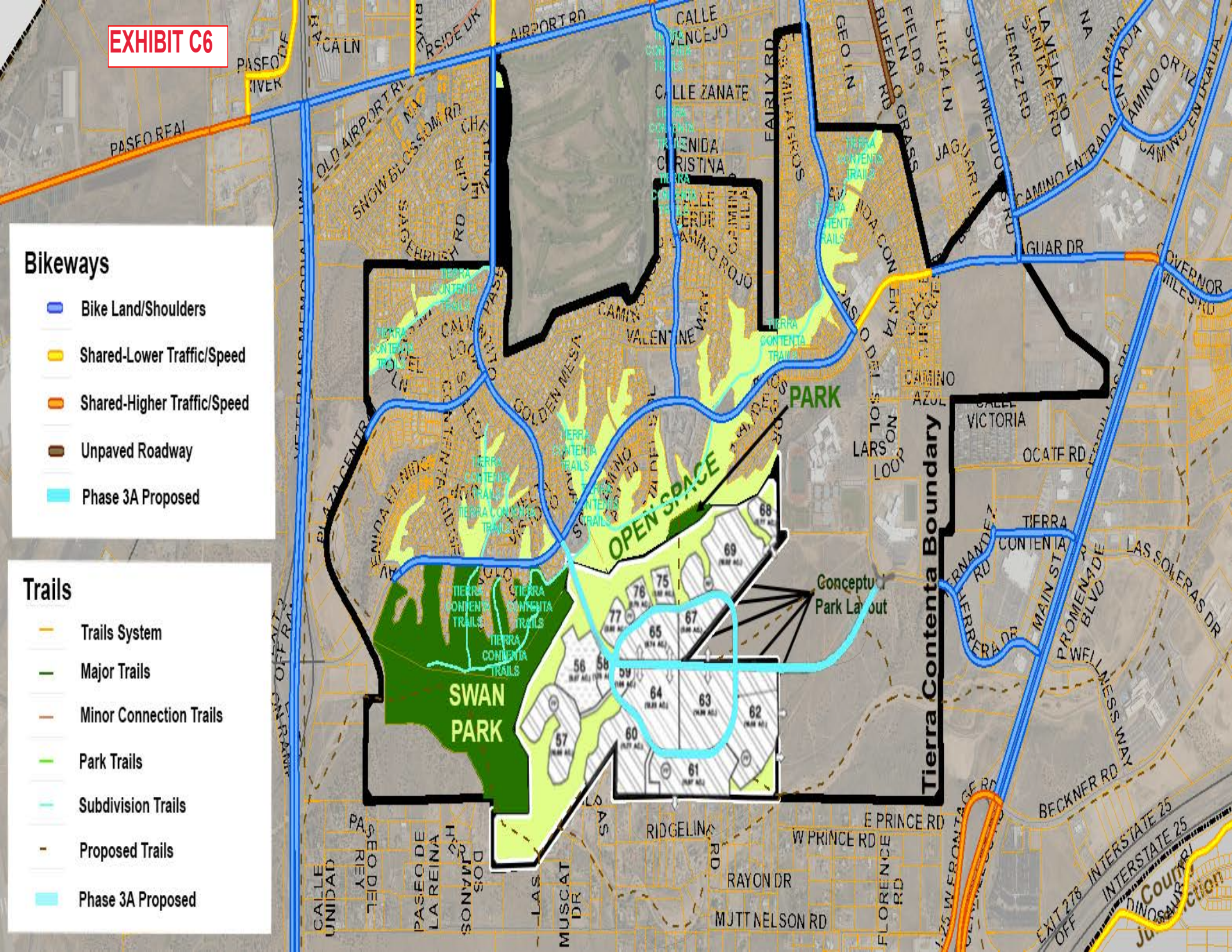
LOOP ROAD SECTION

Scale: 1" = 10'-0"



LOCAL STREET SECTION

Scale: 1" = 10'-0"


EXHIBIT C6
Bikeways
Bike Land/Shoulders
Shared-Lower Traffic/Speed
Shared-Higher Traffic/Speed
Unpaved Roadway
Phase 3A Proposed
Trails
Trails System
Major Trails
Minor Connection Trails
Park Trails
Subdivision Trails
Proposed Trails
Phase 3A Proposed
PARK
OPEN SPACE
SWAN PARK
Tierra Contenta Boundary
Conceptual Park Layout
PASEO REAL
AIRPORT RD
CALLE ZANATE
FAIRY RD
JAGUAR DR
GOVERNOR MILES RD
CAMINO AZUL
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OCATE RD
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TIERRA CONTENTA
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PROMENADE BLVD
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RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
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EXIT 278
GOLDEN MESA
VALENTINE WAY
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PASEO DE LA REINA
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SNOW BLOSSOM RD
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PLAZA CENTRAL

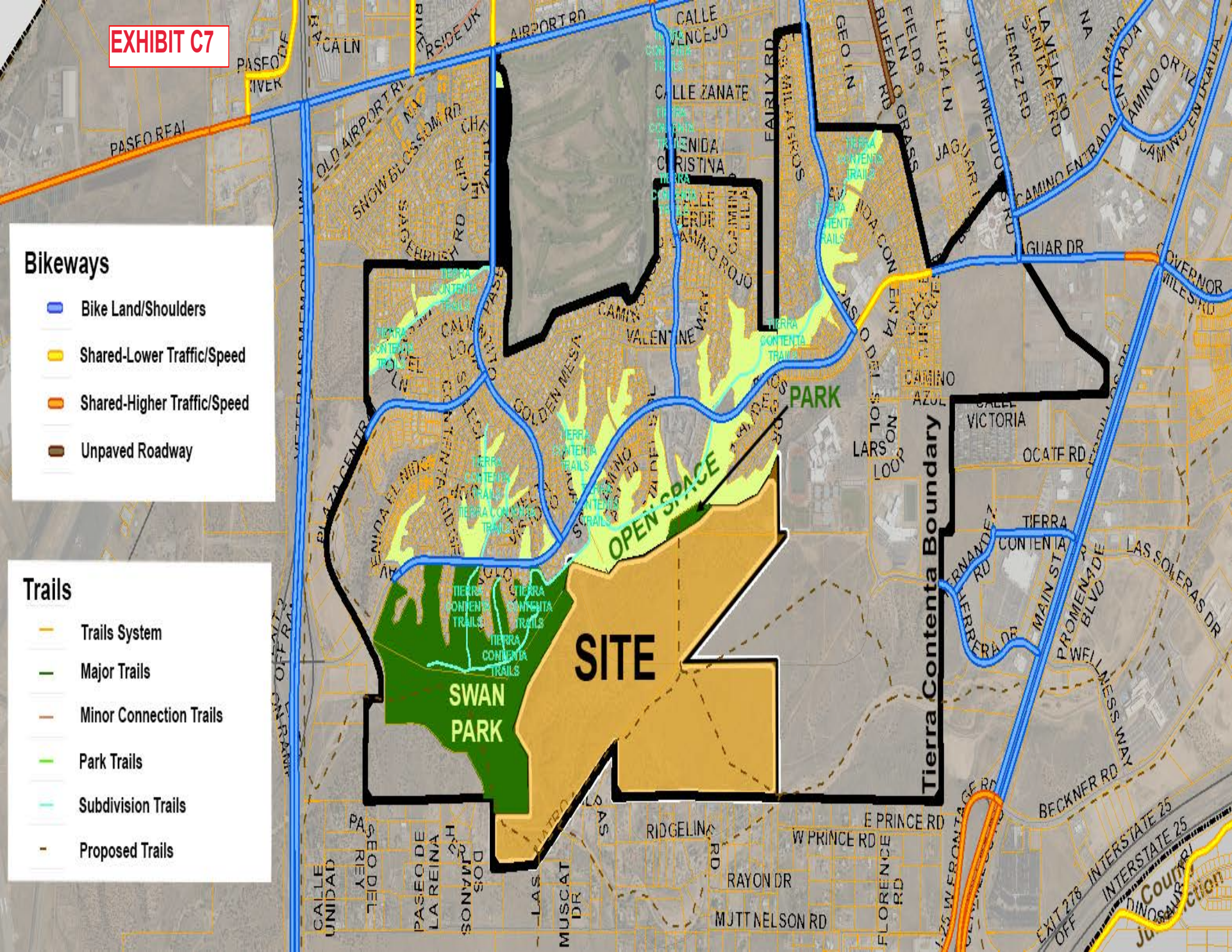

EXHIBIT C7
Bikeways
Bike Land/Shoulders
Shared-Lower Traffic/Speed
Shared-Higher Traffic/Speed
Unpaved Roadway
Trails
Trails System
Major Trails
Minor Connection Trails
Park Trails
Subdivision Trails
Proposed Trails
SITE
SWAN PARK
PARK
OPEN SPACE
Tierra Contenta Boundary
AIRPORT RD
PASEO REAL
OLD AIRPORT RD
SNOW BLOSSOM RD
CALLE ZANATE
CALLE VENCEJO
AVENIDA CRISTINA
FAIRLY RD
BUFFALO GRASS RD
FIELDS LN
LUCIA LN
SOUTH MEADOWS RD
JEMEZ RD
LAVELLE DE SANTA FE RD
CAMINO ENTRADA
CAMINO ORTIZ
JAGUAR DR
GOVERNOR MILES RD
CAMINO ROJO
CAMINO VALENTINE WAY
GOLDEN MESA
CALLE LOMA SOLEDAD
CALLE CONTENTA
PLAZA CENTRAL
CAMINO AZUL
CALLE VICTORIA
OCATE RD
LARSON LOOP
TIERRA CONTENTA
MAIN STREET
PROMENADE BLVD
LAS SOLERAS DR
WELLNESS WAY
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
MUSCAT DR
CALLE UNIDAD
PASEO DEL REY
PASEO DE LA REINA
INTERSTATE 25
EXIT 278
TIERRA CONTENTA TRAILS

EXHIBIT C8





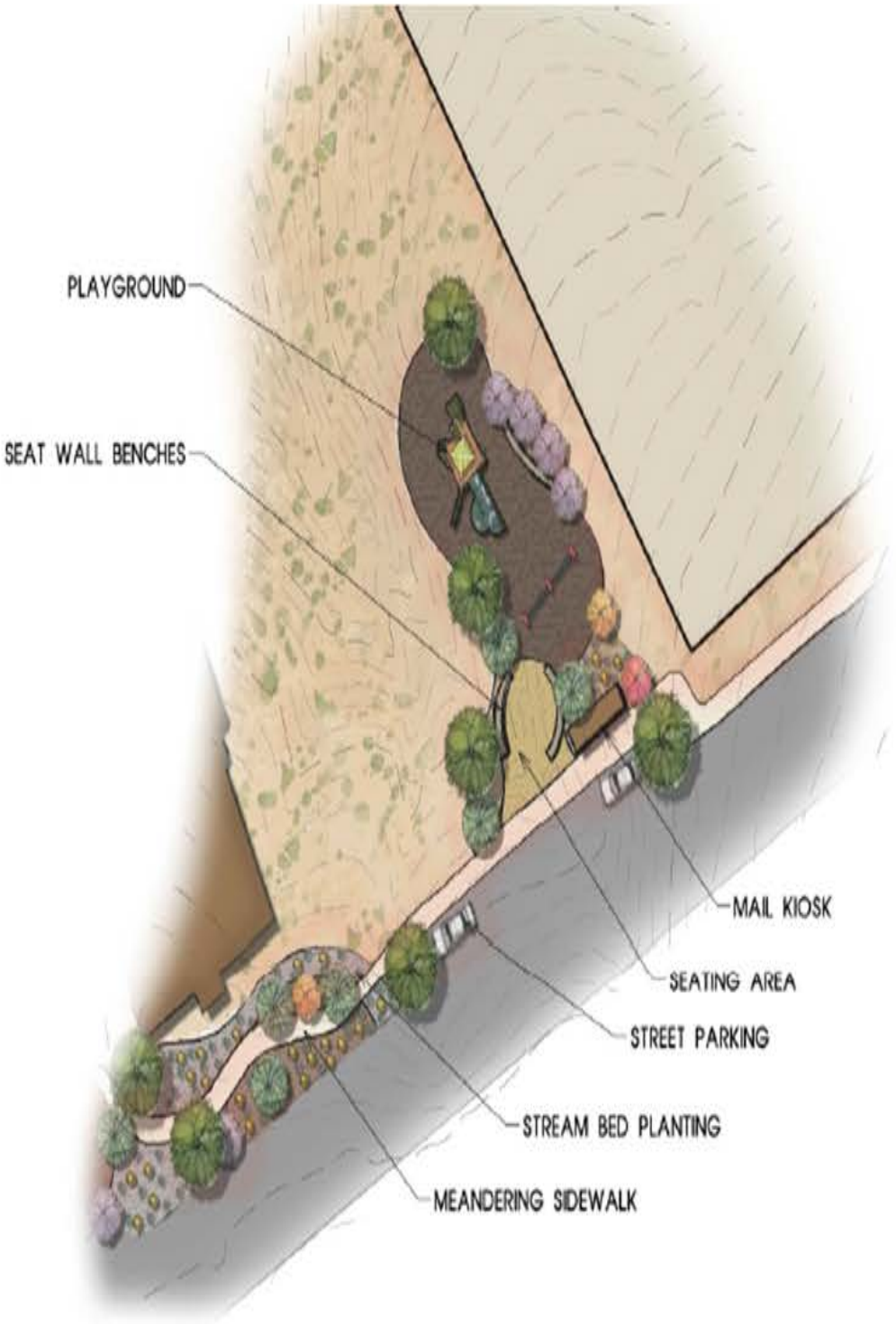

SEAT WALL
BENCHES
PLAYGROUND
SEATING
AREA
OPEN PLAY
PAVILLION
DOG PARK
SPORT COURT
SEATING
AREA
SEAT WALL
BENCHES
STREET
PARKING

EXHIBIT C9





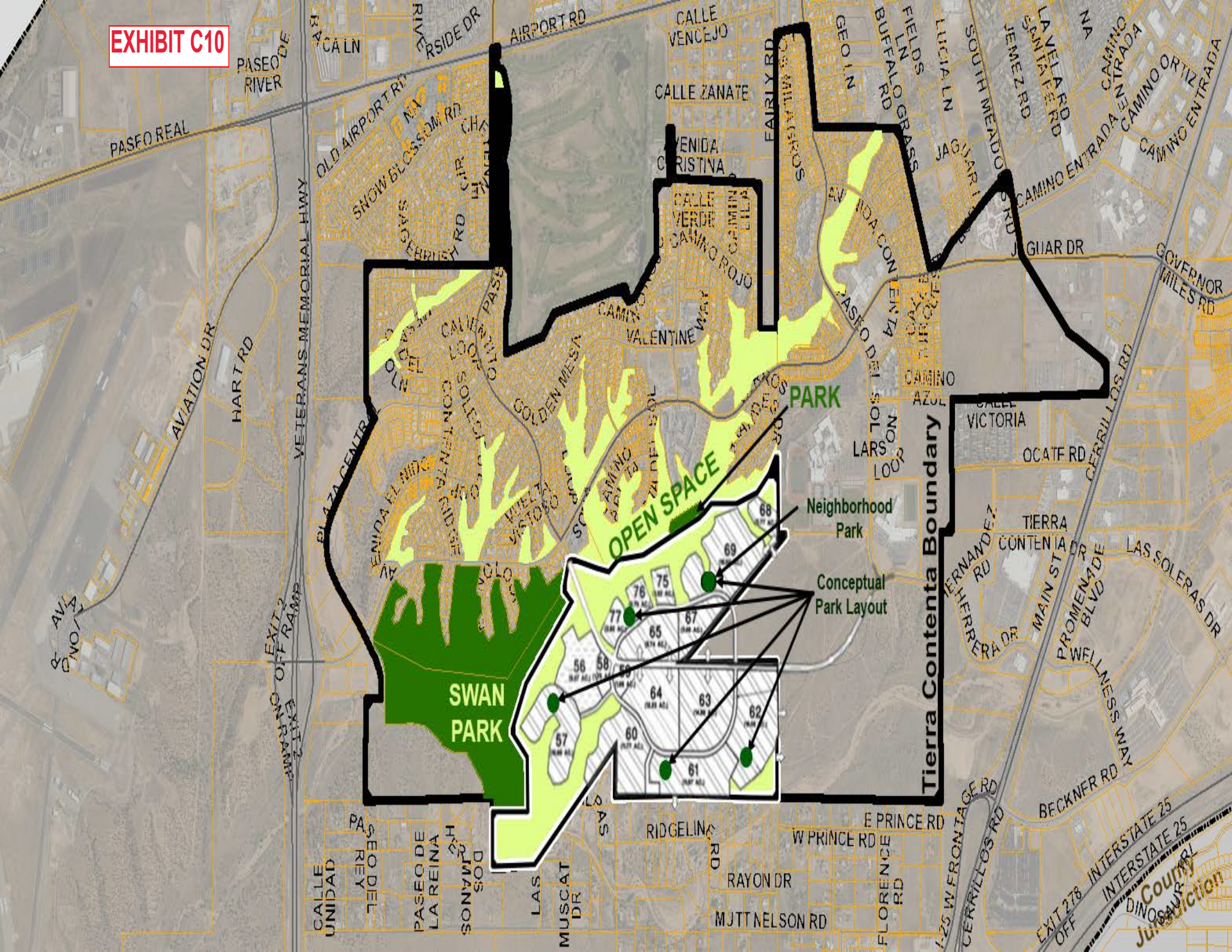


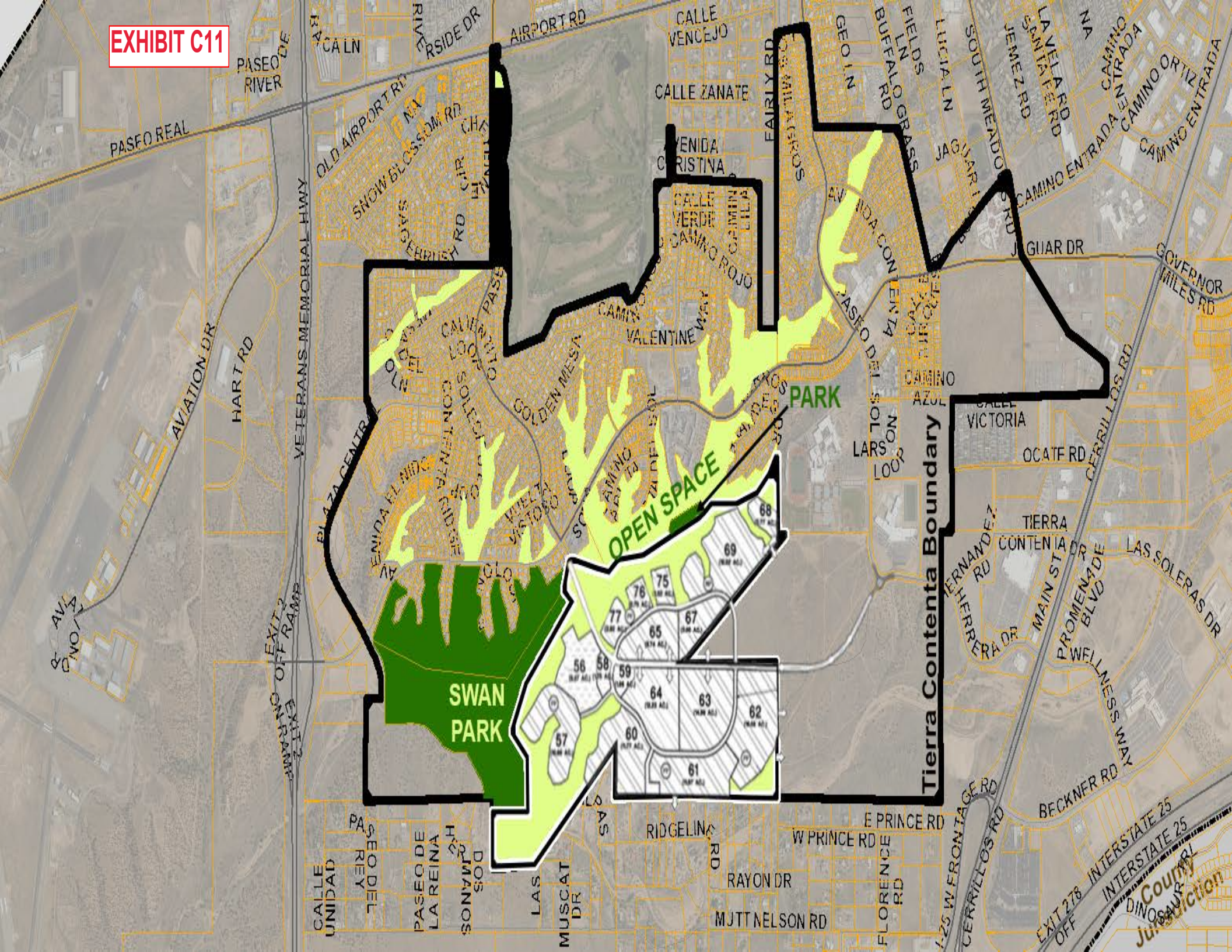

PLAYGROUND
SEAT WALL BENCHES
MAIL KIOSK
SEATING AREA
STREET PARKING
STREAM BED PLANTING
MEANDERING SIDEWALK

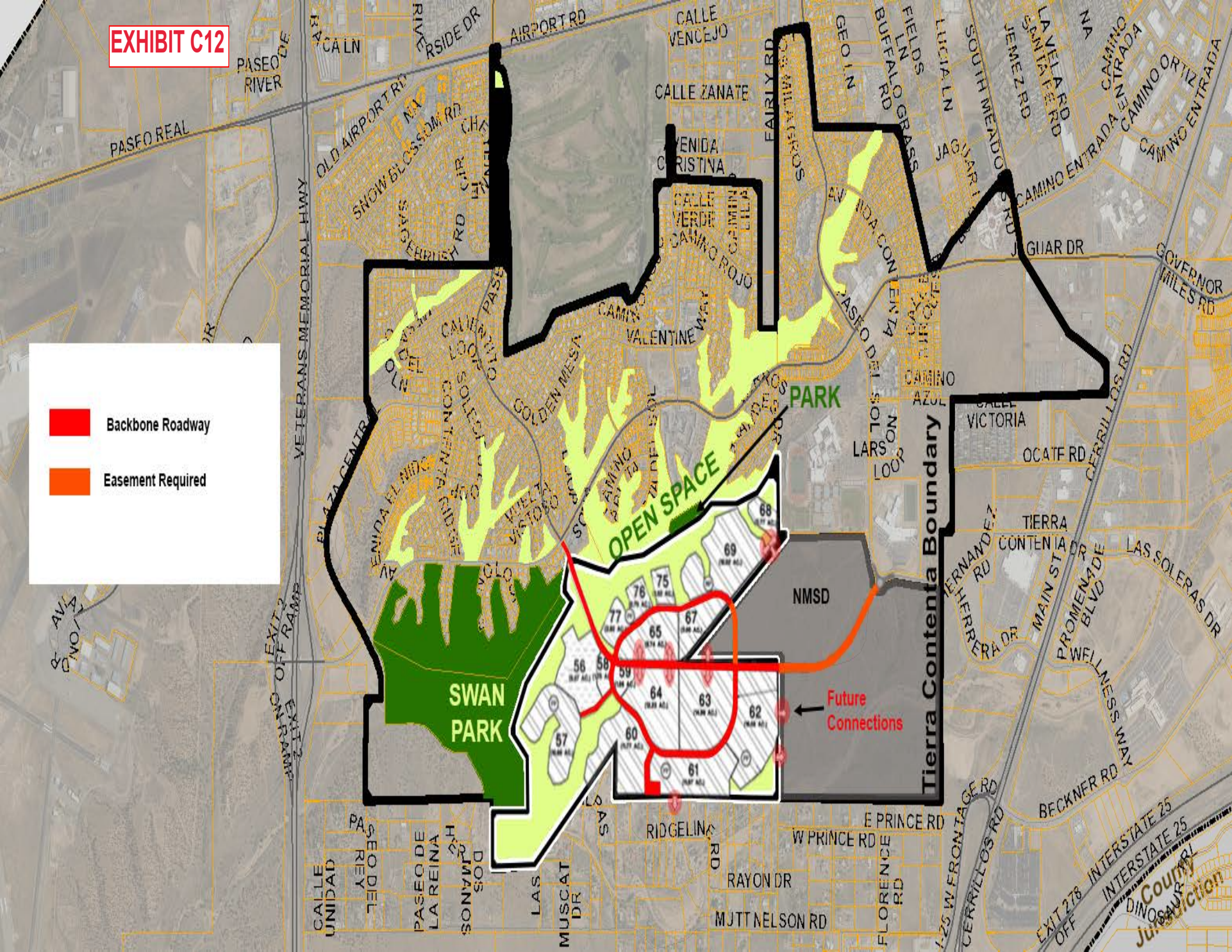


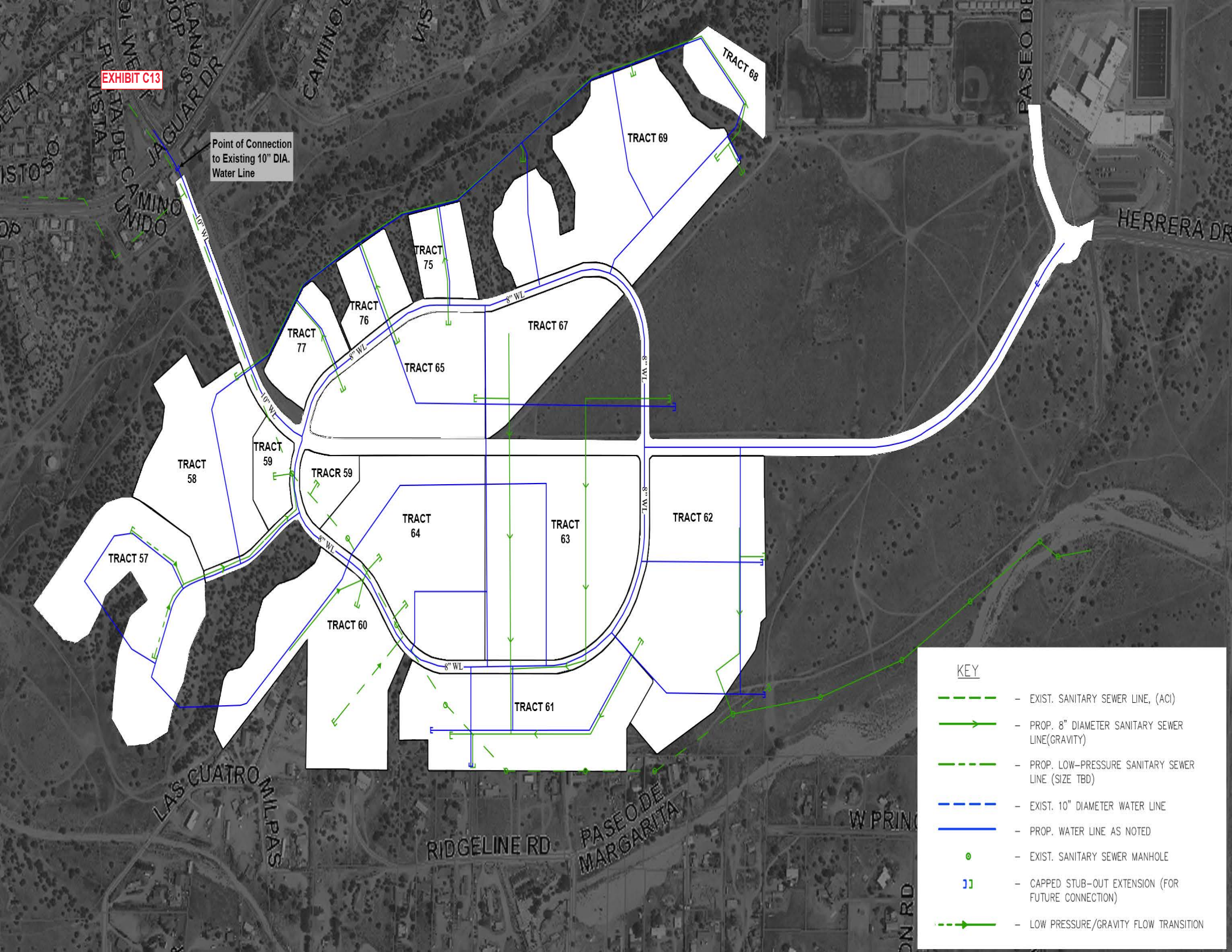





EXHIBIT C10
PARK
OPEN SPACE
Neighborhood Park
Conceptual Park Layout
SWAN PARK
Tierra Contenta Boundary
PASEO DE RIVER
PASEO REAL
AIRPORT RD
CALLE VENCEJO
CALLE ZANATE
FAIRLY RD
BUFFALO GRASS LN
SOUTH MEADOWS RD
JAGUAR DR
GOVERNOR MILES RD
CAMINO ENTRADA
CAMINO ORTIZ
OLD AIRPORT RD
SNOW BLOSSOM RD
AVENIDA CRISTINA
CALLE VERDE
CAMINO ROJO
VALENTINE WAY
GOLDEN MESA
CALLE CONTENTA
PASEO DEL SOL
CAMINO AZUL
LARSON LOOP
CALLE VICTORIA
OCATE RD
CERRILLOS RD
AVIATION DR
HART RD
VETERANS MEMORIAL HWY
PLAZA CENTRAL
EXIT 2 OFF RAMP
EXIT 2 ON RAMP
TIERRA CONTENTA DR
MAIN STA DR
PROMENADE BLVD
LAS SOLERAS DR
WELLNESS WAY
HERRERA DR
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
W FRONTAGE RD
INTERSTATE 25
EXIT 278
CALLE UNIDAD
PASEO DEL REY
PASEO DE LA REINA
MUSCAT DR
DINOSAUR RD
County Jurisdiction


EXHIBIT C11
PARK
OPEN SPACE
SWAN PARK
Tierra Contenta Boundary
PASEO REAL
AIRPORT RD
CALLE VENCEJO
CALLE ZANATE
FAIRLY RD
BUFFALO GRASS LN
SOUTH MEADOWS RD
JAGUAR DR
CAMINO ENTRADA
GOVERNOR MILES RD
OLD AIRPORT RD
SNOW BLOSSOM RD
AVENIDA CRISTINA
CALLE VERDE
CAMINO ROJO
VALENTINE WAY
GOLDEN MESA
CALLE CONTENTA
PASEO DEL SOL
CAMINO AZUL
LARSON LOOP
CALLE VICTORIA
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
MAIN STA DR
PROMENADE BLVD
WELLNESS WAY
LAS SOLERAS DR
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
FLORENCE RD
W FRONTAGE RD
INTERSTATE 25
EXIT 278
DINOSAUR TRL
County Jurisdiction
AVIATION DR
HART RD
VETERANS MEMORIAL HWY
EXIT 2 OFF RAMP
EXIT 2 ON RAMP
PASEO DEL REY
CALLE UNIDAD
PASEO DE LA REINA
LAS MUSCAT DR
RIVERSIDE DR
PASEO DE RIVER


EXHIBIT C12
Backbone Roadway
Easement Required
PARK
OPEN SPACE
SWAN PARK
NMSD
Future Connections
Tierra Contenta Boundary
PASEO REAL
AIRPORT RD
CALLE VENCEJO
CALLE ZANATE
FAIRLY RD
VETERANS MEMORIAL HWY
CAMINO ENTRADA
JAGUAR DR
GOVERNOR MILES RD
VICTORIA
OCATE RD
TIERRA CONTENTA DR
LAS SOLERAS DR
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE RD
RAYON DR
MJTT NELSON RD
INTERSTATE 25
EXIT 278
County Jurisdiction


EXHIBIT C13
Point of Connection to Existing 10" DIA. Water Line
JAGUAR DR
PUNTA DE CAMINO VIDO
CAMINO
PASEO DE
HERRERA DR
TRACT 68
TRACT 69
TRACT 75
TRACT 76
TRACT 77
TRACT 67
TRACT 65
TRACT 58
TRACT 59
TRACR 59
TRACT 64
TRACT 63
TRACT 62
TRACT 57
TRACT 60
TRACT 61
10" WL
8" WL
LAS CUATRO MIL PAS
RIDGELINE RD
PASEO DE MARGARITA
W PRIN
KEY
– EXIST. SANITARY SEWER LINE, (ACI)
– PROP. 8" DIAMETER SANITARY SEWER LINE(GRAVITY)
– PROP. LOW-PRESSURE SANITARY SEWER LINE (SIZE TBD)
– EXIST. 10" DIAMETER WATER LINE
– PROP. WATER LINE AS NOTED
– EXIST. SANITARY SEWER MANHOLE
– CAPPED STUB-OUT EXTENSION (FOR FUTURE CONNECTION)
– LOW PRESSURE/GRAVITY FLOW TRANSITION

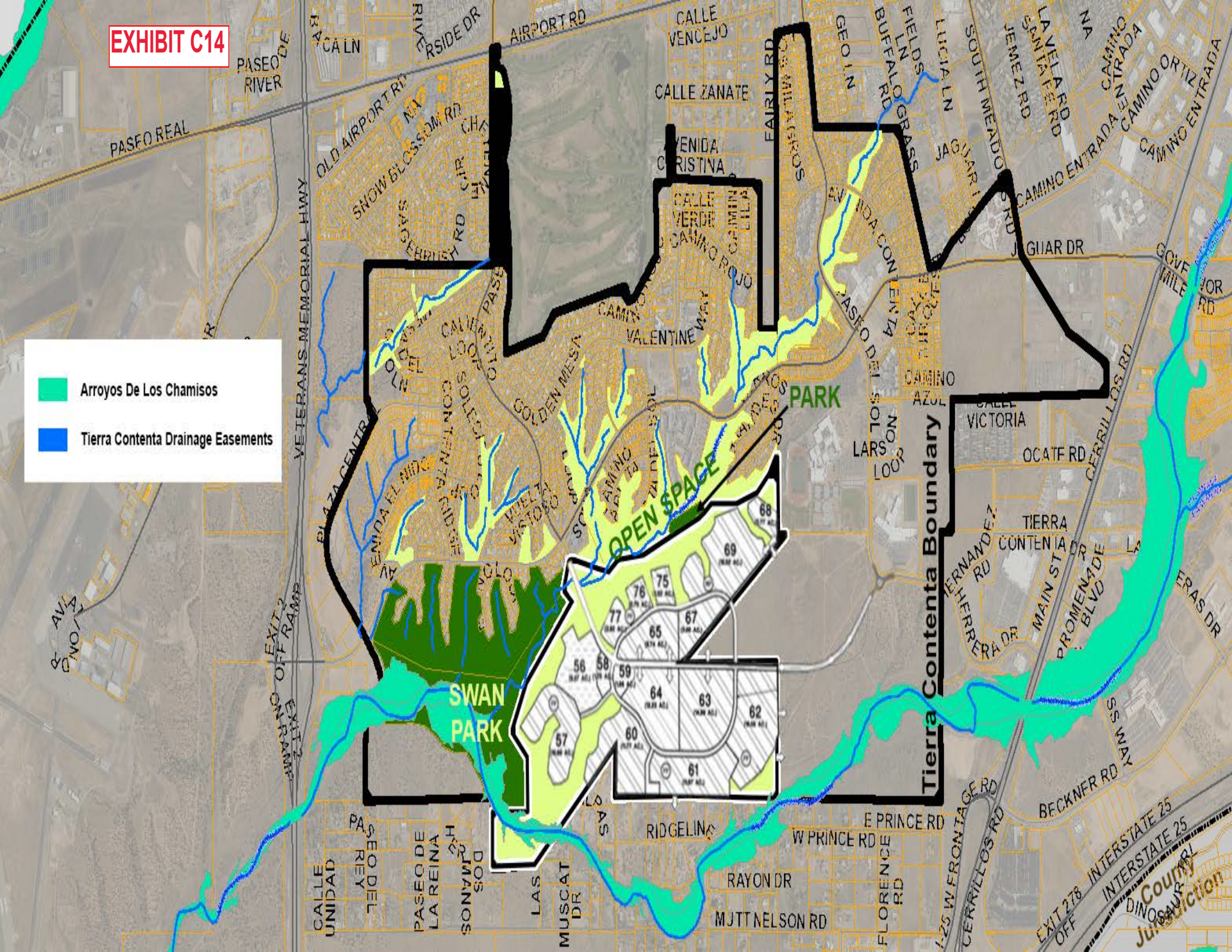
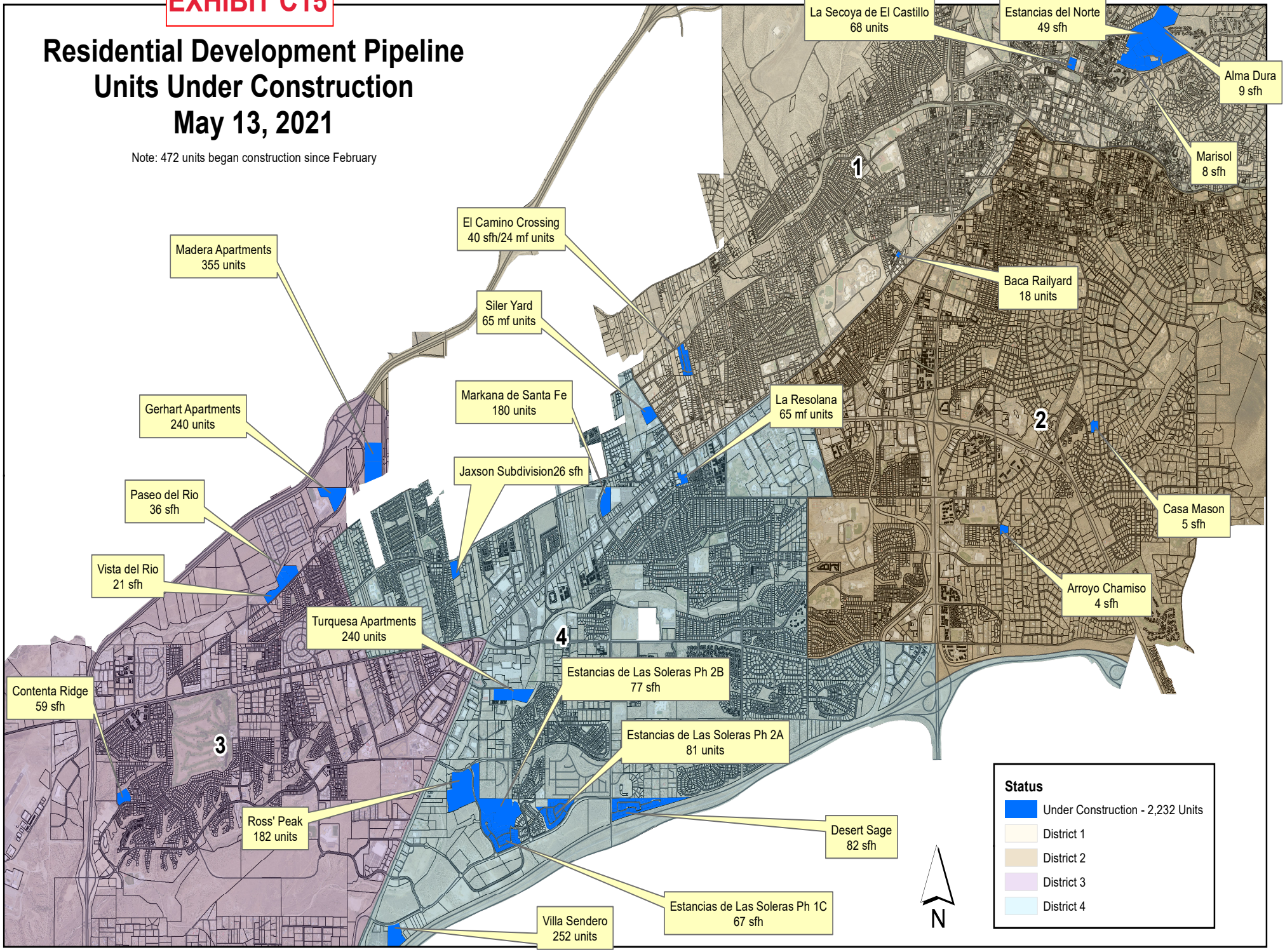

EXHIBIT C14
Arroyos De Los Chamisos
Tierra Contenta Drainage Easements
PARK
OPEN SPACE
SWAN PARK
Tierra Contenta Boundary
PASEO REAL
AIRPORT RD
CALLE VENCEJO
CALLE ZANATE
FAIRLY RD
BUFFALOGRASS LN
FIELDS LN
SOUTH MEADOWS RD
JAGUAR DR
CAMINO ENTRADA
CAMINO ORTIZ
OLD AIRPORT RD
SNOW BLOSSOM RD
VETERANS MEMORIAL HWY
PASEO DEL SOL
CAMINO AZUL
VICTORIA
OCATE RD
LARSON LOOP
TIERRA CONTENTA DR
MAIN STA DR
PROMENADE BLVD
CERRILLOS RD
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE
RAYON DR
MJTT NELSON RD
FLORENCE RD
INTERSTATE 25
EXIT 278
City/County Jurisdiction
VALENTINE WAY
GOLDEN MESA
CAMINO ROJO
CALLE VERDE
CALLE SOLEDAD
CALLE LOS CERRITOS
CALLE UNIDAD
PASEO DE LA REINA
LAS MUSCAT DR
EXIT 2 OFF RAMP
EXIT 2 ON RAMP
PLAZA CENTRAL
AVENIDA EL MIRO
AVENIDA CRISTINA
AVENIDA CONTENTA
PASEO DEL SOL
LUCIA LN
GEO LN
JEMEZ RD
LAVELARD SANTA FE RD
CAMINO ENTRADA
CAMINO ORTIZ
GOVERNOR MILES RD
HERNANDEZ RD
HERRERA DR
SOUTH WAY
W FRONTAGE RD
CERRILLOS RD
DINOSAUR TRL
PASEO DEL REY
CALLE UNIDAD
PASEO DE LA REINA
LAS MUSCAT DR
RIVERSIDE DR
PASEO DE RIVER
CHAMISO LN
CAMINO EL CHAMISO
CAMINO CERRUSA RD
CAMINO SOLEDAD
CAMINO LOS CERRITOS
CAMINO VISTOSO
AVENIDA EL MIRO
AVENIDA CONTENTA
CALLE VERDE
CAMINO ROJO
CALLE SOLEDAD
CALLE LOS CERRITOS
CAMINO VISTOSO
CAMINO AZUL
CALLE VICTORIA
LARSON LOOP
TIERRA CONTENTA DR
MAIN STA DR
PROMENADE BLVD
HERNANDEZ RD
HERRERA DR
SOUTH WAY
BECKNER RD
E PRINCE RD
W PRINCE RD
RIDGELINE
RAYON DR
MJTT NELSON RD
FLORENCE RD
W FRONTAGE RD
CERRILLOS RD
DINOSAUR TRL
INTERSTATE 25
EXIT 278
City/County Jurisdiction
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EXHIBIT C15

Residential Development Pipeline
Units Under Construction
May 13, 2021

Note: 472 units began construction since February



August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

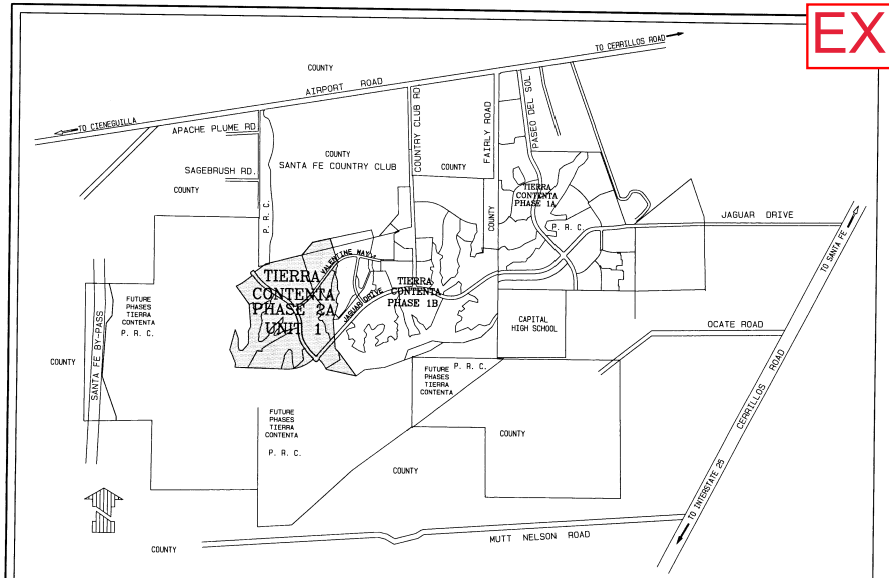
EXHIBIT D

Plats referenced in Figure 1

1. Tierra Contenta Subdivision Phase 2A, Unit 1
2. Tierra Contenta Subdivision Phase 1B, Unit 1
3. Plat of survey of a Portion of Lot 8, A portion of Lot 9 of Section 12…
4. Annexation Plat for Tracts 1 thru 9 Tierra Contenta…
5. Dedication Plat for Tract 8A3-7B Tierra Contenta Subdivision

EXHIBIT D1

493013



V I C I N I T Y M A P

SCALE: 1"= 1000'±

DEED REFERENCES

1) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.

PLAT REFERENCES

1) BEARINGS BASED UPON PLAT ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 1B, UNIT 1" PREPARED BY JAMES B. SANCHEZ, P.S. NO. 12655 ON DEC. 02, 1997, HAVING PROJECT No. C-1281 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 356 ON PAGES 012 - 014.

2) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ, N.M.L.S. NO. 4078 ON JUNE 24, 1985 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 162 ON PAGE 006.

3) REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT BETWEEN LOT 1-A, TRACTS-A & LOT A-1", PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4078 ON JUNE 11, 1992 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 239 ON PAGE 024.

4) REFER TO PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TRACTS 1-A-1, 4, 5, 7, 8, 9, LOT 1 & REMAINING PORTION OF TRACT 3", PREPARED BY FRED SANCHEZ, N.M.L.S. No 4078, ON JUNE 25, 1991 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 231 ON PAGE 045.

REVIEWED BY: CITY OF SANTA FE

CITY PLANNER — DATE 2/1/02

SUBDIVISION REVIEW — DATE 2/1/02

WATER QUALITY DIVISION — DATE 1-16-02

APPROVED BY THE CITY PLANNING COMMISSION AT THEIR MEETING OF March 1, 2001

CHAIRMAN

SECRETARY — 1-16-02

SUBDIVISION NOTES:

1. A 7.5' PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE FRONTAGE OF ALL TRACTS ADJOINING THE DEDICATED ROADWAYS.
2. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES.
3. PURSUANT TO SECTION 14-95. IMPACT FEES MAY BE ASSESSED ON THESE TRACTS. ANY PERSON INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.
4. THIS PROPERTY IS SUBJECT TO THE MASTER COVENANTS FOR TIERRA CONTENTA PHASE 2A, RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK 2013 ON PAGES 316-318 PRIOR TO THE SALE OF ANY LOT WITHIN THIS SUBDIVISION, THE DEVELOPER WILL RECORD SUPPLEMENTAL COVENANTS THAT WILL INCLUDE PROVISIONS FOR ACCESS TO AND MAINTENANCE OF COMMON PROPERTY LINE WALLS AND FENCES.
5. FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS, HEIGHTS, TRACT COVERAGE, LANDSCAPING, AND FENCING, REFER TO THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A, ADOPTED BY THE CITY PLANNING COMMISSION ON Aug. 3, 2000.
6. FLOOD ZONE NOTE:

   UNLESS OTHERWISE SHOWN HEREON, THE LANDS PLATTED HEREON LIE WITHIN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN" SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY PANEL 350069 0227 B, 350069 0226 B, 350069 0228B. EFFECTIVE 11-04-1988.

   BOUNDARIES OF OPEN SPACE AND DRAINAGE EASEMENTS SHOWN HEREON ENCOMPASS ARROYOS SUBJECT TO SIGNIFICANT STORM WATER FLOW AND AREAS OF SLOPE GREATER THAN 30%. AS DETERMINED BY DAVID THOMAS P.E. AND BY C. R. WALBRIDGE & ASSOCIATES, SANTA FE, N.M.
7. TERRAIN MANAGEMENT NOTE:
   AT THE TIME OF APPLICATION OF A BUILDING PERMIT, LOTS WITHIN THIS SUBDIVISION MUST CONFORM WITH ALL TERRAIN MANAGEMENT REGULATIONS, OF CITY CODE AND OR TIERRA CONTENTA PHASE 1B DESIGN STANDARDS AS THEY MAY APPLY UNLESS A VARIANCE IS GRANTED BY THE CITY PLANNING COMMISSION. NO "ON-LOT PONDING" IS REQUIRED. INCREASED STORM WATER RUN-OFF IS TO BE HANDLED BY CENTRALIZED PONDS. DEVELOPERS OF TRACTS WILL BE REQUIRED TO SAFELY TRANSMIT STORM WATERS TO THESE CENTRALIZED STORM WATER PONDS. REFER TO THE FINAL ENGINEERING PLANS PREPARED BY C. R. WALBRIDGE & ASSOCIATES, SANTA FE, N.M.
8. PURSUANT TO CHAPTER II, PART O OF THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A AND BEFORE RECORDATION OF THIS PLAT TIERRA CONTENTA CORPORATION WILL POST A SURETY BOND OR OTHER SECURITY ACCEPTABLE TO THE CITY OF SANTA FE, IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.
9. THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A (DESIGN STANDARD) ARE TO BE USED IN CONJUNCTION WITH CITY CODE FOR DEVELOPMENT WITHIN THIS SUBDIVISION. WHERE SPECIFIC DEFINITION IS PROVIDED IN THE DESIGN STANDARDS, THE DESIGN STANDARDS SHALL TAKE PRECEDENCE OVER CITY CODE. WHERE THE DESIGN STANDARDS ARE SILENT, THE CITY DEVELOPMENT CODE SHALL APPLY.
10. PERMANENT TRAFFIC CONTROL SIGNS WILL BE INSTALLED BY THE CITY AT THE DEVELOPERS EXPENSE.
11. BY APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES, PNM DID NOT CONDUCT A TITLE SEARCH ON THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.
12. MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE THE RESPONSIBILITY OF THE CITY OF SANTA FE. MAINTENANCE OF IMPROVEMENTS WITHIN THE PEDESTRIAN EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE. THE DEVELOPERS OF THESE TRACTS WILL BE REQUIRED TO CONTRIBUTE $100.00 PER LOT TO A DRAINAGE MAINTENANCE FUND AT THE TIME OF PLAT RECORDING. THIS FEE DOES NOT APPLY TO THIS PLATTING BUT ONLY TO SUBSEQUENT SUBDIVISION OF THESE TRACTS.

UTILITY APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE 12/21/01

U.S. WEST TELEPHONE — DATE 01/21/02

PNM / GAS COMPANY OF NEW MEXICO — DATE 12/21/01

T. C. I. CABLE Co. — DATE 1-8-02

SANGRE DE CRISTO WATER DIVISION — DATE 12/21/01

Qwest Communications, Inc. Disclaimer
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision.

SITE DATA
PHASE 2A, UNIT 1

GROSS AREA OF TRACTS SURVEYED	527.764 AC.±
RESIDUAL NOT DEVELOPED PHASE 2A, UNIT 1	438.712 AC.±
GROSS AREA DEVELOPED	89.052 AC.±
TOTAL AREA OF TRACTS	61.793 AC.±
TOTAL DEDICATED OPEN SPACE	21.812 AC.±
TOTAL DEDICATED R.O.W.	5.467 AC.±

SURVEYOR'S CERTIFICATE

I, MITCHEL K. NOONAN A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

MITCHEL K. NOONAN, P.S. No. 6998 — DATE

REVISIONS	
BY	DATE
JSS	02-14-01

PROJECT No.: C-1281-P2AU1

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: FLR | DATE: 01-05-01

DEDICATION AND AFFIDAVIT:

493013

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF: A PORTION OF TRACT 8A2-5, WITHIN THE PACHECO GRANT AND WITHIN PROJECTED SECTIONS 11 AND 14 WITHIN TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 89.031 ACRES, MORE OR LESS, DOES HEREBY CAUSE SAID LANDS TO BE SUBDIVIDED, AS SHOWN HEREON AND THAT THE SUBDIVISION IS NAMED AND WILL BE KNOWN AS "TIERRA CONTENTA SUBDIVISION, PHASE 2A, UNIT 1." ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE UTILITY COMPANIES LISTED HEREON AND TO THE CITY OF SANTA FE, UPON ALL RIGHT-OF-WAYS AND UTILITY EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING SUCH PUBLIC OR PRIVATE UTILITIES AS ELECTRIC POWER, CABLE T.V., TELEPHONE, WATER, STORM AND SANITARY SEWER & GAS; THAT THE SAID EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

493013

AREAS DESIGNATED AS RIGHT-OF-WAY (R.O.W., R/W), AND OPEN SPACE AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE, FOR PUBLIC USE. TIERRA CONTENTA CORPORATION RESERVES THE RIGHT TO INSTALL, UTILITIES, NECESSARY TO SERVE THE TRACTS IN PHASE 2A, ACROSS THE OPEN SPACE AND PARK TRACTS. THE CITY AGREES TO GRANT EASEMENTS FOR THESE UTILITIES AT NO COST TO TIERRA CONTENTA CORPORATION OR TO INDIVIDUAL TRACT DEVELOPERS.

THE CITY WILL GRANT EASEMENTS AT NO COST WITHIN THE OPEN SPACE SHOWN HEREON FOR DRAINAGE AND DRAINAGE STRUCTURES; FOR PEDESTRIAN AND NON-MOTORIZED VEHICLE TRAILS, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES INCLUDING VEHICLES, PERSONNEL, EQUIPMENT AND APPURTENANCES THERETO; AND FOR ROADWAY SLOPES. REQUESTS FOR SUCH EASEMENTS SHALL BE MADE TO THE CITY PRIOR TO CONSTRUCTION OF THE TRAIL OR UTILITY AND SHALL IDENTIFY THE LIMITS, REQUIRED FOR CONSTRUCTION AND MAINTENANCE OF THE FACILITY. USE OF OPEN SPACE OUTSIDE THE EASEMENT GRANTED FOR THE ABOVE USES WILL NOT BE ALLOWED.

A BLANKET EASEMENT IS HEREBY GRANTED UPON ALL OPEN SPACE SHOWN HEREON FOR ALL EMERGENCY VEHICLES, PERSONNEL AND EQUIPMENT.

MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

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

OWNERS: TIERRA CONTENTA CORPORATION
BY:

PRESIDENT
TIERRA CONTENTA CORPORATION

VICE PRESIDENT OR EXECUTIVE DIRECTOR
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December 2001 BY THE PRESIDENT AND Executive Director OF TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC

OFFICIAL SEAL
Margaret L. Vasquez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-30-04

1191732

I hereby certify that this instrument was filed for record on the 1 day of February A.D. 2002 at 12:52 o'clock P.M. and was duly recorded in Book 493 Pages 011 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, NM

Deputy

TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT 1

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 3 (5A)

02-12

SHEET 3
LINE DATA CHART

No.	BEARING	DISTANCE
L53	S39°29'09"E	44.00'
L54	S21°46'22"E	49.25'
L55	S32°04'59"W	54.59'
L56	S01°56'34"W	84.53'
L57	S14°02'43"W	41.33'
L58	S25°01'54"E	23.70'
L59	S18°12'02"E	105.51'
L60	S00°32'27"W	151.78'
L61	S33°19'42"E	59.98'
L62	S02°51'52"E	28.67'
L63	S55°01'34"W	17.49'
L64	S23°05'03"W	84.05'
L65	S07°15'29"W	79.39'
L66	S55°48'08"E	43.31'
L67	S18°32'47"W	118.17'
L68	S04°46'18"E	91.87'
L69	S41°09'13"W	109.91'
L70	N18°40'04"W	135.94'
L71	N66°12'22"W	49.48'
L72	N07°36'44"W	70.26'
L73	N10°34'01"W	79.88'
L74	N33°02'19"W	95.26'
L75	N88°36'13"W	54.61'
L76	N30°42'50"W	49.54'
L77	N46°24'46"E	115.82'
L78	N28°40'46"W	113.78'
L79	N07°54'42"E	96.75'
L80	N36°28'15"E	203.76'
L81	S17°34'50"E	125.88'
L82	S30°01'57"E	91.29'
L83	S47°18'25"E	62.16'
L84	N56°38'55"E	43.13'
L85	N36°00'08"E	91.18'
L86	N03°26'26"E	204.97'
L87	N15°49'21"E	157.90'
L88	N15°17'45"E	60.03'
L89	N60°31'44"W	72.84'
L90	S04°46'18"E	154.76'
L91	S45°29'46"E	17.78'
L92	S11°48'59"E	154.80'
L93	S57°54'05"W	324.20'
L94	N27°38'41"W	7.59'
L95	S46°28'55"E	2.91'
L96	S43°40'37"W	65.73'
L97	N48°36'43"W	66.34'
L98	N27°38'41"W	20.06'
L99	N89°46'42"W	97.51'
L100	S85°15'43"E	89.26'
L101	N05°21'32"E	57.09'
L102	N55°25'52"E	173.75'
L103	N40°17'56"E	70.39'
L104	N72°25'06"E	108.73'
L105	S00°57'05"W	38.53'
L106	S34°47'55"E	59.98'
L107	S34°47'55"E	34.72'
L108	S46°28'55"E	104.63'
L109	N33°33'57"E	191.75'
L110	N07°04'39"E	77.79'
L111	N33°53'57"E	138.50'
L112	S89°04'35"E	34.96'
L113	N41°00'07"W	45.55'
L114	S01°58'57"E	206.00'
L115	S14°25'43"E	81.46'
L116	S50°43'36"E	16.02'
L117	N55°23'28"E	86.32'
L118	N45°19'27"E	148.27'
L119	N08°16'39"W	191.90'
L120	N55°12'05"E	54.18'
L121	N88°46'42"W	245.44'
L122	N06°56'02"E	75.92'
L123	N22°24'56"W	195.55'
L124	N28°03'42"W	84.39'
L125	S20°50'42"E	65.64'
L126	S19°02'08"E	116.18'
L127	S00°00'00"W	150.22'
L128	S15°10'52"E	77.17'
L129	S84°10'37"E	82.21'
L130	N41°56'59"E	100.14'
L131	N38°31'58"E	79.07'
L132	N00°42'59"W	101.00'
L133	N01°01'58"W	140.14'
L134	N26°15'15"E	99.94'
L135	N05°15'19"W	116.94'
L136	N70°35'42"E	84.01'
L137	S02°43'07"E	98.60'
L138	S34°42'37"E	56.98'
L139	N62°14'08"E	110.01'
L140	N28°57'53"E	54.52'
L141	N61°02'03"E	59.52'
L142	N58°05'16"E	85.08'
L143	N78°41'47"E	48.43'
L144	N31°05'01"E	134.63'
L145	S58°54'59"E	122.76'
L146	N54°11'33"E	180.11'
L147	S05°27'40"W	29.74'
L148	S14°23'21"W	62.78'
L149	S17°17'27"W	24.49'
L150	S37°12'23"W	76.62'
L151	S47°04'35"W	51.13'
L152	S61°00'27"W	60.05'
L153	S16°40'01"W	68.90'
L154	S16°01'52"E	75.01'
L155	S04°56'38"W	77.62'
L156	S20°04'34"W	92.41'
L157	S04°05'14"E	35.60'
L158	S26°09'07"W	62.53'
L159	S05°45'28"E	67.38'
L160	S12°21'34"W	50.41'
L161	S11°33'59"E	35.01'
L162	S42°31'37"E	12.69'
L163	N83°09'40"E	58.92'
L164	N49°44'38"E	73.59'
L165	N55°30'24"E	30.28'
L166	N35°13'59"E	32.45'
L167	N43°44'36"E	49.64'

No.	BEARING	DISTANCE
L168	N15°43'02"W	51.83'
L169	N36°30'39"E	119.30'
L170	N47°36'15"E	195.40'
L171	N40°00'11"E	94.65'
L172	S01°17'34"W	103.71'
L173	S41°07'41"W	56.92'
L174	S23°58'29"W	61.43'
L175	S48°13'05"W	76.87'
L176	S34°27'15"W	66.18'
L177	S19°23'41"W	44.63'
L178	S69°27'17"E	19.99'
L179	N72°54'23"E	74.26'
L180	N54°07'22"E	73.16'
L181	N62°56'28"E	39.41'
L182	N82°24'35"E	47.21'
L183	N67°47'38"E	59.82'
L184	N62°09'18"E	48.56'
L185	S76°14'07"E	36.41'
L186	S30°06'59"E	91.15'
L187	S00°57'05"W	21.03'
L188	N35°48'27"W	66.00'
L189	N49°11'15"E	66.59'
L190	S60°15'06"E	22.47'
L191	N54°11'33"E	268.35'
L192	S36°28'15"W	56.93'
L193	S58°47'25"W	91.81'
L194	N36°28'15"E	7.30'
L195	N46°28'55"W	104.91'
L196	N34°47'55"W	94.70'
L197	N00°57'05"E	59.56'
L198	N30°06'59"W	59.63'
L199	N58°47'25"E	91.41'
L200	S11°21'49"E	23.21'
L201	S58°54'59"E	227.18'
L202	S45°29'46"E	87.91'
L203	S35°48'27"E	9.77'
L204	S35°48'27"E	9.77'

SHEET 3
CURVE DATA CHART

No.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C7	14°02'35"	522.00'	127.94'	N43°29'33"E	127.62'
C8	4°56'36"	478.00'	41.24'	S48°02'33"W	41.23'
C9	9°06'00"	478.00'	75.92'	S41°01'15"W	75.84'
C10	18°50'14"	633.00'	208.11'	N37°03'48"W	207.18'
C11	87°36'08"	17.00'	26.00'	N02°39'51"W	23.54'
C12	86°23'51"	17.00'	25.63'	N89°49'38"W	23.27'
C13	93°57'16"	17.00'	27.88'	N00°29'44"E	24.86'
C14	92°21'52"	17.00'	27.41'	N87°20'09"E	24.53'
C15	43°44'56"	742.00'	566.56'	S69°20'59"W	552.90'
C16	11°41'00"	467.00'	95.23'	N40°38'25"W	95.06'
C17	11°41'00"	533.00'	108.69'	S40°38'25"E	108.50'
C18	10°17'05"	1033.00'	185.43'	N59°20'06"E	185.18'
C19	89°37'55"	17.00'	26.59'	N80°59'37"W	23.96'
C20	90°00'00"	17.00'	26.70'	N09°11'33"E	24.04'
C21	23°06'32"	967.00'	390.02'	N47°21'43"W	387.38'
C22	23°07'16"	1033.00'	416.85'	S47°21'21"E	414.03'
C23	24°03'30"	533.00'	223.80'	N46°53'14"W	222.16'
C24	28°48'00"	467.00'	234.74'	S44°30'59"E	232.28'
C25	86°21'05"	17.00'	25.62'	N78°02'02"W	23.26'
C26	88°54'25"	17.00'	26.38'	N14°20'13"E	23.81'
C27	22°19'10"	826.00'	321.77'	N47°37'50"E	319.74'
C28	22°19'10"	782.00'	304.63'	S47°37'50"W	302.70'
C29	31°04'05"	467.00'	253.22'	S14°34'57"E	250.13'
C30	31°04'05"	533.00'	289.01'	N14°34'57"W	285.48'
C31	35°45'00"	467.00'	291.39'	N16°55'25"W	286.68'
C32	35°45'00"	533.00'	332.57'	S16°55'25"E	327.20'
C33	26°25'28"	22.00'	10.15'	S47°02'29"E	10.06'
C34	24°26'39"	38.00'	16.21'	S48°01'46"E	16.09'
C35	24°26'39"	38.00'	16.21'	S23°35'08"E	16.09'
C36	24°47'05"	22.00'	9.52'	S23°45'21"E	9.44'

THIS SHEET
LINE AND CURVE DATA CHART

No.	ARC/DIST	RADIUS	DELTA	CHORD BEARING	CHORD
L1	44.00'			S39°29'09"E	
C1	41.24'	478.00'	4°56'36"	S48°02'33"W	41.23'
L2	49.25'			S21°46'22"E	
L3	54.59'			S32°04'59"W	
L4	84.53'			S01°56'34"W	
L5	41.33'			S14°02'43"W	
L6	23.70'			S25°01'54"E	
L7	105.51'			S18°12'02"E	
L8	151.78'			S00°32'27"W	
L9	59.98'			S33°19'42"E	
L10	28.67'			S02°51'52"E	
L11	17.49'			S55°01'34"W	
L12	84.05'			S23°05'03"W	
L13	79.39'			S07°15'29"W	
L14	43.31'			S55°48'08"E	
L15	202.83'			S14°43'57"W	
L16	118.17'			S18°32'47"W	
L17	91.87'			S04°46'18"E	
L18	154.76'			S04°46'18"E	
L19	87.91'			S45°29'46"E	
L20	17.78'			S45°29'46"E	
L21	154.80'			S11°48'59"E	
L22	11.06'			N61°57'52"E	
L23	253.35'			S54°11'33"W	
L24	22.47'			S60°15'06"E	
L25	66.59'			S49°11'15"W	
C2	26.70'	17.00'	90°00'00"	S09°11'33"W	24.04'
L26	66.00'			S35°48'27"E	
L27	180.11'			S54°11'33"W	
C3	185.43'	1033.00'	10°17'06"	S59°20'06"W	185.18'
L28	420.81'			S36°52'00"E	
L29	115.94'			S05°15'19"E	
L30	312.93'			S04°51'45"E	
L31	99.94'			S26°15'15"W	
L32	140.14'			S01°01'58"E	
L33	101.00'			S00°42'59"E	
L34	79.07'			S38°51'58"W	
L35	100.14'			S41°56'59"W	
L36	62.21'			N84°10'37"W	
L37	77.17'			N15°10'52"W	
L38	150.22'			N00°00'00"E	
L39	116.18'			N19°02'08"E	
L40	65.64'			N20°50'42"W	
L41	407.41'			S14°20'38"W	
L42	84.39'			S28°03'42"E	
L43	195.55'			S22°24'56"E	
L44	75.92'			N06°56'02"E	
L45	245.44'			S88°46'42"E	
L46	545.51'			S88°46'42"E	
L47	97.51'			S88°46'42"E	
C4	566.56'	742.00'	43°44'56"	N69°20'59"E	552.90'
L48	66.34'			S48°36'43"E	
C5	25.63'	17.00'	86°23'51"	S89°49'38"E	23.27'
L49	65.73'			N43°40'37"E	
L50	2.91'			S46°28'55"E	
C6	208.11'	633.00'	18°50'14"	S37°03'46"E	207.18'
L51	7.59'			N27°38'41"W	
L52	20.06'			S27°38'41"E	
C7	10.15'	22.00'	26°25'28"	S47°02'29"E	10.06'
C8	16.21'	38.00'	24°26'39"	S48°01'46"E	16.09'
L53	9.77'			S35°48'27"E	

GOVERNMENT LOT 8
TIERRA CONTENTA CORP.
BOOK 1122, PAGE 789

LEGEND

- POINT FOUND AS INDICATED
- CALCULATED POINT NOT FOUND OR SET
- SET 1/2" REBAR WITH CAP
- MANHOLE
- UTILITY POLE AND GUY ANCHOR
- EDGE OF EXISTING ROAD
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- PHASE LINE
- AERIAL UTILITY LINE
- WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- FLOWLINE ARROYO

SURVEYOR'S CERTIFICATE

I, MITCHEL K. NOONAN, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

MITCHEL K. NOONAN, P.S. No.6998 — DATE

REVISIONS BY	DATE
JBS	02-14-01

PROJECT No.: C-1281-P2AU1

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: FLR | DATE: 01-05-01

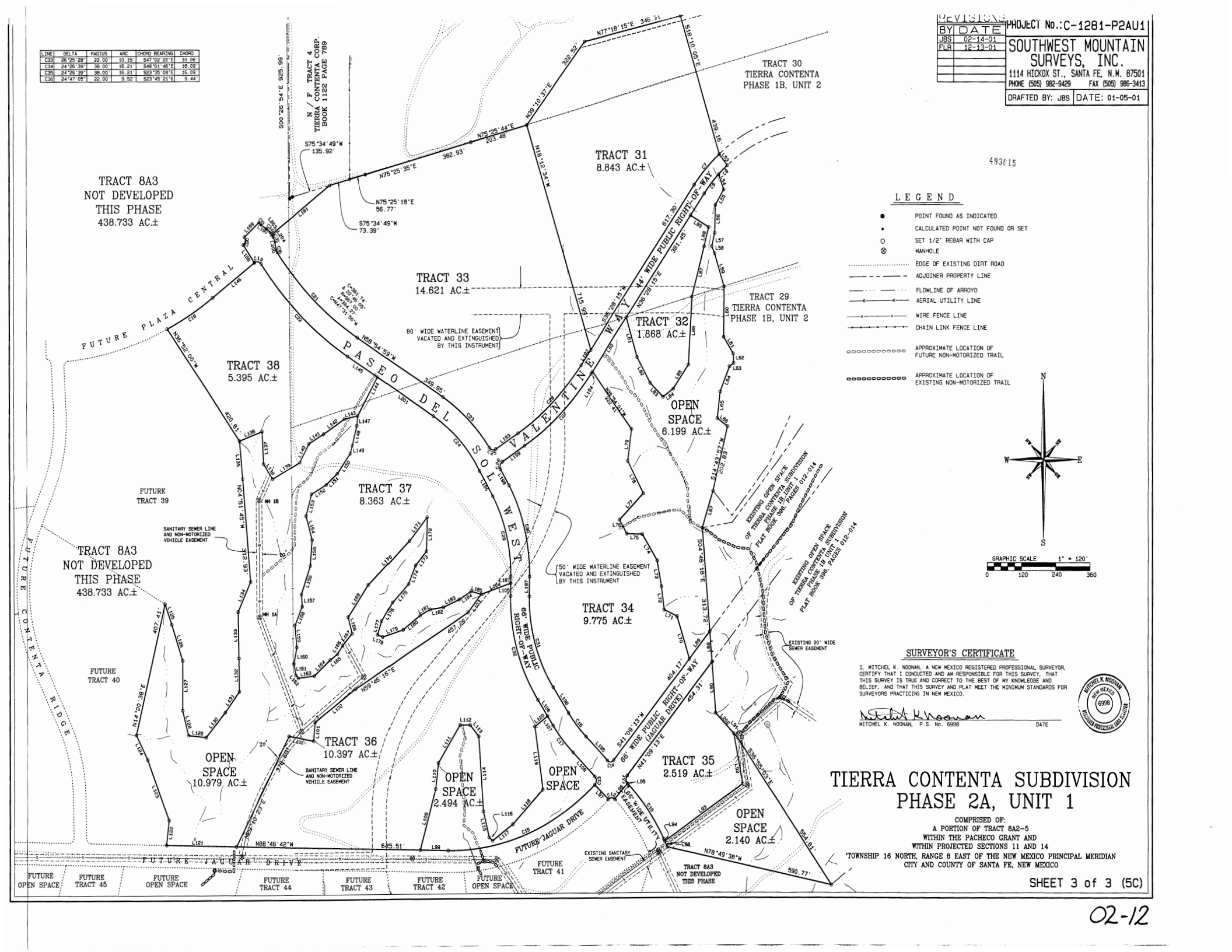
TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT1

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 of 3 (5B)

493014

02 12



LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C33	26°25'28"	22.00'	10.15'	S47°02'22"E	10.06'
C34	24°26'39"	38.00'	16.21'	S48°01'46"E	16.09'
C35	24°26'39"	38.00'	16.21'	S23°35'08"E	16.09'
C36	24°47'05"	22.00'	9.52'	S23°45'21"E	9.44'

REVISIONS	
BY	DATE
JBS	02-14-01
FLR	12-13-01

PROJECT No.: C-1281-P2AU1

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: JBS | DATE: 01-05-01

493015

LEGEND

- POINT FOUND AS INDICATED
- CALCULATED POINT NOT FOUND OR SET
- SET 1/2" REBAR WITH CAP
- MANHOLE
- EDGE OF EXISTING DIRT ROAD
- ADJOINER PROPERTY LINE
- FLOWLINE OF ARROYO
- AERIAL UTILITY LINE
- WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- APPROXIMATE LOCATION OF FUTURE NON-MOTORIZED TRAIL
- APPROXIMATE LOCATION OF EXISTING NON-MOTORIZED TRAIL

SURVEYOR'S CERTIFICATE

I, MITCHEL K. NOONAN, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYORS PRACTICING IN NEW MEXICO.

MITCHEL K. NOONAN, P.S. No. 6998 DATE

MITCHEL K. NOONAN NEW MEXICO 6998 REGISTERED PROFESSIONAL LAND SURVEYOR

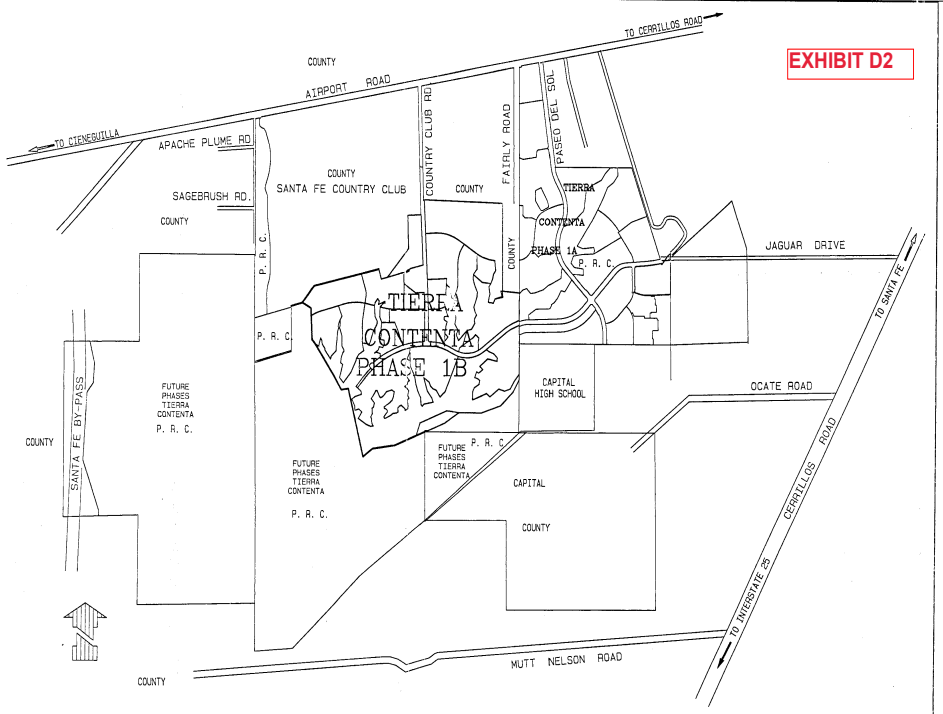
TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT 1

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 3 of 3 (5C)

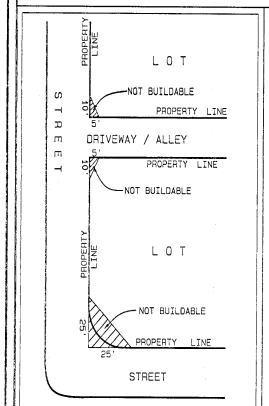
02-12

EXHIBIT D2



V I C I N I T Y M A P

SCALE: 1"= 1000'±



TYPICAL
VISIBILITY AT INTERSECTIONS
REFERENCE SUBSECTION 14-53.2 SFCC 1987
OR AS IT MAY BE AMENDED AT THE TIME OF APPLICATION.
NOT TO SCALE

DEED REFERENCES

1) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.

2) REFER TO WARRANTY DEED BY AND BETWEEN HARRY DAVIS (GRANTOR) AND EMIL PICK (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 46, PAGE 466.

3) REFER TO WARRANTY DEED BY AND BETWEEN ELIZABETH PICK (GRANTOR) AND ELISIA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 288, PAGE 040.

4) REFER TO WARRANTY DEED BY AND BETWEEN ELISIA And Rosa Ltd., a NM. LIMITED LIABILITY COMPANY Co. A LIMITED LIABILITY COMPANY. (GRANTORS) AND TIERRA CONTENTA CORP. (GRANTEE) RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1533 ON PAGES 924 - 94

5) EASEMENTS LISTED IN COMMITMENT FOR TITLE INSURANCE No. 9801145 ISSUED BY TERRITORIAL ABSTRACT & TITLE CO. ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TIERRA CONTENTA CORP. AND CAPITOL CITY TITLE SERVICES, THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON DEC. 02, 1997 AND THAT IT MEETS THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

JAMES B. SANCHEZ
NEW MEXICO 12655 REGISTERED PROFESSIONAL SURVEYOR

James B. Sanchez
JAMES B. SANCHEZ, N.M.P.L.S. NO. 12655

REVIEWED BY: CITY OF SANTA FE

CITY PLANNER — 8-12-98 DATE

SUBDIVISION REVIEW — 8/25/98 DATE

WATER QUALITY DIVISION — 8-24-98 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT THEIR MEETING OF July 9, 1998

CHAIRMAN — 8/9/98

SECRETARY — 8/9/98

UTILITY APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO — 7-31-98 DATE

U.S. WEST TELEPHONE — 7/31/98 DATE

PNM / GAS COMPANY OF NEW MEXICO — 7/31/98 DATE

T. C. I. CABLE Co. — 7-31-98 DATE

SANGRE DE CRISTO WATER DIVISION — 7/31/98 DATE

SUBDIVISION NOTES:

1. A 7.5' PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE FRONTAGE OF ALL TRACTS ADJOINING THE DEDICATED ROADWAYS.
2. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES.
3. PURSUANT TO SECTION 14-95. IMPACT FEES MAY BE ASSESSED ON THESE TRACTS. ANY PERSON INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.
4. THIS PROPERTY IS SUBJECT TO THE MASTER COVENANTS FOR TIERRA CONTENTA PHASE 1B, RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK 1547 ON PAGES 360-382 PRIOR TO THE SALE OF ANY LOT WITHIN THIS SUBDIVISION. THE DEVELOPER WILL RECORD SUPPLEMENTAL COVENANTS THAT WILL INCLUDE PROVISIONS FOR ACCESS TO AND MAINTENANCE OF COMMON PROPERTY LINE WALLS AND FENCES.
5. FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS, HEIGHTS, TRACT COVERAGE, LANDSCAPING, AND FENCING, REFER TO THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 1B, ADOPTED BY THE CITY PLANNING COMMISSION JULY, 1997.
6. FLOOD ZONE NOTE:

   UNLESS OTHERWISE SHOWN HEREON, THE LANDS PLATTED HEREON LIE WITHIN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN" SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY PANEL 350069 0227 B, 350069 0226 B, 350069 0228B. ALL EFFECTIVE 11-04-1988.

   BOUNDARIES OF OPEN SPACE AND DRAINAGE EASEMENTS SHOWN HEREON ENCOMPASS ARROYOS SUBJECT TO SIGNIFICANT STORM WATER FLOW AND ALL AREAS OF SLOPE GREATER THAN 30%. AS DETERMINED BY DAVID THOMAS P.E.
7. TERRAIN MANAGEMENT NOTE:
   AT THE TIME OF APPLICATION OF A BUILDING PERMIT, LOTS WITHIN THIS SUBDIVISION MUST CONFORM WITH ALL TERRAIN MANAGEMENT REGULATIONS, OF CITY CODE AND OR TIERRA CONTENTA PHASE 1B DESIGN STANDARDS AS THEY MAY APPLY UNLESS A VARIANCE IS GRANTED BY THE CITY PLANNING COMMISSION. NO "ON-LOT PONDING" IS REQUIRED. INCREASED STORM WATER RUN-OFF IS TO BE HANDLED BY CENTRALIZED PONDS. DEVELOPERS OF TRACTS WILL BE REQUIRED TO SAFELY TRANSMIT STORM WATERS TO THESE CENTRALIZED STORM WATER PONDS. REFER TO THE FINAL ENGINEERING PLANS PREPARED BY C. R. WALLBRIDGE & ASSOCIATES, SANTA FE, N.M.
8. PURSUANT TO CHAPTER 11, PART D OF THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 1B AND BEFORE RECORDATION OF THIS PLAT TIERRA CONTENTA CORPORATION WILL POST A SURETY BOND OR OTHER SECURITY ACCEPTABLE TO THE CITY OF SANTA FE, IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.
9. THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 1B (DESIGN STANDARD) ARE TO BE USED IN CONJUNCTION WITH CITY CODE FOR DEVELOPMENT WITHIN THIS PLAT. WHERE SPECIFIC DEFINITION IS PROVIDED IN THE DESIGN STANDARDS, THE DESIGN STANDARDS SHALL TAKE PRECEDENCE OVER CITY CODE. WHERE THE DESIGN STANDARDS ARE SILENT, THE CITY DEVELOPMENT CODE SHALL APPLY.
10. PERMANENT TRAFFIC CONTROL. SIGNS WILL BE INSTALLED BY THE CITY AT THE DEVELOPERS EXPENSE.
11. BY APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES, PNM DID NOT CONDUCT A TITLE SEARCH ON THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT
12. MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATION RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE THE RESPONSIBILITY OF THE CITY OF SANTA FE. MAINTENANCE OF IMPROVEMENTS WITHIN THE PEDESTRIAN EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE, ONCE FINAL ACCEPTANCE HAS OCCURED.

   DEVELOPERS THE TRACTS IN THIS SUBDIVISION, WILL BE REQUIRED TO CONTRIBUTE $100.00 PER LOT TO A DRAINAGE MAINTENANCE FUND, AT THE AT THE TIME OF PLAT RECORDING.

VACATION OF RIGHT-OF-WAY

THE UNDERSIGNED, ON BEHALF OF THE CITY OF SANTA FE, A MUNICIPAL CORPORATION, DO HEREBY VACATE AND EXTINGUISH THE PORTIONS OF COUNTRY CLUB ROAD, A PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON. THIS VACATION IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

MAYOR, CITY OF SANTA FE — 8-25-98 DATE

CITY CLERK, CITY OF SANTA FE — 8-25-98 DATE

CITY OF SANTA FE ORGANIZED JULY 13, AD 1835 SEAL NEW MEXICO

SITE DATA	
GROSS AREA OF TRACTS SURVEYED	
RESIDUAL NOT DEVELOPED PHASE1B, UNIT 1	
TOTAL DEDICATED PARKS AND ACTIVITY NODE TRACTS	
TOTAL DEDICATED RIGHT-OF-WAY	
TOTAL VACATED RIGHT-OF-WAY	
TOTAL DEDICATED OPEN SPACE	

DEDICATION AND AFFIDAVIT:

039012

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF: A PORTION OF LOT 8, A PORTION LOT 9 OF SECTION 12, ALL OF LOT 7 OF SECTION 13, TRACT 8A, TRACT A- 1 AND TRACT 1-A, WITHIN THE PACHECO GRANT WITHIN PROJECTED SECTION 11 AND SECTION 14, ALL WITHIN TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 426.2 ACRES, MORE OR LESS, DOES HEREBY CONSOLIDATE SAID LANDS AND DOES HEREBY CAUSE SAID CONSOLIDATED LANDS TO BE, SUBDIVIDED, AS SHOWN HEREON AND THAT THE SUBDIVISION IS NAMED AND WILL BE KNOWN AS "TIERRA CONTENTA SUBDIVISION, PHASE, 1B, UNIT 1" ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE UTILITY COMPANIES LISTED HEREON AND TO THE CITY OF SANTA FE, UPON ALL RIGHT-OF- WAYS AND UTILITY EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING SUCH PUBLIC OR PRIVATE UTILITIES AS ELECTRIC POWER, CABLE T.V., TELEPHONE, WATER, STORM AND SANITARY SEWER & GAS; THAT THE SAID EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

AREAS DESIGNATED AS RIGHT-OF-WAY (R.O.W., R/W), OPEN SPACE AND PARKS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE, FOR PUBLIC USE. TIERRA CONTENTA CORPORATION RESERVES THE RIGHT TO INSTALL, UTILITIES, NECESSARY TO SERVICE THE TRACTS IN PHASE 1B, ACROSS THE OPEN SPACE AND PARK TRACTS. THE CITY AGREES TO GRANT EASEMENTS FOR THESE UTILITIES AT NO COST TO TIERRA CONTENTA CORPORATION OR TO INDIVIDUAL TRACT DEVELOPERS. TIERRA CONTENTA CORPORATION ALSO RESERVES THE RIGHT TO CONSTRUCT A TEMPORARY ACCESS ROAD TO PARK TRACT C ACROSS THE OPEN SPACE.

THE CITY WILL GRANT EASEMENTS AT NO COST WITHIN THE OPEN SPACE SHOWN HEREON FOR DRAINAGE AND DRAINAGE STRUCTURES, FOR PEDESTRIAN AND NON-MOTORIZED VEHICLE TRAILS, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES INCLUDING VEHICLES, PERSONNEL, EQUIPMENT AND APPURTENANCES THERETO; AND FOR ROADWAY SLOPES. REQUESTS FOR SUCH EASEMENTS SHALL BE MADE TO THE CITY PRIOR TO CONSTRUCTION OF THE TRAIL OR UTILITY AND SHALL IDENTIFY THE LIMITS. REQUIRED FOR CONSTRUCTION AND MAINTENANCE OF THE FACILITY. USE OF OPEN SPACE OUTSIDE THE EASEMENT GRANTED FOR THE ABOVE USES WILL NOT BE ALLOWED. ALL SUCH REQUESTS SHALL BE DIRECTED TO THE CITY TRAILS AND OPEN SPACE PLANNER.

A BLANKET EASEMENT IS HEREBY GRANTED UPON ALL OPEN SPACE SHOWN HEREON FOR ALL EMERGENCY VEHICLES, PERSONNEL AND EQUIPMENT.

MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

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

OWNERS: TIERRA CONTENTA CORPORATION
BY:

PRESIDENT:
TIERRA CONTENTA CORPORATION

VICE PRESIDENT
TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July 1998 BY THE PRESIDENT AND VICE PRESIDENT OF TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC

OFFICIAL SEAL
Renea Gray
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-14-99

I hereby certify that this instrument was filed for record on the 30 day of Sept A.D. 19 98 at 3:37 o'clock P. and was duly recorded in Book 396 Page 0044 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, NM

Patsy Montoya
Deputy

1043-287

COUNTY CLERK REBECCA BUSTAMANTE SANTA FE COUNTY NEW MEXICO

REVISIONS	
BY	DATE
JBS	02-05-98
JBS	04-11-98
JBS	07-30-98

PROJECT No.: C-1281

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: JBS | DATE: 12-02-97

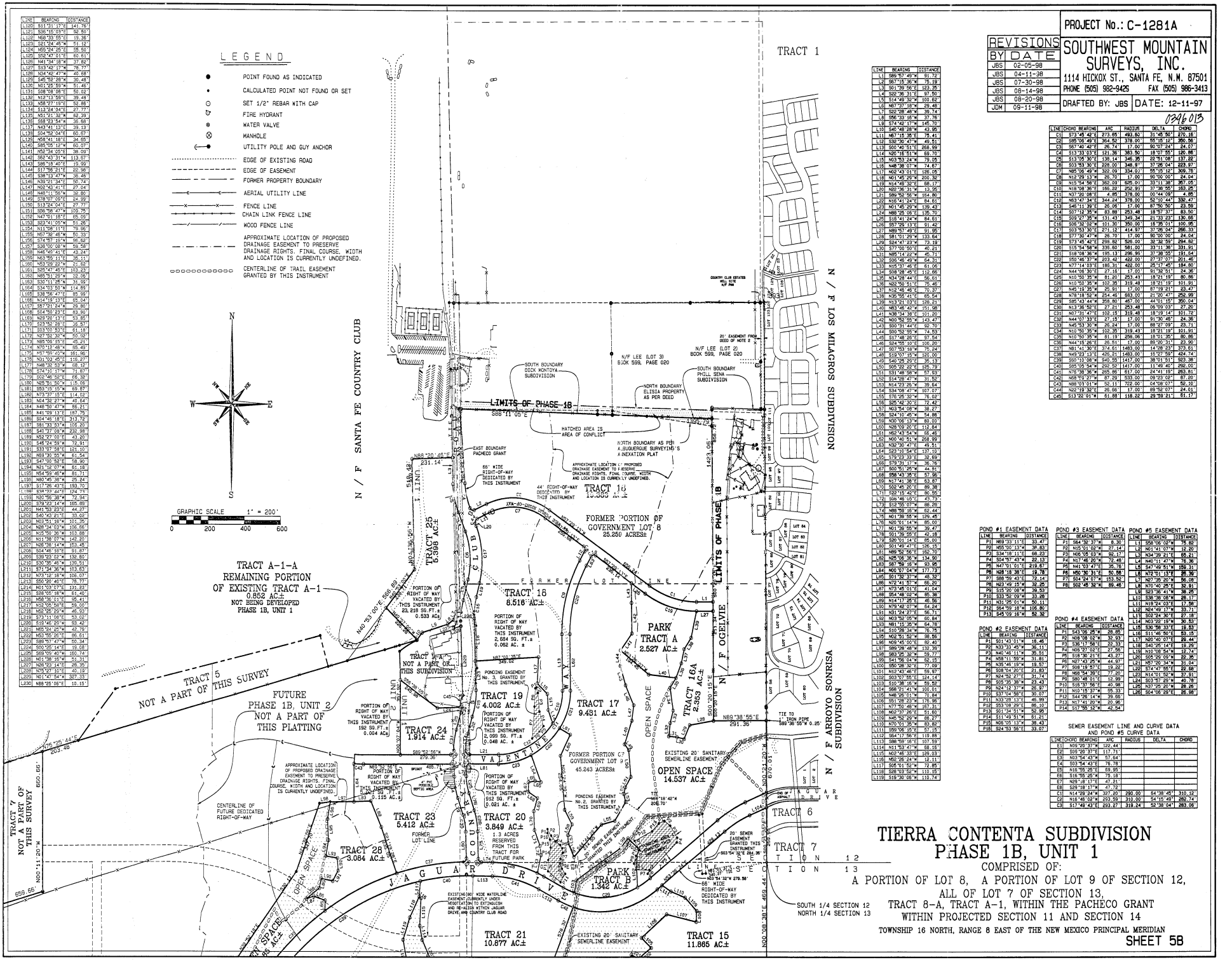
TIERRA CONTENTA SUBDIVISION PHASE 1B, UNIT 1

COMPRISED OF:

A PORTION OF LOT 8, A PORTION OF LOT 9 OF SECTION 12, ALL OF LOT 7 OF SECTION 13, TRACT 8-A, TRACT A-1, WITHIN THE PACHECO GRANT WITHIN PROJECTED SECTION 11 AND SECTION 14

TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN

SHEET 5A



LINE	BEARING	DISTANCE
L120	S11°53'37"E	141.75'
L121	S35°05'03"E	92.50'
L122	N68°33'55"E	19.36'
L123	S21°24'45"W	51.12'
L124	N55°24'25"E	55.50'
L125	S82°47'01"E	60.61'
L126	N41°34'18"W	37.82'
L127	S13°42'17"W	78.77'
L128	N34°49'47"W	40.68'
L129	S45°52'28"W	30.48'
L130	N01°25'59"W	51.46'
L131	S08°08'08"E	50.02'
L132	N12°13'26"E	39.48'
L133	N58°27'19"E	52.86'
L134	S13°24'04"E	27.77'
L135	N51°21'32"W	62.39'
L136	S68°33'54"W	36.58'
L137	N43°41'13"E	39.13'
L138	S04°52'04"E	60.67'
L139	N54°41'18"E	34.65'
L140	S85°05'12"W	60.07'
L141	N52°34'05"E	38.09'
L142	S62°43'31"W	113.67'
L143	S86°18'40"E	19.99'
L144	S17°56'21"E	22.98'
L145	S38°10'47"W	36.48'
L146	N39°21'34"E	50.74'
L147	N02°43'41"E	27.04'
L148	N48°11'56"W	32.80'
L149	S78°07'09"E	24.99'
L150	S13°24'04"E	27.77'
L151	S56°56'47"W	109.75'
L152	N47°01'18"E	65.05'
L153	S23°41'05"W	51.26'
L154	N11°08'11"W	79.96'
L155	N57°32'46"W	50.33'
L156	S74°57'19"W	96.62'
L157	S38°00'38"W	59.58'
L158	N46°49'41"E	43.24'
L159	N53°59'11"E	35.11'
L160	N53°28'22"W	31.62'
L161	S25°47'45"E	103.23'
L162	N85°51'29"W	32.06'
L163	S30°11'25"E	31.99'
L164	S34°03'50"W	114.89'
L165	S36°56'47"E	85.99'
L166	N14°19'13"E	95.04'
L167	S57°21'24"W	29.80'
L168	S04°50'23"E	83.90'
L169	N29°00'13"E	53.85'
L170	S23°52'28"E	35.57'
L171	S03°00'53"E	61.18'
L172	N27°52'30"W	50.92'
L173	N85°06'15"E	45.21'
L174	N76°19'48"X	85.49'
L175	N57°59'20"W	161.96'
L176	N31°03'45"E	116.27'
L177	N48°30'53"W	68.12'
L178	S74°10'17"W	71.87'
L179	S02°46'52"E	66.32'
L180	N25°51'50"W	115.06'
L181	S83°15'15"E	53.04'
L182	N73°37'15"E	114.02'
L183	N24°38'27"W	40.64'
L184	N48°50'47"W	86.21'
L185	N41°09'13"E	187.75'
L186	S24°46'18"E	313.72'
L187	S81°33'53"W	106.20'
L188	S40°37'08"W	232.98'
L189	N52°27'00"E	43.20'
L190	S48°24'59"W	72.91'
L191	S33°07'58"E	121.10'
L192	N89°30'55"W	61.54'
L193	S47°00'52"E	58.90'
L194	N21°12'07"W	61.18'
L195	N54°59'46"E	81.71'
L196	N80°45'38"W	25.24'
L197	S17°26'43"E	193.70'
L198	S58°33'44"E	124.73'
L199	N20°56'38"W	72.34'
L200	S79°23'14"W	165.89'
L201	N41°53'23"E	44.27'
L202	S40°43'21"E	33.02'
L203	N03°51'18"W	101.25'
L204	N28°34'03"W	106.66'
L205	N15°59'36"W	103.88'
L206	N11°38'07"W	142.20'
L207	N28°58'14"W	163.45'
L208	S04°46'18"E	51.87'
L209	S39°23'14"W	132.80'
L210	S30°56'46"W	139.51'
L211	S71°34'36"W	103.63'
L212	N73°12'18"W	106.07'
L213	S50°20'46"E	78.77'
L214	N05°03'07"E	131.23'
L215	S38°05'18"W	61.40'
L216	N58°36'01"E	85.41'
L217	N12°05'58"E	59.00'
L218	N58°25'29"W	46.93'
L219	S73°11'08"E	53.02'
L220	S18°46'25"W	63.42'
L221	N65°54'25"W	42.79'
L222	N53°55'26"E	66.61'
L223	S89°57'47"W	50.34'
L224	S00°05'14"E	19.08'
L225	S69°09'40"W	160.74'
L226	N01°38'16"W	51.31'
L227	N89°53'14"E	26.35'
L228	N75°27'10"E	40.19'
L229	N01°47'54"W	307.33'
L230	N88°25'06"E	10.15'

LINE	BEARING	DISTANCE
L1	S89°57'49"W	91.72'
L2	S67°15'36"W	75.19'
L3	S01°39'56"E	123.35'
L4	S22°36'31"E	97.50'
L5	S14°49'32"W	100.62'
L6	N87°37'18"W	29.48'
L7	S22°28'46"W	39.74'
L8	S56°33'16"W	37.76'
L9	S74°42'17"W	145.70'
L10	S40°48'28"W	43.95'
L11	N67°15'36"E	75.41'
L12	S32°30'47"W	49.51'
L13	S00°40'51"E	268.99'
L14	N20°16'51"W	69.70'
L15	N03°53'24"W	79.05'
L16	N48°38'07"W	74.67'
L17	N02°43'01"E	126.05'
L18	N01°45'29"W	200.32'
L19	N14°49'32"E	68.17'
L20	N32°36'31"W	13.05'
L21	S89°52'56"W	164.90'
L22	N15°41'24"E	84.61'
L23	N01°45'29"W	139.43'
L24	N88°25'06"E	125.70'
L25	S15°41'24"W	84.61'
L26	S57°29'13"E	91.42'
L27	N89°57'49"E	91.95'
L28	S81°01'29"W	133.64'
L29	S24°47'23"W	73.19'
L30	S77°00'50"E	40.21'
L31	N14°49'32"E	68.17'
L32	S06°46'49"W	64.31'
L33	N15°37'45"E	61.26'
L34	S08°28'45"E	112.66'
L35	N34°28'44"E	56.61'
L36	N22°50'51"E	75.46'
L37	N12°46'46"E	70.37'
L38	N35°55'41"E	65.54'
L39	N13°21'03"E	126.21'
L40	N83°46'42"W	151.98'
L41	N38°34'38"E	101.20'
L42	N00°52'55"W	143.47'
L43	S00°31'44"E	52.70'
L44	S00°52'55"E	74.53'
L45	S17°48'26"E	57.54'
L46	S24°55'10"E	106.26'
L47	S07°53'18"W	75.24'
L48	S19°07'15"W	120.00'
L49	S40°25'29"E	35.13'
L50	S05°22'22"E	125.79'
L51	S31°48'58"W	67.53'
L52	S14°28'47"W	31.52'
L53	N14°23'26"W	39.64'
L54	S34°08'47"W	107.07'
L55	S76°25'32"W	76.02'
L56	S25°42'30"E	72.42'
L57	N03°54'08"W	38.27'
L58	S24°10'45"W	54.88'
L59	N30°06'13"W	80.00'
L60	N28°09'20"E	112.84'
L61	N52°43'54"W	66.46'
L62	N00°40'51"W	268.99'
L63	N32°36'47"E	49.51'
L64	S23°10'54"E	137.10'
L65	S79°23'33"E	32.69'
L66	S79°31'17"W	36.76'
L67	S00°51'44"E	54.88'
L68	S58°43'35"E	57.96'
L69	N17°41'36"E	53.87'
L70	S02°45'20"E	89.38'
L71	S22°15'42"E	90.55'
L72	S06°46'05"E	49.73'
L73	S12°55'54"E	88.28'
L74	N89°29'16"W	62.44'
L75	N01°39'55"W	129.45'
L76	N26°13'24"E	85.60'
L77	N01°39'55"W	39.47'
L78	S01°39'55"E	42.16'
L79	S20°01'14"E	65.00'
L80	S01°49'47"E	126.15'
L81	N89°53'56"E	152.70'
L82	N25°06'35"W	134.90'
L83	S87°59'16"W	93.95'
L84	N00°07'04"W	177.73'
L85	S01°32'37"W	48.39'
L86	N72°41'57"W	66.20'
L87	N73°45'01"E	41.04'
L88	S54°48'02"W	85.36'
L89	N14°17'25"E	45.56'
L90	N79°42'07"W	54.24'
L91	N31°24'27"E	56.71'
L92	N03°52'05"W	60.84'
L93	N81°15'35"W	54.78'
L94	S10°29'34"W	76.75'
L95	N02°51'52"E	38.56'
L96	N09°45'00"E	62.40'
L97	S89°29'48"W	132.39'
L98	S83°25'32"W	59.77'
L99	S41°56'04"W	52.15'
L100	S50°28'32"W	77.09'
L101	N12°43'46"E	59.97'
L102	S03°07'55"E	124.14'
L103	S52°29'29"W	67.27'
L104	S68°21'41"W	100.01'
L105	N46°26'01"W	70.84'
L106	N45°52'29"W	68.27'
L107	N77°50'48"W	167.31'
L108	N02°37'26"E	51.60'
L109	N45°52'29"W	68.27'
L110	N70°01'35"W	83.82'
L111	S59°06'15"E	57.15'
L112	S64°17'56"E	119.88'
L113	S88°59'16"E	107.99'
L114	N11°53'47"W	88.15'
L115	N02°46'33"E	126.03'
L116	N52°26'24"W	12.11'
L117	S05°01'52"W	72.65'
L118	S28°03'52"W	110.00'
L119	S19°30'06"W	110.74'

LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
C1	S73°45'42"E	273.65'	493.50'	31°45'50"	270.16'
C2	S85°06'49"E	304.52'	378.00'	55°25'12"	296.56'
C3	S67°40'42"E	26.74'	17.00'	90°07'24"	24.07'
C4	S13°33'03"E	121.36'	383.50'	18°07'55"	120.86'
C5	S13°05'30"E	139.14'	346.35'	22°51'08"	137.82'
C6	S33°53'30"E	228.00'	348.97'	37°26'04"	223.97'
C7	N85°06'49"W	322.09'	334.01'	55°15'12"	309.76'
C8	N12°29'13"W	26.70'	17.00'	90°00'00"	24.04'
C9	N15°54'58"E	362.09'	625.01'	33°11'38"	357.05'
C10	N18°08'36"E	165.22'	292.93'	37°36'55"	163.25'
C11	N37°20'08"E	4.85'	378.00'	00°44'09"	4.85'
C12	N63°47'34"E	344.24'	378.00'	52°10'44"	332.47'
C13	S48°11'39"E	26.06'	17.00'	87°50'50"	23.59'
C14	S07°12'35"W	83.88'	253.48'	18°57'37"	83.50'
C15	S09°27'35"W	131.43'	349.34'	21°33'23"	130.66'
C16	S06°38'02"W	101.30'	350.00'	16°35'01"	100.95'
C17	S03°53'30"E	271.12'	414.97'	37°26'04"	266.33'
C18	S77°30'47"W	26.70'	17.00'	90°00'00"	24.04'
C19	S73°45'42"E	298.82'	526.00'	32°32'58"	294.82'
C20	S15°54'58"E	335.60'	581.00'	33°11'38"	331.91'
C21	S18°08'36"W	195.13'	296.95'	37°38'55"	191.64'
C22	S50°46'37"W	203.42'	422.00'	27°37'07"	201.46'
C23	N77°14'03"E	185.31'	422.00'	25°10'45"	184.60'
C24	N44°08'30"E	27.16'	17.00'	91°32'51"	24.36'
C25	N10°50'35"W	81.20'	253.43'	18°21'19"	80.86'
C26	N10°50'35"W	102.35'	319.48'	18°21'19"	101.91'
C27	N45°19'35"W	25.91'	17.00'	87°19'21"	23.47'
C28	N78°18'52"E	254.46'	683.00'	21°20'47"	252.99'
C29	S85°43'44"W	358.80'	457.00'	44°58'15"	349.61'
C30	N13°36'52"E	27.21'	253.48'	06°09'03"	27.20'
C31	N07°31'47"E	102.15'	319.48'	18°19'14"	101.72'
C32	N44°07'33"E	27.15'	17.00'	91°30'45"	24.36'
C33	N45°53'30"W	26.24'	17.00'	88°27'09"	23.71'
C34	N10°50'35"W	102.35'	319.43'	18°21'19"	101.91'
C35	N10°50'35"W	81.19'	298.06'	15°37'35"	80.96'
C36	N44°15'26"E	26.51'	17.00'	89°20'31"	23.90'
C37	N81°41'30"E	374.61'	1483.00'	14°28'23"	373.61'
C38	N49°23'13"E	426.21'	1483.00'	16°27'59"	424.74'
C39	S50°10'08"W	940.55'	1417.00'	38°01'51"	923.36'
C40	S85°05'54"W	292.52'	1417.00'	11°49'40"	292.00'
C41	N76°38'36"W	205.86'	617.00'	24°41'19"	283.61'
C42	N68°19'27"W	87.29'	533.00'	09°23'02"	87.20'
C43	N88°03'01"W	52.11'	722.00'	04°08'07"	52.10'
C44	N22°19'32"E	26.66'	17.00'	89°52'07"	24.01'
C45	S13°22'01"W	61.88'	118.22'	29°59'21"	61.17'

REVISIONS BY	DATE
JBS	02-05-98
JBS	04-11-98
JBS	07-30-98
JBS	08-14-98
JBS	08-20-98
JDM	09-11-98

PROJECT No.: C-1281A

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-3426 FAX (505) 986-3413

DRAFTED BY: JBS | DATE: 12-11-97

0296013

POND #1 EASEMENT DATA

LINE	BEARING	DISTANCE
P1	N69°53'11"E	33.47'
P2	N55°00'13"W	36.83'
P3	S34°18'11"E	68.23'
P4	S34°57'45"W	22.13'
P5	N47°01'01"E	219.67'
P6	N28°18'38"E	19.78'
P7	S88°59'43"E	72.14'
P8	N23°49'15"W	34.25'
P9	S15°20'08"W	39.53'
P10	S33°52'09"W	33.26'
P11	N31°25'01"W	50.11'
P12	S64°59'18"W	106.80'
P13	S45°09'16"W	52.32'

POND #2 EASEMENT DATA

LINE	BEARING	DISTANCE
P1	S01°43'01"W	16.46'
P2	N33°33'45"W	35.11'
P3	N40°46'11"W	39.51'
P4	N58°11'59"W	31.81'
P5	N35°46'19"W	19.57'
P6	S08°04'20"E	21.83'
P7	N24°52'27"E	31.74'
P8	S05°35'38"W	23.43'
P9	N24°12'37"W	26.97'
P10	S37°04'58"E	30.07'
P11	N33°28'13"E	46.99'
P12	S53°08'29"E	86.10'
P13	S01°34'51"W	52.95'
P14	S11°49'51"W	51.21'
P15	N05°05'13"W	38.43'
P16	S24°53'56"E	33.07'

POND #3 EASEMENT DATA

LINE	BEARING	DISTANCE
P1	S84°32'37"E	8.30'
P2	N15°01'09"E	27.14'
P3	N06°05'03"W	92.17'
P4	N17°46'20"W	72.46'
P5	N41°03'47"E	75.78'
P6	N50°30'31"E	50.58'
P7	S04°24'07"E	153.52'
P8	S02°45'32"W	89.46'

POND #4 EASEMENT DATA

LINE	BEARING	DISTANCE
P1	S43°06'25"W	28.85'
P2	N08°08'06"W	30.93'
P3	S36°17'58"E	22.33'
P4	N05°27'02"E	27.56'
P5	S18°30'21"E	43.27'
P6	N27°43'25"W	44.97'
P7	S08°19'57"E	19.22'
P8	N68°54'39"E	77.20'
P9	S80°48'01"E	12.99'
P10	S15°07'56"E	40.98'
P11	N10°15'37"W	53.24'
P12	S44°26'14"W	39.65'
P13	N17°41'20"W	20.96'
P14	S17°55'15"W	48.54'

POND #5 EASEMENT DATA

LINE	BEARING	DISTANCE
L1	S56°06'02"W	75.82'
L2	N01°41'07"W	12.20'
L3	N34°39'21"E	65.21'
L4	N40°11'47"W	76.36'
L5	S47°09'51"W	159.31'
L6	N72°01'13"E	26.39'
L7	N27°35'20"W	96.08'
L8	N70°40'25"E	32.91'
L9	S23°36'41"W	38.25'
L10	S36°36'08"W	28.17'
L11	N19°24'03"E	37.58'
L12	N24°49'17"W	33.71'
L13	S02°24'30"E	27.18'
L14	N03°22'19"W	30.53'
L15	S30°56'33"E	19.53'
L16	S11°46'50"E	53.15'
L17	N80°40'07"E	26.44'
L18	S40°25'14"E	19.29'
L19	N10°08'54"W	12.74'
L20	S05°29'54"W	29.36'
L21	N57°20'34"W	31.04'
L22	S74°47'55"E	22.68'
L23	N14°01'54"W	27.80'
L24	S03°57'29"W	40.78'
L25	N37°25'20"W	28.26'
L26	S04°08'29"E	26.58'

SEWER EASEMENT LINE AND CURVE DATA AND POND #5 CURVE DATA

LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD
E1	N09°09'37"W	29.00'			
E2	S05°20'37"E	117.71'			
E3	N03°54'43"E	57.64'			
E4	S03°54'43"W	76.78'			
E5	N16°55'26"E	69.95'			
E6	S16°55'26"W	75.18'			
E7	N28°41'17"E	47.21'			
E8	S29°18'17"W	47.72'			
C1	N14°29'24"W	327.20'	290.00'	64°38'45"	310.12'
C2	N16°46'02"W	253.59'	310.00'	54°15'49"	246.74'
C3	S17°49'43"E	293.27'	319.24'	52°38'04"	283.06'

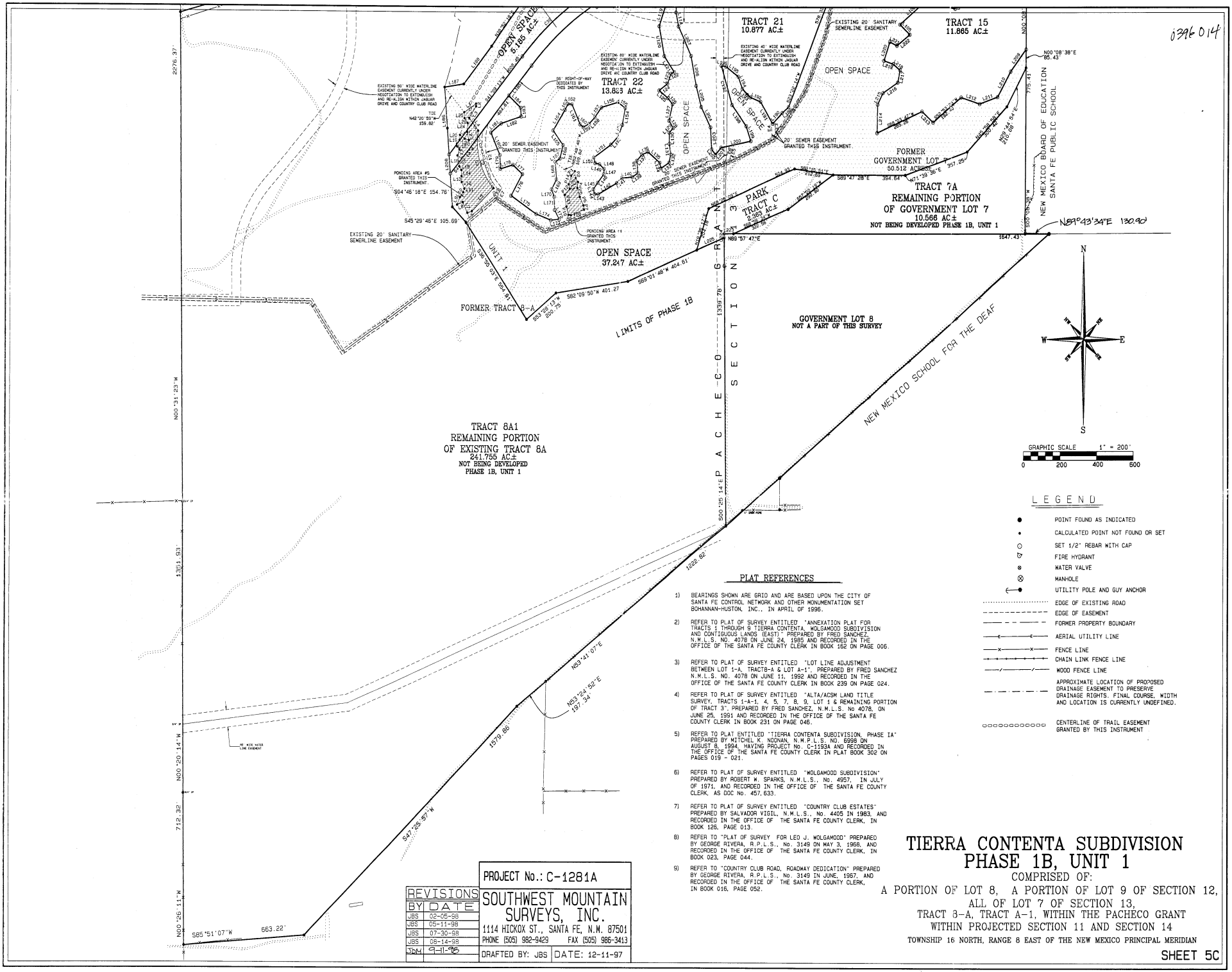
TIERRA CONTENTA SUBDIVISION
PHASE 1B, UNIT 1

COMPRISED OF:

A PORTION OF LOT 8, A PORTION OF LOT 9 OF SECTION 12, ALL OF LOT 7 OF SECTION 13, TRACT 8-A, TRACT A-1, WITHIN THE PACHECO GRANT WITHIN PROJECTED SECTION 11 AND SECTION 14

TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN

SHEET 5B



j396 014

LEGEND

- POINT FOUND AS INDICATED
- CALCULATED POINT NOT FOUND OR SET
- SET 1/2" REBAR WITH CAP
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- UTILITY POLE AND GUY ANCHOR
- EDGE OF EXISTING ROAD
- EDGE OF EASEMENT
- FORMER PROPERTY BOUNDARY
- AERIAL UTILITY LINE
- FENCE LINE
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- APPROXIMATE LOCATION OF PROPOSED DRAINAGE EASEMENT TO PRESERVE DRAINAGE RIGHTS. FINAL COURSE, WIDTH AND LOCATION IS CURRENTLY UNDEFINED.
- CENTERLINE OF TRAIL EASEMENT GRANTED BY THIS INSTRUMENT

PLAT REFERENCES

1) BEARINGS SHOWN ARE GRID AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BOHANNAN-HUSTON, INC., IN APRIL OF 1996.

2) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4078 ON JUNE 24, 1985 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 162 ON PAGE 006.

3) REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT BETWEEN LOT 1-A, TRACT8-A & LOT A-1", PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4078 ON JUNE 11, 1992 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 239 ON PAGE 024.

4) REFER TO PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TRACTS 1-A-1, 4, 5, 7, 8, 9, LOT 1 & REMAINING PORTION OF TRACT 3", PREPARED BY FRED SANCHEZ, N.M.L.S. No 4078, ON JUNE 25, 1991 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 231 ON PAGE 046.

5) REFER TO PLAT ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE IA" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. NO. 6998 ON AUGUST 8, 1994, HAVING PROJECT No. C-1193A AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 302 ON PAGES 019 - 021.

6) REFER TO PLAT OF SURVEY ENTITLED "WOLGAMOOD SUBDIVISION" PREPARED BY ROBERT W. SPARKS, N.M.L.S., No. 4957, IN JULY OF 1971, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS DOC No. 457,633.

7) REFER TO PLAT OF SURVEY ENTITLED "COUNTRY CLUB ESTATES" PREPARED BY SALVADOR VIGIL, N.M.L.S., No. 4405 IN 1983, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 126, PAGE 013.

8) REFER TO "PLAT OF SURVEY FOR LEO J. WOLGAMOOD" PREPARED BY GEORGE RIVERA, R.P.L.S., No. 3149 ON MAY 3, 1966, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 023, PAGE 044.

9) REFER TO "COUNTRY CLUB ROAD, ROADWAY DEDICATION" PREPARED BY GEORGE RIVERA, R.P.L.S., No. 3149 IN JUNE, 1967, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 016, PAGE 052.

TIERRA CONTENTA SUBDIVISION
PHASE 1B, UNIT 1

COMPRISED OF:

A PORTION OF LOT 8, A PORTION OF LOT 9 OF SECTION 12,
ALL OF LOT 7 OF SECTION 13,
TRACT 3-A, TRACT A-1, WITHIN THE PACHECO GRANT
WITHIN PROJECTED SECTION 11 AND SECTION 14

TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN

REVISIONS	
BY	DATE
JBS	02-05-98
JBS	05-11-98
JBS	07-30-98
JBS	08-14-98
JBM	9-11-98

PROJECT No.: C-1281A

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: JBS | DATE: 12-11-97

SHEET 5C

EXHIBIT D3

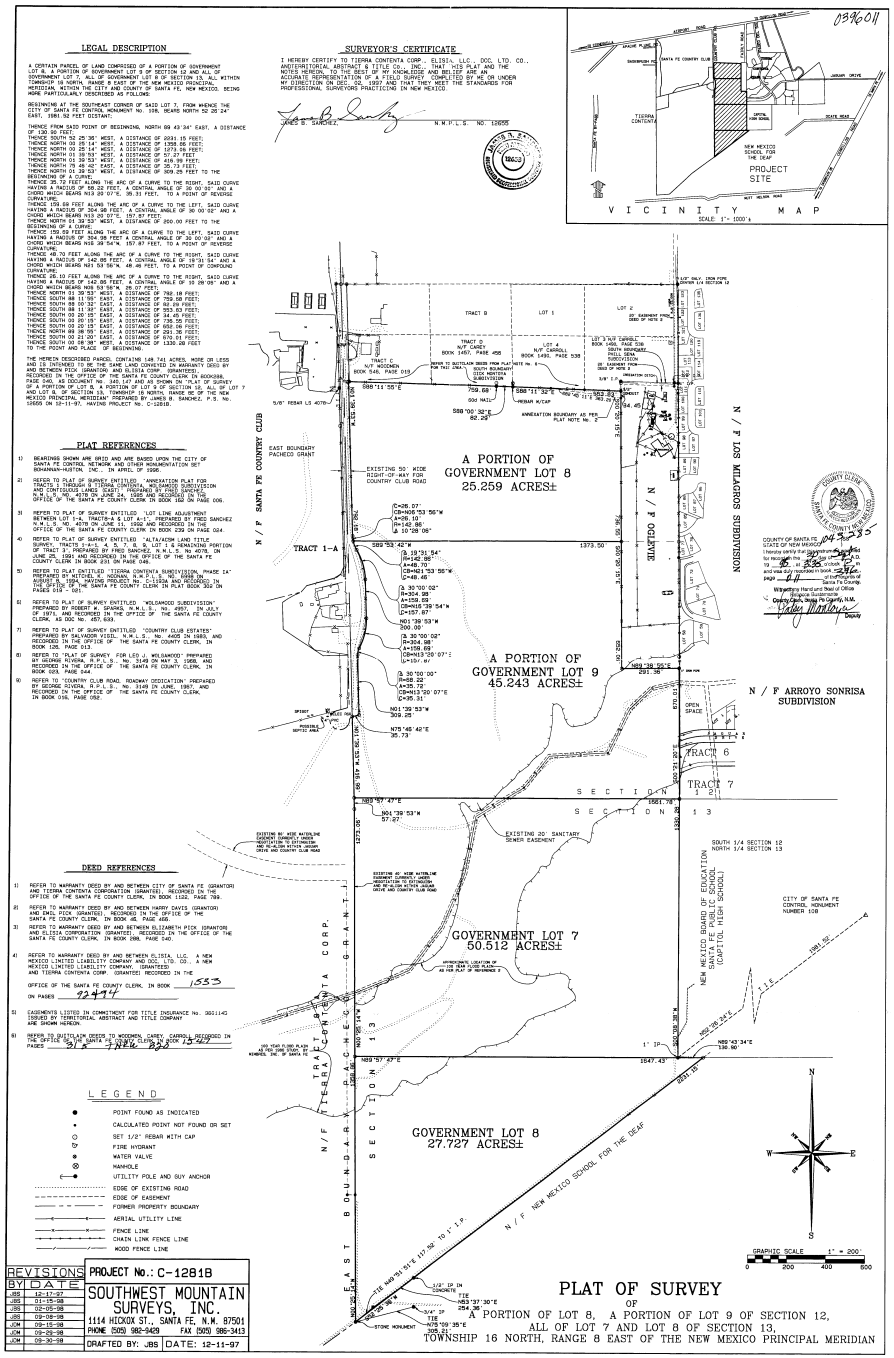

LEGAL DESCRIPTION
A CERTAIN PARCEL OF LAND COMPRISED OF A PORTION OF GOVERNMENT LOT 8, A PORTION OF GOVERNMENT LOT 9, ALL OF GOVERNMENT LOT 7, ALL OF GOVERNMENT LOT 8 OF SECTION 13, ALL WITHIN TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7, FROM WHENCE THE CITY OF SANTA FE CONTROL MONUMENT No. 108, BEARS NORTH 52 26' 24" EAST, 1981.52 FEET DISTANT;
THENCE FROM SAID POINT OF BEGINNING, NORTH 89 43' 34" EAST, A DISTANCE OF 130.60 FEET;
THENCE SOUTH 52 25' 35" WEST, A DISTANCE OF 2031.15 FEET;
THENCE NORTH 00 28' 14" WEST, A DISTANCE OF 1358.56 FEET;
THENCE NORTH 01 09' 53" WEST, A DISTANCE OF 507.31 FEET;
THENCE NORTH 01 09' 53" WEST, A DISTANCE OF 57.73 FEET;
THENCE NORTH 01 39' 53" WEST, A DISTANCE OF 439.99 FEET;
THENCE NORTH 79 46' 42" EAST, A DISTANCE OF 35.73 FEET;
THENCE NORTH 01 39' 53" WEST, A DISTANCE OF 309.25 FEET TO THE BEGINNING OF A CURVE;
THENCE 25.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 58.22 FEET, A CENTRAL ANGLE OF 25 00' 57" AND A CHORD WHICH BEARS N13 29' 07"E, 35.31 FEET, TO A POINT OF REVERSE CURVATURE;
THENCE 159.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 304.98 FEET, A CENTRAL ANGLE OF 30 00' 02" AND A CHORD WHICH BEARS N15 20' 07"E, 157.87 FEET;
THENCE NORTH 01 39' 53" WEST, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE;
THENCE 159.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 304.98 FEET, A CENTRAL ANGLE OF 30 00' 02" AND A CHORD WHICH BEARS N15 20' 54"W, 157.87 FEET, TO A POINT OF REVERSE CURVATURE;
THENCE 48.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 142.85 FEET, A CENTRAL ANGLE OF 19 31' 54" AND A CHORD WHICH BEARS N29 53' 56"W, 47.86 FEET, TO A POINT OF COMPOUND CURVATURE;
THENCE 26.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 145.85 FEET, A CENTRAL ANGLE OF 10 09' 08" AND A CHORD WHICH BEARS N39 53' 56"W, 26.07 FEET;
THENCE NORTH 01 39' 53" WEST, A DISTANCE OF 782.18 FEET;
THENCE SOUTH 88 11' 55" EAST, A DISTANCE OF 759.69 FEET;
THENCE SOUTH 88 10' 32" EAST, A DISTANCE OF 80.39 FEET;
THENCE SOUTH 00 32' 32" EAST, A DISTANCE OF 82.29 FEET;
THENCE SOUTH 03 20' 15" EAST, A DISTANCE OF 54.45 FEET;
THENCE SOUTH 03 20' 15" EAST, A DISTANCE OF 736.05 FEET;
THENCE SOUTH 03 20' 15" EAST, A DISTANCE OF 650.56 FEET;
THENCE SOUTH 89 28' 55" EAST, A DISTANCE OF 291.36 FEET;
THENCE NORTH 89 57' 47" EAST, A DISTANCE OF 1661.18 FEET;
THENCE SOUTH 00 58' 39" WEST, A DISTANCE OF 1330.06 FEET TO THE POINT AND PLACE OF BEGINNING.
THE HEREIN DESCRIBED PARCEL CONTAINS 149.741 ACRES, MORE OR LESS AND IS INTENDED TO BE THE SAME LAND CONVEYED IN WARRANTY DEED BY AND BETWEEN PICK (GRANTOR) AND ELISIA (GRANTEE) AS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK/888, PAGE 015 DOCUMENT No. 1232, AND AS SHOWN ON THE PLAT OF SURVEY OF A PORTION OF GOVERNMENT LOT 8, A PORTION OF GOVERNMENT LOT 9 AND LOT 8, OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 8E OF THE NEW MEXICO PRINCIPAL MERIDIAN PREPARED BY JAMES B. SANCHEZ, P.S. No. 12655 ON 12-11-97, HAVING PROJECT No. C-1281B.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO TIERRA CONTENTA CORP., ELISIA, LLC., DCC, LTD. CO., AMERITROPICAL ABSTRACT & TITLE Co., INC., THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON DEC. 20, 1997 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO
JAMES B. SANCHEZ N.M.P.L.S. NO. 12655
VICINITY MAP
SCALE: 1"= 1000'
PROJECT SITE
TIERRA CONTENTA
SANTA FE COUNTRY CLUB
NEW MEXICO SCHOOL FOR THE DEAF
PLAT REFERENCES
1) BEARINGS SHOWN ARE GRID AND ARE BASED UPON THE CITY OF SANTA FE CONTROL MONUMENT NUMBERS 108 AND 109 AS DETERMINED BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.
2) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 (TIERRA CONTENTA - PHASE 1), PRELIMINARY SUBDIVISION AND CONTINUOUS LARGE SCALE DEVELOPMENT PLAT" PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4278 ON JUNE 24, 1988 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 160 ON PAGE 006.
3) REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT BETWEEN LOT 1-A, TRACTS-A & LOT A-1", PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4278 ON JUNE 11, 1992 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 239 ON PAGE 024.
4) REFER TO PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TRACTS 5-A-1, A, B, 7, 8, 9, LOT 1-A REMAINING PORTION OF TRACT 3", PREPARED BY FRED SANCHEZ, N.M.L.S. No 4278, ON JUNE 25, 1991 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 231 ON PAGE 046.
5) REFER TO PLAT ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 1A" PREPARED BY ROBERT M. SPARKS, N.M.L.S. No. 4957, FOR ELISIA, INC. AUGUST 8, 1994, HAVING REVISED No. 1 DATED AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 304 ON PAGES 018 - 021.
6) REFER TO PLAT OF SURVEY ENTITLED "WOLDAMOOD SUBDIVISION" PREPARED BY ROBERT M. SPARKS, N.M.L.S. No. 4957, IN JULY OF 1971, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS DOC No. 457,533.
7) REFER TO PLAT OF SURVEY ENTITLED "COUNTRY CLUB ESTATES" PREPARED BY SALVADOR VIGIL, N.M.L.S. No. 4605 IN 1983, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 126, PAGE 013.
8) REFER TO PLAT OF SURVEY FOR LCD.J. WOLDAMOOD" PREPARED BY GEORGE RIVERA, N.M.P.L.S. No. 3149 ON MAY 5, 1988, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 023, PAGE 044.
9) REFER TO "COUNTRY CLUB ROAD, ROADWAY DEDICATION" PREPARED BY GEORGE RIVERA, N.M.P.L.S. No. 3149 IN JUNE, 1987, AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 016, PAGE 052.
DEED REFERENCES
1) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1132, PAGE 760.
2) REFER TO WARRANTY DEED BY AND BETWEEN HARRY DAVIS (GRANTOR) AND EMIL PICK (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 888, PAGE 015.
3) REFER TO WARRANTY DEED BY AND BETWEEN ELIZABETH PICK (GRANTOR) AND ELISIA CORPORATION (GRANTEE) RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 888, PAGE 040.
4) REFER TO WARRANTY DEED BY AND BETWEEN ELISIA, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY AND DCC, LTD. CO. A NEW MEXICO LIMITED LIABILITY COMPANY, (GRANTEE) AND TIERRA CONTENTA CORP. (GRANTOR) RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1553 ON PAGES 92494
5) EASEMENTS LISTED IN COMMITMENT FOR TITLE INSURANCE No. 980114-G ISSUED BY TERRITORIAL ABSTRACT AND TITLE COMPANY ARE SHOWN HEREON.
6) REFER TO DEED/PLAT DEEDS TO WOODMEN, CAREY CARROLL RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1249 PAGES 518 THRU 520
LEGEND
POINT FOUND AS INDICATED
CALCULATED POINT NOT FOUND OR SET
SET 1/2" REBAR WITH CAP
FIRE HYDRANT
WATER VALVE
MANHOLE
UTILITY POLE AND GUY ANCHOR
EDGE OF EXISTING ROAD
EDGE OF EASEMENT
FORMER PROPERTY BOUNDARY
AERIAL UTILITY LINE
FENCE LINE
CHAIN LINK FENCE LINE
WOOD FENCE LINE
A PORTION OF GOVERNMENT LOT 8 25.259 ACRES±
A PORTION OF GOVERNMENT LOT 9 45.243 ACRES±
GOVERNMENT LOT 7 50.512 ACRES±
GOVERNMENT LOT 8 27.727 ACRES±
TRACT 1-A
TRACT 6
TRACT 7
N / F SANTA FE COUNTRY CLUB
N / F GOLFSKE
N / F LOS MILAGROS SUBDIVISION
N / F ARROYO SONRISA SUBDIVISION
N / F TIERRA CONTENTA CORP.
N / F NEW MEXICO SCHOOL FOR THE DEAF
NEW MEXICO BOARD OF EDUCATION SANTA FE PUBLIC SCHOOL (SANTA FE HIGH SCHOOL)
EAST BOUNDARY PACHECO GRANT
SOUTH BOUNDARY TIERRA CONTENTA GRANT
EXISTING 50' WIDE RIGHT-OF-WAY FOR COUNTRY CLUB ROAD
EXISTING 20' SANITARY SEWER EASEMENT
CITY OF SANTA FE CONTROL MONUMENT NUMBER 108
SECTION 12
SECTION 13
SOUTH 1/4 SECTION 12 NORTH 1/4 SECTION 13
GRAPHIC SCALE 1" = 200'
0 200 400 600
PLAT OF SURVEY
OF
A PORTION OF LOT 8, A PORTION OF LOT 9 OF SECTION 12, ALL OF LOT 7 AND LOT 8 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
REVISIONS BY DATE
JBS 12-17-97
JBS 01-15-98
JBS 02-09-98
JBS 02-09-98
JCM 09-15-98
JCM 09-23-98
JCM 09-30-98
PROJECT No.: C-1281B
SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413
DRAFTED BY: JBS DATE: 12-11-97

EXHIBIT D4

ANNEXATION PLAT
FOR
TRACTS I THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162005

DEDICATION AND CONSENT STATEMENT:

The undersigned owner(s) of the properties hereon shown; Bellamah Community Development, a New Mexico General Partnership; Meadows Resources, Inc., a New Mexico Corporation; The Elisia Partnership, a New Mexico General Partnership; The City of Santa Fe Board Of Education; The New Mexico School for the Deaf; The New Mexico State Highway Department; The City of Santa Fe; Dr. Joe L. Hernandez; Dr. William Herrera; Kenneth Prater;

BELLAMAH COMMUNITY DEVELOPMENT,
a New Mexico General Partnership

By: _____
D.T. Robertson,
Senior Vice-President and Regional Manager

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 25th day of JUNE, 1985

My Commission Expires: 10-13-87 _____ Notary Public

MEADOWS RESOURCES, INC.,
a New Mexico Corporation

By: _____
Roger C. Rankin
Its Vice President

NOTARY:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 25th day of JUNE, 1985

My Commission Expires: 10-13-87 _____ Notary Public

ELISIA PARTNERSHIP,
a New Mexico General Partnership

By: _____ _____
Henry Pick, William S. Pick,
General Partner General Partner

NOTARY:

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

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

NEW MEXICO SCHOOL FOR THE DEAF

By: _____ _____
Ms. Judy Williams, Kenneth E. Brasel, Ph.D.,
President, Board of Regents Superintendent

NOTARY:

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

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

BOARD OF EDUCATION, CITY OF SANTA FE

_____
Edward A. Ortiz, Superintendent

NOTARY:

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

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: May 1989 _____ Notary Public

NEW MEXICO STATE HIGHWAY DEPARTMENT

_____
L.A. Larranaga, Chief Highway Administrator

NOTARY:

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

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____
Kenneth W. Prater

_____
Susan P. Prater

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the persons noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____
/Dr. Joe L. Hernandez

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 27th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

_____
Dr. William R. Herrera

NOTARY:

STATE OF New Mexico)
) SS
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 26th day of June, 1985

My Commission Expires: 6/14/89 _____ Notary Public

587414
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of MARCH A.D. 19 86 at 11:15 o'clock A.M. and was duly recorded in book 136 page 170 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
_____ Deputy

CITY OF SANTA FE

_____
Louis R. Montano, Mayor

NOTARY:

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

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the ____ day of _____, 19__.

My Commission Expires: _____ _____ Notary Public

APPROVAL

CITY OF SANTA FE, NEW MEXICO

APPROVED ON 2 1 5, 1986, BY: _____
CITY ENGINEER

APPROVED ON March 3, 1986, BY: _____
CITY PLANNER

APPROVED BY:
THE SANTA FE PLANNING COMMISSION AT ITS MEETING OF Sept. 6/16, 1985

_____ _____
CHAIRMAN SECRETARY

ACCEPTED BY:
THE CITY COUNCIL OF THE CITY OF SANTA FE, NEW MEXICO, AT ITS MEETING OF _____, 19__

_____ _____
MAYOR CITY CLERK

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Santa Fe Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

_____
FRED SANCHEZ, N.M.L.S. NO. 4078

NOTARY:

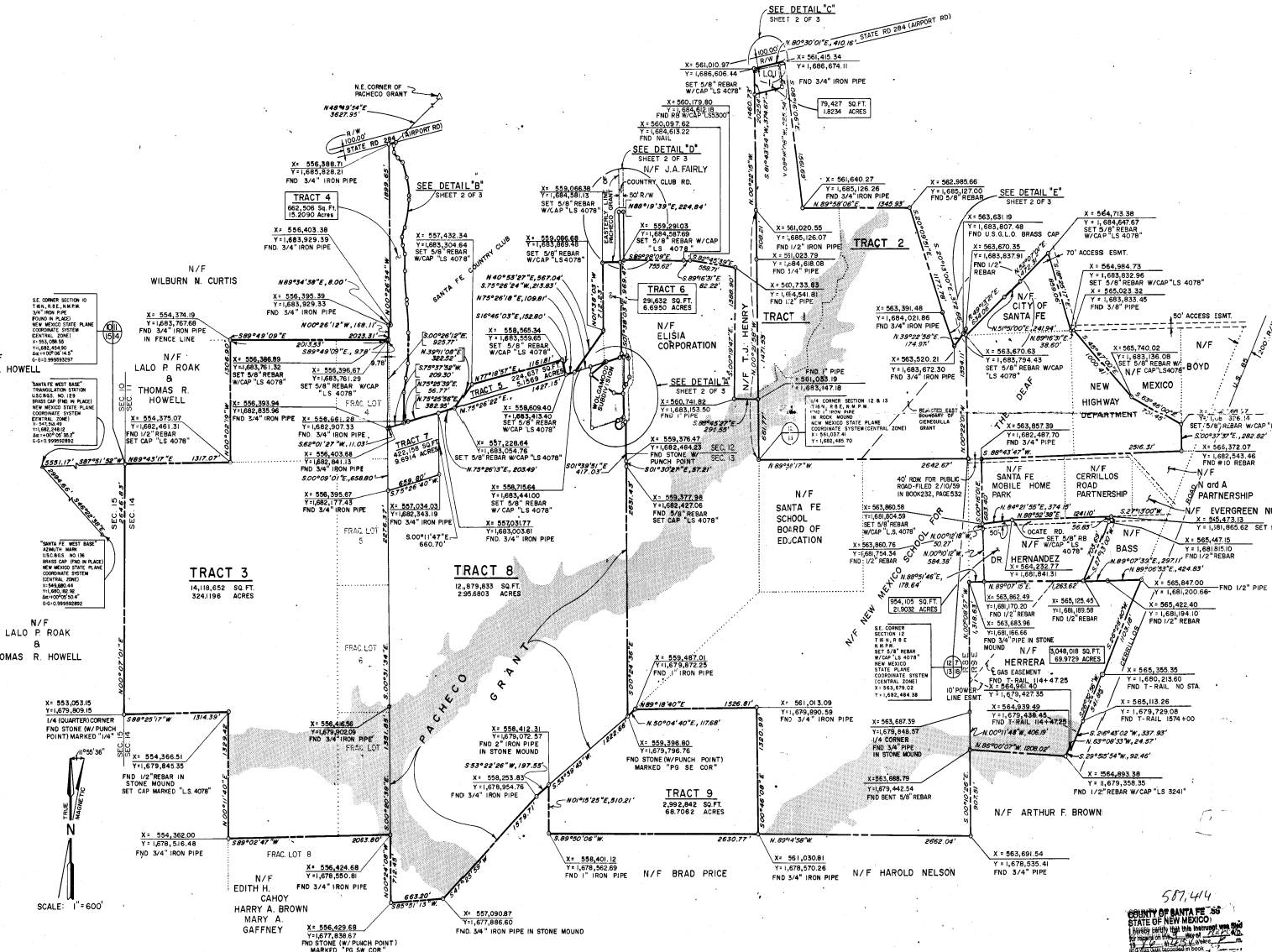
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 24th day of June, 1985

My Commission Expires: 8-24-87 _____ Notary Public

ANNEXATION PLAT
FOR
TRACTS 1 THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162006



NOTES:

1. Bearings shown hereon are based on the New Mexico State Plane Coordinate System (Central Zone) as established from "Santa Fe West Tri-Station and Santa Fe West Azimuth Mark" (Brass Cap Monuments). Coordinates shown are New Mexico State Plane Grid.
2. Ground-to-Grid conversion factor = 0.9995934753.
3. Distances shown are ground distances.
4. Plat reflects easements as disclosed by a title search by Lawyers Title of Santa Fe, Inc., and may be subject to appurtenant easements recorded and unrecorded.
5. Total acreage is 64,534,087 square feet (1401.6988 acres).
6. Tracts 3 thru 7 and 9 now or formerly owned by Bellamah Community Development.
7. Tract 8 now or formerly owned by Meadows Resources, Inc.
8. The following is not proposed to be zoned to the Planned Residential Community (PRC) District:
   a. Lot 1 of Bellamah Community Development
   b. Herrera Property
   c. Hernandez Property

INDICATES APPROXIMATE 100 YR. FLOOD PLANE FOR ARROYO DE LOS CHAMISOS & NORTH BRANCH ARROYA DE LOS CHAMISOS

587,414

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 14th day of May A.D. 19 87 at 10:47 A.M. and was duly recorded in Book 247 Page 018 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGIE VIGIL PERE
County Clerk, Santa Fe Conty, N.M.

SHEET 1 OF 4

ANNEXATION PLAT

FOR

TRACTS 1 THRU 9

TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION

AND

CONTIGUOUS LANDS (EAST)

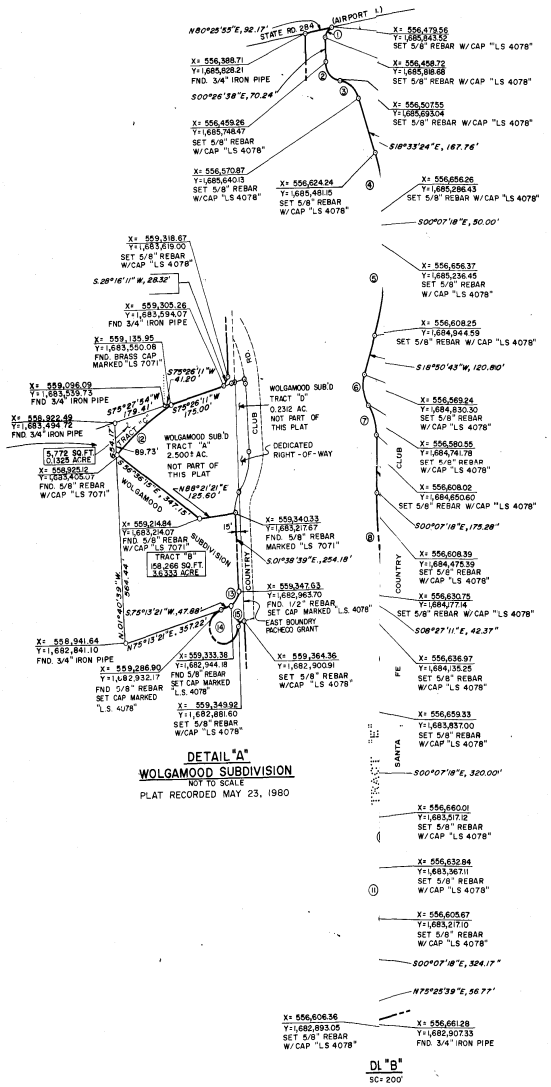
WITHIN

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

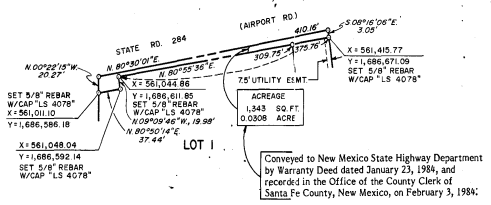
JUNE 1985

162007



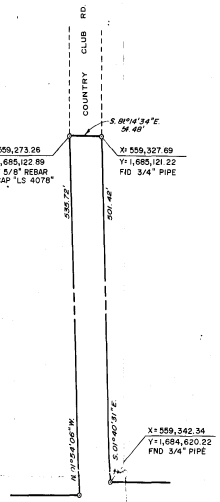
DETAIL "A"
WOLGAMOOD SUBDIVISION
NOT TO SCALE

PLAT RECORDED MAY 23, 1980



Conveyed to New Mexico State Highway Department by Warranty Deed dated January 23, 1984, and recorded in the Office of the County Clerk of Santa Fe County, New Mexico, on February 3, 1984.

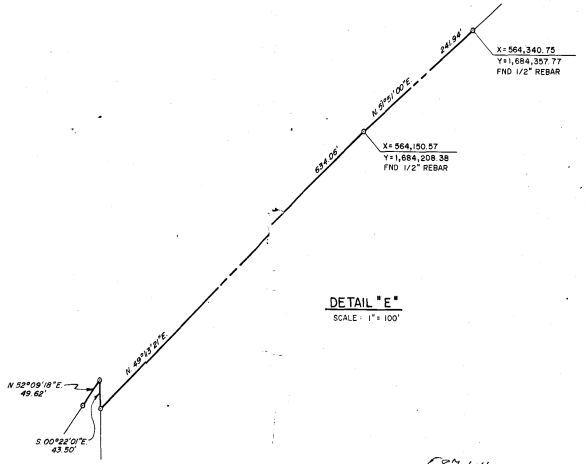
DETAIL "C"
SCALE: 1" = 100'



DETAIL "D"
SCALE: 1" = 10'

DETAIL "B"
CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD (Bearing & Distance)
1	25.00'	89° 52' 33"	35.29'	21.31'	S. 39° 59' 38" W., 32.43'
2	56.50'	81° 13' 59"	80.10'	48.45'	S. 41° 03' 38" E., 73.54'
3	78.88'	63° 07' 04"	86.90'	48.45'	S. 90° 06' 56" E., 82.53'
4	616.23'	18° 26' 06"	198.27'	100.00'	S. 09° 20' 21" E., 197.41'
5	897.96'	18° 58' 01"	297.26'	150.00'	S. 09° 21' 42" W., 295.90'
6	101.38'	52° 14' 59"	92.45'	49.72'	S. 07° 16' 47" E., 89.27'
7	166.34'	33° 16' 58"	96.63'	49.72'	S. 16° 45' 47" E., 95.27'
8	2059.49'	08° 19' 53"	299.47'	150.00'	S. 04° 17' 15" E., 299.21'
9	2059.49'	08° 19' 53"	299.47'	150.00'	S. 04° 17' 15" E., 299.21'
10	422.84'	20° 46' 40"	153.34'	77.52'	S. 10° 16' 02" W., 152.50'
11	422.84'	20° 46' 40"	153.34'	77.52'	S. 10° 16' 02" W., 152.50'
12	375.00'	39° 54' 55"	261.24'	136.17'	S. 55° 29' 30" W., 255.97'
13	19.41'	76° 52' 00"	26.04'	15.40'	S. 36° 47' 21" W., 24.13'
14	50.00'	252° 06' 05"	220.00'	68.70'	S. 51° 16' 04" E., 80.85'
15	19.41'	76° 52' 00"	26.04'	15.40'	N. 36° 47' 52" E., 24.13'



DETAIL "E"
SCALE: 1" = 100'

DL "B"
SC= 200'

587,414

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I hereby certify that this instrument was filed for record on the 3rd day of December 1985 at 11:40 A.M. and was duly recorded in book 187 page 1 of the records of Santa Fe County. Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Deputy

ANNEXATION PLAT
FOR
TRACTS 1 THRU 9
TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION
AND
CONTIGUOUS LANDS (EAST)
WITHIN
TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN
SANTA FE COUNTY, NEW MEXICO
JUNE 1985

162008

LEGAL DESCRIPTION
FOR
EXTERIOR BOUNDARIES
OF
LANDS TO BE ANNEXED INTO THE LIMITS
OF
THE CITY OF SANTA FE, NEW MEXICO

Being those certain parcels of land comprising Tracts 3 through 9, TIERRA CONTENTA (FUTURE PHASES) plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, January 31, 1985, in Book 148, Pages 042-046, under the control of Bellamah Community Development, a New Mexico General Partnership and Meadows Resources, Inc., a New Mexico Corporation; TOGETHER WITH Tracts "A", "B", and "C" of the "WOLGAMOOD SUBDIVISION", plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, May 23, 1980, and Tracts 1 and 2 of the Replat of the "PLAT OF THE 165 ACRE TIERRA CONTENTA", within Section 12, T. 16 N., R. 8 E., N.M.P.M., Santa Fe County, New Mexico, plat of which was filed for record in the Office of the County Clerk of Santa Fe County, New Mexico, July 12, 1984, in Book 142, Page 042, under the control of Bellamah Community Development, a New Mexico General Partnership; TOGETHER WITH Portions of Sections 12 and 13, T. 16 N., R. 8 E., N.M.P.M. under the control of the Elisia Partnership, a New Mexico General Partnership; a Northerly Portion of Section 13, T. 16 N., R. 8 E., N.M.P.M. under the control of The City of Santa Fe Board of Education; an Easterly Portion of Section 13, T. 16 N., R. 8 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Southwesterly portion of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico School for the Deaf; a Portion of the N.W.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the City of Santa Fe, New Mexico; a Portion of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. under the control of the New Mexico State Highway Department; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of Dr. Joe L. Hernandez; a Westerly Portion of Section 18, T. 16 N., R. 9 E., N.M.P.M. under the control of Dr. William Herrera; Tract A of above-mentioned Wolgamood Subdivision under the control of Kenneth Prater; All of which lands are located West of Cerrillos Road and generally South of Airport Road in Santa Fe County, New Mexico, and the exterior boundaries of said lands now being more particularly described by metes and bounds survey as follows:

BEGINNING at the most Northerly corner of above-mentioned TIERRA CONTENTA (FUTURE PHASES), a 5/8" rebar surmounted with a cap marked "LS 4078", being 1) a point on the Southerly right-of-way line of New Mexico State Road No. 284 also known as Airport Road, and 2) the corner common to the Northwest corner of "Santa Fe Country Club" and the Northeast corner of Tract 4, TIERRA CONTENTA (FUTURE PHASES), whence, the U.S.G.L.O. Brass Cap marking the Northeast corner of the Pacheco Grant bears N. 48° 49' 54" E., 3627.95 feet distance; thence,

Continuing along the Easterly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) common with the Westerly line of the "Santa Fe Country Club" through the following courses (all monumented with a 5/8" rebar surmounted with a cap marked "LS 4078"):

Southwesterly, 35.29 feet distance along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet, a central angle of 80° 52' 33", and a long chord which bears S. 39° 59' 38" W., 32.43 feet distance) to a Point of Tangency; thence,

S. 00° 26' 38" E., 70.24 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 80.10 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 56.50 feet, a central angle of 81° 13' 59", and a long chord which bears S. 41° 03' 38" E., 73.54 feet distance) to a Point of Reverse Curvature; thence,

Southeasterly, 86.90 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 78.88 feet, a central angle of 63° 07' 04", and a long chord which bears S. 30° 06' 56" E., 82.55 feet distance) to a Point of Tangency; thence,

S. 18° 33' 24" E., 167.76 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 198.27 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 616.23 feet, a central angle of 18° 26' 06", and a long chord which bears S. 09° 20' 21" E., 197.41 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 50.00 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southwesterly, 297.26 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 897.96 feet, a central angle of 18° 58' 01", and a long chord which bears S. 09° 21' 42" W., 295.90 feet distance) to a Point of Tangency; thence,

S. 18° 50' 43" W., 120.80 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 92.45 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 101.38 feet, a central angle of 52° 14' 59", and a long chord which bears S. 07° 16' 47" E., 89.27 feet distance) to a Point of Reverse Curvature; thence,

Southeasterly, 96.63 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 166.34 feet, a central angle of 33° 16' 58", and a long chord which bears S. 16° 45' 47" E., 95.27 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 175.28 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 299.47 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 2059.49 feet, a central angle of 08° 19' 53", and a long chord which bears S. 04° 17' 15" E., 299.21 feet distance) to a Point of Tangency; thence,

S. 08° 27' 11" E., 42.37 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southeasterly, 299.47 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 2059.49 feet, a central angle of 08° 19' 53", and a long chord which bears S. 04° 17' 15" E., 299.21 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 320.00 feet distance continuing along said "Common Line" to a Point of Curvature; thence,

Southwesterly, 153.34 feet distance continuing along said "Common Line" along the arc of a curve bearing to the right (said arc having a radius of 422.84 feet, a central angle of 20° 46' 40", and a long chord which bears S. 10° 16' 02" W., 152.50 feet distance) to a Point of Reverse Curvature; thence,

Southwesterly, 153.34 feet distance continuing along said "Common Line" along the arc of a curve bearing to the left (said arc having a radius of 422.84 feet, a central angle of 20° 46' 40", and a long chord which bears S. 10° 16' 02" W., 152.50 feet distance) to a Point of Tangency; thence,

S. 00° 07' 18" E., 324.17 feet distance continuing along said "Common Line" to the Southeast corner of above-mentioned Tract 4, TIERRA CONTENTA (FUTURE PHASES) being common with the Southwest corner of above-mentioned "Santa Fe Country Club" and being also a point on the Northerly line of Tract 7, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 75° 25' 39" E., 56.77 feet distance along the line common to the "Santa Fe Country Club" and the Northerly line of said Tract 7, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

N. 75° 25' 56" E., 382.95 feet distance along the line common to the Southerly line of the "Santa Fe Country Club" and the Northerly line of the aforementioned Tract 7, TIERRA CONTENTA (FUTURE PHASES) to a Point (3/4" iron pipe) being the Northeast corner of said Tract 7, TIERRA CONTENTA (FUTURE PHASES) and a Northwesterly corner of Tract 8, TIERRA CONTENTA (FUTURE PHASES); thence,

N. 75° 26' 13" E., 203.49 feet distance along the line common to the Southerly line of the "Santa Fe Country Club" and a Northerly line of Tract 8, TIERRA CONTENTA (FUTURE PHASES) to a point common with the most Westerly corner of Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078") (described and designated in the following paragraph); thence,

N. 39° 11' 08" E., 322.52 feet distance along the Southerly line of said "Santa Fe Country Club" common with a Northerly line of Tract 5, TIERRA CONTENTA (FUTURE PHASES) to the Northwest corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 77° 18' 57" E., 1161.81 feet distance continuing along said "Common Line" to the Northeast corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 16° 46' 03" E., 152.80 feet distance continuing along said "Common Line" to the Southeast corner of said Tract 5, TIERRA CONTENTA (FUTURE PHASES) being also a point on the Northerly line of aforementioned Tract 8, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 75° 26' 18" E., 109.81 feet distance continuing along said "Common Line" to the most Westerly corner of Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 40° 53' 27" E., 567.04 feet distance continuing along said "Common Line" to a point on the Westerly line of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 01° 38' 03" W., 712.23 feet distance continuing along said "Common Line" to the Northwest corner of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 88° 19' 39" E., 224.84 feet distance continuing along said "Common Line" to the Northeast corner of said Tract 6, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078") being a point on the Easterly line of the Pacheco Grant, common with the Westerly right-of-way line of Country Club Road and common to the Southeast corner of "Santa Fe Country Club"; thence,

N. 01° 54' 06" W., 535.72 feet distance along the Easterly line of the Pacheco Grant common with the Westerly right-of-way line of Country Club Road and the Easterly line of the "Santa Fe Country Club" to a Point (a 5/8" rebar surmounted with cap marked "LS 4078"); thence,

S. 88° 14' 34" E., 54.48 feet distance across Country Club Road to a point on its Easterly right-of-way line (found 3/4" pipe); thence,

S. 01° 40' 31" E., 501.42 feet distance along the Easterly right-of-way line of Country Club Road to a Point, being the Northwest corner of Lands of the Elisia Partnership (a 3/4" pipe); thence,

S. 89° 28' 09" E., 755.62 feet distance along the Northerly line of Lands of the Elisia Partnership to a Point (a nail); thence,

S. 89° 16' 31" E., 82.22 feet distance continuing along the Northerly line of Lands of the Elisia Partnership to a Point (a rebar with cap marked "LS 5300"); thence,

S. 82° 45' 39" E., 558.71 feet distance continuing along the Northerly line of Lands of the Elisia Partnership to the Northeast corner of said Lands (a ½" pipe); thence,

S. 00° 19' 47" E., 1388.90 feet distance to a Point (a 1" pipe); thence,

S. 88° 45' 27" E., 291.55 feet distance to a point on the Westerly line of aforementioned Replat of the "Plat of 165 Acre TIERRA CONTENTA" (a 1" pipe); thence,

N. 00° 21' 58" W., 1471.53 feet distance along the Westerly line of said "Replat" to a Point on the Southerly right-of-way line of Fairly Road (a 3/4" pipe); continuing thence,

N. 00° 21' 58" W., 508.21 feet distance continuing along the Westerly line of said "Replat" common with the Easterly right-of-way line of Fairly Road to a Point (a ½" iron pipe); thence,

N. 00° 22' 15" W., 1460.73 feet distance along the Easterly right-of-way line of Fairly Road to its Point of Intersection with the Southerly right-of-way line of Airport Road, as widened, widened portion conveyed to New Mexico State Highway Department by Warranty Deed dated January 23, 1984, recorded in the Office of the County Clerk of Santa Fe County, New Mexico, February 3, 1984 (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 80° 50' 14" E., 37.44 feet distance along the said Southerly right-of-way line of Airport Road (as widened) to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 09° 09' 46" W., 19.98 feet distance continuing along said Southerly right-of-way line of Airport Road (as widened) to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 80° 55' 36" E., 375.76 feet distance continuing along said Southerly right-of-way line of Airport Road (as widened) to the most Northerly corner of the parcel of land herein described (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 08° 16' 06" E., 1561.69 feet distance to a point (a 3/4" iron pipe); thence,

N. 89° 38' 06" E., 1345.93 feet distance to a point (a 5/8" rebar); thence,

S. 20° 09' 51" E., 1177.78 feet distance to an Angle Point (a 3/4" iron pipe); thence,

S. 20° 13' 00" E., 372.66 feet distance to an Angle Point (3/4" iron pipe); thence,

N. 39° 22' 58" E., 174.97 feet distance to a U.S.G.L.O. Brass Cap; thence,

N. 52° 09' 18" E., 49.62 feet distance to an Angle Point (a ½" rebar) on the Easterly line of said "Replat"; thence,

S. 00° 22' 01" E., 49.50 feet distance along the Easterly line of said "Replat" to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 49° 13' 21" E., 634.06 feet distance to a point (a ½" rebar) on the Northerly line of Lands of the City of Santa Fe; thence,

N. 51° 51' 00" E., 241.94 feet distance continuing along the Northerly line of Lands of the City of Santa Fe to a Point (a ½" rebar); thence,

N. 52° 07' 01" E., 472.31 feet distance continuing along the Northerly line of Lands of the City of Santa Fe to a point on the westerly line of a Seventy (70) foot wide Access Easement (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 18° 25' 17" E., 859.06 feet distance along the Westerly line of a Seventy (70) foot wide Access Easement to a point on the Northerly line of the S.W.¼ of the S.W.¼, Section 7, T. 16 N., R. 9 E., N.M.P.M. being also a point on the projected Southerly line of a Fifty (50) foot wide Access Easement (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 89° 16' 31" E., 38.60 feet distance along the Northerly line of the S.W.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. to the Northwest corner of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. (a 3/8" iron pipe) being also the Northwest corner of Lands of the New Mexico State Highway Department and a point on the Southerly line of a Fifty (50) foot wide Access Easement; thence,

S. 45° 47' 00" E., 1000.41 feet distance across a portion of Lands of the New Mexico State Highway Department to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 63° 46' 00" E., 701.45 feet distance continuing across a portion of Lands of the New Mexico State Highway Department to a point on the Easterly line of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 00° 37' 37" E., 282.82 feet distance along the Easterly line of the S.E.¼ of the S.W.¼ of Section 7, T. 16 N., R. 9 E., N.M.P.M. to the Quarter Corner common to Sections 7 and 18, T. 16 N., R. 9 E., N.M.P.M. (a #10 rebar); thence,

S. 88° 43' 47" W., 2516.31 feet distance to a point (a 3/4" iron pipe) being also the Northwest corner of a Mobile Home Park; thence,

S. 00° 16' 01" E., 683.40 feet distance along the Westerly line of a Mobile Home Park to its Southwest corner being also a point on the Northerly right-of-way line of Ocate Road (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 84° 21' 55" E., 374.15 feet distance along the Southerly line of a Mobile Home Park common with the Northerly right-of-way line of Ocate Road to a Point (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 88° 52' 38" E., 1241.10 feet distance continuing along said "common line" to its Point of Intersection with the projected Easterly line of Lands (now or formerly) N/F of Dr. Joe L. Hernandez (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

S. 27° 13' 00" W., 56.83 feet distance across Ocate Road to the Northeasterly corner of said Lands N/F of Dr. Joe L. Hernandez (a ½" rebar); continuing thence,

S. 27° 13' 00" W., 703.69 feet distance along the Easterly line of said Lands N/F of Dr. Joe L. Hernandez to a point on the Northerly line of Lands N/F of Dr. William Herrera (a ½" rebar); thence,

N. 89° 07' 39" E., 297.11 feet distance along said Northerly line of Lands N/F of Dr. William Herrera to a Point (a ½" rebar); thence,

N. 89° 06' 53" E., 424.83 feet distance continuing along said Northerly line of Lands N/F of Dr. William Herrera to its Point of Intersection with the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) (a ½" pipe); thence,

S. 26° 28' 40" W., 1103.18 feet distance along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail); thence,

S. 26° 32' 56" W., 541.85 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "1574+00"); thence,

S. 26° 43' 02" W., 337.93 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "1144+47.29"); thence,

N. 63° 08' 33" W., 24.57 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a "T" Rail marked Sta. "1144+47.29"); thence,

S. 29° 55' 58" W., 92.46 feet distance continuing along the Westerly right-of-way line of U.S. Highway 285 (also known as Cerrillos Road) to a Point (a ½" rebar with cap marked "LS 3241"); thence,

N. 86° 00' 07" W., 1208.02 feet distance to a Point (a 5/8" rebar); thence,

S. 00° 10' 26" E., 907.51 feet distance to a Point (a 3/8" iron pipe); thence,

N. 89° 14' 58" W., 2662.04 feet distance to a Point (a 3/4" iron pipe); thence,

S. 89° 50' 06" W., 2630.77 feet distance along the Southerly line of said Tract 9, TIERRA CONTENTA (FUTURE PHASES) to its Southwest corner (a 1" iron pipe); thence,

N. 01° 15' 25" E., 510.21 feet distance along the Westerly line of said Tract 9, TIERRA CONTENTA (FUTURE PHASES) to its Point of Intersection with the Southeasterly line of the Pacheco Grant (a 2" iron pipe in stone); thence,

S. 53° 22' 26" W., 197.55 feet distance along the Southeasterly line of the Pacheco Grant to a Point (a 3/4" iron pipe); thence,

S. 47° 25' 59" W., 1579.71 feet distance continuing along the Southeasterly line of the Pacheco Grant to a point on the Southerly line of the Pacheco Grant (a 3/4" iron pipe in stone mound); thence,

S. 89° 51' 13" W., 663.20 feet distance along the Southerly line of the Pacheco Grant to a point (a found stone with punch point and marked "PG SW COR"), being 1) the Southwest corner of the Pacheco Grant; and 2) the most Southerly point of the parcel of land herein described; thence,

N. 00° 24' 08" W., 712.45 feet distance along the Westerly line of the Pacheco Grant to a point (a 3/4" iron pipe) being 1) the Southeasterly corner of Fractional Lot 7, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian, and 2) the Northeast corner of Fractional Lot 8, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

S. 89° 02' 47" W., 2063.80 feet distance along the line common to the Southerly line of aforementioned Fractional Lot 7 and its Westerly projection, Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian to a point (a 3/4" iron pipe), being 1) a Southwesterly corner of the parcel of land herein described, 2) the Northwest corner of said Fractional Lot 8, Section 14, and 3) the Southwest corner of the N.E.¼ of the S.W.¼ of Section 14, Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 00° 11' 40" E., 1329.42 feet distance along the Westerly line of the aforementioned N.E.¼ of the S.W.¼ of Section 14 to a point (a 1/2" rebar surmounted with a cap marked "LS 4078" in stone mound) on the Southerly line of the N.W.¼ of said Section 14; thence,

S. 88° 25' 17" W., 1314.39 feet distance along the Southerly line of the N.W.¼ of said Section 14 to the Quarter Corner common to Sections 14 and 15 (a found stone with punch point and marked "1/4", in mound of stones), Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 00° 07' 01" E., 2646.83 feet distance along the line common to said Sections 14 and 15 to the Section Corner common to Sections 10, 11, 14 and 15 (a 3/4" iron pipe) Township 16 North, Range 8 East, New Mexico Principal Meridian; thence,

N. 89° 43' 17" E., 1317.07 feet distance along the line common to said Sections 11 and 14 to the Southwest corner of the S.E.¼ of the S.W.¼ of said Section 11 (a 1/2" rebar surmounted with a cap marked "LS 4078"); thence,

N. 00° 02' 19" W., 1306.90 feet distance along the Westerly line of said S.E.¼ of the S.W.¼ to the Northwest corner of said S.E.¼ of the S.W.¼ of Section 11 (a 3/4" iron pipe in fence line) and Northwest corner of the parcel of land herein described; thence,

S. 89° 49' 09" E., 2013.53 feet distance along the Northerly line of said S.E.¼ of the S.W.¼ Section 11, and along the Northerly line of Fractional Lot 4 Section 11 to its Point of Intersection with the projected Westerly boundary of the "Pacheco Grant" (a 5/8" rebar surmounted with a cap marked "LS 4078"); continuing thence,

S. 89° 49' 09" E., 9.78 feet distance to a point on the Westerly line of Tract 4, TIERRA CONTENTA (FUTURE PHASES), (a 5/8" rebar surmounted with a cap marked "LS 4078"); thence,

N. 00° 26' 12" W., 168.11 feet distance along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

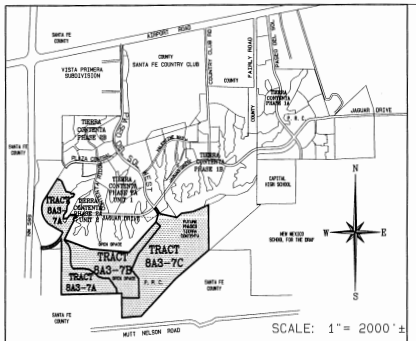
N. 89° 34' 38" E., 8.00 feet distance continuing along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a Point (a 3/4" iron pipe); thence,

N. 00° 26' 38" W., 1899.65 feet distance continuing along the Westerly line of said Tract 4, TIERRA CONTENTA (FUTURE PHASES) to a point on the Southerly right-of-way line of New Mexico State Road No. 284 also known as Airport Road (a 3/4" iron pipe); thence,

N. 80° 25' 59" E., 92.17 feet distance along the Southerly right-of-way line of New Mexico State Road No. 284 (also known as Airport Road) to the PLACE OF BEGINNING of the parcel of land herein described and containing 64,534,087 square feet (1481.4988 acres) more or less.

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
I hereby certify that this instrument was filed for record on the 5th day of July A.D. 1985 at 10:57 o'clock A.M. and was duly recorded in book 587 page 414 of the records of Santa Fe County
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
By Va. Perez Deputy

EXHIBIT D5



SCALE: 1" = 2000'±

V I C I N I T Y M A P

DEVELOPMENT NOTES

1. MAINTENANCE OF IMPROVEMENTS WITHIN THE DEDICATED "TRACT 8A3-7B", AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.
2. NO WALLS, FENCES, OR OTHER STRUCTURES WHICH WOULD IMPEDE DRAINAGE FLOW, SHALL BE PLACED WITHIN FLOODWAY AREAS ZONE AE.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
4. ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20-FOOT MINIMUM WIDTH.
5. SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION.

1648 840

I hereby certify that this instrument was filed for record on the 21 day of Oct A.D. 2011 at 3:03 o'clock P m. and was duly recorded in Book 138 Page 1415 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM

Deputy

CITY OF SANTA FE REVIEW

CITY PLANNER — 10/12/11

CITY ENGINEER FOR LAND USE — 10/12/11

WASTE WATER — T.A. Holland P.E. — 9-15-11

ACCEPTANCE OF DEDICATION BY THE CITY OF SANTA FE

APPROVED BY THE CITY OF SANTA FE SUMMARY COMMITTEE AT THEIR MEETING OF Sept. 1, 2011, AS CASE No. 2011-72

SUMMARY COMMITTEE CHAIRPERSON — DATE 10/21/11

SUMMARY COMMITTEE SECRETARY — DATE 10/21/11

THE UNDERSIGNED, ON BEHALF OF THE CITY OF SANTA FE DOES HEREBY ACCEPT THE DEDICATION OF "TRACT 8A3-7B", AS PLATTED HEREON.

MR. DAVID COSS, MAYOR, CITY OF SANTA FE — DATE 10/17/11

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK, CITY OF SANTA FE — DATE 10-17-11 (corrig 10/12/11)

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

SANTA FE SURVEYING COMPANY		
P.O. BOX 2919, SANTA FE, N.M. 87504, 1210 LUISA ST. SUITE B		
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905		
PROJECT No.: 16081314-TC P2BD		
DRAFTED BY: JBS	DATE: 12-22-10	
REVISION	DATE	BY
CITY REQUESTED REVISIONS	07-08-11	JBS
CITY REQUESTED REVISIONS	09-14-11	JBS

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 8A3-7" OF THE TIERRA CONTENTA SUBDIVISION PHASE 2B, REMAINING UNDEVELOPED LANDS, SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 222.1570 ACRES MORE OR LESS, DOES HEREBY DEDICATE "TRACT 8A3-7B", AS PLATTED HEREON, TO THE CITY OF SANTA FE FOR PUBLIC USE. THE CITY, AT ITS OWN DESIRE AND EXPENSE MAY CONSTRUCT AND MAINTAIN TRAILS, RECREATIONAL FACILITIES AND OTHER APPURTENANCES THERETO WITHIN SAID "TRACT 8A3-7B".

SAID "TRACT 8A3-7B" IS SUBJECT TO FUTURE DRAINAGE EASEMENTS, UTILITY EASEMENTS, ADDITIONAL RIGHT-OF-WAYS FOR ROADS, AND SLOPE EASEMENTS FOR ROAD CONSTRUCTION, AS MAY BE DESIRED BY THE CITY OF SANTA FE, OR BY THE TIERRA CONTENTA CORPORATION AND APPROVED BY THE CITY OF SANTA FE, FOR THE DEVELOPMENT OF LAND WITHIN THE TIERRA CONTENTA SUBDIVISION.

THE UNDERSIGNED OWNER DOES HEREBY ATTEST THAT THIS DEDICATION AND ALL THAT APPEARS ON THIS PLAT IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

THE LANDS PLATTED HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2011, BY OUIDA MacGREGOR, ~~VICE~~ PRESIDENT, BOARD OF DIRECTORS, TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC

OFFICIAL SEAL Margaret L. Vasquez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/30/2012

ATTEST:

JAMES S. HICKS
EXECUTIVE DIRECTOR:
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2011, BY JAMES S. HICKS, THE EXECUTIVE DIRECTOR OF TIERRA CONTENTA CORPORATION

NOTARY PUBLIC

OFFICIAL SEAL Margaret L. Vasquez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/30/2012

NOTES, PLAT AND DEED REFERENCES

1) REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 2B", PREPARED BY MITCHEL K. NOONAN, NMPLS. No.6998, ON DECEMBER 3, 2004, HAVING PROJECT No. C-1281P2B AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON JANUARY 25, 2005, IN BOOK 579 ON PAGES 005-008 .

2) REFER TO PLAT OF SURVEY ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 2A, UNIT 2", PREPARED BY MITCHEL K. NOONAN, NMPLS. No.6998, ON JULY 18, 2002, AMENDED ON JANUARY 19, 2004 HAVING PROJECT No. C-1281-P2AU2 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON SEPTEMBER 26, 2003, IN BOOK 543 ON PAGES 001-003 .

3) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ, NMPLS No. 4078 ON JUNE 24, 1985 AND RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 162, PAGES 006-009.

4) REFER TO WARRANTY DEED BY AND BETWEEN TIERRA CONTENTA CORPORATION (GRANTOR) AND COMMERCIAL CENTER AT 599 (GRANTEE), RECORDED IN THE OFFICE OF SANTA FE COUNTY CLERK, BEING INSTRUMENT NUMBER 1587592.

5) BEARINGS SHOWN ARE GRID AND ARE BASED UPON THE CITY OF SANTA FE CONTROL NETWORK AND OTHER MONUMENTATION SET BY BOHANNAN-HUSTON, INC., IN APRIL OF 1996.

6) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.

IMPROVEMENTS SHOWN HEREON ARE CURRENT AS OF DATE OF THIS SURVEY.

GRANT OF EASEMENT FOR EFFLUENT REUSE LINE

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE LANDS PLATTED HEREON, SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, DO HEREBY GRANT TO THE CITY OF SANTA FE AND TO THEIR SUCCESSORS IN INTEREST AND ASSIGNS, AN EASEMENT FOR AN EFFLUENT REUSE LINE, AS SHOWN HEREON.

SAID EASEMENT IS GRANTED FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN EFFLUENT REUSE LINE AND APPURTENANT STRUCTURES THERETO.

SAID EASEMENT CARRIES WITH IT THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OTHER OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID AN EFFLUENT REUSE LINE.

THE UNDERSIGNED OWNERS DO FURTHER ATTEST THAT THIS , GRANT OF EASEMENT AND ALL THAT APPEARS ON THIS PLAT IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2011, BY OUIDA MacGREGOR, ~~VICE~~ PRESIDENT, BOARD OF DIRECTORS, TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC

OFFICIAL SEAL Margaret L. Vasquez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/30/2012

ATTEST:

JAMES S. HICKS
EXECUTIVE DIRECTOR:
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2011, BY JAMES S. HICKS, THE EXECUTIVE DIRECTOR OF TIERRA CONTENTA CORPORATION

NOTARY PUBLIC

OFFICIAL SEAL Margaret L. Vasquez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/30/2012

BY:

MR. DAVID COSS, MAYOR, CITY OF SANTA FE — DATE 10-17-11

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK, CITY OF SANTA FE — DATE 10-17-11 (corrig 10/12/11)

FLOOD ZONE NOTE

THE LANDS PLATTED HEREON LIE PARTIALLY WITHIN "OTHER AREAS", " ZONE X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN";

AND PARTIALLY WITHIN "OTHER FLOOD AREAS", " ZONE X ", "AREAS OF 0.2% CHANCE ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.";

AND PARTIALLY WITHIN FLOOD "ZONE AE", "BASE FLOOD ELEVATIONS DETERMINED."; "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD."

AND PARTIALLY WITHIN "FLOODWAY AREAS WITHIN ZONE AE", "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD DEPTHS.";

TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS: 35049C0506D, 35049C0502D, ALL EFFECTIVE JUNE 17, 2008, AND IS SHOWN HEREON.

FURTHER, "ACCORDING TO THE FEBRUARY 17th, 2011 PRELIMINARY FIRM PANELS 35049C0506E AND 35049C0502E, THE FLOOD PLAIN STATUS IS UNCHANGED FROM THE CURRENT EFFECTIVE FIRM". AS PER TECHNICAL REVIEW DIVISION, CITY OF SANTA FE.

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PARCELS OF LAND FROM TRACT 8A3-7 AND TO DEDICATE ONE (1) PARCEL TO THE CITY OF SANTA FE.

GRANT OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LANDS PLATTED HEREON, LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF "TRACT 8A3-7" OF THE TIERRA CONTENTA SUBDIVISION PHASE 2B, "REMAINING UNDEVELOPED LANDS", SITUATE WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 222.1570 ACRES MORE OR LESS, DOES HEREBY GRANT TO THE CITY OF SANTA FE, THEIR SUCCESSORS IN INTEREST AND ASSIGNS THE PUBLIC, INGRESS & EGRESS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON.

SAID PUBLIC, INGRESS & EGRESS EASEMENTS ARE GRANTED FOR THE PURPOSE OF FREE INGRESS AND EGRESS, TOGETHER WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A ROADWAY AND APPURTENANCES THERETO, AT THEIR OWN DESIRE AND UNDER NO OBLIGATION OR CONSTRAINTS.

SAID PUBLIC UTILITY EASEMENTS ARE GRANTED FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING UTILITIES, SUCH AS ELECTRIC POWER, CABLE T.V. TELEPHONE, WATER AND SANITARY & STORM SEWER LINES. SAID PUBLIC UTILITY EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OTHER OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES. 738014

FURTHER, IT IS UNDERSTOOD THAT THESE PUBLIC, INGRESS & EGRESS EASEMENTS, WITHIN TRACT 8A3-7A AND 8A3-7C, ARE BEING GRANTED ONLY UNTIL AN ALTERNATIVE RIGHT-OF-WAY IS DEDICATED AND THE ROADWAY WITHIN IS CONSTRUCTED AND PROVIDES ALTERNATE ACCESS, TO THE SATISFACTION OF THE CITY OF SANTA FE. AFTER SUCH DEDICATION, THESE PUBLIC, INGRESS & EGRESS EASEMENTS SHALL FOREVER BECOME EXTINGUISHED AND VACATED.

FURTHER, IT IS UNDERSTOOD THAT THESE PUBLIC UTILITY EASEMENTS, WITHIN TRACT 8A3-7A AND 8A3-7C, ARE BEING GRANTED ONLY UNTIL AN ALTERNATIVE EASEMENT IS GRANTED AND THE UTILITY LINES AND STRUCTURES WITHIN SAID EASEMENT ARE CONSTRUCTED AND PROVIDE ALTERNATE UTILITY SERVICES, TO THE SATISFACTION OF THE CITY OF SANTA FE. AFTER SUCH GRANT OF EASEMENT AND INSTALLATION OF UTILITIY SERVICES, THESE PUBLIC, UTILITY EASEMENTS SHALL FOREVER BECOME EXTINGUISHED AND VACATED.

THE UNDERSIGNED OWNER DOES FURTHER ATTEST THAT THIS GRANT OF EASEMENTS AND ALL THAT APPEARS ON THIS PLAT IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

BY:

OUIDA MacGREGOR
PRESIDENT, BOARD OF DIRECTORS
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2011, BY OUIDA MacGREGOR, ~~VICE~~ PRESIDENT, BOARD OF DIRECTORS, TIERRA CONTENTA CORPORATION.

NOTARY PUBLIC

OFFICIAL SEAL Margaret L. Vasquez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/30/2012

ATTEST:

JAMES S. HICKS
EXECUTIVE DIRECTOR:
TIERRA CONTENTA CORPORATION

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

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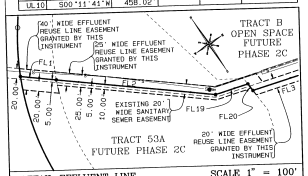
DEDICATION PLAT
FOR
TRACT 8A3-7B
WITHIN THE
TIERRA CONTENTA SUBDIVISION PHASE 2B

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION
WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 2

INGRESS, EGRESS AND UTILITY EASEMENT LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
UL1	S37°05'49"E	200.34'	199.43'	605.05'	18°58'17"
UL1	S27°38'41"E	162.84'			
UC2	S07°38'13"W	163.80'	153.64'	133.00'	70°33'48"
UL2	S42°55'07"W	60.78'			
UC3	S48°02'27"W	351.34'	343.77'	487.00'	41°20'07"
UL3	S27°22'24"W	211.63'			
UC4	S27°46'01"W	10.47'	10.47'	762.00'	0°47'15"
UC5	S14°04'22"W	82.12'	81.30'	167.00'	28°10'33"
UL4	S00°00'55"E	47.07'			
UC6	S23°47'27"E	76.35'	74.18'	92.00'	47°33'04"
UL5	N47°33'59"W	147.10'			
UC7	N23°01'07"W	269.83'	262.51'	333.00'	46°25'35"
UL6	S00°11'41"W	230.01'			
UC8	S20°41'23"E	294.65'	288.17'	404.19'	41°46'08"
UC9	S34°44'24"W	20.60'	20.59'	126.00'	9°22'00"
UC10	S34°44'24"W	28.45'	28.41'	174.00'	9°22'01"
UL7	S30°03'24"W	63.40'			
UC11	S08°46'29"E	159.59'	146.72'	117.00'	77°39'45"
UL8	S47°36'21"E	32.71'			
UC12	S52°17'21"E	28.45'	28.41'	174.00'	9°22'00"
UC13	S52°17'21"E	20.60'	20.58'	126.00'	9°22'00"
UL9	S47°36'21"E	17.37'			
UC14	S23°42'20"E	278.65'	270.64'	334.00'	47°48'02"
UL10	S00°11'41"W	458.02'			



DETAIL EFFLUENT LINE SCALE 1" = 100'

EFFLUENT REUSE LINE EASEMENT LINE AND CURVE DATA CHART

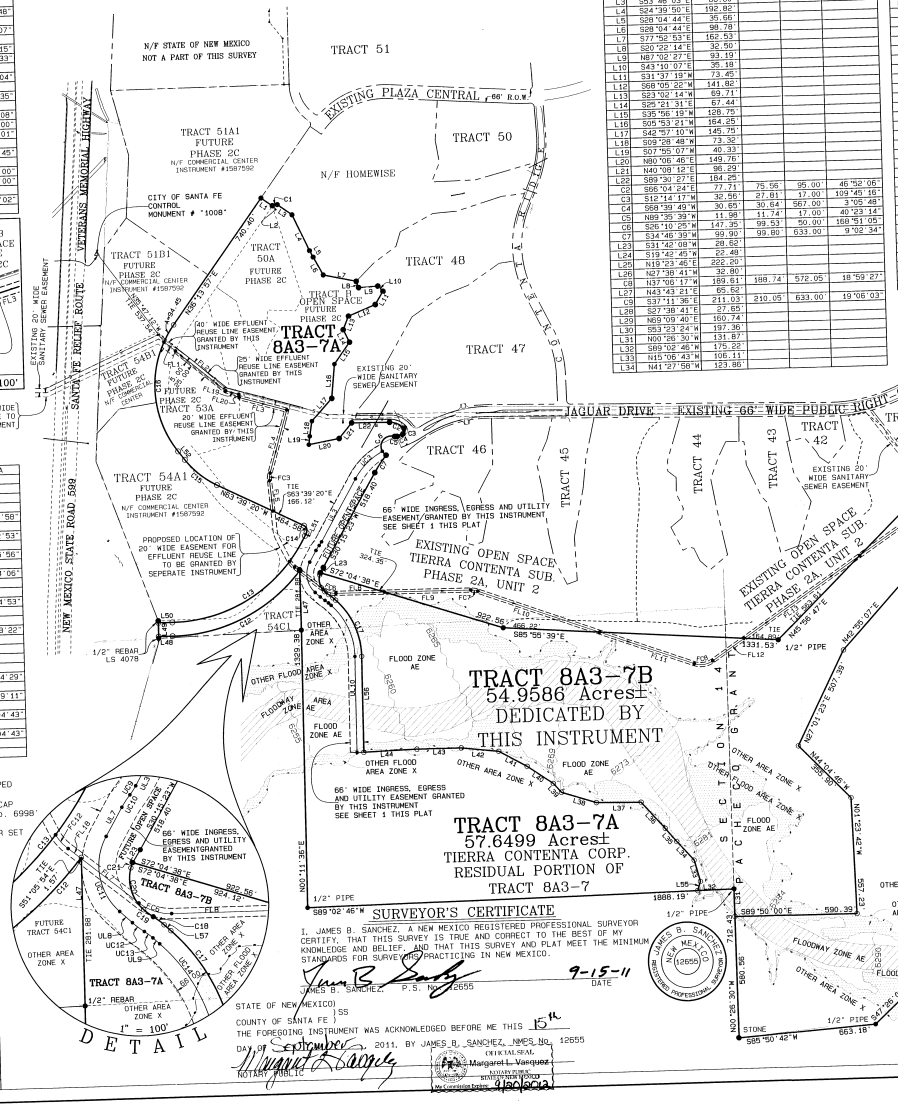
LINE	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
FL1	S50°14'59"E	69.70'			
FL2	S50°14'59"E	309.99'			
FL3	S79°44'20"E	238.03'			
FL4	S16°22'53"W	313.03'			
FC3	S05°42'54"W	37.23'	37.02'	100.00'	21°19'56"
FL5	S04°57'05"E	146.05'			
FC4	S15°33'31"E	37.03'	36.82'	100.00'	21°12'53"
FL6	S26°09'58"E	118.87'			
FC5	S38°37'56"E	43.51'	43.17'	100.00'	24°55'56"
FL7	N51°05'54"W	140.42'			
FC6	S70°32'57"E	67.90'	66.60'	100.00'	38°54'06"
FL8	N90°00'00"E	235.96'			
FL9	N90°00'00"E	417.13'			
FC7	S80°02'34"E	34.76'	34.58'	100.00'	19°54'53"
FL10	S70°05'07"E	620.10'			
FL11	S70°05'07"E	482.50'			
FC8	N83°05'42"E	93.62'	90.24'	100.00'	53°38'22"
FL12	N56°16'31"E	186.80'			
FL13	N56°16'31"E	684.77'			
FL14	N56°16'31"E	1211.93'			
FL15	N56°16'31"E	572.77'			
FC9	N64°33'46"E	28.93'	28.83'	100.00'	16°34'29"
FL16	N72°51'00"E	441.85'			
FC10	N86°35'35"E	47.97'	47.51'	100.00'	27°29'11"
FL17	S79°39'49"E	219.54'			
FC11	S84°12'11"E	15.95'	15.83'	100.00'	9°04'43"
FL18	S79°39'49"E	219.54'			
FC12	S84°12'11"E	15.95'	15.83'	100.00'	9°04'43"
FL19	S73°44'20"E	65.67'			
FL20	S03°44'41"E	15.96'			

L E G E N D

- ○ SET 1/2" REBAR WITH CAP STAMPED "J.B.SANCHEZ - NMPS 12655"
- ● POINT FOUND 1/2" REBAR WITH CAP STAMPED "M. NOONAN - NMPLS No. 6998" UNLESS OTHERWISE NOTED
- • CALCULATED POINT NOT FOUND OR SET
- △ SANTA FE CONTROL MONUMENT
- FH FIRE HYDRANT
- WV WATER VALVE
- MH MANHOLE
- LP STREET LIGHT
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- EDGE OF ASPHALT
- EXISTING TCC TRAIL SYSTEM
- EXISTING FENCELINE
- SANITARY SEWER LINE

SANTA FE SURVEYING COMPANY	
P.O. BOX 2919, SANTA FE, N.M. 87504,	1210 LUISA ST. SUITE B
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905	
PROJECT No.: 16081314-TC P2BD	
DRAFTED BY: JBS	DATE: 12-26-10

REVISION	DATE	BY
CITY REQUESTED PLAT MODIFICATIONS	07-08-2011	JBS
CITY REQUESTED PLAT MODIFICATIONS	09-14-2011	JBS



TRACT PERIMETER LINE AND CURVE DATA CHART

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
L1	S53°46'03"E	66.00'			
L2	N36°13'57"E	2.00'			
C1	N81°13'57"E	25.70'	24.04'	17.00'	90°00'00"
L3	S53°46'03"E	86.50'			
L4	S24°39'50"E	192.82'			
L5	S28°04'44"E	35.56'			
L6	S28°04'44"E	98.78'			
L7	S77°52'53"E	162.53'			
L8	S20°22'14"E	32.50'			
L9	N87°02'27"E	93.19'			
L10	S43°10'07"E	35.18'			
L11	S31°37'19"W	73.45'			
L12	S68°05'22"W	141.62'			
L13	S23°02'14"W	69.71'			
L14	S25°21'31"E	67.44'			
L15	S35°56'19"W	128.75'			
L16	S05°53'21"W	164.25'			
L17	S42°57'10"W	145.75'			
L18	S09°28'48"W	73.32'			
L19	S07°55'07"W	40.33'			
L20	N80°06'46"E	149.76'			
L21	N40°08'12"E	96.29'			
L22	S89°30'27"E	184.25'			
C2	S66°04'24"E	77.71'	75.96'	95.00'	46°52'06"
C3	S12°14'17"W	30.56'	27.61'	17.00'	109°45'16"
C4	S68°39'49"W	30.65'	30.64'	567.00'	3°05'48"
C5	N89°35'39"W	11.98'	11.74'	17.00'	40°23'14"
C6	S26°10'25"W	147.35'	99.53'	50.00'	168°51'05"
C7	S34°46'39"W	99.90'	99.80'	633.00'	9°02'34"
L23	S31°42'08"W	20.62'			
L24	S19°42'45"W	22.48'			
L25	N19°23'46"E	222.20'			
L26	N27°36'41"W	32.80'			
C8	N37°06'17"W	189.61'	188.74'	572.05'	18°59'27"
L27	N43°43'21"E	65.62'			
C9	S37°11'36"E	211.03'	210.05'	633.00'	19°06'03"
L28	S27°38'41"E	27.65'			
L29	N59°09'40"E	160.74'			
L30	S53°23'24"W	197.36'			
L31	N00°26'30"W	131.87'			
L32	S89°02'46"W	175.22'			
L33	N15°06'43"W	106.11'			
L34	N41°27'56"W	123.86'			

No.	BEARING/CHORD	ARC/DIST.	CHORD	RADIUS	DELTA
L35	N39°42'26"W	83.87'			
L36	N41°09'34"W	171.66'			
L37	N88°50'50"W	216.54'			
L38	N72°08'07"W	175.56'			
L39	N41°09'46"W	57.97'			
L40	N55°33'45"W	150.46'			
L41	N60°52'54"W	155.11'			
L42	N63°29'46"W	181.97'			
L43	S89°47'24"W	215.01'			
L44	S88°09'22"W	257.02'			
C10	N20°41'23"W	270.60'	264.64'	371.19'	41°46'08"
L45	N00°11'41"E	230.01'			
C11	N23°02'57"W	296.96'	288.80'	366.00'	46°29'17"
L46	N47°33'59"W	139.63'			
L47	N00°00'55"W	284.37'			
C12	S64°41'04"W	713.45'	689.75'	795.00'	51°25'06"
L48	N89°36'22"W	67.18'			
L49	N00°03'26"W	66.00'			
L50	S89°36'22"E	67.70'			
C13	N58°53'00"E	801.84'	762.02'	729.00'	63°01'13"
L51	N27°22'24"E	17.62'			
C14	N38°08'28"W	39.72'	35.67'	25.00'	91°01'44"
C15	N50°29'30"W	198.97'	197.22'	433.00'	26°19'41"
L52	N37°19'39"W	51.56'			
C16	N00°32'50"W	652.34'	608.45'	508.11'	73°33'34"
L53	S49°23'04"E	201.13'			
L54	N53°08'13"E	200.75'			
L55	N18°03'19"E	45.99'			
L56	N00°11'41"E	458.02'			
C17	N23°42'20"W	305.18'	297.38'	367.00'	47°48'02"
L57	N47°36'21"W	17.37'			
C18	N52°17'21"W	25.99'	25.96'	159.00'	9°22'00"
C19	N52°17'21"W	23.05'	23.03'	141.00'	9°22'00"
C20	N15°37'20"W	88.20'	83.69'	79.00'	63°58'01"
C21	N13°18'32"E	10.76'	10.76'	101.00'	6°06'16"

738015

GRAPHIC SCALE 1" = 250'

0 250 500 750

SURVEYOR'S CERTIFICATE

I, JAMES B. SANCHEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING PRACTICING IN NEW MEXICO.

JAMES B. SANCHEZ P.S. No. 12655 — 9-15-11 DATE

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2011. BY JAMES B. SANCHEZ, NMPS NO. 12655

NOTARY PUBLIC — Margaret L. Vasquez — OFFICIAL SEAL — NOTARY PUBLIC STATE OF NEW MEXICO — My Commission Expires 9/30/2013

DEDICATION PLAT

FOR

TRACT 8A3-7B

WITHIN THE

TIERRA CONTENTA SUBDIVISION PHASE 2B

COMPRISED OF A PORTION OF "TRACT 8A3-7", THE REMAINING UNDEVELOPED LANDS OF THE TIERRA CONTENTA SUBDIVISION WITHIN SECTION 14 AND SECTION 13 OF TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 OF 2

August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

EXHIBIT E

Applicant's Design Standards Overview

Tierra Contenta

Phase 3A Design Standards Overview

Submitted with Tierra Contenta Master Plan Amendment #1 Application
June 21, 2021

Introduction

Phase 3A of Tierra Contenta includes only lands owned by the Tierra Contenta Corporation (TCC) within the final phase of Tierra Contenta, totaling 222.84 acres. The remainder of land in Phase 3 is owned by the New Mexico School for the Deaf (NMSD), who has no plans to develop Phase 3B at this time. The amendment to the Master Plan for Phase 3A is intended to respond to market conditions and to provide more housing diversity, improve pedestrian connectivity, and implement design changes to address lessons learned from previous phases. This overview of the proposed Phase 3A Design Standards is presented with the application for Master Plan Amendment #1 and describes the draft conceptual framework and form-based, typological approach to be taken in Phase 3A. The final document will incorporate input from the City and the TCC Board and will be submitted with the Master Plat application for Phase 3A.

The following table summarizes the proposed land use entitlements for Phase 3A, as requested in Master Plan Amendment #1, to which the Phase 3A Design Standards will apply:

Mixed Residential	118.95 acres	1,133 units
Mixed-Use	3.43 acres	42 units
School	9.37 acres	
Open Space	91.09 acres	
Total	*222.84 acres*	*1,175 units (1,500 maximum)*

Conceptual Framework

In response to City and neighborhood feedback on previous phases, TCC is taking a fresh approach to the design standards for Phase 3A. All residential tracts are designated as “Mixed Residential” to emphasize that a mixture of housing types is permissible and encouraged. An overall increase in density / maximum residential units is proposed to encourage and facilitate the creation of a diversity of housing types. A minimum number of units are assigned per development tract, and a “density bank” will be established to provide incentives for inclusion of “missing middle” housing types and innovative sustainability measures as each tract develops. Rules will be established to determine how density bonuses are awarded based on availability of entitled units and the development program proposed. Form-based standards define Roadway Typology, Building Typology, and Open Space/Trail Typology. This approach is intended to create a flexible framework that will define how buildings, open spaces, and streetscapes are configured to shape and activate the public realm, create a desirable and livable neighborhood, meet affordability goals, and realize the values and intent of Tierra Contenta.

Where appropriate given the change in conceptual framework for Phase 3A, relevant components of the design standards from previous Tierra Contenta phases will be incorporated.

Design Review Process

The Phase 3A Design Standards along with the Phase 3A Master Plat will form the basis to implement the Amended Tierra Contenta Master Plan. Development of the tracts created by the Phase 3A Master Plat will be contingent on approval of a Subdivision Plat and/or a Development Plan, if applicable, for each tract that follows the Tierra Contenta Master Plan, the Phase 3A Design Standards, and other relevant City policies and regulations. The Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation.

City staff and planning officials retain jurisdiction to review, approve, or disapprove Development Plans and Subdivision Plats within Tierra Contenta. However, the Tierra Contenta Annexation Agreement states that:

> "*The City agrees to approve rezoning, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezoning, plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987 as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans*."

The Phase 3A Master Plat and Design Standards shall be consistent with the Master Plan. Subsequently, the individual Subdivision Plats and Development Plans for the tracts shall be consistent with the approved Phase 3A Master Plat and Design Standards. Phase 3A Subdivision Plats and Development Plans shall be reviewed and approved by the Planning Commission for individual development tracts. Prior to City review and approval, each Subdivision Plat and Development Plan is subject to review by the TCC Architectural Review Committee for compliance with the Master Plan and with the adopted Phase 3A Master Plat and Design Standards. Except as specifically provided in the Tierra Contenta Master Plan, Annexation Agreement or phase-specific Design Standards, development within Tierra Contenta must comply with all other property development regulations adopted by the City of Santa Fe.

Roadway Typology

Phase 3A will be served via the extension of Paseo del Sol from the current terminus of Paseo del Sol West just south of Jaguar Drive east to the Herrera Drive/Paseo del Sol East roundabout, completing this important roadway connection. In addition, an internal Community Loop Road will complete the Phase 3A backbone roadway infrastructure, providing access to the development tracts. The easternmost leg of Paseo del Sol and a portion of the Loop Road cross NMSD property, requisite right-of-way dedications in accordance with the terms of the Tierra Contenta Annexation Agreement are in negotiation.

The Amended Master Plan identifies potential future roadway connections to adjacent lands, including NMSD property and the Mutt Nelson neighborhood to the south. As the

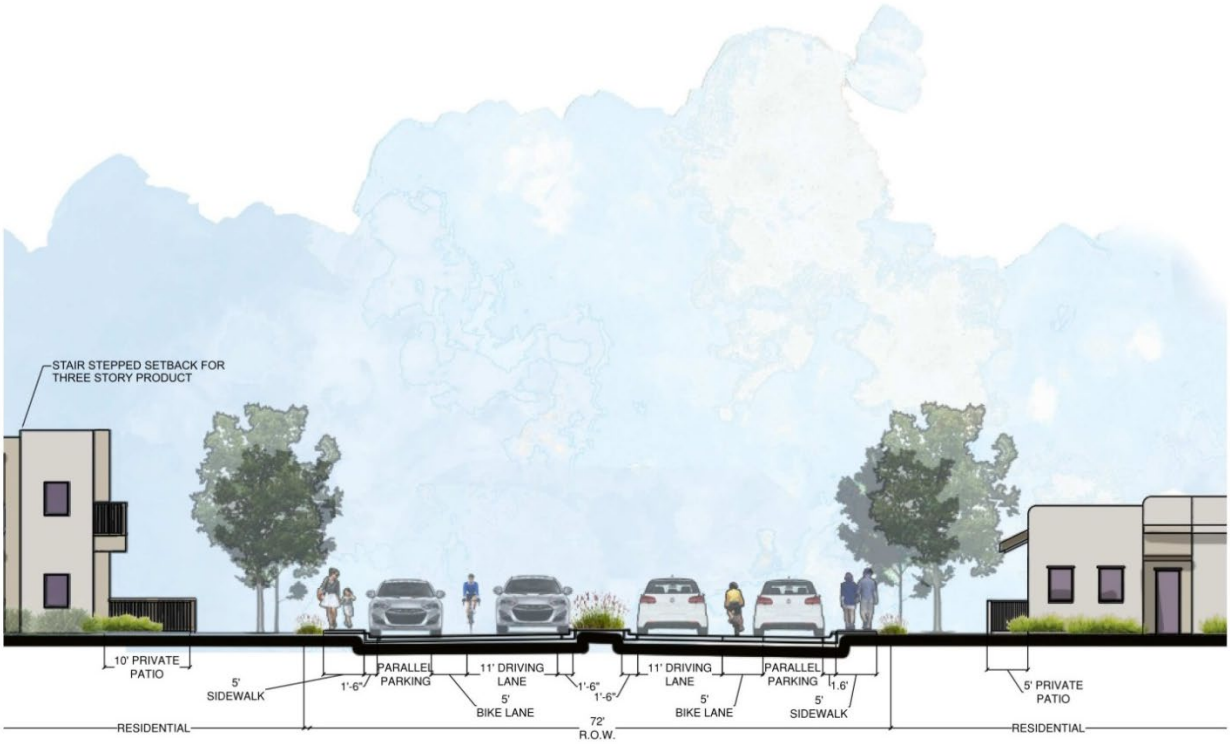
individual tracts are developed, road stub-outs and/or right-of-way dedications will be required where appropriate to ensure adequate roadway connectivity in the larger area. In addition, connectivity among the development tracts is a key component of the design intent.

In an effort to provide improved pedestrian amenities and connectivity, the Roadway Typology requires sidewalks on both sides of each of the three street types. Furthermore, in order to address parking shortages experienced in previous phases, on-street parking is proposed on segments of Paseo del Sol and on one side of the Community Loop Road. Local Streets constructed within the development tracts will also need to include on-street parking. In the event on-street parking is not feasible due to driveway proximity, dedicated guest parking areas will be required.

Roadway standards are illustrated below by road sections, and their relationships to the buildings are defined within the Building Typology as frontage specifications.

Paseo del Sol

Paseo del Sol is the primary through access connecting Phase 3 to previous phases of Tierra Contenta and to the City's larger roadway network. This roadway is not, however, intended to be a high-speed, multi-lane thoroughfare and is instead designed with traffic calming, pedestrian orientation, and activation of the streetscape as top priorities. No rear-facing building relationships are permissible, and no single-access or shared driveways are allowed from Paseo del Sol, except for the purposes of accessing rear parking for multi-unit residential developments or commercial/mixed use buildings. Parallel parking is included on both sides of the street, as are sidewalks and bike lanes, and a landscaped median will aid in traffic calming and enhancement of the driver and pedestrian experience. Street trees and plantings are required, and frontage relationships of buildings are defined in the Building Typology to ensure that Paseo del Sol is an attractive, inviting streetscape. A cross section and plan view of Paseo del Sol are provided below, for illustration, and more detailed roadway standards will be provided in the final Phase 3A Design Standards document.



PASEO DEL SOL STREET CROSS - SECTION: 72' RIGHT OF WAY

Scale: 1/2" = 1'



PASEO DEL SOL PLAN: 72' RIGHT OF WAY

Scale: 1/2" = 1'

Community Loop Road

The Community Loop Road provides access to the Phase 3A development tracts from Paseo del Sol. As such, it is a critical piece of the spine infrastructure for Phase 3A. The Community Loop Road is envisioned as a low-speed collector with on-street parking on one side and sidewalks on both sides, along with requisite street trees and plantings. As with Paseo del Sol, no rear facing building relationships are permissible, but driveways are allowed. A cross section and plan view of the Community Loop Road are provided below, for illustration, and more detailed roadway standards will be provided in the final Phase 3A Design Standards document.



COMMUNITY LOOP CROSS - SECTION: 53' RIGHT OF WAY
Scale: 1/2" = 1'

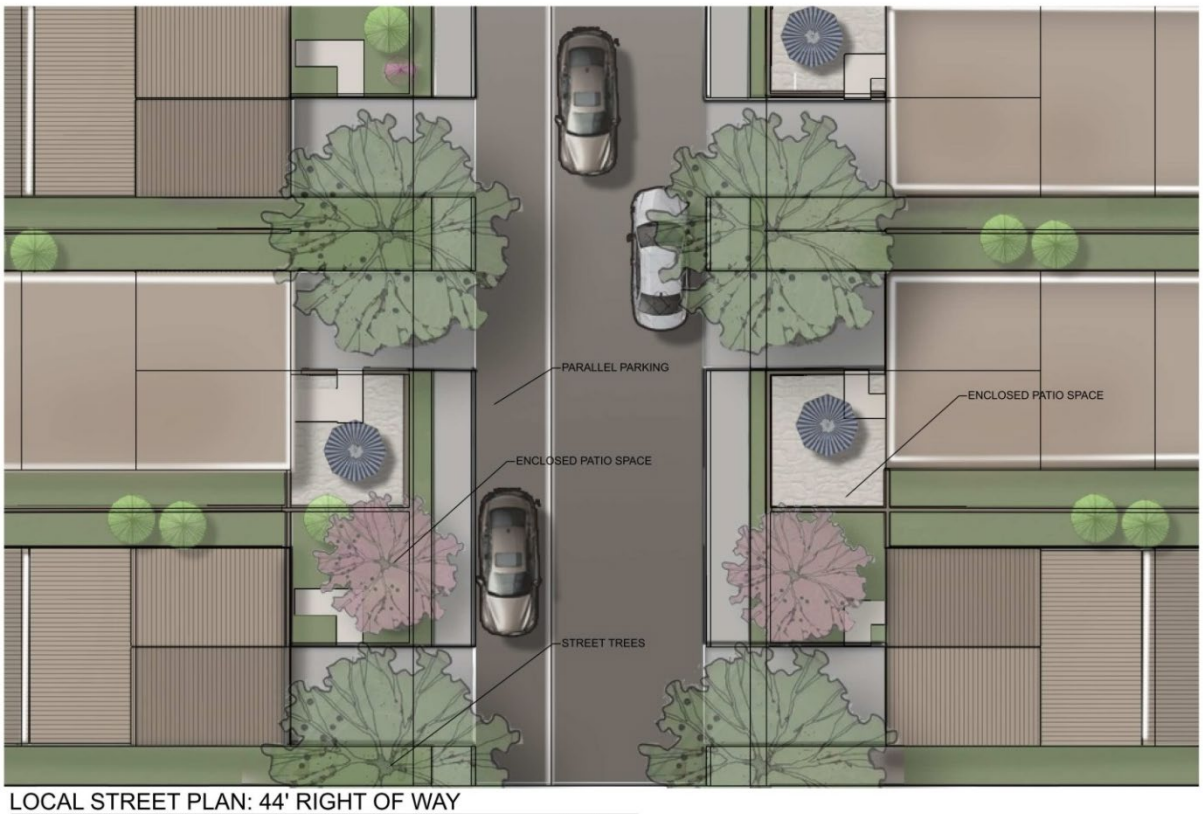


Local Streets

The configuration of local streets will be determined as tracts are developed, depending on the program proposed by the developer of that tract. Sidewalks, street trees, and plantings are required on both sides of the Local Streets, and they will also need to include on-street parking on at least one side. In the event on-street parking is not feasible due to driveway proximity, dedicated guest parking areas will be required. A conceptual cross section and plan view of a Local Street are provided below, for illustration, and more detailed roadway standards will be provided in the final Phase 3A Design Standards document.



LOCAL STREET CROSS - SECTION: 44' RIGHT OF WAY
Scale: 1/2" = 1'



LOCAL STREET PLAN: 44' RIGHT OF WAY
Scale: 1/2" = 1'

Building Typology

The Phase 3A Building Typology identifies typical and appropriate building forms to encourage diversity of housing types, including those referred to as the “missing middle” housing types, as well as activation of the streetscape. Each Building Type includes specifications for access and entry, parking, frontage, placement and massing of building form. Building types will be accompanied by simple visual renderings or photos, schematic plans and sections showing building footprints and frontage relationships. All residential building types are permissible in all Mixed Residential areas. No rear-facing building orientations are permissible for any Building Type on any Roadway Type. Building Types are described below.

Detached House

A detached structure that incorporates one dwelling unit on a single lot with front and rear yards. Must be oriented toward the street, and may be accompanied by one attached or freestanding Accessory Unit.

Access & Entry	The Principal Entry to each dwelling shall face the street frontage and have direct access from a porch/portal, stoop, or private patio. Access for parking, loading, and trash disposal must be from an alley, narrow driveway, ribbon driveway or circular driveway.
Parking	Parking shall be located in garages, carports, or in designated driveways constructed for that purpose. Garages or carports may be attached, detached, or connected by a breezeway. Attached garages or carports shall be set back from street-facing façades by a minimum of 6 feet. Detached and breezeway garages must be located in the side or rear yard. Side yard garage access is permissible when a dual frontage is present.
Frontage	Principal Entry must face the street. Must include a portal/porch, stoop, or private patio. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage if the lot line is set back from the right-of-way a minimum of 10 ft. The resultant open space between the right-of-way and the lot line must be landscaped and maintained as common open space.
Placement	Front Setback: Min 7 ft / Max 20 ft Side Setback: Min 5 ft / Max 10 ft Rear Setback: Min 10 ft Garage / Carport Front Setback: Min 20 ft Zero-lot-lines are permissible for garages / carport at side or rear.
Massing	May be 1 or 2 stories in height. May not exceed 24 ft. in height. For lots 50 ft wide or wider, any portion of a building over 14 feet must step back at least 10 feet on one or both sides.






Accessory Unit

An accessory structure, typically located near the rear of a lot and can be free-standing or attached to a garage or main dwelling unit. Can be a stacked, second-floor unit above a garage or main house. Can serve as an accessory dwelling unit, home office space, studio or other use.

Access & Entry	The Principal Entry to the unit shall be accessed from the side or rear yard or alley. Access for parking, loading, and trash disposal must be from an alley, narrow driveway, or ribbon driveway.
Parking	Parking shall be located below, beside, or behind the unit and accessed from an alley or side driveway.
Frontage	Typically does not have street frontage unless accessed from a side yard.
Placement	Typically located near the rear of a lot and can be free-standing or attached to a garage or main dwelling unit. Side Setback: Min 5 ft / Max 10 ft Rear Setback: Min 10 ft
Massing	Can be a single-story unit or a stacked, second-floor unit above a garage or main house. Cannot exceed 24 ft. in height when located on a second floor. Floor area cannot exceed that of the Principal Dwelling, up to 1500 sq ft.



Duplex

Small-to-medium sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This building type has the appearance of a medium-to-large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods.

Access & Entry	The Principal Entry to each dwelling or each common entrance, if designed as stacked flats, shall have direct access from a portal/porch, a common portal/porch, or stoop facing the street.
Parking	Parking shall be located in garages, carports, or in designated driveways constructed for that purpose. Garages or carports may be attached, detached, or connected by a breezeway. Attached garages or carports shall be set back from street-facing façades by a minimum of 6 feet. Detached and breezeway garages must be located in the side or rear yard. Side yard garage access is permissible when a dual frontage is present.
Frontage	Principal Entries or common entrance must face the street. Each dwelling must include a stoop or porch/portal, either individually or in common with an adjoining dwelling. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage if the lot line is set back from the right-of-way a minimum of 10 ft. The resultant open space between the right-of-way and the lot line must be landscaped and maintained as common open space.

Placement	Front Setback: Min 7 ft / Max 20 ft Side Setback: Zero-lot-lines permissible if attached side-by-side units. If stacked, min 5 ft / Max 10 ft Rear Setback: Min 10 ft Garage / Carport Front Setback: Min 20 ft Zero-lot-lines are permissible for garages / carport at side or rear.
Massing	May be articulated as large single family houses consistent with the vernacular building form in the surrounding neighborhood. Duplexes may also be designed as stacked flats, abutting townhouses, courtyards, or other vernacular forms compatible with the surrounding neighborhood. Attic spaces may be used as habitable space.



Townhouses/Rowhouses

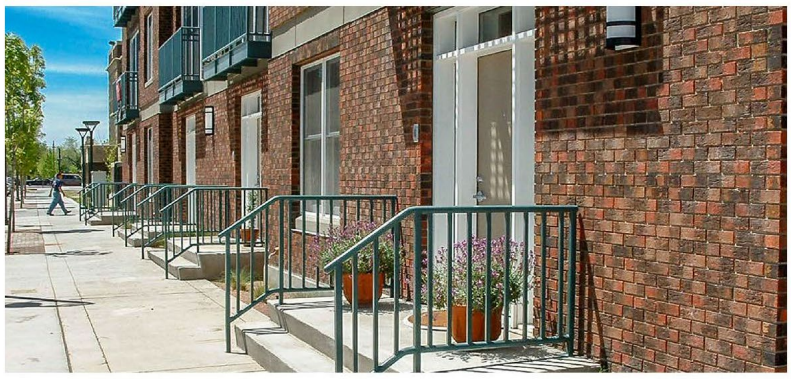
Consists of multiple attached dwelling units, placed side-by-side (zero lot line). Building cannot exceed 180 linear feet. Typically located in medium-density neighborhoods or in a location that serves as a transition from primarily single-family homes to higher density areas.

Access & Entry	The Principal Entry to each dwelling shall have direct access to the street. Parking, loading and trash disposal must be accessed from an alley or from a shared driveway.
Parking	Parking shall be located behind each building or in attached garages facing the street. Attached garages or carports shall be set back from street-facing façades by a minimum of 6 feet.

Frontage	Each dwelling must include a stoop or porch/portal fronting the street and a public sidewalk or a common open space. May have dual frontage in which there is both front yard and side yard frontage. Front yard may be enclosed with a low yard wall or fence (max 4 ft. high) at the property line. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage if the lot line is set back from the right-of-way a minimum of 10 ft. The resultant open space between the right-of-way and the lot line must be landscaped and maintained as common open space.
Placement	Front Setback: Min 7 ft / Max 20 ft Garage / Carport Front Setback: Min 20 ft Rear Setback: Min 10 ft
Massing	May be 1 or 2 stories in height. May not exceed 24 ft. in height.







Casita Court

Consists of a series of small, detached structures and/or side-by-side attached structures, providing multiple dwelling units arranged around a shared courtyard, which takes the place of a private rear yard. Each unit shall have an individual entry accessed from the shared courtyard.

Access & Entry	The Principal Entry to each dwelling shall have direct access to a shared courtyard at ground level or from a stoop or small portal/porch.
Parking	Parking can be located behind the rear massing of the courtyard or below the rear-most dwelling units, which may be located above a bank of garages. A common parking court may be provided interior to the block.
Frontage	Typically, multiple building masses are arranged around a central landscaped courtyard. Yard walls or fences flush with the courtyard opening are permissible, cannot exceed 4 ft. in height, and must include a pedestrian opening/entry, which can be gated.
Placement	Front Setback: Min 7 ft / Max 20 ft Side Setback: Min 5 ft / Max 10 ft Rear Setback: Min 10 ft Zero-lot-lines are permissible for garages / carport at rear.
Massing	Typically consists of single story structures, but can be up to two stories (24 ft max height). Often the rear-most building(s) are up to two stories, sometimes allowing for garages on the ground floor and dwelling units above, while the structures flanking the courtyard are 1 to1.5 stories.



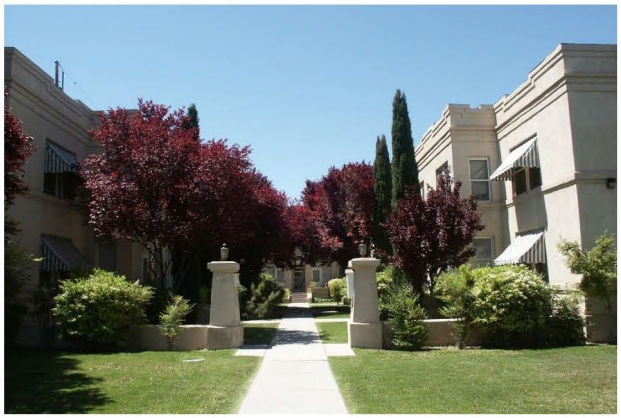



Courtyard Apartments

Consists of multiple side-by-side and/or stacked multiple dwelling units arranged around a shared courtyard and accessed from a central common entry facing the street.

Access & Entry	The Principal Entry to each dwelling shall be accessed from a common entry and interior corridor.
Parking	Parking shall be located behind the rear massing of the courtyard. A common parking court may be provided interior to the block.
Frontage	Central portion of the building is set back between two flanking sections that are closer to the front property line, creating a recessed, landscaped courtyard. Yard walls or fences flush with the courtyard opening are permissible, cannot exceed 4 ft. in height, and must include a pedestrian opening/entry, which can be gated.
Placement	Front Setback: Min 7 ft / Max 20 ft Side Setback: Min 5 ft / Max 10 ft Rear Setback: Min 10 ft Zero-lot-lines are permissible for garages / carport at rear.
Massing	Up to three stories (36 ft max height) if located on Paseo del Sol; up two stories (24 ft max height) elsewhere. Massing step-backs required from frontage if three stories.





Multiplex

Detached structure that consists of multiple dwelling units arranged side-by-side and/or stacked, typically with one shared entry at the front. Has the appearance of a medium-to-large sized single-unit house. Typically does not include a rear yard, as parking is generally located behind the structure.

Access & Entry	Dwelling units are accessed from a common entry or entries and interior corridor(s).
Parking	Parking is located behind the structure and accessed from an alley or from a shared narrow or ribbon driveway. Parking may be accessed from the side yard if there is a dual frontage condition.
Frontage	Building frontage has the appearance of a medium-to-large detached house, set near the street. May have dual frontage. Typically, there are no yard walls or fencing. However, if present, front yard walls or fences may not exceed 4 ft. If a side yard frontage is present, a yard wall or fence up to 6 ft. high is permissible at the frontage if the lot line is set back from the right-of-way a minimum of 10 ft. The resultant open space between the right-of-way and the lot line must be landscaped and maintained as common open space.
Placement	Front Setback: Min 7 ft / Max 20 ft Side Setback: Min 5 ft / Max 10 ft Rear Setback: Min 10 ft Zero-lot-lines are permissible for garages / carport at rear.
Massing	Up to three stories (36 ft max height) if located on Paseo del Sol; up two stories (24 ft max height) elsewhere. Massing step-backs required from frontage if three stories.









Garden Apartments

A building or group of buildings containing multiple dwelling units, stacked vertically and horizontally. Buildings can take the form of rectilinear building blocks, or L-shaped or U-shaped footprints. Typically, each dwelling unit has a small private terrace, and/or there are shared terraces for common use by residents.

Access & Entry	Dwelling units are accessed from a common entry or entries and interior corridor(s) and vertical circulation.
Parking	Underground or surface parking. Surface parking must be interior to the lot.
Frontage	Buildings are generally arranged close to the street. Each dwelling unit typically has a small terrace, landing, or private yard enclosed with a low (4 ft max height) wall or fence, either elevated above the street level (balcony) or at street level, or a combination of both. Perimeter fencing for low-rise garden apartments shall not exceed 6 ft in height, must allow for transparency/visbility, and must be set back at least 5 ft from the edge of right-of-way. The resultant open space between the right-of-way and the perimeter fencing must be landscaped and maintained as common open space. Six-foot-high block walls are not permitted, and six-foot-high fencing is not permitted at the edge of right-of-way.
Placement	Front Setback: 10 ft for a 2-story building / 20 ft for a 3-story building (no stepback required, see below) Side Setback: 10 ft min Rear Setback: 10 ft min
Massing	Up to three stories if located on Paseo del Sol; two stories elsewhere. Massing step-back of 10ft required from frontage for a third story. No stepback required if three story building is set back 20 ft from frontage/ROW.





Live-Work

Attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground-floor space that can be used for residential, service, or retail purposes. Both the ground-floor flex space and the unit above are owned or occupied by one entity. Typically located in a medium-density residential context or in a location that transitions between a mixed residential neighborhood and commercial/mixed-use area. Especially appropriate for incubating small businesses and for allowing commercial uses to expand as the market demands.

Access & Entry	Ground floor flex space and residential unit above typically have separate entrances. Upper floor residential units may have a common entry. Parking, loading and trash disposal accessed from alley or rear of the lot.
Parking	Parking areas must be located adjacent to an alley or at the rear of the lot and may not abut the street frontage. On-street parking is typical along street frontages.
Frontage	Shopfront street frontage is typical at the ground floor. Each shopfront must have a separate entrance, which may be covered with a portal or awning. Live-work buildings may be arranged around an interior landscaped and/or hardscaped courtyard or forecourt.
Placement	Front Setback: zero-lot-line permissible / 5 ft maximum Side Setback: zero-lot-line permissible / 10 ft maximum Rear Setback: 10 ft minimum
Massing	Up to three stories (36 ft max) if located on Paseo del Sol; two stories (24 ft max) elsewhere. Massing step-backs required from frontage if three stories.

Flex Building

Contains at least one story above the ground floor, with Shop Fronts on the ground floor. The building may contain any combination of residential, office, and commercial uses. Retail should occur on the ground floor, but is not mandatory. The building may evolve over time through many combinations of use.

Access & Entry	Principal Entry to each individual unit on the ground floor must have direct access from the street frontage. Parking access is from an alley or narrow driveway.
Parking	Parking is located behind or under the building. Additional on-street parking is typical. A common parking area may be located interior to the block.
Frontage	Frontages take the form of shop fronts. A courtyard / forecourt building arrangement is permissible.

Placement	Front Setback: zero-lot-line permissible / 5 ft maximum Side Setback: zero-lot-line permissible / 10 ft maximum Rear Setback: 10 ft minimum
Massing	Up to three stories if located on Paseo de Sol; two stories elsewhere. Buildings facing a street that are longer than 50 feet must be articulated a maximum of every 40 feet along the street-facing façade. Entryways are required at least every 40 feet.

Open Space and Trail Typology

In Phase 3A, 91.09 acres of open space will be preserved, which includes one Neighborhood Park, to be owned and maintained by the City of Santa Fe, four dispersed Pocket Parks to be maintained by the applicable homeowners' association, and an extensive trail network. Park locations shown on the Master Plan Amendment Plans are conceptual and subject to change during platting. These decentralized passive and active recreational spaces are intended to provide community connection opportunities throughout the neighborhood and will be developed in accordance with the Open Space and Trails Typology described below.

Neighborhood Park

Up to 5 acres in size, a neighborhood park serves as a social and recreational focal point for the neighborhood. Includes formal playground, outdoor sport courts, sport fields, picnic tables, pathways, and/or multi-use open turf areas. Can accommodate the recreational needs of a wide variety of users, and access for pedestrians, bicyclists and other non-motorized travelers is a priority. Connectivity to surrounding neighborhood(s) is vital. Sidewalks, pathways, and connections to the larger neighborhood trail system should be established. Proximity to school facilities is highly desirable.

Provides a variety of recreational, social, and cultural opportunities. Provides greens pace within neighborhoods. Contributes to health and wellness. Provides opportunities to connect with nature.

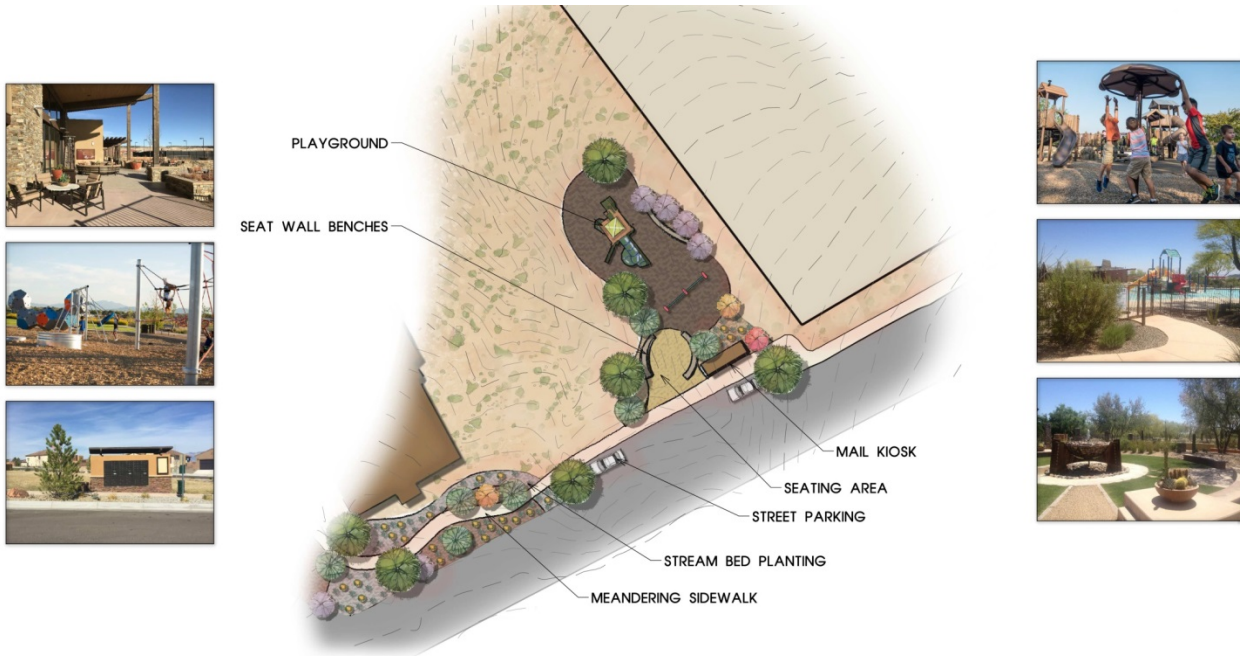
No more than 2/3 of the area should be reserved for active recreation. Remaining area should be enhanced with benches, gardens, natural areas, multi-use green space, pathways, and other more passive pedestrian amenities.

A conceptual plan of a 3-acre neighborhood park is provided below.



Pocket Park

Small outdoor space, usually no more than ¼ to ½ acre in size. Also referred to as mini-parks, pocket parks are small-scale, landscaped open spaces designed for passive recreation, social interaction, and connection with nature. Minimal amenities are provided, aside from those intended to enhance pedestrian comfort, and connectivity to surrounding residences is a priority. A conceptual plan of a pocket park is provided below.



Pedestrian Corridor

Multi-use path with open space buffer on either side that provides enhanced connectivity for pedestrians and cyclists between residential development tracts, linking streets, sidewalks, and other pedestrian pathways through a neighborhood.

Community Trail

A network of 10-foot wide non-motorized trails within the natural open space, which will connect to the existing area trails. Trails shall be accessible via the sidewalk network and connect to the parks, where feasible.

Natural Open Space

Dedicated open space that is defined by natural vegetation and shall remain largely undisturbed and protected during construction activities. Construction within Natural Open Space is limited to trails, drainage improvements/arroyo bank stabilization, and utility extensions. Disturbed areas shall be revegetated to mimic the undisturbed condition.

August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

EXHIBIT F

Applicants ENN Materials

1. Applicants ENN packet
2. Applicant Notes
3. Applicant's Community Outreach

EXHIBIT F1

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Tierra Contenta Phase 3A Master Plan Amendment

Address: N/A Parcel Size: 228 acres

Zoning: PRC Future Land Use: Residential, Neighborhood Center, Parks, Public/Inst

Preapplication Conference Date: December 10, 2020

Detailed Project Description: Proposed Master Plan Amendment for Tierra Contenta Phase 3A to adjust roadway and pedestrian network, unit count and program in advance of development.

Property Owner Information

Name: Tierra Contenta Corporation

Address: 1111 Agua Fria Street, Santa Fe, NM 87501

Phone: 505-989-3960 E-mail Address:

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin, Inc.

Address: 130 Grant Ave., Suite 101

Phone: 505-820-7444 E-mail Address: Jennifer@jenkinsgavin.com

Agent Authorization (if applicable):

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

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: Date:

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	***Preferred Option***	***Alternative***
DATE:	**5/27/2021**	
TIME:	**5:30 p.m.**	
LOCATION:	***Zoom Meeting (virtual)***	

Tierra Contenta

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

RE: Tierra Contenta

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Justin Robison, Santa Fe Community Housing Trust — Date 1/12/21

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 12 day of January, 2021 by Justin Robison.

Notary Public

Official Seal
HOLLIE HESTER
Notary Public
State of New Mexico
My Comm. Expires 7/21/24

My Commission Expires: 7/21/24

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 amendment to the Tierra Contenta Master Plan for Phase 3A provides for over 1,100 quality, mixed-income homes and apartments in the last remaining undeveloped area of Tierra Contenta (TC), adding to the 2,300 residences already built in this planned residential community. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, and trails. The planning area comprises 228 acres of undeveloped land located southeast of Capital High School, of which over 35 percent will be preserved as open space.

Proposed changes to the Tierra Contenta Master Plan reflect the impact of major changes in the surrounding area, such as new schools, roads, businesses and parks. In addition, the Design Standards are being revised for consistency with the goals of the Master Plan Amendment, including improving the pedestrian experience and connectivity, activating the streets and public spaces, diversifying housing types, and modifying the site program to respond to current market conditions.

The nonprofit Tierra Contenta Corporation (TCC) owns 225 acres and the New Mexico School for the Deaf (NMSC) owns 3 acres of the planning area. The expansion area is part of the larger "Phase 3" as shown in the existing Master Plan. The land area subject to revisions will be designated Phase 3A. The remaining 179 acres of Phase 3 land are owned by NMSD and will remain subject to the original Tierra Contenta Master Plan, approved by the City in 1994.

(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.*

TCC has conducted a thorough study of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect virtually all of the nearby land on the sides of arroyos and to avoid mass grading.

(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 poses no risks to known archaeological sites or other historic / cultural resources. Archaeological Clearance was granted by the City of Santa Fe Archaeological Review Committee in 2001 for all phases of the Tierra Contenta Master Plan area.

(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 proposed amendment to the Tierra Contenta Master Plan for Phase 3A will build over 1,100 quality, mixed-income homes and apartments in the last remaining undeveloped area of Tierra Contenta (TC), adding to the 2,300 residences already built in this planned residential community. Proposed residential densities range from 5.2 units/acre for single-family housing to 23.7 units/acre for multi-family housing The proposed densities are consistent with the original Master Plan for Phase 3, with policies in the General Plan,and with the surrounding area.

(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.*

Improving vehicular and pedestrian connectivity is a high priority for the the proposed Tierra Contenta Master Plan Amendment. The planned expansion of Paseo del Sol, as well as the planned expansions of both roadside and community trails and connections to existing trail and open space/park infrastructure represent improvements that are responsive to public input obtained to date and to guidance received from City staff.

A Traffic Impact Analysis has been conducted and will be submitted with the application. The TIA indicates that "Tierra Contenta Phase 3A will have a minimal impact on the City of Santa Fe road system." Roadway improvements are proposed that will improve traffic flow and levels of service. Off-street parking will be provided in accordance with City Code regulations, and public sidewalks will be constructed. There is no anticipated impact on access to services.

(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.*

During the development period, the project will create jobs in construction and related fields. In addition, the commercial uses included in the plan amendment will create job opportunities, as well as opportunities for local businesses to locate in the development. Finally, the project will increase the City's affordable housing supply, a much-needed prerequisite for economic development.

(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)*

The residential components of the project will be developed in compliance with the Tierra Contenta Annexation Agreement, which requires that 40% of homes developed be affordable (exceeding the 30% affordability required by the Santa Fe Homes Program).

(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 public utilities. It is located in Fire District 8 and will be served by Fire Station No. 8, located nearby at the intersection of Jaguar Drive and Paseo del Sol. The project will be served by City police and Santa Fe Public Schools, and a future elementary school site is reserved. A Santa Fe Trails Bus Stop is located at the intersection of Jaguar Drive and Paseo del Sol, and service will be extended through the development upon build-out. Lastly, proposed roadway and pedestrian improvements will enhance the public roadway and trail network.

(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 City water conservation requirements. Water rights will be provided to offset increased demand in accordance with City requirements.

(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.*

Appropriate measures for creation of pedestrian trails and vehicular connectivity will be implemented. The project provides a mixture of housing types and integrates school and commercial uses as well. Pedestrian and transit connectivity between the project and adjacent existing neighborhoods will be improved, while providing services and employment opportunities for nearby residents. Access to the Arroyo Chamiso Trail and community trail networks will greatly enhance the pedestrian experience in this area of the City.

(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.*

Development of the Tierra Contenta project has been underway since 1994 and is in alignment with the City's General Plan policies around infill development, affordable housing, and compact urban form. The project encourages a mixture of high-quality housing types and includes a mixture of uses, including residential, commercial, elementary school, community facilities, parks and trails.

ADDITIONAL COMMENTS (Optional)

The proposed amendment to the Tierra Contenta Phase 3A Master Plan represents a logical next step in the development of Tierra Contenta, which has been underway for over 25 years. The proposed changes to the Master Plan represent improvements to the overall phase layout and program that enhance vehicular and pedestrian connectivity in the area and increase the City's market-rate and affordable housing supply.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

EARLY NEIGHBORHOOD NOTIFICATION MEETING

May 12, 2021

RE: Tierra Contenta Phase 3A Master Plan Amendment

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss a pending application to the City of Santa Fe for an Amendment to the Tierra Contenta Phase 3A Master Plan. The proposed amendment provides for over 1,100 quality, mixed-income homes and apartments in the last remaining undeveloped area of Tierra Contenta, adding to the 2,300 residences already built in this planned residential community. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, and trails. The planning area comprises 228 acres of undeveloped land located southwest of Capital High School, of which over 35 percent will be preserved as open space. In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this letter is to inform you that a meeting is scheduled to be held on **May 27, 2021, at 5:30pm.**

Join Zoom Meeting
https://us02web.zoom.us/j/85204550999?pwd=LzBjK2hqWGUybklQc3NkYkhpVEZIQT09

Meeting ID: 852 0455 0999
Passcode: 759355
One tap mobile
+13462487799,,85204550999#,,,,*759355# US (Houston)
+16699009128,,85204550999#,,,,*759355# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 852 0455 0999
Passcode: 759355
Find your local number: https://us02web.zoom.us/u/kejMfLhSCP

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or gagurule@santafenm.gov 5 days prior to the meeting date.

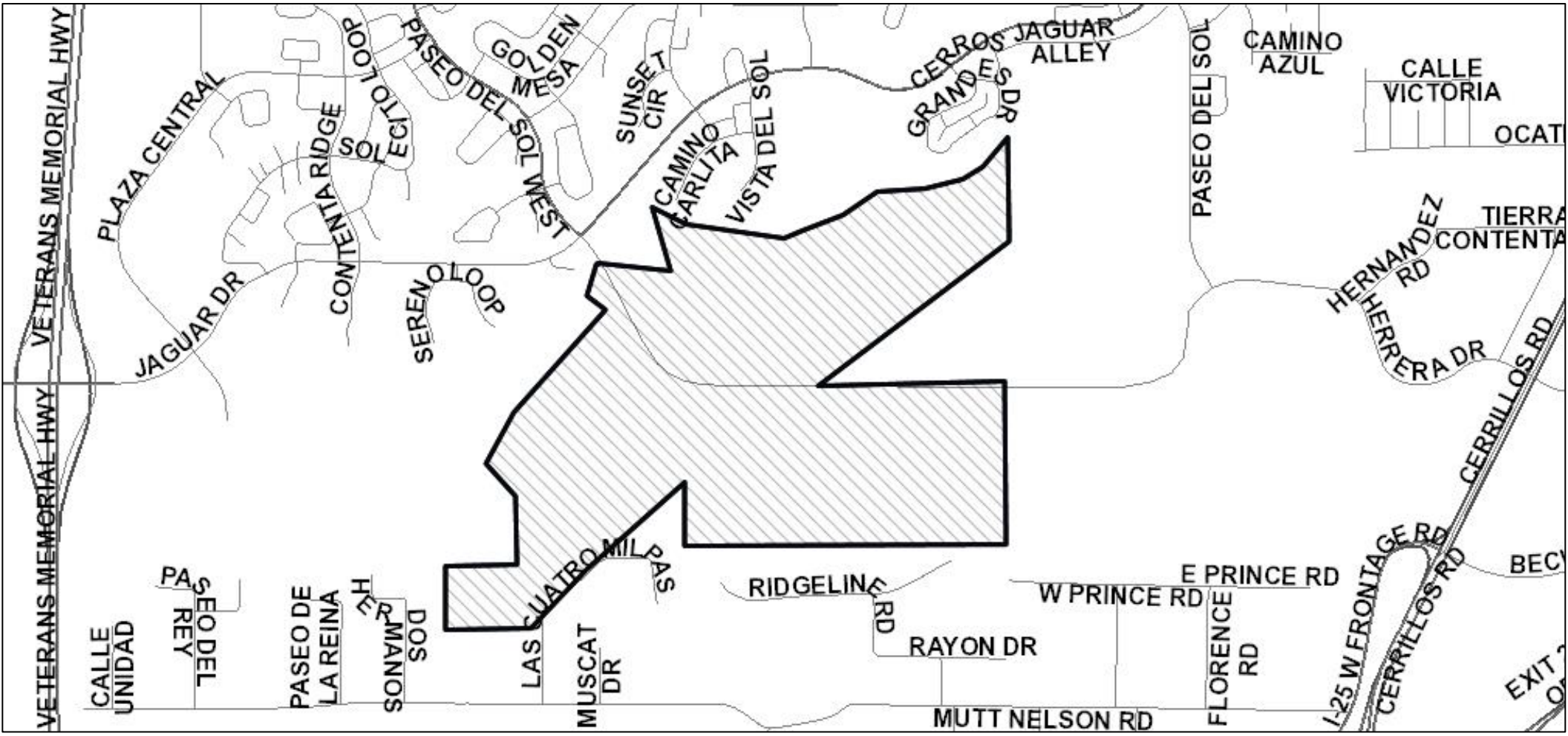
Sincerely,

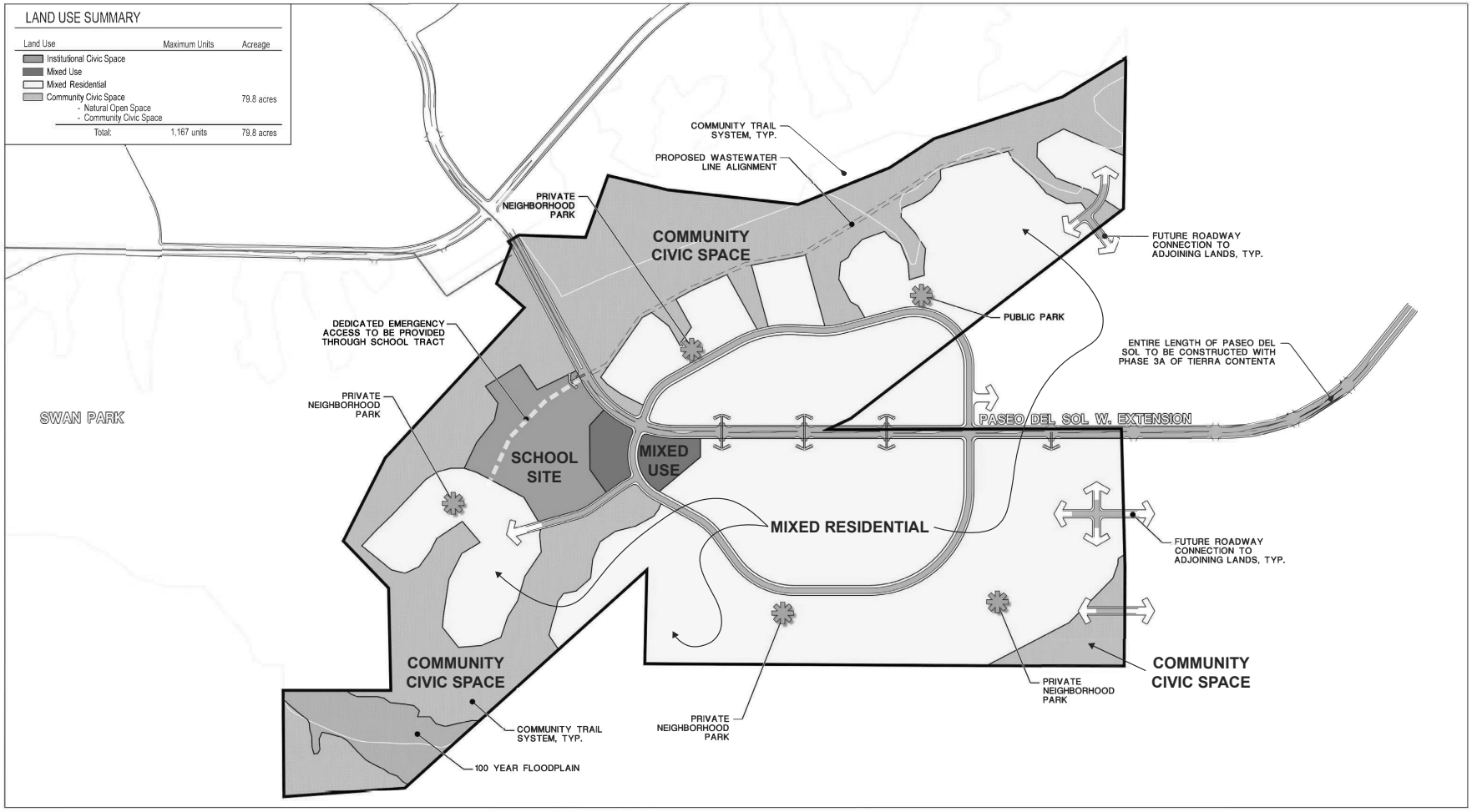


Jennifer Jenkins

Attachments: Vicinity Map + Site Plan

Vicinity Map – Tierra Contenta Phase 3A





0 250 500 1000

Scale: 1" = 500'

North Date: March 23, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003 • f 512.346.3703
www.secplanning.com • info@secplanning.com

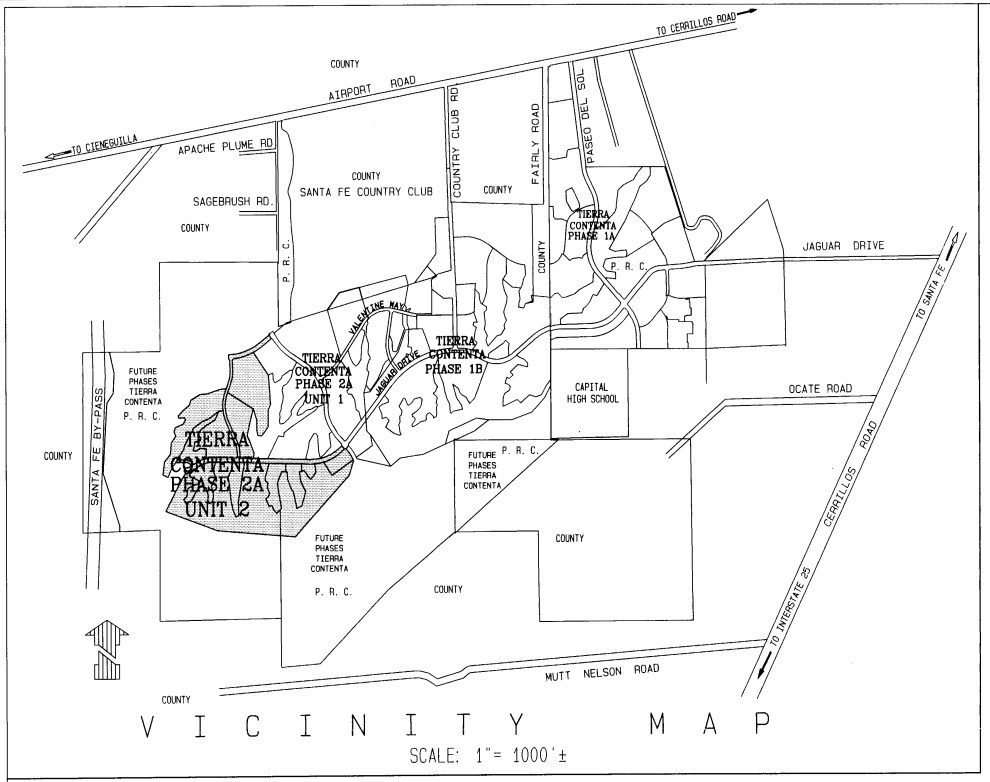
MASTER PLAN REVISION

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET FILE: T:\190052-WEAS\Cadfiles\PLANNING\Submittals\Form-Based Design Guidelines Booklet\Plans and Exhibits\Land Use Plan_2021-03-22.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



V I C I N I T Y M A P

SCALE: 1"= 1000'±

DEED REFERENCES

1) REFER TO WARRANTY DEED BY AND BETWEEN CITY OF SANTA FE (GRANTOR) AND TIERRA CONTENTA CORPORATION (GRANTEE), RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, IN BOOK 1122, PAGE 789.

PLAT REFERENCES

1) BEARINGS BASED UPON PLAT ENTITLED "TIERRA CONTENTA SUBDIVISION, PHASE 1B, UNIT 1" PREPARED BY JAMES B. SANCHEZ, P.S. NO. 12655 ON DEC. 02, 1997, HAVING PROJECT No. C-1281 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 396 ON PAGES 012 - 014.

2) REFER TO PLAT OF SURVEY ENTITLED "ANNEXATION PLAT FOR TRACTS 1 THROUGH 9 TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LANDS (EAST)" PREPARED BY FRED SANCHEZ, N.M.L.S. NO. 4078 ON JUNE 24, 1985 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 162 ON PAGE 006.

3) REFER TO PLAT OF SURVEY ENTITLED "LOT LINE ADJUSTMENT BETWEEN LOT 1-A, TRACTS-A & LOT A-1", PREPARED BY FRED SANCHEZ N.M.L.S. NO. 4078 ON JUNE 11, 1992 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 239 ON PAGE 024.

4) REFER TO PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY, TRACTS 1-A-1, 4, 5, 7, 8, 9, LOT 1 & REMAINING PORTION OF TRACT 3", PREPARED BY FRED SANCHEZ, N.M.L.S. No 4078, ON JUNE 25, 1991 AND RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 231 ON PAGE 046.

REVIEWED BY:
CITY OF SANTA FE

CITY PLANNER — DATE 9/24/03

SUBDIVISION REVIEW — DATE 09.25.03

WATER QUALITY DIVISION — DATE 9-29-03

APPROVED BY THE CITY PLANNING COMMISSION
AT THEIR MEETING OF November 07, 2002

Robert J. Werner 9/24/03
CHAIRMAN

SECRETARY 9/24/03

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES AND THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD

Qwest Communications, Inc., Disclaimer:
This plat has been approved for easement purposes only
The signing of this plat does not in any way guarantee telephone service to the subdivision

UTILITY APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE 7-29-03

QWEST TELEPHONE — DATE 7-31-03

PNM / GAS COMPANY OF NEW MEXICO — DATE 7-29-03

COMCAST CABLE CO. — DATE 7-31-03

SANGRE DE CRISTO WATER DIVISION — DATE 8-1-03

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MITCHEL K. NOONAN — N.M.P.L.S. No. 6998

REVISIONS BY	DATE

PROJECT No.: C-1281-P2AU2

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: DKR | DATE: 07/18/02

SUBDIVISION NOTES:

1. A 7.5' PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE FRONTAGE OF ALL TRACTS ADJOINING THE DEDICATED ROADWAYS.
2. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICES.
3. PURSUANT TO SECTION 14-95, IMPACT FEES MAY BE ASSESSED ON THESE TRACTS. ANY PERSON INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.
4. THIS PROPERTY IS SUBJECT TO THE MASTER COVENANTS FOR TIERRA CONTENTA PHASE 2A, UNIT 2 RECORDED IN THE RECORDS OF SANTA FE COUNTY IN BOOK 2406 ON PAGES 450-499 PRIOR TO THE SALE OF ANY LOT WITHIN THIS SUBDIVISION, THE DEVELOPER WILL RECORD SUPPLEMENTAL COVENANTS THAT WILL INCLUDE PROVISIONS FOR ACCESS TO AND MAINTENANCE OF COMMON PROPERTY LINE WALLS AND FENCES.
5. FOR SPECIFIC INFORMATION PERTAINING TO SETBACKS, HEIGHTS, TRACT COVERAGE, LANDSCAPING, AND FENCING, REFER TO THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A, ADOPTED BY THE CITY PLANNING COMMISSION ON AUGUST 3, 2000.
6. FLOOD ZONE NOTE:

   UNLESS OTHERWISE SHOWN HEREON, THE LANDS PLATTED HEREON LIE WITHIN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN" SOURCE: FLOOD INSURANCE RATE MAP COMMUNITY PANEL 350069 0227 B, 350069 0226 B, 350069 0228B. EFFECTIVE 11-04-1988.

   BOUNDARIES OF OPEN SPACE AND DRAINAGE EASEMENTS SHOWN HEREON ENCOMPASS ARROYOS SUBJECT TO SIGNIFICANT STORM WATER FLOW AND AREAS OF SLOPE GREATER THAN 30%. AS DETERMINED BY DAVID THOMAS P.E. AND BY C. R. WALBRIDGE & ASSOCIATES, SANTA FE, N.M.
7. TERRAIN MANAGEMENT NOTE:
   AT THE TIME OF APPLICATION OF A BUILDING PERMIT, LOTS WITHIN THIS SUBDIVISION MUST CONFORM WITH ALL TERRAIN MANAGEMENT REGULATIONS, OF CITY CODE AND OR TIERRA CONTENTA PHASE 2A DESIGN STANDARDS AS THEY MAY APPLY UNLESS A VARIANCE IS GRANTED BY THE CITY PLANNING COMMISSION. NO "ON-LOT PONDING" IS REQUIRED. INCREASED STORM WATER RUN-OFF IS TO BE HANDLED BY CENTRALIZED PONDS. DEVELOPERS OF TRACTS WILL BE REQUIRED TO SAFELY TRANSMIT STORM WATERS TO THESE CENTRALIZED STORM WATER PONDS. REFER TO THE FINAL ENGINEERING PLANS PREPARED BY C. R. WALBRIDGE & ASSOCIATES, SANTA FE, N.M.
8. PURSUANT TO CHAPTER II, PART D OF THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A AND BEFORE RECORDATION OF THIS PLAT TIERRA CONTENTA CORPORATION WILL POST A SURETY BOND OR OTHER SECURITY ACCEPTABLE TO THE CITY OF SANTA FE, IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.
9. THE TIERRA CONTENTA DESIGN STANDARDS FOR PHASE 2A (DESIGN STANDARD) ARE TO BE USED IN CONJUNCTION WITH CITY CODE FOR DEVELOPMENT WITHIN THIS SUBDIVISION. WHERE SPECIFIC DEFINITION IS PROVIDED IN THE DESIGN STANDARDS, THE DESIGN STANDARDS SHALL TAKE PRECEDENCE OVER CITY CODE. WHERE THE DESIGN STANDARDS ARE SILENT, THE CITY DEVELOPMENT CODE SHALL APPLY.
10. PERMANENT TRAFFIC CONTROL SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE DEVELOPERS EXPENSE.
11. BY APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES, PNM DID NOT CONDUCT A TITLE SEARCH ON THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.
12. MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, ARE THE RESPONSIBILITY OF THE CITY OF SANTA FE. MAINTENANCE OF IMPROVEMENTS WITHIN THE PEDESTRIAN EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE. THE DEVELOPERS OF THESE TRACTS WILL BE REQUIRED TO CONTRIBUTE $100.00 PER LOT TO A DRAINAGE MAINTENANCE FUND AT THE TIME OF PLAT RECORDING. THIS FEE DOES NOT APPLY TO THIS PLATTING BUT ONLY TO SUBSEQUENT SUBDIVISION OF THESE TRACTS.

CITY OF SANTA FE
WATERLINE EASEMENT VACATION

THE CITY OF SANTA FE hereby vacates any rights or claim to any waterline easements crossing the premises platted hereon, being a projection of the 60' wide waterline easement and the 50' wide waterline easement running East to West through the Tierra Contenta Phase 2A, Unit 1, recorded on February 1, 2002 in book 493, pages 011-015 in the Santa Fe County Clerks Office.

CITY OF SANTA FE — BY CITY MANAGER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st. DAY OF August 2003, BY THE CITY OF SANTA FE.

NOTARY PUBLIC — 3/31/07 Commission Expires

DEDICATION AND AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THESE LANDS LYING WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISED OF: A PORTION OF TRACT 8A2-5, WITHIN THE PACHECO GRANT AND WITHIN PROJECTED SECTIONS 11 AND 14 WITHIN TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CONTAINING 104.026 ACRES, MORE OR LESS, DOES HEREBY CAUSE SAID LANDS TO BE SUBDIVIDED, AS SHOWN HEREON AND THAT THE SUBDIVISION IS NAMED AND WILL BE KNOWN AS "TIERRA CONTENTA SUBDIVISION, PHASE 2A, UNIT 2". ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. 543001

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE UTILITY COMPANIES LISTED HEREON AND TO THE CITY OF SANTA FE, UPON ALL RIGHT-OF-WAYS AND UTILITY EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING SUCH PUBLIC OR PRIVATE UTILITIES AS ELECTRIC POWER, CABLE T.V., TELEPHONE, WATER, STORM AND SANITARY SEWER & GAS; THAT THE SAID EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.

AREAS DESIGNATED AS RIGHT-OF-WAY (R.O.W., R/W), AND OPEN SPACE AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SANTA FE, FOR PUBLIC USE, . TIERRA CONTENTA CORPORATION RESERVES THE RIGHT TO INSTALL, UTILITIES, NECESSARY TO SERVE THE TRACTS IN PHASE 2A, ACROSS THE OPEN SPACE AND PARK TRACTS. THE CITY AGREES TO GRANT EASEMENTS FOR THESE UTILITIES AT NO COST TO TIERRA CONTENTA CORPORATION OR TO INDIVIDUAL TRACT DEVELOPERS.

THE CITY WILL GRANT EASEMENTS AT NO COST WITHIN THE OPEN SPACE SHOWN HEREON FOR DRAINAGE AND DRAINAGE STRUCTURES; FOR PEDESTRIAN AND NON-MOTORIZED VEHICLE TRAILS, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES INCLUDING VEHICLES, PERSONNEL, EQUIPMENT AND APPURTENANCES THERETO; AND FOR ROADWAY SLOPES. REQUESTS FOR SUCH EASEMENTS SHALL BE MADE TO THE CITY PRIOR TO CONSTRUCTION OF THE TRAIL OR UTILITY AND SHALL IDENTIFY THE LIMITS. REQUIRED FOR CONSTRUCTION AND MAINTENANCE OF THE FACILITY. USE OF OPEN SPACE OUTSIDE THE EASEMENT GRANTED FOR THE ABOVE USES WILL NOT BE ALLOWED.

A BLANKET EASEMENT IS HEREBY GRANTED UPON ALL OPEN SPACE SHOWN HEREON FOR ALL EMERGENCY VEHICLES, PERSONNEL AND EQUIPMENT.

MAINTENANCE OF DRAINAGE STRUCTURES AND APPURTENANCES THERETO WITHIN THE DEDICATED RIGHT-OF-WAYS, OPEN SPACE, PARKS AND DRAINAGE EASEMENTS AS SHOWN HEREON, IS THE RESPONSIBILITY OF THE CITY OF SANTA FE.

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

OWNERS: TIERRA CONTENTA CORPORATION
BY:

PRESIDENT
TIERRA CONTENTA CORPORATION

VICE PRESIDENT on Executive Director
TIERRA CONTENTA CORPORATION

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August 2003 BY THE PRESIDENT AND VICE PRESIDENT OF TIERRA CONTENTA CORPORATION.

OFFICIAL SEAL
Shannon Ulibarri
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 10/18/05

NOTARY PUBLIC

1292.590

I hereby certify that this instrument was filed for record on the 26 day of Sept. A.D. 2003 at 2:00 o'clock p.m. and was duly recorded in Book 393 Page 15 of the records of Santa Fe County.

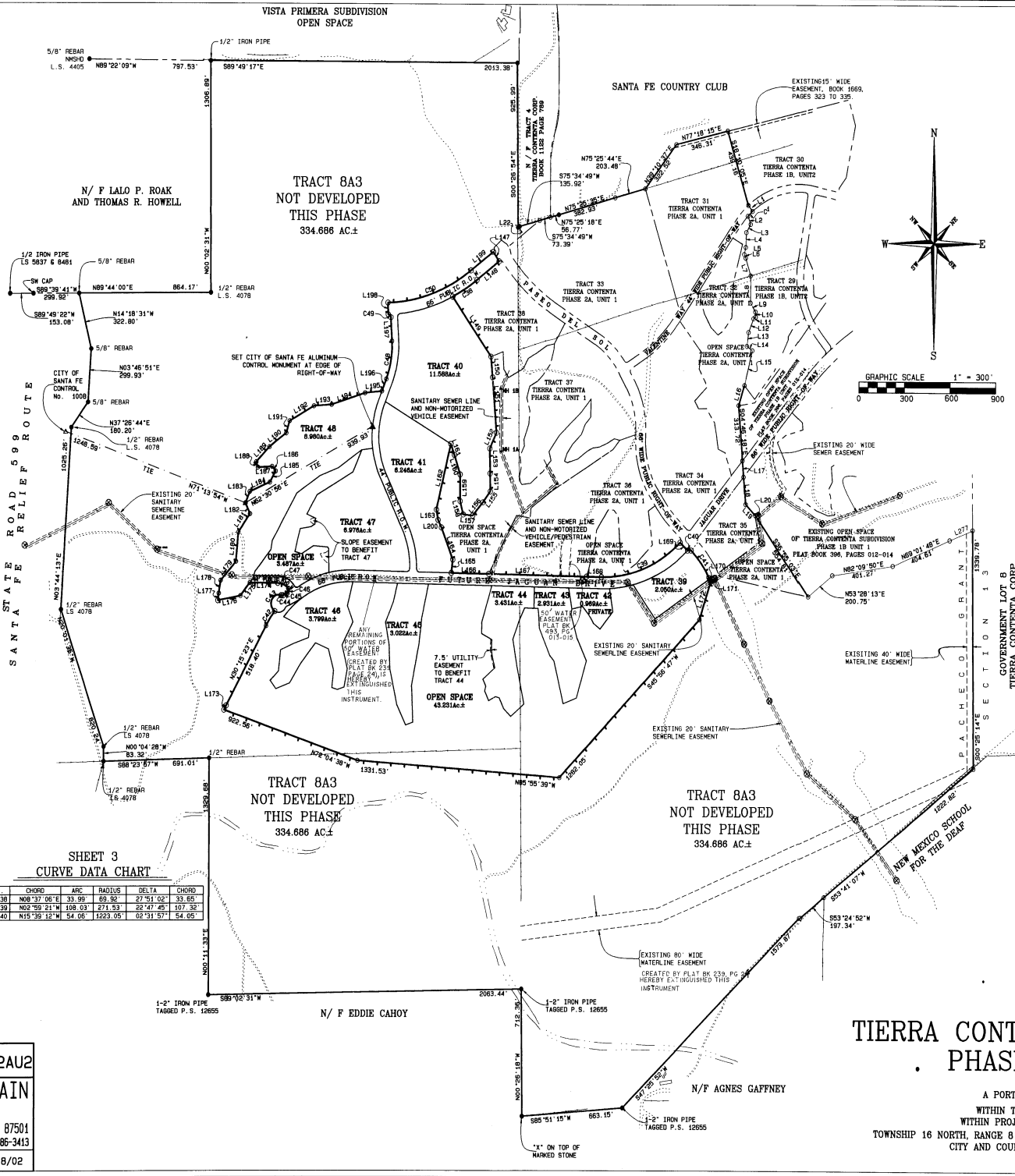
Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, NM
Deputy

SITE DATA PHASE 2A, UNIT 2	
GROSS AREA OF TRACTS SURVEYED	527.764 AC.±
RESIDUAL NOT DEVELOPED	334.686 AC.±
GROSS AREA DEVELOPED PHASE 2A, UNIT 2	104.027 AC.±
TOTAL AREA OF TRACTS	50.034 AC.±
TOTAL DEDICATED OPEN SPACE	46.718 AC.±
TOTAL DEDICATED R.O.W.	7.275 AC.±

TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT 2

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 1 OF 3 (5A)



SHEET 3
LINE DATA CHART

No.	BEARING	DIST
L1	S05°15'19"E	116.94'
L2	S04°51'45"E	312.93'
L3	S26°15'15"W	99.94'
L4	S01°01'58"E	140.14'
L5	S00°42'59"E	101.00'
L6	S38°31'58"W	79.07'
L7	S41°56'59"W	100.14'
L8	N84°10'37"W	52.21'
L9	N15°10'52"W	77.17'
L10	N00°00'00"E	150.22'
L11	N19°02'08"W	116.18'
L12	N20°50'42"W	65.64'
L13	N22°52'07"E	120.11'
L14	N03°19'15"W	134.51'
L15	N54°11'33"E	180.11'
L16	N35°40'51"W	66.00'
L17	S54°11'33"W	180.25'
L18	S01°31'21"E	66.00'
L19	S03°19'15"E	134.51'
L20	S22°52'07"W	73.61'
L21	S22°52'07"W	59.99'
L22	S82°46'59"W	71.84'
L23	S56°35'08"W	184.02'
L24	S69°57'55"W	126.39'
L25	S57°00'42"W	185.57'
L26	S10°37'32"W	52.21'
L27	S40°33'19"W	160.42'
L28	S18°54'15"W	24.85'
L29	S18°54'15"W	42.01'
L30	N40°08'12"E	96.29'
L31	S80°07'02"W	149.82'
L32	N07°59'05"E	40.30'
L33	N09°28'03"E	73.05'
L34	N42°53'42"E	146.03'
L35	N05°56'27"E	164.27'
L36	N35°53'07"E	128.66'
L37	N25°21'31"W	67.44'
L38	N23°02'14"E	69.71'
L39	S68°05'22"W	141.82'
L40	N31°37'19"E	73.45'
L41	N43°10'07"W	35.18'
L42	S87°02'27"W	93.19'
L43	N20°14'08"W	32.48'
L44	N45°33'06"E	121.38'
L45	N54°38'06"E	135.77'
L46	N18°02'38"E	72.53'
L47	N52°05'24"E	181.58'
L48	N86°01'47"E	115.81'
L49	N73°17'49"E	229.51'
L50	N84°33'46"E	110.69'
L51	S10°10'39"E	120.98'
L52	S22°24'05"E	195.55'
L53	S05°56'02"W	75.92'
L54	N88°46'42"W	212.11'
L55	N26°40'18"W	319.42'
L57	N22°52'07"E	13.50'
L58	S26°40'18"E	319.18'
L59	N88°46'42"W	366.66'
L60	N00°00'00"E	133.37'
L61	N85°49'49"W	92.21'
L62	S59°58'04"W	90.70'
L63	N73°24'07"W	45.79'
L64	N15°00'12"E	133.81'
L65	N82°02'49"E	72.29'
L66	N60°47'23"E	28.95'
L67	N35°43'33"W	12.48'
L68	N67°40'14"W	63.56'
L69	N31°24'17"E	126.62'
L70	N61°27'59"E	107.15'
L71	N61°27'59"E	150.76'
L72	N25°03'31"E	139.04'
L73	N89°30'27"W	159.18'
L74	S89°30'27"E	184.25'
L75	S88°46'42"E	12.74'
L76	S14°58'42"W	139.58'
L77	S21°46'08"E	96.93'
L78	S29°06'27"W	145.91'
L79	S14°33'27"E	140.10'
L80	S11°58'56"W	104.76'
L81	S71°58'31"W	46.83'
L82	N72°33'44"W	38.00'
L83	N06°44'56"E	96.94'
L84	N15°37'56"W	126.84'
L85	N68°27'14"W	90.20'
L86	S40°24'35"W	154.98'
L87	S33°19'32"W	130.08'
L88	S70°23'53"W	95.65'
L89	N38°49'38"W	61.12'
L90	N47°13'08"E	76.20'
L91	N06°53'08"E	120.95'
L92	N67°35'43"E	89.62'
L93	N71°13'17"E	105.11'
L94	N08°19'49"E	42.89'
L95	N66°25'14"W	184.72'
L96	S13°10'06"W	195.83'
L97	S06°52'43"W	147.01'
L98	S02°17'31"E	207.36'
L99	S71°12'36"W	51.42'
L100	N27°00'04"W	125.47'
L101	N12°38'22"W	208.46'
L102	N10°51'22"W	126.48'
L103	N24°15'41"E	126.03'
L104	N14°58'29"E	108.64'
L105	S01°13'18"W	120.00'
L106	N88°46'42"W	61.31'
L107	S27°09'46"W	78.22'
L108	S21°29'30"W	164.50'
L109	S09°58'26"E	156.14'
L110	S51°12'16"W	110.07'
L111	N47°18'25"W	65.97'
L112	N24°47'15"W	66.73'
L113	N76°14'32"W	24.03'
L114	S63°54'03"W	52.58'
L115	N18°51'49"E	28.15'
L116	N26°34'30"W	45.42'
L117	N51°35'47"E	102.44'
L118	N26°06'04"W	60.00'
L119	N24°41'21"W	75.91'
L120	N00°40'28"E	79.22'
L121	N01°02'42"E	63.27'
L122	N63°58'15"W	76.47'
L123	S10°10'39"E	120.98'
L124	S12°12'49"W	32.46'
L125	S16°39'54"E	138.20'
L126	S26°02'05"E	84.16'
L127	S59°50'24"W	92.71'
L128	N41°38'59"W	42.76'
L129	N24°15'14"W	166.47'
L130	N02°36'56"W	71.09'
L131	N77°08'22"W	40.70'
L132	S88°46'42"E	213.18'
L133	S09°08'38"E	131.07'
L134	S41°03'16"W	129.63'
L135	N53°54'29"W	53.30'
L136	N29°53'47"W	29.55'
L137	N36°53'08"W	40.79'
L138	N40°33'53"W	46.53'
L139	S27°38'41"E	12.73'
L140	S27°38'41"E	20.06'
L141	S19°23'46"W	222.20'
L142	N48°23'07"W	66.32'
L143	N88°46'42"W	97.51'
L144	N40°08'12"E	30.80'
L145	N88°46'42"W	26.49'
L146	S78°55'25"W	71.33'

SHEET 3
CURVE DATA CHART

No.	CHORD	ARC	RADIUS	DELTA	CHORD
C1	N09°46'26"E	238.80'	522.00'	26°11'22"	236.53'
C2	N40°36'53"E	26.07'	17.00'	87°52'17"	23.59'
C3	N74°30'50"E	361.90'	1033.00'	20°04'23"	360.06'
C4	N59°20'06"E	185.43'	1033.00'	10°17'06"	185.18'
C5	S71°30'41"W	584.60'	967.00'	34°38'17"	575.73'
C6	S47°15'24"E	26.07'	17.00'	87°52'17"	23.59'
C7	S09°46'26"W	218.49'	478.00'	26°11'22"	216.59'
C8	S07°49'33"W	274.10'	522.00'	30°05'08"	270.96'
C9	N43°47'52"W	26.89'	17.00'	89°57'39"	24.03'
C10	S12°44'40"E	251.82'	518.00'	27°51'15"	249.35'
C11	N01°54'05"W	413.30'	478.00'	49°32'25"	400.54'
C12	S15°56'40"E	177.24'	522.00'	19°27'16"	176.39'
C13	S12°44'52"E	230.38'	474.00'	27°50'51"	228.12'
C14	S46°11'56"W	26.72'	17.00'	90°02'41"	24.05'
C15	S84°26'44"W	149.72'	633.00'	13°33'08"	149.37'
C16	S68°06'29"W	211.27'	633.00'	19°07'22"	210.29'
C17	S56°53'51"W	6.94'	567.00'	0°42'05"	6.94'
C18	N77°48'22"W	25.48'	17.00'	85°53'29"	23.15'
C19	N62°11'02"W	126.76'	135.00'	54°48'50"	123.93'
C20	S66°04'24"E	77.71'	95.00'	46°52'06"	75.56'
C21	S12°14'17"W	32.56'	17.00'	109°45'16"	27.81'
C22	S68°39'49"W	30.65'	567.00'	3°05'48"	30.64'
C23	N89°05'39"W	11.98'	17.00'	40°23'14"	11.74'
C24	S44°44'27"W	114.94'	50.00'	131°43'02"	91.25'
C25	N86°58'35"W	114.94'	50.00'	131°43'02"	91.25'
C26	N74°27'23"E	82.54'	50.00'	94°34'59"	73.48'
C27	N48°35'10"E	12.71'	17.00'	42°50'33"	12.42'
C28	N64°16'38"E	126.62'	633.00'	11°27'39"	126.41'
C29	N74°53'03"E	323.35'	567.00'	32°40'30"	318.99'
C30	N49°34'38"E	177.52'	567.00'	17°56'20"	176.80'
C31	N89°13'14"E	56.44'	808.00'	4°00'08"	56.43'
C32	N81°42'20"E	155.51'	808.00'	11°01'40"	155.27'
C33	N61°34'58"E	412.04'	808.00'	29°13'04"	407.59'
C34	S89°49'38"E	25.63'	17.00'	86°23'51"	23.27'
C35	S37°08'12"E	189.54'	572.05'	18°59'02"	188.67'
C36	N34°46'39"E	99.90'	633.00'	9°02'34"	99.80'
C37	S69°20'50"W	566.56'	742.00'	43°44'56"	552.90'

SHEET 3
CURVE DATA CHART

No.	CHORD	ARC	RADIUS	DELTA	CHORD
C38	N08°37'06"E	33.99'	69.92'	27°51'02"	33.65'
C39	N02°59'21"W	108.03'	271.53'	22°47'45"	107.32'
C40	N15°39'12"W	54.06'	1223.05'	02°31'57"	54.05'

THIS SHEET 543002
LINE AND CURVE DATA CHART

No.	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	44.00'			S39°29'09"E	
C1	41.24'	478.00'	4°56'36"	S48°02'33"W	41.23'
L2	49.25'			S21°46'22"E	
L3	54.59'			S32°04'59"W	
L4	84.53'			S01°56'34"W	
L5	41.33'			S14°02'43"W	
L6	23.70'			S25°01'54"E	
L7	105.51'			S18°12'08"E	
L8	151.78'			S00°32'27"W	
L9	59.98'			S33°19'42"E	
L10	28.67'			S02°51'52"E	
L11	17.49'			S55°01'34"W	
L12	84.05'			S23°05'03"W	
L13	79.39'			S07°15'29"W	
L14	43.31'			S55°48'08"E	
L15	202.83'			S14°43'57"W	
L16	118.17'			S18°32'47"W	
L17	91.87'			S04°46'18"E	
L18	154.76'			S04°46'18"E	
L19	87.91'			S45°29'46"E	
L20	17.78'			S45°29'46"E	
L22	11.06'			N61°57'52"E	
L147	66.00'			S35°40'51"E	
L148	180.11'			S54°11'33"W	
C38	185.43'	1032.99'	10°17'06"	S59°20'06"W	185.18'
L149	420.81'			S36°52'00"E	
L150	116.94'			S05°15'19"E	
L151	312.93'			S04°51'45"E	
L152	99.94'			S26°15'15"W	
L153	140.14'			S01°01'58"E	
L154	101.00'			S00°42'59"E	
L155	79.07'			S38°31'58"W	
L156	100.14'			S41°56'59"W	
L157	62.21'			N84°10'37"W	
L158	77.17'			N15°10'52"W	
L159	150.22'			N00°00'00"E	
L160	116.18'			N19°02'08"W	
L161	65.64'			N20°50'42"W	
L162	381.64'			S14°20'38"W	
L163	58.71'			S10°50'38"E	
L164	195.55'			S22°24'05"E	
L165	75.92'			S06°56'02"W	
L166	245.44'			S88°46'42"E	
L167	645.51'			S88°46'42"E	
L168	97.51'			S88°46'42"E	
C39	566.56'	742.00'	43°44'56"	N69°20'50"E	552.90'
L169	66.34'			S48°36'43"E	
C40	25.63'	17.00'	86°23'51"	S89°49'38"E	23.27'
C41	189.54'	572.05'	18°59'01"	S37°08'12"E	188.67'
L170	12.73'			S27°38'41"E	
L171	20.06'			S27°38'41"E	
L172	222.20'			S19°23'46"W	
L173	28.62'			N31°42'08"E	
C42	99.90'	632.99'	9°02'34"	N34°46'39"E	99.80'
C43	114.94'	50.00'	131°43'02"	N44°44'27"E	91.25'
C44	11.98'	17.00'	40°23'15"	S89°35'39"E	11.74'
C45	30.65'	567.00'	3°05'48"	N68°39'45"E	30.64'
C46	32.56'	17.00'	109°45'18"	N12°14'17"E	27.81'
C47	77.71'	95.00'	46°52'06"	N56°04'24"W	75.56'
L174	184.25'			N89°30'27"W	
L175	96.29'			S40°08'12"W	
L176	149.82'			S80°07'02"W	
L177	40.30'			N07°59'05"E	
L178	73.05'			N09°28'03"E	
L179	146.03'			N42°53'42"E	
L180	164.27'			N05°56'27"E	
L181	128.66'			N35°53'07"E	
L182	67.44'			N25°21'31"W	
L183	69.71'			N23°02'14"E	
L184	141.82'			N68°05'22"E	
L185	73.45'			N31°37'19"E	
L186	35.18'			N43°10'07"W	
L187	93.19'			S87°02'27"W	
L188	32.48'			N20°14'08"W	
L189	121.38'			N45°33'06"E	
L190	135.77'			N54°38'06"E	
L191	72.53'			N18°02'38"E	
L192	181.58'			N52°05'24"E	
L193	115.81'			N86°01'47"E	
L194	229.51'			N73°17'49"E	
L195	110.69'			N84°33'46"E	
L196	73.61'			N22°52'07"E	
C48	218.49'	478.00'	26°11'22"	N09°46'26"E	216.59'
L197	134.51'			N03°19'15"W	
C49	26.07'	17.00'	87°52'17"	N47°15'24"W	23.59'
L198	66.00'			N01°31'21"W	
C50	584.60'	967.00'	34°38'17"	N71°30'41"E	575.73'
L199	180.25'			N54°11'33"E	
L200	47.34'			S28°03'42"E	
L277	150.74'			N69°09'40"E	

LEGEND

- POINT FOUND AS INDICATED
- CALCULATED POINT NOT FOUND OR SET
- SET 1/2" REBAR WITH CAP
- MANHOLE
- UTILITY POLE AND GUY ANCHOR
- EDGE OF EXISTING ROAD
- EDGE OF EASEMENT
- ADJOINER PROPERTY LINE
- PHASE LINE
- AERIAL UTILITY LINE
- WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- FLOWLINE ARROYO

TIERRA CONTENTA SUBDIVISION
PHASE 2A, UNIT 2

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO

SHEET 2 of 3 (5B)

PROJECT No.: C-1281-P2AU2

REVISIONS
BY | DATE

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: DKR | DATE: 07/18/02

REVISIONS	
BY	DATE

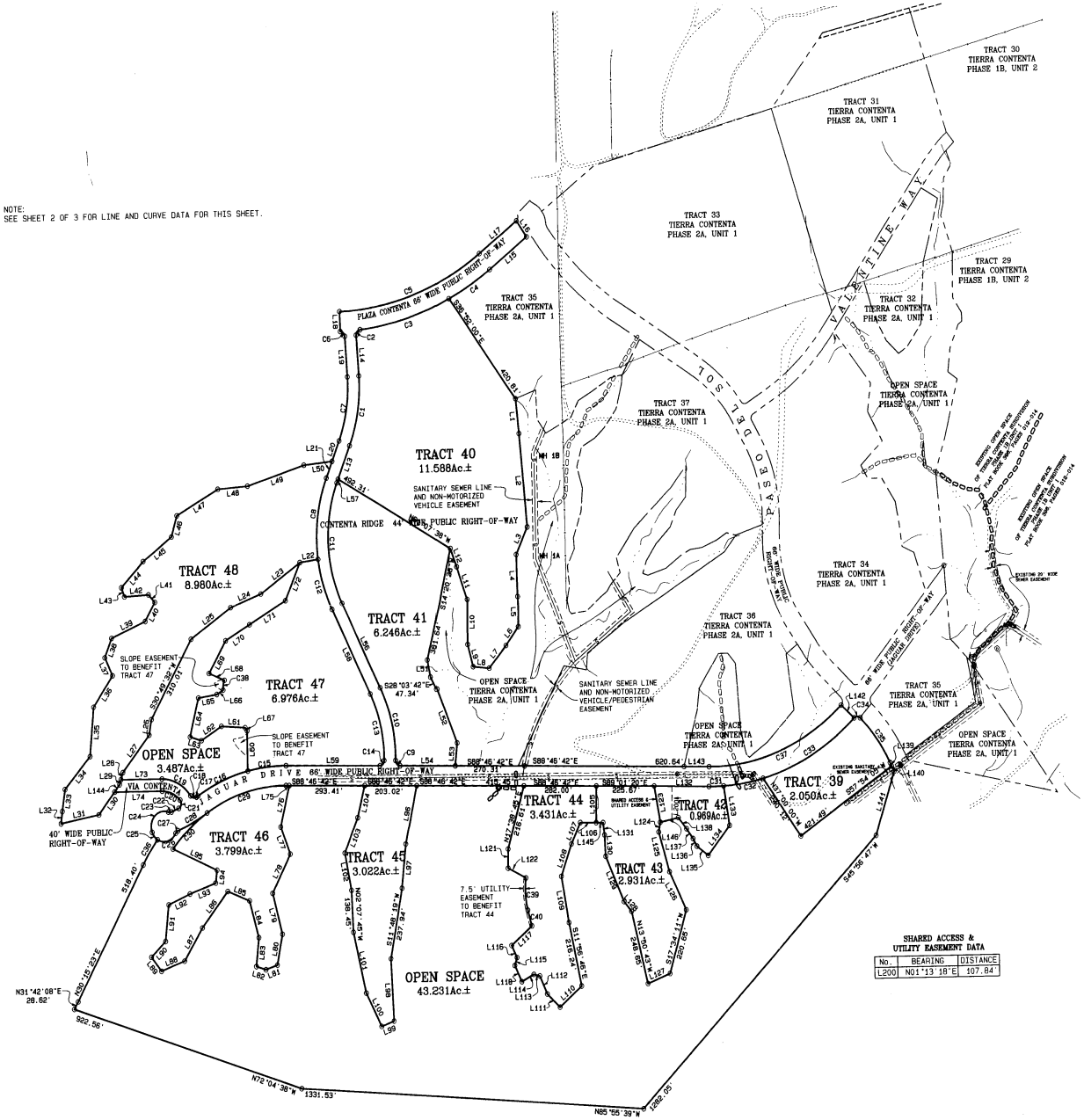
PROJECT No.: C-1281-P2AU2

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST., SANTA FE, N.M. 87501
PHONE (505) 982-9429 FAX (505) 986-3413

DRAFTED BY: DKR | DATE: 07/18/02

543003

NOTE:
SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA FOR THIS SHEET.

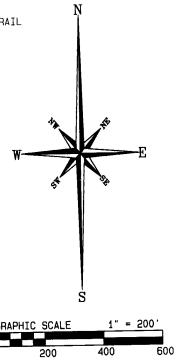


SHARED ACCESS & UTILITY EASEMENT DATA

No.	BEARING	DISTANCE
L200	N01°13'18"E	107.84

L E G E N D

- ● POINT FOUND AS INDICATED
- • CALCULATED POINT NOT FOUND OR SET
- ○ SET 1/2" REBAR WITH CAP
- ⊗ MANHOLE
- EDGE OF EXISTING DIRT ROAD
- ADJOINER PROPERTY LINE
- FLOWLINE OF ARROYO
- AERIAL UTILITY LINE
- WIRE FENCE LINE
- EASEMENT LINE
- APPROXIMATE LOCATION OF FUTURE NON-MOTORIZED TRAIL
- APPROXIMATE LOCATION OF EXISTING NON-MOTORIZED TRAIL



MITCHEL K. NOONAN NEW MEXICO 6998 REGISTERED PUBLIC LAND SURVEYOR

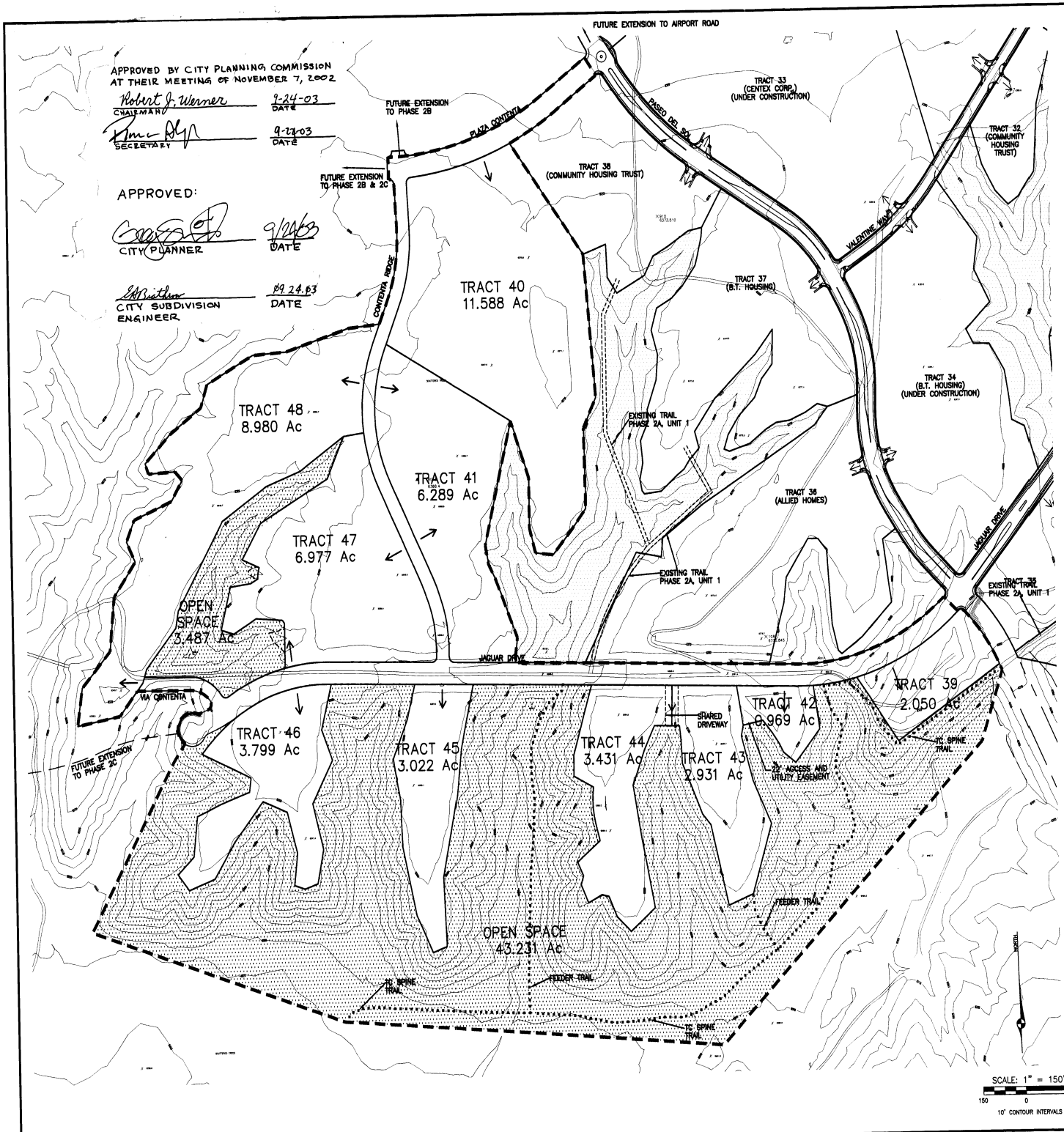
SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MITCHEL K. NOONAN N.M.P.L.S. No. 6998

TIERRA CONTENTA SUBDIVISION PHASE 2A, UNIT 2

COMPRISED OF:
A PORTION OF TRACT 8A2-5
WITHIN THE PACHECO GRANT AND
WITHIN PROJECTED SECTIONS 11 AND 14
TOWNSHIP 16 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY AND COUNTY OF SANTA FE, NEW MEXICO



APPROVED BY CITY PLANNING COMMISSION AT THEIR MEETING OF NOVEMBER 7, 2002

Robert J. Werner — 9-24-03
CHAIRMAN — DATE

9-23-03
SECRETARY — DATE

APPROVED:

9/24/03
CITY PLANNER — DATE

09.24.03
CITY SUBDIVISION ENGINEER — DATE

LEGEND

- PROPOSED TRACT ACCESS LOCATION
- NON-MOTORIZED FEEDER TRAIL OR TC SPINE TRAIL
- PHASE 2A, UNIT 2 BOUNDARY
- OPEN SPACE – UNIT 2
- OPEN SPACE – UNIT 1

543004

PHASE 2A DATA – UNIT 2

TRACT No.	LAND USE	AREA (Ac.)	DENSITY (UNITS PER AC.)	RESIDENTIAL UNITS (NUMBER)
39	RESIDENTIAL	2.050	4.9	10
40	RESIDENTIAL	11.588	7.9	91
41	RESIDENTIAL	6.289	7.9	49
42	RESIDENTIAL	0.969	6.2	6
43	RESIDENTIAL	2.931	6.2	18
44	RESIDENTIAL	3.431	6.4	22
45	RESIDENTIAL	3.022	6.6	20
46	RESIDENTIAL	3.799	5.8	22
47	RESIDENTIAL	6.977	7.2	50
48	RESIDENTIAL	8.980	11.0	99
OPEN SPACE	–	46.718	–	–
ROADS	–	7.272	–	–
TOTALS UNIT 2		104.026	3.7	387 UNITS

NOTES:

1. ACTUAL TRAIL LOCATIONS TO BE FIELD VERIFIED WITH CITY STAFF.
2. SEE SUBDIVISION PLAT FOR TRACT BOUNDARY DESCRIPTION.
3. STREET LIGHTS SHALL BE INSTALLED ON THE PARKWAYS, SEE ROAD PLAN AND PROFILE SHEETS 11A THROUGH 11D FOR LOCATIONS.
4. SEE SHEET 3B FOR NOTES REGARDING RECREATIONAL TRAIL RESPONSIBILITIES AND INFRASTRUCTURE RESPONSIBILITIES.
5. THE DEVELOPERS OF THE TRACTS CREATED BY THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLYING WITH THE WATER USE RESTRICTIONS AND RETROFIT REQUIREMENTS; APPLICABLE AT THE TIME HOUSE BUILDING PERMITS ARE BEING REQUESTED.
6. THE CITY PLANNING COMMISSION GRANTED VARIANCES FOR THE DISTURBANCE OF 30% SLOPE LAND FOR THE INFRASTRUCTURE IMPROVEMENTS AT THEIR MEETING OF 09-12-02.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the _____ day of _____ 20___ A.D. AT o'clock _____ M., and was duly recorded in Book _____, Page _____ of the records of Santa Fe County.

Witness my hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, NM

_____
Deputy

P&DR CASES M02-32 AND S02-44

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTE WATER MANAGEMENT DIV.	Signature on file	
WATER DIV.		
STREETS DIV.		
TRAFFIC DIV.		
FIRE DEPT.		
SUBDIVISION ENGINEER	[signature]	09-24-03
Landscape	Signature on file	

C.R. WALBRIDGE JR. NEW MEXICO 6025
7/29/03

REVISIONS	
DATE	BY
02/21/03	CRW
07/29/03	CRW

DEVELOPMENT PLAN

Tierra Contenta PHASE 2A, U2

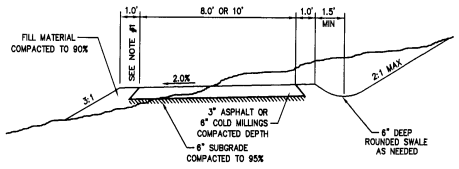
SCALE: 1"=150' | DATE: JULY 22, 2002 | DRAWN BY: YP

C.R. WALBRIDGE & ASSOCIATES, LLC
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

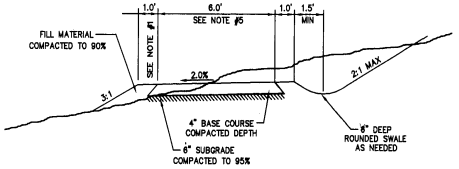
SHEET 3A OF 2

S:\Land Projects\TCTC\dwg\PH 2A U2\ph2 unit2.dwg, 07/29/2003 09:07:57 AM, YvetteS

PEDESTRIAN TRAIL DETAILS



TYPICAL SECTION - SPINE TRAIL



TYPICAL SECTION - FEEDER TRAIL

SCALE 1"=3'

NOTES

1. ADDITIONAL WIDTH MAY BE REQUIRED ONLY IF 2:1 FILL SLOPES ARE UTILIZED AND THE HEIGHT OF FILL EXCEEDS 4 FEET.
2. SUBGRADE IS TO BE TREATED WITH AN APPROVED PRE-EMERGENT CONTROL, SUCH AS TREFLORAN, OR EQUIVALENT, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO COMPACTION
3. MAXIMUM SLOPE ON THE SPINE TRAIL IS 8.0%. STEPS ARE NOT ALLOWED. LANDINGS IN ACCORDANCE WITH ADA REQUIREMENTS SHALL BE PROVIDED.
4. MAXIMUM SLOPE ON THE FEEDER TRAIL IS 15.0%. IN STEEPER AREAS STEPS MAY BE PROVIDED
5. FEEDER TRAIL WIDTH MAY BE REDUCED TO 5' IF TRAIL SERVES LESS THAN 120 UNITS, AND MAY BE REDUCED TO 4' IF SERVING LESS THAN 30 UNITS.
6. TRAILS ARE TO BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF OTHER INFRASTRUCTURE.

TIERRA CONTENTA CORPORATION SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE FOLLOWING INFRASTRUCTURE:

543005

1 JAGUAR DRIVE FROM PASEO DEL SOL IN PHASE 2A UNIT 1 TO THE WEST SIDE OF TRACT 46, INCLUDING ALL UTILITIES, STORM SEWERS AND MEDIAN LANDSCAPING, LANDSCAPING ADJACENT TO OPENSPACE, AND STREET LIGHTS.

2 PLAZA CONTENTA FROM PASEO DEL SOL IN PHASE 2A UNIT 1 WEST TO CONTENTA RIDGE, INCLUDING ALL UTILITIES AND STORM SEWERS, AND STREET LIGHTS.

3 CONTENTA RIDGE FROM PLAZA CONTENTA SOUTH TO JAGUAR DRIVE, INCLUDING ALL UTILITIES, STORM SEWERS, AND STREET LIGHTS.

4. VIA CONTENTA FROM JAGUAR DRIVE WEST TO TRACT 48, INCLUDING ALL UTILITIES, STORM SEWER AND LANDSCAPING.

5 CENTRALIZED STORM WATER DETENTION PONDS IN PHASE 2A, UNIT 2.

INDIVIDUAL TRACT DEVELOPERS SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE FOLLOWING INFRASTRUCTURE:

1. ALL INFRASTRUCTURE IMPROVEMENTS NECESSARY TO DEVELOP THE TRACT INCLUDING GRADING, DRAINAGE, ROADS, UTILITIES, AND LANDSCAPING.
2. LANDSCAPING ALONG JAGUAR DRIVE, PLAZA CONTENTA, AND CONTENTA RIDGE ADJACENT TO INDIVIDUAL TRACTS.
3. TRAILS AS OUTLINED IN THE TRAIL RESPONSIBILITIES ON THIS SHEET.

SOME OFFSITE INFRASTRUCTURE BY TRACT DEVELOPERS IS NECESSARY AS FOLLOWS:

1. TRACTS 41-48 - NONE REQUIRED, EXCEPT THAT TRACT DEVELOPERS ARE RESPONSIBLE FOR EROSION AND SILTATION PREVENTION MEASURES NEEDED TO SAFELY TRANSMIT STORMWATER FROM THE TRACT TO THE STORMWATER DETENTION PONDS, WHICH OCCUR WITHIN THE OPEN SPACE TRACTS.
2. TRACT 40 WILL NEED TO EXTEND A SANITARY SEWER FROM MH #1A IN PHASE 2A UNIT 1.

RECREATIONAL TRAILS RESPONSIBILITIES

TERRA CONTENTA CORPORATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:

TIERRA CONTENTA SPINE TRAIL:

DESIGN AND CONSTRUCT THE TIERRA CONTENTA SPINE TRAIL (TC SPINE TRAIL) FROM END OF THE EXISTING TRAIL IN PHASE 2A UNIT 1 TO THE SOUTH SIDE OF PHASE 2A UNIT 2.

FEEDER TRAIL:

1. CONSTRUCT THE FEEDER TRAILS WITHIN THE OPEN SPACE FROM THE TC SPINE TRAIL TO THE FEEDER TRAIL WEST OF TRACT 36 BUILT WITH PHASE 2A, UNIT 1 BETWEEN TRACTS 43 AND 44.

THE PHASE 2A UNIT 1 TRACT DEVELOPERS SHALL BE RESPONSIBLE FOR THE FOLLOWING:

TRACT 39

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 39 TO JAGUAR DRIVE.

TRACT 40

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 40 TO PLAZA CENTRAL AND CONTENTA RIDGE, BUILD A TRAIL FROM TRACT 40 TO THE FEEDER TRAIL IN THE OPEN SPACE TO THE EAST OF TRACT 40.

TRACT 41

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 41 TO JAGUAR DRIVE, CONTENTA RIDGE.

TRACT 42

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 42 TO JAGUAR DRIVE, AND BUILD A FEEDER TRAIL TO THE TC SPINE TRAIL LOCATED EAST OF TRACT 42.

TRACT 43

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 43 TO JAGUAR DRIVE AND BUILD A FEEDER TRAIL TO THE TC SPINE TRAIL LOCATED SOUTH OF TRACT 43.

TRACT 44

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 44 TO JAGUAR DRIVE AND BUILD A FEEDER TRAIL EITHER TO THE TC SPINE TRAIL LOCATED SOUTH OF TRACT 44 OR TO THE FEEDER TRAIL LOCATED WEST OF TRACT 44.

TRACT 45

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 45 TO JAGUAR DRIVE AND BUILD A FEEDER TRAIL EITHER TO THE TC SPINE TRAIL LOCATED SOUTH OF TRACT 45 OR TO THE FEEDER TRAIL LOCATED EAST OF TRACT 45.

TRACT 46

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 46 TO JAGUAR DRIVE AND BUILD A FEEDER TRAIL TO THE TC SPINE TRAIL LOCATED SOUTH OF TRACT 46.

TRACT 47

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 47 TO CONTENTA RIDGE AND JAGUAR DRIVE.

TRACT 48

CONNECT THE INTERNAL PEDESTRIAN CIRCULATION SYSTEM OF TRACT 48 TO CONTENTA RIDGE AND VIA CONTENTA.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)ss
I hereby certify that this instrument was filed for record on the ___ day of _____ 20__ A.D. AT o'clock ___ M., and was duly recorded in Book ___, Page ___ of the records of Santa Fe County.

Witness my hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, NM

Deputy

P&DR CASES M02-32 AND S02-44

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTE WATER MANAGEMENT DIV.	Signature on file	
WATER DIV.		
STREETS DIV.		
TRAFFIC DIV.		
FIRE DEPT.		
SUBDIVISION ENGINEER		9.24.03
Landscape Architect	Signature on file	

REVISIONS	
DATE	BY
02/21/03	CRW
07/29/03	CRW

C.R. WALBRIDGE NEW MEXICO 6025 REGISTERED LAND SURVEYOR 7/31/03

FINAL DEVELOPMENT PLAN

Tierra Contenta PHASE 2A, UNIT 2

SCALE: - DATE: JULY 22, 2002

C.R. WALBRIDGE & ASSOCIATES, L.L.C.
1421 LUISA STREET SUITE E
SANTA FE NEW MEXICO
(505) 982-9711

SHEET 2 OF 2

SHEET 3B

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Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

1. Project Name: Tierra Contenta Phase 3A Master Plan Amendment
2. Location of Property: vacant land between Jaguar Dr, Cerrillos Rd, and Mutt Nelson Rd
3. Owner/Agent Name: Tierra Contenta Corporation / JenkinsGavin, Inc.

   Mailing Address: 130 Grant Ave. Suite 101, Santa Fe, NM 87501

   Phone & Fax: (505) 820-7444
4. Unit Matrix

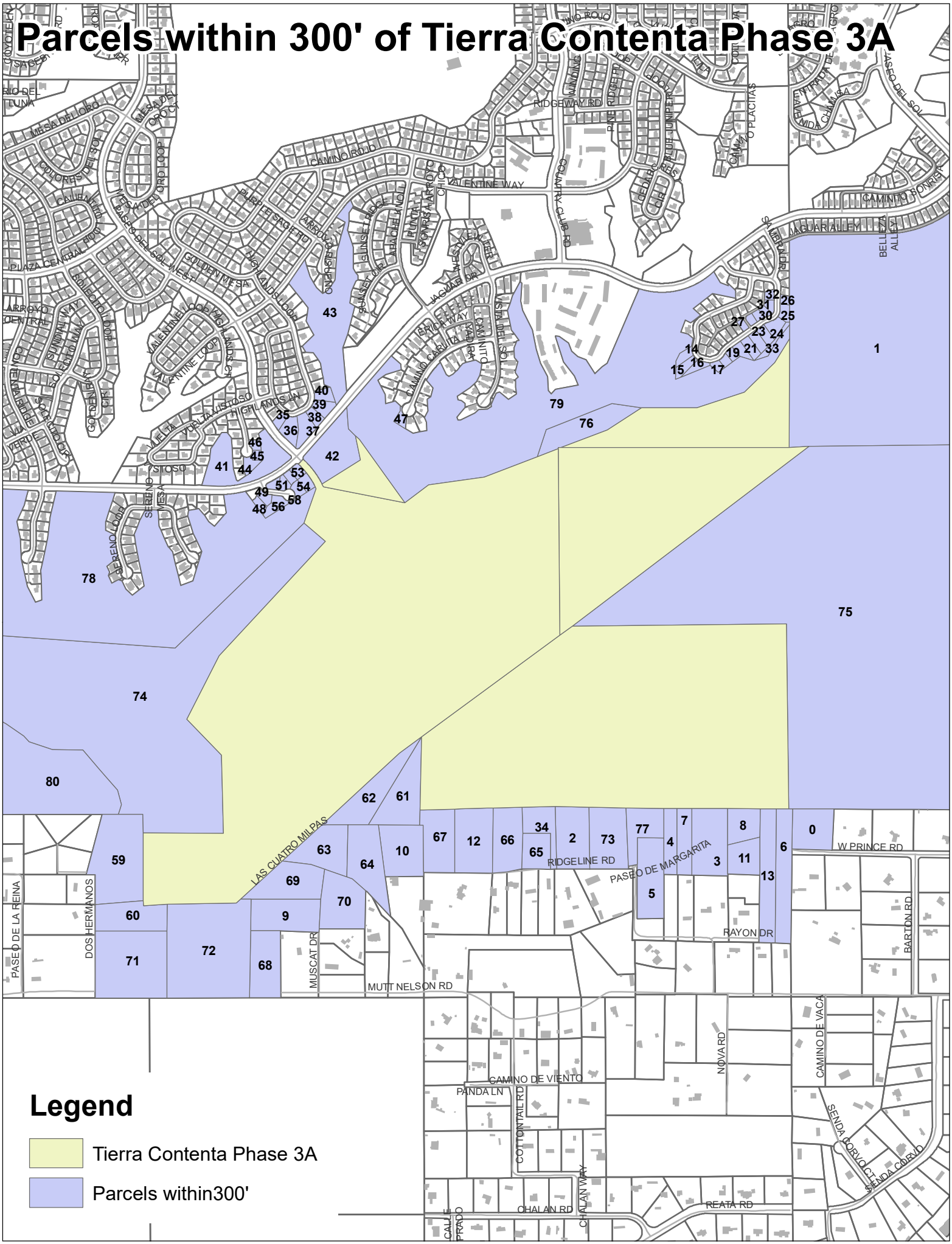
PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	**Unit Quantity**	**Average Price**
Single Family (detached)	455	TBD Single Family Residences will be 40% Affordable
Single Family (attached)		
Townhome/ Apartment	180	
Multi-Family	490	
Commercial	42	

5. Elementary School Zone for Proposed Development: Nina Otero Community School
6. Middle School Zone for Proposed Development: Nina Otero Community School
7. High School Zone for Proposed Development: Capitol High School
8. Build out Rates (Year/s; #/yr): TBD

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400

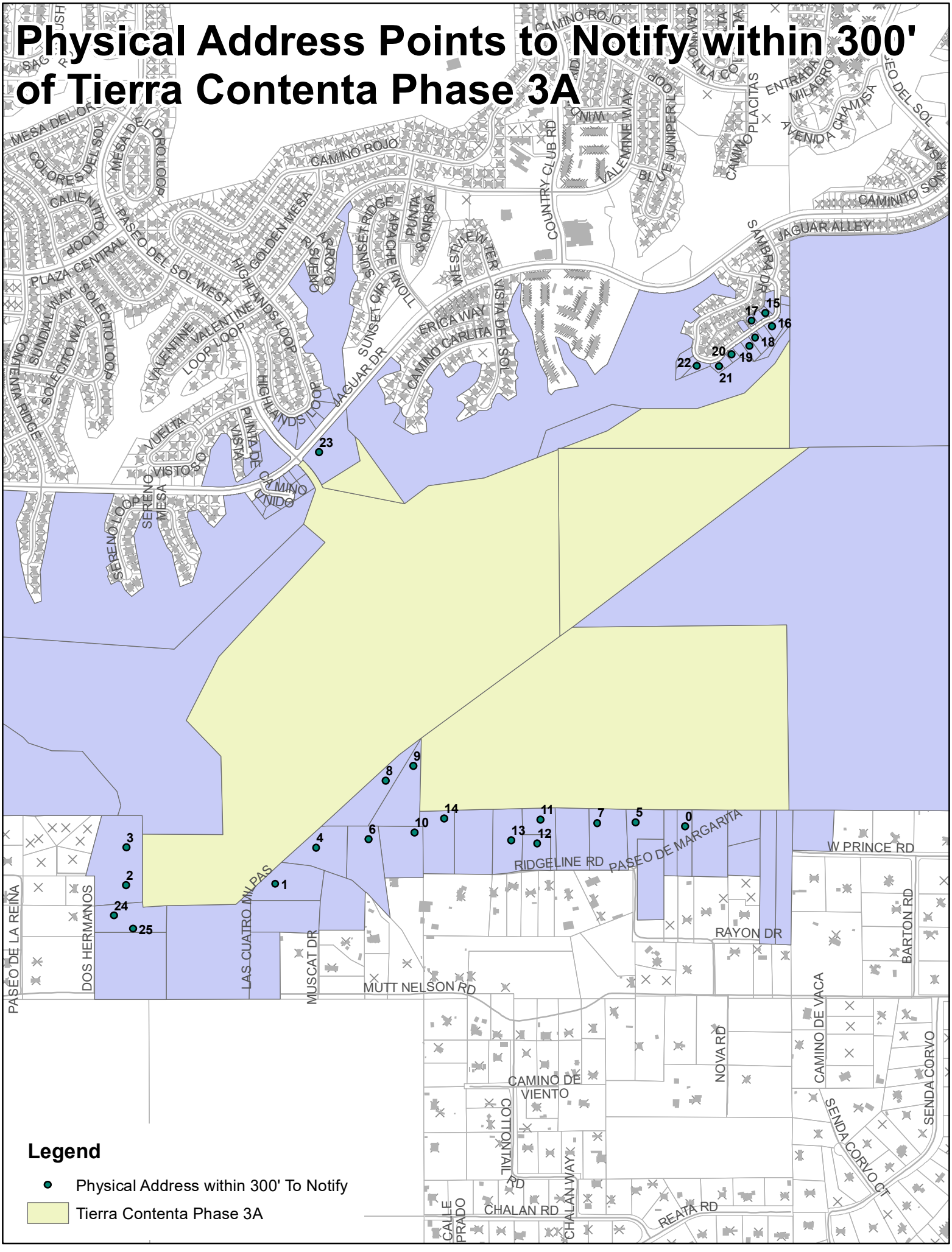
Parcels within 300' of Tierra Contenta Phase 3A



Legend

- Tierra Contenta Phase 3A
- Parcels within300'

Physical Address Points to Notify within 300' of Tierra Contenta Phase 3A



Legend

- Physical Address within 300' To Notify
- Tierra Contenta Phase 3A

CARRILLO, VANESSA
27 W PRINCE RD
SANTA FE, NM 87507-9780

BOARD OF EDUCATION OF
SF PUBLIC SCHOOLS
SANTA FE, NM 87502

TRUJILLO, DAVID & BONNIE
37 RIDGELINE RD
SANTA FE, NM 87507

SALCIDO, AMADO & MANUELA
BAILON DE SALCI
11 PASEO DE MARGARITA
SANTA FE, NM 87505

ALVAREZ, JOE M
3 PASEO DE MARGARITA
SANTA FE, NM 87507-3408

MONTOYA, DEBORAH T
3201 ZAFARANO DR STE C
SANTA FE, NM 87507-2672

LOYA, REYES M & ELMA
45 LAS ESTRELLAS
SANTA FE, NM 87507-4230

ANDUJO, EBERARDO
5 PASEO DE MARGARITA
SANTA FE, NM 87507

ANDUJO, SERGIO & HERMILA
13 PASEO DE MARGARITA
SANTA FE, NM 87507-3408

RIVERA, JOSE
10 LAS CUATRO MILPAS
SANTA FE, NM 87507

CASTILLO, SERGIO & ADELA
37 LAS CUATRO MILPAS
SANTA FE, NM 87507-4404

RAMOS, ISIDORO & BEATRIZ
5 A RAYON DR
SANTA FE, NM 87501

MARTINEZ, TRICIA
53 RIDGELINE RD
SANTA FE, NM 87507

LOYA, ADALBERTO & GILA
07 RAYON DR
SANTA FE, NM 87507

HAYNES, EMILY K
6465 CERROS GRANDE DR
SANTA FE, NM 87507-1822

GOMEZ, CIPRIANO & PAMELA
6463 CERROS GRANDES DR
SANTA FE, NM 87505

HARRIS, PAULA B
PO BOX 35
TESUQUE, NM 87574

GONZALES, JUANITA E
PO BOX 24063
SANTA FE, NM 87502-0063

MCADAMS, AMANDA D
6453 CERROS GRANDES DR
SANTA FE, NM 87507

MAZON, ARTURO G & CARMEN M
6324 CALLE ZANATE
SANTA FE, NM 87507

GARCIA, FRANCISCO & ELVIRA CUNA
6445 CERROS GRANDES DR
SANTA FE, NM 87507

JIMENEZ, FERNANDO & AOLGA TARANGO JIMENEZ
6443 CERROS GRANDES
SANTA FE, NM 87507

ORTIZ, EDGAR & MICHELLE
6441 CERROS GRANDE DR
SANTA FE, NM 87507-1822

OLAND, GREGG J
6437 CERROS GRANDES DR
SANTA FE, NM 87502

DONOGHUE, CAMILLE PISK & DANIEL DONOGHUE
6433 CERROS GRANDES DRIVE
SANTA FE, NM 87507

RIEGER, PAUL
6431 CERROS GRANDES DR
SANTA FE, NM 87507-1822

ACOSTA, NAYELI LOZOYA
6429 CERROS GRANDES DR
SANTA FE, NM 87507

HEJL, RONALD & JULIE ANN
6440 CERROS GRANDE DR
SANTA FE, NM 87507-1813

ORNELAS, ISMAEL & BLANCA
6438 CERROS GRANDES
SANTA FE, NM 87507

GURULE, MONICA K
6434 CERROS GRANDES DR
SANTA FE, NM 87507

BACA, MICHAEL W
6432 CERROS GRANDES
SANTA FE, NM 87507

SANCHEZ, HECTOR & MARIA ARACELY
6430 CERROS GRANDES DR
SANTA FE, NM 87508

GIRARD FUND-MATTEUCCI INV LLC
4720 SAMBRA DR
SANTA FE, NM 87507

TIERRA CONTENTA
PO BOX 308
NEWMARKET, NH 3857

ROYBAL, ALLEN R & MICHELLE
PO BOX 29201
SANTA FE, NM 87592

DEVARY, DENNIS R
4735 HIGHLANDS LP
SANTA FE, NM 87507

PEARSON, RICHARD W & LINDA MARIE(TRUST)
4733 HIGHLANDS LOOP
SANTA FE, NM 87507

RANDLES, TIMOTHY C & LUCY R
4731 HIGHLANDS LOOP
SANTA FE, NM 87507

RYNESS IV, FRED ALISON & ALAINA MARIE
4729 HIGHLANDS LOOP
SANTA FE, NM 87507-4601

REYNOLDS, WALTER D
4727 HIGHLANDS LOOP
SANTA FE, NM 87507

HAMMOCK, ROBERT C & MARY E
4725 HIGHLANDS LOOP
SANTA FE, NM 87507

CITY OF SANTA FE
PO BOX 909
SANTA FE, NM 87501

CITY OF SANTA FE
PO BOX 909
SANTA FE, NM 87504

CITY OF SANTA FE
200 LINCOLN AVE
SANTA FE, NM 87501

ENGELMAN, ANTHONY C
4761 PUNTA DE VISTA
SANTA FE, NM 87507

MARTINEZ, TANYA B
4759 PUNTA DE VISTA
SANTA FE, NM 87507

VIGIL, RICHARD D
4757 PUNTA DE VISTA
SANTA FE, NM 87507

LUCERO, MANUEL
6799 CAMINO CARLITA
SANTA FE, NM 87507

MEDINA, SARAH
4752 CAMINO UNIDO
SANTA FE, NM 87507

SOLIS, HECTOR F & VIRIDIANA LOYA SOLIS
4750 CAMINO UNIDO
SANTA FE, NM 87507

LUCERO, JANICE LYNN
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CERA, CESAR & LUZ ADRIANA PRIMERO DE CER
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CASTILLO, MANUEL E & MARISELA
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Owner/Current Resident
12 LAS CUATRO MILPAS
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Owner/Current Resident
18 DOS HERMANOS
SANTA FE, NM 87507

Owner/Current Resident
20 DOS HERMANOS
SANTA FE, NM 87507

Owner/Current Resident
22 LAS CUATRO MILPAS
SANTA FE, NM 87507

Owner/Current Resident
27 RIDGELINE RD
SANTA FE, NM 87507

Owner/Current Resident
28 LAS CUATRO MILPAS
SANTA FE, NM 87507

Owner/Current Resident
29 A RIDGELINE RD
SANTA FE, NM 87507

Owner/Current Resident
31 LAS CUATRO MILPAS
SANTA FE, NM 87507

Owner/Current Resident
33 LAS CUATRO MILPAS
SANTA FE, NM 87507

Owner/Current Resident
37 LAS CUATRO MILPAS A
SANTA FE, NM 87507

Owner/Current Resident
39 B RIDGELINE RD
SANTA FE, NM 87507

Owner/Current Resident
39 RIDGELINE RD
SANTA FE, NM 87507

Owner/Current Resident
43 RIDGELINE RD
SANTA FE, NM 87507

Owner/Current Resident
55 RIDGELINE RD
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Owner/Current Resident
6432 CERROS GRANDES DR
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Owner/Current Resident
6433 CERROS GRANDES DR
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Owner/Current Resident
6438 CERROS GRANDES DR
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6441 CERROS GRANDES DR
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EXHIBIT F2

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

TIERRA CONTENTA PHASE 3A MASTER PLAN AMENDMENT
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Date: May 27, 2021
Time: 5:30 to 7:00 pm
Location: Virtual Meeting held via Zoom
Attendees: City Land Use Department Representative (Dan Esquibel, Senior Planner)
Project Team Representatives
- JenkinsGavin, Inc. (Jennifer Jenkins)
- Santa Fe Community Housing Trust (Daniel Werwath)
- Tierra Contenta Corporation (Jack Hiatt)

± 20 Attendees

A presentation was given by Jennifer Jenkins of JenkinsGavin, Inc., with assistance from Daniel Werwath of the Santa Fe Community Housing Trust, regarding the upcoming application to the City of Santa Fe for a Master Plan Amendment for Phase 3A of Tierra Contenta.

Following the presentation, a Question & Answer session was held. The following notes capture the questions and concerns raised and the responses by the Project Team.

Questions/Comments	**Responses**
Excited about the diversity of homes, but concerned about terrain and open space preservation.	The proposed development tracts are on the high ground between arroyos, and the arroyos and steep slopes will be preserved as open space.
With SFPS enrollment decreasing, it is a possibility to replace the school site with a new rec center with a pool instead?	The project is obligated to set aside a school site, but if SFPS eventually decides they do not want it, it could be reprogrammed. Civic/Mixed-Use parcels could be dedicated for a rec center or pool if the City wishes.
Are solar or other sustainability measures being included in the project?	Not proposing an array, but sustainability measures are encouraged and possibly incentivized. Still working through these details.
Concerned about losing open space and about traffic/congestion, especially on Jaguar in the AM hours.	The extension of Paseo del Sol will create more E-W connectivity and alleviate Jaguar traffic.
Concerned about barking dogs in front yards.	Requirements for low front yard walls will help mitigate issues with barking dogs and make the streetscape more inviting.

Questions/Comments	**Responses**
Will impact fees be collected?	The City deeded the land to TCC, so impact fees will be collected for market rate units.
Concerns re street/drag racing. Is there a plan for installing speed humps?	Not right now, particularly because the spine infrastructure will be emergency routes where speed humps are not permissible. However, the city can evaluate this once the streets are constructed, and if warranted, speed humps can be installed.
Can we make this conversation available in Spanish or hold a Spanish-language meeting?	Daniel is willing to work with Miguel Acosta on this.
Why does TC have to pay for its own park maintenance while northside park maintenance is handled by the City and paid for with taxes? Concerns re park equity.	City has taken the position in recent years that it cannot take on maintenance of new small scale parks. One park will be public, and there will be four pocket parks that may be maintained with HOA fees or a master association or possibly with a PID.
Concerns re HOA creating inequity and divisiveness	We hear these concerns. The program being contemplated is the creation of associations that are open to all residents (owners and renters). Still working out the details of this. A PID would only apply to Phase 3A, but earlier phases could establish this by vote. There would have to be community control of the PID, and we are definitely taking a very close look at neighborhood equity and community building opportunities.
What considerations are being made for noise and safety for existing residents adjacent to Paseo del Sol and Jaguar? What about during construction?	Efforts are being made to improve the streetscapes within TC as a top priority. These include traffic calming and complete street design. The City has strict regulations governing noise and dust during construction.
How will traffic increase be handled once Jaguar is a central access for the airport?	Unsure of the timing of this, but the primary strategy to mitigate traffic is increased connectivity, not wider roads.
Concerns re sub-contracts, specifically, how can we help local, small builders get over the barriers of infrastructure financing to be able to complete with large scale builders?	One of our goals is to help support smaller builders. Perhaps the City could set aside some of the $2M it will be receiving in loan repayments to support economic development in this area. Encouraging collaboration with nonprofits on infrastructure as well.
How will sustainability be encouraged or required?	Incentive-based rather than prescriptive approach. Affordability and sustainability are high priorities. The density bank concept is a way to incentivize increased affordability and sustainability. Net zero, water conservation, and electric only are top sustainability goals.

Questions/Comments	**Responses**
Can we have another meeting to try and engage more residents?	We can consider this, but it may be that due to the extensive outreach that was done in 2019 and then a long pause due to the pandemic in 2020, many neighbors feel they have already had input.

Feedback from Three Public Meetings on the Draft Land Use Plan

For Tierra Contenta Phase 3A

1. Overview

The Meetings

On November 7 and 9, 2019, the nonprofit Tierra Contenta Corporation (TCC) hosted three public meetings at the Southside Library. The purpose was to get input from the public on preliminary drafts of a Land Use Plan for one of the last large tract (228 acres) portions of undeveloped land in Tierra Contenta.

Residents of Tierra Contenta and the city as a whole had been encouraged to attend these meetings by these outreach efforts:

- Multiple postings in NextDoor.com—both the citywide section and two sections that Tierra Contenta residents created for their neighborhoods.
- Newspaper advertisements in The New Mexican and Santa Fe Reporter.
- Postings to event calendars in The New Mexican and Albuquerque Journal.
- Leaving leaflets about the meetings during a door-to-door survey within Tierra Contenta.
- Inviting city council members whose districts include Tierra Contenta.
- Contacting neighborhood residents individually

A total of over 100 residents signed in at the three meeting, not counting public officials and members of the TCC planning team. Several dozen more attended without signing in.

The Plan Presented Was Informed by Previous Public Input

Prior to an Amended Plan being drafted, an earlier public meeting had been held on April 11, 2019 at the Genoveva Chavez Community Center. Its purpose was to get advice and feedback from residents on their hopes and concerns about the development of would like----on the high-level goals of the plans as well as any concerns about the development. A total of 45 city residents attended, primarily residents of the developed parts of Tierra Contenta. Others attended without signing in.

In July 2019, SEC Planning of Austin, Texas had been hired and began work on the Land Use Plan component of the Amended Master Plan. The initial public feedback guided a number of features of the Plan. The Plan went through a number of iterations and was ready to present to the public by October, 2019. At that time, the TCC team conducted the outreach for the three November meetings as described above.

Detailed Input from the Three Public Meetings in November 2019

Below, in this report, we have listed comments recorded by six discussion leaders at the three public meetings in November, 2019. These were edited only for clarity and brevity. For example, two identical comments were combined like this: ”Include rec center with activities for kids (2).” No critical comments about current conditions in Tierra Contenta or concerns about the development were left out.

Key Changes to the Draft Amended Land Use Plan as a Result of Public Input

Parks – In place of the single, larger park in the first version of the plan, the plan now calls for 4 small parks and one middle-sized park with more recreational features.

Store and Restaurant – Participants voiced a strong preference for having at least one small grocery store and a coffee shop/restaurant. The TCC team had not considered these uses commercially viable, but based on this

strong interest, the team changed the plan to include two parcels comprising over 3 acres for compatible commercial uses and public facilities such as a rec center and a farmers' market.

Pedestrian Network (sidewalks and trails) – Due to the strong public support of trails and sidewalks inside and surrounding the proposed future development area, some trails were added along with crosswalks where they intersect streets.

Connections to New Mexico School for the Deaf Land – The Land Use Plan now has added locations indicated as reserved as easements for future road extensions to connect roads and the pedestrian network with the NMSD land if and when it is developed.

Goal of Establishing a Master Property Owner Association – Due to numerous concerns expressed about problems in the built-up parts of Tierra Contenta with trash and abuse of the off-site trails, lack of maintenance of streetside landscape strips and similar issues, the Amended Master Plan includes a goal for creating a Master Property Owners Association for Phase 3A. Modest fees charged to property owners (in the range of $20 per month) will provide funding for monitoring for and correcting problems. This would primarily involve working closely with the City to fix problems with the City-owned trails, parks and open spaces and encouraging the kinds of neighborhood clean-up activities proposed below.]

2. Recorded Questions and Comments, along with TCC Responses

Questions and comments are in italics. TCC answers precede or follow questions and comments.

What Participants Said They Liked Most About Developed Parts of Tierra Contenta

Pedestrian trails

Wildlife corridors

Parks

Suggestions for the Land Use Plan and Development of Parcels

More open space is needed. [Answer: 38% of the land in Phase 3A is reserved for open space and trails and another 4% for parks—a much higher percentage than in most new developments in Santa Fe, an amount TCC believes to be more than adequate.]

No mass grading; minimize land impact [Answer: the Land Use Plan avoided development on steep slopes, so that needs for grading and filling will be minimized. Grading plans will be subject to City review and permitting after parcels within Phase 3A are sold to developers and other entities.

Fewer homes built with fronts in straight line [Answer: The Design Standards for Phase 3A encourage builders to come up with attractive streetscapes.]

Eliminate school site from land use plan? Is a new school really needed? [Answer: The School District has contractual right to purchase one 9+-acre school site. The District has indicated that population increases on the southwest side of Santa Fe will necessitate an elementary school in this general location.

Allow some parcels to be sold lot-by-lot—like Mesa del Sol, for smaller-scale builders. [Answer: This is a goal that will be stated in the Amended Master Plan]

Consider adding non-residential parking lots. [Answer: the parcels designated for the school and non-residential uses have been sized to include adequate numbers of parking spaces.

New state security regulations for new schools preventing access from surrounding perimeter. [Answer: this is a matter for the School District to address when it draws up plans for the elementary school.]

Switch park and commercial center because school won't allow those functions being adjacent. [Answer: The School District has informed us that the proximity is not an issue.]

Include landscaper advisement for parks etc. [Answer: the Amended Master Plan will include concept drawings and specifications for the 4 small and one larger park. All construction plans and landscaping plans are subject to Tierra Contenta's Design Standards and review by Tierra Contenta Corporation's Design Review Committee.

Allow for co-housing development with common meeting/dining space for seniors, others (2) [Answer: This is possible in any residential parcel. One or more buyers of a parcel would have to see a demand for this type of housing and include it in their plans. Alternatively, a co-housing organization could negotiate with a buyer of one of the parcels to purchase a sub-parcel tract for this purpose.]

Could TCC retain ownership of land due to the housing crisis? [Answer: This would require that TCC lease all of the land, which it is not prepared to do because of real estate market and financing barriers. However, TCC would be pleased to sell a parcel to an affordable housing land trust, or to help negotiate the purchase of a sub-parcel tract.]

General Concerns About Development Phase

Is an environmental impact study needed? [Answer: not until parcels are sold to developers]

Who's in charge? [Answer: the nonprofit Tierra Contenta Corporation. See www.tierracontenta.org

Archeology concerns - What's the situation with this land? What about state clearances? [Answer: will be addressed when parcels are purchased and developed]

Concerned about building on edge of arroyo, too steep/dangerous/people feel trapped (4) [Answer: the Land Use Plan avoided including terrain with the steepest grades]

Want to know more about School for the Deaf plans for its land. [Answer: NMSD has no plans to sell or develop its land in the foreseeable future]

Concerned about density of parcels [Answer: the Land Use Plan allows for house lots of varying sizes. Ultimately, home buyers make the decisions of what size lots they want and can afford. Smaller lots are included because they make some homes much more affordable and similar in size to some lots in the historic parts of the city and many lots in recent subdivisions.]

Concerned about surveying properties/eminent domain/fracking [Answer: Surveys of parcels will occur only when they are sold. The land is owned by TCC so eminent domain is not relevant. A ban on fracking will be considered even though there is no data to indicate the presence of oil or gas reserves.]

Affordable Housing

Allow accessory dwelling units. [Answer: the City's ordinance allowing for these will make it possible.]

Create more affordability [Answer: TCC is legally bound to provide 40% of the homes and apartments in Tierra Contenta with incomes and rents restricted in three tiers of affordability: 65% of area median income (AMI), 80% of AMI, and 100% of AMI.

Set targets for affordability lower than 80% of area median income—that's still high. [See answer above]

Lower income families are usually larger + need more space. [Answer: TCC and City regulations require builders to provide a mix of bedroom-sizes for the affordable homes, each with a minimum square footage.]

Future Businesses and Community Facilities/Services

[TCC response to the preferences below: TCC is a nonprofit planning and land sales entity. We will make best efforts to see affordably-priced land to developers and service agencies who will commit to building the facilities that have been most favored in our public meetings and formal surveys of residents.]

Include a locally owned co-op market/less of a food desert

Include coffee shop

Include community center

Include rec center with activities for kids (2)

Make room for a farmer's market

Include facility for mental health and recovery services

Better public transportation, add bus routes (2). [Answer: TCC will work actively with the City to assure that bus routes are added to Phase 3A. However, TCC does not have the resources or expertise to provide transportation services.]

Parks, Trails, and Recreational Facilities

Unpaved trails for jogging next to paved trails now shown on major arteries (2). [Answer: this suggestion is being considered.]

Where trails intersect roads - need for simple trail crossings. [Answer: these are included in the latest version of the Land Use Plan]

Is Paseo del Sol extension wide enough for bike lane? [Answer: yes.]

Don't substitute bike lanes for bike trails [Answer: This rule will be imposed on the pedestrian trails along the major arteries – Paseo del Sol and the "Loop" road.]

Include small neighborhood parks. [Answer: This preference was incorporated in the current version of the Land Use Plan.]

More benches in arroyo area. [Answer: The trails in the arroyo are built and maintained by the City and not the responsibility of TCC. However, a master homeowner association with modest monthly fees is planned to provide sufficient income to augment City efforts to monitor and fix problems with trails, open space and landscape strips along the streets.]

Have a year-around pool connected to a Rec Center (2). [Answer: TCC has no capability to provide any public facilities. However, TCC would be eager to work with the City or nonprofit to provide this and/or other high-demand facilities.]

Add tennis courts. [Answer: same as above.]

Roads, Access, and Traffic

Paseo del Sol as only access road is a concern. [Answer: TCC has completed a traffic study that indicates the offsite road and traffic signage that will be needed at different stages of the build-out. The City will be expected to require these improvements as the Phase 3A parcels are sold and development plans are submitted for approval.]

Safety concerns over volume of traffic. [See answer above.]

Don't continue to allow shared driveways as in earlier phases of Tierra Contenta (3). [Based on numerous complaints about safety issues and inconvenience, shared driveways will not be allowed in Phase 3A.]

Make roads wider. (2) [Answer: based on public input, the Land Use Plan and Design standards will include specifications for the smallest local streets that facilitate safe parking on both sides.

Don't allow gated areas (4). [Answer: TCC will consider banning these via the Design Standards for Phase 3A.]

Add speed humps [Answer: we will respond at a later date as to whether these should be included in the Design Standards. At present, TCC believes that the decisions on whether or where to install these should be the City's decision since the City will own and be responsible for the streets.]

Better access for RVs and other larger vehicles. [As noted above, TCC's plan for Phase 3A widens the narrowest streets but still, some RV owners will have to find parking/storage spaces offsite.]

Create better connectivity among the sections of Tierra Contenta [Answer: Due to this input, we have amended the Land Use Plan to provide easements for future road connections with the land owned by New Mexico School for the Deaf, which, if and when developed, will become Phase 3B.

Water, Energy Conservation and Environmental Features

Concerned about growth with limited water supply (2). {Answer: The City has ample water supplies for prudent growth. Phase 3A design standards and City codes demand strict water conservation in new buildings]

Stormwater collection not shown on plans. Retention ponds? [Answer: Engineered plans for these included the ultimate development plans presented to the City buy buyers/developers of the land.]

Concerns about arroyo and stormwater management. [See answer above.]

Water usage concerns. (2) [See answers above]

Make sure water/energy efficiency is prioritized. [Answer: the Design Standards address both of these issues.]

"Climate investment" a good thing. [See answers above]

Would like trees along streets. [Answer: the Design Standards require appropriate, attractive low-maintenance landscaping in landscape strips along the streets. TCC will not permit any landscaping on these strips requires irrigation due to our goals of conserving scarce water supplies.]

Help environment by planting trees [See answer above.]

Current Problems with Developed Areas of Tierra Contenta

Current homeowners are involved in lawsuits with builders over bad materials—standards of building must be enforced. [Answer: TCC staff has supported homeowners by making best efforts to help resolve these kinds of

disputes with homebuilders. However the City's Land Use Department and not TCC is responsible for reviewing construction plans and inspecting for compliance with the City's Building Code.]

[Regarding the 3 concerns below, voiced by current TC residents, TCC Phase 3A Master Plan calls for formation of a Master Property Owners Association to address issues such as these. See page 2 above for details.]

Stop abuse of public land around Swan Park.

Concerned about people ignoring rules banning ATVs on trails and open space areas.

Concerned about homeless encampments in arroyo (questioning school location).

Encourage organized neighborhood cleanup projects.

EXHIBIT F3

Santa Fe Residents' Views and Concerns About the Expansion of Tierra Contenta

Analysis of a Door-to-Door Survey in the Tierra Contenta Community

And an Online Citywide Survey

Commissioned By the Tierra Contenta Corporation

February 14, 2020

(Revised 12/10/2020 only to update detailss about the Planning Area)

Contents

1. Summary of Survey Responses, p. 1

2. Door-to-Door Survey of Tierra Contenta Residents, p. 4

3. Online Citywide Survey of Santa Fe Residents, p. 9

Appendices

Available Separately at www.tierracontenta.org

A. Comments from Tierra Contenta Residents

B. Comments from Citywide Survey

1. Summary of Survey Responses

Background and Goals of Surveys

Plans are being prepared to build over 1,100 quality, mixed-income homes and apartments in the last undeveloped part of Tierra Contenta (TC), adding to the 2,500 residences already built in this planned residential community. As in the previous phases, land will be reserved for a new school, community facilities, neighborhood parks, and trails.

The planning area comprises 228 acres of undeveloped land located southeast of Capital High School, of which over 35 percent will be preserved as open space. The nonprofit Tierra Contenta Corporation (TCC) owns 225 acres and the New Mexico School for the Deaf (NMSC) owns 3 acres of the planning area.

TCC is in the process of revising the existing Tierra Contenta Master Plan to reflect the impact of major changes in the surrounding area—such as new schools, roads, stores, and parks. Also, the Design Standards for all new construction are being reviewed. TCC has conducted a thorough study of the terrain and the best routes for the primary roads and infrastructure and determined to leave 35% of the land as open space and parks, in order to protect virtually all of the nearby land on the sides of arroyos and to avoid mass grading.

The expansion area is part of the larger "Phase 3" as shown in the existing Master Plan. The land area subject to revisions will be designated Phase 3A. The remaining 179 acres of Phase 3 land are owned by NMSD and will remain subject to the original Tierra Contenta Master Plan.

TCC hosted four public meetings in 2019 to hear and respond to input from nearly 150 residents, most of them living in the completed parts of Tierra Contenta.

Two surveys have been completed:

(1) a door to door survey of residents within the completed parts of TC during October, 2019, and

(2) an online survey open to residents from all parts of Santa Fe that was active from December 6, 2019 to January 30, 2020.

The goals of the surveys were to solicit and receive public input on the draft plans, in order design a high-quality new neighborhood that takes into account the hopes and concerns of its neighbors as well as residents of other parts of Santa Fe who may want to live there and/or have input into the plans.

To distinguish between the surveys, we call the first one the "Tierra Contenta residents" survey. We call the second survey "citywide" even though 57% of respondents were TC residents. The first survey had a total of 119 respondents, and the second 77 respondents.

The methodologies of the surveys are described in Sections 2 and 3 of this report. The key findings are as follows.

Desirability of Living in a Quality Planned Community on the Outskirts

Of the citywide respondents, 17% would strongly consider it; 25% might consider it. An image of the current concept plan was placed above the photo (see it on p. 10 of this report).

Parks and Trails

Of TC residents, 62% see parks and trails as positive features; 15% think they are OK but need better maintenance. Small parks are favored by 59% of citywide respondents; large parks by 36%. Some commenters want both.

Streets, Parking and Traffic

Half of TC residents find some or all of the streets too narrow and half find the streets "good" or "don't mind". Nearly half of TC residents complained that there are not enough parking spaces. Most of the negative comments came from residents living on the narrowest streets, with shorter lot frontages and thus fewer on-street parking spaces in front of homes.

Affordable Housing

A total of 85% of TC residents say that TC's current affordable housing policies have worked very well or are OK in single-family neighborhoods. However, 14% don't agree, and respondents commented about what they see as associated crime, overcrowded homes, too many cars, and lack of maintenance. With regard to the apartments, half of TC respondents "weren't sure" how well the apartments are operating—indicating a lack of social connections between homeowners and renters. Of those TC residents with opinions, 80% are positive and 20% negative about the rental apartments.

Desirable Businesses

A grocery store was the most-desired business in Phase 3, with 53% support from current TC residents, and 65% from citywide respondents. Of TC residents, 33% want a coffee shop, and 5% a restaurant. Multiple commenters mentioned Trader Joe's and Sprouts as desirable grocers, while others voiced support for locally owned and family businesses.

Desirable Facilities

Among both citywide respondents, the highest priorities for public facilities for Phase 3 were community gardens (44%), a senior center (42%), a farmer's market (40%), a rec center for young children (39%), and a rec center for teens (36%). Other facilities with substantial support were day care for children, adult day care, and a community meeting room. Respondents wrote comments in favor of a gym, swimming pool, soccer field, dog park, a city public safety office, an "all ages" multipurpose center, a post office and a library.

Homeowner Association

A question about the possible need for a homeowner association to monitor and/or fund maintenance of common areas was included in the TC door-to-door survey, due to many comments in public meetings by TC residents about poor maintenance and misuse of the trails and parks in the completed parts of TC. Of TC residents, 36% had no opinion, while those with an opinion favored an HOA 45% to 19%. In contrast, 66% of citywide respondents said they would pay $10 to $20 a month in HOA fees to get better maintenance, with 17% opposing the idea.

Restrictions on Designs of New Homes

As part of its application for a master plan amendment for Phase 3 design standards for roads, sidewalks, homes, other buildings, etc. must be submitted. The nonprofit Tierra Contenta Corporation wanted to find out if respondents felt the existing standards should stay in place or be changed. A background issue is whether new homes in TC should continue to encourage the "stucco-flat roof" and "territorial" (stucco-pitched roof styles—both allowed in current standards). Of citywide respondents, 58% said there should be more flexibility in standards, or exceptions made allowing other "Southwestern" materials such as clay tile roofs, while 33% want to keep existing standards.

Energy and Water Conservation Features in New Homes

We assumed that if we asked respondents preference for homes that use less energy and water, built to standards over and above current codes, most would say yes—good to know, but not enough data to be the basis of TC raising its design requirements. So we asked the questions a different way—in terms of how much larger of a mortgage a respondent would take on to add these features. Overall, 82% of citywide respondents said they would add between $2,000 and $15,000 to their mortgages for above-code energy improvements—with 43% willing to add $10,000 to $15,000. Similarly, nearly 80% said they would add $2,000 to $8,000 for water conservation features, with $2,000 as the limit for half of those who responded positively.

Size and Types of New Residences Desired

In the citywide survey, we asked the question, "if you were to move to a planned community, what kind of home would you be looking for." Of the respondents 56% want small detached homes, 32% large detached homes, 11% town homes, and 1% rental apartments.

What Would Make Phase 3 a Very Desirable Place to Live

This was an open-ended question in both the TC and citywide surveys without multiple choices, so the answers could not be tabulated. The most frequent recommendations had to do with providing more infrastructure and City policing to reduce traffic problems and avoiding higher residential densities. Other desired features included maintaining open space, making it walking and biking friendly, having multiple parks, assuring adequate parking spaces, and assuring maintenance of common spaces. Some commenters cited the need for more affordable housing, and some wanted less or none. See Appendices A and B (separate documents on www.tierracontenta.org) for a complete download of the comments.

What Problems with Tierra Contenta Should Be Avoided in Phase 3

Again, vehicle traffic, narrow streets, and higher densities were cited as things to be avoided or mitigated. Other problems cited were big families in small houses, too many low-income residents, allowing apartments, spoiling viewsheds or existing vegetation with new construction, and too many schools close together leading to traffic congestion. See Appendices A and B (separate documents on www.tierracontenta.org) for a complete download of the comments.

Detailed Comments of Respondents (Separate documents, Appendix A and B).

The door-to-door survey and citywide survey had a combined total of 23 topic questions, 22 of which invited open-ended comments by respondents. Representative comments are included in this summary and the two reports that follow.

All comments made by respondents are available for viewing and downloading from the TCC website as Appendix A and Appendix B to this report. While the comments in this report were edited for brevity and clarity, the full set of comments in the Appendices are unedited except to remove one expletive.

2. Door-To-Door Survey: Tierra Contenta Residents

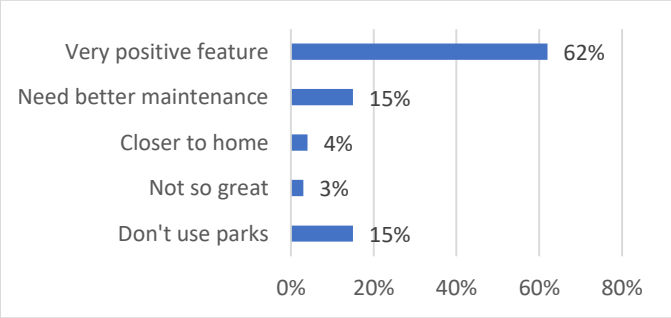
Methodology

Staff of YouthWorks were retained in October 2019 to conduct a door-to-door survey of TC residents regarding their likes and concerns regarding the design and construction of the completed two phases of TC and suggestions for planning Phase 3. Surveyors left flyers with a link to an online survey with the same questions. The survey was completed by 119 residents from December 2019 through January 2020.

Nine out of the 10 questions in the survey included comment boxes. All comments are included, unedited, in Appendix B. Sample comments are listed after the numeric results of those nine questions. Samples were selected based on two factors: (1) being representative of the range of opinions expressed in the multiple choice questions, and (2) expressing opinions on issues not addressed in the question.

Question 1: Opinions on parks and trails in Tierra Contenta

Sixty-two percent of respondents indicated that that parks and trails are a very positive feature of the community.

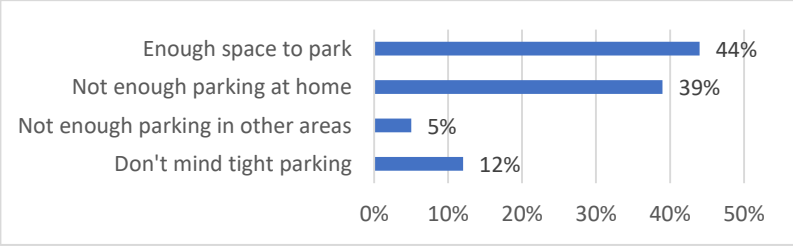


Following are sample comments:

- Parks are used and loved, just [worried about] needles or trash after parties. But love overall.
- Need more maintenance.
- Just wish [the trails] connected to the mall. I run the trails every day.
- Not enough access to ALL trails for the disabled, benches needed along trails.
- Dog park please.
- Wish the trails went to the schools.
- Would be nice to have interconnecting trails to Rail and Arroyo Chamisos trails.
- I am very concerned that the new development not encroach on the Santa Fe Open Space that is located between Capital High and the Swan Park.

Question 2: Views on parking in your neighborhood

An equal number of respondents (44%) indicated there is enough space to park, or that there isn't enough space to park at home or in other parts of TC. Most of the comments about lack of parking came from residents of smaller streets with short lot frontages that limited the number of on-street parking spaces. Most respondents who were surveyed on wider streets with longer lot frontages did not voice those concerns.

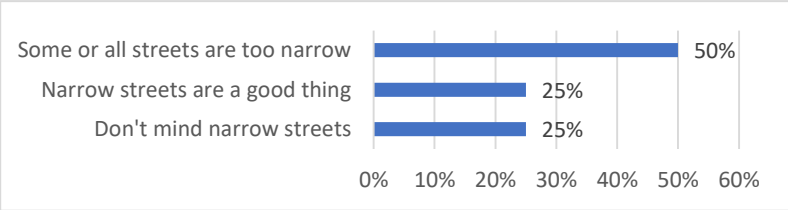


Following are sample comments:

- Too many people park on the street and not in their driveways/garages.
- Too many families with 3 or 4 cars and don't use the garage.
- No parking at all trailheads - need handicapped parking!
- The apartments at Zona del Sol (near me) do NOT have enough parking.
- Eliminate on street parking. (2 more comments like this.)

Question 3: Views on street widths in your neighborhood

Residents of TC were evenly split in their opinions on street widths, with 50% saying the streets are too narrow and 50% saying they don't mind narrow streets or that they are a good thing for slowing traffic.

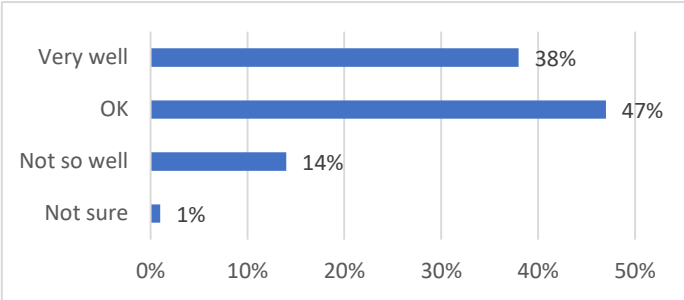


Following are sample comments, which included comments on traffic problems unrelated to street widths.

- We do get less through-traffic due to narrower streets.
- Parked cars on both sides in Cesar Chavez neighborhood is hazardous, slows emergency response time. Control speeding with narrow streets, speed humps. Speed on Jaguar drive must be controlled.
- Some lights could be added.
- Need to have more on street parking. Many homes have several cars, park on street.

Question 4: How well affordable housing has worked in single-family neighborhoods so far

A large majority of residents (85%) indicated that TCC's current affordability requirements for builders worked "very well" or "OK" in single-family neighborhoods.



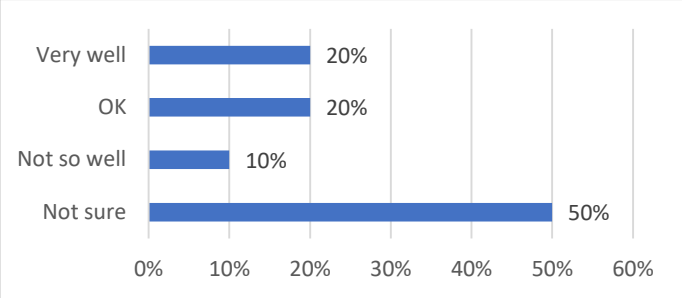
Following are sample comments:

- Wouldn't even have known.
- A nice mix--a quiet neighborhood.
- People need a place to live.
- Feels safe here and strongly agree with affordable housing.
- It has worked well in my Evergreen neighborhood. Mixture of town homes and single-family homes.
- Worried my property value will drop.
- Too many houses too close together.
- Parking--many of the [affordable homes] have only 1 car garage but more than 2 cars so park on street.
- No garages, low quality construction.

- At times, some of these homes have then been rented out, which I understand was not part of the plan. It works when the original purchasers live in the home or sell it when they move, rather than rent it out.

Question 5: How well affordable housing has worked in apartments so far

Half of TC residents (50%) indicated that they were unsure whether or not affordable housing policies in apartments worked well, while approximately 40% indicated they worked "very well" or "OK."

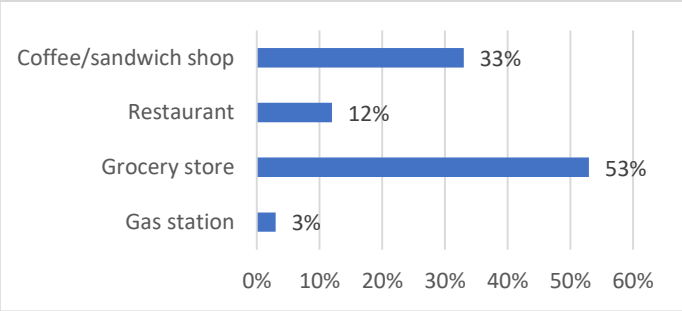


Following are sample comments:

- Good area of people [and they look] out for each other.
- Occasional problems, but quiet.
- If it gives them a place to live and off the streets, it's good.
- Focus on homeownership makes better neighborhood. (1 more similar comment)Too many people from apartments continue to park along narrow streets - not happy.
- Lower property values.

Question 6: Which business would you most want nearby if you were living in Phase 3?

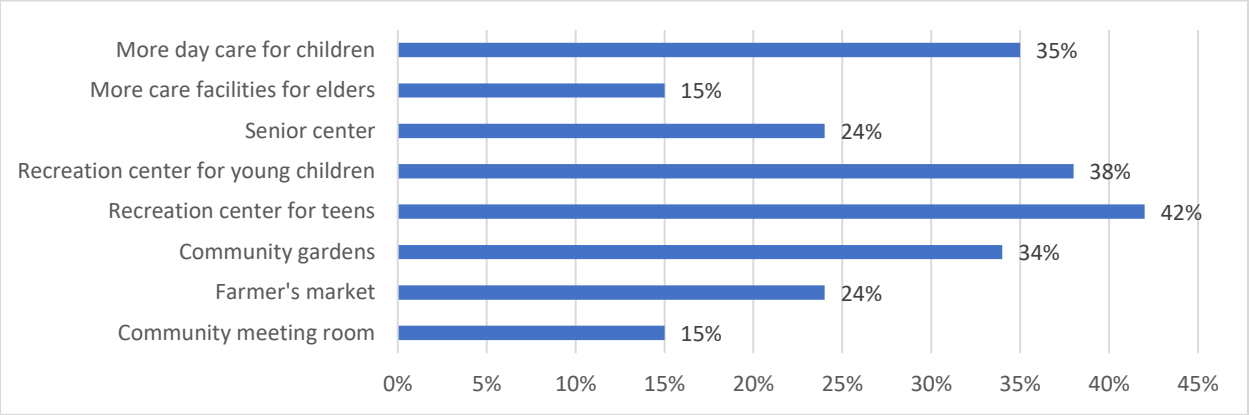
A majority of current TC residents (53%) indicated that they would most prefer a grocery store in TC Phase 3, while 32% indicated they would prefer a coffee/sandwich shop, 12% indicated they would like a restaurant and 3% indicated a gas station/convenience store.



Following are sample comments:

- Morning coffee!
- Small grocer (3 more comments like this)
- Costco!!!
- Trader Joe's....it's all the way across town. More healthy options would be great. (3 more comments like this)
- No Starbucks!
- Preferably locally or family owned (4 more comments like this)
- Would prefer no development at all or a bakery--something social
- None - good enough as is. Already enough here and a new business would make more traffic

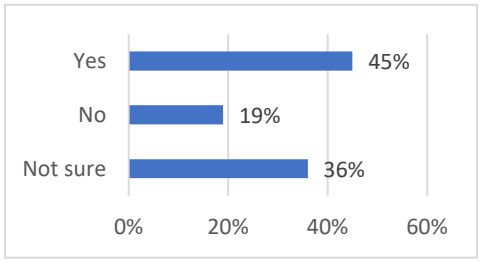
Question 7: If you were living in a community like this, which facilities would be good to have?



Many comments repeated the choices shown in the chart above but also suggested a swimming pool, a gym, soccer fields, and treatment facilities for people with disabilities.

Question 8: Would it be a good idea to set up a resident association for Phase 3?

Forty-five percent of current TC residents indicated that a resident association for Phase 3 would be a good idea, while 19% did not think it was a good idea and 36% were unsure.



Following are sample comments:

- Currently not all residents adhere to established covenants and there is no good way to enforce those covenants (weeds, extra autos on streets, etc).
- Make communities closer.
- We need to work together.
- Too expensive.
- I am NOT interested in having to pay fees or having people dictating extremes.
- If their power is limited . . .

Question 9: What would make Phase 3 of Tierra Contenta a very desirable place to live?

This was an open-ended question with no multiple-choice options to tabulate. Following are representative responses:

- Buildings that go with New Mexico traditions.
- Careful attention to the increase of traffic in the area, and allowances for new/improved arterials to carry people in/out of the area without extra use of existing roadways.
- More space, wider roads, home standards (home, yard, etc), parks, coffee/cafe to walk to.
- Maintain open space. Make it walking and biking friendly.
- Less low-income.
- Community activities board.
- Affordable housing.

- Supermarket and coffee [shop].
- Senior Center please. Something for seniors to do.
- Block parties to get to know each other. Create bond with community.
- Activities and programming for youth.
- Speed bumps help slow down drivers.
- Housing with no shared driveways.
- 40% is too high for affordable housing.
- More child friendly. Kids need parks that are accessible.
- Try to preserve views for the residents.
- Strong homeowners association that enforces community standards that benefit all.
- Restrictions & enforcement on number of people per residence. Parking vehicles on the front yard is an eyesore for neighbors. RV's should be parked offsite. No Airbnb's. Paint the curb red in front of the mailbox turn out.
- As long as streets are narrow, street parking needs to be eliminated.

Question 10: What problems are there with Tierra Contenta that should be avoided in Phase 3?

This was an open-ended question with no multiple-choice options to tabulate. Following are representative responses:

- Roadways that encourage racing of autos/motorcycles.
- Traffic congestion, shoddy construction, destruction of habitat and native vegetation.
- I'm concerned about crime in the area and would like to see that addressed.
- Big families in small houses.
- Fewer low-income residents.
- Too many speed bumps.
- No [new] schools! Too many already.
- Narrow streets without place to park.
- Please apartments in a different place. Not so close to the houses.
- Don't put buildings so close next to each other.
- Anything with liquor--bars or pot stores
- View impacted? Walking trails impacted? Traffic?
- Road traffic is already tight on busy mornings and afternoons. Any projects should be well thought out to avoid further congestion.
- HOA [should be] responsible for important infrastructure and repairs
- If it is not absolutely necessary to destroy something or get rid of something like trees, bushes, etc. [then] keep them.

3. Online Survey of Santa Fe Residents - Citywide

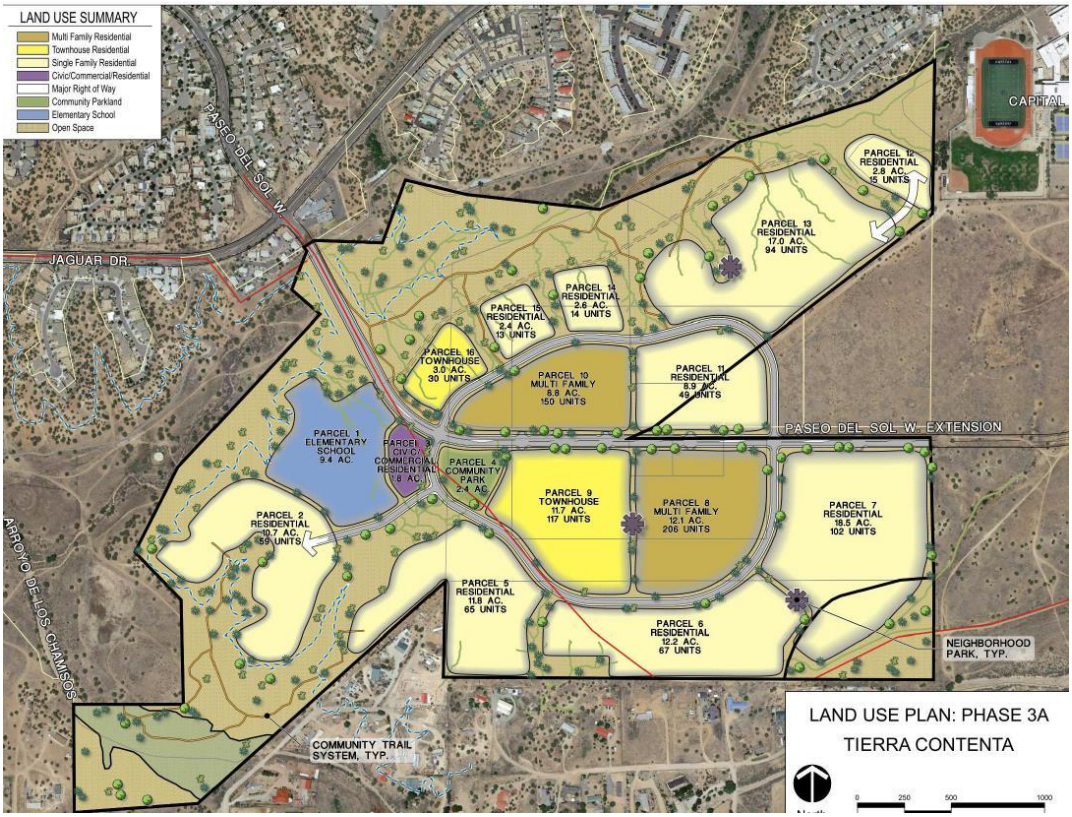
Methodology

In October, 2019, an online survey instrument was created to gather opinions about the expansion plans for TC from residents throughout Santa Fe. Some questions were repeated from the previous door-to-door survey of TC residents. Other questions were refined based on the results of the first survey. Lastly, questions were added to determine the housing preferences of potential buyers of homes in the next phase of TC. The link to the survey was posted posted on the TC website and then publicized by City of Santa Fe staff by a posting on the Santa Fe NextDoor community information website on November 6, 2019 and a reminder posting in January, 2020 before the survey was closed out on January 30. The link was also shared through press releases and with participants in two public input sessions at the Southside Library on November 6 and 9, 2019.

The survey was completed by 77 respondents as of its closing on January 30, 2020. Data were analyzed for the sample as a whole as well as separately for current residents and non-residents. Current residents comprised 57% of the sample while non-residents comprised 43%.

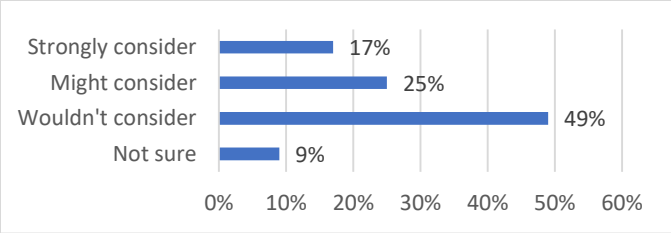
Nine out of the 10 questions in the survey included comment boxes. All comments are included, unedited, in Appendix B. Sample comments are listed after the numeric results of those nine questions. Samples were selected based on two factors: 1) being representative of the range of opinions expressed in the multiple choice questions, and 2) expressing opinions on issues not addressed in the question.

The illustration below relates to the analysis of Question 1 responses on the next page.



Question 1: Would you consider buying or renting a home during the next 10 years in a planned community on the outskirts of Santa Fe as illustrated by the plan above?

Forty-two percent of respondents indicated that they would either strongly consider or might consider buying or renting a home in TC, while 49% indicated they would not consider it and 9% said they were unsure.

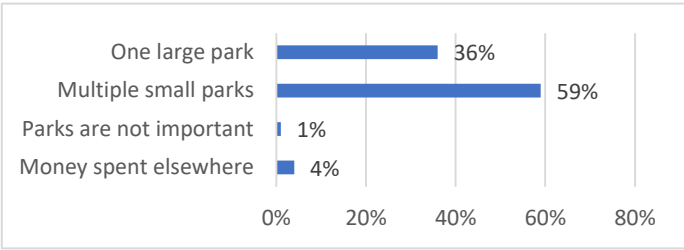


Following are sample comments:

- I already live here and like the current planned layout of the units.
- I'd consider buying a home on the south side but only if there are grocery stores, restaurants, better streets, and more police presence.
- Would prefer to see townhouse and multi-family mixed in with single-family units. Ghettoizing them often creates hotspots and eyesores.
- Needs more infrastructure - specifically police and roadway, to handle traffic to and from schools (Capital, Cesar Chavez, and the middle school; Jaguar is over charged now; homes on Jaguar have too much pressure from the road. (5 other commenters expressed concerns about traffic)
- The density of homes to parcels is too high for me to consider a property on the outskirts. (3 other commenters expressed concern about density)
- My concern is traffic. Make sure there is appropriate highway access. Open up the highway at sfcc.
- I'd like to know where the water is going to come from for this and other developments in Santa Fe. (1 other commenter expressed concern about the water supply)

Question 2: If you lived in a planned community, what are your feelings about park land?

A majority of respondents (59%) indicated that that more of them valued multiple small parks near their home than one large park. A slightly different 57% of current residents and 64% of non-residents preferred multiple smaller parks.

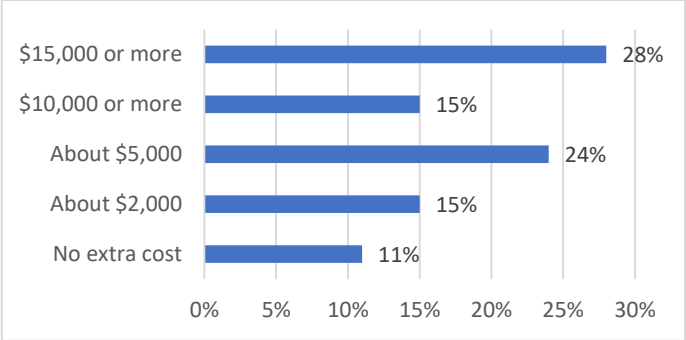


Following are sample comments:

- Parks and opens space are critical to the community's wellbeing.
- A park like Swan is built too far from too many in the area and access is extremely limited. More small parks . . . would serve more that actually need it - those living in smaller places that need more community spaces.
- Actually the option I prefer is not listed--one large park as described and a few small dedicated parks for specialized activities like dog walking and child play.
- Both 1 and 2. Large parks are good for community gatherings but small parks are important to connect proximate neighbors. (A total of 3 commenters expressed this opinion)
- If there are several small parks, who is going to maintain them? The City crews can barely keep up with all the parks and medians throughout Santa Fe. A large park can benefit more people.

- Parks would be nice IF they were maintained. We have a small one near us which was designed very well, but it just fills up with weeds and is not maintained
- [Other commenters also suggested park features such as dog parks, community gardens, basketball courts, a swimming pool, and a little theater.]

Question 3: How much more would you be willing to add to your mortgage to improve energy efficiency?

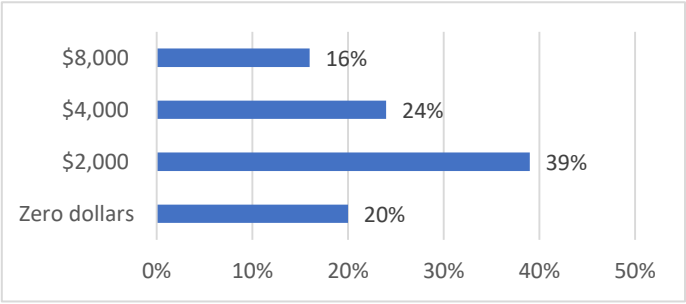


We asked questions 3 and 4 to determine the extent to which respondents wanted and (if necessary) would pay for energy and water conservation improvements over and above current codes. Twenty-four percent of respondents indicated they would be willing to add $5,000 or less for better insulation, 15% indicated they would pay $10,000 or more for a rooftop solar system, and 28% said they would be willing to pay $15,000 or more for all of those upgrades. Overall, 82% of respondents indicated they would be willing to add some extra costs to their mortgage payment to improve the energy efficiency of their homes.

Following are sample comments:

- I would pay for passive solar, solar panels, would love to see water conservation factored in, and buried tubing for low cost cooling.
- Energy efficiency shouldn't be limited to insulation, windows, etc. It should be built in from the ground up. Slab design, lot placement, fenestration design, window overhangs, heat vaults, building materials, LED lighting, etc. should all be integrated. Would pay for well-designed low-energy use home, how much 'more' would depend on many factors.
- The city needs to update its standards if [higher energy efficiency] is an issue.
- New homes should have highly efficient insulation and windows; city and developers should supply solar and wind sustainability for each community and whole city.

Question 4: How much more would you be willing to add to your mortgage to improve water conservation?



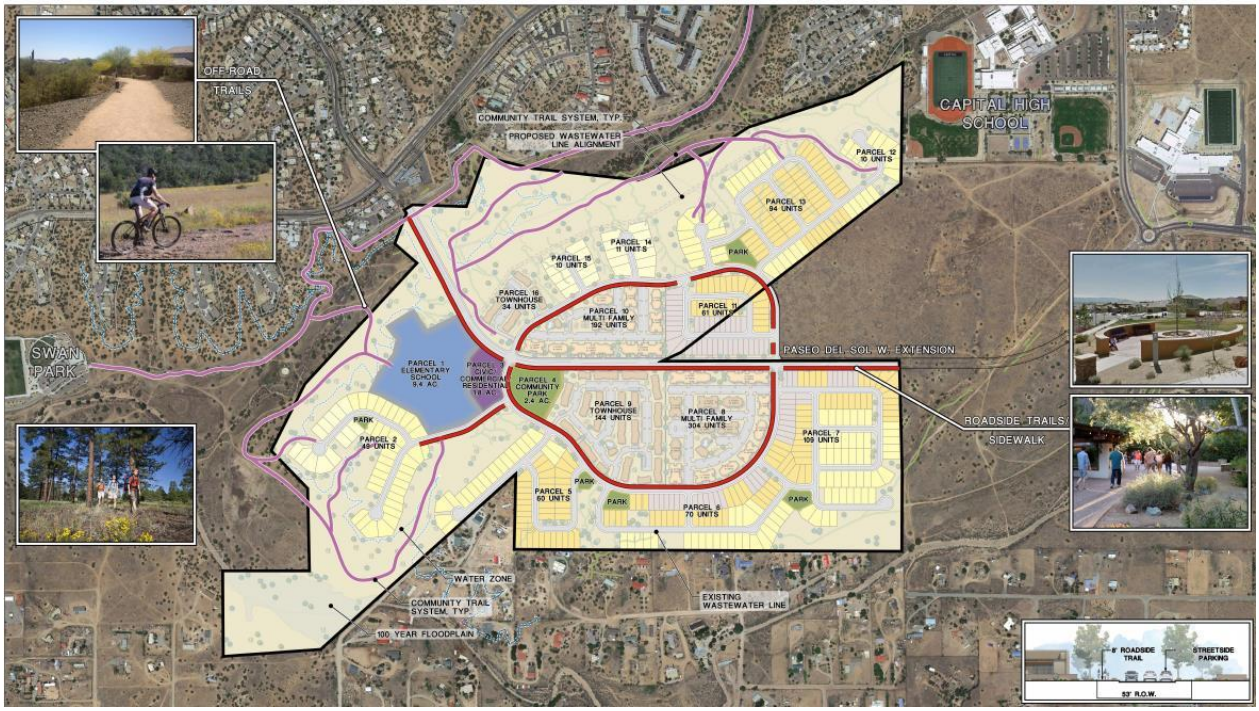
Thirty-nine percent of respondents indicated they would be willing to add $2,000, 24% indicated they would be willing to add $4,000, and 16% indicated they would be willing to add $8,000. Overall, nearly 80% of respondents indicated they would be willing to add some extra costs to their mortgage to improve water conservation.

Following are sample comments:

- All new construction should be built with gray water systems and ample water catchment.

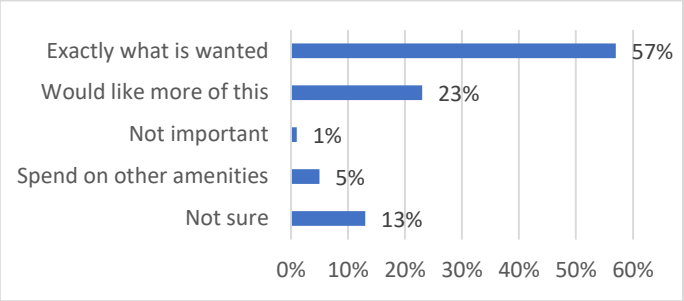
- This should already come with the house is a standard package.
- Do not eliminate well-designed irrigation systems from landscaping plans - make them available to residents who want to do container gardening for food, small well-placed ornamental plots, etc.
- Xeriscaping is NOT hardscaping! Low water use, native plants and smart, well planned landscaping is far preferred to extensive gravel and rock hardscaping that requires no water but absolutely hideous and increases reflective heat problems and has other negative impacts on the soil and land.
- New homes should include above code standards for conserving water and capturing storm water. (2 more commenters expressed this opinion)

This preliminary concept plan for pedestrian trails was shown with the next question



Question 5: Opinions on the proposed Tierra Contenta Pedestrian Network of walking/cycling trails

A majority (57%) indicated the trail system as illustrated is what they would like to have in their neighborhood, 23% indicated they would like to see even more pedestrian pathways, and 20% indicated that pedestrian walkways are not important to them or that they were not sure. Results were similar between current TC residents and non-residents.

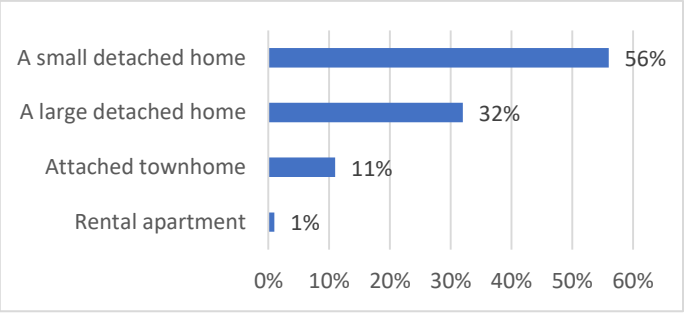


Following are sample comments:

- Walkability, bike paths for recreation and commuting, safe routes to school, etc. all very important to me.
- Pedestrian walking and cycling paths need to be AWAY from the streets. In Tierra [Phase 2] the streets are too narrow for SAFE cycling and they are dangerous for pedestrians.
- Soft trails better for elderly with arthritic joints.
- Pedestrians and bicyclists cannot safely share the same space. Dedicated cycling lanes are overdue in the city, and this phase is no exception.
- Pavement is the last thing my aging legs want. Keep as many dirt trails as you can and having a dirt path next to the paved bike trails would be fantastic.
- I would like for a Pedestrian Network like this to be made NOT roadside. When I'm walking and strolling around with my family and kids on a trike, I do not want to be anywhere close to cars. This kind of network would be amazing to have as shortcut paths between major roads, or down back alleys.
- Sidewalks everywhere so I can use my disability scooter. (A total of 2 commenters suggested this)
- Paseo del Sol is going to be one busy street. I would not enjoy walking it.

Question 6: If you were to move to a planned community, what kind of home would you be looking for?

A majority (56%) indicated that they would prefer a small detached home, 32% indicated they would prefer a large detached home, and 12% indicated they would prefer an attached townhome or rental apartment. •

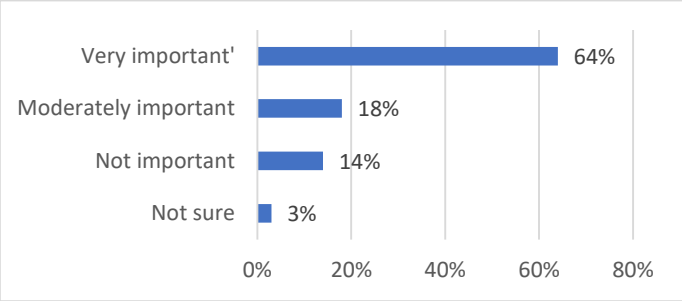


Overall, 88% of respondents preferred a detached home over an attached townhome or apartment. Responses differed between current TC residents and non-residents, with current residents more likely to prefer detached homes than non-residents (95% versus 82%).

This question did not have a comment box since it asked only about a personal preference.

Question 7: How important is it to provide some modest affordable homes to low-income residents?

An large majority of survey respondents (83%) indicated that it was very important or moderately important to provide modest homes for sale at affordable prices for low-income families, while 15% said it was not important and 2% said they were not sure.

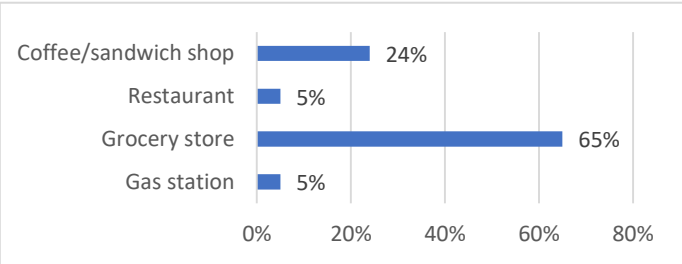


Following are sample comments:

- Important to keep neighborhoods diverse and offer affordable housing options interspersed with more expensive options.
- There are enough wealthy people here. Save this space for some of its sanctuary city folks that will need housing.
- There is reporting that genuinely affordable housing will not be included in Tierra III. This would be a mistake. We need housing for lower income families ($35k or less) . . .even if the city has to subsidize it!
- The city of Santa Fe's affordable housing regulations have created the current housing shortage . . . It is misguided to have builders build for a certain income price range, but have to require a certain number of affordable homes. Not fair or desirable to the people who want to live in neighborhoods with families of similar incomes.
- I live in this neighborhood. And although providing housing for all price ranges is important. I don't want the price to be so low that our safety begins to be a concern.
- Homes that are affordable are never maintained. Why is the majority of affordable homes dumped on the south side.
- Please also look at providing accessible homes for the disabled including single level floor plans with no stairs.

Question 8: If you were to live in a community like this, which one business would you most want nearby?

Most respondents (65%) indicated that if only one business was financially feasible in the new TC development that it should be a grocery store. Twenty-four percent preferred a coffee/sandwich shop, while only 5% of respondents indicated a restaurant and 5% indicated a gas station. Results were similar between TC residents and city residents outside TC.

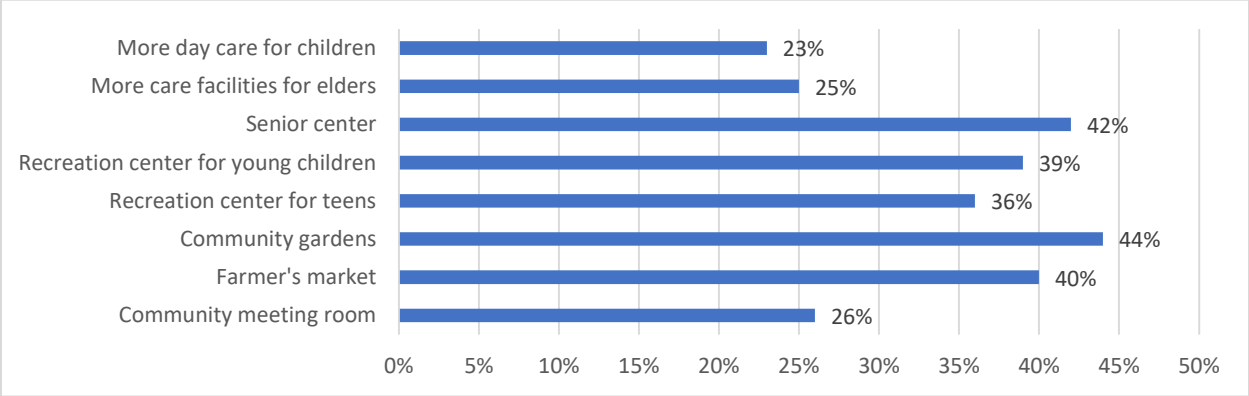


Following are sample comments:

- Get good local retail anchored by an excellent grocery store (Trader Joe's, Kaune's, Smith's, Sprouts, etc.) How many times do we have to tell you we want a good grocery store? (A total of three commenters expressed similar opinions)

- A restaurant out near 599 and Jaguar, a convenience store/gas station would be nice, too. Maybe a small grocery store.
- Living in Walmart's shadow makes many businesses unviable. But having a community where there is no place to walk to is isolating. I can currently walk to a dollar store and McDonalds. That's a serious negative. Need an ice cream place at least for a little stroll on a summer evening.
- A small market with packaged foods and seating area could fill same function while also offering grocery items. Something like La Montanita Co-op or Silver St. Market in ABQ.
- We have plenty of gas stations and convenience stores on Airport Road. I would not want one in my neighborhood.

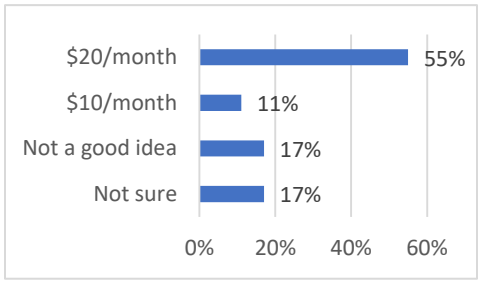
Question 9: If you were living in a community like this, which facilities would be good to have?



In addition to these facilities above, commenters suggested an "all ages" multi-purpose center, a post office, a police/fire/emergency hub, a dog park, a gym, swimming pool, pet daycare, and a library.

Question 10: What would you be willing to pay for a resident association to help assure maintenance?

A majority of respondents (55%) indicated that it would be worth paying $20 a month to a residents association to assure good maintenance of common areas. Eleven percent indicated they would be willing to pay $10 a month for a minimum effort, 17% said it was not a good idea and another 17% said they were not sure.



Current residents were much less likely to support a residents association, with 32% saying it was not a good idea compared to only 4% of non-residents.

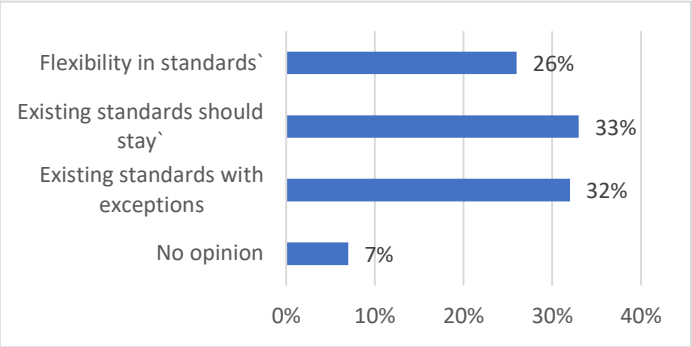
Following are sample comments:

- I'd be willing to pay more to have a better neighborhood. (3 more similar comments)
- I would be willing to pay an extra fee in the cost of the house, that would be added to a permanent endowment to provide some resident services and an ombudsperson to nag [the staff] at City Hall to pay attention to us.
- HOAs have their pros and cons, like anything, but in an area quickly becoming overcrowded, I feel they are necessary to curb negative issues that arise in planned communities such as this.

- I think an emphasis should be on "community work days" or other ways to engage with neighbors rather than paying an anonymous fee to outsource maintenance work.
- I like the idea of maintaining common spaces. However, I do not like the idea of HOA covenants that really discourage individuality.
- It's not the money. HOAs can get out of control.

Question 11: What best reflects your views of design standards for the Phase 3 expansion?

A majority of respondents (65%) indicated that existing standards favoring traditional New Mexico designs and materials should stay in place or that exceptions might be made to allow some additional materials such as clay tile roofs. Twenty-six percent said that design standards should be flexible and 7% did not have an opinion about the issue. Opinions on this issue did not differ significantly between current residents and non-residents.



Following are the only two comments:

- Standards should be flexible to allow additional styles, BUT there should be some defined standards. Do not allow just anything.
- Northern New Mexico roofs are often pitched, allowing for more efficient runoff.

Question 12: What would make Tierra Contenta Phase 3 a very desirable place to live in?

This was an open-ended question with no multiple-choice options to tabulate. Following are representative responses.

- Wider streets and better off-street parking; higher quality fencing standards; better privacy between single family homes; higher quality building material codes.
- Community outdoor pool.
- Ensuring that a trail system, like the one currently in place, that has gravel paths as well as paved paths links all the communities together.
- Options for affordable housing and mid-high end housing.
- Quality retail ANCHORED BY A GOOD GROCERY STORE, lots of small, scattered neighborhood-based retail for coffee shops, sandwich shops, barber/beauty shops, shoe repair, pack-and-mail places, ice cream shops, etc. And plenty of public transportation, walking trails, and bike facilities.
- Provide affordable housing to buy or rent. When I moved here, there were at least two pages of housing rentals. Now there are only a few listings.
- Nice well-designed outdoor spaces . . .
- Active Board, community events, local businesses (not corporations, chains, or even franchises) to maintain integrity, opportunity, and sense of place.
- Activities and spaces to foster community.
- More truly affordable housing with easy access to public transportation and community spaces.

- Connecting transit and trails
- Dark Sites for amateur astronomers to place telescopes at night.

Question 13: What problems with Tierra Contenta should be avoided in Phase 3?

This, too, was an open-ended question with no multiple-choice options to tabulate. Following are representative responses.

- I don't know very much about the existing TC development so it's hard for me to compare. Frankly, looking at these plans, the high density and concrete/asphalt amount worries me. I would not want to live there the way it looks like right now.
- You will be taking away our pre-existing hiking trails which is the best and only feature of living down here. We are so lucky to have this open space.
- Think about parking. Each home has multi-families in it so there are homes with people parking on their front yards. Looks ghetto!
- The city is planning too many projects in this area without considering impact on traffic, lifestyle, water usage, and more. I am happy to see more options available for residents, but this cannot be done blindly, and I fear this is exactly what is happening.
- There needs to be a major artery in and out of the community or Paseo del Sol will be a nightmare to use on a daily basis.
- Parking! Camino Rojo near the Country Club in particular is an awful mess. Jaguar [Drive], when the schools start and end, is a congested hell. This project should not proceed until a traffic plan [is in place] that improves the current mess and anticipates the additional residents, is implemented or at least concurrently implemented.
- DO NOT build streets that are too narrow that two cars can't pass, especially when there are cars parked in the streets. Build wider sidewalks; the ones currently here are too narrow.

Appendix A: Tierra Contenta Residents' Comments

Following are each and every comment received from respondents to the Citywide survey. Grammar, spelling and formatting were not corrected. Expletives were deleted. Not all respondents made comments, and those who did comment did not necessarily comment on every question since they could express their opinions by ticking off the multiple-choice answers of their choosing.

Question 1: Opinions on parks and trails in Tierra Contenta

Concerned that new development doesn't encroach on open space between Capital high and swan park. The arroyo needs to be protected from motor vehicles, illegal dumping and vandalism.

Because a girl was murdered down there

I only have one car

Some garbage but not that bad.

Don't build on them!

I like them.

If they could go places, would be better.

A little overgrown

Please don't build on them.

Just wish they connected to the mall. I run the trails everyday.

Not enough access to ALL trails for the disabled, benches needed along trails

Clean up

Parks are used & loved, just worries with needles or trash after parties. But love overall.

Needles in park & needs to be cleaned & mowed more often. It's dirty with trash.

need more maintenance

The arroyo and trails are wonderful to have for walking and other outdoor activities. I understand the need for expansion but there is more than enough land on the south side of Santa Fe to develop. Leave us a portion of land for these activities. It's just wrong to develop every inch of nature. Considering how us as humans have already effected the Earth in such a negative manner. I strongly oppose this project.

dog park please

We enjoy walking the trails and park behind the house

I love the views and walk my dogs often.

other family members love them

a lot of trash

wish the trails went to the schools

Do not build on parks or trails

Would be nice to have interconnecting trails to rail and arroyo chamisos trails

I am very concerned that the new development not encroach on the Santa Fe Open Space that is located between Capital High and the Swan Park. This arroyo area needs to be protected from motor vehicles, illegal dumping and vandalism.

Because a girl was murdered down there

Question 2: Views on parking in your neighborhood

I live on a corner lot and have extra parking along the side of the house. Other neighbors in my area have very little parking for their homes.

I live on Cerros Grandes Drive and parking is a mess. Unfortunately, this makes the neighborhood look completely congested and unattractive. I wish there was more enforcement on the amount of vehicles a household can have. For example, I have 2 vehicles, both in my garage, whereas my neighbor has 5 vehicles all on the street! Not fair. Also, some houses have trailers parked in front of their homes.

Eliminate on-street parkin

People need to use their garages for cars.

Too many people park on the street and not in their driveways/garages.

Too many families with 3 or 4 cars and don't use the garage.

No parking at all trailheads - need handicapped parking!

The apartments at Zona del Sol (near me) do NOT have enough parking.

All off street

Streets are too narrow, alleys are very narrow as well.

When parties are being built, there is not much room unless it's in the streets.

might need designated parking

not in the alley, but in the front yes.

People fill their garages and don't use for cars. Have grown kids with cars so one house may have 4-5 cars--no parking, just on street.

Well designed for parking.

not enough parking for guests, roads are too narrow

more "no parking" signs

people need to use their garages for their cars

Driveways are too short. Was promised parking in front of houses but was put across the street

I live on a corner lot and have extra parking along the side of the house. Other neighbors in my area have very little parking for their homes.

I live on Cerros Grandes Drive and parking is a mess. Unfortunately, this makes the neighborhood look completely congested and unattractive. I wish there was more enforcement on the amount of vehicles a household can have. For example, I have 2 vehicles, both in my garage, whereas my neighbor has 5 vehicles all on the street! Not fair. Also, some houses have trailers parked in front of their homes.

Eliminate on street parking.

Question 3: Views on street widths in your neighborhood

We do get less through-traffic due to narrower streets.

Cerros Grandes Dr. is far too narrow. There are vehicles parked on both sides of the streets, making the road only passable by one vehicle in either direction. The alleys to our garages also pose space and safety issues.

Parked cars on both sides in Cesar Chavez neighborhood is hazardous, slows emergency response time. Control speeding with narrow streets, speed humps. Speed on Jaguar drive must be controlled.

A lot of families have multiple cars

Streets are fine, no other comment.

Parking on one side of street

None, streets are OK for me.

Can't park on both sides

Streets are fine.

I do not find the streets too narrow.

Some lights could be added. Or strips on sidewalks so it doesn't flash in houses (track lighting).

speed humps, people drive too fast.

need to have more on street parking. Many homes have several cars, park on street.

streets are fine

Highlands Loop

they are wide enough

perfect

people park illegally

Enforce no parking signs on Highlands Loop

If only more residents understood this concept.

We do get less through-traffic due to narrower streets.

Cerros Grandes Dr. is far too narrow. There are vehicles parked on both sides of the streets, making the road only passable by one vehicle in either direction. The alleys to our garages also pose space and safety issues.

Parked cars on both sides of the street in the Cesar Chavez neighborhood makes driving hazardous, and slows emergency response time. Narrow streets do control speeding, so do speed tables/ humps as on Governor Dempsey Dr. through Nava Ade. Speed on Jaguar Drive must be controlled.

Question 4: How well affordable housing has worked in single-family neighborhoods so far

At times, some of these homes have then been rented out, which I understand was not part of the plan. It works when the original purchasers live in the home or sell it when they move, rather than rent it out.

It has worked well in my Evergreen neighborhood. Mixture of town homes and single-family homes.

no se

I like that

Car break-ins

Haven't noticed

Speak English

Worried my property value will drop.

Seems fair

No strong opinion

Not sure

Not sure

People need a place to live.

Don't know

But not sure

My family lives nearby.

That's nice.

Too many houses too close together.

Wouldn't even have known

I guess

again wants more

Housing value has dropped.

A nice mix--a quiet neighborhood.

not sure

Parking--many of the 40% have only 1 car garage but more than 2 cars so park on street

feels safe here and strongly agrees with affordable housing

doesn't notice anything related

unsure

the resale prices seem unreasonable

many of the affordable houses were foreclosed and lowered property values

40% feels high

no garages, low quality construction

overall good, but seems unfair a bit to those who have to pay full price. either/or--no graduated costs

But there should always be ample affordable housing available

At times, some of these homes have then been rented out, which I understand was not part of the plan. It works when the original purchasers live in the home or sell it when they move, rather than rent it out.

It has worked quite well in my Evergreen neighborhood. We have a mixture of townhomes, as well as single family homes.

No se

Question 5: How well affordable housing has worked in apartments so far

Focus on homeownership makes better neighborhood

But I like the idea

Just guessing

If it gives them a place to live and off the streets, it's good.

Family

I guess

Too many people from apartments continue to park along narrow streets - not happy.

Good area of people & looks out for each other.

wants more

lower property values

Occasional problems, but quiet.

car break ins

low income apartments have caused the home values to decrease due to all the crime. houses near apartments have several break ins in home and auto--lots of theft and vandalism

I believe focus on ownership creates a better neighborhood.

Question 6: Which business would you most want nearby if you were living in Phase 3?

Trader Joe's on the southside, please

A Sprouts would be nice

Something quick that keeps the traffic down

Don't care

Locally owned

Small market

Morning coffee!

Small grocer

Small, family place.

Not sure

Not sure

Costco!!!

Dog park! "Also a public pool".

All the above. And soccer field more than one!

Trader Joe's second location.

Popeye's would be great.

Trader Joe's....it's all the way across town. More healthy options would be great.

Nothing needs to be added.

"No Starbucks!"

locally owned

preferably locally owned

a small market

family run

none, would prefer no development at all or a bakery--something social

Trader Joe's

none-good enough as is. already enough here and a new bus would make more traffic

Grocery store & coffee shop

A south side Trader Joe's please.

A sprouts would be nice

Question 7: If you were living in a community like this, which facilities would be good to have?

Gym with swimming pool

I need help with both

Somewhere I can bring my father-in-law.

Community garden for kids? Just an idea.

They need a place to be

Keep teens off streets.

My parents are old and need stuff to do

Day care

Bike path & side walks & one lane for cars. Soccer fields.

No

PLEASE senior center (They had exercises, lunch, people to help with tech. stuff)

Newsletter of the area would be really great about the area and opening businesses.

They feel as though everything is good as it is.

More junior highs, treatment facilities, more care for people with disabilities

There just isn't enough programming for the youth of Santa Fe. And the state wonders why minors are getting into drugs and crime. There needs to be affordable activities for the youth to participate in.

give kids organized things to do

basketball

all covered reasonably well

community pool

Already looks good. Likes the library

Helps working moms, keeps kids out of trouble

the rest are already close enough

Gymnasium with swimming pool

Question 8: Would it be a good idea to set up a resident association for Phase 3?

Currently not all residents adhere to established covenants and there is no good way to enforce those covenants (weeds, extra autos on streets, etc).

I often write the city about the condition of my neighborhood. It is unfortunate how many let their homes/yards go.

Absolutely

Make communities closer

We need to work together

If free

City should do that.

They just talk and don't do anything.

Neighborhood watch

Too expensive

If no fees or very low fees

Should be able to make things work without one.

Not necessary

Need to make community decision.

We need to all know each other

If there is good participation

Initially many people get involved - but most drop out.

Clean up areas that are built first.

But who is on it?

It's better to allow locals to take care of their neighborhoods. It provides small jobs for those self employed.

no one has money to pay into it and people won't follow rules anyway.

But, I am NOT interested in having to pay fees or having people dictating extremes.

will it cost money?

yes, if no fee is involved

with caution about getting too political and expenses

affordable homes yard and home maintenance/regulations

recommends for new communities

modest fees, $400/quarter landscape and playground

They have one and it is good, but limited participation

expensive

for trash and parking

No fee HOA to enforce issues like parking, animals, property maintenance, graffiti,etc.

If their power is limited...

Currently not all residents adhere to established covenants and there is no good way to enforce those covenants (weeds, extra autos on streets, etc).

I often write the city about the condition of my neighborhood. It is unfortunate how many let their homes/yards go.

Absolutely.

Question 9: What would make Phase 3 of Tierra Contenta a very desirable place to live?

Buildings that go with New Mexico traditions

Careful attention to the increase of traffic in the area, and allowances for new/improved arterials to carry people in/out of the area without extra use of existing roadways.

More space, wider roads, home standards (home, yard, etc), parks, coffee/cafe to walk to.

Maintain open space. Make it walking and biking friendly.

Community bulletin board. Take a book, leave a book.

More police patrols.

Not sure

Less low-income

No parking signs

Not sure

Slow driving signs

One-side parking.

No littering.

Community activities board

No littering signs

Good neighbors.

Park/open areas. Affordable housing.

Soccer field. And close by so people can use.

Leaving vegetation please. Putting things too close together.

Supermarket & coffee stores.

Senior Center please. Something for seniors to do.

Block parties to get to know each other. Create bond with community.

Patrol of houses

Activities and programming for youth

People don't take care of their houses

Speed bumps help slow down drivers.

I like the idea of more resources but I really enjoy the green space around here.

housing with no shared driveways

40% is too high for affordable housing

better plant maintenance on Valentine and Paseo del Sol West

more street lights--some car break ins

yards

a bigger community is always better

more child friendly. a majority of Santa Fe helps tourists. kids need parks that are accessible

do not litter signs

trails that go to locations (library, bus stop, school) trails as transportation option

Needs a close, full service grocery store and more police patrols

Build like Rio Rancho

tree planting

better parking

Affordable housing, grocery store

maintenance of space next to roadways poor

Try to preserve views for the residents. Strong homeowners association that enforces community standards that benefit all.

Restrictions & enforcement on number of people per residence. This would positively effect the current status of numerous pick up trucks parking illegally on the No Parking side of the street and all over front yards. Parking vehicles on the front yard is an eyesore for neighbors. Also, coyote & wood fences are in disrepair and are a blight. RV's should be parked offsite. No Airbnb's. Paint the curb red in front of the mailbox turn out. People park there and the mailtruck blocks the street since someone is in their spot.

As long as streets are narrow, street parking needs to be eliminated.

Buildings that are go with NM traditions

Careful attention to the increase of traffic in the area, and allowances for new/improved arterials to carry people in/out of the area without extra use of existing roadways.

More space, wider roads, home standards (home, yard, etc), parks, coffee/cafe to walk to.

Maintain open spaces. Make it walking and biking friendly.

police station, the crime rate has gone up in this area.

Question 10: What problems are there with Tierra Contenta that should be avoided in Phase 3?

If it is not absolutely necessary to destroy something or get rid of something like Trees, bushes, etc. To keep them

Roadways that encourage racing of autos/motorcycles.

My neighborhood on Cerros Grandes was being developed/built by Mock (I believe); all models were one story homes, and there were a handful of options to choose from. Then they went bankrupt and random homes were built in any tiny land they could find. There are two story houses, there are habitat houses, there are privately built houses. This was very upsetting, so in the new development, I would hope there would be some standardization. Q11

Traffic congestion, shoddy construction, destruction of habitat and native vegetation. Be aware of flood zones and drainage patterns.

I'd love to see growth in this area especially a grocery store. I'm concerned about crime in the area and would like to see that addressed.

Big families in small houses.

Not sure

Low-income

Fewer low-income residents

Not sure

Too many speed bumps

Fewer houses.

Be sure the home construction is well built.

No schools! Too many already.

Narrow streets without place to park.

Narrow Streets.

Please apartments in a different place. Not so close to the houses.

Don't put buildings so close next to each other.

Anything with liquor (Bars or pot stores)

Bring commercial things in. Maybe some main line churches in area of all kinds! Bring things to bring people out of house.

Growth comes development. Loves that area is growing. Having best interest of home owners. Being safe, in choosing businesses in area....add bike lanes.

Dust! Wet that soil down while building! Rich are raising property taxes, easements don't help.

No corporate development

Street parking--needs more

small streets

View impacted? Walking trails impacted? Traffic?

fewer low-income

traffic flow is maintained as there are 4-5 schools off Jaguar

not too densely populated, maintains views

not sure

blocking roads and noise from construction

road traffic is already tight on busy mornings and afternoons. any projects should be well thought out to avoid further congestion.

sound ordinances

HOA is responsible for important infrastructure and repairs

Preferably no homeless shelter nearby

Not so much low income. Concerned about water

elimination of trees

not too many houses

very small streets

Not sure.

better access to schools for pick up of studentrs

Some areas homes are very close together

See #9.Enforcement of regulations is key.

Apartment buildings need to have assigned parking. It would eliminate a lot of parking problems. Would really like that to happen with existing apartment dwellers.

If it is not absolutely necessary to destroy something or get rid of something like Trees, bushes, etc. To keep them

Roadways that encourage racing of autos/motorcycles.

My neighborhood on Cerros Grandes was being developed/built by Mock (I believe); all models were one story homes, and there were a handful of options to choose from. Then they went bankrupt and random homes were built in any tiny land they could find. There are two story houses, there are habitat houses, there are privately built houses. This was very upsetting, so in the new development, I would hope there would be some standardization.

Traffic congestion, shoddy construction, destruction of habitat and native vegetation. Be aware of flood zones and drainage patterns.

Appendix B: Comments from Citywide Survey

Following are each and every comment received from respondents to the Citywide survey. Grammar, spelling and formatting were not corrected. Not all respondents made comments, and those who did comment did not necessarily comment on every question since they could express their opinions by ticking off the multiple-choice answers of their choosing.

Question 1: Would you consider buying or renting a home during the next 10 years in a planned community on the outskirts of Santa Fe?

There is NO water and it is already too congested and there are NO basic amenities like healthy food grocery stores. We first need to take care of who is living here right NOW!

We already live in Tierra II

Seems unlikely Because I already own in TC

Would prefer to see townhouse and multi-family mixed in with single-family units. Ghettoizing them often creates "hotspots" and eyesores.

If the rents are not too high. We live in the Tierra Contenta community already.

Do not plan on leaving current home.

We need to fix the roads in this area to accommodate all this expansion

I already live here and like the current planned layout of the units.

needs more infrastructure - specifically police and roadway, to handle traffic to and from schools (Capital, Cesar Chavez, and the middle school; Jaguar is over charged now; homes on Jaguar have too much pressure from the road (not enough police to control speeding, noise abatement from loud boom radios, and such); and too much pressure of home break ins, car break ins.

This represents a lot of new residents in an area already experiencing elevated traffic and decreased services compared to other areas of Santa Fe. This kind of expansion requires a corresponding development of infrastructure.

I own a house on camino rojo. I'd take a look at the new ones.

I think it's a good plan.

The density of homes to parcels is too high for me to consider a property "on the outskirts." If it's semi-rural, I would be looking for 1-3 acres per home.

I'd consider buying a home on the south side but only if there are grocery stores, restaurants, better streets, and more police presence.

I am happy where I am.

housing is too dense - this isn't a master community - this looks like 'the projects'

TRAFFIC - how in the world would you get out of there? Down the little teeny Paseo del Sol onto the incredibly crowded already Airport Rd?

My concern is traffic. Make sure there is appropriate highway access. Open up the highway at sfcc.

Too far from transportation and services

One very important aspect would be to minimize the impact of lighting on dark sky. In particular, there are many amateur astronomers in Santa Fe and that SW corridor is becoming increasingly light-polluted due to improperly installed or poorly maintained outdoor lighting fixtures. These lights cast a great deal of light upward, making observation of the night sky impossible.

I'd like to know where the water is going to come from for this and other developments in Santa Fe? We are restricted in water usage, year around in this area. Water is the one thing we all have to have in order to survive. If we don't start to conserve and protect the supply of water we have now, we will, like other civilizations that ran out of this precious necessity, we all will have to move.

Density way too high, not enough green space, need more green space close to all dwelling units and two more parks spread thruout. Even then it is way to dense for my comfort level. It makes me feel stressed just to look at it.

Already have a home in SolyLomas!

Too close to the airport the development is likely going to be plagued by airport expansion noise.

Too dense for my liking.

Question 2: If you lived in a planned community, what are your feelings about park land?

As long as these small parks have basket ball hoops and such for the teens who have nothing to do. I also think it is imperative that there is community garden in these parks.

See no reason why you can't include a large park AND small parks. Both important for different functions. AND THIS TIME INCLUDE RETAIL ANCHORED BY A DECENT GROCERY STORE.

We need to fix the roads in this area to accommodate all this expansion.

parks and opens space are critical to the community's well being -- also need some non paved walking paths; paved paths are too hard on arthritic joints.

Actually the option I prefer is not listed--one large park as described, and a few small dedicated parks for specialized activities like dog walking and child play.

currently all the small parks in the area are unused (except for the vegetable garden park on camino rojo and even there I've rarely seen anyone actually tending the vegetables). Right now, the entire area is a dog park.

If there are several small parks, who is going to maintain them. The City crews can barely keep up with all the parks and medians throughout Santa Fe. A large park can benefit more people. Build a community center with a swimming pool for residents to enjoy and not have to travel to Geneva Center.

Both 1 and 2. Large parks are good for community gatherings but small parks are important to connect proximate neighbors.

Parks would be nice IF they were maintained. We have a small one near us which was designed very well, but it just fills up with weeds and is not maintained. No one ever puts down more bark or replaces damaged or stolen flagstone, for instance.

A community little theatre.

A park like Swan is built too far from too many in the area and access is extremely limited. More smaller parks, especially along Airport Rd would serve more that actually need it - those living in smaller places that need more community spaces.

Preserve dark sky.

I'd rather this money be spent on solving the problem of homelessness and crime in Santa Fe. We need to reinforce our police department with more officers and a pay scale that is equal to or superior to other cities in New Mexico. This our capital city and we should be the leader of the state in solving problems that concern the whole state. Crime, homelessness, and mental illness.

I am currently visiting a north eastern city that happens to have built been built around multiple small parks. Most of them have a dog park area in them and playgrounds that are fenced in for children. It is a magnificent use of the space and really enhances the community, and a community interaction as well.

I'm against more development period

Public swimming pool, dog park.

Question 3: How much more would you be willing to add to your mortgage to improve energy efficiency?

In addition to the above, we would definitely choose to include solar panels and the latest fiber optic services.

Zero I think it should come already with energy efficiency

Energy efficiency shouldn't be limited to insulation, windows, etc. It should be built in from the ground up. Slab design, lot placement, fenestration design, window overhangs, heat vaults, building materials, LED lighting, etc. should all be integrated. Would pay for well-designed low-energy use home, how much 'more' would depend on many factors.

I would pay for passive solar, solar panels, would love to see water conservation factored in, and buried tubing for low cost cooling.

The city needs to update its standards if that is an issue.

new homes should have highly efficient insulation and windows; city and developers should supply solar and wind sustainability for each community and whole city

Question 4: How much more would you be willing to add to your mortgage to improve water conservation?

All new construction should be built with gray water systems and ample water catchment.

An underground tank to store runoff water; for later use when it is not raining.

Again this should already come with the house is a standard package

Do not eliminate well-designed irrigation systems from landscaping plans - make them available to residents who want to do container gardening for food, small well-placed ornamental plots, etc.

Water is scarce and is going to become even more so... We should all be planning for more ecological use

While this is a lovely option for new homeowners, which I support, it is not enough. Most people feel do not feel they have extra money to spend when investing in a house. Making options like these available with incentives for existing homeowners is needed.

would use drought tolerant native plants

Xeriscaping is NOT hardscaping! Low water use, native plants and smart, well planned landscaping is far preferred to extensive gravel and rock hardscaping that requires no water but absolutely hideous and increases reflective heat problems and has other negative impacts on the soil and land.

I already have xeric landscaping and use rain barrels to collect water, but it would be good to have a better catchment system.

rain water needs to go back into the aquifer

This should be standard.

new homes should include above code standards for conserving water and capturing stormwater

Question 5: Opinions on the proposed Tierra Contenta Pedestrian Network of walking/cycling trails

So you are going to encroach on our open space with houses, where we already have a good trail system, and then create something within that? This is a very poor compromise.

Pedestrian walking and cycling paths need to be AWAY from the streets. In Tierra II the streets are too narrow for SAFE cycling and they are dangerous for pedestrians.

Grocery stores, tennis courts, swimming pool, dog park, finish Swann Park (stages 2 and 3 need to be finished.).

THERE IS NO WHERE TO PARK!!! I HAVE 1 PARKING SPACE ON MY LOT AND THE STREET IS PACKED WITH PEOPLE PARKING NOT SAFE FOR KIDS TO PLAY OR TO PARK. NOT ENOUGH ROOM. BETTER SPACING FOR ON STREET PARKING FOR GOD SAKES!!

Better public transit availability, please. Not just more Santa Fe Trails bus routes, but senior transport buses and in-development local buses to retail and services as well as to pickup points for city-wide transit.

I find in TCC that people tend to park on both sides of the road. Turning our already tight 2 lane roads into a single lane road. Perhaps widen the roads a little?

I love the trails east of jaguar. That open space is awesome for mountain biking and hiking it would be a shame to lose it. Paved trails aren't the same.

ssoft trails better for elderly with arthritic joints

Pedestrians and bicyclists cannot safely share the same space. Dedicated cycling lanes are overdue in the city, and this phase is no exception.

I'm a 68yo runner. I love the hills and the dirt paths back there. Pavement is the last thing my aging legs want. Keep as many dirt trails as you can and having a dirt path next to the paved bike trails would be fantastic.

I would like for a Pedestrian Network like this to be made NOT roadside. When I'm walking and strolling around with my family and kids on a trike, I do not want to be anywhere close to cars. This kind of network would be amazing to have as "shortcut" paths between major roads, or down back alleys. Definitely don't eliminate sidewalks alongside roads, but I would expand the non-roadside pathway plan instead.

Sidewalks everywhere so I can use my disability scooter

More open space is needed. With climate change, more open space is needed to prevent this. Too many buildings are causing our climate to change. I've seen how Santa Fe's climate has changed these past 60 years I've lived here.

Walkability, bike paths for recreation and commuting, safe routes to school, etc. all very important to me.

I think you should NOT have on street overnight parking. Separation between ped/bike paths and road are a good idea.

Must be 100% accessible in a self-propelled and electric wheelchair to be of any use to me

Transit as well as off street paths

Water conservation

I found the diagram hard to follow so I'm not sure if I'm accurate or not. It looks to me like there needs to be more interconnecting trails and not just one large one around the outside. The more walking trails you have the better. I would also suggest that they not be always next to Rose but that they wine through the community. People don't like to walk next to roads as much as they do winding through vegetation.

Paseo del Sol is going to be one busy street. I would not enjoy walking it.

Question 6: If you were to move to a high quality planned community, what kind of home would you be looking for. Pick the one answer that best reflects your needs.

Respondents made no comments on this this subject but 75 out of 77 picked one of the multiple choice answers.

Question 7: How important is it to provide some modest affordable homes to low-income residents?

There is reporting that genuinely Affordable housing will not be included in Tierra III. This would be a mistake. We need housing for lower income families ($35k or less)...even if the city has to subsidize it!

THERE IS ENOUGH HOUSING FOR UPPER MIDDLE TO SIMPLY RICH IN SANTA FE.

The city of Santa Fe's affordable housing regulations have created the current housing shortage. It is misguided to have builders build for a certain income price range, but have to require a certain number of affordable homes. Not fair or desireable to the people who want to live in neighborhoods with families of similar incomes.

I live in this neighborhood. And although providing housing for all price ranges is important. I don't want the price to be so low that the our safety begins to be a concern. didn't pay $300,000 to live among riff raff.

Collaborate with Homewise! Economic and cultural diversity is the key to resilient communities.

Homes that are affordable are never maintained. People can barely afford their mortgage, and don't maintain their homes. Why is the majority of affordable homes dumped on the south side? I would love to live in the north or east sides of Santa Fe. When are residents on the north and east sides going to have to deal with affordable homes and residents?

Important to keep neighborhoods diverse and offer affordable housing options interspersed with more expensive options.

There are enough wealthy people here. Save this space for some of its sanctuary city folks that will need housing.

Please also look at providing accessible homes for the disabled including single level floor plans with no stairs

I think it is a worthy goal that is very hard to achieve to build a complex that is appealing and comfortable for all income levels. Philosophically I fully believe that providing quality housing for working level families is essential to maintaining Santa Fe. I think the Oshara community south of the city with Habitat and Home Wisehomes is a prime example. I think it's Great but could definitely be improved with more green and walkable space.

Question 8: If you were to live in a community like this, which one business would you most want nearby?

A health food store like Natural Grocers, Sprouts, Co-op, Whole Foods, etc....

There needs to be an alternative to WalMart.

We have plenty of gas stations and convenience stores on Airport Road. I would not want one in my neighborhood.

Get good local retail anchored by an excellent grocery store (Trader Joe's, Kaune's, Smith's, Sprouts, etc.) and the other businesses will come to take advantage of the traffic. How many times do we have to tell you we want a good grocery store?

A restaurant out near 599 and Jaguar, a convenience store/gas station would be nice, too. Maybe a small grocery store.

Quality grocery stores such as Trader Joe's or even Costco are so way overdue in the Southside, I don't even have words to express it.

Living in walmart's shadow makes many businesses unviable. But having a community where there is no place to walk to is isolating. I can currently walk to a dollar store and mcdonalds. That's a serious negative. Need an ice cream place at least for a little stroll on a summer evening.

With a liquor license and patio for summer night hangouts, open mics nights for the community, etc.

None

This area is in desperate need for a few good grocery stores. Residents only have Walmart. This area also needs restaurants. This area has been so neglected for years.

"Third place" spaces are good. A small market with packaged foods and seating area could fill same function while also offering grocery items. Something like La Montanita Co-op or Silver St. Market in ABQ.

Same as the downtown area.

Question 9: If you were living in a community like this, which facilities would be good to have?

Multi-purpose center for all ages including recreation, community garden, farmers market, meeting room like a well designed and managed YMCA

Post Office, DMV Office, Police/Fire/Emergency hub

A dog park

None just empty land to enjoy

Police station. Could be a small office. Also, a recreation area. Gym, pool ect.

Elder care and day care for kids

Gym. Pet daycare. Library.

Community center with pool and exercise facilities. Just like Fort marcy and geneva Center.

Question 10: What would you be willing to pay for a resident association to help assure maintenance?

HOA's are fascist.

But ONLY if it were governed by homeowners/renters. NO to outside HOAs.

I'd be willing to pay more to have a better neighborhood.

WE ALREADY HAVE MAJOR PROBLEMS WITH THE HOMEWISE HOMEOWNERS ASSOCIATION HARASSING PEOPLE ON AVENIDA EL NIDO. Major PROBLEMS!!!!

I would be willing to pay an extra fee in the cost of the house, that would be added to a permanent endowment to provide some resident services and an ombudsperson to nag those assholes at City Hall to pay attention to us.

HOAs have their pros and cons, like anything, but in an area quickly becoming overcrowded, I feel they are necessary to curb negative issues that arise in planned communities such as this.

it's not the money. hoa's can get out of control.

I think an emphasis should be on "community work days" or other ways to engage with neighbors rather than paying an anonymous fee to outsource maintenance work.

I would be willing to pay higher HOA fees as long as this area is kept clean and always maintained. Who would do the maintenance? Hopefully not the City of Santa Fe. The City doesn't keep Santa Fe clean or maintained.

Imperative

I like the idea of maintaining common spaces. However, I do not like the idea of HOA covenants that really discourage individuality. A few rules might be OK but it's important not to make them too restrictive. But reasonable maintenance of common spaces, trails, sidewalks etc. is a great idea

Question 11: What best reflects your views of design standards for the Phase 3 expansion?

Standards should be flexible to allow additional styles, BUT there should be some defined standards. Do not allow just anything.

Northern N M roofs are often pitched, allowing for more efficient runoff

Question 12: What would make Tierra Contenta III a very desirable place to live in?

Nothing. I think that this is a terrible idea. Are any of you aware of this thing called Climate Change? We already have no water and you want to encourage more growth?

Parking on the street AND all over one's property is a MAJOR problem with Tierra II. Right now the plan for Tierra III is basically to duplicate Tierra II. PLEASE do not do this. It's unattractive, it lowers property values, and the street should NOT be the extended garage for a house. Right now a property owner has the legal RIGHT to park as many vehicles around their yard or on the street as they want. This is totally unacceptable.

Wider streets and better off-street parking; higher quality fencing standards; better privacy between single family homes; higher quality building material codes

Community outdoor pool

Ensuring that a trail system, like the one currently in place, that has gravel paths as well as paved paths links all the communities together.

Options for affordable housing and mid-high end housing.

Less apartments. Affordable apartments unfortunately bring crime.

DO NOT INCLUDE HOMEWISE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! SANTA FE HABITAT FOR HUMANITY YES OR SANTA FE HOUSING TRUST.

I am concerned that Paseo del Sol west will not be able to handle the increased traffic

Quality retail ANCHORED BY A GOOD GROCERY STORE, lots of small, scattered neighborhood-based retail for coffee shops, sandwich shops, barber/beauty shops, shoe repair, pack-and-mail places, ice cream shops, etc. And plenty of public transportation, walking trails, and bike facilities.

Provide affordable housing to buy or rent. When I moved here, there were at least two pages of housing rentals. Now there are only a few listings. Normal, ordinary people want to live here, work here, go to school here, raise their children here, not just the trust fund babies, the millionaires, and the notorious elite.

I do not want phase 3 to happen at all. We are already to crowded!!

Nice well-designed outdoor spaces, more amenities close by such as grocery store. Please no gas stations there are plenty of airport road

Some of us currently live in tc...how about s

Police Substation?

Keeping as much open space for pedestrian trails and recreation is very important.

We need to fix the roads in this area to accommodate all this expansion

Please don't build so many low income housing. We live in Tierra Contenta because it is a safe, peaceful, neighborhood.

THERE NEEDS TO BE A DIFFERENT ROADWAY FROM THE AREA LEADING TO CERRILLOS ROAD!!!!!

(1) INFRASTRUCTURE. There is simply not enough of it in the Southside as it is--traffic control, water access, schools, and the like. (2) More emphasis on walkable neighborhoods, with farmers' markets, upmarket groceries like Trader Joe's, coffee shops or other amenities in reasonable walking or short driving distance. (3) Preserved open space is vital to our health and sustainability, as well as preventing further incursions on wildlife. (4) Situate dog parks and kid playgrounds in peripheries, to minimizing noise and parking impact on residents in general.

Larger lots. No HOA. Definitely no covenants or restrictions. If I wanted to improve my property, I don't want to have to present it to some community council for approval first and argue about whether my apple tree plan is going to drop too many apples on my neighbor's lawn.

ADA accessible sidewalks

Better grocery stores and restaurants. Wider streets and not building homes on top of each other. Give residents room. Fix the roads especially Paseo del Sol, Jaguar etc. A community center so residents can go to exercise and swim and play basketball indoors.

Active Board, community events, local businesses (not corporations, chains, or even franchises) to maintain integrity, opportunity, and sense of place.

Would want to conduct as much business as possible within walking distance of home.

who benefits from this massive development?

I hate the narrow streets. I hate that there is no place to park.

Make it a 100% disability accessible community

Activities and spaces to foster community

More truly affordable housing with easy access to public transportation and community spaces.

Connecting transit and trails

Dark Sites for amateur astronomers to place telescopes at night

I am very concerned about 1,100 new homes where we been told for years that there is not enough water to accommodate your total construction

Encourage Innovation and connection: working with SFCC and other organizations (Reunity) design facility that serves as a community anchor with a community greenhouse attached to a community center and community garden with play area for kids.

To me, public green space is extremely important. It provides an efficient way to cool and beautify a community to have public green spaces well maintained in a water efficient way. There's also a lot of research on how green spaces calm the community and provide a gathering place in communities and cool down tempers. I think the walking trails, parks and green spaces will be an important type of clue for the community and could encourage all members of the community to mingle. I also think that it is important to have more than one of the services you suggested above. I believe day care centers are

essential to a community of wealth of working families; I also believe that easy access to quality food is important. I know people who live in Aldea and I believe that the public gathering spaces there don't work very well because they don't provide a lot of these things. While it is a very attractive community, it feels isolated. It would be great if Tierra Contenta could avoid that. I also think relaxing some building standards to allow individuality is important. But Santa Fe building codes have for many years required these traditional building styles and I think it would be a shame to completely do away with them.

Question 13: What problems with Tierra Contenta should be avoided in Phase III?

You will be taking away our pre-existing hiking trails which is the best and only feature of living down here. We are so lucky to have this open space. Also, the traffic will be terrible, plus this is a food desert down here.

Parking on the street needs to be limited to daytime only. No parking in the "yard" areas. Parking ONLY in the garage or on the driveway. Other cities have helpful restrictions like this. SF does not have to be a fickle western town where one's bullying is the law. We went to the incompetent ENN presentation. Even there it was obvious the streets were TOO NARROW.

Traffic congestion and flow of traffic; access to public transportation; use of alternative forms of transportaion

*Streets that are too narrow*Not enough measures to slow traffic down such as speed bumps, roundabouts, and stop signs*Not enough space dedicated to open trails and things like a community garden*

Apartments, narrow streets, houses sitting on top of each other

Streets are too narrow, homes are too close to each other, too many cars parked on the narrow streets which make it impossible to drive through, better street lighting, not enough traffic calming measures, medians look terrible with ugly landscaping, too many affordable homes and apartments which has effected my home value, poorly designed streets. Etc.

THINK ABOUT PARKING MY GOD. EACH HOME HAS MULTI FAMILIES IN IT SO THERE IS HOMES WITH PEOPLE PARKING ON THE THEIR FRONT YARDS...LOOKS GHETTO

DON'T FORGET, IGNORE, OR PROCRASTINATE ON THE RETAIL. Provide incentives if necessary. Get the City involved. Tax rebates, property allocation, whatever it takes. And don't shove all the retail into one place. Integrate it. And don't ghettoize townhomes and multi-family housing, mix it in.

Too crowded!!

Tall shrubbery close to turnstiles and stop signs. People tend to run stop signs at these turnstiles. This would give me a better chance of not getting T-boned by a runner.

narrow streets that do not allow for parking, not having sidewalks for pedestrians, not having away-from-cars walking trails

We need to fix the roads in this area to accommodate all this expansion

Loss of the dirt trails

Make sure traffic problems and noise are avoided. Water collection areas should be developed. Wildlife corridors should be planned.

INADEQUATE POLICE AND ROADS; SPEED CONTROL;

It's the infrastructure, silly. The city is planning too many projects in this area without considering impact on traffic, lifestyle, water usage, and more. I am happy to see more options available for residents, but this cannot be done blindly, and I fear this is exactly what is happening. Please provide more detailed explanation of how this is being addressed and to whom we can go with concerns.

parking! camino rojo near country club in particular is an awful mess. traffic! jaguar, when the schools start and end is a congested hell. this project should not proceed until a traffic plan, that improves the current mess and anticipates the additional residents, is implemented or at least concurrently implemented.

That not so much water is used.

DO NOT build streets that are too narrow that two cars can't pass especially when there are cars parked in the streets. DO NOT build homes on top of each other. DO NOT build homes with the garages in the back of the house that you have to access through an alley. Build better quality homes then the ones that were built in Phase 1. DO NOT build any more affordable apartments. The ones that are here are falling apart and need tending to. Create more presentable medians then the ones that are currently in place. Do NOT put bushes and trees behind residents homes where residents are responsible for maintaining them but don't. Build wider sidewalks because the ones currently here are too narrow and unpassable because of all the weeds and overgrown bushes and trees.

Through roads that encourage speeding - like what they did to Dancing Ground! Just now, cars going 50 miles an hour in 25 mph district - where we walk our dogs, get our mail, coming out of our driveways - it has become dangerous.

too many homes per acre

Dust, Traffic, Noise

I hate the narrow streets. I hate that there is no place to park.

Uncensored dog areas

Separation of children and elderly

Diverting resources from Airport Rd. Building Swan park so far from the Airport Rd community. Lack of community spaces

Don't give Tierra Contenta the necessary permits

I don't know very much about the existing Teaira content development so it's hard for me to compare. Frankly, looking at these plans, the high density and concrete/asphalt amount worries me. I would not want to live there the way it looks right now.

Focus on preventing airport noise. Development should focus on Water conservation and should not be yet another exclusive neighborhood that only wealthy people can afford.

There needs to be other major artery in and out of the community or Paseo del Sol will be a nightmare to use on a daily basis.

August 19, 2021
Planning Commission
Case #2020-2318
Tierra Contenta Master Plan
Amendment #1 for Phase 3A

EXHIBIT G

Applicants Materials

1. Application Master Plan Report
2. Applicant's Traffic Study
3. Archaeological Clearance
4. Tierra Contenta *Restated Annexation Agreement*
5. *Master Plan Plans*

EXHIBIT G1

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 21, 2021
(Revised July 28, 2021)

Dan Esquibel, Senior Planner
Current Planning Division
City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Tierra Contenta, Phase 3A - Master Plan Amendment #1

Dear Dan:

This letter is respectfully submitted on behalf of Tierra Contenta Corporation (TCC) in application for an amendment to Phase 3A of the Tierra Contenta Master Plan, which was adopted by the City Council in 1994. Phase 3A comprises only the TCC-owned lands within Phase 3 of the recorded Master Plan. The Phase 3A subject parcels total ±222.84 acres and are located of south Jaguar Road and east of SWAN Park.

Background

The land comprising Tierra Contenta was originally annexed by the City of Santa Fe in 1985. The City Council approved the following documents that initiated the development of Tierra Contenta at its meeting on February 23, 1994:

- The Tierra Contenta Master Plan, which included 1,331 acres of property rezoned to Planned Residential Community (PRC), plus 90 acres of property outside the PRC zoning, for a total 1,421 acres. Of this total land area, the City owned 860 acres, which it deeded to TCC.
- Purchase agreement and promissory note to the City conveying 860 acres to TCC for $6.287 million.
- The Restated Annexation Agreement, "Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East)" which outlines the obligations of each land owner and the City for the development of the property, including the affordable housing obligations on the TCC-owned property.

The Tierra Contenta Corporation (TCC) was created by the City of Santa Fe in January 1993 for the purpose of implementing the Tierra Contenta Master Plan on its behalf. The Corporation's Board of Directors is made up of volunteers from the Santa Fe area representing a wide range of expertise and includes two City staff members.

The primary roles of the Tierra Contenta Corporation are as follows:

- Secure development entitlements for the TCC property on a phase-by-phase-basis that are generally consistent with the Master Plan. This includes preparation of design standards, creation of tracts for sale to developers in a phase subdivision plat, and creation of a phase development plan.
- Recruit developers and/or builders for the development tracts created.
- Build the spine infrastructure necessary to provide access and utilities to each tract.
- Meet the currently established affordable housing requirements (40% affordability to 80% Area Median Income).
- Repay to the City the principal amount of the $6.287 million land loan.
- Dedicate land for parks, open space, and other public uses according to the Annexation Agreement.

The Tierra Contenta Master Plan was approved by the Governing Body on February 23, 1994, which addresses land uses and densities for all properties subject to the Annexation Agreement. The Elisia Partnership owned 150 acres within the annexation area, which TCC later acquired. The total entitled dwelling units for TCC-owned lands per the Master Plan are identified below. Please note that Tract 55 was originally shown as part of Phase 3, but was actually created in Phase 2C. Therefore, the 103 units allotted to Tract 55 have been moved from Phase 3 to Phase 2.

Phase	TCC Units	Elisia Units	Total
1	926	335	1,261
2	1,874	126	2,000
Subtotal	*2,800*	*461*	*3,261*
3A	888	287	1,175
TOTAL	***3,688***	***748***	***4,436***

For each phase of the Master Plan, a Master Plat establishing the development tracts and associated Design Standards must be approved by the Planning Commission. Subsequently, Subdivision Plats and Development Plans are approved by the Planning Commission for individual development tracts within each phase. Prior to City review and approval, each Subdivision Plat and Development Plan is subject to review by the TCC Architectural Review Committee for compliance with the Master Plan and with the adopted Master Plat and Design Standards for the phase in which the development tract is situated. Except as specifically provided in the Tierra Contenta Master Plan, Annexation Agreement or phase-specific Design Standards, development within Tierra Contenta must comply with all other property development regulations adopted by the City of Santa Fe.

Previous Phases

To date, TCC has completed the master platting process for five phases – Phase 1A, Phase 1B, Phase 2A, Phase 2B, and Phase 2C. This represents 3,193 residential units on TCC land. Of these, 1,310 units (41%) are considered affordable. Per above, the total entitlement for Phases 1 and 2 is 3,261 units.

Phase	Acreage*	Total Built/Platted Units	Affordable Units	% Affordable
1A	175	891	460	51.6%
1B	165	800	365	45.6%
2A	165	670	225	33.6%
2B	61	388	165	42.5%
2C	45	444	95	21.4%
TOTAL	*611*	*3,193*	*1,310*	*41.0%*

**Acreages presented are exclusive of natural open space.*

Phase 3A Land Use Summary and Design Standards

Phase 3A of Tierra Contenta includes only TCC-owned lands within the final phase of Tierra Contenta, totaling 222.84 acres. The remainder of land in Phase 3 is owned by the New Mexico School for the Deaf (NMSD) and there are no plans to develop Phase 3B at this time. This proposed Amendment is intended to respond to shifting market conditions, provide more housing diversity, improve pedestrian connectivity, and implement design changes to address lessons learned from previous phases. An overview of the proposed Phase 3A Design Standards is provided with this application for the City's review and comment. The final document will incorporate input from the City and the TCC Board and will be submitted with the Master Plat application for Phase 3A.

The following table summarizes the proposed land use entitlements for Phase 3A, as requested in Master Plan Amendment #1:

Mixed Residential	118.95 acres	1,133 units
Mixed-Use	3.43 acres	42 units
School	9.37 acres	
Open Space	91.09 acres	
Total	*222.84 acres*	*1,175 units (1,500 maximum)*

In response to City and neighborhood feedback on previous phases, TCC is taking a fresh approach to the design standards for Phase 3A. All residential tracts are designated as "Mixed Residential" to emphasize that a mixture of housing types is permissible and encouraged. An overall increase in density to 1,500 units is proposed to encourage and facilitate the creation of a diversity of housing types. A minimum number of units are assigned per development tract, and a "density bank" will be established to provide incentives for inclusion of "missing middle" housing types and innovative sustainability measures as each tract develops. Rules will be established to determine how density bonuses are awarded based on availability of entitled units and the development program proposed. Form-based standards will define Roadway Typology, Building Typology, and Open Space/Trail Typology. This approach is intended to create a flexible framework that will define how buildings, open spaces, and streetscapes are configured

to shape and activate the public realm, create a desirable and livable neighborhood, meet affordability goals, and realize the values and intent of Tierra Contenta.

Master Plan Amendment #1 Approval Criteria

The Master Plan approval criteria in §14-3.9(D) are addressed below:

(a) The master plan is consistent with the general plan;

This Master Plan Amendment aligns with General Plan Themes and Policies, such as Affordable Housing, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed Use. Furthermore, the General Plan Land Use Framework includes the following elements: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, and Mix of Housing Types in All Neighborhoods.

(b) The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

The stated purpose of the PRC District in §14-4.3(I)(1) is "*…to provide for the comprehensive and coordinated planning of large-scale residential developments that allows for a phasing of development that will take place over a long period of time. This district allows and encourages single- family residences in conventionally platted subdivisions and clustered residential developments based on a design concept that applies innovative site-planning techniques; a mixture of residential densities intended to achieve a balanced community for all types of families ; and neighborhood commercial uses of a type and intensity serving the residents of the PRC and the surrounding areas."* This amended Master Plan is consistent with the purpose and intent of the PRC District through the provision of a diversity of housing types, innovative design standards, a mix of residential densities, and mixed-use development.

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area. In addition, the subject land area (Phase 3A) makes efficient use of existing infrastructure and represents the final phase of development within the Tierra Contenta master-planned community, as contemplated in the original vision of the master plan.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

The backbone infrastructure to be constructed by TCC will include the following: (1) construction of Paseo del Sol from the current terminus of Paseo del Sol West to the

Herrera Drive/Paseo del Sol East roundabout, completing this important connection; (2) construction of the Phase 3A Loop Road, providing access to the development tracts; and (3) water and sewer mainline extensions in accordance with the attached Master Utility Plan. In addition, over 91 acres of natural open space is being preserved with a significant trail network and two mixed-use parcels are provided to accommodate potential future civic/public uses. Lastly, a 9.37-acre school site is being established to address future student demand in the area.

PRC Zoning

The zoning of Tierra Contenta is Planned Residential Community (PRC), which was established by the Santa Fe City Council in 1988. The purpose and intent of PRC zoning is described in SFCC §14-4.3(I)(1) and generally provides comprehensive zoning for large-scale, phased development, which "applies innovative site-planning techniques." The Phase 3A Design Standards along with the Master Plat will form the basis to implement the Master Plan, as amended for Phase 3A by this application. Development of the tracts created by the Phase 3A Master Plat are contingent on approval of a Subdivision Plat and/or a Development Plan, if applicable, for each tract that follows the Tierra Contenta Master Plan, the Phase 3A Design Standards, and other relevant City policies and regulations. The Design Standards are structured to give users and reviewers a format, intent, and specific direction for development review and implementation.

City staff and planning officials retain jurisdiction to review, approve, or disapprove Development Plans and Subdivision Plats within Tierra Contenta. However, the Tierra Contenta Annexation Agreement states that:

> "*The City agrees to approve rezoning, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezoning, plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987 as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans*."

The Phase 3A Master Plat and Design Standards shall be consistent with the Master Plan. Subsequently, the individual Subdivision Plats and Development Plans for the tracts shall be consistent with the approved Phase 3A Master Plat and Design Standards.

Residential Density

In accordance with the 1994 Tierra Contenta Master Plan, Phase 3A is entitled to 1,175 dwelling units. However, there is a 708-unit surplus of undeveloped units from the previous phases. Therefore, we are proposing a maximum density of 1,500 units, "borrowing" from this surplus. A minimum unit count is established for each tract to ensure that appropriate densities are achieved. Phase 3A will include a Density Bonus Program utilizing the surplus units as a "density bank" to incentivize diversity of housing types, higher levels of affordability, and innovative sustainability measures. For example, a single-family developer can achieve higher

density if they incorporate townhomes, multiplexes, courtyard housing, or other types of multi-family dwellings into their project. The Density Bonus Program parameters will be established in the Phase 3A Design Standards submitted with the Master Plat.

Affordable Housing

Tierra Contenta was established with an affordability program that requires that 40% of the units be affordable to those earning 80% of the Area Median Income and below. In the first two phases, 1,277 affordable units have been produced amounting to 41% of the total units constructed to-date, 33 units in excess of the requirement. Phase 3A will include a requirement that an overall 40% affordability is achieved.

Mixed-Use

Tracts 58 and 59 are designated as Mixed-Use to accommodate civic, neighborhood commercial, and residential uses. In the event that there is no market demand for civic or commercial space, one or both of these tracts may be converted to Mixed Residential in order to ensure the orderly completion of the project.

Access and Traffic

Phase 3A will be served via the extension of Paseo del Sol from the current terminus of Paseo del Sol West just south of Jaguar Drive east to the Herrera Drive/Paseo del Sol East roundabout, completing this important roadway connection. In addition, an internal Loop Road will complete the Phase 3A backbone roadway infrastructure, providing access to the development tracts. The easternmost leg of Paseo del Sol and a portion of the Loop Road cross NMSD property and we are working with the administration to procure the requisite right-of-way dedications in accordance with the terms of the Tierra Contenta Annexation Agreement.

The Amended Master Plan identifies potential future roadway connections to adjacent lands, including NMSD property and the Mutt Nelson neighborhood to the south. As the individual tracts are developed, road stub-outs and/or right-of-way dedications will be required where appropriate to ensure adequate roadway connectivity in the larger area. In addition, connectivity among the development tracts is a key component of the design intent.

In an effort to provide improved pedestrian amenities and connectivity, each of the proposed roadway sections includes sidewalks on both sides. Furthermore, in order to address parking shortages experienced in previous phases, on-street parking is proposed on segments of Paseo del Sol and on one side of the Loop Road. Local Roads constructed within the development tracts will also need to include on-street parking. In the event on-street parking is not feasible due to driveway proximity, dedicated guest parking areas will be required. Please refer to the Road Sections in the attached Master Plans for more information.

A Traffic Impact Analysis was conducted by Walker Engineering and is submitted herewith for review. The trip generation was calculated in accordance with a set of land use assumptions based on a dwelling unit yield analysis of the subject area. All studied intersections will continue

to operate at acceptable Levels of Service in the build condition and horizon year. Furthermore, as referenced in the addendum letter from Morey Walker, a potential increase in density up to 1,500 dwelling units will not negatively impact the study's results.

Water and Sewer

As part of the backbone infrastructure to be constructed by TCC, new water and sewer mainline extensions will connect to existing facilities. A 10" water main will be installed in Paseo del Sol connecting to existing lines at the eastern and western termini of the new roadway. In addition, an 8" water main will be installed in the Loop Road. Future tract development will connect to these lines and loops will be established among various tracts where warranted. Sewer service will be provided via gravity and low-pressure connections to the existing Arroyo Chamiso Trunk Line that extends through the project area from the western terminus of Paseo del Sol down to and along the southern site boundary. In addition, the northernmost tracts will connect to a new gravity sewer line to be constructed adjacent to an existing drainageway, which will also connect to the Arroyo Chamiso Trunk Line in Paseo del Sol. Please refer to the attached Water and Sanitary Sewer Master Plan for more details.

Open Space, Parks, and Trails

In Phase 3A, 91.09 acres of open space will be preserved, which includes one Neighborhood Park, to be owned and maintained by the City of Santa Fe, four dispersed Pocket Parks to be maintained by the applicable homeowners' association, and an extensive trail network. Park locations shown on the Master Plan Amendment Plans are conceptual and subject to change during platting. These decentralized passive and active recreational spaces are intended to provide community connection opportunities throughout the neighborhood and will be developed in accordance with the Design Standards, as summarized below.

- Neighborhood Park: Up to 5 acres in size, a Neighborhood Park serves as a social and recreational focal point for the neighborhood. Includes formal playground, outdoor sport courts, sport fields, picnic tables, pathways, and/or multi-use open turf areas. Intended to accommodate the recreational needs of a wide variety of users and access for pedestrians, bicyclists and other non-motorized travelers is a priority. Connectivity to surrounding neighborhoods is vital. Sidewalks, pathways, and connections to the larger neighborhood trail system should be established. No more than 2/3 of the area should be reserved for active recreation. Remaining area should be enhanced with benches, gardens, natural areas, multi-use green space, pathways, and other more passive amenities. The Neighborhood Park will be developed in the eastern portion of Phase 3A to achieve appropriate separation from SWAN Park.

- Pocket Park: Small outdoor space, usually no more than ¼ to ½ acre in size. These are small-scale, landscaped open spaces designed for passive recreation, social interaction, and connection with nature. Minimal amenities are provided, aside from those intended to enhance pedestrian comfort. Connectivity to surrounding residences and the trail network is a priority.

- Pedestrian Corridors: Multi-use path with open space buffer on either side that provides enhanced connectivity for pedestrians and cyclists between development tracts, linking streets, sidewalks, and trails within a neighborhood.

- Community Trails: A network of 10-foot wide non-motorized trails within the natural open space, which will connect to the existing area trails. Trails shall be accessible via the sidewalk network and connect to the parks, where feasible.

- Natural Open Space: Dedicated open space that is defined by natural vegetation and shall remain largely undisturbed and protected during construction activities. Construction within Natural Open Space is limited to trails, drainage improvements/arroyo bank stabilization, and utility extensions. Disturbed areas shall be revegetated to mimic the undisturbed condition.

Pedestrian/Bicycle Connectivity

One of the primary intentions of this Master Plan Amendment is the enhancement of pedestrian connectivity and improved bicycle facilities. Each of the proposed roadway sections includes sidewalks on both sides and Paseo del Sol will provide dedicated bike lanes. In addition, the trail network is a multi-modal improvement accommodating pedestrians, cyclists, and the differently abled. On Paseo del Sol and the Loop Road, sidewalks are separated from the travel lanes by either a landscape buffer or on-street parking, providing for pedestrian safety and an overall improved experience. Furthermore, the Design Standards address how the built environment relates to the street, ensuring a vital, animated streetscape that is safe and inviting. The streetscape will be dominated by street trees, front building façades, entryways, and low yard walls. Rear yards fronting a roadway, except alleys, are prohibited.

Archaeology

Archeological surveys were conducted of the entire Tierra Contenta land area and Clearance Permits have been issued for all phases, which are attached.

Community Outreach and Early Neighborhood Notification

Extensive community outreach was conducted on 2019 and early 2020 as TCC embarked on revising the Phase 3A design. The intent was to hear the perspective of existing TC residents in an effort to identify the design elements that work well and those that do not. A series of four community meetings were conducted in 2019:

- April 11, 2019 – 45 participants, primarily from Tierra Contenta, shared their likes and dislikes of the current developed neighborhoods. No plans were presented.
- Three meetings held the week of November 4, 2019 with over 100 attendees. The first draft of the Land Use Plan was reviewed.

Meetings were noticed via ads, flyers, nextdoor.com, and events calendars. In addition, two surveys were conducted:

- Door-to-door in Tierra Contenta, October 2019 – 199 respondents
- Online survey completed January 2020 – 79 respondents (57% from TC)

The neighborhood feedback included the following primary concerns:

- Vehicle traffic, narrow streets
- Higher densities
- Too many low-income residents
- Allowing apartments
- Spoiling viewsheds or existing vegetation
- Too many schools close together leading to traffic congestion

Input was also received from multiple City staff from November 2019 – February 2020, resulting in the following plan revisions:

- Mixed-use land was included, with the goal of creating a lively gathering place for Phase 3A, which may include a grocery store, farmers market, recreation centers, etc.
- The pedestrian network was refined to ensure better walkability among all tracts
- Locations identified for external roadway connections
- Parks plan significantly revised based on input from Parks and Recreation Department

An Early Neighborhood Notification Meeting was conducted on May 27, 2021. The discussion centered around traffic concerns, housing types/density, parking, and common area maintenance. Notes from the meeting are submitted herewith for your review.

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

1. Master Plan Application
2. Agent Authorization Letter
3. Warranty Deed
4. Annexation Plat and ALTA Survey
5. Tierra Contenta Annexation Agreement
6. Phase 3A Design Standards Overview
7. Community Outreach and ENN Meeting Notes
8. Traffic Impact Analysis and Addendum Letter
9. ARC Clearance for Tierra Contenta (all phases)
10. Tierra Contenta, Phase 3A Amended Master Plans

The Development Review Fees are calculated as follows:

Master Plan Amendment	$500
Eight Posters (4 for Planning Commission / 4 for City Council)	$240
TOTAL =	$740

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

Thank you.

Sincerely,



Jennifer Jenkins, Principal

EXHIBIT G2

W·E Walker Engineering

Morey Walker & Associates Engineering, Inc.

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

June 17, 2021

Dan Esquibel
City of Santa Fe Land Use
200 Lincoln Ave
Santa Fe, NM **87501**

Re: Tierra Contenta Phase 3A
Traffic Impact Analysis

Dear Dan,

For the referenced subdivision, a traffic impact analysis was prepared by this office on November 20, 2020. That report used a total of 1134 residential units as the design density with a build out year of 2030.

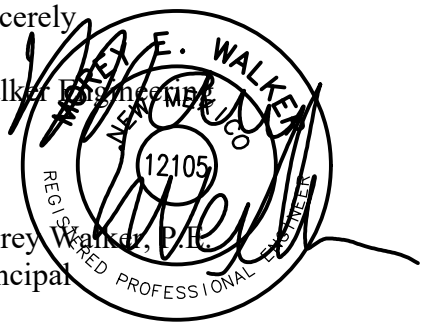
Since that report was completed, a land use analysis was made that determined there are 700 unused residential units in Phases 1 and 2 of Tierra Contenta. Consequently, the existing infrastructure was designed to include the impact of these unused units. To utilize the excess infrastructure capacity for the 700 unused unit, the Phase 3A residential units were increase by 366 to a total of 1500.

Therefore, the traffic impact analysis for the Tierra Contenta Phase 3A is still valid since the increase of the residential units has already been addressed in the previous phases.

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

Sincerely,

Walker Engineering



Morey Walker, P.E.
Principal

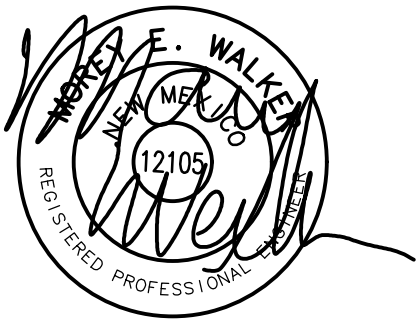
Tierra Contenta Phase 3A

Traffic Impact Analysis

November 1, 2020

for

TIERRA CONTENTA CORPORATION



Prepared by:

W • E Walker Engineering
Morey Walker & Associates Engineering, Inc.
905 Camino Sierra Vista
Santa Fe, NM 87505
505-820-7990 Fax 505-820-3539

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EXECUTIVE SUMMARY

The subject of this traffic study is a the area within the boundaries of a proposed amended master plan for Phase 3A of Tierra Contenta, a PUD within the City of Santa Fe located on the south side of the first two phases of the Tierra Contenta PUD. This report addresses the impact of the proposed revised land use plan for Tierra Contenta Phase 3A on the surrounding City of Santa Fe roadway system.

A buildout year of 2030 and a horizon year of 2040 were used in the analysis. Based upon the results of this traffic study, the required improvements within the studied area are the following:

- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2030 (Phase 2), no improvements are needed
  2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive
  3) In the build out year 2030, no improvements are required.
  4) In the horizon year 2040, a dedicated EB though lane could be required.

- Internal Phase 3A Intersection
  Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040.

I. INTRODUCTION

A. Project Location and Description

As described in the draft amendment to the master plan for Phase 3A of Tierra Contenta, the study area consists of 16 large tracts which the owner, the nonprofit Tierra Contenta Corporation, intends to sell to developers and the Santa Fe Public School District for residential, commercial, parkland, and school uses. The assumed time frame for development by these other parties will be 2021 to 2030. The study area comprises approximately 223 acres of which approximately 132 acres will be developed.

Figure 1 is a vicinity map describing the location of this property. Figure 2 describes the site development plans and parcel development.

B. Purpose

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the impact of this residential development on the City of Santa Fe roadway system. This report is to determine the location and required improvements for three existing intersections and two new intersections within the Phase 3A Tierra Contenta development. The location of the existing intersections are both the east and west intersections of Paseo del Sol and Jaguar Drive and the intersection of Paseo del Sol and Herrera Drive.

C. Methodology

This TIA describes existing roadway conditions, present traffic volumes with peaks, future traffic volumes and the impacts of this additional traffic. Impacts to the selected intersection are evaluated on the basis of the time frame for the build-out of the development and the traffic volume for the project design year. Traffic Counts were collected by Walker Engineering. A level of service analysis (LOS) is conducted for the design year using Synchro 10 software. The degree of impacts is evaluated based on the LOS for the intersection. Recommendations for the mitigation of impacts, if they occur, are included in the final section of the report.

II PROPOSED DEVELOPMENT

A. Land Use per Parcel

As noted before, this development will be a planned unit development. There will be a total of 16 tracts to be sold to private developers and the Santa Fe Public School District. There will be a total 1,134 residential units, 3.4 acres of commercial development and a proposed elementary school. Table 1 below summarizes the anticipated land use.

Table 1: Phase 3A Tierra Contenta Land Use

Parcel Number	Land Use	Type	Number of Units	Area (Acres)
1	School	Elementary		9.4
2	Single Family	Detached	49	
3	Commercial	Mix Use		1.8
4	Commercial	Mix Use		1.6
5	Single Family	Detached	60	
6	Single Family	Detached	62	
7	Single Family	Detached	108	
8	Multifamily	Apartments	304	
9	Single Family	Townhouse	147	
10	Multifamily	Apartments	192	
11	Single Family	Detached	61	
12	Single Family	Detached	10	
13	Single Family	Detached	86	
14	Single Family	Detached	11	
15	Single Family	Detached	10	
16	Single Family	Townhouse	34	

B. Location and Type of Access Points

For this mixed use development, Paseo del Sol will be extended from the western intersection of Jaguar Drive to the eastern intersection of Herrera Drive. For the internal Phase 3A traffic, a loop road will be built that has two intersections with Paseo del Sol. This loop road is labeled as having an eastern and western intersection. Refer to Figure 2 for the roadway layout. Within Phase 3A, Paseo del Sol will be a two lane roadway with bike lanes.

III. EXISTING AND FUTURE ROAD CONDITIONS

A. Existing Conditions

The western intersection of Paseo del Sol and Jaguar Drive is four way stop controlled with left turn lanes. The eastern intersection of Paseo del Sol and Jaguar Drive is traffic light controlled with protected left turn lanes. The intersection of Paseo del Sol and Herrera Drive is a roundabout.

B. Planned Road Improvements

Since this is a new roadway within an undeveloped section of Tierra Contenta, no other planned improvements are anticipated. Though, several developers in this area have plans to build right turn deceleration/acceleration lanes for certain sections of the project.

IV EXISTING TRAFFIC VOLUMES

Traffic counts were taken using a JAMAR DB-100 unit. The counts for the western intersection of Paseo del Sol & Jaguar Drive were taken on February 12, 2020. The counts for the eastern intersection of Paseo del Sol & Jaguar Drive were taken on February 13, 2020. The counts for the intersection of Paseo del Sol & Herrera Drive were taken on February 19, 2020. The counts were taken for the peak AM period of 7am to 9am and the peak PM period of 4pm to 6pm. Refer to Figure 3 for all three counts. The traffic counts are found in Appendix A.

V. SFMPO VISUM Model

A. Modeling Methodology

The traffic volume forecasts for Tierra Contenta were evaluated using the Santa Fe Metropolitan Planning Organization (SFMPO) VISUM travel demand model. This model is primarily a peak hour model, which also includes mode choice and transit assignments. The model was calibrated to a base year of 2015 and was last updated in 2017 and has had minor refinements since that time with additional data from several projects. It has been used for forecasting AM and PM peaks and will compute daily volumes based upon the peak hour forecasts. Previous iterations of the model have been used for evaluation of the NM 599 improvement priority, Avenida del Sur, Las Soleras, Arroyo de los Chamisos Crossing, NE-SE Connectors, the interchange improvements at I-25 and Cerrillos Road, and other important studies in the Santa Fe MPO area.

This travel demand model (TDM) is a representation of the Santa Fe metropolitan area transportation facilities and the travel patterns using these facilities. This computerized transportation model is used to analyze street and intersection congestion and forecast the need for future roadway improvements. The model contains inventories of the existing roadway facilities and of housing, shopping, schools, and employment in the area.

The transportation modeling procedures were developed to produce representative travel flows for the base year of 2020 in the Tierra Contenta area. Model calibration involved examining multiple factors to adjust model parameters producing a strong comparison between observed data and model produced information. Once calibrated, the model can be used to test forecasted changes in growth patterns or changes to the transportation system. This can include changes in number of housing units, employment centers, travel behavior patterns, or roadway improvements. The SFMPO travel demand model includes the entire MPO area. The model development process, including input data and validation parameters, are described in the report *"Santa Fe Travel Demand Model Documentation, 2017 Update, December 20, 2017"* available from the Santa Fe MPO.

B. Forecasts

For this project, the model was refined in the Tierra Contenta area based upon the turning movement counts collected for this study. Because of the network detail required to forecast the intersection volumes, the centroid connectors in Tierra Contenta and surrounding traffic analysis zones were refined and tested to better replicate the turning count patterns and to define the connectors for the forecasts. The forecasts for 2030 and 2040 included planned background growth and transportation improvement projects provided by SFMPO staff. The forecasts for 2030 were tested with and without the projected Tierra Contenta growth.

C. Procedure

1. Enter updated AM and PM peak hour traffic counts for the existing conditions.
2. Update the SFMPO VISUM model in this area as needed and validate the model operation with the count data.
3. Enter forecast land use and demographics into the model from the Tierra Contenta plan, including housing, employment, and students.
4. Run the VISUM model and provide forecast turning volumes for the five intersections noted in the analysis. The post-process the intersection volumes were adjusted for model calibration as closely as possible. Turning movements for the SFMPO VISUM are attached in Appendix B.

VI. TRAFFIC EVALUATION

A. Level of Service

Synchro 10 software was used to determine the operational level of service (LOS) for the intersections. The LOS is conducted for the design years 2030 and 2040. First, LOS were determined for fully developed conditions for both years. If a LOS with failing conditions were identified, then LOS for undeveloped condition was run to determine what improvements will be required to improve the LOS.

LOS 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. Table 2 summarizes the delays associated with LOS rankings for both an unsignalized intersection and a signalized intersection.

Table 2 LOS Rankings

LOS	Unsignaled Intersection	Signaled Intersection
A	< = 10	<=10
B	> 10 and <= 15	> 10 and <= 20
C	> 15 and < = 25	> 20 and >= 35
D	> 25 and < = 35	> 35 and <= 55
E	> 35 and < = 50	> 55 and <= 80
F	> 50	> 80

B. Existing Western Intersection of Jaguar Drive and Paseo del Sol

The western intersection of Jaguar Drive and Paseo del Sol is an unsignalized with stop conditions on all four approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below on Table 3. The analysis reports are attached in Appendix C.

TABLE 3: Jaguar Drive and Paseo del Sol West LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)				
	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	AM	PM	AM	PM
Paseo Del Sol SB	B/13.1	B/13.4	C/15.5	C/17.5
Paseo Del Sol NB	B/13.6	B/13.1	C/17.7	C/17.0
Jaguar Drive EB	B/13.4	C/17.5	C/17.1	E/45.2
Jaguar Drive WB	B/12.2	B/13.3	C/15.1	C/19.3

The LOS E for the year 2040 for eastbound Jaguar Drive is close to failure, an additional analysis was completed to determine what roadway improvements would be necessary to bring the LOS up. The only improvement needed for the four way stop sign would be a dedicated right turn lane for eastbound Jaguar Drive. Table 3A summarizes the results.

TABLE 3A: Jaguar Drive and Paseo del Sol West Right Turn Lane Jaguar Dr Eastbound LOS ANALYSIS/DELAY (Seconds)		
	Year 2040	
Movement	AM	PM
Paseo Del Sol SB	C/17.8	C/19.9
Paseo Del Sol NB	C/20.4	C/19.0
Jaguar Drive EB	B/14.1	C20.1
Jaguar Drive WB	C/17.44	C/23.5

C. Existing Eastern Intersection of Jaguar Drive and Paseo del Sol

The eastern intersection of Jaguar Drive and Paseo del Sol is signalized with protected left turns on all four approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below on Table 4. The analysis reports are attached in Appendix D.

TABLE 4: Jaguar Drive and Paseo del Sol East
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol NB	**C/25.3**	**B/17.7**	**C/33.6**	**C/20.6**
Paseo Del Sol SB	**C/22.5**	**B/13.2**	**C/26.4**	**B/15.9**
Jaguar Drive WB	**C/29.0**	**C/27.1**	**C/32.3**	**C/32.6**
Jaguar Drive WB	**C/20.3**	**B/18.4**	**C/21.0**	**B/18.3**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040. .

D. Existing Intersection of Herrera Drive and Paseo del Sol East

The intersection of Herrera Drive and Paseo del Sol is an unsignalized roundabout with three approaches. The traffic volumes and distributions were taken from Figure 5 for Year 2030 and from Figure 8 for Year 2040. The Synchro 10 results are summarized below in Table 5. The analysis reports are attached in Appendix E.

TABLE 5: Herrera Drive and Paseo del Sol East
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 5 Year 2030		Figure 8 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Herrera Drive EB	**C/24.4**	**A/8.8**	**E/44.7**	**B/11.4**
Herrera Drive WB	**A/6.9**	**A/9.6**	**A/6.8**	**B/10.8**
Paseo Del Sol SB	**A/9.7**	**A/9.8**	**C/11.3**	**B/12.8**

E. Western Loop Road and Paseo del Sol

The intersection of Western Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. The intersection was assumed to be a four way stop condition. The traffic volumes and distributions were taken from Figure 6 for Year 2030 and from Figure 9 for Year 2040. The Synchro 10 results are summarized below on Table 6. The analysis reports are attached in Appendix F.

TABLE 6 Western Loop Road and Paseo del Sol
FOUR WAY STOP CONDITIONS
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2030		Figure 9 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/9.5**	**B/10.2**	**B/14.0**	**B/13.5**
Paseo Del Sol WB	**A/9.5**	**B/10.2**	**B/12.3**	**B/11.1**
South Loop NB	**A/8.4**	**A/9.6**	**B/13.0**	**B/10.9**
North Loop SB	**A/8.7**	**A/8.7**	**B/10.7**	**A/9.4**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040.

F. Eastern Loop Road and Paseo del Sol

The intersection of Eastern Loop Road and Paseo del Sol is a new intersection within the proposed Phase 3A development. This intersection was assumed to be a four way stop condition. The traffic volumes and distributions were taken from Figure 6 for Year 2030 and from Figure 9 for Year 2040. The Synchro 10 results are summarized below on Table 7. The analysis report is attached in Appendix G.

TABLE 7 Eastern Loop Road and Paseo del Sol
FOUR WAY STOP CONDITIONS
LEVEL OF SERVICE ANALYSIS/DELAY (Seconds)

	Figure 6 Year 2030		Figure 9 Year 2040	
Movement	**AM**	**PM**	**AM**	**PM**
Paseo Del Sol EB	**A/18.4**	**B/10.3**	**B/14.3**	**B/11.9**
Paseo Del Sol WB	**B/12.7**	**B/14.5**	**C/15.1**	**C/17.0**
South Loop NB	**B/13.3**	**B/10.2**	**C/16.8**	**B/11.3**
North Loop SB	**B/10.8**	**A/9.8**	**B/11.9**	**B/10.0**

The LOS is acceptable for all approaches for both buildout year 2030 and horizon year 2040.

VII. SUMMARY AND RECOMMENDATIONS

A. Summary

Tierra Contenta Phase 3A will have minimal impact on the City of Santa Fe road system. The required improvements have been identified and will be implemented as the subdivision is developed.

B. Recommendations

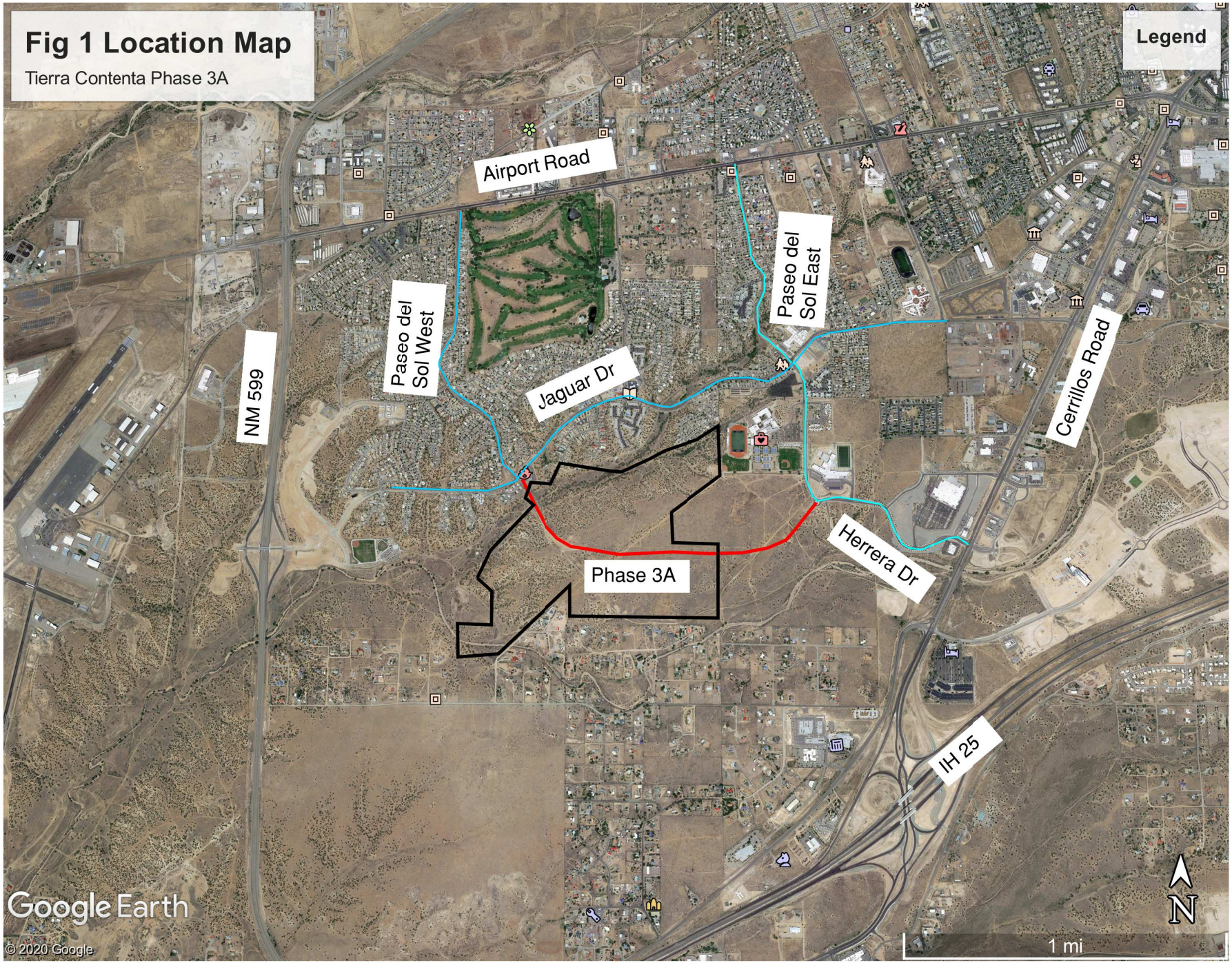
Based on this traffic impact analysis, the following recommended improvements should be made with Tierra Contenta Phase 3A:

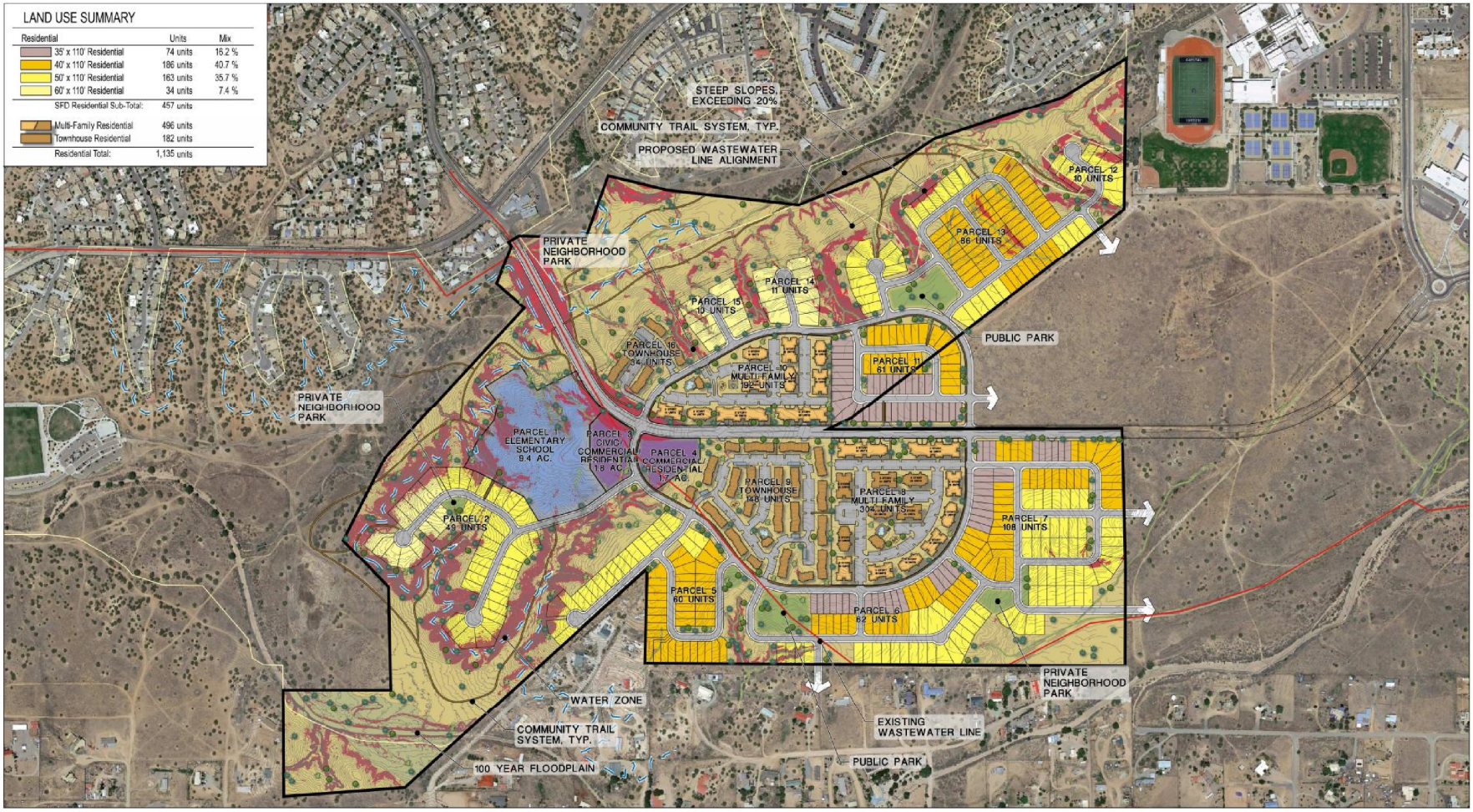
- Stop Controlled Intersection of West Paseo del Sol and Jaguar Drive
  1) In the build out year 2030, no improvements are needed
  2) In the horizon year 2040, a right turn lane for Jaguar Drive eastbound

- Signalized Intersection of East Paseo del Sol and Jaguar Drive
  No improvements are required for Year 2030 and Year 2040

- Roundabout Intersection of Paseo del Sol and Herrera Drive
  1) In the build out year 2030, no improvements are required.
  2) In the horizon year 2040, a dedicated EB though lane could be required.

- Internal Phase 3A Intersections
  Both major internal road intersections will require four way stop controlled for both design year 2030 and horizon year 2040


Fig 1 Location Map
Tierra Contenta Phase 3A
Legend
Airport Road
Paseo del Sol West
Paseo del Sol East
NM 599
Jaguar Dr
Cerrillos Road
Herrera Dr
Phase 3A
IH 25
N
1 mi
Google Earth
© 2020 Google



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www.secplanning.com + info@secplanning.com

LOTTING PLAN C

PHASE 3A TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET FILE: C:\temp\190052\Lotting C Rev1.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

FIGURE 2 SITE PLAN

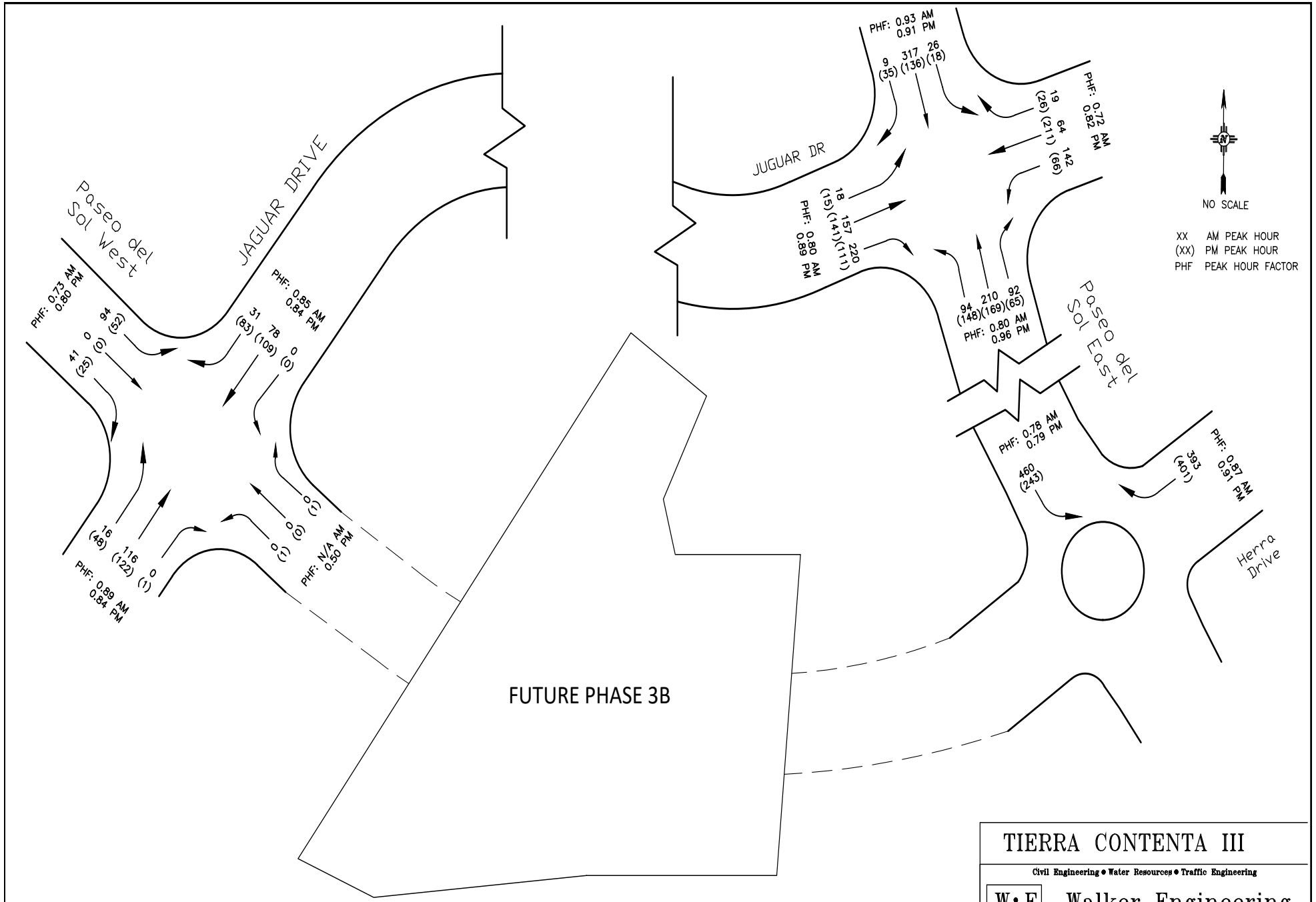


Figure 3: February 12, 13 & 19, 2020 Existing Traffic

TIERRA CONTENTA III

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

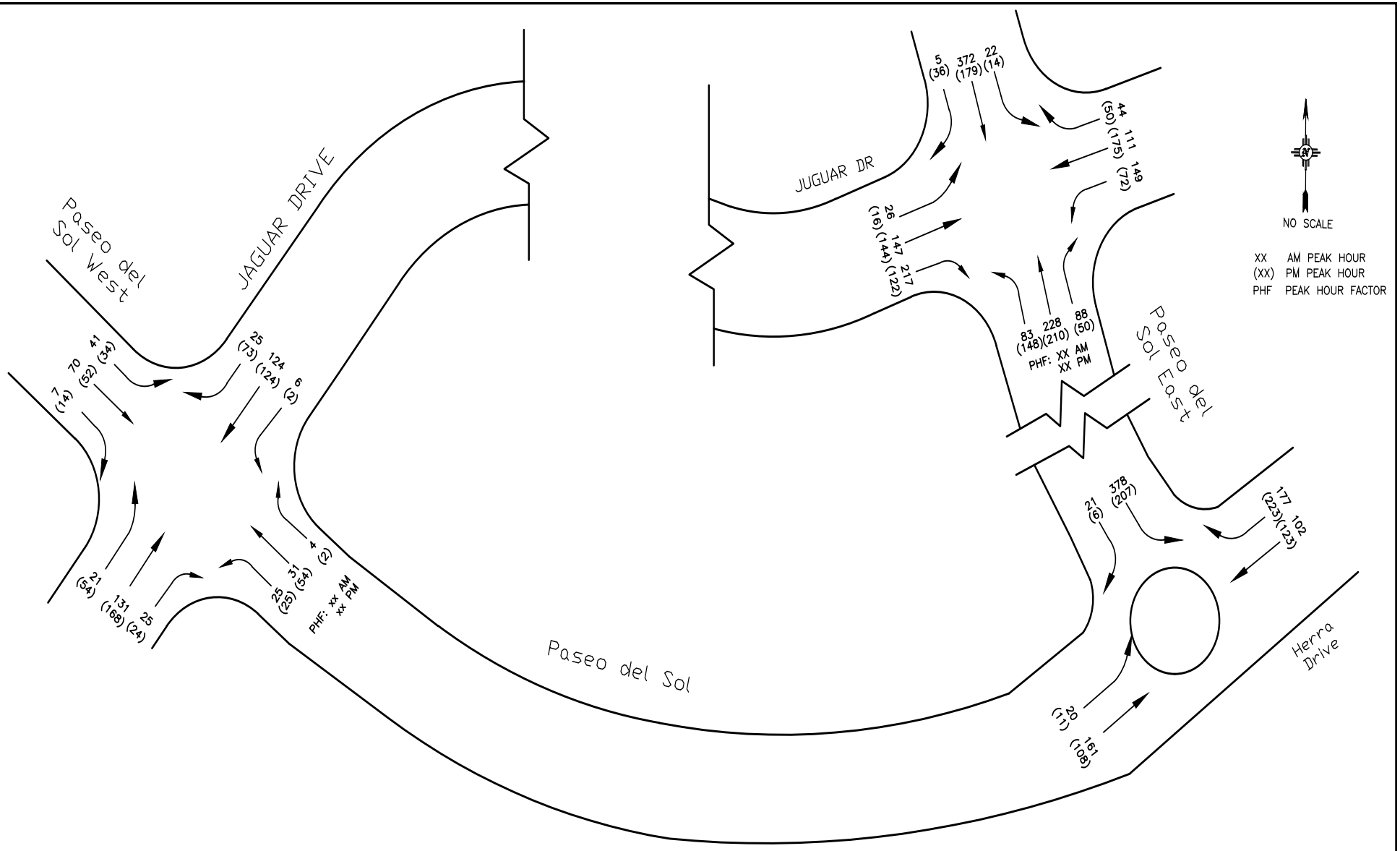


Figure 4: 2030 WITHOUT PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

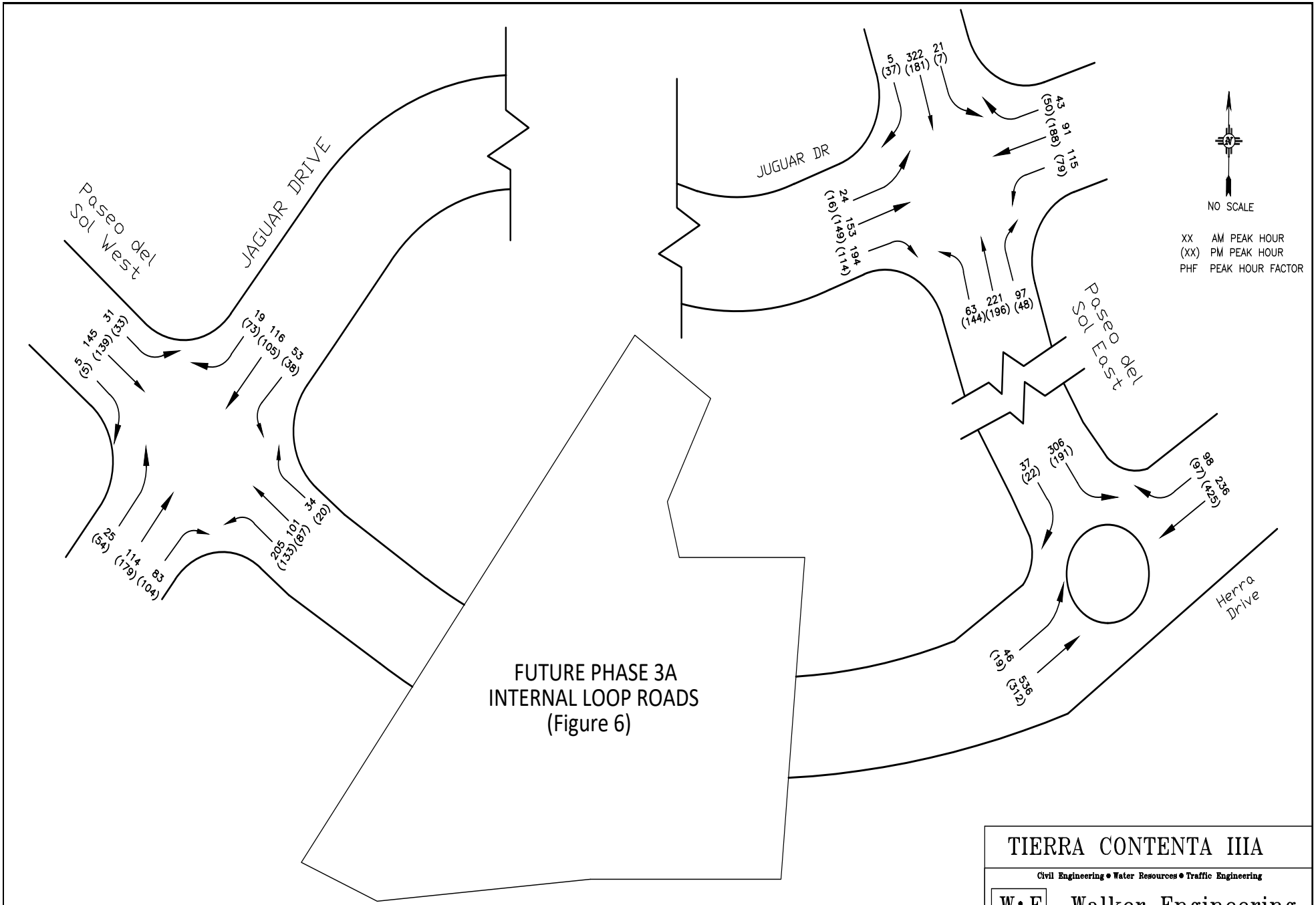


Figure 5: 2030 WITH PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

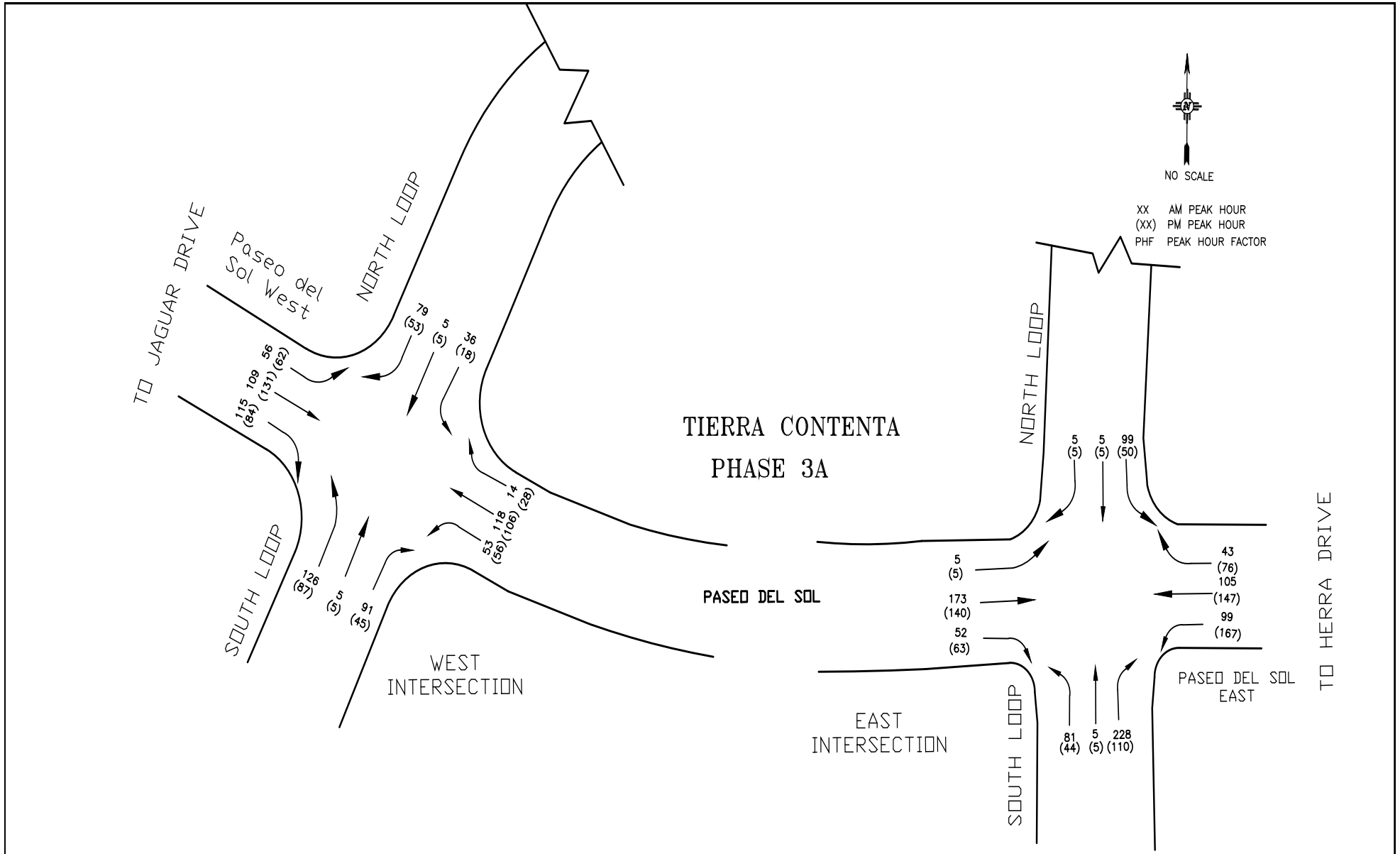


Figure 6: 2030 INTERNAL LOOP ROADS AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista•Santa Fe, NM 87501

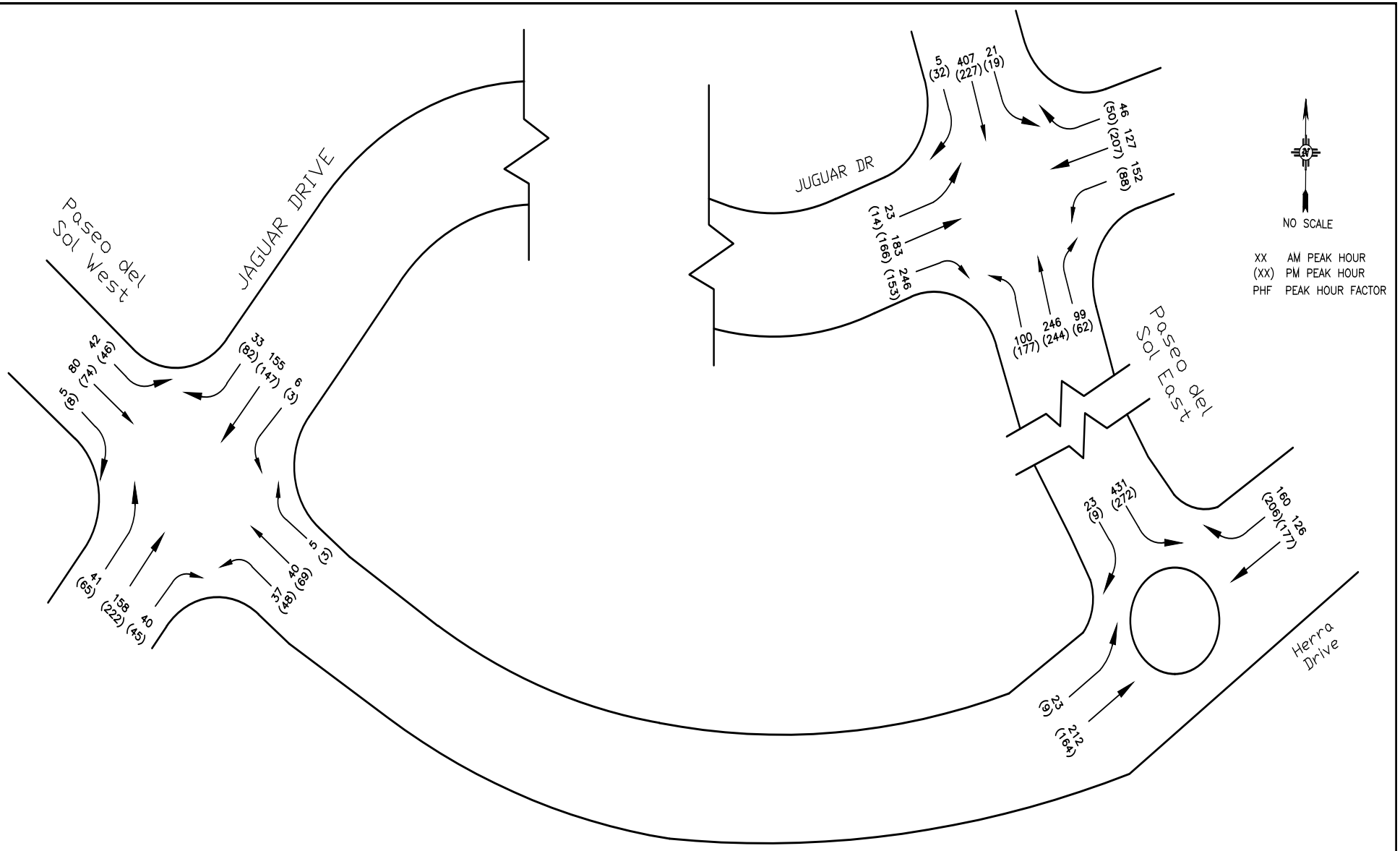


Figure 7: 2040 WITHOUT PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA III A

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

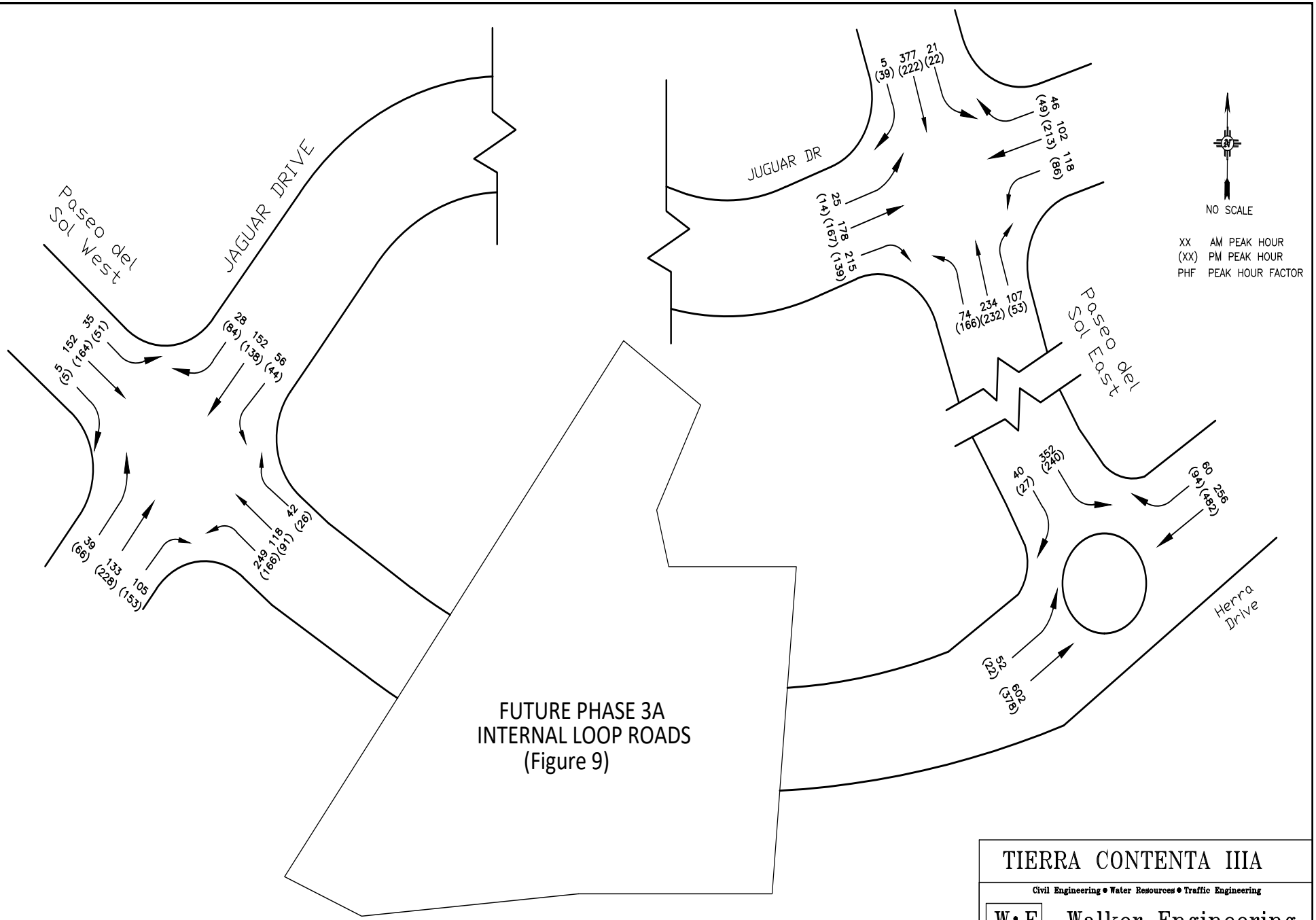


Figure 8: 2040 WITH PHASE 3A TIERRA CONTENTA AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista • Santa Fe, NM 87501

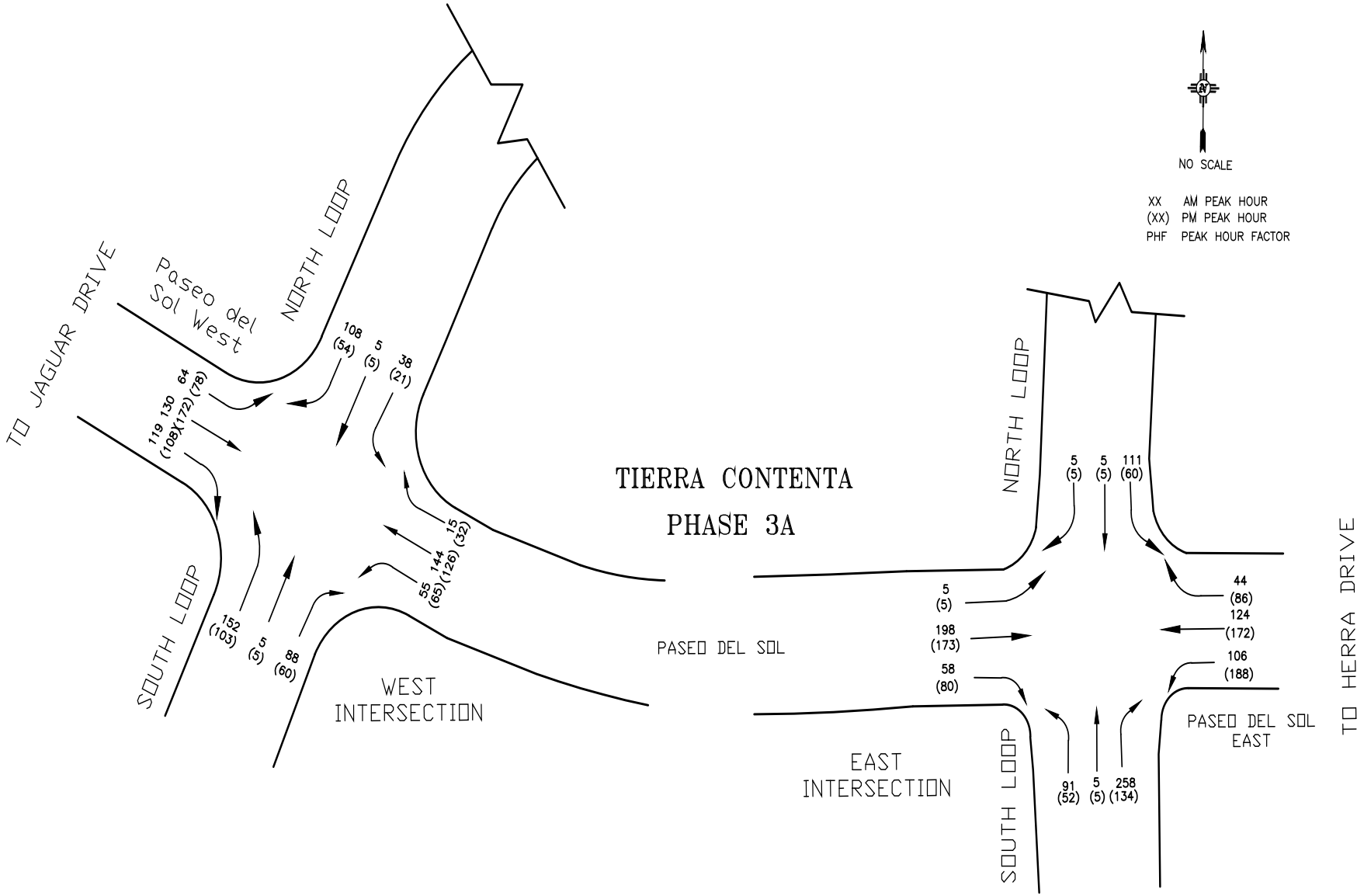


Figure 9: 2040 INTERNAL LOOP ROADS AM & PM

TIERRA CONTENTA IIIA

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista•Santa Fe, NM 87501

APPENDIX A

Traffic Counts

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	8	0	5	13	7	17	0	24	0	0	0	0	0	13	3	16	53
07:15 AM	11	0	27	38	1	8	0	9	0	0	0	0	0	20	1	21	68
07:30 AM	13	0	33	46	6	20	0	26	0	0	0	0	0	33	1	34	106
07:45 AM	7	0	17	24	9	21	0	30	0	0	0	0	0	30	7	37	91
Total	39	0	82	121	23	66	0	89	0	0	0	0	0	96	12	108	318
08:00 AM	9	0	20	29	9	23	0	32	0	0	0	0	0	28	4	32	93
08:15 AM	12	0	24	36	7	14	0	21	0	0	0	0	0	25	4	29	86
08:30 AM	9	0	8	17	3	16	0	19	0	0	0	0	0	17	2	19	55
08:45 AM	10	0	5	15	9	15	0	24	0	0	0	0	0	24	7	31	70
Total	40	0	57	97	28	68	0	96	0	0	0	0	0	94	17	111	304
Grand Total	79	0	139	218	51	134	0	185	0	0	0	0	0	190	29	219	622
Apprch %	36.2	0.0	63.8		27.6	72.4	0.0		0.0	0.0	0.0		0.0	86.8	13.2		
Total %	12.7	0.0	22.3	35.0	8.2	21.5	0.0	29.7	0.0	0.0	0.0	0.0	0.0	30.5	4.7	35.2	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 2

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Intersection	07:30 AM																
Volume	41	0	94	135	31	78	0	109	0	0	0	0	0	116	16	132	376
Percent	30.4	0.0	69.6		28.4	71.6	0.0		0.0	0.0	0.0		0.0	87.9	12.1		
07:30 Volume	13	0	33	46	6	20	0	26	0	0	0	0	0	33	1	34	106
Peak Factor																	0.887
High Int.	07:30 AM				08:00 AM				6:45:00 AM				07:45 AM				
Volume	13	0	33	46	9	23	0	32	0	0	0	0	0	30	7	37	
Peak Factor				0.734				0.852								0.892	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
By Approach	07:15 AM				07:30 AM				07:00 AM				07:30 AM				
Volume	40	0	97	137	31	78	0	109	0	0	0	0	0	116	16	132	
Percent	29.2	0.0	70.8		28.4	71.6	0.0		-	-	-		0.0	87.9	12.1		
High Int.	07:30 AM				08:00 AM				-				07:45 AM				
Volume	13	0	33	46	9	23	0	32	-	-	-	-	0	30	7	37	
Peak Factor				0.745				0.852				-				0.892	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	5	0	7	12	13	25	1	39	1	0	0	1	0	23	6	29	81
04:15 PM	3	0	12	15	13	22	0	35	0	0	0	0	0	10	9	19	69
04:30 PM	6	0	12	18	25	15	0	40	0	0	0	0	0	18	6	24	82
04:45 PM	3	0	11	14	19	25	0	44	0	0	0	0	0	16	7	23	81
Total	17	0	42	59	70	87	1	158	1	0	0	1	0	67	28	95	313
05:00 PM	10	0	14	24	20	34	0	54	0	0	0	0	0	22	11	33	111
05:15 PM	4	0	14	18	26	31	0	57	0	0	1	1	1	39	11	51	127
05:30 PM	9	0	8	17	24	25	0	49	0	0	0	0	0	34	12	46	112
05:45 PM	2	0	16	18	13	19	0	32	1	0	0	1	0	27	14	41	92
Total	25	0	52	77	83	109	0	192	1	0	1	2	1	122	48	171	442
Grand Total	42	0	94	136	153	196	1	350	2	0	1	3	1	189	76	266	755
Apprch %	30.9	0.0	69.1		43.7	56.0	0.3		66.7	0.0	33.3		0.4	71.1	28.6		
Total %	5.6	0.0	12.5	18.0	20.3	26.0	0.1	46.4	0.3	0.0	0.1	0.4	0.1	25.0	10.1	35.2	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
West Intersection
Feb 12, 2020

File Name : West Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/12/2020
Page No : 2

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	05:00 PM																
Volume	25	0	52	77	83	109	0	192	1	0	1	2	1	122	48	171	442
Percent	32.5	0.0	67.5		43.2	56.8	0.0		50.0	0.0	50.0		0.6	71.3	28.1		
05:15 Volume	4	0	14	18	26	31	0	57	0	0	1	1	1	39	11	51	127
Peak Factor																	
High Int.	05:00 PM				05:15 PM				05:15 PM				05:15 PM				0.870
Volume	10	0	14	24	26	31	0	57	0	0	1	1	1	39	11	51	
Peak Factor				0.802				0.842				0.500				0.838	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	05:00 PM				04:45 PM				05:00 PM				05:00 PM				
Volume	25	0	52	77	89	115	0	204	1	0	1	2	1	122	48	171	
Percent	32.5	0.0	67.5		43.6	56.4	0.0		50.0	0.0	50.0		0.6	71.3	28.1		
High Int.	05:00 PM				05:15 PM				05:15 PM				05:15 PM				
Volume	10	0	14	24	26	31	0	57	0	0	1	1	1	39	11	51	
Peak Factor				0.802				0.895				0.500				0.838	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/13/2020
Page No : 1

Groups Printed- Unshifted

	Paseo Del Sol From North				Jaguar Drive From East				Paseo Del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	1	24	4	29	1	6	2	9	7	21	7	35	20	33	1	54	127
07:15 AM	1	32	2	35	2	6	8	16	4	13	3	20	38	53	1	92	163
07:30 AM	0	62	3	65	1	9	21	31	15	22	18	55	71	59	7	137	288
07:45 AM	2	84	9	95	8	13	24	45	14	34	22	70	67	49	7	123	333
Total	4	202	18	224	12	34	55	101	40	90	50	180	196	194	16	406	911
08:00 AM	3	78	9	90	3	22	27	52	17	62	34	113	35	40	4	79	334
08:15 AM	2	86	5	93	4	17	57	78	31	39	19	89	66	31	4	101	361
08:30 AM	2	69	3	74	4	12	34	50	30	75	19	124	52	37	3	92	340
08:45 AM	3	26	1	30	2	12	10	24	15	27	11	53	17	36	2	55	162
Total	10	259	18	287	13	63	128	204	93	203	83	379	170	144	13	327	1197
Grand Total	14	461	36	511	25	97	183	305	133	293	133	559	366	338	29	733	2108
Apprch %	2.7	90.2	7.0		8.2	31.8	60.0		23.8	52.4	23.8		49.9	46.1	4.0		
Total %	0.7	21.9	1.7	24.2	1.2	4.6	8.7	14.5	6.3	13.9	6.3	26.5	17.4	16.0	1.4	34.8	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr AM 2020
Site Code : 00000000
Start Date : 02/13/2020
Page No : 2

	Paseo Del Sol From North				Jaguar Drive From East				Paseo Del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Intersection	07:45 AM																
Volume	9	317	26	352	19	64	142	225	92	210	94	396	220	157	18	395	1368
Percent	2.6	90.1	7.4		8.4	28.4	63.1		23.2	53.0	23.7		55.7	39.7	4.6		
08:15 Volume	2	86	5	93	4	17	57	78	31	39	19	89	66	31	4	101	361
Peak Factor																	0.947
High Int.	07:45 AM				08:15 AM				08:30 AM				07:45 AM				
Volume	2	84	9	95	4	17	57	78	30	75	19	124	67	49	7	123	
Peak Factor				0.926				0.721				0.798				0.803	
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
By Approach	07:45 AM				07:45 AM				07:45 AM				07:30 AM				
Volume	9	317	26	352	19	64	142	225	92	210	94	396	239	179	22	440	
Percent	2.6	90.1	7.4		8.4	28.4	63.1		23.2	53.0	23.7		54.3	40.7	5.0		
High Int.	07:45 AM				08:15 AM				08:30 AM				07:30 AM				
Volume	2	84	9	95	4	17	57	78	30	75	19	124	71	59	7	137	
Peak Factor				0.926				0.721				0.798				0.803	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/13/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	8	38	5	51	5	44	18	67	20	83	46	149	19	37	14	70	337
04:15 PM	5	23	5	33	9	47	6	62	20	52	40	112	18	38	5	61	268
04:30 PM	6	29	3	38	5	52	12	69	15	36	36	87	20	20	3	43	237
04:45 PM	10	35	7	52	10	44	15	69	14	43	34	91	27	34	3	64	276
Total	29	125	20	174	29	187	51	267	69	214	156	439	84	129	25	238	1118
05:00 PM	9	32	3	44	4	50	17	71	20	36	42	98	27	41	7	75	288
05:15 PM	6	29	6	41	5	67	20	92	12	47	34	93	24	42	3	69	295
05:30 PM	10	40	2	52	7	50	14	71	19	43	38	100	33	24	2	59	282
05:45 PM	7	41	6	54	2	45	17	64	12	43	27	82	27	38	4	69	269
Total	32	142	17	191	18	212	68	298	63	169	141	373	111	145	16	272	1134
Grand Total	61	267	37	365	47	399	119	565	132	383	297	812	195	274	41	510	2252
Apprch %	16.7	73.2	10.1		8.3	70.6	21.1		16.3	47.2	36.6		38.2	53.7	8.0		
Total %	2.7	11.9	1.6	16.2	2.1	17.7	5.3	25.1	5.9	17.0	13.2	36.1	8.7	12.2	1.8	22.6	

Tierra Contenta Phase 3A
Paseo del Sol & Jaguar Drive
East Intersection
Feb 13, 2020

File Name : Paseo Real and Jaguar Dr PM 2020
Site Code : 00000000
Start Date : 02/13/2020
Page No : 2

	Paseo del Sol From North				Jaguar Drive From East				Paseo del Sol From South				Jaguar Drive From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:45 PM																
Volume	35	136	18	189	26	211	66	303	65	169	148	382	111	141	15	267	1141
Percent	18.5	72.0	9.5		8.6	69.6	21.8		17.0	44.2	38.7		41.6	52.8	5.6		
05:15 Volume	6	29	6	41	5	67	20	92	12	47	34	93	24	42	3	69	295
Peak Factor																	0.967
High Int.	04:45 PM				05:15 PM				05:30 PM				05:00 PM				
Volume	10	35	7	52	5	67	20	92	19	43	38	100	27	41	7	75	
Peak Factor				0.909				0.823				0.955				0.890	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	05:00 PM				04:45 PM				04:00 PM				05:00 PM				
Volume	32	142	17	191	26	211	66	303	69	214	156	439	111	145	16	272	
Percent	16.8	74.3	8.9		8.6	69.6	21.8		15.7	48.7	35.5		40.8	53.3	5.9		
High Int.	05:45 PM				05:15 PM				04:00 PM				05:00 PM				
Volume	7	41	6	54	5	67	20	92	20	83	46	149	27	41	7	75	
Peak Factor				0.884				0.823				0.737				0.907	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle AM 2020
Site Code : 00000000
Start Date : 02/19/2020
Page No : 1

Groups Printed- Unshifted

	PASEO EAST From North				Herrera Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0			1.0	1.0	1.0		
07:00 AM	0	1	41	42	29	0	0	29	0	0	0	0	0	71
07:15 AM	0	0	99	99	51	0	0	51	0	0	0	0	0	150
07:30 AM	0	0	148	148	99	0	0	99	0	0	0	0	0	247
07:45 AM	0	0	137	137	87	0	0	87	0	0	0	0	0	224
Total	0	1	425	426	266	0	0	266	0	0	0	0	0	692
08:00 AM	0	0	95	95	94	0	0	94	0	0	0	0	0	189
08:15 AM	0	0	80	80	113	0	0	113	0	0	0	0	0	193
08:30 AM	0	0	78	78	59	0	0	59	0	0	0	0	0	137
08:45 AM	0	0	43	43	34	0	0	34	0	0	0	0	0	77
Total	0	0	296	296	300	0	0	300	0	0	0	0	0	596
Grand Total	0	1	721	722	566	0	0	566	0	0	0	0	0	1288
Apprch %	0.0	0.1	99.9		100.0	0.0	0.0			0.0	0.0	0.0		
Total %	0.0	0.1	56.0	56.1	43.9	0.0	0.0	43.9	0.0	0.0	0.0	0.0	0.0	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle AM 2020
Site Code : 00000000
Start Date : 02/19/2020
Page No : 2

	PASEO EAST From North				Herrera Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1														
Intersection	07:30 AM													
Volume	0	0	460	460	393	0	0	393	0	0	0	0	0	853
Percent	0.0	0.0	100.0		100.0	0.0	0.0			0.0	0.0	0.0		
07:30 Volume	0	0	148	148	99	0	0	99	0	0	0	0	0	247
Peak Factor														
High Int.	07:30 AM				08:15 AM				6:45:00 AM	6:45:00 AM				0.863
Volume	0	0	148	148	113	0	0	113						
Peak Factor				0.777				0.869						
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1														
By Approach	07:15 AM				07:30 AM				07:00 AM	07:00 AM				
Volume	0	0	479	479	393	0	0	393	0	0	0	0	0	
Percent	0.0	0.0	100.0		100.0	0.0	0.0			-	-	-		
High Int.	07:30 AM				08:15 AM				-	-				
Volume	0	0	148	148	113	0	0	113	-	-	-	-	-	
Peak Factor				0.809				0.869	-				-	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
~~Western~~ Intersection
Feb 12, 2020

File Name : Paseo Real and Circle PM 2020
Site Code : 00000000
Start Date : 02/19/2020
Page No : 1

Groups Printed- Unshifted

	Paseo del Sol From North				Herra Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0			1.0	1.0	1.0		
04:00 PM	0	0	81	81	79	0	0	79	0	6	0	0	6	166
04:15 PM	0	0	47	47	93	0	0	93	0	0	0	0	0	140
04:30 PM	0	0	52	52	96	1	0	97	0	0	0	0	0	149
04:45 PM	0	0	55	55	93	0	0	93	0	0	0	0	0	148
Total	0	0	235	235	361	1	0	362	0	6	0	0	6	603
05:00 PM	0	0	77	77	111	0	0	111	0	0	1	1	2	190
05:15 PM	0	0	59	59	101	0	0	101	0	0	0	0	0	160
05:30 PM	0	0	57	57	92	0	0	92	0	0	0	0	0	149
05:45 PM	0	0	37	37	80	0	0	80	0	0	0	0	0	117
Total	0	0	230	230	384	0	0	384	0	0	1	1	2	616
Grand Total	0	0	465	465	745	1	0	746	0	6	1	1	8	1219
Apprch %	0.0	0.0	100.0		99.9	0.1	0.0			75.0	12.5	12.5		
Total %	0.0	0.0	38.1	38.1	61.1	0.1	0.0	61.2	0.0	0.5	0.1	0.1	0.7	

Tierra Contenta Phase 3A
Paseo del Sol & Herrera Drive
[redacted] Intersection
Feb 12, 2020

File Name : Paseo Real and Circle PM 2020
Site Code : 00000000
Start Date : 02/19/2020
Page No : 2

	Paseo del Sol From North				Herra Drive From East					CIRCLE From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1														
Intersection	04:30 PM													
Volume	0	0	243	243	401	1	0	402	0	0	1	1	2	647
Percent	0.0	0.0	100.0		99.8	0.2	0.0			0.0	50.0	50.0		
05:00 Volume	0	0	77	77	111	0	0	111	0	0	1	1	2	190
Peak Factor														0.851
High Int.	05:00 PM				05:00 PM				3:45:00 PM	05:00 PM				
Volume	0	0	77	77	111	0	0	111	0	0	1	1	2	
Peak Factor				0.789				0.905					0.250	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1														
By Approach	04:45 PM				04:30 PM				04:00 PM	04:00 PM				
Volume	0	0	248	248	401	1	0	402	0	6	0	0	6	
Percent	0.0	0.0	100.0		99.8	0.2	0.0			100.0	0.0	0.0		
High Int.	05:00 PM				05:00 PM				-	04:00 PM				
Volume	0	0	77	77	111	0	0	111	-	6	0	0	6	
Peak Factor				0.805				0.905	-				0.250	

Appendix B

VISUM Traffic Generation & Distribution

VIANODE\Intersection Name	FROM LINK	TO LINK	ORIENTATION	2020		2030 Without TC		2030 With TC		2040 Without TC		2040 With TC	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Jaguar & Paseo del Sol East	**Paseo del Sol**	Jaguar Dr	EBL	26	18	22	14	21	7	21	19	21	22
		Jaguar Dr	EBR	9	35	5	36	5	37	5	32	5	39
		Paseo del Sol	EBT	317	136	372	179	322	181	407	227	377	222
	Jaguar Dr	Paseo del Sol	NBL	28	15	26	16	24	16	23	14	25	14
		Paseo del Sol	NBR	220	111	217	122	194	114	246	153	215	139
		Jaguar Dr	NBT	157	141	147	144	153	149	183	166	178	167
		Paseo del Sol	SBL	142	66	149	72	115	79	152	88	118	86
		Paseo del Sol	SBR	45	55	44	50	43	50	46	50	46	49
		Jaguar Dr	SBT	114	163	111	175	91	188	127	207	102	213
	Paseo del Sol	Jaguar Dr	WBL	94	148	83	148	63	144	100	177	74	166
		Jaguar Dr	WBR	92	65	88	50	97	48	99	62	107	53
		Paseo del Sol	WBT	210	169	228	210	221	196	246	244	234	232
Jaguar & Paseo del Sol West	**Paseo del Sol**	Jaguar Dr	EBL	66	39	41	34	31	33	42	46	35	51
		Jaguar Dr	EBR	41	25	7	14	5	5	5	8	5	5
		Paseo del Sol	EBT	2	0	70	52	145	139	80	74	152	164
	Jaguar Dr	Paseo del Sol	NBL	16	48	21	54	25	54	41	65	39	66
		Paseo del Sol	NBR	1	1	25	24	83	104	40	45	105	153
		Jaguar Dr	NBT	116	122	131	168	114	179	158	222	133	228
		Paseo del Sol	SBL	2	1	6	2	53	38	6	3	56	44
		Paseo del Sol	SBR	31	83	25	73	19	73	33	82	28	84
		Jaguar Dr	SBT	81	80	124	124	116	105	155	147	152	138
	Paseo del Sol	Jaguar Dr	WBL	2	1	25	25	205	133	37	48	249	166
		Jaguar Dr	WBR	3	1	4	2	34	20	5	3	42	26
		Paseo del Sol	WBT	1	0	31	54	101	87	40	69	118	91
Herrera & Paseo del Sol East	**Paseo del Sol**	Paseo del Sol	NBL	0	0	20	11	46	19	23	9	52	22
		Herrera Drive	NBR	0	0	161	108	536	312	212	164	602	378
		Paseo del Sol	NBT	0	0	0	0	0	0	0	0	0	0
		Herrera Drive	SBL	480	243	378	207	306	191	431	272	352	240
	Herrera Drive	Paseo del Sol	SBR	0	0	21	6	37	22	23	9	40	27
		Paseo del Sol	WBR	273	329	177	223	98	97	160	206	60	94
		Paseo del Sol	WBT	0	0	102	123	236	425	126	177	256	482

VIANODE\Intersection Name	FROM LINK	TO LINK	ORIENTATION	2020		2030 Without TC		2030 With TC		2040 Without TC		2040 With TC	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Paseo del Sol & W. Intersection	**Paseo del Sol**	North Loop	EBL	0	0	0	0	56	62	0	0	64	78
		South Loop	EBR	0	0	0	0	115	84	0	0	119	108
		Paseo del Sol	EBT	0	0	99	76	109	131	124	120	130	172
	South Loop	Paseo del Sol	NBL	0	0	0	0	126	87	0	0	152	103
		Paseo del Sol	NBR	0	0	0	0	79	53	0	0	88	60
		North Loop	NBT	0	0	0	0	5	5	0	0	5	5
	North Loop	Paseo del Sol	SBL	0	0	0	0	36	18	0	0	38	21
		Paseo del Sol	SBR	0	0	0	0	91	45	0	0	108	54
		South Loop	SBT	0	0	0	0	5	5	0	0	5	5
	Paseo del Sol	South Loop	WBL	0	0	0	0	53	56	0	0	55	65
		North Loop	WBR	0	0	0	0	14	28	0	0	15	32
		Paseo del Sol	WBT	0	0	58	81	118	106	78	119	144	126
		Paseo del Sol	WBU	0	0	0	0	0	0	0	0	0	0
Paseo del Sol & E. Intersection	**Paseo del Sol**	North Loop	EBL	0	0	0	0	5	5	0	0	5	5
		South Loop	EBR	0	0	0	0	52	63	0	0	58	80
		Paseo del Sol	EBT	0	0	99	76	173	140	124	120	198	173
	South Loop	Paseo del Sol	NBL	0	0	0	0	81	44	0	0	91	52
		Paseo del Sol	NBR	0	0	0	0	228	110	0	0	258	134
		North Loop	NBT	0	0	0	0	5	5	0	0	5	5
	North Loop	Paseo del Sol	SBL	0	0	0	0	99	50	0	0	111	60
		Paseo del Sol	SBR	0	0	0	0	5	5	0	0	5	5
		South Loop	SBT	0	0	0	0	5	5	0	0	5	5
	Paseo del Sol	South Loop	WBL	0	0	0	0	99	167	0	0	106	188
		North Loop	WBR	0	0	0	0	43	76	0	0	44	86
		Paseo del Sol	WBT	0	0	58	81	105	147	78	119	124	172

Appendix C

Synchro 10 Western Intersection Jaguar Drive & Paseo del Sol

Intersection	
Intersection Delay, s/veh	13.2
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	31	145	5	205	101	34	25	114	83	53	116	19
Future Vol, veh/h	31	145	5	205	101	34	25	114	83	53	116	19
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	199	7	223	110	37	28	128	93	62	136	22
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.1	13.6	13.4	12.2
HCM LOS	B	B	B	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	58%	0%	75%	0%	97%	0%	86%
Vol Right, %	0%	42%	0%	25%	0%	3%	0%	14%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	197	205	135	31	150	53	135
LT Vol	25	0	205	0	31	0	53	0
Through Vol	0	114	0	101	0	145	0	116
RT Vol	0	83	0	34	0	5	0	19
Lane Flow Rate	28	221	223	147	42	205	62	159
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.057	0.401	0.433	0.257	0.085	0.381	0.128	0.299
Departure Headway (Hd)	7.339	6.529	6.995	6.307	7.2	6.667	7.388	6.777
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	485	547	512	565	494	536	482	526
Service Time	5.133	4.322	4.779	4.091	4.992	4.458	5.185	4.574
HCM Lane V/C Ratio	0.058	0.404	0.436	0.26	0.085	0.382	0.129	0.302
HCM Control Delay	10.6	13.7	15.1	11.3	10.7	13.6	11.3	12.5
HCM Lane LOS	B	B	C	B	B	B	B	B
HCM 95th-tile Q	0.2	1.9	2.2	1	0.3	1.8	0.4	1.2

Intersection	
Intersection Delay, s/veh	14.7
Intersection LOS	B

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	33	139	5	135	87	20	54	179	104	38	105	73
Future Vol, veh/h	33	139	5	135	87	20	54	179	104	38	105	73
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	174	6	155	100	23	64	213	124	45	125	87
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	13.4	13.1	17.5	13.3
HCM LOS	B	B	C	B

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	63%	0%	81%	0%	97%	0%	59%
Vol Right, %	0%	37%	0%	19%	0%	3%	0%	41%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	54	283	135	107	33	144	38	178
LT Vol	54	0	135	0	33	0	38	0
Through Vol	0	179	0	87	0	139	0	105
RT Vol	0	104	0	20	0	5	0	73
Lane Flow Rate	64	337	155	123	41	180	45	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.129	0.606	0.328	0.238	0.088	0.359	0.094	0.395
Departure Headway (Hd)	7.247	6.475	7.599	6.954	7.717	7.18	7.513	6.708
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	495	559	473	517	464	500	477	536
Service Time	4.983	4.211	5.34	4.695	5.46	4.922	5.253	4.448
HCM Lane V/C Ratio	0.129	0.603	0.328	0.238	0.088	0.36	0.094	0.396
HCM Control Delay	11.1	18.7	14	11.9	11.2	13.9	11	13.8
HCM Lane LOS	B	C	B	B	B	B	B	B
HCM 95th-tile Q	0.4	4	1.4	0.9	0.3	1.6	0.3	1.9

Intersection	
Intersection Delay, s/veh	16.6
Intersection LOS	C

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	152	5	249	118	42	39	133	105	56	152	28
Future Vol, veh/h	35	152	5	249	118	42	39	133	105	56	152	28
Peak Hour Factor	0.73	0.73	0.73	0.92	0.92	0.92	0.89	0.89	0.89	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	208	7	271	128	46	44	149	118	66	179	33
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	15.5	17.7	17.1	15.1
HCM LOS	C	C	C	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	56%	0%	74%	0%	97%	0%	84%
Vol Right, %	0%	44%	0%	26%	0%	3%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	39	238	249	160	35	157	56	180
LT Vol	39	0	249	0	35	0	56	0
Through Vol	0	133	0	118	0	152	0	152
RT Vol	0	105	0	42	0	5	0	28
Lane Flow Rate	44	267	271	174	48	215	66	212
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.098	0.535	0.579	0.338	0.107	0.449	0.148	0.44
Departure Headway (Hd)	8.027	7.196	7.699	6.999	8.051	7.514	8.102	7.476
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	446	500	468	513	444	477	442	481
Service Time	5.785	4.954	5.459	4.758	5.815	5.278	5.863	5.237
HCM Lane V/C Ratio	0.099	0.534	0.579	0.339	0.108	0.451	0.149	0.441
HCM Control Delay	11.7	18	20.6	13.3	11.8	16.3	12.3	16
HCM Lane LOS	B	C	C	B	B	C	B	C
HCM 95th-tile Q	0.3	3.1	3.6	1.5	0.4	2.3	0.5	2.2

Intersection	
Intersection Delay, s/veh	28
Intersection LOS	D

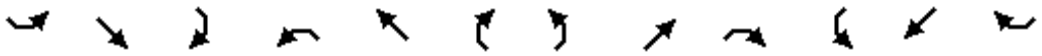
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	51	164	5	166	91	26	66	228	153	44	138	84
Future Vol, veh/h	51	164	5	166	91	26	66	228	153	44	138	84
Peak Hour Factor	0.80	0.80	0.80	0.87	0.87	0.87	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	205	6	191	105	30	79	271	182	52	164	100
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0

Approach	SE	NW	NE	SW
Opposing Approach	NW	SE	SW	NE
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SW	NE	SE	NW
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NE	SW	NW	SE
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	17.5	17	45.2	19.3
HCM LOS	C	C	E	C

Lane	NELn1	NELn2	NWLn1	NWLn2	SELn1	SELn2	SWLn1	SWLn2
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	60%	0%	78%	0%	97%	0%	62%
Vol Right, %	0%	40%	0%	22%	0%	3%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	66	381	166	117	51	169	44	222
LT Vol	66	0	166	0	51	0	44	0
Through Vol	0	228	0	91	0	164	0	138
RT Vol	0	153	0	26	0	5	0	84
Lane Flow Rate	79	454	191	134	64	211	52	264
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.178	0.924	0.464	0.302	0.157	0.489	0.125	0.574
Departure Headway (Hd)	8.14	7.337	8.755	8.076	8.869	8.329	8.617	7.825
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	442	499	412	445	405	433	417	463
Service Time	5.853	5.049	6.504	5.825	6.618	6.078	6.335	5.543
HCM Lane V/C Ratio	0.179	0.91	0.464	0.301	0.158	0.487	0.125	0.57
HCM Control Delay	12.6	50.8	18.9	14.3	13.3	18.8	12.6	20.6
HCM Lane LOS	B	F	C	B	B	C	B	C
HCM 95th-tile Q	0.6	10.9	2.4	1.3	0.6	2.6	0.4	3.5

Appendix D

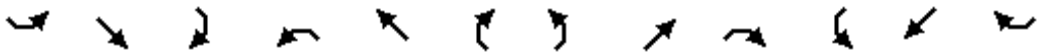
Synchro 10 Eastern Intersection Jaguar Drive & Paseo del Sol



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	322	5	63	221	97	24	153	194	115	91	43
Future Volume (veh/h)	21	322	5	63	221	97	24	153	194	115	91	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	402	6	79	276	121	30	191	242	160	126	60
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	326	624	9	343	451	198	458	225	285	273	406	193
Arrive On Green	0.03	0.34	0.34	0.05	0.37	0.37	0.03	0.30	0.30	0.07	0.34	0.34
Sat Flow, veh/h	1781	1838	27	1781	1233	540	1781	750	950	1781	1197	570
Grp Volume(v), veh/h	26	0	408	79	0	397	30	0	433	160	0	186
Grp Sat Flow(s),veh/h/ln	1781	0	1865	1781	0	1773	1781	0	1699	1781	0	1768
Q Serve(g_s), s	0.7	0.0	13.9	2.1	0.0	13.7	0.9	0.0	18.0	4.7	0.0	5.8
Cycle Q Clear(g_c), s	0.7	0.0	13.9	2.1	0.0	13.7	0.9	0.0	18.0	4.7	0.0	5.8
Prop In Lane	1.00		0.01	1.00		0.30	1.00		0.56	1.00		0.32
Lane Grp Cap(c), veh/h	326	0	634	343	0	648	458	0	510	273	0	599
V/C Ratio(X)	0.08	0.00	0.64	0.23	0.00	0.61	0.07	0.00	0.85	0.59	0.00	0.31
Avail Cap(c_a), veh/h	395	0	634	366	0	648	527	0	804	273	0	836
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.2	0.0	20.9	15.8	0.0	19.5	17.3	0.0	24.7	19.0	0.0	18.3
Incr Delay (d2), s/veh	0.1	0.0	5.0	0.3	0.0	4.3	0.1	0.0	5.1	3.2	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	6.6	0.8	0.0	6.1	0.3	0.0	7.5	2.0	0.0	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.3	0.0	25.9	16.2	0.0	23.7	17.4	0.0	29.8	22.2	0.0	18.6
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		434			476			463			346	
Approach Delay, s/veh		25.3			22.5			29.0			20.3	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.6	31.9	9.5	27.0	8.5	30.0	6.6	29.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.7	15.7	6.7	20.0	4.1	15.9	2.9	7.8
Green Ext Time (p_c), s	0.0	1.7	0.0	2.6	0.0	1.7	0.0	1.1

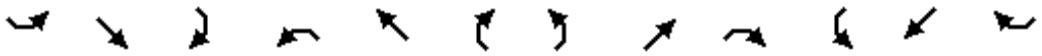
Intersection Summary	
HCM 6th Ctrl Delay	24.5
HCM 6th LOS	C



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	7	181	37	144	196	48	16	149	114	79	188	50
Future Volume (veh/h)	7	181	37	144	196	48	16	149	114	79	188	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	199	41	150	204	50	20	182	139	89	211	56
Peak Hour Factor	0.91	0.91	0.91	0.96	0.96	0.96	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	472	97	506	556	136	326	223	171	297	383	102
Arrive On Green	0.01	0.31	0.31	0.08	0.38	0.38	0.02	0.23	0.23	0.07	0.27	0.27
Sat Flow, veh/h	1781	1505	310	1781	1451	356	1781	984	751	1781	1424	378
Grp Volume(v), veh/h	8	0	240	150	0	254	20	0	321	89	0	267
Grp Sat Flow(s),veh/h/ln	1781	0	1815	1781	0	1806	1781	0	1735	1781	0	1802
Q Serve(g_s), s	0.2	0.0	6.0	3.1	0.0	5.8	0.5	0.0	10.1	2.1	0.0	7.3
Cycle Q Clear(g_c), s	0.2	0.0	6.0	3.1	0.0	5.8	0.5	0.0	10.1	2.1	0.0	7.3
Prop In Lane	1.00		0.17	1.00		0.20	1.00		0.43	1.00		0.21
Lane Grp Cap(c), veh/h	462	0	569	506	0	692	326	0	394	297	0	485
V/C Ratio(X)	0.02	0.00	0.42	0.30	0.00	0.37	0.06	0.00	0.82	0.30	0.00	0.55
Avail Cap(c_a), veh/h	598	0	569	519	0	692	439	0	544	335	0	565
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.2	0.0	15.6	11.1	0.0	12.7	16.5	0.0	21.1	16.1	0.0	18.0
Incr Delay (d2), s/veh	0.0	0.0	2.3	0.3	0.0	1.5	0.1	0.0	6.7	0.6	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	2.6	1.1	0.0	2.3	0.2	0.0	4.4	0.8	0.0	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	0.0	17.9	11.4	0.0	14.2	16.6	0.0	27.7	16.6	0.0	19.0
LnGrp LOS	B	A	B	B	A	B	B	A	C	B	A	B
Approach Vol, veh/h		248			404			341			356	
Approach Delay, s/veh		17.7			13.2			27.1			18.4	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.1	26.5	8.3	17.5	9.1	22.5	5.9	20.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.2	7.8	4.1	12.1	5.1	8.0	2.5	9.3
Green Ext Time (p_c), s	0.0	1.0	0.0	1.0	0.0	0.9	0.0	1.0

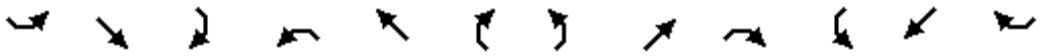
Intersection Summary	
HCM 6th Ctrl Delay	18.9
HCM 6th LOS	B



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	21	377	5	74	234	107	25	178	215	118	102	46
Future Volume (veh/h)	21	377	5	74	234	107	25	178	215	118	102	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	471	6	92	292	134	31	222	269	164	142	64
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.72	0.72	0.72
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	280	596	8	273	425	195	473	254	308	257	446	201
Arrive On Green	0.03	0.32	0.32	0.05	0.35	0.35	0.03	0.33	0.33	0.06	0.37	0.37
Sat Flow, veh/h	1781	1843	23	1781	1213	557	1781	770	933	1781	1221	550
Grp Volume(v), veh/h	26	0	477	92	0	426	31	0	491	164	0	206
Grp Sat Flow(s),veh/h/ln	1781	0	1866	1781	0	1770	1781	0	1702	1781	0	1771
Q Serve(g_s), s	0.8	0.0	18.3	2.7	0.0	16.2	0.9	0.0	21.4	4.8	0.0	6.6
Cycle Q Clear(g_c), s	0.8	0.0	18.3	2.7	0.0	16.2	0.9	0.0	21.4	4.8	0.0	6.6
Prop In Lane	1.00		0.01	1.00		0.31	1.00		0.55	1.00		0.31
Lane Grp Cap(c), veh/h	280	0	603	273	0	621	473	0	562	257	0	647
V/C Ratio(X)	0.09	0.00	0.79	0.34	0.00	0.69	0.07	0.00	0.87	0.64	0.00	0.32
Avail Cap(c_a), veh/h	343	0	603	288	0	621	536	0	766	257	0	797
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.2	0.0	24.3	18.4	0.0	21.9	16.6	0.0	24.9	19.4	0.0	18.0
Incr Delay (d2), s/veh	0.1	0.0	10.2	0.7	0.0	6.1	0.1	0.0	8.4	5.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	9.4	1.1	0.0	7.4	0.4	0.0	9.5	2.2	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.3	0.0	34.4	19.2	0.0	28.0	16.7	0.0	33.3	24.6	0.0	18.2
LnGrp LOS	B	A	C	B	A	C	B	A	C	C	A	B
Approach Vol, veh/h		503			518			522			370	
Approach Delay, s/veh		33.6			26.4			32.3			21.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.7	32.2	9.5	30.6	8.8	30.0	6.7	33.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	25.5	5.0	35.5	5.0	25.5	5.0	35.5
Max Q Clear Time (g_c+I1), s	2.8	18.2	6.8	23.4	4.7	20.3	2.9	8.6
Green Ext Time (p_c), s	0.0	1.6	0.0	2.6	0.0	1.4	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	28.9
HCM 6th LOS	C



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	22	222	39	166	232	53	14	167	139	86	213	49
Future Volume (veh/h)	22	222	39	166	232	53	14	167	139	86	213	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	24	244	43	173	242	55	17	204	170	97	239	55
Peak Hour Factor	0.91	0.91	0.91	0.96	0.96	0.96	0.82	0.82	0.82	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	415	463	82	451	523	119	333	238	198	285	439	101
Arrive On Green	0.03	0.30	0.30	0.08	0.35	0.35	0.02	0.25	0.25	0.07	0.30	0.30
Sat Flow, veh/h	1781	1548	273	1781	1475	335	1781	943	786	1781	1471	338
Grp Volume(v), veh/h	24	0	287	173	0	297	17	0	374	97	0	294
Grp Sat Flow(s),veh/h/ln	1781	0	1821	1781	0	1810	1781	0	1729	1781	0	1809
Q Serve(g_s), s	0.6	0.0	7.9	3.9	0.0	7.6	0.4	0.0	12.4	2.3	0.0	8.2
Cycle Q Clear(g_c), s	0.6	0.0	7.9	3.9	0.0	7.6	0.4	0.0	12.4	2.3	0.0	8.2
Prop In Lane	1.00		0.15	1.00		0.19	1.00		0.45	1.00		0.19
Lane Grp Cap(c), veh/h	415	0	544	451	0	642	333	0	437	285	0	540
V/C Ratio(X)	0.06	0.00	0.53	0.38	0.00	0.46	0.05	0.00	0.86	0.34	0.00	0.54
Avail Cap(c_a), veh/h	514	0	544	451	0	642	444	0	517	314	0	541
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.0	0.0	17.6	12.9	0.0	15.0	16.3	0.0	21.5	16.0	0.0	17.7
Incr Delay (d2), s/veh	0.1	0.0	3.6	0.5	0.0	2.4	0.1	0.0	11.8	0.7	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	3.6	1.4	0.0	3.2	0.2	0.0	6.0	0.9	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.1	0.0	21.2	13.5	0.0	17.4	16.4	0.0	33.3	16.7	0.0	18.8
LnGrp LOS	B	A	C	B	A	B	B	A	C	B	A	B
Approach Vol, veh/h		311			470			391			391	
Approach Delay, s/veh		20.6			15.9			32.6			18.3	
Approach LOS		C			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.2	25.8	8.5	19.7	9.5	22.5	5.7	22.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	18.0	5.0	18.0	5.0	18.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	2.6	9.6	4.3	14.4	5.9	9.9	2.4	10.2
Green Ext Time (p_c), s	0.0	1.1	0.0	0.8	0.0	1.0	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	21.6
HCM 6th LOS	C

Appendix E

Synchro 10 Herrera Drive and Paseo del Sol

Intersection	
Intersection Delay, s/veh	15.8
Intersection LOS	C

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	633	364	373
Demand Flow Rate, veh/h	646	371	381
Vehicles Circulating, veh/h	340	51	262
Vehicles Exiting, veh/h	303	935	160
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	24.4	6.9	9.7
Approach LOS	C	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	646	371	381
Cap Entry Lane, veh/h	804	1074	870
Entry HV Adj Factor	0.980	0.981	0.979
Flow Entry, veh/h	633	364	373
Cap Entry, veh/h	788	1053	851
V/C Ratio	0.803	0.346	0.438
Control Delay, s/veh	24.4	6.9	9.7
LOS	C	A	A
95th %tile Queue, veh	9	2	2

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	360	574	242
Demand Flow Rate, veh/h	367	585	247
Vehicles Circulating, veh/h	221	21	476
Vehicles Exiting, veh/h	501	567	130
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	8.8	9.6	9.8
Approach LOS	A	A	A

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	367	585	247
Cap Entry Lane, veh/h	906	1106	702
Entry HV Adj Factor	0.982	0.981	0.980
Flow Entry, veh/h	360	574	242
Cap Entry, veh/h	889	1085	688
V/C Ratio	0.405	0.529	0.352
Control Delay, s/veh	8.8	9.6	9.8
LOS	A	A	A
95th %tile Queue, veh	2	3	2

Intersection	
Intersection Delay, s/veh	26.3
Intersection LOS	D

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	711	343	426
Demand Flow Rate, veh/h	725	350	435
Vehicles Circulating, veh/h	391	58	284
Vehicles Exiting, veh/h	328	1058	124
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	44.7	6.8	11.3
Approach LOS	E	A	B

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	725	350	435
Cap Entry Lane, veh/h	764	1066	851
Entry HV Adj Factor	0.981	0.981	0.979
Flow Entry, veh/h	711	343	426
Cap Entry, veh/h	749	1046	833
V/C Ratio	0.949	0.328	0.511
Control Delay, s/veh	44.7	6.8	11.3
LOS	E	A	B
95th %tile Queue, veh	14	1	3

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	435	633	304
Demand Flow Rate, veh/h	443	646	310
Vehicles Circulating, veh/h	278	24	541
Vehicles Exiting, veh/h	573	697	129
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	11.4	10.8	12.8
Approach LOS	B	B	B

Lane	Left	Left	Left
Designated Moves	LT	TR	LR
Assumed Moves	LT	TR	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	443	646	310
Cap Entry Lane, veh/h	856	1103	658
Entry HV Adj Factor	0.981	0.980	0.981
Flow Entry, veh/h	435	633	304
Cap Entry, veh/h	840	1082	645
V/C Ratio	0.518	0.586	0.471
Control Delay, s/veh	11.4	10.8	12.8
LOS	B	B	B
95th %tile Queue, veh	3	4	3

Appendix F

Synchro 10 Loop Road and Paseo del Sol Western Intersection

Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	109	14	53	118	14	12	5	91	36	5	79
Future Vol, veh/h	56	109	14	53	118	14	12	5	91	36	5	79
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	61	118	15	58	128	15	13	5	99	39	5	86
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.5	9.5	8.4	8.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	11%	31%	29%	30%
Vol Thru, %	5%	61%	64%	4%
Vol Right, %	84%	8%	8%	66%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	108	179	185	120
LT Vol	12	56	53	36
Through Vol	5	109	118	5
RT Vol	91	14	14	79
Lane Flow Rate	117	195	201	130
Geometry Grp	1	1	1	1
Degree of Util (X)	0.149	0.257	0.265	0.17
Departure Headway (Hd)	4.555	4.764	4.752	4.682
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	782	749	752	762
Service Time	2.613	2.822	2.81	2.74
HCM Lane V/C Ratio	0.15	0.26	0.267	0.171
HCM Control Delay	8.4	9.5	9.5	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	1	1.1	0.6

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	62	131	28	56	106	84	87	5	45	18	5	53
Future Vol, veh/h	62	131	28	56	106	84	87	5	45	18	5	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	142	30	61	115	91	95	5	49	20	5	58
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.2	10.2	9.6	8.7
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	64%	28%	23%	24%
Vol Thru, %	4%	59%	43%	7%
Vol Right, %	33%	13%	34%	70%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	137	221	246	76
LT Vol	87	62	56	18
Through Vol	5	131	106	5
RT Vol	45	28	84	53
Lane Flow Rate	149	240	267	83
Geometry Grp	1	1	1	1
Degree of Util (X)	0.213	0.321	0.345	0.114
Departure Headway (Hd)	5.148	4.811	4.649	4.955
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	689	740	767	715
Service Time	3.233	2.883	2.718	3.049
HCM Lane V/C Ratio	0.216	0.324	0.348	0.116
HCM Control Delay	9.6	10.2	10.2	8.7
HCM Lane LOS	A	B	B	A
HCM 95th-tile Q	0.8	1.4	1.5	0.4

Intersection	
Intersection Delay, s/veh	12.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	64	130	119	55	144	15	152	5	88	38	5	108
Future Vol, veh/h	64	130	119	55	144	15	152	5	88	38	5	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	141	129	60	157	16	165	5	96	41	5	117
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14	12.3	13	10.7
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	62%	20%	26%	25%
Vol Thru, %	2%	42%	67%	3%
Vol Right, %	36%	38%	7%	72%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	245	313	214	151
LT Vol	152	64	55	38
Through Vol	5	130	144	5
RT Vol	88	119	15	108
Lane Flow Rate	266	340	233	164
Geometry Grp	1	1	1	1
Degree of Util (X)	0.424	0.51	0.372	0.258
Departure Headway (Hd)	5.727	5.397	5.758	5.656
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	626	663	621	630
Service Time	3.8	3.465	3.835	3.739
HCM Lane V/C Ratio	0.425	0.513	0.375	0.26
HCM Control Delay	13	14	12.3	10.7
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.1	2.9	1.7	1

Intersection	
Intersection Delay, s/veh	11.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	78	172	108	65	126	32	103	5	60	21	5	54
Future Vol, veh/h	78	172	108	65	126	32	103	5	60	21	5	54
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	85	187	117	71	137	35	112	5	65	23	5	59
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	13.5	11.1	10.9	9.4
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	61%	22%	29%	26%
Vol Thru, %	3%	48%	57%	6%
Vol Right, %	36%	30%	14%	68%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	168	358	223	80
LT Vol	103	78	65	21
Through Vol	5	172	126	5
RT Vol	60	108	32	54
Lane Flow Rate	183	389	242	87
Geometry Grp	1	1	1	1
Degree of Util (X)	0.284	0.533	0.352	0.134
Departure Headway (Hd)	5.593	4.928	5.223	5.53
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	641	732	688	647
Service Time	3.634	2.959	3.26	3.578
HCM Lane V/C Ratio	0.285	0.531	0.352	0.134
HCM Control Delay	10.9	13.5	11.1	9.4
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.2	3.2	1.6	0.5

Appendix G
Synchro 10 Loop Road and Paseo del Sol Eastern Intersection

Intersection	
Intersection Delay, s/veh	12.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	173	52	99	105	43	81	5	228	99	5	5
Future Vol, veh/h	5	173	52	99	105	43	81	5	228	99	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	188	57	108	114	47	88	5	248	108	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.1	12.7	13.3	10.8
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	2%	40%	91%
Vol Thru, %	2%	75%	43%	5%
Vol Right, %	73%	23%	17%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	314	230	247	109
LT Vol	81	5	99	99
Through Vol	5	173	105	5
RT Vol	228	52	43	5
Lane Flow Rate	341	250	268	118
Geometry Grp	1	1	1	1
Degree of Util (X)	0.495	0.385	0.419	0.202
Departure Headway (Hd)	5.22	5.55	5.619	6.141
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	686	645	636	581
Service Time	3.279	3.615	3.682	4.219
HCM Lane V/C Ratio	0.497	0.388	0.421	0.203
HCM Control Delay	13.3	12.1	12.7	10.8
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.8	1.8	2.1	0.7

Intersection	
Intersection Delay, s/veh	12.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	140	63	167	147	76	44	5	110	50	5	5
Future Vol, veh/h	5	140	63	167	147	76	44	5	110	50	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	152	68	182	160	83	48	5	120	54	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.3	14.5	10.2	9.8
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	2%	43%	83%
Vol Thru, %	3%	67%	38%	8%
Vol Right, %	69%	30%	19%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	159	208	390	60
LT Vol	44	5	167	50
Through Vol	5	140	147	5
RT Vol	110	63	76	5
Lane Flow Rate	173	226	424	65
Geometry Grp	1	1	1	1
Degree of Util (X)	0.255	0.314	0.579	0.109
Departure Headway (Hd)	5.308	5.006	4.917	5.99
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	676	717	738	597
Service Time	3.346	3.039	2.917	4.034
HCM Lane V/C Ratio	0.256	0.315	0.575	0.109
HCM Control Delay	10.2	10.3	14.5	9.8
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1	1.3	3.8	0.4

Intersection	
Intersection Delay, s/veh	15.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	198	58	106	124	44	91	5	258	111	5	5
Future Vol, veh/h	5	198	58	106	124	44	91	5	258	111	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	215	63	115	135	48	99	5	280	121	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14.3	15.1	16.8	11.9
HCM LOS	B	C	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	2%	39%	92%
Vol Thru, %	1%	76%	45%	4%
Vol Right, %	73%	22%	16%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	354	261	274	121
LT Vol	91	5	106	111
Through Vol	5	198	124	5
RT Vol	258	58	44	5
Lane Flow Rate	385	284	298	132
Geometry Grp	1	1	1	1
Degree of Util (X)	0.602	0.471	0.503	0.244
Departure Headway (Hd)	5.631	5.983	6.077	6.678
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	643	601	593	537
Service Time	3.649	4.035	4.105	4.737
HCM Lane V/C Ratio	0.599	0.473	0.503	0.246
HCM Control Delay	16.8	14.3	15.1	11.9
HCM Lane LOS	C	B	C	B
HCM 95th-tile Q	4	2.5	2.8	1

Intersection	
Intersection Delay, s/veh	13.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	173	80	188	172	44	52	5	134	60	5	5
Future Vol, veh/h	5	173	80	188	172	44	52	5	134	60	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	188	87	204	187	48	57	5	146	65	5	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.9	17	11.3	10.4
HCM LOS	B	C	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	27%	2%	47%	86%
Vol Thru, %	3%	67%	43%	7%
Vol Right, %	70%	31%	11%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	191	258	404	70
LT Vol	52	5	188	60
Through Vol	5	173	172	5
RT Vol	134	80	44	5
Lane Flow Rate	208	280	439	76
Geometry Grp	1	1	1	1
Degree of Util (X)	0.322	0.409	0.637	0.134
Departure Headway (Hd)	5.581	5.248	5.223	6.361
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	642	684	689	561
Service Time	3.638	3.297	3.265	4.432
HCM Lane V/C Ratio	0.324	0.409	0.637	0.135
HCM Control Delay	11.3	11.9	17	10.4
HCM Lane LOS	B	B	C	B
HCM 95th-tile Q	1.4	2	4.6	0.5

EXHIBIT G3

CITY OF SANTA FE

ARCHAEOLOGICAL CLEARANCE PERMIT AND APPROVAL*

Case File Number AR-03-1994 Date Application Submitted 1/26/94

District: DT ____; R&T - Regular ____; Santa Fe Trail ____; SUB X

Building Sq. Ft./ Development Acreage PHASE ONE — 162 ACRES

Property Owner: TIERRA CONTENTA CORPORATION

Site Address SW of AIRPORT & CERRILLOS ROADS

Applicant Information: Name: STEVE BRUGGER

Function: PROJECT MANAGER Phone No.: 984-6889

SUBMITTAL CHECK LIST

Reports by Matthew F. Schrader 7/20/07
Mark E. Hall 5/2/88

RECONNAISSANCE REPORT

1. ___ Archaeologist's Resume
2. ___ Site & Development Description
3. ___ Vicinity Map
4. ___ Description of research design & techniques
5. ___ Descriptive summary of cultural remains
6. ___ List of sources
7. ___ Site map
8. ___ Photographs
9. ___ NM site inventory form
10. ___ Overview of previous findings
11. ___ Assessment of development's impact
12. ___ Recommended significance status
13. ___ Archival research
    - ___ Historic maps and aerial photos
    - ___ ARMS files
    - ___ General Land Office (BLM) surveys or land grant plats
    - ___ Santa Fe Acequia Systems Report
    - ___ National Register nominations & historic photos
    - ___ Deed research

TREATMENT REPORT

1. ___ Description of collection
2. ___ Description of field procedures
3. ___ Description of archival research
4. ___ Summary of findings
5. ___ Disposition of site
6. ___ Disposition of artifacts

PERMIT APPROVED: James Oakland 3/3/94
Committee Chairperson — Date

***APPROVAL GIVEN:** ____ ____
Committee Chairperson — Date

* for unexpected discoveries

PN001 REV 1/93

CITY OF SANTA FE

ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number AR-7-1998 Date Application Submitted 6/26/98

District: Historic Downtown District ____; River & Trails-Regular ____; Santa Fe Trail ____; Suburban X

Building Sq. Ft. ____ Development Acreage 175

Project Description: Final Treatment Report

Site Address/Location: Tierra Contenta - Phase 1B Property Owner: Tierra Contenta Corp.

Permit: Grading ____; Development ____; Building ____

Applicant Information: Name: Tierra Contenta Corporation

Mailing Address: 369 Montezuma #220, SF, NM 87501 Phone No.: (505) 471-4551

Archaeological Consultant: Rio Grande Consultants, 2639 Pajarito Rd. SW, Albuquerque, NM 87105

PLEASE PROVIDE A COPY OF THIS PERMIT WITH YOUR BUILDING PERMIT APPLICATION

RECONNAISSANCE REPORT

1. ____ Project Archaeologist's Resume
2. ____ Vicinity Map
3. ____ Project Site Description
4. ____ Development Project Description
5. ____ Outline of Research & Methodology
6. ____ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ____ Archival Research
   a. ____ Historic Maps & Aerial Photos
   b. ____ ARMS Files & Archaeological Reports
   c. ____ General Land Office (BLM) Surveys or Land Grant Plats
   d. ____ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ____ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ____ Historic Photos (needed if in Historic Downtown District)
   g. ____ Information from Title Abstract (if available)
8. ____ 2% Testing (Historic Downtown District Only)
9. ____ Description of Prehistoric & Historic Occupation & Land Use
10. ____ Description of Cultural Remains Discovered and Significance
11. ____ NM Site Inventory Forms and Other Documentation
12. ____ Recommended Site Significance
13. ____ Assessment of Development's Impact on Cultural Remains
14. ____ Recommended Treatment for Site
15. ____ Listing of Sources, i.e. historic maps, aerials, reports, etc.

____ ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ TREATMENT PLAN ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No PRELIMINARY WAS APPROVED W/CLEARANCE FOR THE PROJECT 3/30/99

FINAL TREATMENT REPORT

____ Date Final Report Due 6/26/98 Date Final Report Received 7/6/99

Permit Approved: ____ Date: ____
Archaeological Review Committee Chairperson

6/20/99

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number: ARC. 7/1999 ARC 9/1998 Date Application Submitted: _____

District: Historic Downtown District ____; River & Trails-Regular ____; Santa Fe Trail ____; Suburban X

PLEASE PROVIDE A COPY OF THIS PERMIT WITH YOUR BUILDING PERMIT APPLICATION

Building Sq. Ft. _____ Development Acreage _____

Project Description: TIERRA CONTENTA SUBDIVISION

Site Address/Location: PHASES I & II Property Owner: _____

Permit: Grading ____; Development ____; Building ____

Applicant Information: Name: _____

Mailing Address: _____ Phone No.: _____

Archaeological Consultant: MATTHEW F. SCHRADER

RECONNAISSANCE REPORT

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

____ **ARC APPROVAL: MEETING DATE:** _____
Special Conditions: ____ Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** _____
Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

___ a. Research Design Outline
___ b. Site Map of Excavations
___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
___ d. Description of Cultural Remains Discovered
___ e. Description of Prehistoric and Historic Occupation and Land Use
___ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: 3 SEPTEMBER 1998
Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

_____ Date Final Report Due 3 SEPTEMBER 1998 Date Final Report Received

FINAL PERMIT WAS APPROVED BY
Permit Approved: Archaeological Review Committee Chairperson **Date:** 9/3/98

ARC FOR ALL PHASES 11/7/01

EXHIBIT G4

RESTATED ANNEXATION AGREEMENT
TIERRA CONTENTA, WOLGAMOOD SUBDIVISION
A D CONTIGUOUS LANDS (EAST)

1122756

This Restated Annexation Agreement ("Agreement") is made and entered into by and between the City of Santa Fe, New Mexico, a New Mexico municipal corporation ("City"), Tierra Contenta Corporation, a New Mexico non-profit corporation, ("Tierra"), Elisia Partnership, a New Mexico general partnership ("Elisia"), Kenneth Prater ("Prater"), New Mexico School for the Deaf ("School for the Deaf"), Santa Fe Board of Education ("Board of Education"), Herrera Associates, a New Mexico general partnership ("Herrera"), and Dr. Joe L. Hernandez, ("Hernandez"). Tierra, Elisia, Prater, School for the Deaf, Board of Education, Herrera and Hernandez, are hereinafter sometimes collectively referred to as "Landowners." This Agreement shall be effective as of the date set forth in paragraph 27 ("Effective Date").

RECITALS

A. Landowners are the collective owner of certain real property in Santa Fe County, New Mexico consisting of approximately 1,421 acres of land situate in Township 16 North, Ranges 8E and 9E, as more fully described on Exhibit 1 attached (the "Property").

B. On November 1985, the Governing Body adopted Resolution No. 1985-107 amending the Santa Fe Urban Area General Plan pursuant to Case # 1985-32 and Ordinance No. 1985-58, thereby annexing the Property to the City under the terms and conditions of an annexation agreement ("Original Annexation Agreement"). The Original Annexation Agreement, dated November 5, 1985, was approved by the Landowners and the City and filed for record in Book 544 at page 530, records of Santa Fe County, New Mexico.

C. Pursuant to Ordinance No. 1985-59, approximately 1,391 acres of the Property owned by Tierra, School for the Deaf, Santa Fe Board of Education, Elisia and Prater were rezoned from a "R-1 Residential District" ("R-1") to "PRC Planned Residential Community" ("PRC"), now governed by §14-31 SFCC (1987), pursuant to a master plan ("Original Master Plan") approved by the City and the Landowners.

D. Those portions of the Property owned by Herrera and Hernandez ("Adjoining Owners") remained zoned as R-1 and are now governed by §14-17 SFCC (1987). An application for rezoning is concurrently under consideration by the City, and, prior to the Effective Date of this Agreement these properties may have been rezoned by the City.

E. It is the intention of the parties to this Agreement that the Original Annexation Agreement and Original Master Plan shall be superseded in their entirety and that this Agreement and attached exhibits shall substituted therefor, and further, that the Original Annexation Agreement and Original Master Plan shall be deemed to be of no further force and effect and shall not be binding upon any owner of any portion of the Property.

F. Certain provisions of this Agreement shall apply only to the properties owned by Tierra, Elisia, Prater, Board of Education, and the successors and assigns of the School for the Deaf, excluding any successor or assign that is a state or local governmental entity or agency governed by restrictions set forth in the New Mexico Constitution ("NMSD Assigns"). Collectively Tierra, Elisia, Prater, the Board of Education and NMSD Assigns are identified as the "PRC Owners".

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G. The City approved this Agreement in a duly called meeting on February 23, 1994.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises, the following agreements and undertakings, the parties incorporate the foregoing recitals and further agree as follows:

1. **ANNEXATION PLAT.** The Property, previously annexed to the City, is fully described on the annexation plat titled *Annexation Plat for Tracts 1 Thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9 East, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985,* ("Annexation Plat") a true and correct copy of said Annexation Plat is attached hereto as Exhibit 1. The Annexation Plat complies with §14-9.6(D) SFCC (1987).

2. **THE MASTER PLAN.** Landowners have approved a revised master plan for uses of the Property and as described on the plat of survey titled *Master Plan PRC and Annexation* (the "Master Plan"). Landowners have further approved a revised phasing plan as described on the plat of survey titled *Phasing Master Plan* (the "Phasing Plan"). Both the Master Plan and Phasing Plan comply with §§14-9.6(D) SFCC (1987). True and correct copies of the Master Plan and Phasing Plan are attached as Exhibit 2.

3. **CITY APPROVAL OF MASTER PLAN AND PHASING PLAN; SUBSEQUENT APPROVALS.** The Master Plan and Phasing Plan contemplate a variety of housing types and additional commercial, institutional, industrial, and recreational land uses for the Property. The City hereby approves the Master Plan and Phasing Plan and agree that each comply with the SFCC (1987). The City agrees to approve rezonings, preliminary development plans and preliminary subdivision plats for individual tracts within the Property, provided such rezonings plats and plans conform to the Master Plan and Phasing Plan, the SFCC 1987, as amended, and the provisions of this Agreement. The City agrees to approve final development plans and final subdivision plats that substantially conform to previously approved preliminary plats and plans.

4. **MODIFICATION OF URBAN AREA GENERAL PLAN; MODIFICATION OF MASTER PLAN.**

A. The Master Plan, including its designations of the PRC district, shall become part of the Santa Fe Urban Area General Plan. Modifications of the Master Plan, including, without limitation, relocations or modifications of improvements as shown on the Master Plan, must be approved by the City, as provided below.

B. Minor relocations and modifications, such as relocation of utility lines, roadways and minor variations of the Phasing Plan, otherwise consistent with the general intent of the Master Plan, shall be approved administratively by the director of the technical review division of the City or such other division later charged with the authority to review development proposals ("Technical Review Division").1122758

C. Major modifications and relocations shall be approved by the development review committee or such other committee delegated the authority by the governing body of the City to grant final approval of final subdivision plats and final development plans ("Development Review Committee"). The determination as to whether any proposed modification is "major" or "minor" shall be made by the members of the "Development Review Team", comprised of members of City staff and the interdepartmental team charged with the responsibility to review development projects. Only major modifications to the Master Plan shall require an amendment to the Master Plan and approval by the Development Review Committee.

D. Notwithstanding the foregoing, any increase in the number of dwelling units or area of commercial use must be reviewed first by the Development Review Committee and thereafter, the Committee shall forward its recommendations to the Governing Body.

5. **DEVELOPMENT OF THE PROPERTY.**

A. The Property shall be developed in accordance with the Master Plan.

B. The Master Plan includes the following categories of land uses:

(1) Those portions of the Property owned by the PRC Owners, currently zoned as PRC, shall be developed in accordance with the PRC zoning ordinance outlined in §14-31 SFCC (1987). To the extent then required by the Santa Fe City Code, specific developments within these properties shall meet the standards for all individual tract development as required under §14-31.7 SFCC (1987), and if applicable, any ordinance governing approval of final subdivisions plats. In lieu of standards set forth in the PRC Zoning Ordinance, specific development standards that vary from the PRC Zoning Ordinance may be proposed by any PRC Owner for individual tract development within the PRC district as part of any application for preliminary and final subdivision plat approval or preliminary and final development plan approval to the Development Review Committee. Should any development standards be proposed that materially vary from the PRC development standards, the PRC Owner shall comply with the procedures for notification prior to adoption of specific design standards for each phase as set forth in Section 14-5.4(C)(2), SFCC 1987.

(2) Property currently zoned PRC and owned by the PRC Owners that is proposed on the Master Plan for a village center and office/business incubator uses shall be rezoned to a zoning district or districts that will permit use of the lands for such other uses.

(3) The use of the Adjoining Owners' properties for uses other than R-1 permitted uses shall require rezoning from R-1 to appropriate zoning districts that will permit use of these properties for the multi-family, commercial and industrial uses as such sites are shown on the Master Plan. 1122759

C. Prior to any development of any portion of the Property owned by the PRC Owners, all preliminary and final subdivision plats and preliminary and final development plans shall conform to the Master Plan, this Agreement, and the Santa Fe City Code. If such plats and plans conform to the Master Plan, this Agreement, and the Santa Fe City Code the plats and plans of the PRC Owners shall be approved by the Development Review Committee.

D. The Adjoining Owners shall develop their property in accordance with this Agreement, the Master Plan, the Santa Fe City Code, and any conditions of rezoning.

6. **PHASING.**

A. The phases currently scheduled for development of the Property by PRC Owners are set forth in the Phasing Plan. Only those portions of the Property owned by PRC Owners and subject to the PRC zoning designation are governed by the Phasing Plan. Changes in the phasing timetable may be reviewed and revised from time to time as conditions change.

B. The Schedule of Improvements for PRC Owners and Adjoining Owners is attached hereto as Exhibit 3.

C. The designated improvements for water, sanitary sewers, storm drainage, streets, dedication of parks and other items as set forth in the Master Plan shall be substantially completed by a PRC Owner, to the satisfaction of the City, for each phase within the Phasing Plan before the construction of such improvements in succeeding phases may be commenced. However, two phases may be undertaken concurrently provided that the PRC Owner can demonstrate to the City a satisfactory timetable for completion of required improvements.

D. At such time as a PRC Owner proposes a particular phase for construction, the City shall determine which improvements for water, sanitary sewers, storm water drainage, streets and dedication of parks and open space are required for that particular phase. Any PRC Owner proposing a phase to be developed shall be required to present a plan to the City which shall include plans for completion of the required improvements in that phase.

E. Any approvals required under this paragraph 6 shall be obtained as provided in paragraph 4.

7. AFFORDABLE HOUSING.

A. Tierra shall develop approximately forty percent (40%) of the 3,700 lots or units planned for Tierra's property for families earning at or below eighty percent (80%) of the median family income of the City and for single person households earning under one hundred percent (100%) of the City median household income. The minimum sizes and types of these affordable units in the PRC will be determined by the City and Tierra by separate agreement.

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B. Affordable units in the below eighty percent (80%) of median family income category are exempt from impact fees as set forth in this Agreement.

C. The provision of affordable units shall be reviewed on a phase-by-phase basis by the City.

8. LAND DEDICATED TO THE CITY BY TIERRA.

A. Tierra agrees to dedicate parcels totalling approximately two hundred fourteen (214) acres of land to the City for City use as parks. The land shall be dedicated according to the Phasing Plan.

B. In addition, an estimated one hundred fourteen (114) acres will be dedicated by Tierra to the City for roadways and drainage, and 2.8 acres for community use. These dedications will occur consecutively with development and upon acceptance by the City.

C. These dedications completely fulfill and satisfy the required land dedication for parks and open space of the Santa Fe City Code and this Agreement for all development of the Tierra property.

9. PARKS, OPEN SPACE AND OTHER DEDICATIONS.

A. Concurrently with approval of any final development plan and prior to any development of the Property, each Landowner agrees to dedicate park land and open space to the City as shown on the Master Plan.

B. Such dedications shall be made under the following Schedule:

(1) Tierra will dedicate to the City an estimated 214 acres for parks and open space according to the Phasing Plan.

(2) Elisia agrees to dedicate to the City no less than forty-five (45) acres for park and open space the same being all of the land in the open space system and the neighborhood park (Tract 27) on the Elisia property, at the time Elisia obtains its approval of a Phase 1 final subdivision plat.

(3) The School for the Deaf, or if applicable, NMSD Assigns, agrees to dedicate to the City no less than sixty (60) acres, for park and open space, such land being described as part of the open space system during Phase 2. Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties.

1122761

(4) The Adjoining Owners agree to dedicate to the City no less than ten (10) acres in Arroyo Chamiso for park and open space, such land being described as part of the open space system. Such dedication will occur after the City has acquired right-of-ways for the construction of the Arroyo Chamiso bike and pedestrian trail system through the PRC Owners' properties or application for a final development permit, whichever occurs first.

(5) The dedications described in this paragraph 9 will completely fulfill and satisfy the required land dedication for parks and open space of the Santa Fe City Code and this Agreement for all development of the School for the Deaf property, if applicable, the NMSD Assigns' property, the Elisia' property, and the Adjoining Owners' property.

C. Concurrently with submission of any preliminary development plan by a PRC Owner or in the case of an Adjoining Owner, a final development plan, and prior to development, the PRC Owner or Adjoining Owner shall contribute to the cost of the multipurpose trail system in the urban park as shown on the Master Plan. The contribution shall be based on the number of residential units approved for that owner's respective property. The cost per residential unit shall be computed by dividing the total cost of the trail system by the total number of residential units approved in the Master Plan. Each contribution for the trail system may be proportionately reduced in the event the City receives City, State or Federal funds for the development of the trail system. The reduction of each contribution shall be in proportion to the ratio of government funds received to total cost of the trail system.

D. At the time of development, the Board of Education shall develop ball fields and/or soccer fields on the two (2) elementary school sites shown on the Master Plan. These fields shall be open for public use subject to the scheduling of school related events by the Board of Education. The City shall maintain these fields according to a separate agreement between the City and the Board of Education.

E. At the time of development, each of the PRC Owners and Adjoining Owners shall be solely responsible for tree plantings, enhanced medians and other landscaping areas along the major roads shown on the Master Plan within each owner's property. The landscape areas and enhanced medians shall be dedicated to the City, after which the City shall maintain these areas.

F. At the time of development, each PRC Owner and Adjoining Owner of any portion of the Property shall develop the park plazas on their respective property as shown on the Master Plan, if any.

G. All parks, trail systems, and open space dedicated to the City shall thereafter be maintained by the City.

10. **CITY SERVICES.**

A. **Fire and Police Protection.** Fire and police protection for development of the Property will be provided by City Police and Fire Department facilities and personnel.

B. **Refuse.** Refuse collection and disposal services within the Property shall be provided by the City or its agents in accordance with the Santa Fe City Code.

C. **Water Service.**

(1) As a condition of development of the Property, each PRC Owner and Adjoining Owner shall connect the proposed development to the Sangre de Cristo Water Company water delivery system using dedicated easements and right-of-way which shall allow extension of water mains through the Property as required by the Sangre de Cristo Water Company and the City. Individual PRC Owners and Adjoining Owners shall dedicate easements or rights-of-way through their portions of the Property as shown on the final subdivision plat to insure the water lines can be built accordingly through the Property.

(2) Each PRC Owner and Adjoining Owner shall construct water lines, as shown on the Master Plan, that run through or adjacent to their property. Each PRC Owner and Adjoining Owner is responsible for constructing the entire water line across that owner's property. In the event that a water line, as shown in the Master Plan, runs adjacent to two or more property boundary lines, then each adjacent PRC Owner or Adjoining Owner will share proportionately in the cost, according to the ratio of each owner's lineal foot frontage adjacent to the water line.

(3) In the event a Landowner constructs a water line on property other than that owner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the water line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a certified schedule of actual costs reasonably incurred in installing the improvements dedicated to the City ("Reimbursement Schedule") with the Technical Review Division.

(4) Reimbursement shall include payment of interest at a rate corresponding to the increase, if any, in the U.S. Bureau of Labor Statistics, All-Urban Consumer Price Index (CPI-U) for all items (the composite of all CPI components) published for the U.S. City Average, West Region, using the index base of the 1982-1984 = 100 or its succeeding index ("CPI") computed by using the CPI as of the month of the date of delivery of the Reimbursement Schedule to the City, as the base figure ("Base Month") compared with the CPI for the same Base Month in the year reimbursement is due ("CPI Interest Rate"). For example: If a Reimbursement Schedule is delivered to

the City in December, 1994 and the CPI for December, 1994 was 150.0 and the reimbursement is due in December 1995, and the CPI for December, 1995 is 157.5, the increase in the CPI would be five percent (5%) resulting in an annual interest rate of five (5%). Notwithstanding the foregoing, the annual CPI Interest Rate shall not be greater than eight percent (8%).

1122762

(5) In exchange for receiving water service, no well shall be drilled on any property owned by the PRC Owners or Adjoining Owners after the Effective Date of this Agreement. No water rights shall be transferred to permit a diversion of water from the properties of PRC Owners and Adjoining Owners.

D. **Wastewater Collection and Sewer Service.**

(1) Wastewater improvements are specified in the Schedule of Improvements attached as Exhibit 3.

(2) It is understood by the parties that the City intends to construct wastewater improvements within the Property that will provide service to areas located outside of the boundary of the Property.

(3) The City and each PRC Owner and Adjoining Owner will contribute a proportionate share of the cost of the south branch Arroyo Chamiso sewer line constructed to serve development within the Property. Such proportionate share shall be based on the cost of an eight inch (8") line and shall be a fraction based on the total developable acreage in the specific tract served by the sewer line, divided by the total developable acreage of all properties served by the sewer line, or such other equitable means of cost distribution as agreed to by each PRC Owner and Adjoining Owner. Payment to the City shall be made at the earlier of recordation of a final subdivisions plat or final development plan ("Sewer Construction Assessment").

(4) Only one Sewer Construction Assessment for construction of the sewer line within the Property shall be levied against any PRC Owner and Adjoining Owner.

(5) In lieu of the procedure set forth in subparagraph 10.D.(3) above, the City and PRC Owners and Adjoining Owners may agree to establish an assessment district for construction of storm water, wastewater collection and sewer service improvements to serve the Property.

(6) Each PRC Owner and Adjoining Owner shall dedicate sewer easements on that owner's tract of the property as shown on a final subdivision plat or final development plan if not already dedicated under paragraph 14. The School for the Deaf will make such dedication of sewer easements as provided in paragraph 14.

(7) The City agrees to complete the engineering and construction of the south branch of the Arroyo Chamiso sewer line, as shown in the Master Plan, within three (3) years from the Effective Date of this Agreement.

1122763

(8) The PRC Owners and Adjoining Owners shall construct and pay for all sewer lines on their property other than the Arroyo Chamiso Line.

(9) In the event a Landowner constructs a sanitary sewer line on property other than that Landowner's property, the City will require reimbursement be paid to the owner constructing the line from the property owner across whose property the sewer line was built prior to any development on that property. Upon completion of improvements for which reimbursement is required, the party constructing the improvements shall file a Reimbursement Schedule of actual costs reasonably incurred with the Technical Review Division of the City. Reimbursement shall include payment of interest at the CPI Interest Rate as described in paragraph 10.C.(4).

E. **Streets and Other Rights of Way.**

(1) All streets and roads built by PRC Owners and Adjoining Owners will be designed and constructed in accordance with the Santa Fe City Code (1987).

(2) The PRC Owners and Adjoining Owners shall construct off-site roadway improvements as specified below (a) through (e) related to development of the Property as established by the Master Plan and the detailed Traffic Impact Analysis prepared for the Property pursuant to paragraph 10.F of this Agreement (the "TIA"). The offsite roadway improvements shall exclusively consist of:

(a) three intersections with Airport Road, exclusive of South Meadows Road;

(b) Three intersections with Cerrillos Road;

(c) one at-grade intersection with the Santa Fe By-Pass;

(d) Ocate Road from the Hernandez property to Cerrillos Road; and

(e) Country Club Road From Elisia property to Airport Road.

The roadway improvements listed under subparagraphs (a) through (e) above are shown on Exhibit 2 attached hereto and incorporated herein as if fully set out.

(3) The PRC Owners and Adjoining Owners shall contribute a proportionate share of the cost of building the offsite roadway improvements specified above 2 (a) through (e) based upon the traffic contribution established by the TIA as provided in this paragraph 10.E.

(4) Tierra will be entirely responsible for the cost of the at-grade intersection and signalization at Academy and the Santa Fe Bypass and the cost of two intersection improvements at Airport Road and Paseo del Sol and Golf Club Road, not including the intersection of Airport and Country Club Road.

1122764

(5) Elisia and Tierra will be jointly responsible for the construction of Country Club Road and its intersection with Airport Road. NMSD Assigns and Tierra will be jointly responsible for the intersection of Academy Road with Cerrillos Road.

(6) The relative responsibilities for financing these improvements will be determined by the TIA prepared as part of the Phase I preliminary plat submittal and as approved by the Landowners or their then assigns.

(7) The road known as "Ocate Road" commencing at the School for the Deaf's property and running through the Hernandez property to Cerrillos Road and this road's intersection with Cerrillos Road will be the responsibility of NMSD Assigns and the Adjoining Owners although other owners along Ocate Road may also be asked to contribute. Cost sharing among these owners will be determined through separate agreement among these owners and based upon the TIA and an allocation of "service units" to each property based upon the developable acreage within each owner's property and the permitted use of the property. The term "service unit" shall mean a standardized measure of consumption, use, or generation attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a road improvements and based upon use of the properties benefitted by the road, that is, single family residential, multifamily, commercial or industrial uses.

(8) Herrera will be responsible for the cost of intersection improvements and signalization which will serve the Property at the intersection of the south bound lane of Cerrillos Road and the road which runs across the Herrera property south of Ocate Road to be known as "Herrera Road".

(9) All roadway rights-of-way within the Property which are shown on the Master Plan shall be dedicated to and maintained by the City.

(10) Other road network improvements for a north/south street extending north of Airport Road to connect with either Alameda or Rufina and for one east/west street extending across Cerrillos Road to Richards Avenue and Academy Road from South Meadows to Cerrillos Road are the responsibility of the City.

F. **Traffic Impact Analysis.** Concurrent with the submittal of the Phase 1 preliminary subdivision plat, the City shall prepare the TIA for the Property and shall allocate service units for each proposed development as provided in subparagraphs 10.E.(7) above. The TIA shall address the traffic impacts which will be generated by each proposed phase of development under consideration. The TIA shall be conducted according to the City of Santa Fe Public Works Department traffic analysis standards and shall be approved by the Landowners, or their assigns.

G. **Schedule of Improvements.** The Schedule of Road Improvements is attached hereto as Exhibit 3.

H. **Financial Guarantees.**

1122765

(1) Prior to recordation of a final subdivision plat or any phase thereof, or a final development plan with the County Clerk of Santa Fe County, the PRC Owners or Adjoining Owners shall provide a letter of credit or other financial guarantee acceptable to the City for the required improvements. The amount of the financial guarantee shall be based on a certified engineer estimate acceptable to the director of the Technical Review Division.

(2) All improvements required in any final subdivision plat or final development plan must be constructed by PRC Owners or Adjoining Owners in accordance with the Santa Fe City Code, and when completed to the satisfaction of the City, said improvements may be dedicated to and thereafter maintained by the City.

I. The provisions of this paragraph 10 do not apply to developments or improvements by the School for the Deaf as a state agency or any other federal and state governments and their political subdivisions. If the School for the Deaf elects to develop any portion of its property and to connect to any portion of the City services described in this paragraph 10, or to have the right under this Agreement to use any portion of the roads described in this paragraph 10 (collectively "Improvements"), the School for the Deaf shall be entitled to do so upon payment of the proportional sums otherwise required to be paid by NMSD Assigns for such Improvements. Any duty of the New Mexico School for the Deaf to pay any funds or consideration required by or resulting from the terms of this Agreement shall be contingent upon and subject to prior sufficient appropriations and authorization by the New Mexico Legislature for such development, including proportional payments due for such Improvements, and funding of such legislative appropriation. In the event sufficient funds are not so appropriated, authorized or available, then the corresponding duty of the School for the Deaf to make payments will automatically abate upon written notice from the School for the Deaf to the City and the affected Landowners. Likewise any right provided under this Agreement to use the Improvements shall abate until sufficient appropriation or funding can be obtained by the School for the Deaf.

11. **ARCHAEOLOGICAL REVIEW ORDINANCE.** Prior to approval of any final development plan or subdivision plat proposed by PRC Owners and Adjoining Owners, an Archaeological Clearance Permit ("Clearance Permit") shall be obtained from the City's Archaeological Review Committee, as required in §14-75 of the SFCC, 1987. These Clearance Permits may be obtained for each phase of development.

12. **UTILITIES.** The Property shall be served only with underground utilities.

13. **IMPACT FEES.** Subject to the enforceability of any City ordinance under the provisions of the Development Fee Act, §§5-8-1 *et seq.* NMSA, 1978, and after offsetting any fee with the contributions and offsite improvements made or to be by any PRC Owners or Adjoining Owners, the PRC Owners and Adjoining Owners shall pay impact fees as required by Santa Fe City Code (1987), as amended.

14. **EASEMENTS AND RIGHTS-OF-WAY.** Each Landowner, its then assigns, including NMSD Assigns shall dedicate all required access and utility easements and rights-of-way to the City within corridors shown on the Master Plan to allow orderly development of all tracts within the Property. Tierra in cooperation with the Landowners will prepare a dedication plat of survey in conjunction with Tierra's final subdivision plat or final development plan for Phase I as shown on the Phasing Plan. The Landowners and their then assigns, including NMSD Assigns, and the City agree to approve the Dedication Plat if it substantially conforms to the Master Plan. In the case of PRC Owners and Adjoining Owners, such dedication shall be in compliance with the Santa Fe City Code.

15. **CONFORMANCE WITH TERRAIN MANAGEMENT AND DRAINAGE STANDARDS.** Prior to development of Property, the PRC Owners and Adjoining Owners shall demonstrate compliance with the Terrain Management provisions of Santa Fe City Code. Dip sections shall not be allowed on designated arroyos without prior administrative approval of the director of the Technical Review Division of the City.

16. **ASSIGNMENTS.** Each Landowner shall be entitled to sell, transfer or assign all or any portion of that Landowner's rights and obligations under this Agreement provided the Landowner or the Landowner's assignee delivers to the City an agreement executed by Landowner and Landowner's assignee, acknowledging such assignment, describing the portion of the real property to which the assignment applies, and evidencing the assignee's acceptance of the rights and obligation under this Agreement. Such agreement shall be deemed effective as of recordation with the Clerk of Santa Fe County, New Mexico. Any assignee shall have the same rights and obligations under this Agreement as that of the Landowner as to that portion of the Property described in any assignment.

17. **CAPTIONS.** The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

18. **EXECUTION OF DOCUMENTS.** The parties agree to execute all documents contemplated expressly or impliedly by this Agreement or necessary to effectuate the terms of this Agreement.

19. **SEVERABILITY.** If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this

Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

1122767

20. **WAIVER.** No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

21. **CONSENT AND OBLIGATIONS.** Wherever the approval or consent of the City is required by this Agreement, it is understood that such approval or consent shall not be unreasonably withheld. Whenever it is stated in this Agreement that the Landowners or any individual Landowner shall undertake any particular act or be responsible for a particular reimbursement, cost, contribution or assessment, it shall be understood to mean that each Landowner shall be responsible only for that owner's undertaking as set forth in the Landowner's development plan or subdivision plat presented to the City. It shall be understood that the obligations of any Landowner under this Agreement arise only to the extent that a Landowner applies to the City for approval of a final subdivision plat or final development plan for that portion of the Property owned by a particular Landowner. No obligations arise in the absence of such application or development.

22. **GOVERNING LAW.** This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico. Notwithstanding the inclusion of the School for the Deaf and the Board of Education as "Landowners" in the recitals of this Agreement, no covenant or agreement contained in this Agreement, whether referring specifically to the Landowners or not, shall be applicable to, binding on or enforceable against the School for the Deaf or the Board of Education, their respective property within the Property, their respective Board members, the State of New Mexico or any of their successors or assigns, unless a City Ordinance containing said covenant or agreement would be enforceable against the State of New Mexico, the School for the Deaf or the Board of Education under New Mexico law. Nothing in this Agreement shall enlarge the authority of the City to regulate the use or development of land now owned by the School for the Deaf or the Board of Education within the Property beyond the authority granted to or residing in the City under the existing laws and constitution of the State of New Mexico.

23. **NUMBERS AND GENDERS.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

24. **BINDING EFFECT.** This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors and assigns.

25. **AGREEMENT.** This Agreement states the entire agreement of the parties. The provisions of this Agreement shall be severable and may be modified only in a subsequent amendment duly approved as provided in paragraph 26. This Agreement shall not relieve the owners from complying with present or future City ordinances, resolutions or regulations.

26. **AMENDMENTS.** This Agreement may be amended with the consent of the City and the Landowners, or their then successors and assigns. Any amendments to this Agreement shall be reviewed by the Development Review Committee, thereafter, the Committee shall forward its recommendations to the Governing Body. Each amendment, to be effective, must be in writing, executed in the manner of this Agreement and filed for record with the Clerk of Santa Fe County, New Mexico.

27. **EFFECTIVE DATE.** This Agreement is effective as of the date of recordation of this Agreement in the land records of Santa Fe County, New Mexico.

CITY OF SANTA FE, a New Mexico municipal corporation

By _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

APPROVED AS TO FORM:

_____
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

888,260

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 13 day of Dec A.D. 19 94, at 11:50 o'clock A m and was duly recorded in book 1122 page 756 - 786 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
_____ Deputy

LANDOWNERS:

1122769

Tierra Contenta Corporation,
a New Mexico non-profit
corporation

By _____
Jerry C. Cangelosi, its President
(name printed) (title)

New Mexico School for the Deaf

By _____
Mitzi Baker-Garland, its President
(name printed) (title)

Elisia Partnership, a New Mexico
general partnership

By _____
_____, its general partner
(name printed)

Herrera Associates, a New Mexico
general partnership

By _____
William R. Herrera, its general partner
(name printed)

Santa Fe Board of Education

By _____
_____, its _____
(name printed) (title)

_____
Dr. Joe L. Hernandez

_____
Kenneth Prater

1122770

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on March 7, 1994, by Sam Pick, Mayor of the City of Santa Fe, a New Mexico municipal corporation, for and on behalf of said corporation.

ARMIDA VILLA NOTARY PUBLIC STATE OF NEW MEXICO

Armida Villa
Notary Public
My commission expires: 9-16-96

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

This instrument was acknowledged before me on April 18, 1994, by Patricio C. Jaramillo, _____ of Tierra Contenta Corporation, a New Mexico non-profit corporation, for and on behalf of said corporation.

OFFICIAL SEAL
Elizabeth M. Fresquez
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Elizabeth M. Fresquez
Notary Public
My commission expires: 4/6/95

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

This instrument was acknowledged before me on May 11, 1994, by Mitzi Baker-Garland, Gilbert R. Delgado of New Mexico School for the Deaf.

MARIE BERNADETTE TENORIO NOTARY PUBLIC STATE OF NEW MEXICO

Marie Bernadette Tenorio
Notary Public
My commission expires: 11/14/95

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

This instrument was acknowledged before me on August 4, 1994, by Henry Pick, _____ of Elisia Partnership, a New Mexico general partnership, for and on behalf of said partnership.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

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

This instrument was acknowledged before me on APRIL 21, 1994, by WILLIAM R. HERRERA, GENERAL PARTNER of Herrera Associates, a New Mexico general partnership, for and on behalf of said partnership.

MICHAEL D. BAIRD
NOTARY PUBLIC
STATE OF NEW MEXICO

Notary Public
My commission expires: 9-15-95

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

This instrument was acknowledged before me on October 24, 1994, by Mike Mier, _____ of Santa Fe Board of Education.

OFFICIAL SEAL
Shirley J. Padilla
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3-3-98

Notary Public
My commission expires: 3-3-98

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

This instrument was acknowledged before me on July 19, 1994, by Dr. Joe L. Hernandez.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

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

This instrument was acknowledged before me on May 13, 1994, by Kenneth Prater.

OFFICIAL SEAL
ELIZABETH M. FRESQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 4/6/95

Notary Public
My commission expires: April 6, 1995

Exhibit 1
Annexation Plat

1122773

Exhibit 2
Master Plan (single Sheet) and Phasing Plan (single sheet)

Exhibit 3
Master Plan for the annexed area and the PRC district
Schedule of Road Improvements

1122775

EXHIBIT 1

ANNEXATION PLAT

FOR

TRACTS 1 THRU 9

TIERRA CONTENTA,
WOLGAMOOD SUBDIVISION

AND

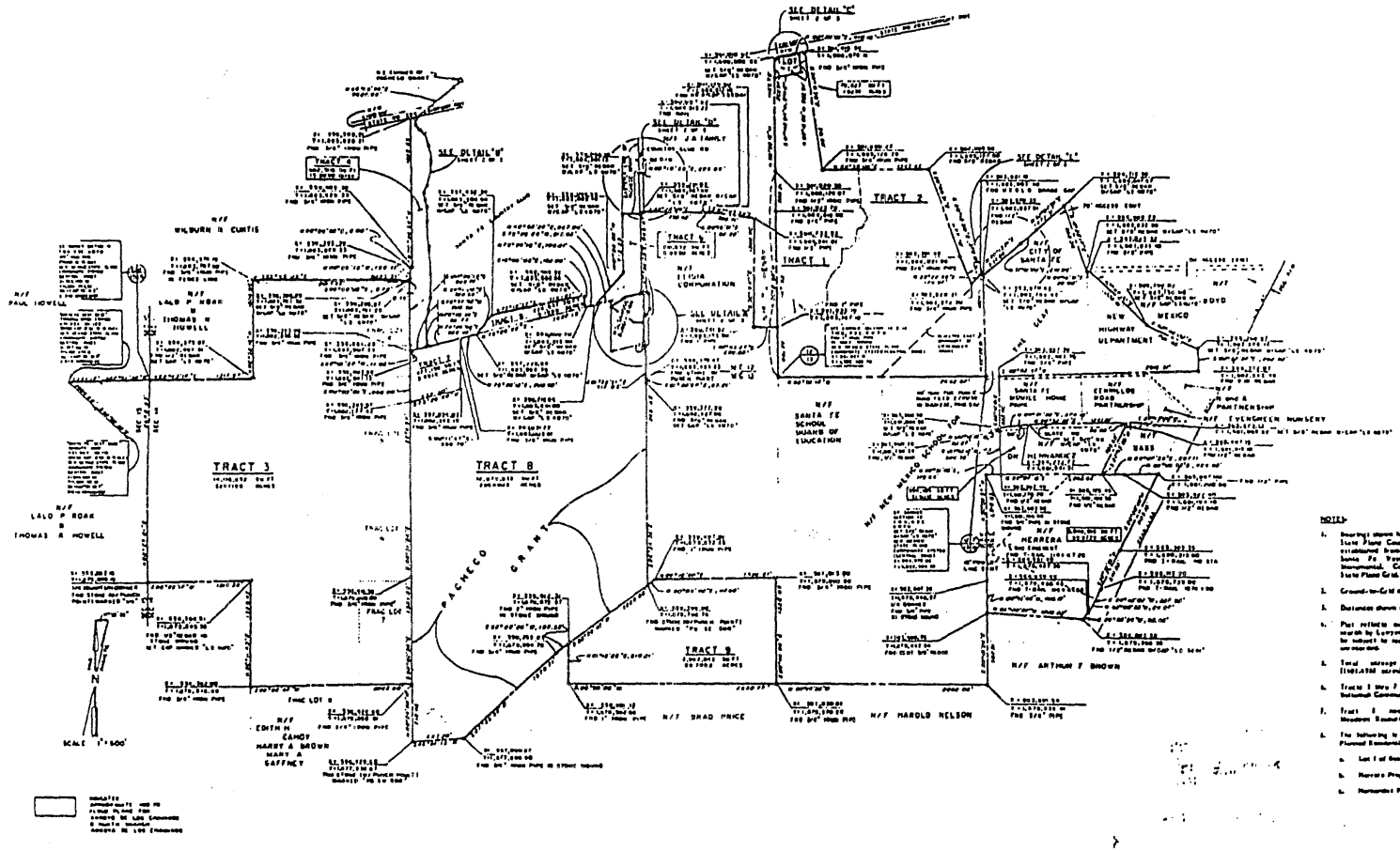
CONTIGUOUS LANDS (EAST)

WITHIN

TOWNSHIP 16 NORTH, RANGES 8 & 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN

SANTA FE COUNTY, NEW MEXICO

JUNE 1988



NOTES:

1. Bearings shown hereon are based on the New Mexico State Plane Coordinate System (Central Zone) as established from "Santa Fe West Tri-Station and Santa Fe West Azimuth Mark" Horizontal Control Monuments. Coordinates shown are New Mexico State Plane Grid.
2. Ground-to-Grid conversion factor = 0.999539733.
3. Distances shown are ground distances.
4. Plat reflects improvements as developed by a land survey by Lawrence Tate of Santa Fe, Inc., and may be subject to subsequent boundaries resurvey and as-built data.
5. Total acreage is 94,314.867 square feet (2163.4338 acres).
6. Tracts 1 thru 7 and 9 are or formerly owned by National Community Development.
7. Tract 8 was or formerly owned by Woodmen Associates, Inc.
8. The following is not proposed to be zoned to the Planned Residential Community (PRC) District:
   a. Lot 1 of Seabrook Community Development
   b. Herrera Property
   c. Hernandez Property

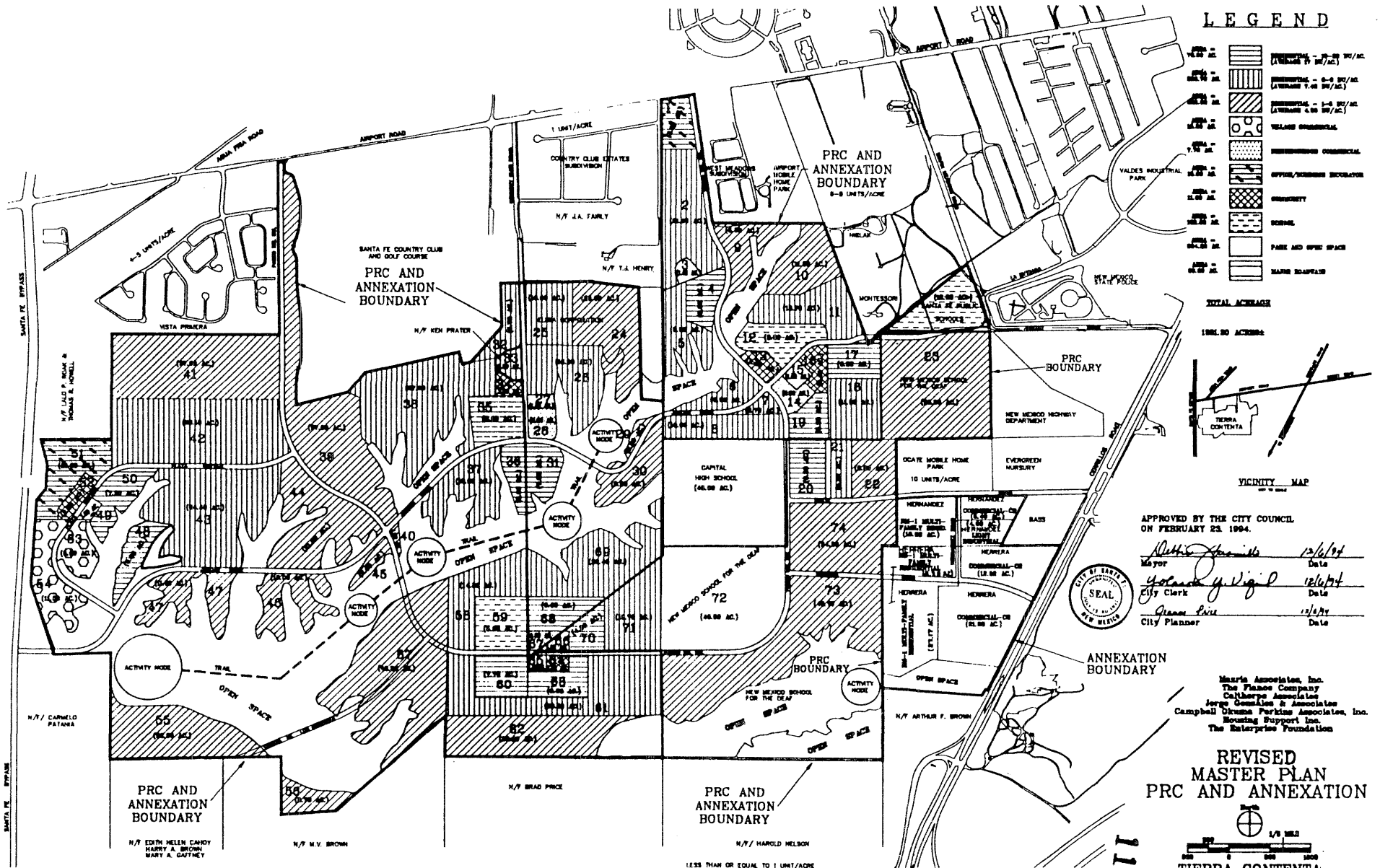
1122776

86-15

SHEET 2 OF 20

1122777

EXHIBIT 2


LEGEND
PRC AND ANNEXATION BOUNDARY
8-8 UNITS/ACRE
PRC BOUNDARY
ANNEXATION BOUNDARY
PRC AND ANNEXATION BOUNDARY
N/F EDITH HELEN CANOY HARRY A. BROWN MARY A. GAFFNEY
N/F M.V. BROWN
N/F BRAD PRICE
N/F/ HAROLD NELSON
N/F ARTHUR F. BROWN
N/F/ CARMELO PATANIA
SANTA FE COUNTRY CLUB AND GOLF COURSE
N/F KEN PRATER
N/F J.A. FAIRLY
N/F T.J. HENRY
VISTA PRIMERA
COUNTRY CLUB ESTATES SUBDIVISION
AIRPORT MOBILE HOME PARK
VALDES INDUSTRIAL PARK
NEW MEXICO STATE HOUSE
MONTESSORI
CAPITAL HIGH SCHOOL (46.00 AC.)
NEW MEXICO SCHOOL FOR THE DEAF
NEW MEXICO HIGHWAY DEPARTMENT
OCATE MOBILE HOME PARK
10 UNITS/ACRE
EVERGREEN NURSERY
HERNANDEZ
HERRERA
BASS
ACTIVITY NODE
TRAIL
OPEN SPACE
AIRPORT ROAD
SANTA FE BYPASS
CERRILLOS ROAD
1 UNIT/ACRE
4-5 UNITS/ACRE
LESS THAN OR EQUAL TO 1 UNIT/ACRE
TOTAL ACREAGE
1981.80 ACRES±
VICINITY MAP
TIERRA CONTENTA
APPROVED BY THE CITY COUNCIL ON FEBRUARY 23, 1994.
Mayor Date
City Clerk Date
City Planner Date
CITY OF SANTA FE SEAL NEW MEXICO
Mauria Associates, Inc.
The Planco Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Ukrama Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation
REVISED MASTER PLAN PRC AND ANNEXATION
1/8 MILE
TIERRA CONTENTA
SANTA FE, NEW MEXICO
SHEET 4 OF 28
REVISION BOX
NO. DATE REVISION BY
1 12-20-93 MAURIA ASSOCIATES JMA
2 1-6-94 CITY ADMINISTRATION JMA
1122778

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
1	Office / Business Incubator	3.0		City / TCC
2	Residential (6-9 du/acre)	21.6	162	City / TCC
3	Park	1.5		City / TCC
4	Residential (10-20 du/acre)	6.5	111	City / TCC
5	Residential (6-9 du/acre)	9.3	70	City / TCC
6	Residential (6-9 du/acre)	6.0	45	City / TCC
7	Residential (6-9 du/acre)	2.7	24	City / TCC
8	High School Expansion	10.0		City / TCC
9	Residential (1-5 du/acre)	8.0	36	City / TCC
10	Residential (1-5 du/acre)	11.5	52	City / TCC
11	Residential (6-9 du/acre)	13.7	103	City / TCC
12	Elementary School	8.0		City / TCC
13	Community	2.6		City / TCC
14	Neighborhood Commercial	1.0		City / TCC
15	Park	1.6		City / TCC
16	Community	3.4		City / TCC
17	Residential (10-20 du/acre)	6.2	105	City / TCC
18	Residential (6-9 du/acre)	11.3	85	City / TCC
19	Residential (10-20 du/acre)	5.3	90	City / TCC
20	Residential (10-20 du/acre)	6.0	96	SFD
21	Residential (6-9 du/acre)	5.2	36	SFD
22	Residential (1-5 du/acre)	8.8	35	SFD
23	Residential (1-5 du/acre)	39.5	138	SFD
24	Residential (1-5 du/acre)	20.0	90	Elisia
25	Residential (6-9 du/acre)	10.0	75	Elisia
26	Residential (6-9 du/acre)	16.0	120	Elisia
29	Residential (1-5 du/acre)	2.0	9	Elisia
30	Residential (1-5 du/acre)	9.2	41	Elisia
32	Residential (6-9 du/acre)	5.7	43	City / TCC
33	Residential (6-9 du/acre)	2.5	15	Prater
34	Community	1.5		City / TCC
PHASE 1 TOTALS		261.8	1601	

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
27	Park	1.3		Elisia
28	Neighborhood Commercial	2.0		Elisia
31	Residential (10-20 du/acre)	7.0	126	Elisia
35	Elementary School	8.0		City / TCC
36	Residential (10-20 du/acre)	5.0	85	City / TCC
37	Residential (6-9 du/acre)	13.0	98	City / TCC
38	Residential (6-9 du/acre)	37.0	278	City / TCC
39	Residential (1-5 du/acre)	37.0	167	City / TCC
40	Residential (1-5 du/acre)	1.0	5	City / TCC
41	Residential (1-5 du/acre)	37.6	169	City / TCC
42	Residential (6-9 du/acre)	38.1	286	City / TCC
43	Residential (6-9 du/acre)	34.4	258	City / TCC
44	Residential (1-5 du/acre)	21.0	95	City / TCC
45	Residential (1-5 du/acre)	2.6	12	City / TCC
46	Residential (1-5 du/acre)	10.0	45	City / TCC
47	Residential (1-5 du/acre)	11.0	50	City / TCC
48	Residential (10-20 du/acre)	5.8	99	City / TCC
49	Park	1.5		City / TCC
50	Residential (10-20 du/acre)	7.3	124	City / TCC
51	Office / Business Incubator	12.6		City / TCC
52	Community	2.8		City / TCC
53	Village Commercial	5.5		City / TCC
54	Village Commercial	11.0		City / TCC
74	Residential (1-5 du/acre)	24.2	97	SFD
PHASE 2 TOTALS		336.7	1994	

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO.OF UNITS	OWNER
55	Residential (1-5 du/acre)	22.8	103	City / TCC
56	Residential (1-5 du/acre)	5.7	26	City / TCC
57	Residential (1-5 du/acre)	43.2	194	City / TCC
58	Residential (6-9 du/acre)	14.8	111	City / TCC
59	Private School	8.0		City / TCC
60	Residential (10-20 du/acre)	7.7	131	City / TCC
61	Residential (6-9 du/acre)	29.3	220	City / TCC
62	Residential (1-5 du/acre)	23.2	104	City / TCC
63	Residential (10-20 du/acre)	6.0	102	City / TCC
64	Community	1.3		City / TCC
65	Park	1.0		City / TCC
66	Neighborhood Commercial	1.1		SFD
67	Neighborhood Commercial	1.6		Elisia
68	Residential (10-20 du/acre)	6.6	119	Elisia
69	Residential (6-9 du/acre)	22.4	168	Elisia
70	Residential (10-20 du/acre)	4.5	72	SFD
71	Residential (6-9 du/acre)	13.7	96	SFD
72	School for the Deaf Campus	40.5		SFD
73	Residential (1-5 du/acre)	43.7	175	SFD
PHASE 3 TOTALS		297.1	1621	

CITY OF SANTA FE/TCC	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1058	28.7	234.6
Residential (6-19 du/acre)?	1783	48.3	236.9
Residential (10-20 du/acre)	847	23.0	49.8
Neighborhood Commercial			3.0
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			34.2
Park / Open Space			213.4
Major Roads			44.4
CITY OF SANTA FE / TCC TOTAL	3688	100.0	860.0

ELISIA PARTNERSHIP	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	140	18.7	31.2
Residential (6-19 du/acre)	363	48.5	48.4
Residential (10-20 du/acre)	245	32.8	13.6
Neighborhood Commercial			3.6
Park / Open Space			48.9
Major Roads			4.3
ELISIA PARTNERSHIP TOTAL	748	100.0	150.0

SCHOOL FOR THE DEAF	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	465	60.8	116.2
Residential (6-19 du/acre)	132	17.2	18.9
Residential (10-20 du/acre)	168	22.0	10.5
Neighborhood Commercial			1.1
School			40.5
Park / Open Space			61.9
Major Roads			11.9
SCHOOL FOR THE DEAF TOTAL	765	100.0	261.0

PRATER	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (6-19 du/acre)	15	100.0	2.5
PRATER TOTAL	15	100.0	2.5

SANTA FE PUBLIC SCHOOLS	NO. OF UNITS	% TOTAL ACREAGE
Schools		57.8
SANTA FE PUBLIC SCHOOLS TOTAL		57.8

PRC AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	31.9	382.0
Residential (6-19 du/acre)	2293	44.0	306.7
Residential (10-20 du/acre)	1260	24.0	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			132.5
Park / Open Space			324.2
Major Roads			60.6
PRC TOTAL	5216	100.0	1331.3
Park / Open Space acreage per dwelling unit			.062

HERRERA ASSOCIATES * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	390	100.0	35.5
General Commercial (C-2)			34.5
Park / Open Space			*
Major Roads			*
SEE NOTE # 2			
HERRERA ASSOCIATES TOTAL	390	100.0	70.0

DR. HERNANDEZ * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	200	100.0	10.0
General Commercial (C-2)			5.4
Light Industrial (I-1)			4.6
Park / Open Space			*
Major Roads			*
SEE NOTE # 3			
DR. HERNANDEZ TOTAL	200	100.0	20.0

* Gross acreage estimates, no deductions made for Park / Open Space or Major Roads.

ANNEXATION AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	28.7	382.0
Residential (6-19 du/acre)	2293	39.5	306.7
Residential (10-20 du/acre)	1850	31.8	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Multifamily Residential (RM-1)			45.5
General Commercial (C-2)			34.5
Light Industrial (I-1)			4.6
Schools			132.5
Park / Open Space			324.2
Major Roads			60.6
ANNEXATION AREA TOTAL	5806	100.0	1421.3
Gross Density of Annexation Area			4.1 du/acre

NOTES:

1. LOTS FRONTING ON CERRILLOS ROAD SHALL COMPLY WITH THE CERRILLOS ROAD HIGHWAY CORRIDOR.

2. FOR PHASING PLAN AND DEVELOPMENT PROGRAM SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.

3. AT THE TIME OF APPLICATION FOR PLAT OR REZONING, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.

4. ON A PHASE BY PHASE BASIS, SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.

5. FOR EACH PHASE OF DEVELOPMENT, BUFFERS ACCEPTABLE TO THE PLANNING COMMISSION SHALL BE PROVIDED TO ADJACENT COUNTY RESIDENTIAL USES.

6. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.

7. SUBMITTALS SHALL BE PREPARED ON A PHASE BY PHASE BASIS FOR IMPROVEMENT PLANS, REVEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.

8. THERE SHALL BE ENTRANCE WAYS OR TRAIL HEADS TO PROVIDE CONVENIENT ACCESS TO THE NEIGHBORHOOD AND COMMUNITY PARKS LOCATED WITHIN THE URBAN PARK.

9. ON A PHASE BY PHASE BASIS, THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED FROM CITY HALL.

11. FOR AMENDED MASTER PLAN SEE SHEET 4 OF 20. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.

12. HERRERA PROPERTIES: FOR CONDITIONS OF APPROVAL SEE CASE ZA1993-32 AND ZA1993-33, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994, AND RESTATED AGREEMENT.

13. HERNANDEZ PROPERTIES FOR CONDITIONS OF APPROVAL SEE CASE ZA1993-29 AND ZA1993-31, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994, AND RESTATED AGREEMENT.

14. FOR THE PHASING PLAN TIME PERIOD, SEE THE ANNEXATION AGREEMENT FOR THE FOLLOWING: TIME PERIOD FOR PHASING PLAN, SCHEDULE OF IMPROVEMENTS AND THE SCHEDULE OF LAND TO BE DEDICATED TO THE CITY OF SANTA FE.

15. DEVELOPMENT WITHIN THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES. (PHASE 1A APPROVED BY THE CITY COUNCIL ON NOVEMBER 9, 1994.)

APPROVED BY THE CITY COUNCIL
ON FEBRUARY 23 1994.

Mayor — Date 12/6/94

City Clerk — Date 12/6/94

City Planner — Date 12/6/94

SEAL

1122279

Mazria Associates, Inc.
The Planco Company
Calthorpe Associates
Jorge Gonzales & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

North

200 0 800 1000

1/8 MILE

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET 5 OF 20

1122780

EXHIBIT 3

EXHIBIT 3
SCHEDULE OF IMPROVEMENTS FOR PHASE ONE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase One - Roads		
Academy Road; improve from Tierra Contenta property line to Cerrillos Rd with intersection improvements at South Meadows and Cerrillos; approx. 3,500'	SR	City; Tierra; NMSD Assigns;
Academy Road; improve from Paseo del Sol to Tierra Contenta east property line; approx. 1,700'	OP	Tierra;
Academy Road; improve from Paseo del Sol to TCC west property line; approx. 1,350'	OP	Tierra;
Academy Road from TCC property line to Country Club Road; approx. 2,150'	OP	Elisia;
Country Club Road from Airport Road to Academy Road; 3,900'	SR & OP	Tierra; Elisia;
Phase One - Water		
12" water line along Academy Road from Paseo del Sol to TCC west property line; app. 1,350'	OP	Tierra;
12" water line along Academy Road from TCC property line to Country Club Road; approx 2,150'	OP	Elisia;
Phase One - Sewer		
8" line extending down Country Club Road, from Elisia prop to 36" trunk sewer; 1,700'	SR & OP	Tierra; Elisia;
Phase One - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;

Plaza park development in Village Center	OP	Tierra; 1122782
Neigborhood park development	OP	City;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE TWO

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Two - Roads		
Academy Road; from Country Club Rd to Bypass, with an at-grade intersection; 7,200'	OP	Tierra;
Golf Club Road from Airport Rd to Academy Road; 5,200'	OP	Tierra;
Plaza Central road, from Golf Club to Academy; 4,900'	OP	Tierra;
**Ocate Road from Paseo del Sol to Cerrillos Rd; 3,700'	SR & OP	Hernandez; Herrera; NMSD Assigns;
Extension of Academy Rd east of Cerrillos to an intersection with Richards Ave.	OS	City;
South Meadows Rd extension from Airport Road north to Rufina;	OS	City;
Rufina Street Extension	OS	City;
Phase Two - Water		
12" water line along Academy from Country Club to Golf Club	OP	Tierra;
12" water line along Golf Club Road from Airport to Academy	OP	Tierra;
12' water line loop along Plaza Central road, 8,400'	OP	Tierra;
Phase Two - Sewer		
8" line along Academy Road from Country Club to Golf Club	OP	Tierra;
8" line along Golf Club Rd from Airport Rd to Academy; approx 4,800'	OP	Tierra;
8" line along Plaza Central road; approx 3,400'	OP	Tierra;

Phase Two - Parks

Neighborhood park development	OP	City;
Community park development	OP	City;
Plaza park development in Village Center;	OP	Elisia;
Plaza park development in Town Center	OP	Tierra;
Bike Trail and Pedestrian Path System (North and South Branches - to Cerrillos Rd)	SR & OP	Tierra; State of New Mexico; City; Elisia; Herrera; Hernandez; NMSD Assigns;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

OS indicates road improvements which are off-site, but are system-side improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Ocate Road construction is dependent upon development of the adjoining properties, both of which are not subject to the phasing plan. Consequently, road construction could occur in any of the three phases.

EXHIBIT 3 (Cont)
SCHEDULE OF IMPROVEMENTS FOR PHASE THREE

PROJECT DESCRIPTION	TYPE*	FUNDING SOURCE
Phase Three - Roads		
Paseo del Sol Loop from Ocate Rd to Academy Rd; 7,100'	OP	Tierra; Elisia; NMSD Assigns;
**Herrera Rd from Cerrillos Rd to Paseo del Sol Loop; 3,100'	OP	Herrera; NMSD Assigns;
Phase Three - Water		
**12" water line along Herrera Rd to Paseo del Sol	OP	Herrera; NMSD Assigns;
12" water line along Paseo del Sol Loop, from Ocate to Academy Rd	OP	Tierra; Elisia; NMSD Assigns;
***Water tank construction and line extension from locations east Cerrillos Road to TC property	OS	City; Other owners east of property;
Phase Three - Sewer		
***16" trunk sewer line along south branch of Arroyo Chamiso from Cerrillos to Bypass	SR & OP	City; Herrera; Hernandez; Tierra; Elisia; NMSD Assigns; Other owners south of the property;
***24" trunk sewer line from location east of Cerrillos Rd to TC property line	OS	City; Other owners east of the property;
8" sewer line along Paseo del Sol Loop, from Ocate to Academy	OP	Tierra; Elisia; NMSD Assigns;
Phase Three - Parks		
Multipurpose play field and park development on elementary school site	OP	Board of Education;
Plaza park development		

in Village Center;	OP	Tierra;
Neighborhood park development	OP	City;

* SR indicates major infrastructure improvements which are site related but are not physically located on the property.

OP indicates required spine infrastructure improvements which are located on the property.

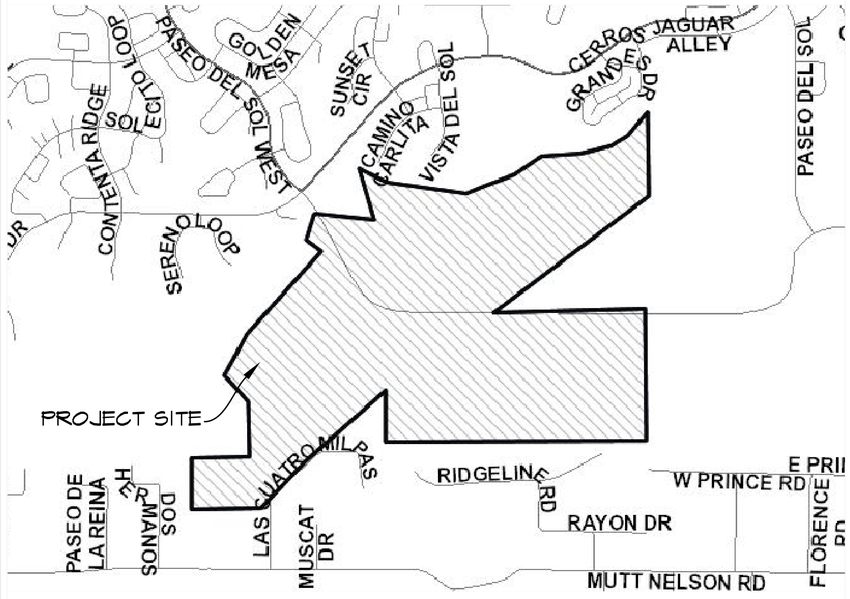
OS indicates road improvements which are off-site, but are system-wide improvements which will carry some of the traffic generated by Tierra Contenta.

** Timing of Herrera Road construction and related water system improvements are dependent upon the development of the adjoining property. This property is not subject to the phasing plan. Consequently, these improvements could occur in any of the three phases.

*** Timing of the major water and sewer system improvements may be accelerated due to City sponsored policy initiatives. Consequently, actual improvments could occur in any of the three phases.

TIERRA CONTENTA PHASE 3A MASTER PLAN AMENDMENT #1

SANTA FE, NM 87507
SECTION 13 & 14, T 16 N, R 8 E, N.M.P.M.



VICINITY MAP

EXHIBIT G5

SHEET LIST

1	COVER SHEET
2 - 5	EXISITING CONDITIONS/TOPOGRAPHY
6A - 6B	APPROVED MASTER PLAN
7A - 7B	MASTER PLAN AMENDMENT #1, PHASE 3A
8	ROADWAY SECTIONS
9	WATER AND SANITARY SEWER MASTER PLAN

OWNERS:

Tierra Contenta
TIERRA CONTENTA CORPORATION
PMB #220 369 MONTEZUMA
SANTA FE, NEW MEXICO 87501

CIVIL ENGINEERING:

DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
Santa Fe, New Mexico 87505
(505) 984-3551

LAND PLANNING:

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
CLIENT-CENTERED THINKING™

PLANNING:

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

SURVEYING:

SANTA FE SURVEYING COMPANY
P.O. BOX 2919, SANTA FE, N.M. 87504, | 1210 LUISA ST. SUITE 8
PHONE (505)-992-3211, MOBILE (505)-660-2659, FAX (505)-992-9905

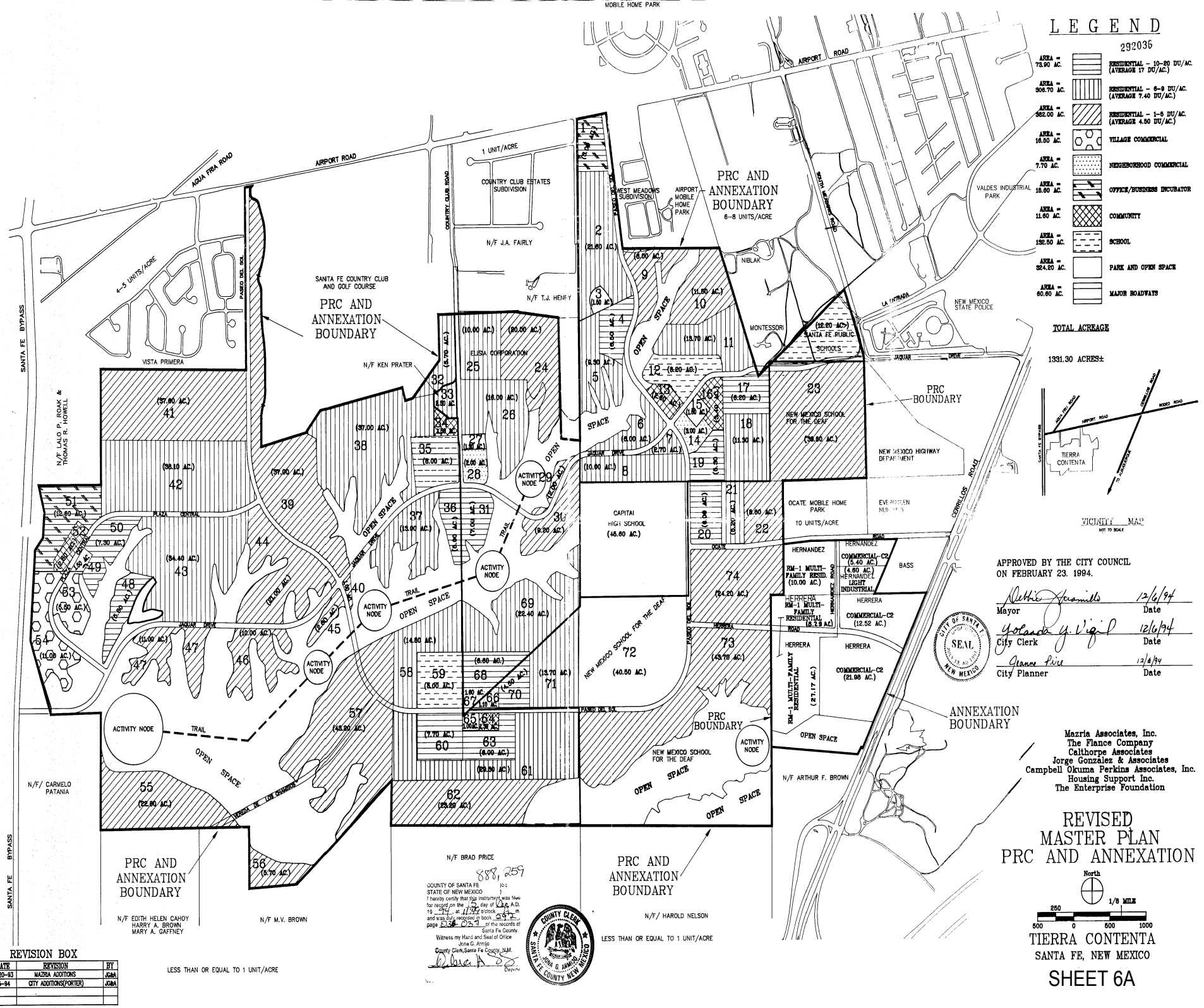
JUNE 21, 2021

REVISIONS

DATE	BY	DATE	BY

DEVELOPMENT/INFRASTRUCTURE BUILDING PERMIT ADDRESS:

TIERRA CONTENTA PHASE 3A - MASTER PLAN AMENDMENT #1



LEGEND

292036

AREA = 73.90 AC.	RESIDENTIAL - 10-20 DU/AC. (AVERAGE 17 DU/AC.)
AREA = 306.70 AC.	RESIDENTIAL - 6-9 DU/AC. (AVERAGE 7.40 DU/AC.)
AREA = 382.00 AC.	RESIDENTIAL - 1-5 DU/AC. (AVERAGE 4.50 DU/AC.)
AREA = 16.50 AC.	VILLAGE COMMERCIAL
AREA = 7.70 AC.	NEIGHBORHOOD COMMERCIAL
AREA = 15.60 AC.	OFFICE/BUSINESS INCUBATOR
AREA = 11.60 AC.	COMMUNITY
AREA = 132.50 AC.	SCHOOL
AREA = 324.20 AC.	PARK AND OPEN SPACE
AREA = 60.60 AC.	MAJOR ROADWAYS

TOTAL ACREAGE

1331.30 ACRES±

APPROVED BY THE CITY COUNCIL ON FEBRUARY 23. 1994.

Mayor — Date 12/6/94

City Clerk — Date 12/6/94

City Planner — Date 12/6/94

Mazria Associates, Inc.
The Fiance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED MASTER PLAN PRC AND ANNEXATION

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET 6A

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JGA
2	1-5-94	CITY ADDITIONS(PORTER)	JGA

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2 day of Dec A.D. 19 94 at 11:39 o'clock AM and was duly recorded in book 338 page 030-034 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Arrejo
County Clerk, Santa Fe County, N.M.
By Deputy

888,259

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARREJO

315MPLUS - 4/13/94

292037

PHASE 1 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
1	Office / Business Incubator	3.0		City / TCC
2	Residential (6-9 du/acre)	21.6	162	City / TCC
3	Park	1.5		City / TCC
4	Residential (10-20 du/acre)	6.5	111	City / TCC
5	Residential (6-9 du/acre)	9.3	70	City / TCC
6	Residential (6-9 du/acre)	6.0	45	City / TCC
7	Residential (6-9 du/acre)	2.7	24	City / TCC
8	High School Expansion	10.0		City / TCC
9	Residential (1-5 du/acre)	8.0	36	City / TCC
10	Residential (1-5 du/acre)	11.5	52	City / TCC
11	Residential (6-9 du/acre)	13.7	103	City / TCC
12	Elementary School	8.2		City / TCC
13	Community	2.6		City / TCC
14	Neighborhood Commercial	3.0		City / TCC
15	Park	1.6		City / TCC
16	Community	3.4		City / TCC
17	Residential (10-20 du/acre)	6.2	105	City / TCC
18	Residential (6-9 du/acre)	11.3	85	City / TCC
19	Residential (10-20 du/acre)	5.3	90	City / TCC
20	Residential (10-20 du/acre)	6.0	96	SFD
21	Residential (6-9 du/acre)	5.2	36	SFD
22	Residential (1-5 du/acre)	8.8	35	SFD
23	Residential (1-5 du/acre)	39.5	158	SFD
24	Residential (1-5 du/acre)	20.0	90	Elisia
25	Residential (6-9 du/acre)	10.0	75	Elisia
26	Residential (6-9 du/acre)	16.0	120	Elisia
29	Residential (1-5 du/acre)	2.0	9	Elisia
30	Residential (1-5 du/acre)	9.2	41	Elisia
32	Residential (6-9 du/acre)	5.7	43	City / TCC
33	Residential (6-9 du/acre)	2.5	15	Prater
34	Community	1.5		City / TCC
PHASE 1 TOTALS		261.8	1601	

PHASE 2 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
27	Park	1.3		Elisia
28	Neighborhood Commercial	2.0		Elisia
31	Residential (10-20 du/acre)	7.0	126	Elisia
35	Elementary School	8.0		City / TCC
36	Residential (10-20 du/acre)	5.0	85	City / TCC
37	Residential (6-9 du/acre)	13.0	98	City / TCC
38	Residential (6-9 du/acre)	37.0	278	City / TCC
39	Residential (1-5 du/acre)	37.0	167	City / TCC
40	Residential (1-5 du/acre)	1.0	5	City / TCC
41	Residential (1-5 du/acre)	37.6	169	City / TCC
42	Residential (6-9 du/acre)	38.1	286	City / TCC
43	Residential (6-9 du/acre)	34.4	258	City / TCC
44	Residential (1-5 du/acre)	21.0	95	City / TCC
45	Residential (1-5 du/acre)	2.6	12	City / TCC
46	Residential (1-5 du/acre)	10.0	45	City / TCC
47	Residential (1-5 du/acre)	11.0	50	City / TCC
48	Residential (10-20 du/acre)	5.8	99	City / TCC
49	Park	1.5		City / TCC
50	Residential (10-20 du/acre)	7.3	124	City / TCC
51	Office / Business Incubator	12.6		City / TCC
52	Community	2.8		City / TCC
53	Village Commercial	5.5		City / TCC
54	Village Commercial	11.0		City / TCC
74	Residential (1-5 du/acre)	24.2	97	SFD
PHASE 2 TOTALS		336.7	1994	

PHASE 3 DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	NO. OF UNITS	OWNER
55	Residential (1-5 du/acre)	22.8	103	City / TCC
56	Residential (1-5 du/acre)	5.7	26	City / TCC
57	Residential (1-5 du/acre)	43.2	194	City / TCC
58	Residential (6-9 du/acre)	14.8	111	City / TCC
59	Private School	8.0		City / TCC
60	Residential (10-20 du/acre)	7.7	131	City / TCC
61	Residential (6-9 du/acre)	29.3	220	City / TCC
62	Residential (1-5 du/acre)	23.2	104	City / TCC
63	Residential (10-20 du/acre)	6.0	102	City / TCC
64	Community	1.3		City / TCC
65	Park	1.0		City / TCC
66	Neighborhood Commercial	1.1		SFD
67	Neighborhood Commercial	1.6		Elisia
68	Residential (10-20 du/acre)	6.6	119	Elisia
69	Residential (6-9 du/acre)	22.4	168	Elisia
70	Residential (10-20 du/acre)	4.5	72	SFD
71	Residential (6-9 du/acre)	13.7	96	SFD
72	School for the Deaf Campus	40.5		SFD
73	Residential (1-5 du/acre)	43.7	175	SFD
PHASE 3 TOTALS		297.1	1621	

CITY OF SANTA FE/TCC	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1058	28.7	234.6
Residential (6-19 du/acre)?	1783	48.3	236.9
Residential (10-20 du/acre)	847	23.0	49.8
Neighborhood Commercial			3.0
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			34.2
Park / Open Space			213.4
Major Roads			44.4
CITY OF SANTA FE / TCC TOTAL	3688	100.0	860.0

ELISIA PARTNERSHIP	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	140	18.7	31.2
Residential (6-19 du/acre)	363	48.5	48.4
Residential (10-20 du/acre)	245	32.8	13.6
Neighborhood Commercial			3.6
Park / Open Space			48.9
Major Roads			4.3
ELISIA PARTNERSHIP TOTAL	748	100.0	150.0

SCHOOL FOR THE DEAF	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	465	60.8	116.2
Residential (6-19 du/acre)	132	17.2	18.9
Residential (10-20 du/acre)	168	22.0	10.5
Neighborhood Commercial			1.1
School			40.5
Park / Open Space			61.9
Major Roads			11.9
SCHOOL FOR THE DEAF TOTAL	765	100.0	261.0

PRATER	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (6-19 du/acre)	15	100.0	2.5
PRATER TOTAL	15	100.0	2.5

SANTA FE PUBLIC SCHOOLS	UNITS	NO. OF UNITS	% TOTAL ACREAGE
Schools			57.8
SANTA FE PUBLIC SCHOOLS TOTAL			57.8

PRC AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	31.9	382.0
Residential (6-19 du/acre)	2293	44.0	306.7
Residential (10-20 du/acre)	1260	24.0	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Schools			132.5
Park / Open Space			324.2
Major Roads			60.6
PRC TOTAL	5216	100.0	1331.3
Park / Open Space acreage per dwelling unit			.062

HERRERA ASSOCIATES * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	390	100.0	35.5
General Commercial (C-2)			34.5
Park / Open Space			*
Major Roads			*
SEE NOTE # 2			
HERRERA ASSOCIATES TOTAL	390	100.0	70.0

DR. HERNANDEZ * (not included in PRC request)	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Multifamily Residential (RM-1)	200	100.0	10.0
General Commercial (C-2)			5.4
Light Industrial (I-1)			4.6
Park / Open Space			*
Major Roads			*
SEE NOTE # 3			
DR. HERNANDEZ TOTAL	200	100.0	20.0

* Gross acreage estimates, no deductions made for Park / Open Space or Major Roads.

ANNEXATION AREA	NO. OF UNITS	% TOTAL UNITS	ACREAGE
Residential (1-5 du/acre)	1663	28.7	382.0
Residential (6-19 du/acre)	2293	39.5	306.7
Residential (10-20 du/acre)	1850	31.8	73.9
Neighborhood Commercial			7.7
Community			11.6
Office / Business Incubator			15.6
Village Commercial			16.5
Multifamily Residential (RM-1)			45.5
General Commercial (C-2)			34.5
Light Industrial (I-1)			4.6
Schools			132.5
Park / Open Space			324.2
Major Roads			60.6
ANNEXATION AREA TOTAL	5806	100.0	1421.3
Gross Density of Annexation Area			4.1 du/acre

NOTES:

1. LOTS FRONTING ON CERRILLOS ROAD SHALL COMPLY WITH THE CERRILLOS ROAD HIGHWAY CORRIDOR.

2. FOR PHASING PLAN AND DEVELOPMENT PROGRAM SEE ABOVE. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.

3. AT THE TIME OF APPLICATION FOR PLAT OR REZONING, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.

4. ON A PHASE BY PHASE BASIS, SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.

5. FOR EACH PHASE OF DEVELOPMENT, BUFFERS ACCEPTABLE TO THE PLANNING COMMISSION SHALL BE PROVIDED TO ADJACENT COUNTY RESIDENTIAL USES.

6. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.

7. SUBMITTALS SHALL BE PREPARED ON A PHASE BY PHASE BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.

8. THERE SHALL BE ENTRANCE WAYS OR TRAIL HEADS TO PROVIDE CONVENIENT ACCESS TO THE NEIGHBORHOOD AND COMMUNITY PARKS LOCATED WITHIN THE URBAN PARK.

9. ON A PHASE BY PHASE BASIS, THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.

10. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED FROM CITY HALL.

11. FOR AMENDED MASTER PLAN SEE SHEET 4 OF 20. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITLED "TIERRA CONTENTA, WOLGAMOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)"FOR CONDITIONS OF DEVELOPMENT.

12. HERRERA PROPERTIES: FOR CONDITIONS OF APPROVAL SEE CASE ZA1993-32 AND ZA1993-33, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994, AND RESTATED AGREEMENT.

13. HERNANDEZ PROPERTIES FOR CONDITIONS OF APPROVAL SEE CASE ZA1993-29 AND ZA1993-31, APPROVED BY THE CITY COUNCIL ON FEB. 23, 1994, AND RESTATED AGREEMENT.

14. FOR THE PHASING PLAN TIME PERIOD, SEE THE ANNEXATION AGREEMENT FOR THE FOLLOWING: TIME PERIOD FOR PHASING PLAN, SCHEDULE OF IMPROVEMENTS AND THE SCHEDULE OF LAND TO BE DEDICATED TO THE CITY OF SANTA FE.

15. DEVELOPMENT WITHIN THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES. (PHASE IA APPROVED BY THE CITY COUNCIL ON NOVEMBER 9, 1994.)

APPROVED BY THE CITY COUNCIL
ON FEBRUARY 23. 1994.

CITY OF SANTA FE INCORPORATED SEAL 1613 A.D. NEW MEXICO

Mayor — Date 12/6/94

City Clerk — Date 12/6/94

City Planner — Date 12/6/94

Mazria Associates, Inc.
The Flance Company
Calthorpe Associates
Jorge Gonzalez & Associates
Campbell Okuma Perkins Associates, Inc.
Housing Support Inc.
The Enterprise Foundation

REVISED

DEVELOPMENT PROGRAM

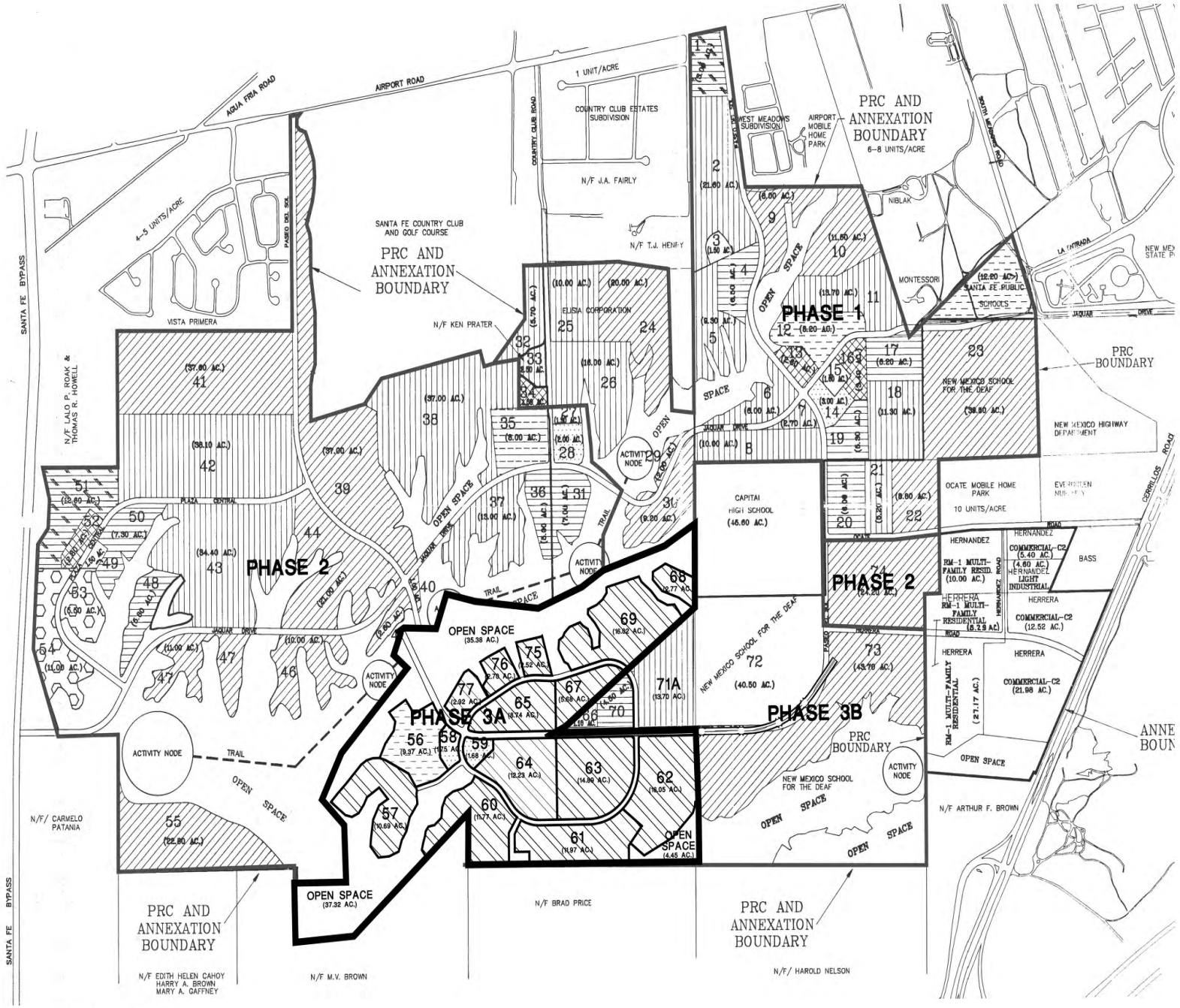
North

250 0 500 1000 — 1/8 MILE

TIERRA CONTENTA

SANTA FE, NEW MEXICO

SHEET 6B



LEGEND

- MIXED RESIDENTIAL
- RESIDENTIAL – 10–20 DU/AC. (AVERAGE 17 DU/AC.)
- RESIDENTIAL – 6–9 DU/AC. (AVERAGE 7.40 DU/AC.)
- RESIDENTIAL – 1–5 DU/AC. (AVERAGE 4.50 DU/AC.)
- VILLAGE COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- OFFICE/BUSINESS INCUBATOR
- COMMUNITY
- SCHOOL
- PARK AND OPEN SPACE
- MAJOR ROADWAYS

MASTER PLAN AMENDMENT #1 OVERVIEW

NORTH

250 500 0 500 1000

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

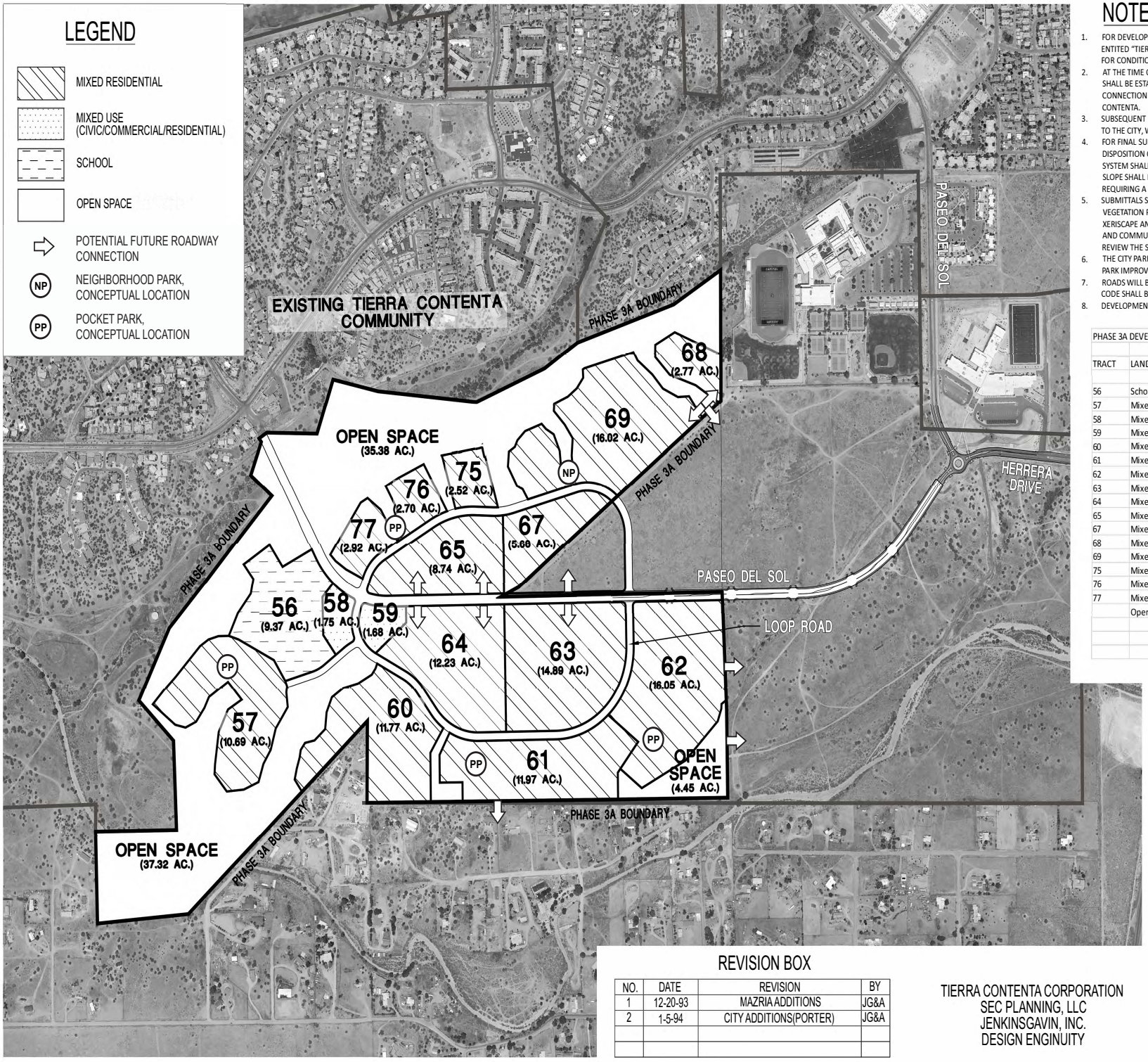
SHEET 7A

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A

PURPOSE STATEMENT: THE PURPOSE OF TIERRA CONTENTA MASTER PLAN AMENDMENT #1 IS TO ALTER LAND USES AND RESIDENTIAL DENSITIES IN PHASE 3A ONLY.

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY



NOTES:

1. FOR DEVELOPMENT PROGRAM, SEE BELOW. SEE ALSO RESTATED ANNEXATION AGREEMENT ENTITED "TIERRA CONTENTA, WOLMAGOOD SUBDIVISION AND CONTIGUOUS LAND (EAST)" FOR CONDITIONS OF DEVELOPMENT.
2. AT THE TIME OF APPLICATION FOR PLAT, A SYSTEM OF APPROPRIATELY SCALED LOCAL ROADS SHALL BE ESTABLISHED WHICH CONNECT OR ARE STUBBED OUT TO PERMIT LATER CONNECTION TO ADJOINING LOCAL ROADS ON PROPERTIES WITHIN OR NEXT TO TIERRA CONTENTA.
3. SUBSEQUENT PLATS SHALL ILLUSTRATE STORM WATER MANAGEMENT SYSTEMS ACCEPTABLE TO THE CITY, WHICH INCLUDE FACILITY DESIGN AND MAINTENANCE PROGRAMS.
4. FOR FINAL SUBDIVISION PLATS OR DEVELOPMENT PLANS (IN THE CASE OF MULTI-FAMILY), THE DISPOSITION OF LANDS OVER 30% SLOPE THAT ARE NOT LOCATED IN THE PUBLIC OPEN SPACE SYSTEM SHALL BE CLARIFIED. LANDS OUTSIDE THE OPEN SPACE SYSTEM THAT ARE OVER 30% SLOPE SHALL BE IDENTIFIED AS REMAINING UNDISTURBED PER THE CITY CODE OR AS REQUIRING A VARIANCE.
5. SUBMITTALS SHALL BE PREPARED ON A TRACT BY TRACT BASIS FOR IMPROVEMENT PLANS, VEGETATION PLANS (INCLUDING USE OF NATIVE PLANTS) AND IRRIGATION PLANS (INCLUDING XERISCAPE AND USE OF EFFLUENT WATER) IN PARKS, OPEN SPACE, ROADWAYS, DRAINAGES, AND COMMUNITY FACILITIES. THE CITY PARKS AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW THE SUBMITTALS TO DETERMINE ACCEPTABLE PLANS.
6. THE CITY PARKS DEPARTMENT SHALL RECOMMEND SIZE AND DEVELOPMENT CRITERIA FOR PARK IMPROVEMENTS.
7. ROADS WILL BE CONSTRUCTED CONSISTENT WITH CITY CODE OR VARIANCES FROM THE CITY CODE SHALL BE OBTAINED.
8. DEVELOPMENT WITHIN THE PRC SHALL COMPLY WITH THE APPROVED DESIGN GUIDELINES.

PHASE 3A DEVELOPMENT PROGRAM AND TRACT DATA

TRACT	LAND USE	NET ACREAGE	UNITS	DU/ACRE
56	School	9.37	0	0
57	Mixed Residential	10.69	49	4.6
58	Mixed Use (Civic/Commercial/Residenti	1.75	21	12.0
59	Mixed Use (Civic/Commercial/Residenti	1.68	21	12.5
60	Mixed Residential	11.77	60	5.1
61	Mixed Residential	11.97	73	6.1
62	Mixed Residential	16.05	107	6.7
63	Mixed Residential	14.89	275	18.5
64	Mixed Residential	12.23	225	18.4
65	Mixed Residential	8.74	150	17.2
67	Mixed Residential	5.68	40	7.0
68	Mixed Residential	2.77	12	4.3
69	Mixed Residential	16.02	85	5.3
75	Mixed Residential	2.52	11	4.4
76	Mixed Residential	2.70	12	4.4
77	Mixed Residential	2.92	34	11.6
	Open Space	91.09	0	0
	PHASE 3A TOTALS	222.84	1175	5.3
	MAXIMUM PERMISSIBLE UNITS		*1500*	*6.7*

REVISION BOX

NO.	DATE	REVISION	BY
1	12-20-93	MAZRIA ADDITIONS	JG&A
2	1-5-94	CITY ADDITIONS(PORTER)	JG&A

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

MASTER PLAN AMENDMENT #1

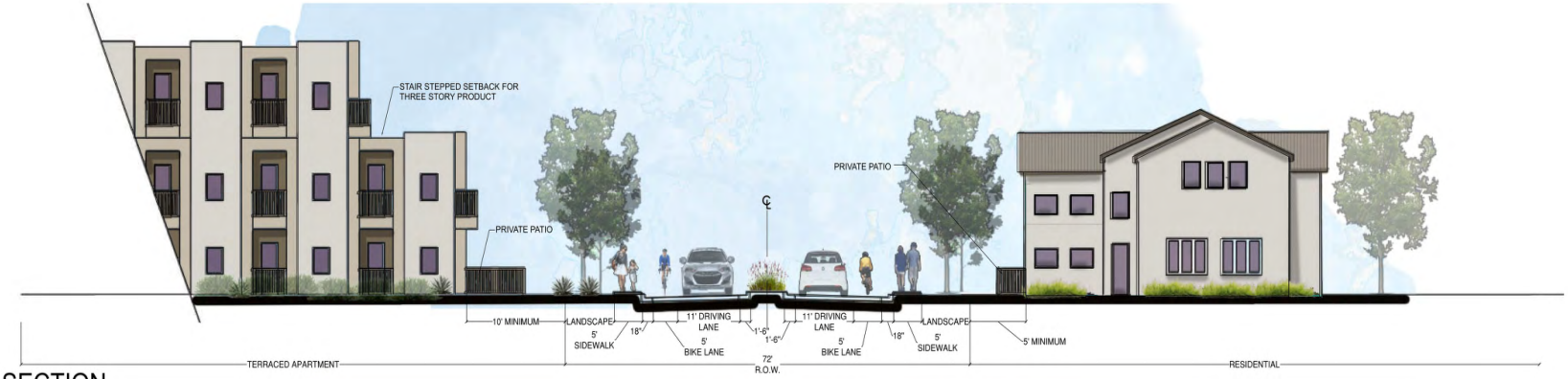
NORTH

150
300 0 300 600

TIERRA CONTENTA PHASE 3A

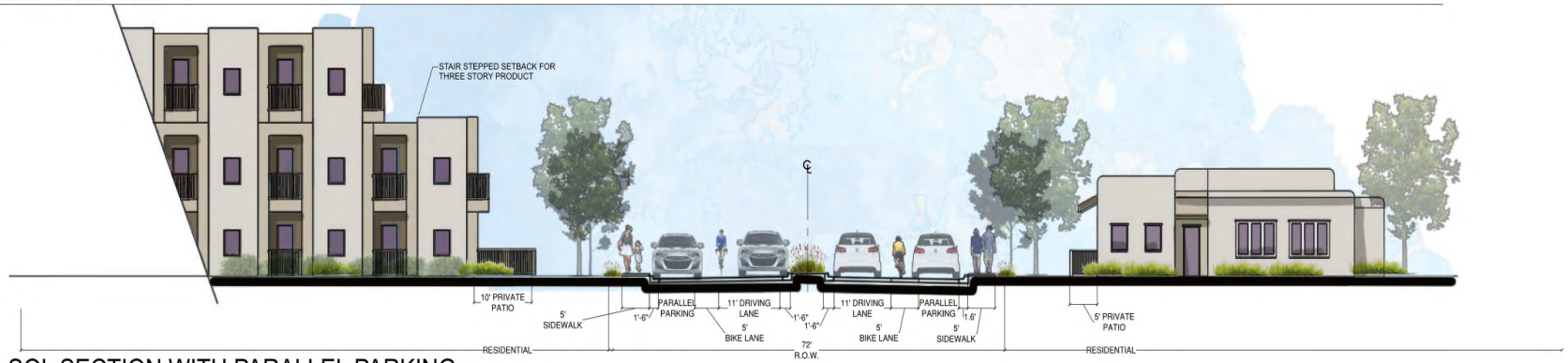
SANTA FE, NEW MEXICO

SHEET 7B



PASEO DEL SOL SECTION

Scale: 1" = 10'-0"



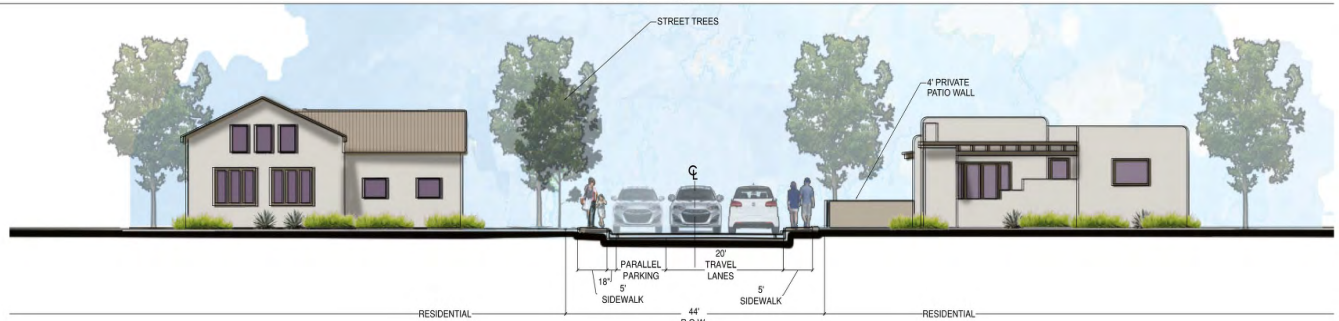
PASEO DEL SOL SECTION WITH PARALLEL PARKING

Scale: 1" = 10'-0"



LOOP ROAD SECTION

Scale: 1" = 10'-0"



LOCAL STREET SECTION

Scale: 1" = 10'-0"

TIERRA CONTENTA CORPORATION
SEC PLANNING, LLC
JENKINSGAVIN, INC.
DESIGN ENGINUITY

MASTER PLAN AMENDMENT #1 ROAD SECTIONS

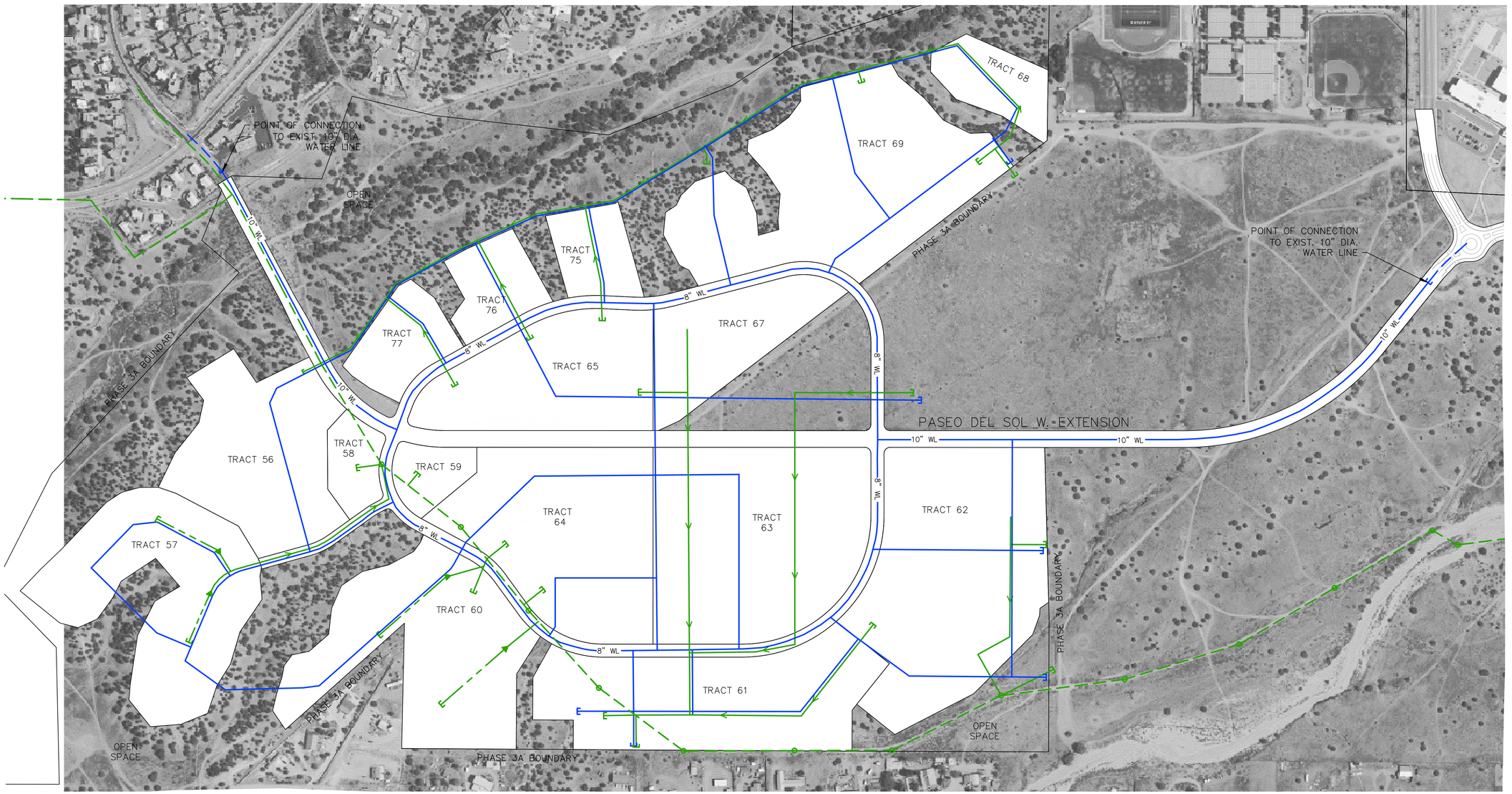
NORTH

150 300 0 300 600

TIERRA CONTENTA PHASE 3A

SANTA FE, NEW MEXICO

SHEET 8



NOTES

1. FINAL WATER LOOP AND SANITARY SEWER COLLECTOR LINE SIZES AND LOCATIONS OUTSIDE OF SHOWN ROAD ALIGNMENTS WILL BE DETERMINED ALONG WITH THE FINAL DEVELOPMENT CONFIGURATION ON EACH PARCEL.
2. FIRE HYDRANT LOCATIONS SHALL BE DETERMINED IN COMPLIANCE WITH APPLICABLE CODES AND FIRE MARSHAL RECOMMENDATIONS DURING THE DESIGN OF PARCEL DEVELOPMENT.
3. PORTIONS OF TRACT 57 AND TRACT 60 WILL REQUIRE LOW PRESSURE SANITARY SEWERS.

KEY

- EXIST. SANITARY SEWER LINE, (ACI)
- PROP. 8" DIAMETER SANITARY SEWER LINE(GRAVITY)
- PROP. LOW-PRESSURE SANITARY SEWER LINE (SIZE TBD)
- EXIST. 10" DIAMETER WATER LINE
- PROP. WATER LINE AS NOTED
- EXIST. SANITARY SEWER MANHOLE
- CAPPED STUB-OUT EXTENSION (FOR FUTURE CONNECTION)
- LOW PRESSURE/GRAVITY FLOW TRANSITION

NORTH

O.E.

SCALE 1"=200

200' 0 200'

REVISIONS

DATE	BY

DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 984-9551

TIERRA CONTENTA-PHASE 3A MASTER PLAN AMENDMENT

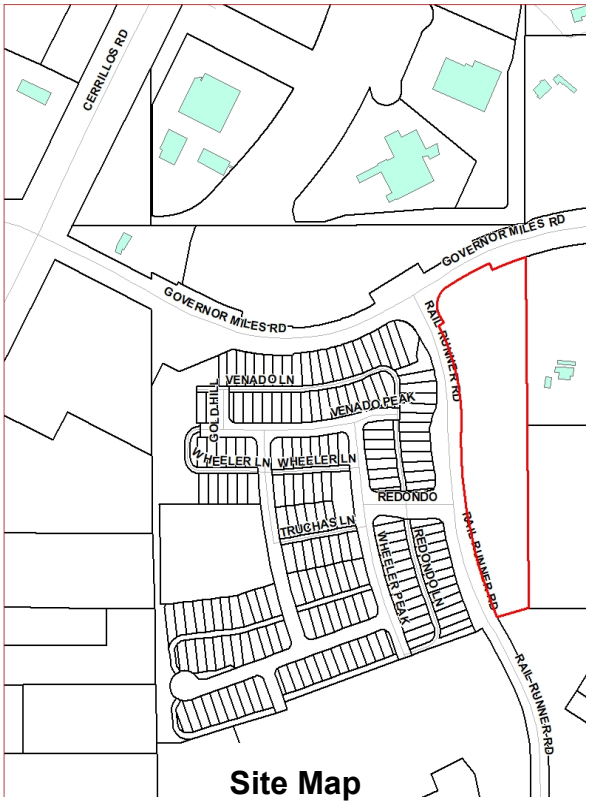
WATER & SANITARY SEWER MASTER PLAN

SCALE	DWG NO.	DATE
1"=200'		06/21/2021

SHEET NO. 9

Land Use Department
Planning Commission Staff Report

Case No:	2021-3811, 2021-3814, 2021-3815, 2021-3816, and 2021-3817
Hearing Date:	August 19, 2021
Applicant:	Pulte Group of New Mexico
Request:	Las Soleras Master Plan Amendments, General Plan Amendment, R-10 Rezoning, Preliminary Development Plan, and Preliminary Subdivision
Location:	Las Soleras Master Plan Tract 13 (4601 Rail Runner Road)
Case Mgr.:	Lee Logston
Zoning:	R-6 (Residential- six dwelling units per acre)
Master Plan:	Las Soleras Master Plan
Pre-app Mtg:	March 25, 2021
ENN Mtg:	April 14, 2021
Proposal:	44 single-family residential lots on approximately 6.8 acres



Site Map

Case #2021-3811. Villas de Las Soleras Unit 3 Master Plan Amendment. James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests approval of an Amendment to the Las Soleras Master Plan to request a rezoning for Tract 13 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for approximately 6.8 acres at 4601 Rail Runner Road. The property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

Case #2021-3814. Villas de Las Soleras Unit 3 General Plan Amendment. James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use classification for approximately 6.8 acres from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) at 4601 Rail Runner Road. The property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

Case #2021-3815. Villas de Las Soleras Unit 3 Rezoning. James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests a rezoning from R-6 (Residential- six dwelling unit per acre) to R-10 (Residential- ten dwelling unit per acre) for a property located at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan. James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests preliminary development plan approval for a 44-lot single-family home subdivision at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

Case #2021-3817. Villas de Las Soleras Unit 3 Preliminary Subdivision. James W. Siebert and Associates, Inc., Agent, for Ross's Peak Holding, Ltd., Co., Owner, requests approval of a preliminary subdivision plat for 44 single-family residential lots located at 4601 Rail Runner Road. The 6.8 acre property is zoned R-6 (Residential- six dwelling unit per acre) and is within the Las Soleras Master Plan area. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).

I. RECOMMENDATION:

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the Las Soleras Master Plan Amendment (Case #2021-3811).

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the General Plan Amendment (Case #2021-3814).

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the rezoning to R-10 (Case #2021-3815)

Staff recommends **APPROVAL** of the preliminary development plan (Case #2021-3816), subject to conditions of approval and technical corrections outlined in this report, and Governing Body approval of all other Applicant requests.

Staff recommends **APPROVAL** of the preliminary subdivision plat for Case #2020-2915, with the conditions of approval and technical corrections listed in this report, and Governing Body approval of all other Applicant requests.

A recommendation for **denial** of the Las Soleras Master Plan Amendment, the General Plan Amendment, and/or the rezoning request would render the proposed preliminary development plan and preliminary subdivision infeasible, in which case a **recommendation for denial of the preliminary development plan and preliminary subdivision would be appropriate**.

Ten motions will be required, in the following order, for this case:

- *Recommend the Governing Body approve or deny the Las Soleras Master Plan Amendment for (Case #2021-3811).*
- *Recommend the Governing Body approve or deny the General Plan Amendment (Case #2021-3814).*
- *Recommend the Governing Body approve or deny the Rezoning (Case #2021-3815).*
- *Approve or deny the Preliminary Development Plan (Case #2021-3816), subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Preliminary Subdivision (Case #2021-3817), 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 #2021-3811 (Exhibit A(1)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-3814 (Exhibit A(2)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-3815 (Exhibit A(3)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-3816 (Exhibit A(4)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-3817 (Exhibit A(5)).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval to **the preliminary development plan** (Case #2021-3816) and **the preliminary subdivision** (Case #2021-3817)

#	Condition of Approval	Dept. or Division	To be completed:
1	Clarify access to Lots 1 and 2. Access easement stops short of driveways.	Land Use/ADA Site and Current Planning	Prior to Final Development Plan
2	Development Plan and subdivision approval is dependent on Governing Body approval of all other aspects of the Applicant's request.	Land Use/Current Planning	Prior to Final Development Plan
3	Expand the sidewalk on Governor Miles to a 10-foot multiuse trail as a section of the planned Arroyo Chamiso Trail. (2021-3816)	Land Use/MPO	Prior to Final Development Plan Recordation
4	Add a pedestrian connection from Governor Miles to the cul-de-sac through the drainage easement. (2021-3816)	Land Use/MPO	Prior to Final Development Plan Recordation
5	Plat note 11 states no on lot ponding is required. Please state up to how many square feet of impervious surface is allowed on each lot before on-lot ponding is required. Drainage report should clearly show how much impervious surface on each lot was used for hydraulic	Land Use/Terrain Management	Prior to Final Subdivision Submittal

	calculations.		
6	Drainage report discussion must include pond volume required and pond volume provided for the site.	Land Use/Terrain Management	Prior to Final Subdivision Submittal
7	An approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Public Utilities/Water	Prior to Final Subdivision Recordation
8	Add a signature line to the final development plan for the City of Santa Fe Wastewater Division.	Public Utilities/Wastewater	Prior to Final Development Plan

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

III. EXECUTIVE SUMMARY:

The Applicant seeks to develop a 44-lot single-family home subdivision on Tract 13 of the Las Soleras Master Plan. The Applicant is requesting several development requests associated with the development of this property, consisting of the following:

1. An amendment to the Las Soleras Master Plan to request a rezoning for Tract 13 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre);
2. An amendment to the General Plan Future Land Use classification from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre);
3. A rezoning request from R-6 (Residential- six dwelling unit per acre) to R-10 (Residential- ten dwelling unit per acre);
4. Preliminary development plan approval for a 44-lot single-family home subdivision; and
5. Preliminary subdivision approval for a 44-lot single family subdivision.

The Master Plan Amendment, General Plan Amendment, and R-10 rezoning are necessary to develop the property at the proposed density. The development plan will establish development standards, including allowing for 24' (two-story) homes at 5' side setbacks.

IV. EXISTING CONDITIONS

The property to the west is zoned R-12 (Residential- twelve dwellings per acre) and makes up Unit 1 and 2 of Villas de Las Soleras (formally Ross's Peak). Pulte has completed approximately one-quarter of the dwellings that will be constructed on this land along with the majority of the improvements for the park that serves Units 1-3. The subdivision is bounded on the north by Governor Miles Road. The property on the north side of Governor Miles Road is zoned C-2 (General Commercial). A development plan for a business park was approved for this property in 2008 (Case #2008-04, Ord. 2008-39), but the approval

has since expired. The property on the east side consists of low density, single-family residential zoned R-3 (Residential- three dwelling units per acre).

VII. LAS SOLERAS MASTER PLAN AMENDMENT

On February 11, 2009, the Governing Body approved the Las Soleras Master Plan. The Las Soleras Master Plan comprises approximately 550 acres of land forming a rough triangle running east from the Santa Fe Premium Outlets between Cerrillos Road on the north, I-25 on the south and Richards Avenue on the east. The Property is bounded on the south by the I-25 corridor; on the west by the Santa Fe Premium Outlets, a hotel, and a mix of developing commercial properties on the opposite side of Cerrillos Road; on the north by Nava Adé, including the Monte del Sol Charter School, a mix of residential and commercial tracts adjacent to Governor Miles Road and by the Beaty South residential subdivision.

The Governing Body approved an amendment to the Las Soleras Master Plan on September 9, 2015. This amendment realigned roads, reconfigured open space and trails, and amended land uses and zoning boundaries. The 2015 amendment increased the extent of low-density residential development, and decreased the extent of mixed-use development and open space

The requested increase in residential density requires an amendment to the Las Soleras Master Plan. The requested Master Plan amendment would increase the residential density from a maximum of 6 dwelling units per acre to 10 dwelling units per acre. This is consistent with the built density on the west side of Rail Runner Road. The requested amendment applies only to Tract 13, consisting of 6.8 acres from the original plat submitted for the Las Soleras Master Plan/Plats and subsequent amendments

Master Plans can be amended, subject to meeting the approval criteria in SFCC Section 14-3.9(D)(1):

Criterion 1: the master plan is consistent with the general plan;	**Criterion Met:** (Yes/No) **YES**
The Master Plan was first amended in 1997 to provide for a mixed of commercial and residential uses. This master plan proposed - dwelling units on approximately 550 acres. Commercial uses dominated the corridor along Cerrillos Road and 1-25. In 2016 a master plan amendment was submitted and approved that reduced the residential density for the larger area south of the Nava Ade development. This area is currently built out. Of the 2,087 units permitted by the Master Plan, 613 are built or planned to be built. The residential density remains below that approved on the Master Plan.	
Criterion 2: the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met:** (Yes/No) **YES**
R-6 zoning on the 6.8-acre Tract 13 would permit 40 dwellings. A density bonus for affordable housing is available at 1.15 for an allowed density of 46 lots/dwellings. R-10 zoning allows the Planning Commission to approve a development plan that would establish setbacks. R-6 zoning does not have the flexibility of the submitting a development plan that would allow the Planning Commission to approve the proposed 5-foot side setbacks with 24-foot height.	
Criterion 3: development of the master plan area will contribute to the	**Criterion Met:**

coordinated and efficient development of the community; and	(Yes/No) **YES**
As a master planned area, Las Soleras was intended to provide housing as well as mixed-use and commercial development. The utilities and roads were planned and designed to accommodate higher residential densities than the density that has actually been built to date. The design that is proposed for Tract 13 takes advantage of the infrastructure that is in place. A bus route is planned for Governor Miles Road augmenting public transportation in the area. Ultimately the bike trail that has been completed for Units 1 and 2 of the development will connect to the Arroyo Chamiso bike trail allowing for bicycle access to downtown. Currently it is possible to connect to the bike and hike trails in Nava Ade which in tum connect to the Arroyo Chamiso trail system.	
Criterion 4: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.	**Criterion Met:** (Yes/No) **YES**
The Las Soleras Master Plan was designed to accommodate a density greater than exists today. The sewer, water, electric and gas is sized to satisfy the loads that are requested for this area. Pulte has developed a neighborhood park in Unit 1 that serves Units, 1, 2 and 3. The Las Soleras master developer has dedicated land for a regional park and has developed the first phase of this park and is beginning the second phase of the park currently.	

V. GENERAL PLAN AMENDMENT – Low Density to Medium Density Residential

A request is submitted for an amendment to the City General Plan Future Land Use Map designation from Low Density Residential (3-7 dwellings per Acre) to Medium Density Residential (7-12 dwellings per acre) in order to match the requested Master Plan Amendment. While R-10 zoning is requested, the proposed density is approximately 6.8 dwelling units per acre.

The General Plan can be amended, subject to meeting the approval criteria in SFCC Section14-3.2(E):

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met:** (Yes/No) **YES**
The growth projections from the general plan are over 20 years old and are no longer relevant to Santa Fe's projected growth. City annexation of land in 2009 resulted in an increase of population that the 1999 General Plan did not anticipate. The City's "Population Change 2000-2010" map identifies population growth in Tierra Contenta for that 10-year period at 162 percent, and population growth in Las Soleras at 155 percent. Las Soleras is the fastest growing area in Santa Fe and housing will continue to be needed to provide for the anticipated demand for this sector of Santa Fe. The road network in Las Soleras was master planned to accommodate the uses and densities for the sector. Las Soleras is accessed by three signalized intersections on Cerrillos Road, an interim signal on Richards Avenue and a roundabout at Governor Miles Road and Rail Runner Road. The principal developer of Las Soleras has invested 10 million dollars in the road backbone for the development.	

The utility infrastructure has been designed to accommodate the intensity of development that is anticipated for Las Soleras.	
Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met:** (Yes/No) **YES**
The general plan was amended in 2009 to allow for the road alignments and land uses proposed in the Las Soleras Master Plan. The general plan was amended again in 2016 to reflect a reduction in residential density and allowance for modified development standards. Chapter 3 of the General Plan calls for infill development of existing vacant parcels within neighborhoods, promotion of "compact urban form" through "sensitive and compatible infill development". The proposed project will promote compact urban form and contribute to infill housing that is consistent with development of the surrounding area. • Guiding Policy 3-G-3: There shall be infill development at densities that support the construction of affordable housing … to address residential growth throughout the Urban Area.	
Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met:** (Yes/No/N/A) **YES**
(i) The city has already approved Villas de Las Soleras Units 1 and 2 (totaling 182 residential lots) across Rail Runner Road from the proposed project. Unit 3 homes proposed for Tract 13 are based on the same home design, maintaining the prevailing use and character of the area. The residential density for all three Units will be consistent at slightly greater than six dwelling units per acre. (ii) The proposed development is approximately 6.8 acres, well over the two-acre minimum required for a General Plan Amendment. (iii) Approval of the General Plan Amendment and zoning will allow for the purchase of 44 homes at a lower price point than the single family homes sold by Pulte in the area south of Nava Ade.	
Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) [Criterion 1(c) above] if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met:** (Yes/No) **YES**
The construction of the proposed housing product promotes the general welfare by enabling the purchase of dwellings with a proven demand and favorable price point for the Santa Fe market.	
Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Criterion Met:** (Yes/No/N/A) **N/A**
N/A. The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits.	

Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and	**Criterion Met:** (Yes/No) **YES**
This request contributes to the coordinated and harmonious development of Santa Fe by providing for an identical building product that is identical to homes in Villas de Las Soleras Units 1 and 2. The development of residential uses on Tract 13 is tied to the development of Tract 12 through the participation in the same Home Owners Association and contribution to maintenance of the neighborhood park. The provision of the neighborhood park in Unit 1 of Villas de Las Soleras contribute to the health, convenience, and general welfare of all residents in Villas de Las Soleras.	
Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met:** (Yes/No) **YES**
No variances are requested with this application. The request is in compliance with city zoning regulations. Construction of roads and sewer and water infrastructure will be in conformance with infrastructure standards in Chapter 14.	
Criterion 8 [14-3.2(E)(2)]: In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the General Plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the General Plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that: **(a) the growth and economic projections contained within the General Plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met:** (Yes/No) **YES**
(a) The general plan included this area of Las Soleras as Phase 1 for future development. (b) There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for the proposed housing product. There are even fewer of these zoning districts that satisfy the existing city access standards and have the existing utility infrastructure capable of serving a higher density residential development. (c) There is a surge in apartment development in Santa Fe. R-21, C-1 and C-2 zoning districts allow for residential densities in the range or 18-21 dwelling units per acre. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction. It is difficult for developers	

constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

VI. REZONE APPROVAL CRITERIA – R-6 to R-10

This rezoning is across the street from Villas de Las Soleras Units 1 and 2. Units 1 and 2 consist of the same townhouse design that are proposed for Unit 3. The zoning for Units 1 and 2 is R-12. The proposed R-10 zoning allows more flexibility in design of the home relative to lot lines if approval of the setbacks via the preliminary development plan is secured from the Planning Commission. The proposed density is approximately seven units per acre.

The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the Planning Commission and the Governing Body must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Criterion 1 [14-3.5(C)(1)(a)]: one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;** **(iii) a different use category is more advantageous to the community, as articulated in the General Plan or other adopted city plans;**	**Criterion Met:** (Yes/No) **YES**
(i) N/A (ii) The zoning for Las Soleras Tract 12 (the land west of Rail Runner Road) was established at R-12 with the intent to provide for either apartments or higher density townhouse dwellings. Tract 12 was developed as attached duplex units with garages at the back of the lot accessed from alleys. This design resulted in a density in the order of six dwelling units per acre. The R-12 zoning allowed for the modification to building setbacks through Planning Commission approval of a development plan. At the time the zoning was approved for this area of Las Soleras, there was not a clear concept of what type of building product would best fit the area. The focus of the master plan was to optimize the carrying capacity of the road system and make sure the water and sewer was designed to serve the proposed master plan designated density, be it commercial or residential. The housing product and density on Tract 12 (Villas de Las Soleras Units 1 and 2) has been successful and the proposed product on the east side of Rail Runner Road will be compatible. (iii) Implementing Policy 4-4-I-6 of the Santa Fe General Plan states the following: *The target density for new infill residential development, in order to address affordable housing goals, is a minimum of five units per acre (net) with seven units per acre (net) preferred. The actual net density proposed for an infill site should be in keeping with the density range shown for the property in Future Land Use … and should propose a reasonable increase in density*	

over the surrounding neighborhood. The design of the infill project must reflect the character of the surrounding neighborhoods, while maintaining a balance between land use and the traffic carrying capacity of existing streets.

All of Las Soleras is within in the Stage 1 infill area as identified on Figure 4-5 of the 1999 General Plan. Three hundred single family units were developed at a density of slightly less than 3 dwellings per acre. Pulte is currently developing homes at a density slightly greater than 6 dwellings per acre. The average of those two housing areas is well within recommended residential density of 7 dwelling per net acre.

It has been 24 years since that was written and the definition of what is considered affordable has changed significantly. Nonetheless a higher density does allow for a more moderately priced dwelling. Estancias de las Soleras homes have a density slightly less than 3 dwelling units per acre and are 30 to 40 percent greater in cost than Villas de Las Soleras Units 1 & 2 dwellings at 6 dwellings per acre on tract 12.

Criterion 2 [14-3.5(C)(1)(b)]: all the rezoning requirements of Chapter 14 have been met;	**Criterion Met:** (Yes/No) **YES**

The Applicants have met the Chapter 14 procedural requirements for re-zoning, including holding an Early Neighborhood Notification Meeting, posting and mailing of notification requirements, and submitting required application submittals including a Traffic Impact Analysis. The Applicant is not requesting any variances.

Criterion 3 [14-3.5(C)(1)(c)]: the rezoning is consistent with the applicable policies of the General Plan, including the future land use map;	**Criterion Met:** (Yes/No) **YES**

A request has been included in the application for an amendment to the general plan Future Land Use Map from low density residential (3-7 dwelling units per acre) to medium density residential (7-12 dwelling units per acre). If the Governing Body approves both requests, this brings the general plan recommendation into conformance with the proposed zoning application.

Criterion 4 [14-3.5(C)(1)(d)]: the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met:** (Yes/No) **YES**

The lack of housing in Santa Fe has been well documented. This is an unusual housing product that is best suited to a higher density residential zoning such as R-10 or R-12. There is a limited supply of land in Santa Fe that is zoned for that residential density.

Criterion 5 [14-3.5(C)(1)(e)]: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met:** (Yes/No) **YES**

The Las Soleras Master Plan was designed to accommodate greater residential density than exists today. The sewer, water, electric and gas lines are sized to satisfy the loads that are requested for this area. Pulte has developed a neighborhood park in Villas de Las Soleras Unit 1 that serves Units, 1, 2 and 3. The Las Soleras master developer has dedicated land for a regional park and has developed the first phase of this park.

Criterion 6 [14-3.5(C)(2)]: Unless the proposed change is consistent with applicable General Plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts;** **(c) or benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No) **YES**
(a) The character of the area has changed significantly since the zoning was applied to this tract in 2009. The property to the north of Governor Miles Road is zoned C-2, General Commercial and the land to the west of Rail Runner Road has developed in an identical manner to what is proposed for the tract east of Rail Runner Road. (b) At 6.8 acres, the proposed rezoning is well over the two acre threshold. (c) The beneficiaries will be the purchasers of housing with a lower price point than other single family areas of Las Soleras.	
Criterion 7 [14-3.5(D)(1)]: If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met:** (Yes/No) **YES**
The infrastructure within Las Soleras was designed to accommodate greater residential density than exists today.	
Criterion 8 [14-3.5(D)(2): If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met:** (Yes/No) **YES**
The infrastructure within Las Soleras was designed to accommodate greater residential density than exists today.	

VII. PROJECT ANALYSIS: PRELIMINARY DEVELOPMENT PLAN AND SUBDIVISION

Project Description

The Applicant proposes a 44-lot subdivision that will be built as two-story, duplex townhomes. The average lot size is 0.10 acre (approximately 4,300 square feet). Homes will have standard front and rear setbacks of 20 feet and 15 feet respectively, but side yards are proposed to be 5 feet at two-story (24 foot) height, which the Planning Commission can approve via development plan. The majority of homes front the primary access road that runs through the development, but some lots at the east side of the development and the southern end are accessed via private access easements. A secondary access

easement to the development exists at the norther end. A CMU perimeter wall with pilasters is planned to surround the development.

Phasing
There are three phases to the Villas de Las Soleras project. Phases 1 and 2 are under construction now, and this proposal is Phase 3. The description of the phasing as presented in the 2017 Preliminary Subdivision Report is provided in Appendix F of the Siebert & Associates Project Report (Exhibit D(1)).

Access and Traffic
A traffic study was submitted to the City in 2015 for all three phases of the future development of Villas de Las Soleras, including Unit 3. The recommended improvements to Governor Miles Road, consisting of removal of the sidewalk and construction of a 10 foot wide city trail, and completion of Rail Runner Road to Governor Miles Road have been completed. The completion of the road system as shown on the Las Soleras Master Plan would provide for multiple points of access to Cerrillos Road and Richards Avenue from this project. There is only one road remaining to complete the Las Soleras road system described on the Master Plan and that is the connection of Las Soleras Road across the Arroyo de los Chamisos.

All roads shown on the plans for Tract 13 will be dedicated to the City with the exception of the private alleys that serve the duplex lots. The private alleys will be maintained by the Villas de Las Soleras Homeowners Association. The primary road within the subdivision will be a 50’ ROW sub-collector with parking on one side. This 30’ wide paved surface provides an unobstructed 20’ wide travel lane while providing a total of 17 on-street parking spaces on the east side. An additional 12 off street parking spaces are provided on private access drives: four are provided on the access to lots 35 and 36 on the north end, and eight are provided on the access to lots 1 through 6 on the south end. In total, 29 “off-lot” spaces are provided, which approximates to 1.5 off-lot parking spaces per unit.

Pedestrian and Bicycle Connectivity and Trails
Rail Runner Road and Governor Miles Road serve as the primary access for this subdivision. Governor Miles Road connects to the signalized intersection at Cerrillos and Richards Ave. Rail Runner Road also intersects with Beckner Road to the south creating a secondary east-west connection. A traffic study was prepared for Ross's Peak (now known as Villas de Las Soleras) that indicated a deficient operational level for the eastbound right turn lane of the Jaguar Road and Cerrillos Road intersection. As part of the Ross's Peak (now known as Villas de Las Soleras) development, Pulte paid their fair share to the improvement to enhance the operational capacity of the Jaguar Roar and Cerrillos Road intersection by adding an eastbound right tum lane. A left turn holding bay for southbound traffic on Rail Runner Road, creating a protected access to Unit 3, was constructed as part of the improvements for Rail Runner Road.

There is a public bus route (Community College Route) that uses Governor Miles Road to access the Community College. A concrete pad was constructed by Pulte to accommodate a bus stop bench. This bus stop is within one-quarter mile of the homes in Unit 3. There is an existing sidewalk on the south side of Governor Miles Road. All public roads planned for this development will have sidewalks. The City is planning the extension of the Arroyo de los Chamisos trail to Cerrillos Road from its current terminus south of the park on the east side of the Santa Fe Place Mall. Pulte has constructed a city trail on the

west side of Units 1 and 2 from Cerrillos Road to the Las Soleras Regional Park. There is also a 10-foot City trail along the west side of Rail Runner Road connecting Beckner Road to the Regional Park.

Grading and Drainage/Terrain Management
There is no FEMA designated flood plain on this property. The major drainage to the south is not a FEMA flood plain, although this drainage has been reinforced due to the major flooding that occurred in 2018.

There are no natural slopes on the property that exceed 30 percent or slopes of 20-30 percent that require standards for placement of the house on slopes of this category. The contractor for Pulte was granted approval by the City to grade a portion of Unit 3 for an effluent water pond storage and staging of materials for the construction of Units 1 and 2, immediately across the street.

The entire site slopes to the south with the natural drainage flowing to the drainage that passes under Rail Runner Road and intersects further downstream at the Arroyo de los Chamisos. There are two 24-inch culverts that carry storm water under Rail Runner Road to this tract. This is historic flow and the storm water exiting the pipes is routed through the subdivision with storm drainpipes. A storm water pond sized to the runoff from this development is located at the south end of the subdivision. This pond discharges into the adjoining drainage.

A storm water pollution protection plan (SWPPP) has been prepared as part of the Application materials for the project. A Notice of Intent (NOQ) will be submitted to the Environmental Protection Agency (EPA) prior to the commencement of any grading that may occur on site. The contractor for the project will be required to implement various measures to reduce dust leaving the site. This will include chain link fence with fabric to catch the dirt before it leaves the site and the watering of areas disturbed during the grading of the site.

Landscaping and Open Space
While the proposed R-10 zoning would allow for a minimum lot size of 3,000 square feet, the average proposed lot size is approximately 4,300 square feet. While no off-setting common open space is required to satisfy the minimum lot size requirements for this development, there is approximately one-half acre of land which is a shared area for the residents. Part of that consists of a storm water pond at the far south end of the project.

The lot owners in Unit 3 will have the right to use the park constructed in Unit 1, since Unit 3 will be included in the homeowners association for Villas de Las Soleras. An extensive park has been constructed by Pulte for the use of residents in Units 1, 2, and 3.

The neighborhood park requirement for Villas de Las Soleras Units 1, 2 and 3 is 1.356 acres (226 dwellings x 0.006 acre per dwelling). As part of Units 1 and 2, 5.3 acres of land was dedicated to park, trails and open space. Pulte also participated in the cost of improvements to the regional park adjacent to Unit 2 and within walking distance for Units 1 and 2 of the Pulte project. These participations eliminate the need to contribute additional land or pay for additional improvements to the park.

Fire
A looped water line connecting to the 10-inch line in Rail Runner Road will provide sufficient flow for fire and domestic purposes. Fire hydrants will be installed at intervals and locations deemed appropriate by the Fire Marshall. There is already an existing hydrant at comer of Rail Runner Road and Governor Miles Road. The closest fire substation to the property is located north of Rodeo Road within the Genoveva Chavez Community Center complex approximately 2.6 miles from this site.

Since the project is greater than 29 lots, a secondary emergency access is required. The secondary, 20-foot wide access is located at the northern end of the property between lots 26 and 27/28/29.

Water, Sewer, and Dry Utilities
There is a 10-inch water line on Rail Runner Road that serves as the source of water to this subdivision. An eight inch loop line begins at the intersection with Rail Runner Road goes through the public road and loops back to the 10-inch line on the emergency access. This 8-inch line in the subdivision is sufficient to provide fire flow for the project.

The connection to City sewer will take place at the south end of tract 13. A sewer line was stubbed across Rail Runner Road to serve this development. The 8-inch line has capacity to serve the 44 lots in the subdivision.

There is a supply gas line in Rail Runner Road. The design for the gas line by the Gas Company of New Mexico does not take place until the final subdivision plat is approved. It is assumed that a two inch line will be connected to the main line in Rail Runner Road and will be extended throughout the entire subdivision.

Electric is available Rail Runner Road. A switch gear was installed to serve Units 1 and 2. The design of the electric system by PNM does not commence until the final plat is approved. There appears to be sufficient existing infrastructure available to serve the projected build-out of the subdivision.

Telephone cable is available in Rail Runner Road. Since Ross' Peak is located within the urban service area of Santa Fe it is the responsibility of Century Link to bring in additional service lines at no cost to the development if it becomes necessary and it is assumed that will not be the case. Century Link is dependent on PNM Electric to establish the design for the communication system.

Comcast cable was installed to serve Units 1 and 2. There should be no issue to pull additional cable into the proposed subdivision. Comcast cable generally shares the same trench with the telephone cable.

Water Budget
Of the 44 proposed lots, 36 are market rate and are subject to the water offset requirements of the city. All lots are less than 6,000 square feet and the water offset requirement is .15 acre feet per dwelling unit plus the annual landscape requirement and the .098 percent required for system line loss. The total water requirement is:

0.15 acre feet (less than 6,000 sf lot) x 36 lots =	5.40 acre feet/year
Landscaping =	0.47 acre feet/year
Total	5.87 acre feet/year
+ 9.8% Contingency =	0.58 acre feet/year
Total Water Budget =	6.45 acre feet/year

Water rights instead of water credits are required since this is part of a three phase project and the sum of the water use for the three phases exceeds 10 acre feet. Pulte has sufficient water in the city water bank to allocate water to the city of this project.

The developers of Las Soleras had the entire area of Las Soleras surveyed for sites of archaeological and historically significance. The city Archaeological Review Committee issued a clearance for all of Las Soleras. Tract 13 is located within the area that was surveyed and released by the city. The archaeological clearance is found in Appendix D of the Siebert Project Report (Exhibit D(1)). 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
Several public, private, and charter schools that serve the district where this project is proposed:

- Pinon - Elementary School - 2921 Camino de Los Caballos (public)
- Milagro - Middle School - 1720 Llano Street (public)
- Santa Fe High - High School - 2100 Yucca Street (public)
- Santo Nino Catholic School - kindergarten through grade six - 23 College Avenue
- Monte Del Sol Charter School - grades seven through twelve - 4157 Walking Rain Road
- The Academy for Technology and the Classics Charter School - grades seven through twelve - 74 A Van Nu Po Road

A report was submitted to the Santa Fe Public Schools (SFPS) as provided for per Ordinance #2008-32. SFPS has reviewed the development and does not find any issues that would conflict with their planning processes. The response from Santa Fe Public Schools is enclosed in Appendix E of the Siebert Project Report (Exhibit D(1)).

Santa Fe HOMES Program
The Project will comply with current Santa Fe Homes Program ("SFHP") regulations per SFCC 26-1.8(A). A total of 8.8 dwellings are required to satisfy the affordable housing requirements of the city. The Applicant will enter into a contract with The City of Santa Fe Housing Opportunity Program. Pursuant to the provisions of the SFHP, 8 lots (20%) will be affordable, with a fractional fee paid for the 0.8 unit. The location of the affordable units is shown on the Development Plan. The signed SFHP proposal is found in Exhibit D(2).

Homeowners Association and Private Covenants
Articles of Incorporation, Bylaws, and Homeowners Association Restrictions and Covenants will be reviewed by City Staff and the City Attorney's Office. Per SFCC 14-9.5(A)(2) and 14-8.2(K)(1), Homeowners Association Covenants will be reviewed by City Staff and the City Attorney's Office to

assure that each lot owner understands the requirement to maintain landscape easements and storm water ponds which remain under the ownership of the homeowners association.

VIII. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

The proposed development plan seeks to establish a permitted height of 24 feet at 5 foot side setbacks. SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Santa Fe City Code (SFCC) Subsection 14-3.8(B)(2) requires a development plan for rezoning applications. Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
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. Subject to staff recommended conditions of approval, the proposed development plan complies with SFCC Chapter 14 and would not adversely affect the public interest. The development plan and form of housing product that is proposed is consistent with the product approved and being built in Villas de Las Soleras Units 1 and 2. The total number of dwellings allowed by the Las Soleras Master Plan is within the allowed number of dwellings approved by the City Council. There is no environmental detrimental affect caused by this project, including-100 year flood plains, steep slopes or rock outcroppings. All utilities are in place to serve this development and capable of adequately serving the project. The public transportation system is nearby and the street system is designed to accommodate this project in combination with other Las Soleras developments.	
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) **YES**
The land immediately to the west is comprised of the same housing product that is proposed for this property. The land to the north is zoned C-2 which allows for higher lot coverage and heights of 45 feet, which is considerably higher than the 24 feet permitted for the proposed zoning. The property to the east is rural, low density. It is anticipated that at some point in the future it will be developed at densities not too much different from what is proposed for the adjoining land to the west.	

IX. PRELIMINARY SUBDIVISION PLAT

SFCC Section 14-3.7 governs the authority, procedures and restrictions for the division of land. SFCC Subsection 14-3.7(B)(3)(d) states that "The Planning Commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the Land Use Director report and

recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider."

The criteria for approval of a Preliminary Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No) **YES**
An archaeological report has been prepared for this section of Las Soleras. No sites of historical significance were found within any of the tracts that are included within the existing or future platted areas of this project. There a very few "significant trees" on the property with the principal vegetation being native grasses and one-seed juniper trees. Landscaping will replace the existing vegetation on the property, and will provide for a greater diversity of vegetation and will offer shade for pedestrians and cyclists that doesn't exist today.	
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) **YES**
This land is part of an approved master plan and there are no conditions that make this land unsuitable for residential use. The various divisions of the City will comment on the plans that are submitted as part of the development review process. Conditions of approval and technical corrections must be addressed as part of the review by City staff. This land is exceptionally developable with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property. No residential dwellings will be located within the area of shallow flooding.	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No) **YES**
The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Terrain Management, Water, Sewer, Fire and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for public health, safety or welfare. The engineering design for terrain management, roads and utilities complies with all requirements of Chapter 14, 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	**Criterion Met:** (Yes/No) **YES**

the *plat*.	
The master plan amendment, general plan amendment and rezoning, if approved will bring the density and the design of the dwelling into conformance with the provisions of Chapter 14. No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.	
Criterion 5: A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.	**Criterion Met:** (Yes/No) **YES**
The rezoning of the property from R-6 to R-10 is dependent on the approval of the general plan amendment and amendment to the Las Soleras Master Plan. With approval of both of those the rezoning would be consistent with the procedures provided in Chapter 14 of the city code. The preliminary plat can only be approved if the city council approves the rezoning along with the two amendments. 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.	

X. EARLY NEIGHBORHOOD NOTIFICATION

An ENN meeting was held on April 14, 2021. The meeting was conducted virtually beginning at 5:30. People in attendance included residents from Villas de Las Soleras Unit 1 and residents of Estancias de Las Soleras. Minutes of the meeting found in Appendix C of the Siebert project report.

XI. EXPIRATION

The Master Plan amendment, the General Plan amendment, the rezoning, if approved by the Governing Body, will run with the land, are transferrable, and will not expire.

Per SFCC Section 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).” Therefore, should the Commission approve the preliminary development plan and adopt Findings of Fact and Conclusions of Law at this hearing, the expiration date would be August 19, 2024.

According to SFCC Subsection 14-3.19(B)(2) “Approval of a preliminary subdivision plat … shall expire three years after final action approving it unless the final plat … is approved.” Should the Commission approve the preliminary subdivision plat and adopt the recommended Findings of Fact and Conclusions of Law at this hearing, the expiration date would be August 19, 2024.

XII. ATTACHMENTS:

EXHIBIT A: Draft Findings of Fact and Conclusions of Law

1. Case #2021-3811
2. Case #2021-3814
3. Case #2021-3815
4. Case #2021-3816
5. Case #2021-3817

EXHIBIT B: Development Review Team Memoranda

1. Compiled Technical Corrections
2. ADA Site Review
3. MPO Review
4. Fire Prevention Review
5. Terrain Management Review
6. Landscape Review
7. Wastewater Review

EXHIBIT C: Maps and Photos

1. Future Land Use – Master Plan
2. Current Zoning
3. Aerial
4. Street Views

EXHIBIT D: Applicant Materials

1. Siebert Project Report
2. Santa Fe Homes Proposal
3. Proposed Development Plan & Subdivision

APPROVED BY:

Title	Name	Initials
Acting Planning and Land Use Director	Jason Kluck	*jmk*
Land Use Planner Manager	Noah Berke, AICP	NLB
Land Use Department Case Manager	Lee Logston. AICP	*LL*

City of Santa Fe, New Mexico

Case #2021-3816 3817
Villas de Las Soleras Unit 3 Preliminary Development Plan and Preliminary Subdivision
Planning Commission
August 19, 2021

Exhibit A

Draft Findings of Fact and Conclusions of Law

1. **Case #2021-3811 Master Plan Amendment**
2. **Case #2021-3814 General Plan Amendment**
3. **Case #2021-3815 Rezoning**
4. **Case #2021-3816 Preliminary Development Plan**
5. **Case #2021-3817 Preliminary Subdivision**

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

Case #2021-3811
4601 Rail Runner Drive; Villas de Las Soleras Unit 3 Las Soleras Master Plan Amendment

Owner's/Applicant's Name – Ross's Peak Holdings, LTD., Co.
Agent's Name – James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 19, 2021 (Hearing) upon the application (Application) of James W. Siebert and Associates, Inc., as agent for Ross's Peak Holdings, LTD., Co. (Applicant).

I. INTRODUCTION

The Application pertains to a property located at 4601 Rail Runner Road totaling approximately 6.8 acres (Property). The Applicant requests an amendment to the Las Soleras Master Plan in order to request a rezoning in related Case #2021-3815 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

In related Case #2021-3814, the Applicant requests a general plan amendment to change the Future Land Use Designation from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3815, the Applicant requests a rezoning from R-6 (Residential- six dwelling units per acre) R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3816, the Applicant requests preliminary development plan approval for a 44-lot single family subdivision for a property located at 4601 Rail Runner Road.

Finally, in related Case #2021-3817, the Applicant requests preliminary subdivision plat approval for 44 single-family residential lots for a property located at 4601 Rail Runner Road.

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

II. FINDINGS OF FACT

General

1. Santa Fe City Code (SFCC) Section 14-3.9(B)(1) provides that an application for amendments to a master plan may be considered concurrently with an application for rezoning.

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 § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 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. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application on April 14, 2021. The ENN meeting was attended the Project team, members of City staff, and approximately 8 members of the public. Residents voiced concerns about construction impacts, dust, building height and visual impacts to the skyline, and lack of off-lot parking in previous phases.
6. City staff reviewed the master plan amendment Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements (Submittal Requirements) and provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
7. Staff recommended that the Commission recommend approval of the amendment to the Las Soleras Master Plan to Governing Body.

Master Plan Amendment from Low Density to Medium Density Residential

8. Pursuant to SFCC Section14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to master plans.
9. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3814, 2021-3815, 2021-3816, and 2021-3817; and 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.
10. Pursuant to SFCC Section 14-3.9(B), a master plan is required for applications requesting a rezoning.
11. In this case, the Applicant seeks an amendment to the Las Soleras Master Plan future land use designation from Low Density Residential to Medium Density Residential.
12. Under the general plan, "Medium Density Residential" permits residential zoning of seven to twelve units per acre.
13. SFCC Section 14-3.9 sets out certain procedures for amendments to a master plan, including, without limitation, submittal of an application for review, a public hearing by the Commission, and a recommendation to the Governing Body based upon the criteria set out in SFCC Section 14-3.9(D).
14. SFCC Section 14-3.9(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 recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Commission finds that all applicable criteria in SFCC 14-3.9(D)(1) have been met.
16. Pursuant to SFCC 14-3.9(D)(1)(a), the Commission finds that the proposed master plan amendment is consistent with the general plan, provided that the Governing Body also

approves the general plan amendment. The original Las Soleras Master Plan anticipated more housing than has been built.

17. Pursuant to SFCC 14-3.9(D)(1)(b), the Commission finds that the proposed master plan amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts. The requested density is equivalent to that which would be allowed using the affordable housing density bonus under current zoning.
18. Pursuant to SFCC 14-3.9(D)(1)(c), the Commission finds that the proposed amendment to the master plan will contribute to the coordinated and efficient development of the community. Las Soleras was master planned to provide for a mix of land uses and residential densities, with sufficient infrastructure to accommodate both.
19. Pursuant to SFCC Section 14-3.9(D)(1)(d), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development. The Las Soleras Master Plan was designed to accommodate greater residential densities. Utility infrastructure will be able to accommodate the planned development.

III. 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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Master Plan Amendment

2. The Applicant has the right under the SFCC to propose an amendment to a master plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the master plan and to make recommendations regarding the proposed amendment to the master plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested master plan amendment because all applicable code requirements and criteria for recommendation of approval of the proposed amendment to the master plan have been met.

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the master plan amendment, as requested in the Application for Case #2021-3811. Per SFCC Section 14-3.19(B)(1), the master plan amendment shall expire five years after all applicable appeal periods, and any appeals of the final action approving it, unless approval is granted for a development plan or subdivision plat within the master plan boundaries, or actual development of the site or off-site improvements is begun and is continued pursuant to Subsection 14-3.19(B)(6).

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Kyle Hibner Date
Assistant City Attorney

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

Case #2021-3814
4601 Rail Runner Drive; Villas de Las Soleras Unit 3 General Plan Amendment

Owner's/Applicant's Name – Ross's Peak Holdings, LTD., Co.
Agent's Name – James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 19, 2021 (Hearing) upon the application (Application) of James W. Siebert and Associates, Inc., as agent for Ross's Peak Holdings, LTD., Co. (Applicant).

The Application pertains to a property located at 4601 Rail Runner Road totaling approximately 6.8 acres (Property). The Applicant requests a general plan amendment to change the Future Land Use Designation from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre). The Property is zoned R-6 (Residential- six dwelling unit per acre).

In related Case #2021-3811, the Applicant requests an amendment to the Las Soleras Master Plan, in order to request a rezoning in related Case #2021-3815 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3815, the Applicant requests a rezoning from R-6 (Residential- six dwelling units per acre) R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3816, the Applicant requests preliminary development plan approval for a 44-lot single family subdivision for a property located at 4601 Rail Runner Road.

Finally, in related Case #2021-3817, the Applicant requests preliminary subdivision plat approval for 44 single-family residential lots for a property located at 4601 Rail Runner Road.

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. Santa Fe City Code (SFCC) Section 14-3.2(D)(1) provides that an application for amendments to the general plan may be considered concurrently with an application for rezoning.
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 § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].

3. A pre-application conference was held on March 25, 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. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application on April 14, 2021. The ENN meeting was attended the Project team, members of City staff, and approximately 8 members of the public. Residents voiced concerns about construction impacts, dust, building height and visual impacts to the skyline, and lack of off-lot parking in previous phases.
6. City staff reviewed the general plan amendment Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements (Submittal Requirements) and provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
7. Staff recommended that the Commission recommend approval of the amendment to the general plan to Governing Body.

General Plan Amendment from Low Density to High Density Residential

8. Pursuant to SFCC Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the general plan.
9. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3811, 2021-3815, 2021-3816, and 2021-3817; and 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.
10. Pursuant to SFCC Section 14-3.2(B), the general plan must be amended before new zoning regulations establishing new land use classifications may be approved.
11. In this case, the Applicant seeks an amendment of the future land use designation from Low Density Residential to Medium Density Residential.
12. Under the general plan, "Medium Density Residential" permits residential zoning of seven to twelve units per acre.
13. SFCC Section 14-3.2 sets out certain procedures for amendments to the general plan, including, without limitation, submittal of an application for review, a public hearing by the Commission, and a recommendation to the Governing Body based upon the criteria set out in SFCC Section 14-3.2(E).
14. SFCC Section 14-3.2(E)(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 recommending approval of an amendment to the general plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Commission finds that all applicable criteria in SFCC 14-3.2(E)(1) have been met.
16. Pursuant to SFCC 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure. An adequate supply of housing to support the workforce is

important for economic development. The road network in Las Soleras was master planned to accommodate the uses and densities for the sector. Las Soleras is accessed by three signalized intersections on Cerrillos Road, an interim signal on Richards Avenue and a roundabout at Governor Miles Road and Rail Runner Road.

17. Pursuant to SFCC 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the general plan, including Guiding Policies regarding infill development at densities that support the construction of affordable housing to address residential growth throughout the Urban Area.
18. Pursuant to SFCC 14-3.2(E)(1)(c), the Commission finds that the proposed use is not inconsistent with the prevailing use and character in the area considering that similar densities and housing product have already been approved for the area, that the Property is well over the two-acre minimum required for a general plan amendment, and that the project will not benefit one or a few landowners at the expense of the surrounding landowners or the general public because it will allow for the construction and purchase of 44 homes at a lower price point than the single family homes sold in the area.
19. Pursuant to SFCC 14-3.2(E)(1)(d), the Commission finds that the construction of the proposed housing product promotes the general welfare by enabling the purchase of dwellings with a proven demand and favorable price point for the Santa Fe market.
20. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(e) is not applicable to this case.
21. Pursuant to SFCC 14-3.2(E)(1)(f), the Commission finds that approving a proposal for housing on the Property promotes the general welfare and contribute to the harmonious development of Santa Fe by creating homes of similar design and density to previous phases of the development.
22. Pursuant to SFCC 14-3.2(E)(1)(g), the Commission has considered conformity with other city policies, including land use policies, ordinances, regulations, and plans. No variances are requested with this application. The request is in compliance with city zoning regulations. Construction of roads and sewer and water infrastructure will be in conformance with infrastructure standards in Chapter 14.
23. The Commission finds that the additional criteria in SFCC 14-3.2(E)(2) are not applicable to this case because the proposal would not amend the land use policies section of the general plan.
24. The Commission finds that the additional criteria in SFCC 14-3.2(E)(3) are not applicable to this case because the proposal does not involve the adoption of a neighborhood plan.

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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

General Plan Amendment

2. The Applicant has the right under the SFCC to propose an amendment to the general plan.

3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the general plan and to make recommendations regarding the proposed amendment to the general plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested general plan amendment because all applicable code requirements and criteria for recommendation of approval of the proposed amendment to the general plan have been met.

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the general plan amendment, as requested in the Application for Case #2021-3814.

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Kyle Hibner Date
Assistant City Attorney

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

Case #2021-3815
4601 Rail Runner Drive; Villas de Las Soleras Unit 3 Rezoning

Owner's/Applicant's Name- Ross's Peak Holdings, LTD., Co.
Agent's Name- James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 19, 2021 (Hearing) upon the application (Application) of James W. Siebert and Associates, Inc., as agent for Ross's Peak Holdings, LTD., Co. (Applicant).

The Application pertains to a property located at 4601 Rail Runner Road totaling approximately 6.8 acres (Property). The Applicant requests a rezoning from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road. The Property is zoned R-6 (Residential-six dwelling units per acre).

In related Case #2021-3811, the Applicant requests an amendment to the Las Soleras Master Plan, in order to request a rezoning in related Case #2021-3815 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3814, the Applicant requests a general plan amendment to change the Future Land Use Designation from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3816, the Applicant requests preliminary development plan approval for a 44-lot single family subdivision for a property located at 4601 Rail Runner Road.

Finally, in related Case #2021-3817, the Applicant requests preliminary subdivision plat approval for 44 single-family residential lots for a property located at 4601 Rail Runner Road.

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. Santa Fe City Code (SFCC) Section 14-3.2(D)(1) provides that an application for amendments to the general plan may be considered concurrently with an application for rezoning.
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 §14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC §14-3.1(H)-(I)].

3. A pre-application conference was held on March 25, 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. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application on April 14, 2021. The ENN meeting was attended the Project team, members of City staff, and approximately 8 members of the public. Residents voiced concerns about construction impacts, dust, building height and visual impacts to the skyline, and lack of off-lot parking in previous phases.
6. City staff reviewed the rezoning Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements and provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
7. Staff recommended that the Commission recommend approval of the rezoning to the Governing Body.

Rezoning

1. Pursuant to SFCC Section 14-2.3(C)(7)(c) and Section 14-3.5(B)(1), the Commission has the authority to review and make recommendations to the Governing Body regarding rezonings.
2. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3811, 2021-3814, 2021-3816, and 2021-3817; and 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.
3. Pursuant to SFCC Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
4. In this case, the Applicant seeks a rezoning from R-6 (Residential-six dwelling units per acre) to R-10 (Residential-ten dwelling units per acre).
5. SFCC Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
6. SFCC Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
7. Pursuant to SFCC Section 14-3.5(C)(1)(a)(i), the Commission finds that the criterion is not applicable.
8. Pursuant to SFCC Section14-3.5(C)(1)(a)(ii), the Commission finds that the rezoning is justified because the zoning for the adjacent Villas de Las Soleras Units 1 and 2 was established at R-12 (Residential- twelve dwelling units per acre).
9. Pursuant to SFCC Section14-3.5(C)(1)(a)(iii), the Commission finds that the rezoning will be more advantageous to the community because General Plan Guiding Policy 4-4-1-6 states that target density for infill housing should be a minimum of five units per acre with a target density of seven units per acre.

10. Pursuant to SFCC Section 14-3.5(C)(1)(b), the Commission finds that all the rezoning requirements of Chapter 14 have been met.
11. Pursuant to SFCC Section 14-3.5(C)(1)(c), the Commission finds that the proposed rezoning is consistent with the applicable policies of the general plan in that the Applicant is requesting required amendments to the Future Land Use Map of the General Plan concurrently with this Application.
12. Pursuant to SFCC Section 14-3.5(C)(1)(d), the Commission finds that the property is of sufficient size for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.
13. Pursuant to SFCC Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure can be modified to accommodate the impacts of the proposed development. The Las Soleras Master Plan was designed to accommodate this level of residential density.
14. Pursuant to SFCC Section 14-3.5(C)(2)(a), the Commission finds that the proposed zoning amendment will enable the construction of housing product similar to the adjacent Villas de Las Soleras Units 1 and 2.
15. Pursuant to SFCC Section 14-3.5(C)(2)(b), the Commission finds that at 6.8 acres, the proposed rezoning is well over the two acre threshold.
16. Pursuant to SFCC Section 14-3.5(C)(2)(c), the Commission finds that the proposed rezoning will not benefit one or a few landowners at the expense of the surrounding landowners or the general public, in housing product at a lower price point than other housing in Las Soleras can be built.
17. Pursuant to SFCC Section 14-3.5(D)(1) & (2), the Commission finds that the proposed rezoning and density can be accommodated by the road and other infrastructure improvements planned for in the Las Soleras Master Plan.

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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Rezoning

1. The Applicant has the right under the SFCC to propose the rezoning of the Property.
2. The Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission should recommend approval of the requested rezoning because all applicable code requirements and criteria for recommendation of approval of the proposed rezoning have been met.

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the rezoning, as requested in the Application for Case #2021-3815.

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Kyle Hibner Date
Assistant City Attorney

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

Case #2021-3816
4601 Rail Runner Drive; Villas de Las Soleras Unit 3 Preliminary Development Plan

Owner's/Applicant's Name- Ross's Peak Holdings, LTD., Co.
Agent's Name- James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 19, 2021 (Hearing) upon the application (Application) of James W. Siebert and Associates, Inc., as agent for Ross's Peak Holdings, LTD., Co. (Applicant).

The Application pertains to a property located at 4601 Rail Runner Road totaling approximately 6.8 acres (Property). The Applicant requests approval of a preliminary development plan for 44 residential lots (Project). The Property is zoned R-6 (Residential-six dwelling units per acre).

In related Case #2021-3811, the Applicant requests an amendment to the Las Soleras Master Plan, in order to request a rezoning in related Case #2021-3815 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3814, the Applicant requests a general plan amendment to change the Future Land Use Designation from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3815, the Applicant requests a rezoning from R-6 (Residential- six dwelling units per acre) R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Finally, in related Case #2021-3817, the Applicant requests preliminary subdivision plat approval for 44 single-family residential lots for a property located at 4601 Rail Runner Road.

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. 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)].

2. A pre-application conference was held on March 25, 2021 in accordance with SFCC Section 14-3.l(E)(1).
3. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
4. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application on April 14, 2021. The ENN meeting was attended the Project team, members of City staff, and approximately 8 members of the public. Residents voiced concerns about construction impacts, dust, building height and visual impacts to the skyline, and lack of off-lot parking in previous phases.
5. City staff reviewed the preliminary development plan Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC requirements and provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
6. Staff recommended that the Commission recommend approval by the Governing Body of the preliminary development plan, subject to Conditions and the technical corrections set forth in the Staff Report and exhibits.

Development Plan

7. Pursuant to SFCC Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has the authority to review and approve development plans.
8. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3811, 2021-3814, 2021-3815, and 2021-3817; and 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.
9. Under SFCC Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan by the Commission.
10. In this case, the Applicant wishes to establish side yard setbacks of five feet at 24 foot height through the development plan.
11. 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).
12. SFCC Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
13. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
14. 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 approving a development plan.
15. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it has the authority to review the development plan under SFCC Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1.
16. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that the development plan will not adversely affect the public interest. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare

affecting land uses and developments as a means to protect the public interest. This project serves the public interest through the provision of much-needed housing.

17. 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 premises under consideration. The subject property is located in a master planned area designed to accommodate housing of this density.
18. Pursuant to SFCC Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
19. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Development Plan

2. The Commission has the authority to review and approve the preliminary development plan, subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission approves the preliminary development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the preliminary development plan for the Property, as requested in the Application for Case #2021-3816, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The preliminary development plan shall expire three years after issuance of this final action unless the final development plan is approved pursuant to SFCC Section 14-3.19(B)(2).

_____ _____

Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Kyle Hibner Date
Assistant City Attorney

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

Case #2021-3817
4601 Rail Runner Drive; Villas de Las Soleras Unit 3 Preliminary Subdivision Plat

Owner's/Applicant's Name- Ross's Peak Holdings, LTD., Co.
Agent's Name- James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 19, 2021 (Hearing) upon the application (Application) of James W. Siebert and Associates, Inc., as agent for Ross's Peak Holdings, LTD., Co. (Applicant).

The Application pertains to a property located at 4601 Rail Runner Road totaling approximately 6.8 acres (Property). The Applicant requests approval of a preliminary subdivision plat for 44 residential lots (Project). The Property is zoned R-6 (Residential-six dwelling units per acre).

In related Case #2021-3811, the Applicant requests an amendment to the Las Soleras Master Plan, in order to request a rezoning in related Case #2021-3815 from R-6 (Residential- six dwelling units per acre) to R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3814, the Applicant requests a general plan amendment to change the Future Land Use Designation from Low Density Residential (3 to 7 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) for a property located at 4601 Rail Runner Road.

Additionally, in related Case #2021-3815, the Applicant requests a rezoning from R-6 (Residential- six dwelling units per acre) R-10 (Residential- ten dwelling units per acre) for a property located at 4601 Rail Runner Road.

Finally, in related Case #2021-3816, the Applicant requests preliminary development plan approval for a 44-lot single family subdivision for a property located at 4601 Rail Runner Road.

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. 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.l(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)].

2. A pre-application conference was held on March 25, 2021 in accordance with SFCC Section 14-3.l(E).
3. Pursuant to SFCC Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
4. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held on the Application on April 14, 2021. The ENN meeting was attended the Project team, members of City staff, and approximately 8 members of the public. Residents voiced concerns about construction impacts, dust, building height and visual impacts to the skyline, and lack of off-lot parking in previous phases.
5. 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.
6. Staff recommended that the Commission should approve the preliminary subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.

Preliminary Subdivision Plat

7. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or disapprove preliminary subdivision plats.
8. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3811, 2021-3814, 2021-3815, and 2021-3816; and 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.
9. SFCC Section 14-3.7(B) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
10. SFCC Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
11. SFCC Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
12. Pursuant to SFCC Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features, as there is minimal vegetation on the site, and there are no significant natural features, water courses, historical sites and structures, or similar community assets. Archaeological clearance for this project was obtained. There are no historical sites.
13. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. The land is suitable for residential development of similar density to surrounding neighborhoods with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property.
14. 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.

15. Pursuant to SFCC Section 14-3.7(C)(4)-(5), the Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

CONCLUSIONS OF LAW

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

General

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

Preliminary Subdivision

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

WHEREFORE, IT IS ORDERED ON THE 19th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

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

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Kyle Hibner Date
Assistant City Attorney

City of Santa Fe, New Mexico

Case #2021-3816 3817
Villas de Las Soleras Unit 3 Preliminary Development Plan and Preliminary Subdivision
Planning Commission
August 19, 2021

Exhibit B

Development Review Team

1. **Compiled Technical Corrections**
2. **ADA Site Review**
3. **MPO Review**
4. **Fire Prevention Review**
5. **Terrain Management Review**
6. **Landscape Review**
7. **Wastewater Review**

EXHIBIT B1
Technical Corrections
Case #2021-3816 3817
Villas de Las Soleras Unit 3 Preliminary Development Plan & Preliminary Subdivision

TECHNICAL CORRECTIONS	Department	Staff
1. Dust Control Note Shall be placed on the Development Plan or construction plans (see attached). 2. Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached). 3. Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached). 4. Include Pond Measuring device in pond if pond will be proposed (example included below). 5. Perimeter Wall Detail on C-102 shows 6'0" max height on the wall, but the height is not shown to the finished grade on one side of the wall. The maximum wall height is 6'0" to the finish grade on either side of the wall. 6. Sheets C-117 thru C-120 incorrectly show the sewer and the storm drain under the structures. Correct the drawings. 7. Show pond volume on plan. Pond details are required. Pond depth of 4 feet will require perimeter safety fencing. 8. Provide concrete valley gutter for alley drainage. 9. 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. 10. Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process. 11. Include engineer's storm water infrastructure certification below.	Technical Review Division/Terrain Management	Dee Beingessner
1. Due to the Emerald Ash Beetle, please replace the Ash trees with another approved tree variety from the City of Santa Fe plant list. 2. Street Trees: Identify each species, location and quantity. 3. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox, 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. 4. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet. 5. Reduce the number of Pinon Pine by four and add four Austrian Pine. 6. Complete the Landscape plan. 7. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)". 8. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code. 9. Provide landscape and irrigation at North East drainage easement. 10. Remove street trees at Fire Access Road and Rail Runner.	Technical Review Division/Landscape	Lawrence Rivera

EXHIBIT B1
Technical Corrections
Case #2021-3816 3817
Villas de Las Soleras Unit 3 Preliminary Development Plan & Preliminary Subdivision

11. Staff reserves the right to require additional submittals upon receiving revisions.		
1. Sidewalk placement and widths are not specified – 5ft minimum.	MPO	Leah Yngve
1. All public sewer line sewer pipe shall be SDR 26 PVC. 2. No portion of the public sewer line and the associated 20-foot easement shall be located within a pond or pond embankment area. 3. A 20 foot wide, 6 inch thick base course driving or asphalt surface is required up to sewer manholes 5 and 6 for vactor truck access. 4. Remove sheet C-507 from the plan set. 5. Identify the sewer manhole numbers in the plan view. 6. Need to identify the water and storm drain lines in the sewer plan and profile sheets for these lines when they cross or run parallel with the public sewer. 7. Need to identify a minimum 20 foot sewer easement for the portion of the public sewer line going from Lot 7, around the detention pond and connecting to the existing public sewer main. 8. In the cul de sac area near lots 31 &32, the clearances between the water, sewer and storm lines and manholes is not clear. It is preferred to keep the sewer line within the road and also not to have the sewer line going under side walks.	Public Utilities/Wastewater	Stan Holland
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. 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. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1). 4. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 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 comply with IFC 2009 Section D103.2 Grade: Fire apparatus access roads shall not exceed 10 percent in grade. 9. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates.	Fire Prevention	Geronimo Griego

10. Shall comply with Section D106 Multiple-Family Residential Developments. 11. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

From: KLUCK, JASON M.
To: LOGSTON, LEE R.
Cc: BERKE, NOAH L.; BEINGESSNER, DEE
Subject: Vistas de las Soleras Unit 3
Date: Sunday, July 4, 2021 10:59:44 AM

Hi Lee,

I would like to request additional information regarding the street connection to Lots 1&2 (as discussed in the meeting) in order to complete this review. If they can provide this and update the submittal to reflect all required sidewalks and ADA accommodation at the head-in parking, I can most likely offer approval without technical corrections.

Thanks,

Jason

Jason M. Kluck
Interim Planning & Land Use Director
City of Santa Fe, Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87504
O: (505)955-6729
C: (505)795-2347
E: jmkluck@santafenm.gov

Please email or text me in lieu of a phone call or VM whenever possible to help ensure a more timely response. Thank you!

Please follow the links below for additional contacts and information regarding current operations.
Land Use landing page: https://www.santafenm.gov/land_use
Building Permits: https://www.santafenm.gov/building_permits
Inspections & Enforcement: https://www.santafenm.gov/inspections_and_enforcement
Engineering: https://www.santafenm.gov/technical_review
Current Planning: https://www.santafenm.gov/current_planning
Historic Preservation: https://www.santafenm.gov/historic_preservation

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3816 3817 Villas de Las Soleras Unit 3

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:
	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 comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 9. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 10. Shall comply with Section D106 Multiple-Family Residential Developments. 11. 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: 7/13/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan**

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 Expand the sidewalk on Governor Miles to a 10 ft multiuse trail as a section of the planned Arroyo Chamiso Trail	Prior to Signature Sheet Process
2 Add a pedestrian connection from Governor Miles to the cul-de-sac through the drainage easement	Prior to Signature Sheet Process

Technical Corrections*:	Must be completed by:
1 Sidewalk placement and widths are not specified – 5ft minimum	

*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):

1. Sidewalk Expansion
The Arroyo Chamiso Trail has been planned in Santa Fe for over a decade. Due to property constraints, the natural alignment north and south of Governor Miles may not be possible, therefore an alternate alignment has been planned along Emblem Road since the 2012 Santa Fe Bicycle Master Plan. This alignment will reach Governor Miles from the north just east of Villas de las Soleras. A multiuse trail along Governor Miles will provide the connection from the Arroyo Chamiso Trail to the existing Rail Runner side path/trail.

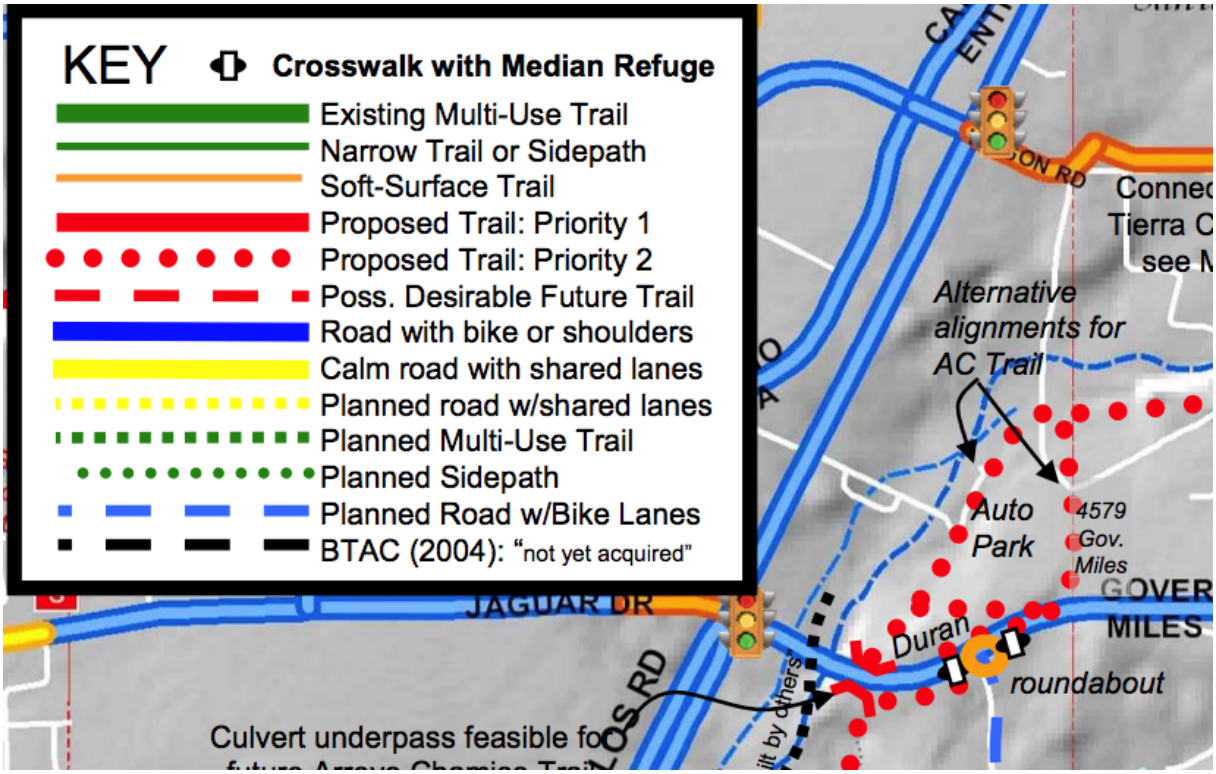
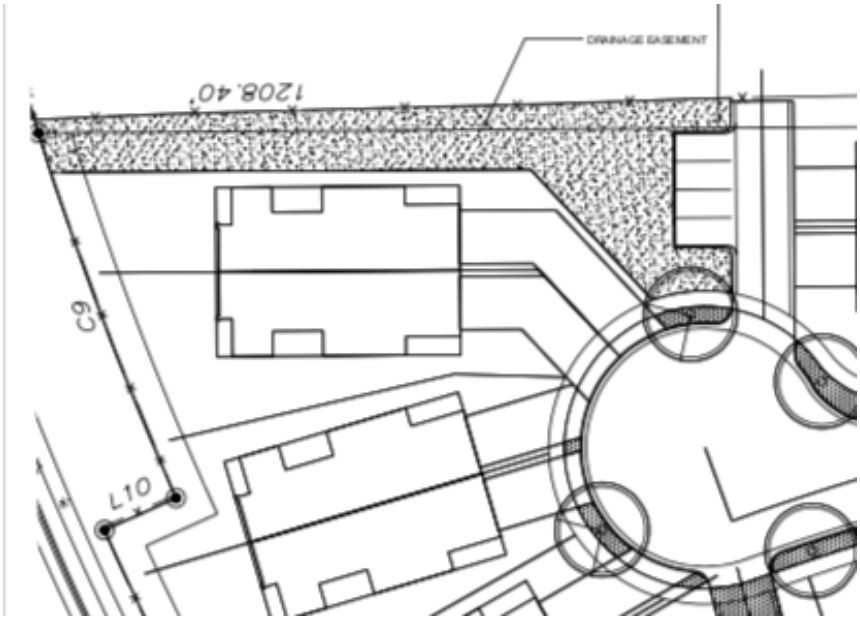


Diagram from the Bikeways Mapping Project: https://santafempo.org/wp-content/uploads/2011/02/Bikeways-Mapping-Project_Vignettes-Apr-2012.pdf

2. Pedestrian connection

A pedestrian connection through the below drainage easement from Governor Miles to the cul-de-sac will increase the permeability and walkability of the neighborhood. With transit and trail access off of Governor Miles to the east, residents may need to go that direction on foot or bicycle and will appreciate a shorter route to reach these amenities. The Santa Fe Pedestrian Master Plan identifies poor connectivity as a key barrier to people walking and improving connectivity as an important component of improving walkability.



3. Sidewalk specifications

The plans did not clearly identify where sidewalks will be built. All roads require 5ft minimum sidewalks.

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

(Ord. No. 2013-16 § 59)

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

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

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

Notes:

NA - Not Applicable

NR - Not Required

1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and *lot* access driveways. *Lot* access driveway standard applicable to access from *street* to not more than eight single family *lots*.

2. Includes Median/Turn Lane

3. Parking required on both sides of *street*, except no parking on that side of a *street* adjoining the plaza.

4. Parking may be on one side or both sides of the *street*; parking lane should not be continuous.( )

All measurements in feet, unless otherwise noted.

Development Review Team
Comment Form

Date: 7/20/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-3811 thru 3817 Villas de Las Soleras Unit 3**

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 Plat note 11 states no on lot ponding is required. Please state up to how many square feet of impervious surface is allowed on each lot before on-lot ponding is required. Drainage report should clearly show how much impervious surface on each lot was used for hydraulic calculations.	Prior to recording plat
2 Drainage report discussion must include pond volume required and pond volume provided for the site.	

Technical Corrections*:	Must be completed by:
1 Dust Control Note Shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
2 Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation or permitting
3 Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached)	Prior to recordation or permitting
4 Include Pond Measuring device in pond if pond will be proposed (example included below)	Prior to permitting
5 Perimeter Wall Detail on C-102 shows 6'0" max height on the wall, but the height is not shown to the finished grade on one side of the wall. The maximum wall height is 6'0" to the finish grade on either side of the wall.	Prior to permitting
6 Sheets C-117 thru C-120 incorrectly show the sewer and the storm drain under the structures. Correct the drawings.	Prior to permitting
7 Show pond volume on plan. Pond details are required. Pond depth of 4 feet will require perimeter safety fencing.	Prior to permitting
8 Provide concrete valley gutter for alley drainage.	Prior to permitting
9 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	Prior to permitting
10 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Prior to permitting
11 Include engineer's stormwater infrastructure certification below.	Prior to permitting

*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): (see following pages for notes required)

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.

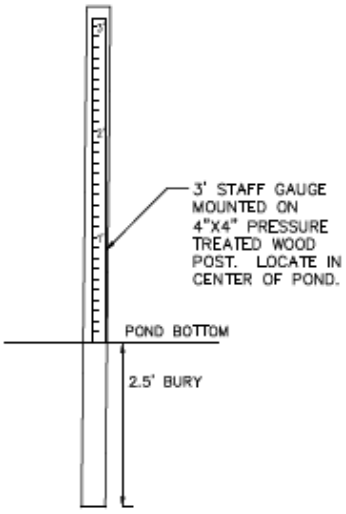
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Development Review Team

Comment Form

Date: 7/21/21

Staff person: Lawrence Rivera

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case #2021-3816 3817. Villas de Las Soleras Unit 3 Master Plan Amendment.

Case Manager: Lee Logston, lrlogston@santafenm.gov, 955-6136

Review by this division/department of the Preliminary Development 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. Due to the Emerald Ash Beetle, please replace the Ash trees with another approved tree variety from the City of Santa Fe plant list.	Prior to permit review
2. Street Trees: Identify each species, location and quantity.	Prior to permit review
3. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox, 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.	Prior to permit review
4. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	Prior to permit review
5. Reduce the number of Pinon Pine by four and add four Austrian Pine.	Prior to permit review
6. Complete the Landscape plan.	Prior to permit review
7. Note on plan: “All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)”.	Prior to permit review
8. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
9. Provide landscape and irrigation at North East drainage easement.	Prior to permit review
10. Remove street trees at Fire Access Road and Rail Runner.	Prior to permit review
Staff reserves the right to require additional submittals upon receiving revisions.	

*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: July 26, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-3816 & 3817 Villas de Las Soleras Unit 3**

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. All public sewer line sewer pipe shall be SDR 26 PVC 2. No portion of the public sewer line and the associated 20-foot easement shall be located within a pond or pond embankment area. 3. A 20 foot wide, 6 inch thick base course driving or asphalt surface is required up to sewer manholes 5 and 6 for vactor truck access 4. Remove sheet C-507 from the plan set 5. Identify the sewer manhole numbers in the plan view 6. Need to identify the water and storm drain lines in the sewer plan and profile sheets for these lines when they cross or run parallel with the public sewer 7. Need to identify a minimum 20 foot sewer easement for the portion of the public sewer line going from Lot 7, around the detention pond and connecting to the existing public sewer main. 8. In the cul de sac area near lots 31 &32, the clearances between the water, sewer and storm lines and manholes is not clear. It is preferred to keep the sewer line within the road and also not to have the sewer line going under side walks	Prior to Sign Off for Final Subdivision Plan.

*Must made prior to recording and/or permit issuance

City of Santa Fe, New Mexico

Case #2021-3816 3817
Villas de Las Soleras Unit 3 Preliminary Development Plan and Preliminary Subdivision
Planning Commission
August 19, 2021

Exhibit C

Maps and Photos

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

Exhibit C1: Future Land Use Map

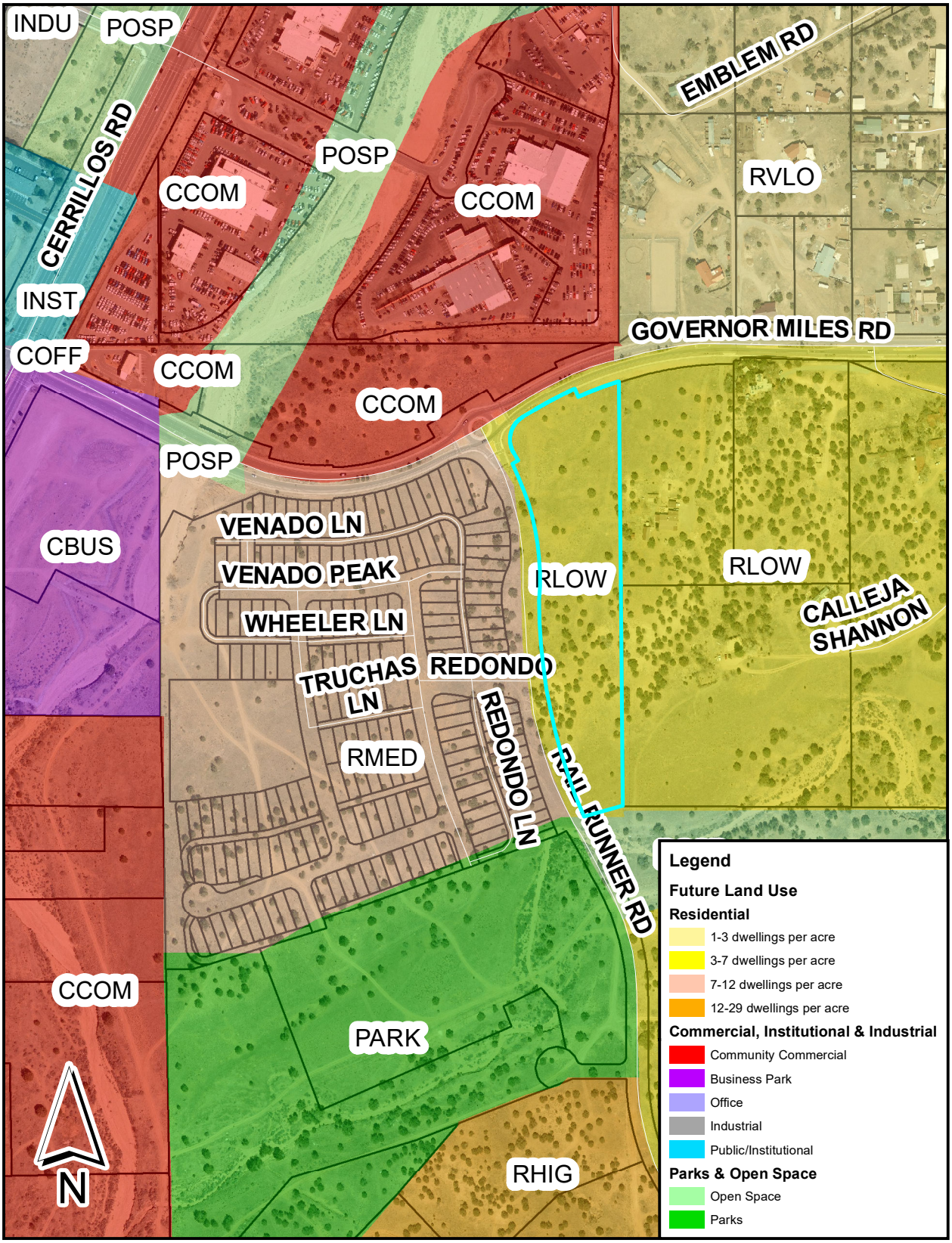


Exhibit C2: Current Zoning Map

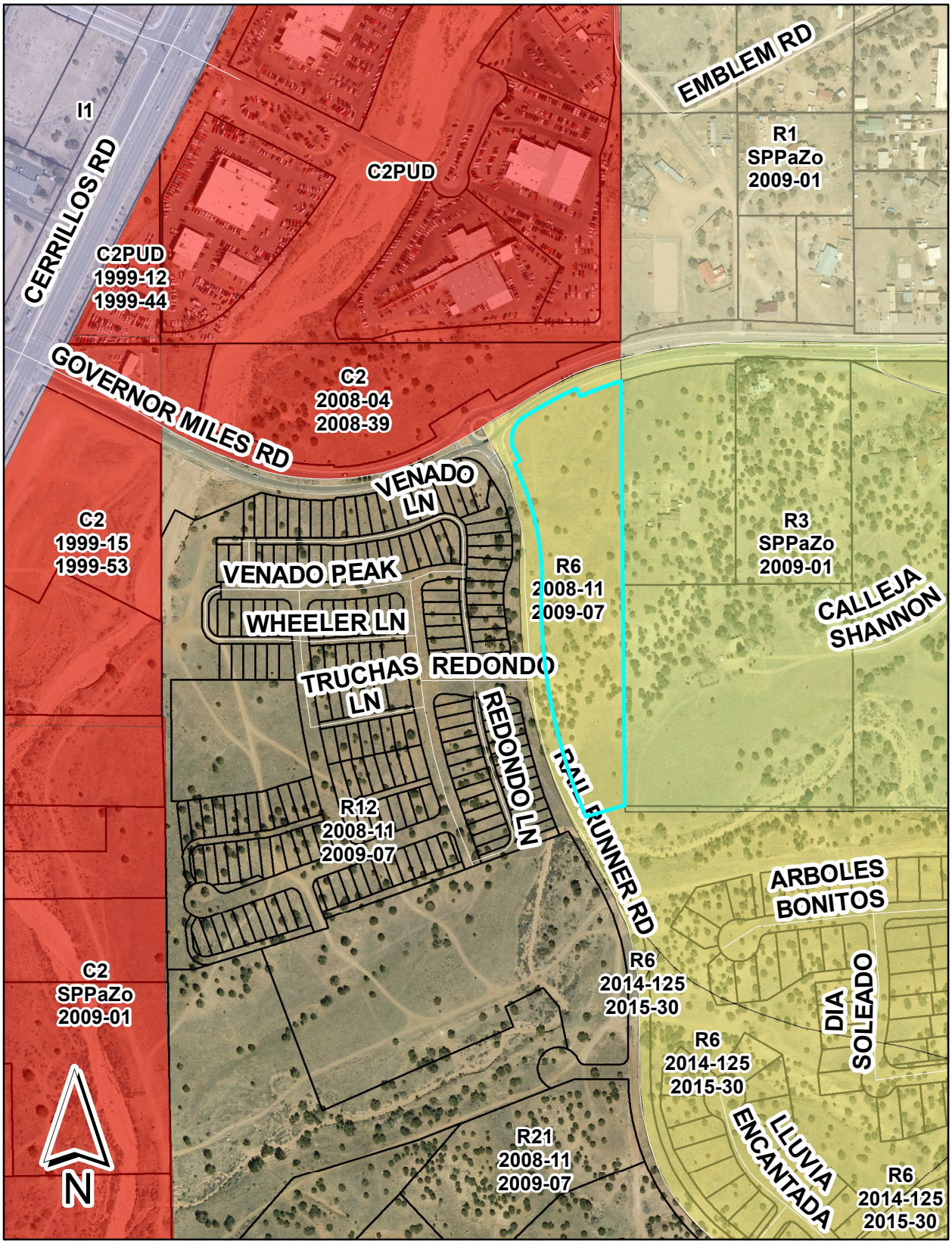


Exhibit C3: Google Aerial



Exhibit C4: Google Street View

Looking southeast from roundabout at Governor Miles



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Exhibit D

Applicant Materials

1. **Siebert & Associates Project Report**
2. **Santa Fe Homes Proposal**
3. **Proposed Development Plan & Subdivision**

VILLAS DE LAS SOLERAS, UNIT 3
LAS SOLERAS MASTER PLAN AMENDMENT
GENERAL PLAN AMENDMENT
REZONING R-6 TO R-10
DEVELOPMENT PLAN
PRELIMINARY SUBDIVISION PLAT

PREPARED FOR

PULTE GROUP OF NEW MEXICO, INC

PREPARED BY

JAMES W. SIEBERT & ASSOCIATES, INC

JUNE, 2021

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Appendix D	Archaeological and Historic Clearance
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FIGURES

Figure 1: Vicinity Map

BACKGROUND INFORMATION

Relationship to Las Soleras Master Plan and Existing Zoning

A request is submitted for an amendment to the Las Soleras Master Plan changing the zoning on Tract 13 from R-6, six dwellings per acre to R-10 ten dwellings per acre. The purpose of this request is discussed in the section of the report addressing the "rezoning criteria" required by City Code.

Relationship to the City General Plan

A request is submitted for an amendment to the City General Plan from Low Density Residential 3-7 dwellings per acre to Medium Density 7-12 dwellings per acre. The purpose of this request is discussed in the section of the report addressing the "general plan criteria" required by the City Code.

PROJECT OWNERSHIP

The subject site is owned by Ross' Peak LTD., CO., a Limited Liability Company registered in Montana. The recorded warranty deed is included in the report as Appendix A. Ross' Peak LTD., CO., has signed the application form and Pulte Homes of New Mexico, Inc will perform all the processing of the development applications to the city and purchase the property with certain entitlements.

LEGAL LOT OF RECORD

The legal lot of record was created by a plat entitled "Lot Line Adjustment Plat Prepared for, Beckner Road Equities, Inc., and is recorded in Plat Book 714 Pages 018 to 020. A reduction of the plat is found in Appendix B. The parcel of land is referred to as Tract 13 on this plat of record.

PROJECT LOCATION

The 6.792-acre tract is located east of Rail Runner Road and south of Governor Miles Road. The vicinity map for the subject development requests is shown on Figure 1.

EXISTING CONDITIONS

Estancias de Las Soleras Units 1 and 2 have both been approved by the City for infrastructure construction. Units 1 and 2 will be built concurrently with Unit 1 having the majority of houses under construction.

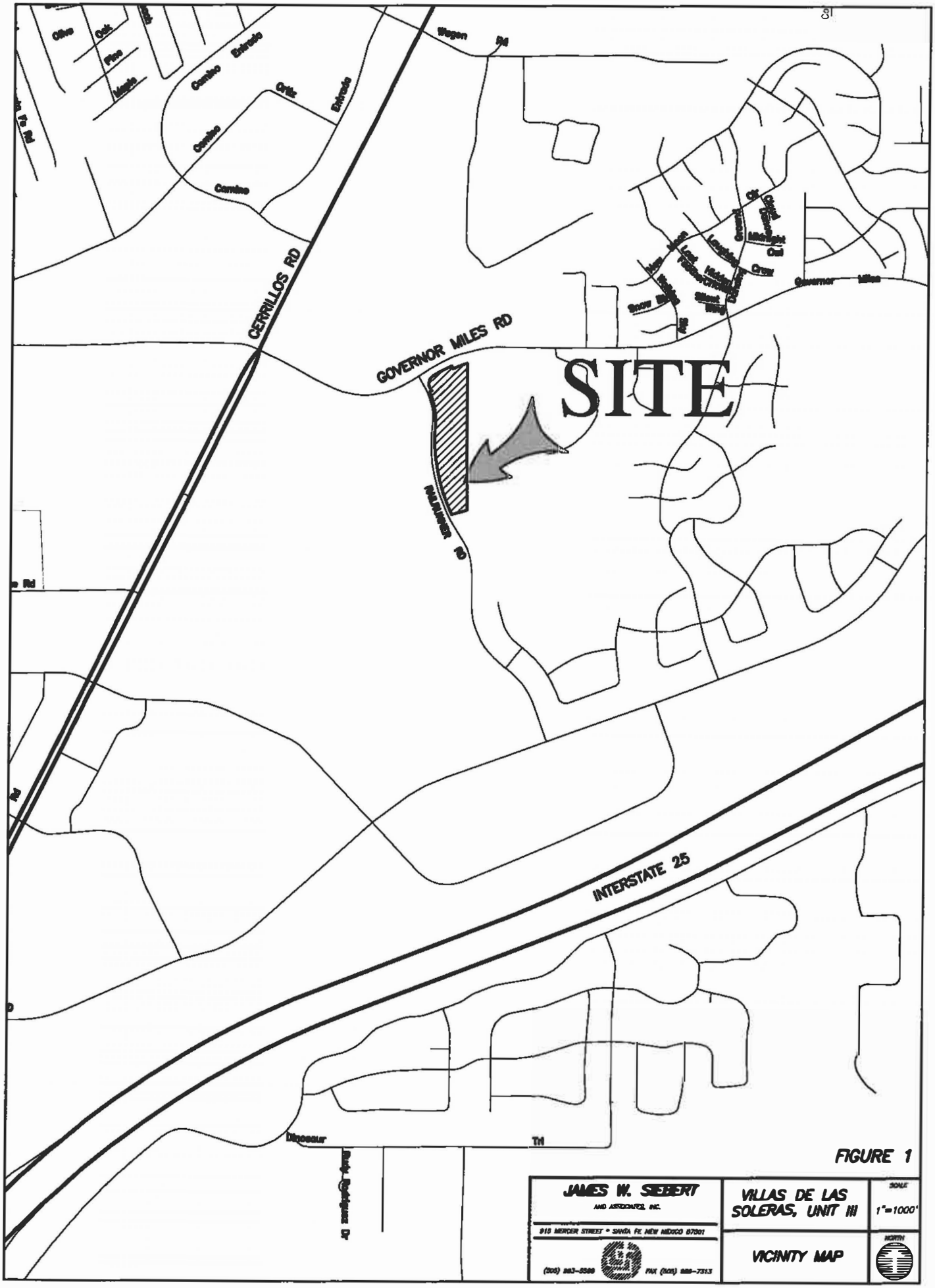


FIGURE 1

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 983-5588 FAX (505) 989-7313	VILLAS DE LAS SOLERAS, UNIT III VICINITY MAP	SCALE 1"=1000' NORTH

DEVELOPMENT REQUESTS

The developer is requesting several development requests associated with the development of this property, consisting of the following.

Las Soleras Master Plan Amendment

The increase in residential density requires an amendment to the Las Soleras Master Plan. This amendment applies only to Tract 13, consisting of 6.792 acres from the original plat submitted for the Las Soleras Master Plan/Plats and subsequent amendments. The amendment is to increase the residential density from a maximum of 6 dwelling per acre to 10 dwellings per acre to allow for the R-10 zoning proposed for the property. This amendment also would allow for 5 foot side yards and 24 foot heights for the side yards. This is consistent with the dwellings on the west side of Rail Runner Road.

General Plan Amendment

This is an increase in the City General Plan Future Land Use designation from lower density residential (3-7 Dwellings per Acre) to medium density residential (7-9 Dwellings per Acre) While the zoning is R-10 the actual density is 7 dwellings per acre.

Rezoning from R-6 to R-10

This rezoning is across the street from Villas de Las Soleras, Units 1 and 2. Units 1 and 2 consist of the same townhouse design that are proposed for Unit 3. The zoning for Units 1 and 2 is R-12. The R-10 zoning allows more flexibility in design of the home relative to the lot if approval of the setbacks is secured from the Planning Commission.

Preliminary Subdivision Plat

A preliminary subdivision plat for 44 lots is submitted along with the other development requests. Assuming all the development requests are approved, a final subdivision plat would be submitted for review and action by the Planning Commission.

EARLY NEIGHBORHOOD NOTIFICATION MEETING

A ENN meeting was held on April 14, 2021. The meeting was conducted virtually beginning at 5:30. People in attendance included residents from Villas de Las Soleras Unit 1 and residents of Estancias de Las Soleras. Minutes of the meeting found in Appendix C to the report.

ENVIRONMENTAL REVIEW

Archaeology

The developers of Las Soleras had the entire area of Las Soleras surveyed for sites of archaeological and historically significance. The city Archaeological Review Committee issued a clearance for all of Las Soleras. Tract 13 is located within the area that was surveyed and released by the city. The archaeological clearance is found in Appendix D.

Flood Plain

There is no FEMA designated flood plain on this property. The major drainage to the south is not a FEMA flood plain although this drainage has been reinforced due to the major flooding that occurred in 2018.

Slopes and Terrain Conditions

There are no natural slopes on the property that exceed 30 percent or slopes of 20-30 percent that require standards for placement of the house on slopes of this category. The contractor for Pulte was granted approval by the City to grade a portion of the Unit 3 for an effluent water pond storage and staging of materials for the construction of units 1 and 2, immediately across the street.

Drainage

The entire site slopes to the south with the natural drainage flowing to the drainage that passes under Rail Runner Road and intersects further downstream at the Arroyo de los Chamisos. There are two 24 inch culverts that carry storm water under Rail Runner Road to this tract. This is historic flow and the storm water exiting the pipes is routed through the subdivision with storm drainpipes. A storm water pond sized to the runoff from this development is located at the south end of the subdivision. This pond discharges into the adjoining drainage.

Adjoining and Nearby Land Uses

The property to the west is zoned R-12, single family residential, 12 dwellings per acre. Pulte has completed approximately one-quarter of the dwellings that will be constructed on this land along with the majority of the improvements for the park that serves Units 1-3. The subdivision is bounded on the north by Governor Miles Road. The property on the north side of Governor Miles Road is zoned C-2, General Commercial. A development plan for a business park was approved for this property. The development plan has now expired. The property on the east side consists of low density residential zoned R-1, Single Family Residential, one dwelling per acre. This area was annexed by the city and the R-1 zoning was typically used as a holding zoning for future development at a greater density, requiring a rezoning of the property.

PUBLIC SCHOOLS

The public schools that serve the district where this project is located are listed below:

Pinon - Elementary School – 2921 Camino de Los Caballos
Milagro – Middle School – 1720 Llano Street
Santa Fe High - High School – 2100 Yucca Street

In addition there are several private schools or charter schools located within five miles of this residential development consisting of:

Santo Nino Catholic School grades kindergarten thru 6 located at 23 College Avenue.
Monte Del Sol Charter School, grades 7 thru 12 located at 4157 Walking Rain Road.
The Academy for Technology and the Classics Charter School, grades 7 thru 12 located at 74 A Van Nu Po Road.

Public Schools Report

A report was submitted to the Santa Fe Public Schools as provided for in the City Code. The response from Santa Fe Public Schools is enclosed in Appendix E of this report.

PROJECT DESCRIPTION

Site Data

Tract 13., Unit 3

Existing zoning:	R-6, Residential, 6 dwellings per acre
Size of parcel:	6.792 acres
Total number of lots:	44
Market rate lots:	36
Affordable housing lots:	8 with a .8 remainder
Average density:	6.5 dwellings per acre

Land in pond/
open space: 22,424 square feet

All building lots are larger than 3,000 square feet, therefore, no offsetting common open space is required to satisfy minimum lot size.

TRAFFIC AND PEDESTRIAN CIRCULATION

Traffic Circulation Plan

The completion of the road system as shown on the Las Soleras Master Plan would provide for multiple points of access to Cerrillos Road and Richards Avenue from this project. There is only one road remaining to complete the Las Soleras road system described on the Master Plan and that is the connection of Las Soleras Road across the Arroyo de los Chamisos.

All roads shown on the plans for Tract 13 will be dedicated to the City with the exception of the private alleys that serve the duplex lots. The private alleys will be maintained by the Villas de Las Soleras Homeowners Association.

Pedestrian Circulation and Public Transportation

Rail Runner Road and Governor Miles Road serve as the primary access for this subdivision. Governor Miles Road connects to the signalized intersection at Cerrillos and Richards Ave. Rail Runner Road also intersects with Beckner Road to the south creating a secondary east-west connection. A traffic study was prepared for Ross's Peak indicating a deficient operational level for the eastbound right turn lane of the Jaguar Road and Cerrillos Road intersection. As part of the Ross's Peak (now known as Villas de Las Soleras) development Pulte paid their fair share to the improvement to enhance the operational capacity of the Jaguar Roar and Cerrillos Road intersection by adding a eastbound right turn lane. A left turn holding bay for southbound traffic on Rail Runner Road, creating a protected access to Unit 3 was constructed as part of the improvements for Rail Runner Road.

There is a public bus route (Community College Route) that uses Governor Miles Road to access the Community College. A concrete pad was constructed by Pulte to accommodate a bus stop bench. This bus stop is within one-quarter mile of the homes in Unit 3. There is an existing sidewalk on the south side of Governor Miles Road. All public roads planned for this development will have sidewalks. The City is planning the extension of the Arroyo de los Chamisos trail to Cerrillos Road from its current terminus south of the park on the east side of the Santa Fe Place Mall. Pulte has constructed a city trail on the west side of Units 1 and 2 from Cerrillos Road to the Las Soleras Regional park. There is also a 10 foot City trail along the west side of Rail Runner Road connecting Beckner Road to the Regional park.

A traffic study for all of Las Soleras was prepared in 2010 by Terry Brown PE. A traffic study was submitted to the City in 2015 for all three phases of the future development of Villas de Las Soleras, including Unit 3. The improvements to Governor Miles Road, consisting of removal of the sidewalk and construction of a 10 foot wide city trail and completion of Rail Runner Road to Governor Miles Road have been completed.

FIRE PROTECTION

A looped water line is proposed to two points on the 10 inch line that was constructed on Rail Runner Road. The loop line described above and the internal water connection to the loop line provide sufficient flow for fire and domestic purposes.

Fire hydrants will be installed at intervals and locations deemed appropriate by the Fire Department. There is already an existing hydrant at corner of Rail Runner Road and Governor Miles Road. The closest fire substation to the property is located north of Rodeo Road within the Genoveva Chavez Community Center complex. This substation is approximately 2.6 miles from this site.

Since the project is greater than 29 lots a secondary access is required. The secondary access is located at the northern end of the property and per City Code is a minimum 20 foot width. The separation of the main public road into the project and the 20 foot fire access satisfies the International Fire Code requirements.

PHASING OF DEVELOPMENT

There are three phases to this Pulte product. Phases 1 and 2 are under construction. This is phase 3 of the Villas townhouse development. The description of the phasing as presented in the 2017 Preliminary Subdivision Report is provided in Appendix F of the report.

UTILITIES

Water

There is a 10 inch line on Rail Runner Road that serves as the source of water to this subdivision. An eight inch loop line begins at the intersection with Rail Runner Road goes through the public road and loops back to the 10 inch line on the emergency access. This 8 inch line in the subdivision is sufficient to provide fire flow for the project.

Sewer

The connection to City sewer will take place at the south end of tract 13. A sewer line was stubbed across Rail Runner Road to serve this development. The 8 inch line has capacity to serve the 44 lots in the subdivision.

Natural Gas

There is a supply gas line in Rail Runner Road. The design for the gas line by the Gas Company of New Mexico does not take place until the final subdivision plat is approved. It is assumed that a two inch line will be connected to the main line in Rail Runner Road and will be extended throughout the entire subdivision.

Electric

Electric is available Rail Runner Road. A switch gear was installed to serve Units 1 and 2. The design of the electric system by PNM does not commence until the final plat is approved. There appears to be sufficient existing infrastructure available to serve the projected build-out of the subdivision.

Telephone

Telephone cable is available in Rail Runner Road. Since Ross' Peak is located within the urban service area of Santa Fe it is the responsibility of Century Link to bring in additional service lines at no cost to the development if it becomes necessary and it is assumed that will not be the case. Century Link is dependent on PNM Electric to establish the design for the communication system.

Comcast Cable

Comcast cable was installed to serve units 1 and 2. There should be no issue to pull additional cable into the proposed subdivision. Comcast cable generally shares the same trench with the telephone cable.

OPEN SPACE AND PARK LAND

Tract 13 is proposed for zoning to R-10 which allows for a minimum lot size of 3,000 square feet. None of the lots in Villas de LS are below 3,000 square feet. No off-setting common open space is required to satisfy the minimum lot size requirements for this development. There is approximately one-half acre of land which is a shared area for the residents. Part of that consists of a storm water pond at the far south end of the project.

The lot owners in Unit III will have the right to use the park constructed in Unit I, since Unit III will be included in the homeowners association for Villas de Las Soleras.. An extensive park has been constructed by Pulte for the use of residents in Units I, II, and III.

The requirement for neighborhood parks is .006 acre per dwelling. Units I, II and III will consist of 226 dwellings. The park requirement for 226 dwelling is 1.356 acre of land. As part of Units I and II 5.3 acres of land was dedicated to park, trails and open space. Pulte also participated in the cost of improvements to the regional park which is adjacent to Unit II and a walking distance to I and II of the Pulte project. That participations eliminate the need to contribute land or pay for additional improvements to the park.

COMPLIANCE WITH SANTA FE HOMES ORDINANCE

The Santa Fe Homes Ordinance requires that 20 percent of the homes within the project must be constructed and made available to qualifying families based on the mandated standards set forth in the Ordinance. A total of 8.8 dwellings are required to satisfy the affordable housing requirements of the city. Eight affordable dwellings will be provided in this project. It is proposed that a fee be paid for the .8 of a unit required by code. The location of the affordable units is shown on the Development Plan.

TERRAIN MANAGEMENT AND EROSION CONTROL

A storm water pollution protection plan (SWPPP) has been prepared as part of the Application materials for the project. A Notice of Intent (NOI) will be submitted to the Environmental Protection Agency (EPA) prior to the commencement of any grading that may occur on site.

The contractor for the project will be required to implement various measures to reduce dust leaving the site. This will include chain link fence with fabric to catch the dirt before it leaves the site and the watering of areas disturbed during the grading of the site.

WATER BUDGET

Of the 44 lots 36 are market rate and are subject to the water offset requirements of the city. All lots are less than 6,000 square feet and the water offset requirement is .15 acre feet per dwelling unit plus the annual landscape requirement and the .098 percent required for system line loss. The total water requirement is:

36 dwellings x .15 ac. ft = 5.40 ac. ft.
Landscape: .47 ac. ft.
5.87 ac. ft. x 1.098 = 6.45 ac. ft.

Water rights instead of water credits are required since this is part of a three phase project and the sum of the water use for the three phases exceeds 10 acre feet. Pulte has sufficient water in the city water bank to allocate water to the city of this project.

SUBDIVISION COVENANTS

Section 14-8.2(K)(1) of the City Code requires that covenants and homeowners documents be submitted for review to assure that each lot owner understands the requirement to maintain landscape easements and storm water ponds and which remain under the ownership of the homeowners association. Restrictive covenants, which includes the provisions to maintain commonly owned facilities is provided in Appendix G to the report.

RESPONSE TO GENERAL PLAN AMENDMENT APPROVAL CRITERIA

General Plan Amendment Approval Criteria

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

The growth projections from the general plan are over 20 years old and are no longer relevant to Santa Fe's projected growth. The annexation of land in 2009 resulted in a jump in population that does not recognize the organic or non-resident growth of the community. The city has posted a map on the city web site entitled "Population Change 2000 - 2010". This map identifies Tierra Contenta population growth for that 10 year period at 162 percent and Las Soleras growth at 155 percent. The next significant growth area below Las Soleras is along Rufina Street and that area grew at 27 percent. The point being that Las Soleras is the fastest growing area in Santa Fe and housing will continue to be needed to provide for the anticipated demand for this sector of Santa Fe.

Las Soleras has the most advanced road network of any development in Santa Fe. There is access to three signalized intersections on Cerrillos Road, an interim signal on Richards Ave. and a roundabout at Governor Miles Road and Rail Runner Road. The principal developer of Las Soleras has invested 10 million dollars in the road backbone for the development. The utility infrastructure has been designed to accommodate the intensity of development that is anticipated for Las Soleras.

(b) consistency with other parts of the general plan;

The general plan was amended in 2009 to allow for the road alignments and land uses proposed on the Las Soleras Master Plan. The general plan was again amended in 2016 to reflect a reduction in residential density and allowance for modified development standards. The two changes to the general plan were approved by the Planning Commission and City Council. The Planning Commission expressed a sense of disappointment that the higher density zoning (12 DU/Ac) was being developed at a significantly lower density (3 DU/Ac). This amendment to the general plan for a higher density residential zoning addresses the Planning Commission concern that higher residential densities are appropriate since they have a lower price point.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

The city has approved a 182-lot subdivision across Rail Runner Road from the requested rezoning that is based on the same home design as proposed for Tract 13 of Las Soleras. The residential density for both sides of the road will be slightly greater that 6 dwellings per acre, which is generally in line with the underlying zoning for tract 13.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Tract 13 is greater than two acres in size.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Approval of the zoning will allow for the purchase of 44 homes at a lower price point than happened with the single family homes sold by Pulte in the area south of Nava Ade. The benefit of this general plan amendment action will run to those 44 home buyers.

(c) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

While the allowance for the proposed housing product does promote the general welfare by providing for a dwelling with a proven demand at the current price point, it is assumed that the definition of "general welfare" in this case is something that serves a higher purpose such as a health clinic for Santa Fe's indigent population. If that is the meaning, this amendment does not satisfy that standard and does require a general plan amendment.

(d) compliance with extraterritorial zoning ordinances and extraterritorial plans;

The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits.

(e) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

This request does contribute to the coordinated and harmonious development of Santa Fe by providing for a building product that is identical to the housing type across Rail Runner Road. The development of residential uses on Tract 13 is tied to the development of Tract 12 through the participation in the same Home Owners Association and contribution to maintenance of the neighborhood park. The provision of the neighborhood park in Unit 1 of Villas de Las Soleras contribute to the health, order and convenience of all residents in Villas de Las Soleras irrespective of which side of Rail Runner Road they are residents.

(f) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

No variances are requested with this application indicating compliance with the city zoning regulations. Policies regarding construction of city roads, sewer and water will be followed in the development of infrastructure for this area.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

(a) the growth and economic projections contained within the general plan are erroneous or have changed;

The general plan included this area as phase 1 for future development. Whatever growth or economic projections were provided in the 1999 general plan would represent dated data that does not take into account the circumstances that have taken plan over the last 20 plus years of growth in Santa Fe.

(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for a housing product proposed by Pulte. There are even fewer of these zoning districts that satisfy the existing city access standards and have the existing utility infrastructure capable of serving a higher density residential development.

(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

There is a surge in apartment development in Santa Fe. The zoning districts that allow for residential densities in the range or 18-21 dwellings per acre, are R-21, C-1 and C-2 zoning districts. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction. It is difficult for developers constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

RESPONSE TO REZONING APPROVAL CRITERIA

The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

The initial Las Soleras zoning for tract 12 which is the land west of Rail Runner Road was and is zoned R-12. The intent was to provide for either apartments or higher density townhouse dwellings without knowing the particulars of the design. The sale of tract 12 to Pulte resulted in the development of the property for attached duplex units with garages at the back of the lot accessed from alleys. This design resulted in a density more on the order of 6 dwellings per acre. The R-12 zoning did allow for the modification to building setbacks through a development plan process that had to be approved by the Planning Commission in order to be implemented.

At the time the zoning was approved for this area of Las Soleras, where the requested rezoning is proposed, there was not a clear concept on what type of building product would best fit the area. The focus of the master plan was optimizing the carrying capacity of the road system and making sure the water and sewer was designed to serve the designated density, be it commercial or residential, proposed on the master plan.

On tract 12 experience has shown that the housing product and density has turned out to be equally as compatible on the east side of Rail Runner Road as the west side of Rail Runner Road.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Section 10.1.6 of the Santa Fe General Plan states the following:

"The most important element of planning for affordable housing is higher density. Part of what has made Santa Fe so appealing – neighborhoods with five to nine units per acre – will help achieve affordable housing goals."

It has been 24 years since that was written and the definition of what is considered affordable has changed significantly. Nonetheless a higher density does allow for a more moderately priced dwelling. The Pulte Estancias de las Soleras homes have a density slightly less that 3 dwellings per acre and are 30 to 40 percent greater in cost than the Pulte dwellings at 6 dwellings per acre on tract 12.

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan , including the future land use map;

A request has been included in the application for a modification of the general plan, Future Land Use map from low density residential (3-7 DU's/ Ac) to Medium Density (7-12 DU's/Ac). If approved by the Planning Commission, this brings the general plan recommendation into conformance with the proposed zoning application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

The lack of housing in Santa Fe has been well documented in several of the studies prepared for the city. This is an unusual housing product that is best suited to a higher density residential zoning such as R-10 or R-12. There is a limited supply of land in Santa Fe that is zoned for that residential density.

(e) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

The Las Soleras Master Plan was designed to accommodate a density greater than exists to today. The sewer, water, electric and gas is sized to satisfy the loads that are requested for this area. Pulte has developed a neighborhood park in Unit 1 that serves Units, 1, 2 and 3. The Las Soleras master developer has dedicated land for a regional park and has developed the first phase of this park.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

The character of the area has changed significantly since the zoning was applied to this tract in 2009. The property to the north of Governor Miles Road is zoned C-2, General Commercial and the land to the west of Rail Runner Road has developed in an identical manner to what is proposed for the tract east of Rail Runner Road.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

The land is greater in size than two acres.

(c) benefit one or a few landowners at the expense of the surrounding.

The beneficiaries will be the purchasers of housing with a lower price point than other single family areas of Las Soleras.

RESPONSE TO MASTER PLAN AMENDMENT CRITERIA

(1) Necessary Findings

(Ord. No. 2014-31 § 5)

Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

The general plan was first amended in 1997 to provide for a mixed of commercial and residential uses. This master plan proposed – dwelling units on approximately 550 acres. Commercial uses dominated the corridor along Cerrillos Road and I-25. In 2016 a master plan amendment was submitted and approved that reduced the residential density for the larger area south of the Nava Ade development. This area is currently built out.

Of the 2,087 units permitted by the Master Plan, 613 are built or planned to be built. The residential density remains below that approved on the Master Plan.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

For the R-6 zoning the 6.792-acre Tract 13, would permit 40 dwellings. A density bonus for affordable housing is available at 1.15 for an allowed density of 46 lots/dwellings. An R-10 zoning allows for the Planning Commission to approve a development plan with the setbacks established by the development plan. An R-6 zoning does not have the flexibility of the submitting a development plan with the development standards approved by the Planning Commission.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

The utilities and roads were planned and designed to accommodate higher densities than the densities that have evolved in Las Soleras. The design that is proposed for tract 13 takes advantage of the infrastructure that is in place. A bus route is planned for Governor Miles Road augmenting public transportation in the area. Ultimately the bike trail that has been completed for Units 1 and 2 of the development will connect to the Arroyo Chamiso bike trail allowing for bicycle access to downtown. Currently it is possible to connect to the bike and hike trails in Nava Ade which in turn connect to the Arroyo Chamiso trail system.

(d) the existing and proposed infrastructure , such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

The Las Soleras Master Plan was designed to accommodate a density greater than exists to today. The sewer, water, electric and gas is sized to satisfy the loads that are requested for this area. Pulte has developed a neighborhood park in Unit 1 that serves Units, 1, 2 and 3. The Las Soleras master developer has dedicated land for a regional park and has developed the first phase of this park and is beginning the second phase of the park currently.

RESPONSE TO DEVELOPMENT PLAN APPROVAL CRITERIA

(1) Necessary Findings
To approve a development plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application;

Under sections 14-3.8 (B)(3) and 14-2.3(C)(1) of Chapter 14 of the Land Development Code the Planning Commission is granted authority to approve or disapprove a development plan.

(b) that approving the development plan will not adversely affect the public interest; and

The development plan and form of housing product that is proposed is consistent with the 182 dwellings approved adjacent to this tract of land on the west side of Rail Runner Road. The total number of dwellings allowed by the Las Soleras Master Plan is within the allowed number of dwellings approved in the Master Plan by the City Council. There is no environmental detrimental affect caused by this project, including 100 year flood plains, steep slopes or rock outcroppings. All utilities are in place to serve this development and capable of adequately serving the project. The public transportation system is nearby and the street system is designed to accommodate this project in combination with other Las Soleras developments.

(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

The land immediately to the west is comprised of the same housing product that is proposed for this property. The land to the north is zoned C-2 which allows for high lot coverage and heights of 45 feet, which is considerably higher that the 24 feet permitted for the proposed zoning. The property to the east is rural, low density. It is anticipated that at some point in the future it will be developed at densities not too much different from what is proposed for the adjoining land to the west.

RESPONSE TO SUBDIVISION CRITERIA

Below is the response to the five criteria set forth in 14-3.7(C) of the Santa Fe City Code.

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.*

An archaeological report has been prepared for this section of Las Soleras.

No sites of historical significance were found within any of the tracts that are included within the existing or future platted areas of this project. There a very few "significant trees" on the property with the principal vegetation being native grasses and one-seed juniper trees. This property is zoned for 12 dwellings per acre. At the density proposed it would be impossible to avoid grading the entire area where housing is proposed. Landscape will replace the existing vegetation on the property. The future landscape will provide for a greater diversity of vegetation and will offer shade for pedestrians and cyclists that doesn't exist today.

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, or for other uses that may increase danger to health, safety or welfare or aggravate erosion or 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 various divisions of the City will comment on the plans that are submitted as part of the development review process. Conditions of approval and technical corrections must be addressed as part of the review by City staff. This land is exceptionally developable with a major road adjoining the property and utilities either adjacent to the property or in close proximity to the property. No residential dwellings will be located within the area of shallow flooding. This land is part of an approved master plan and there are no conditions that make this land unsuitable for residential living.

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

Every effort has been made to insure that subdivision of land for Tract 12-A complies with Chapter 14, Article 9. A very limited exception is requested for a few lots where the building area on slopes greater than 20 percent exceeds more than 50 percent of the building area on platted lots.

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*

This is vacant land and there are not existing non-conformities. The master plan amendments, general plan amendment and rezoning, if approved will bring the density and the design of the dwelling into conformance with the provisions of Chapter 14. No variances have been requested for this property.

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 .*

The rezoning of the property from R-6 to R-10 is dependent on the approval of the general plan amendment and amendment to the Las Soleras Master Plan. With approval of both of those the rezoning would be consistent with the procedures provided in Chapter 14 of the city code. The preliminary plat can only be approved if the city council approves the rezoning along with the two amendments.

APPENDIX A

WARRANTY DEED

(4)

Prima Title, LLC
file# PTL-0858

QUITCLAIM DEED

For Value Received, the undersigned hereby quitclaims to Ross's Peak Holding, Ltd., Co., a Montana limited liability company, the following real property located in Santa Fe County, New Mexico, to-wit:

24.92 acres out of a total 50.09 acres as an Undivided Interest in Lot 12 and all of Lot 13, Las Soleras Subdivision, as shown and delineated on plat of survey entitled "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS", recorded March 4, 2010 in Plat Book 714, Pages 14-26, #1592455, records of Santa Fe County, New Mexico.

Witness its hand this 20th day of December, 2012.

LAS SOLERAS OESTE, LTD., CO.
a New Mexico limited liability company

John J. Mahoney, Managing Operations Manager

Gordon L. Skarsgard, Managing Member

Randall W. Eakin, Managing Oversight Member

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

QUITCLAIM DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 21ST Day Of December, 2012 at 04:27:14 PM And Was Duly Recorded as Instrument # 1691570 Of The Records Of Santa Fe County

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

Notary on following page

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on December 20, 2012, by Gordon L. Skarsgard as Managing Operations Member of Las Soleras Oeste, Ltd., Co., a New Mexico limited liability company.

My commission expires:
4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on December 20, 2012, by John J. Mahoney as Managing Operations Member of Las Soleras Oeste, Ltd., Co., a New Mexico limited liability company.

My commission expires:
4/10/2013

OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on December 20 2012, by Randall W. Eakin as Managing Oversight Member of Las Soleras Oeste, Ltd., Co., a New Mexico limited liability company.

My commission expires:
4/10/2013

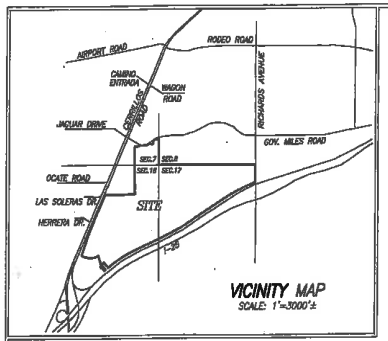
OFFICIAL SEAL
Trisha A. Lopes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

Notary Public

SANDOVAL COUNTY CLERK RECORDED 12/27/2012

APPENDIX B

LEGAL LOT OF RECORD PLAT



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 68, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID, DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999596.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (1) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS.
THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 29 DAY OF September, 2009.

NOTARY PUBLIC My COMMISSION EXPIRES 3-5-2011

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF October, 2009.

OFFICIAL SEAL LINDA J. VANDUKEN Notary Public State of New Mexico My Commission Expires 2/18/2011

NOTARY PUBLIC 2/18/2011 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009.

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN: 10-9-09 DATE

ATTEST COUNTY CLERK: 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE:

PLANNER: 02.10.10 DATE

CITY ENGINEER: 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS 2-22-10 DATE

ATTEST: CITY CLERK 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD-2008-15, M-2008-27, M-2008-28, ZA-2008-11

CHAIR 2-4-10 DATE

SECRETARY 2/9/10 DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 28th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

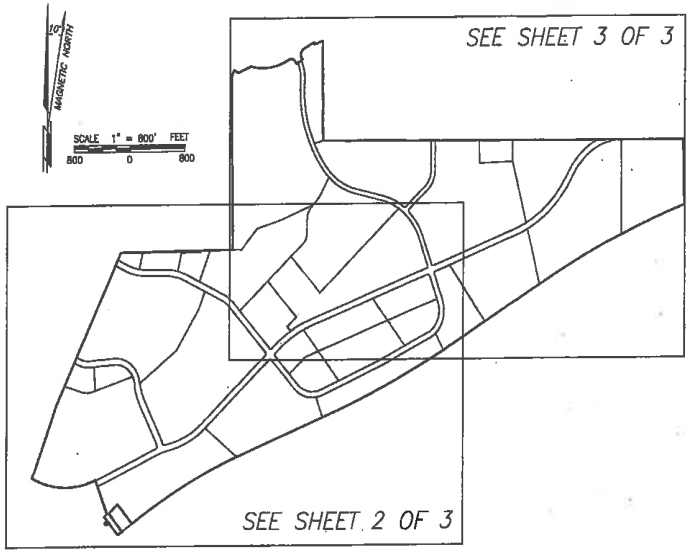
GARY E. DAWSON, NMPS/7014

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:32 o'clock PM, and was duly recorded in book 714, page(s) 014 - 026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy



Qwest Communications, Inc., Disclaimer:
This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee that telephone service to the subdivision

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) 9-23-09 DATE

COMCAST (CABLE TV) 9-23-09 DATE

CITY OF SANTA FE WASTEWATER 10-8-09 DATE

SANGRE DE CRISTO WATER DIVISION 10-2-09 DATE

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) 09/04/2009 DATE

NEW MEXICO GAS COMPANY 9-23-2009 DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

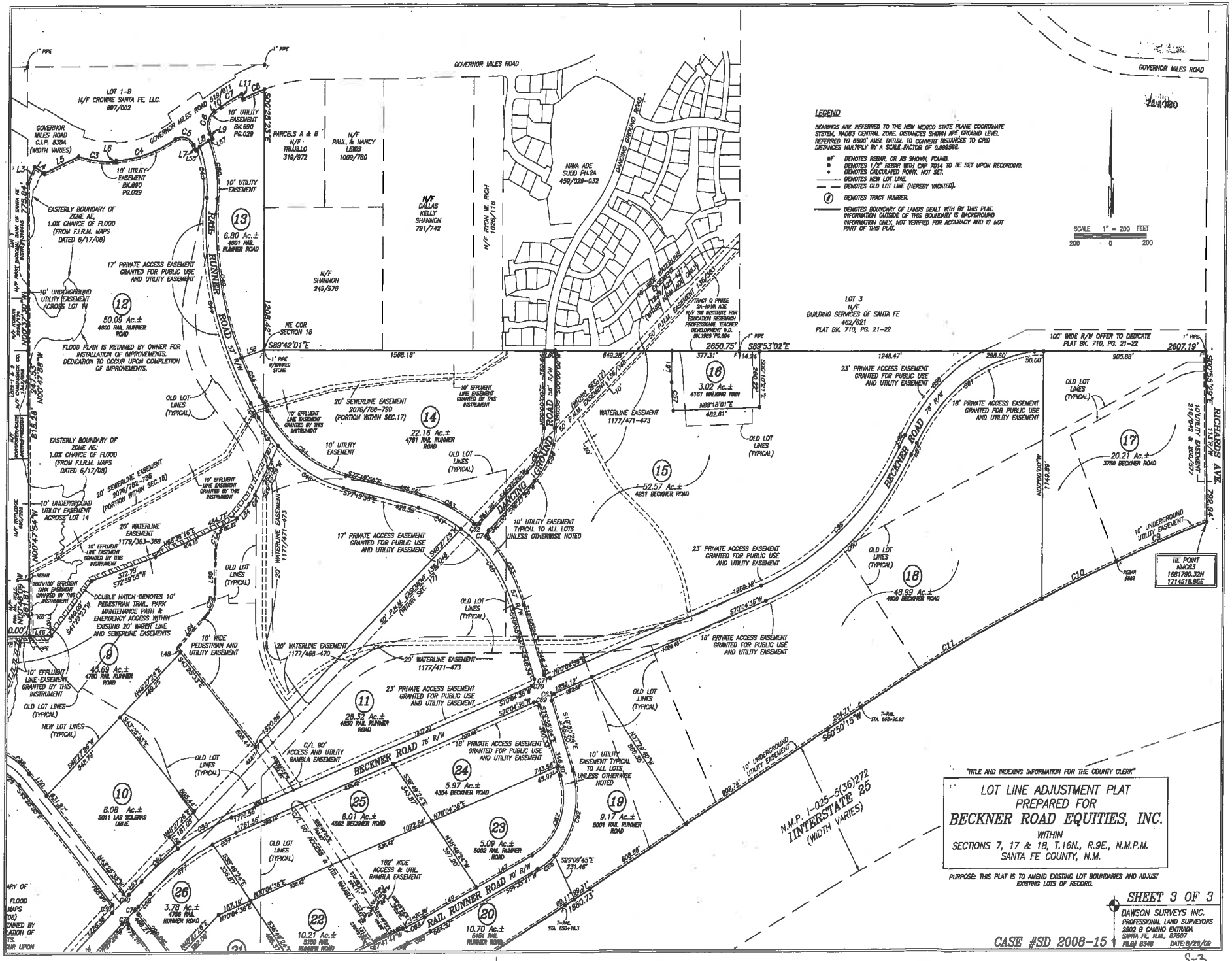
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2302 B CAMINO ENTRADA
SANTA FE, N.M. 87507

CASE #SD 2008-15 FILE 5348 DATE 8/26/09


GOVERNOR MILES ROAD
LOT 1-B N/F CROWNE SANTA FE, LLC. 697/002
GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)
10' UTILITY EASEMENT BK.690 PG.029
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
NAVA ADE SUBD PH.2A 459/029-032
DANCING GROUND ROAD
RAIL RUNNER ROAD 57' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/821 PLAT BK. 710, PG. 21-22
TRACT Q PHASE 2A-NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1993 PG.804
60' WIDE WATERLINE EASEMENT 1729/464 (WITHIN NAVA ADE PH.2A)
50' P.N.M. EASEMENT 136/048
NE COR SECTION 18
1" PIPE W/RAMMED STONE
1" PIPE
TIE POINT NAD83 1681790.32N 1714518.95E
100' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21-22
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)
FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
20' SEWERLINE EASEMENT 2076/788-790 (PORTION WITHIN SEC.17)
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' WATERLINE EASEMENT 1179/363-368
20' WATERLINE EASEMENT 1177/471-473
20' WATERLINE EASEMENT 1177/468-470
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
"DOUBLE HATCH" DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT
182' WIDE ACCESS & UTIL. RAMBLA EASEMENT
10' UNDERGROUND UTILITY EASEMENT
6.80 Ac.± 4801 RAIL RUNNER ROAD
50.09 Ac.± 4800 RAIL RUNNER ROAD
22.16 Ac.± 4781 RAIL RUNNER ROAD
52.57 Ac.± 4251 BECKNER ROAD
3.02 Ac.± 4161 WALKING RAIN
20.21 Ac.± 3780 BECKNER ROAD
48.99 Ac.± 4000 BECKNER ROAD
48.69 Ac.± 4780 RAIL RUNNER ROAD
28.32 Ac.± 4850 RAIL RUNNER ROAD
8.08 Ac.± 5011 LAS SOLERAS DRIVE
8.01 Ac.± 4852 BECKNER ROAD
5.97 Ac.± 4354 BECKNER ROAD
5.09 Ac.± 5002 RAIL RUNNER ROAD
9.17 Ac.± 5001 RAIL RUNNER ROAD
3.78 Ac.± 4798 RAIL RUNNER ROAD
10.21 Ac.± 5159 RAIL RUNNER ROAD
10.70 Ac.± 5181 RAIL RUNNER ROAD
LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6900' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
●IF DENOTES REBAR, OR AS SHOWN, FOUND.
● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
• DENOTES CALCULATED POINT, NOT SET.
DENOTES NEW LOT LINE.
DENOTES OLD LOT LINE (HEREBY VACATED).
(1) DENOTES TRACT NUMBER.
DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
SCALE 1" = 200 FEET
200 0 200
"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"
LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.
WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.
SHEET 3 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09
CASE #SD 2008-15

S-3

APPENDIX C

ENN MEETING MINUTES

Prepared by
James W. Siebert & Assoc.
April 15, 2021

MINUTES OF ENN MEETING
FOR
VILLAS DE LAS SOLERAS, UNIT 3

The ENN meeting was held virtually on April 14, 2021. The meeting began at 5:35 PM with the following people representing the Pulte project team:

James Siebert – Planning Consultant
Kevin Patton PE– Planning Director for Pulte Group of New Mexico
Sheldon Greer PE – Engineer for RESPEC
Jesus Lopez PE – Engineer for RESPEC

Dan Esquibel – Case worker for the Land Use Department

Eight neighborhood residents attended the meeting.

Mr. Siebert began the presentation with an explanation of how this tract fits into the overall plan for Las Soleras. He went on to explain that the property is currently zoned R-6 and a zoning of R-10 was requested along with an amendment to the Las Soleras Master Plan and an amendment to the city general plan. He pointed out that the R-6 zoning would permit a density of 46 dwellings with a density bonus of 15 percent for the affordable housing that will be provided in the development. The current site plan that was presented at the ENN shows 44 dwellings. The reason for the increase in density is the flexibility in design that is allowed by an R-10 residential district, allowing for attached two story townhouse units.

Sheldon Greer presented the site plan that described 44 dwellings in a duplex townhouse arrangement with some dwellings accessed by an alley to the rear of the dwellings and some accessed directly from the public street. He pointed out the emergency secondary access to Rail Runner Road and the main intersection aligning with the intersection into Units 1 and 2. He explained that detailed engineering had not been prepared for the project and what engineering was shown on the plan was based on his experience with design of residential subdivisions.

Residents from the Estancias de Las Soleras area asked whether the arroyo at the south end of the property would be filled in. The answer was that the arroyo channel would not be disturbed. There was a question on how the dust would be managed during the grading on the site. Kevin Patton responded that a chain link fence with fabric would be installed to reduce dust leaving the site. Residents of Villas de Las Soleras Unit 1 were disappointed that they were not advised of the future development that would take place on the east side of Rail Runner Road. Kevin Patton explained that Pulte did not own the property and did not know if they would put Tract 13 under

contract. Residents were also concerned about the two story height of the dwellings and the impact that would have on their views, especially for those people who had purchased lots on the perimeter of the subdivision. There was also a concern about the lack of off lot parking in the development in Unit 1.

Dan Esquibel explained the role of the City Land Use Department in review of projects submitted for development review. He emphasized that the project is reviewed for compliance with city codes and the Department is an impartial agency in the review process. He provided has contact information to the group.

Residents noted that they had notice of the meeting only by the signs that were posted on the property. Mr. Siebert responded that by law they are required to use the Assessor's records for notice purposes and since they are recent owners they are not yet registered by the Assessor. He said notice would be provided to those people in Unit 1 that had attended the meeting. Mr. Siebert concluded the meeting by explaining the Planning Commission and City Council hearing process and the ability to express public comments at the hearings. The meeting ended at 7:00 PM.

APPENDIX D

ARCHAEOLOGICAL CLEARANCE

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number AR#28-08 Date Application Submitted Nov. 26, 2008

District: Historic Downtown District ____; River & Trails-Regular ____; Santa Fe Trail ____; Suburban X

Building Sq. Ft. ____ Development Acreage 550 acres

Project Description: ____

Site Address/Location E. of Cerrillos Rd. N. of I-25 Property Owner: Beckner Road Associates
W. of Richards and S. of Nave Ade

Permit: Grading ____; Development ____; Building ____

Applicant Information: Name: Lone Mountain Archaeological Services

Mailing Address: ____ Phone No.: FEB 0 9 2009

Archaeological Consultant: Lone Mountain Archaeological Services

RECONNAISSANCE REPORT

1. X Project Archaeologist's Resume
2. X Vicinity Map
3. X Project Site Description
4. X Development Project Description
5. X Outline of Research & Methodology
6. X Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. X Archival Research
   a. X Historic Maps & Aerial Photos
   b. X ARMS Files & Archaeological Reports
   c. X General Land Office (BLM) Surveys or Land Grant Plats
   d. X 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. X National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. X Description of Prehistoric & Historic Occupation & Land Use
10. X Description of Cultural Remains Discovered and Significance
11. X NM Site Inventory Forms and Other Documentation
12. X Recommended Site Significance
13. X Assessment of Development's Impact on Cultural Remains
14. X Recommended Treatment for Site
15. X Listing of Sources, i.e. historic maps, aerials, reports, etc.

X ARC APPROVAL: MEETING DATE: Feb 5 2009
Special Conditions: ____ Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ TREATMENT PLAN ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

Permit Approved: ____ Date: 2/5/09
Archaeological Review Committee Chairperson

APPENDIX E

SANTA FE PUBLIC SCHOOLS LETTER

June 18, 2021

SFPS
Santa Fe Public Schools
Striving for Excellence

James W. Siebert & Associates
915 Mercer Street
Santa Fe, NM 87505
Phone (505) 983-5588
Fax (505) 989-7313

By Email: jim@jwsiebert.com

RE: Villas de Las Soleras, Unit 3

Dear Mr. Siebert,

Santa Fe Public Schools has reviewed information received from your firm regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools will be adequate to serve the anticipated student population from this development.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations.

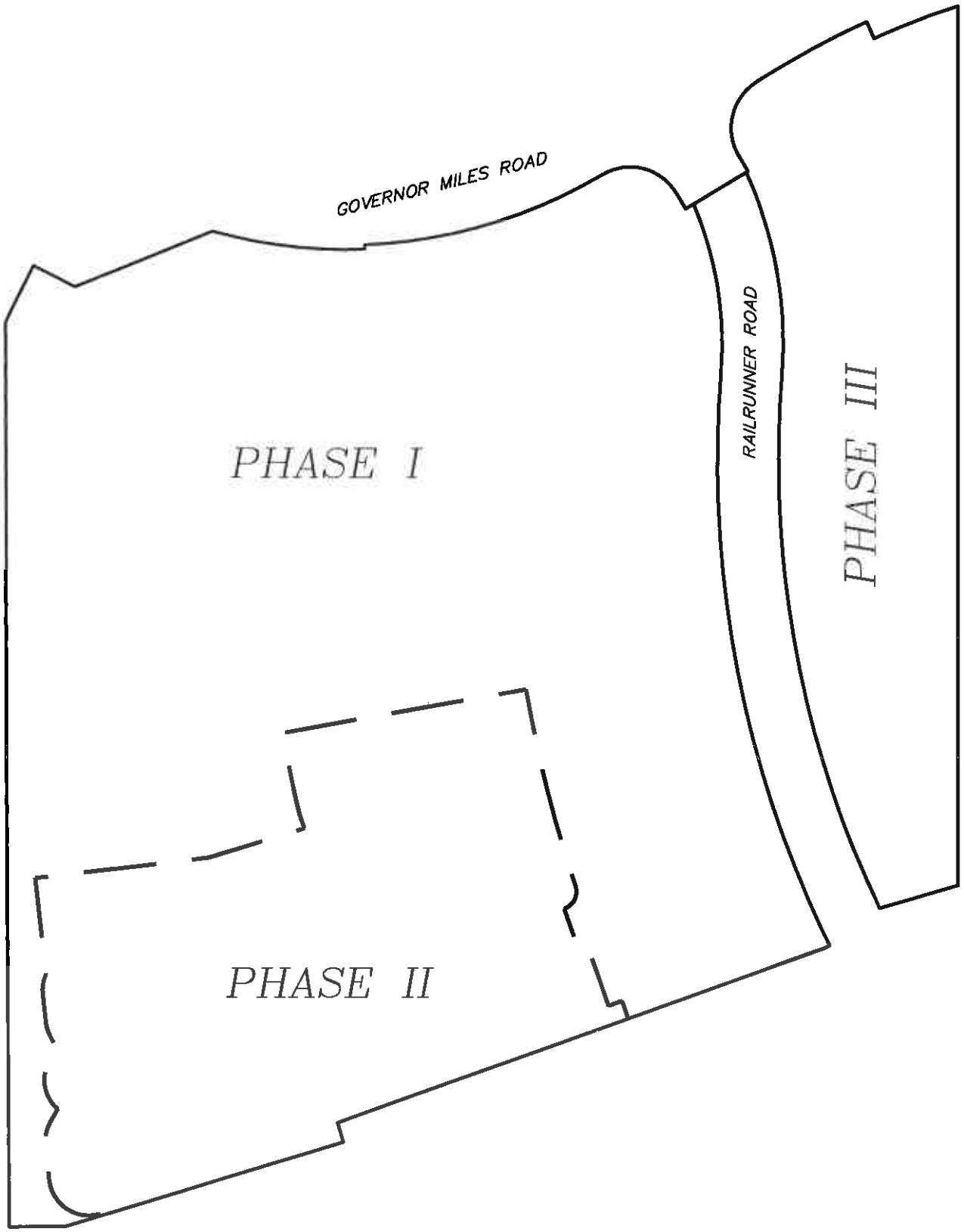
Sincerely,

Gabe D. Romero

Gabe D. Romero
Executive Director of Operations

APPENDIX F

PHASING PLAN



JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 983-5588 FAX (505) 989-7313	ROSS'S PEAK PHASING PLAN	SCALE 1"=200' NORTH

City of Santa Fe
SANTA FE HOMES PROGRAM
PROPOSAL
"Villas de Las Soleras Unit 3"
4601 Rail Runner Road
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this __ day of _____, 2021 by ***Pulte Homes of NM*** ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of ***Villas de Las Soleras Unit 3*** hereinafter referred to as the "Property".

B. SFHP Developer desires to **subdivide and develop** the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST. SFHP Developer seeks ***Preliminary plat and development plan*** approval.

B. SFHP PLAN. The project has an area of approximately **6.792** acres, zoned **R-10**, permitting **10** dwelling units per acres. SFHP Developer proposes to build **44 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 ***8.8*** **affordable homes** and a fractional fee paid for **0.8 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 **$66,100** 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** 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}

Kevin Patton

{Kevin Patton,

Director of Land Planning & Entitlements *}*

STATE OF NEW MEXICO)

)ss.

COUNTY OF SANTA FE)

OFFICIAL SEAL
Victoria M. Dalton
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/23/2023

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25 day of June 2021, by Kevin Patton .the {title} Director of Land Planning & Entitlements of {entity} Pulte Homes NM

Victoria M. Dalton
NOTARY PUBLIC

My Commission Expires:

5/23/2023

REVIEWED BY:

Alexandra Ladd
OFFICE OF AFFORDABLE HOUSING
Alexandra Ladd, Director

6.28.21
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

EXIBIT 1

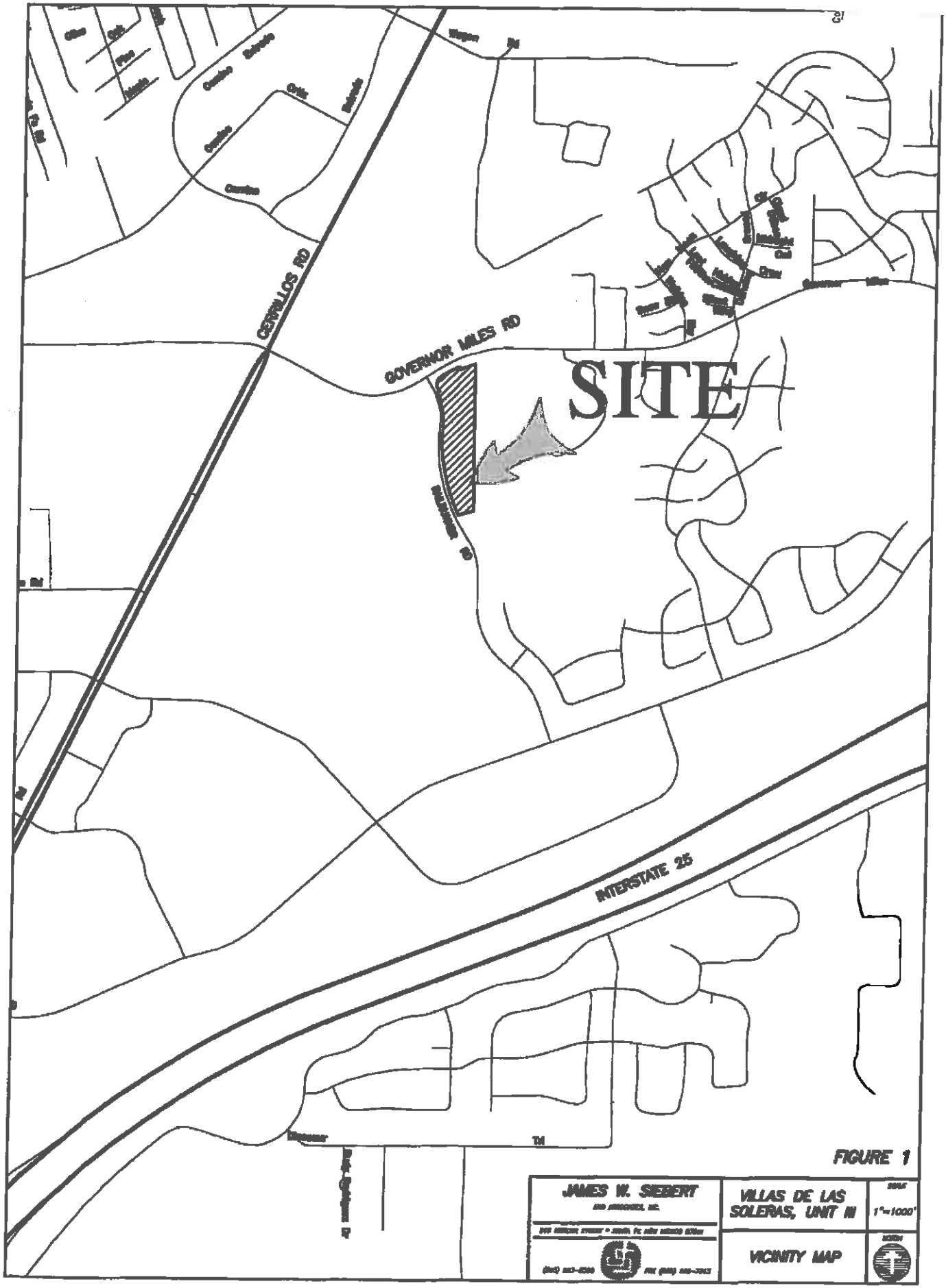


FIGURE 1

JAMES W. SIEBERT	VILLAS DE LAS SOLERAS, UNIT III	1"=1000'
	VICINITY MAP	

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective April 2021*

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 $146,750 0 Units	Max. Price $165,250 2 Units	Max. Price $183,250 0 Units
3 (65-80%AMI)	Max. Price $190,750 0 Units	Max. Price $214,750 4 Units	Max. Price $238,250 0 Units
4 (80-100%AMI)	Max. Price $235,000 0 Units	Max. Price 264,250 2 Units	Max. Price $293,250 0 Units

Prices reflect April 2021 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 6.792 acres, zoned at _R-10, permitting 10 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 **44 total lots** for development as single family homes.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
=**44** total units x 0.2 = **8.8 SFHP unit**(s) are required
= **8 lots/units** delivered and a fractional fee paid for **0.8**units

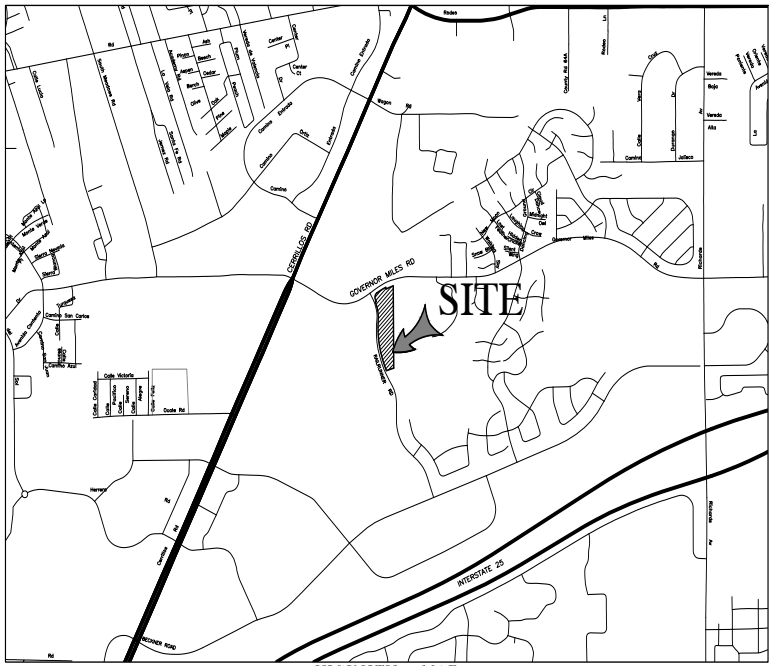
CALCULATION for the Fractional Fee:

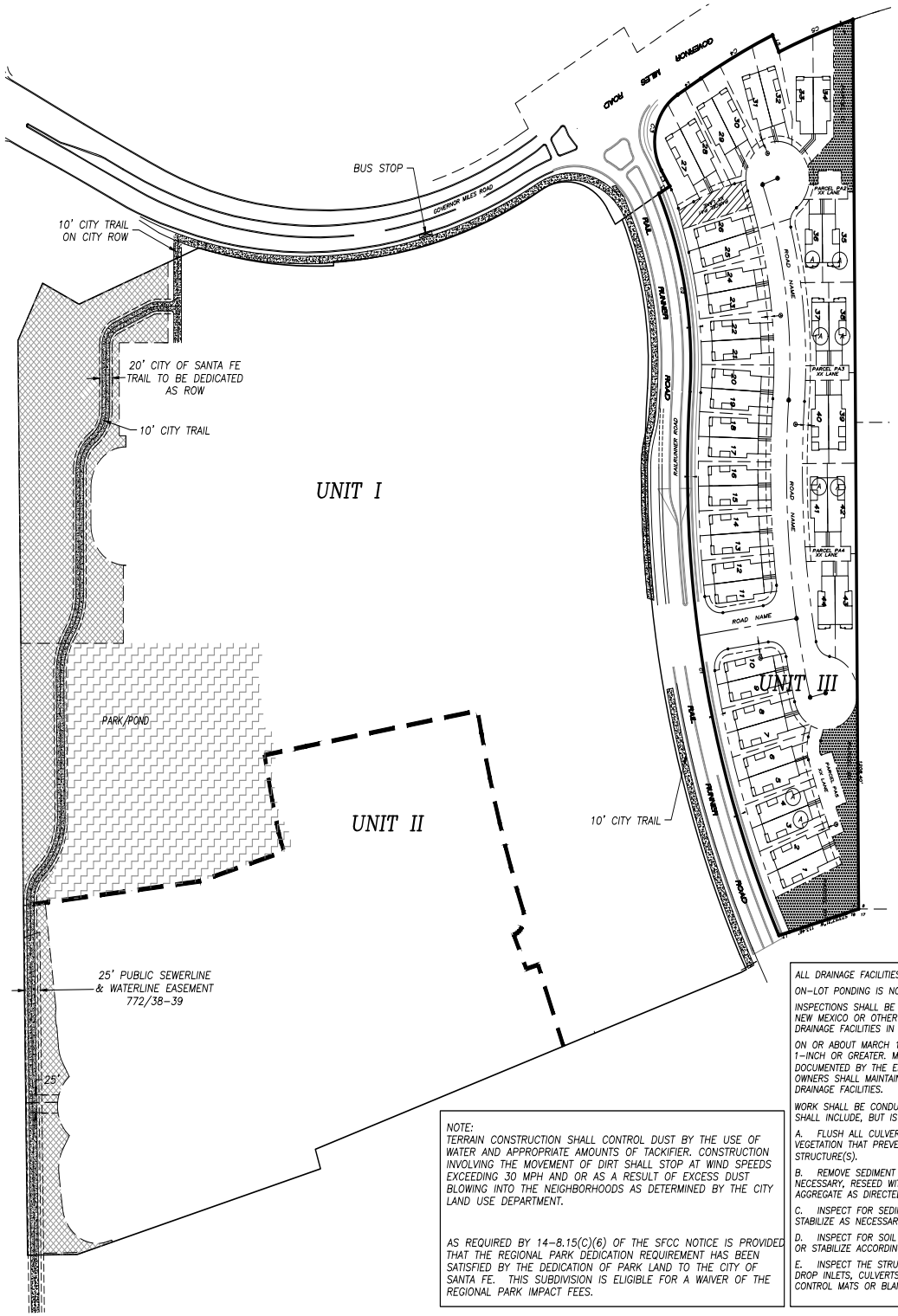
= ½ price of 3 BR, Tier 2 Home X Unit Fraction
= $82,625 X 0.8
= **$66,100 fractional fee**

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.

VILLAS DE LAS SOLERAS UNIT–III

MASTER PLAN AMENDMENT; GENERAL PLAN AMENDMENT; RE–ZONING R–6 TO R–10; DEVELOPMENT PLAN; PRELIMINARY SUBDIVISION PLAT


SITE
GOVERNOR MILES RD
CERRILLOS RD
INTERSTATE 25
RICHARDS AVE
Rodeo
Cerrillos
Cerrillos Rd
Cerrillos Rd
Cerrillos Rd



APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 2021. AS CASE NO.: _____

PLANNING COMMISSION CHAIRPERSON _____ DATE

SECRETARY _____ DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER _____ DATE

CITY ENGINEER _____ DATE

OWNER(S)
PULTE HOMES OF NEW MEXICO, INC.
A MICHIGAN CORPORATION

KEVIN PATTON, DIRECTOR OF LAND PLANNING & ENTITLEMENTS _____ DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME

THIS_____DAY OF_____,2021

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I HEARBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE DAY_____OF_____, 2020 AD, AT_____O'CLOCK_____, AND WAS DULY RECORDED IN BOOK____, PAGE(S)_____OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

SITE DATA:

TRACT 13:
UNIT 3 OF VILLAS DE LAS SOLERAS

AREA: 6.792 AC±
ZONING: R-10, MEDIUM DENSITY RESIDENTIAL 10 DU/AC

PERMITTED DENSITY:
6.792 AC X 10 = 67 DU

DWELLING UNITS:

ATTACHED DUPLEX UNITS: 44
GROSS DENSITY: 6.5 DU/AC

OFF LOT PARKING: 29 SPACES

LEGEND:

- COMMON OPEN SPACE–MAINTAINED BY ROSS'S PEAK HOA (0.21 AC±)
- EMERGENCY ACCESS
- ACCESS OR PARKING TO BE MAINTAINED BY VILLAS DE LAS SOLERAS HOA
- PARK/POND TO BE MAINTAINED BY VILLAS DE LAS SOLERAS HOA (INCLUDED IN PHASE I)
- (A) DESIGNATED AFFORDABLE LOT TO COMPLY WITH SANTA FE HOMES PROPOSAL

AFFORDABLE HOUSING BY PHASE:

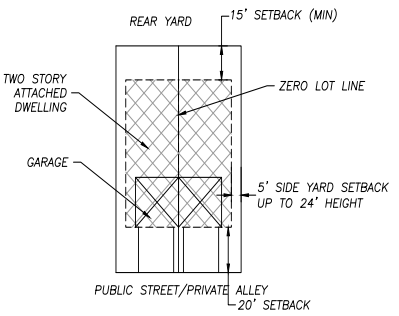
44 x 0.2= 8.8

8 UNITS PROVIDE, FEE PAID FOR .8 UNITS

NOTE:

NO LOT IS LESS THAN 3,000 SQ. FT.

TYPICAL LOT SETBACK AND LOT COVERAGE



NOTE:
MAXIMUM PERMITTED LOT COVERAGE: 55% WITH PRIVATE OPEN SPACE EXCEEDS 40% LOT COVERAGE EQUAL TO 30% TOTAL BUILDING AREA.

NOTE:
TERRAIN CONSTRUCTION SHALL CONTROL DUST BY THE USE OF WATER AND APPROPRIATE AMOUNTS OF TACKIFIER. CONSTRUCTION INVOLVING THE MOVEMENT OF DIRT SHALL STOP AT WIND SPEEDS EXCEEDING 30 MPH AND OR AS A RESULT OF EXCESS DUST BLOWING INTO THE NEIGHBORHOODS AS DETERMINED BY THE CITY LAND USE DEPARTMENT.

AS REQUIRED BY 14-8.15(C)(6) OF THE SFCC NOTICE IS PROVIDED THAT THE REGIONAL PARK DEDICATION REQUIREMENT HAS BEEN SATISFIED BY THE DEDICATION OF PARK LAND TO THE CITY OF SANTA FE. THIS SUBDIVISION IS ELIGIBLE FOR A WAIVER OF THE REGIONAL PARK IMPACT FEES.

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ON-LOT PONDING IS NOT REQUIRED.

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 H.O.A./PROPERTY OWNERS. THE H.O.A./PROPERTY OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

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

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

B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE 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.

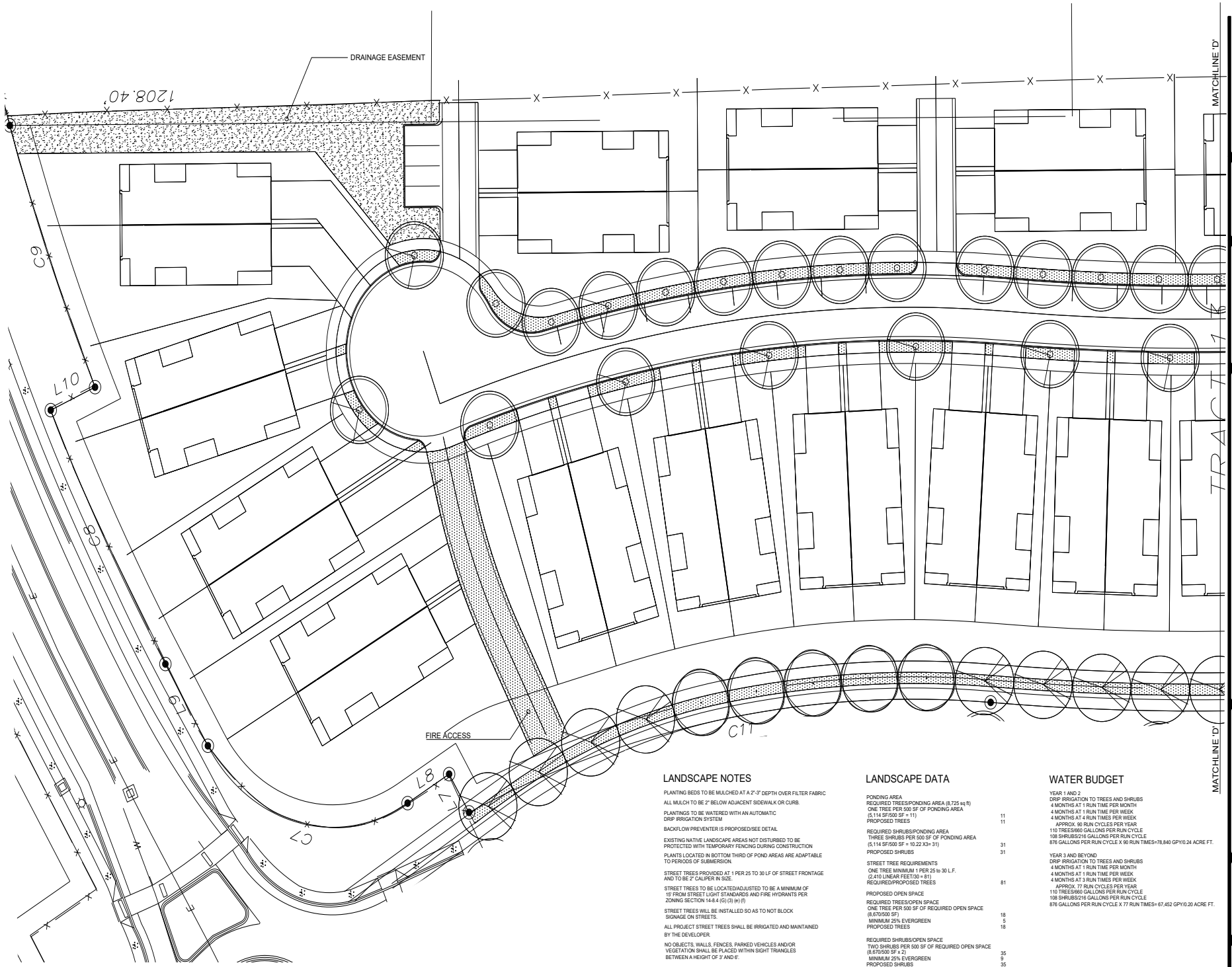
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET * SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

VILLAS DE LAS SOLERAS, UNIT-III

DEVELOPMENT PLAN

SCALE:	1"=80'
DRAWN BY:	AS
CHECKED BY:	JWS
DATE:	JUNE 2021
REVISED:	00/00/00
WORKED ON:	06/16/21
FILE NAME:	20131Z-2021-1312-dev-UNIT III
NORTH:	
SHEET:	P-200



LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED AT A 2"-3" DEPTH OVER FILTER FABRIC

ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL

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

PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.

STREET TREES PROVIDED AT 1 PER 25 TO 30 LF OF STREET FRONTAGE AND TO BE 2" CALIPER IN SIZE.

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

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

ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.

NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 8'.

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

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

LANDSCAPE DATA

PONDING AREA
REQUIRED TREES/PONDING AREA (8,725 sq ft)
ONE TREE PER 500 SF OF PONDING AREA
(5,114 SF/500 SF = 11) 11
PROPOSED TREES 11

REQUIRED SHRUBS/PONDING AREA
THREE SHRUBS PER 500 SF OF PONDING AREA
(5,114 SF/500 SF = 10.22 X3= 31) 31
PROPOSED SHRUBS 31

STREET TREE REQUIREMENTS
ONE TREE MINIMUM 1 PER 25 to 30 L.F.
(2,410 LINEAR FEET/30 = 81)
REQUIRED/PROPOSED TREES 81

PROPOSED OPEN SPACE

REQUIRED TREES/OPEN SPACE
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE
(8,670/500 SF) 18
MINIMUM 25% EVERGREEN 5
PROPOSED TREES 18

REQUIRED SHRUBS/OPEN SPACE
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE
(8,670/500 SF x 2) 35
MINIMUM 25% EVERGREEN 9
PROPOSED SHRUBS 35

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
110 TREES/660 GALLONS PER RUN CYCLE
108 SHRUBS/216 GALLONS PER RUN CYCLE
876 GALLONS PER RUN CYCLE X 90 RUN TIMES=78,840 GPY/0.24 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
110 TREES/660 GALLONS PER RUN CYCLE
108 SHRUBS/216 GALLONS PER RUN CYCLE
876 GALLONS PER RUN CYCLE X 77 RUN TIMES= 67,452 GPY/0.20 ACRE FT.

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O.Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN BILLIES HALEY
1
REGISTERED LANDSCAPE ARCHITECT

Date: 06.19.2021
Revisions:

Drawn by: HA
Reviewed by: JB

Villas at Las Soleras
Unit 3

Santa Fe, New Mexico

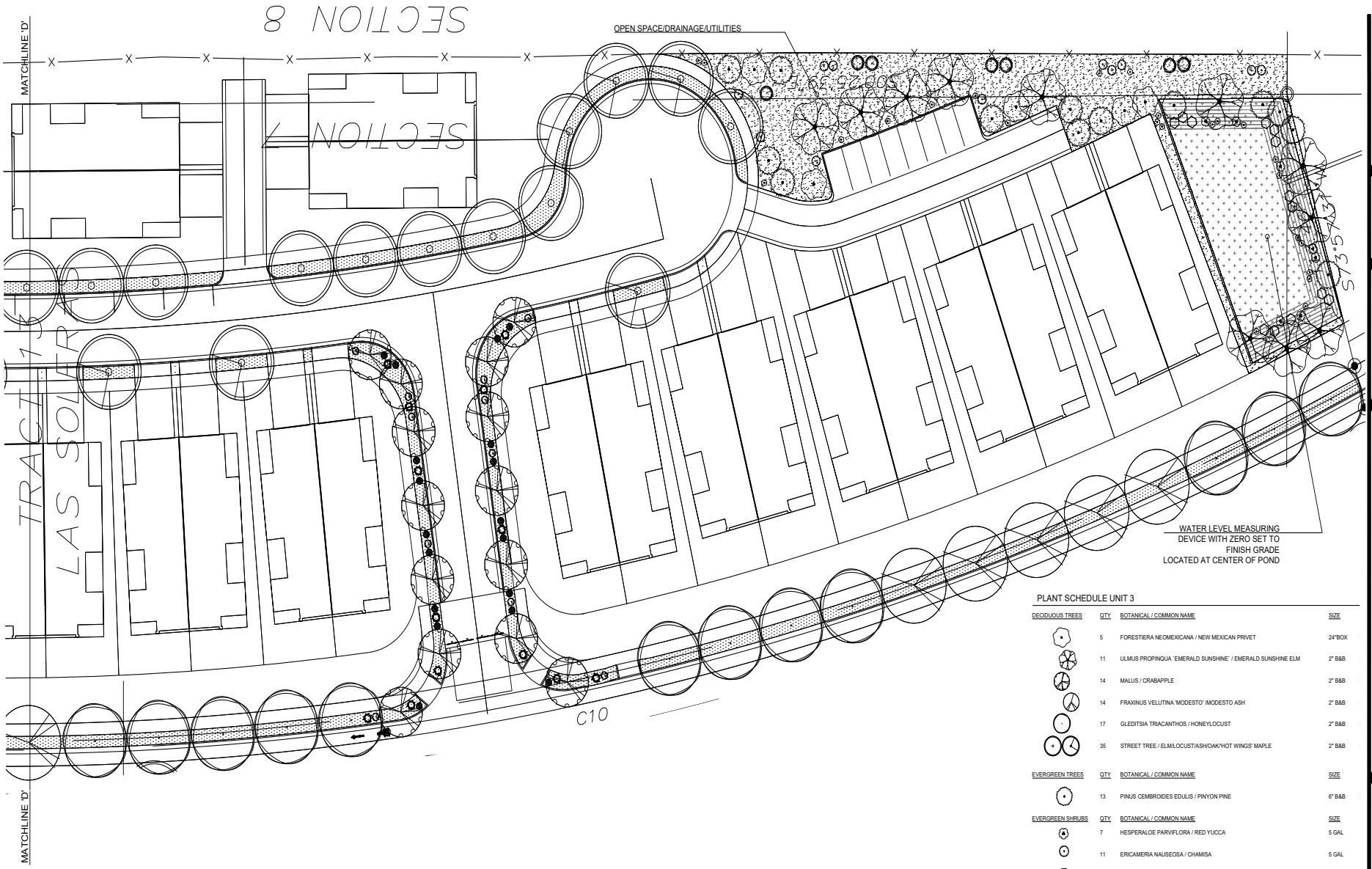
NORTH

Scale: 1"=20'-0"

10' 0 20' 40'

Sheet Title:
Landscape Plan

Sheet Number:
81A



PLANT SCHEDULE UNIT 3

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX
	11	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	2" B&B
	14	MALUS / CRABAPPLE	2" B&B
	14	FRAXINUS VELUTINA 'MODESTO' /MODESTO ASH	2" B&B
	17	GLEDITSIA TRIACANTHOS / HONEYLOCUST	2" B&B
	35	STREET TREE / ELM/LOCUST/ASH/OAK/'HOT WINGS' MAPLE	2" B&B

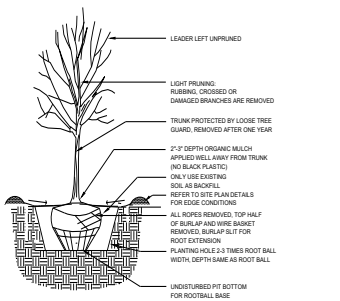
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	13	PINUS CEMBROIDES EDULIS / PINYON PINE	6" B&B

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	7	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	11	ERICAMERIA NAUSEOSA / CHAMISA	5 GAL
	13	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
	7	PINUS MUGO / MUGO PINE	5 GAL
	24	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL
	13	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER (FEMALE)	5 GAL

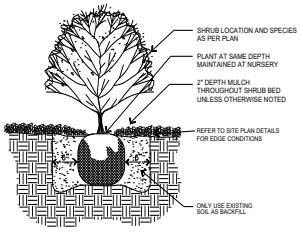
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	11	NEPETA MUSSINI/ GIANT CATMINT	1 GAL
	18	ANDROPOGON/ LITTLE BLUESTEM	1 GAL

MATERIAL SCHEDULE UNIT 3

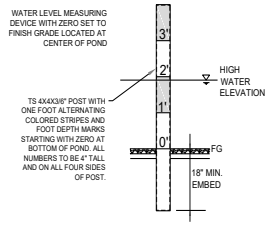
SYMBOL	DESCRIPTION	QTY	DETAIL
	7/8" GRAVEL WITH FILTER FABRIC	14,176 SF	
	CRUSHED GRAVEL	15,079 SF	
	2-4" ANGULAR COBBLE WITH FILTER FABRIC	5,114 SF	



1 TREE INSTALLATION DETAIL NTS



2 SHRUB INSTALLATION DETAIL NTS



3 WATER LEVEL MEASURING DEVICE NTS

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

Date: 06.19.2021
Revisions:

Drawn by: HA
Reviewed by: JB

Villas at Las Soleras Unit 3

Santa Fe, New Mexico

NORTH

Scale: 1"=20'-0"

10' 0 20' 40'

Sheet Title:
Landscape Plan

Sheet Number:
81B

BOUNDARY AND TOPOGRAPHIC SURVEY

TRACT 13

LAS SOLERAS

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

MAY , 2021



VICINITY MAP

NOT TO SCALE

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 21AP060221, CREATION DATE: 04/6/21.
THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811

THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.
ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.
UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.
UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NOTE: SANTA FE WATER, PNM AND CENTURYLINK FAILED TO RESPOND TO THE REQUEST FOR LINE SPOTTING ALONG OR WITHIN RAIL RUNNER ROAD R/W. ALL UTILITIES SHOULD BE NOTIFIED BY NM ONE CALL FOR LINE SPOTTING AND VERIFICATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

LEGAL DESCRIPTION

LOT 13, LAS SOLERAS SUBDIVISION, AS SHOWN ON PLAT ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, AS INSTRUMENT NO. 1592455.

FLOOD ZONE DETERMINATION

A westerly portion of the subject property (as shown hereon) appears to lie within a Zone AE (Base Flood elevations determined) and the majority of the subject property apperas to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map Numbers 35049C0394D and 35049C0507E, Effective Date 12-4-2012.

GENERAL NOTES

1. *BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).*
2. *DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MUITIPLY BY COMBINED FACTOR OF 0.9995846O.*
3. *DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.*
4. *RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ( ).*
5. *ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.*
6. *ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.*
7. *VERTICAL DATUM IS BASED UPON CITYOF SANTA FE/SANTA FE COUNTY CONTROL SURVEY MONUMENT "B 439", ELEVATION= 6585.94 FEET (NAVD 88).*
8. *FIELD SURVEYS WERE PERFORMED DURING THE MONTH OF MAY, 2021.*
9. *THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.*

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS OESTE LTD., CO. AND ROSS'S PEAK HOLDING LTD, CO." BY DIEGO SISNEROS, NMLS 13986. PLAT RECORDED AS INSTRUMENT NUMBER 1772038 ON THE 6TH DAY OF MAY, 2015 IN PLAT BOOK 772 PAGES 38 AND 39, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS SOLERAS CENTER, LLC AND LAS SOLERAS OESTE, LTD., CO. PREPARED BY RUSS P. HUGG NMPS NUMBER 9750. PLAT RECORDED AS INSTRUMENT NUMBER 1778342 ON THE 29TH DAY OF OCTOBER, 2015 IN PLAT BOOK 794 PAGES 7-13, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS CENTER. LLC AND LAS SOLERAS OESTE, LTD., CO.", PREPARED BY RUSS P. HUGG NMPS NUMBER 9750, PLAT RECORDED AS INSTRUMENT NUMBER 1783594 ON THE 8TH DAY OF JANUARY, 2016 IN PLAT BOOK 797, PAGES 1-2, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary and Topographic Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary and Topographic Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Survey Plat of one existing lot.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 18th day of May, 2021.

Russ P. Hugg
NMPS No. 9750

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

210021. DWG

SHEET S-100

SURV TEK, INC.
Consulting Surveyors
P.O. BOX 56885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

BOUNDARY AND TOPOGRAPHIC SURVEY

TRACT 13
LAS SOLERAS

CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

MAY , 2021

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

N/F SHANNON
DOC. #1511902 & 2491876

S00°25'39"E 1208.40'

Fd 1/2" Rebar and cap stamped "L.S. 9750"

10' Private Access Easement granted for Public Use and Utility Easement granted by Plat Book 714, Page 14-26

Fd 1/2" Rebar and cap stamped "L.S. 9750"

Fd 1/2" Rebar and cap stamped "L.S. 9750"

Control Point Project Coordinates N=1683896.52 E=1708495.04 ELEV=6439.25 (NAVD88)

TRACT 13
6.7927 AC.
LAS SOLERAS
Plat March 4, 2010 in Plat Book 714, pages 14-26

10' Private Access Easement granted for Public Use and Utility Easement granted by Plat Book 714, Page 14-26

GOVERNOR MILES ROAD

RAIL RUNNER ROAD

ROSS'S PEAK, UNIT 1
Filed December 7, 2018 in Plat Book 342, pages 32-36

ROSS'S PEAK, UNIT 1
Filed December 7, 2018 in Plat Book 342, pages 32-36

PARCEL D1

PARCEL E-1

PARCEL H-1

VENADO LANE

REDONDO

SEE SHEET 3 OF 3

LEGEND

- Storm Drain Manhole
- Sanitary Sewer Manhole
- Telephone Manhole
- Water Manhole
- Electric Manhole
- Storm Drain Inlet
- SAS — Sanitary Sewer Line
- Underground Electric Line
- OHW — Overhead Wires
- COM — Communications Line
- Sanitary Sewer Clean-out
- G — Gas Line
- W — Water Line
- UGE —
- Power Pole
- Water Meter
- Water Valve
- Hydrant
- Irrigation Box
- Cable Pedstal
- Electric Pedstal
- Electric Transformer
- Traffic Box
- Telephone Pedestal
- X — X — Fence
- Light Pole
- Concrete Symbol
- Wall

210021. DWG

SHEET S-200

SURV TEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BOUNDARY AND TOPOGRAPHIC SURVEY

TRACT 13

LAS SOLERAS

CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

MAY , 2021

LINE TABLE

LINE	LENGTH	BEARING
L1	17.24	S73°57'32"W
L2	19.87	N58°55'34"E
L3	25.00	N31°04'26"W
L4	42.45	N58°55'13"E
L5	25.00	S24°07'50"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	760.60'	1463.00'	389.10'	752.06'	N10°44'25"W	29°47'15"
C2	276.24'	547.00'	141.13'	273.32'	N10°18'51"W	28°56'07"
C3	117.81'	75.00'	75.00'	106.07'	N13°55'34"E	90°00'00"
C4	127.59'	1052.82'	63.87'	127.51'	N62°23'52"E	6°56'36"
C5	124.55'	1027.82'	62.35'	124.47'	N69°20'27"E	6°56'35"

Santa Fe County Survey Control Monument
"SF EAST BASE"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1699078.10'
E=1722651.93
Elevation=6818.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

N 39°09'28" E 1246.56'

1208.40'

S73°55'34"W 1174.49'

SEE SHEET 2 OF 3

TRACT 13
6.7927 AC.
LAS SOLERAS
Plat March 4, 2010 in Plat Book 714, pages 14–26

PARCEL A1–A

N/F SHANNON
CCD INSTRUMENT # 249,976

SECTION B

SECTION A

DIRT DETENTION POND

DIRT STOCK PILES

Fd. 1" Iron Pipe & Marked Stone

10' Private Access Easement granted to Plaza Use and Utility Easement granted by Plat Book 714, Pages 14–26

10' Private Access Easement granted by Plat Use and Utility Easement granted by Plat Book 714, Pages 14–26

20' Public Landscape and Pedestrian Access Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7–13.

10' Public Utility Easement granted by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7–13.

Concrete Sidewalk

Asphalt

RAIL RUNNER ROAD

TRACT 12B–1A
LAS SOLERAS
LOT SPLIT SURVEY PLAT
Filed January 8, 2016 in Plat Book 797, Pages 1–2

ROSS'S PEAK, UNIT 1
Filed December 7, 2018 in Plat Book 342, pages 32–36

PARCEL E–1

PARCEL M1

PARCEL N1

REDONDO

VENADO LANE

STORM SEWER MANHOLES AND INLETS

(A) RIM ELEV=6481.58
INV ELEV=6472.23 CL MH

(B) FL ELEV=6480.92
INV ELEV=6473.07

(C) FL ELEV=6481.19
INV ELEV=6477.59

(D) RIM ELEV=6474.42
INV ELEV=6466.57 CL MH

(E) RIM ELEV=6473.04
INV ELEV=6463.04 (N&E)
INV ELEV=6462.84 (W)

(F) FL ELEV=6472.11
INV ELEV=6463.51

(G) FL ELEV=6472.00
INV ELEV=6463.65

SANITARY SEWER MANHOLES

[1] RIM ELEV=6473.00
INV ELEV=6463.15 (E)
INV ELEV=6463.00 (S)

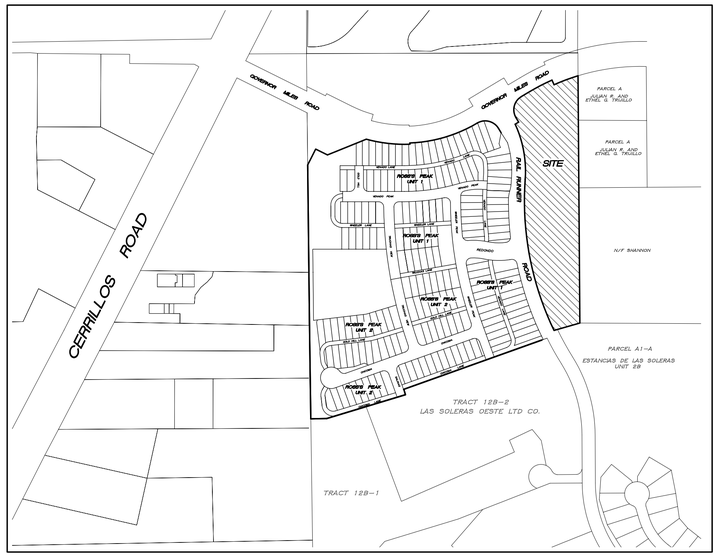
[2] RIM ELEV=6472.70

[3] RIM ELEV=6473.00

SHEET S–300

210021. DWG

SURV TEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114 Phone: 505–300–4732



VICINITY MAP

Not To Scale

GENERAL NOTES

1. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MUITIPLY BY COMBINED FACTOR OF 0.99958460.
3. DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
4. RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ( ).
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
6. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

PUBLIC UTILITY EASEMENTS

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

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

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

C. QWEST CORPORATION D/B/A CENTURYLINLK QC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

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

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

DISCLAIMER

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

CITY OF SANTA FE NOTES AND CONDITIONS

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 1987 AND SUBSEQUENT AMENDMENTS.
3. ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN AS AMENDED APPLY. REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11, 2008-15 AND 2014-123.
4. SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE MASTER PLAN AND AMENDED PARK PLAN APPROVED BY CITY PLANNING COMMISSION AND CITY COUNCIL.
5. EACH LOT SHALL BE SERVED WITH A SEPARATE SEWER AND WATER SERVICE.
6. THESE LOTS SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION
7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
9. NO WALLS/FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
10. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE INSPECTION.
11. ON LOT PONDING IS NOT REQUIRED.
12. ALL PROVISIONS OF THE INFRASTRUCTURE COMPLETION POLICY OF 1-1-2008 MUST BE FOLLOWED. NO BUILDING PERMITS WILL BE ISSUED UNTIL PARTIAL COMPLETION OF THE INFRASTRUCTURE IS OBTAINED. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

PUBLIC WORKS — DATE

APPROVED BY THE CITY PLANNING COMMISSION

CASE # 2018-04

AT THEIR MEETING OF MARCH 1, 2018

PLANNING DIVISION CHAIR — DATE

PLANNING COMMISSION SECRETARY — DATE

UTILITY COMPANIES

CITY OF SANTA FE WASTEWATER — DATE

CITY OF SANTA FE WATER DIVISION — DATE

COMCAST — DATE

PUBLIC SERVICE COMPANY OF N.M. — DATE

NM GAS COMPANY — DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER.

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

Qwest Corporation, d/b/a CenturyLink QC — DATE

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACT 13, LAS SOLERAS SUBDIVISION, AS SHOWN ON PLAT ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, AS INSTRUMENT NO. 1592455.

SAID PARCEL CONTAINS 6.7927 ACRES, MORE OR LESS.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 6.7927 ACRES, MORE OR LESS. THIS SUBDIVISION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NON MOTORIZED MULTI USE BICYCLE AND PEDESTRIAN TRAIL EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC USE. CITY TRAIL EASEMENTS ARE MAINTAINED BY THE CITY.

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE HOMEOWNERS ASSOCIATION (TO BE FORMED) (OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE.

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

PARCELS A1 AND B1, UNIT 3 WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION (TO BE FORMED) AS PRIVATE OPEN SPACE. A BLANKET DRAINAGE EASEMENT OVER SAID PARCELS FOR CONVEYANCE OF PRIVATE AND PUBLIC STORM WATER IS HEREBY GRANTED BY THIS PLAT. SAID PARCELS TO BE MAINTAINED BY SAID ASSOCIATION.

PARCELS PA1 THRU PA5, UNIT 3 WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION (TO BE FORMED) AS PRIVATE ALLEYS.

SAID PARCELS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (TO BE FORMED).

OWNER(S)

TRACT 13
ROSS'S PEAK HOLDING LTD, CO.
A MONTANA LIMITED LIABILITY COMPANY

LAURA LAGGE, MANAGER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY LAURA LAGGE, AS MANAGER OF ROSS'S PEAK HOLDING, LTD., CO., A MONTANA LIMITED LIABILITY COMPANY THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT OF

ROSS'S PEAK UNIT 3

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING EXISTING TRACT 13, ROSS'S PEAK HOLDING LTD., CO.

SITUATE WITHIN

SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE , 2021

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the_____day of _____ 2021 A.D. at _____ o'clock_____, and was duly recorded in book_____, page(s)_____of the records of Santa Fe County.

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

Deputy

SANTA FE COUNTY TREASURER — DATE

PARK DEDICATION AND PARK IMPACT FEE

PARK LAND DEDICATION AND PARK IMPACT FEES HAVE BEEN SATISFIED BY LAS SOLERAS REGIONAL PARK AND PUBLIC TRAIL EASEMENTS.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO:

A. CREATE A RESIDENTIAL SUBDIVISION CONTAINING 44 RESIDENTIAL LOTS AND 7 HOA PARCELS.
B. DEDICATE PUBLIC STREET RIGHT OF WAY AND GRANT PUBLIC AND PRIVATE EASEMENTS AS SHOWN HEREON.

CURRENT ZONING

CURRENT ZONING: R-12

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPS NO. 9750
JUNE XX, 2021

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

TRACT 13 UPC: 1-049-095-528-069

PLSS LOCATION: LYING WITHIN SECTIONS 7 AND 18, T.16.N, R9E, N.M.P.M.

CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SURVTEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

210021_PRELIM PLAT. DWG

SHEET S-400

GRAPHIC SCALE

100 50 25 0 50 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	17.24	S73°57'32"W
L2	19.87	N58°55'34"E
L3	25.00	N31°04'26"W
L4	42.45	N58°55'33"E
L5	25.00	S24°07'50"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	760.60'	1463.00'	389.10'	752.06'	N10°44'25"W	29°47'15"
C2	276.24'	547.00'	141.13'	273.32'	N10°18'51"W	28°56'07"
C3	117.81'	75.00'	75.00'	106.07'	N13°55'34"E	90°00'00"
C4	127.59'	1052.82'	63.87'	127.51'	N62°23'52"E	6°56'36"
C5	124.55'	1027.82'	62.35'	124.47'	N69°20'27"E	6°56'35"

PARCEL A
JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

PARCEL A
JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

N/F SHANNON
QCD INSTRUMENT # 249/976

Santa Fe County Survey Control Monument "SF EAST BASE"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1539078.33
E=1552907.53
Elevation=6818.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

N 39°07'26" E 2124.98'

PARCEL A1-A
ESTANCIAS DE LAS SOLERAS UNIT 2B
Filed August 16, 2018 in Plat Book 838, Pages 28-33

S00°25'39"E 1208.40'

SECTION 8
SECTION 7

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

Fd. 1" Iron Pipe & Marked Stone

S 37°57'37" W 113.56'

SECTION 7
SECTION 18

GOVERNOR

MILES
Dedicated to Public Book 1526, Page 40

122' R/W

82' R/W

82' R/W

64' R/W

67' R/W

C5 L5 C4 L4 C3 L3 C2 L2 C1 L1

Existing 10' Private Access Easement granted for Public Use and Utility Easement granted by Plat Book 714, Page 14-26

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

Set 5/8" Rebar and cap stamped "L.S. 9750"

TRACT 13
6.7927 Ac.
LAS SOLERAS
Filed March 4, 2010 in Plat Book 714, pages 14-26

Original R/W dedicated by plat filed in Plat Book 714, Pages 14-26.
Additional R/W dedicated by Plat filed in Plat Book 342, Pages 32-36.

RAIL RUNNER ROAD

10' Public Landscape, Pedestrian Access and Public Utility Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.

20' Public Landscape and Pedestrian Access Easement granted to the City of Santa Fe by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.

10' Public Utility Easement granted by Lot Line Adjustment Plat filed October 29, 2015 in Plat Book 794, Pages 7-13.

LOT 12B-2
LAS SOLERAS OESTE, LTD. CO., LLC
Filed August 16, 2018 in Plat Book 838, Pages 26-27

ROSS'S PEAK, UNIT 1
Filed December 7, 2018 in Plat Book 842, pages 32-36

PARCEL D1 PARCEL H-1 PARCEL I-1 PARCEL E-1 PARCEL F-1 PARCEL M1 PARCEL L1 PARCEL N1

VENADO LANE

PEAK

REDONDO

LOT 1-B
PLAT 560/31
Filed October 17, 2011 in Plat Book 738, page 7

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS OESTE LTD., CO. AND ROSS'S PEAK HOLDING LTD. CO." BY DIEGO SISNEROS, NMLS 13986. PLAT RECORDED AS INSTRUMENT NUMBER 772038 ON THE 6TH DAY OF MAY, 2015 IN PLAT BOOK 772 PAGES 38 AND 39, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS SOLERAS CENTER, LLC AND LAS SOLERAS OESTE, LTD., CO. PREPARED BY RUSS P. HUGG NMPS NUMBER 9750. PLAT RECORDED AS INSTRUMENT NUMBER 1778342 ON THE 29TH DAY OF OCTOBER, 2015 IN PLAT BOOK 794 PAGES 7-13, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS CENTER, LLC AND LAS SOLERAS OESTE, LTD., CO.", PREPARED BY RUSS P. HUGG NMPS NUMBER 9750, PLAT RECORDED AS INSTRUMENT NUMBER 1783594 ON THE 8TH DAY OF JANUARY, 2016 IN PLAT BOOK 797, PAGES 1-2, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR ROSS'S PEAK HOLDING LTD., CO. AND LAS SOLERAS OESTE, LTD. CO., PREPARED BY RUSS P. HUGG NMPS NUMBER 9750, PLAT RECORDED AS INSTRUMENT NUMBER 1860090 ON THE 13TH DAY OF JUNE, 2018 IN PLAT BOOK 835, PAGES 44-45, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "ESTANCIAS FE LAS SOLERAS UNIT 2B", PREPARED BY RUSS P. HUGG NMPS NUMBER 9750, PLAT RECORDED AS INSTRUMENT NUMBER 1865285 ON THE 16TH DAY OF AUGUST, 2018 IN PLAT BOOK 838, PAGES 28-33, IN THE SANTA FE COUNTY CLERKS OFFICE.

PLAT ENTITLED "ROSS'S PEAK UNIT 1", PREPARED BY RUSS P. HUGG NMPS NUMBER 9750, PLAT RECORDED AS INSTRUMENT NUMBER 1874540 ON THE 7TH DAY OF DECEMBER, 2018 IN PLAT BOOK 842, PAGES 32-36, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

FLOOD ZONE DETERMINATION

THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBERS 35049C0394D, EFFECTIVE DATE 6-17-08 AND 35049C0507E, EFFECTIVE DATE 12-4-2012.

FLOOD ZONE STATEMENT

THE ARROYO DE LOS CHAMISOS IS LOCATED ALONG THE SOUTH EDGE OF ROSS PEAK SUBDIVISION. PER FEMA FIRM PANELS 35049003940 DATED 06/17/2008 AND 35049005O7E DATED 12/04/2012 THERE ARE 3 DIFFERENT FLOOD ZONES ON OR ADJOINING THE PROPERTY INCLUDING:

1. SHADED ZONE X INDICATING "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD".
2. ZONE AE INDICATING "AREAS OF 1.0% ANNUAL CHANCE OF FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED".
3. "FLOODWAY INDICATING THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS:"

A PORTION OF THE SHADED ZONE AE ENCROACHES INTO THE PARK, AND SOME OF THE PROPERTY THAT IS DESIGNATED TO BE OPEN SPACE, BUT NO PORTION OF THE PROPOSED DEVELOPMENT WILL ENCROACH INTO THE FLOODWAY. THE ENCROACHMENTS WILL NOT "SUBSTANTIALLY INCREASE FLOOD HEIGHTS" - AS ALREADY DEMONSTRATED BY FEMA'S HYDRAULIC ANALYSIS OF THE FLOODWAY AS SUMMARIZED BY SECTION AQ AND AP IN TABLE 11. PAGE 28 OF THE FEMA FLOOD INSURANCE STUDY "FIS NUMBER 35049CV001 B, OF SANTA FE COUNTY, NEW MEXICO AND INCORPORATED AREAS. VOLUME 1 OF 3.

THE FLOODPLAIN WILL NOT BE MODIFIED BY THIS PROJECT.

PRELIMINARY PLAT OF

ROSS'S PEAK UNIT 3

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING EXISTING TRACT 13, ROSS'S PEAK HOLDING LTD., CO.

SITUATE WITHIN

SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE , 2021

SHEET S-500

SURVTEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

210021_PRELIM PLAT_SHTS 1-2. DWG

PRELIMINARY PLAT OF
ROSS'S PEAK UNIT 3

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING EXISTING TRACT 13, ROSS'S PEAK HOLDING LTD., CO.

SITUATE WITHIN

SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE , 2021

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EASEMENTS GRANTED BY THIS PLAT

(A) = 7.5' Public Utility Easement granted by this plat. (See Sheet 5 for easement lot line detail)

(B) = Parcels A1 and B1, Unit 3 will be dedicated to the Homeowners Association (to be formed) as private open space. A blanket drainage easement over said parcels for conveyance of private and public storm water is hereby granted by this plat. Said parcels to be maintained by said Homeowners Association

Parcels PA1 thru PA5, Unit 3 will be dedicated to the Homeowners Association (to be formed) as Private Alleys for Pedestrian and Vehicular uses. Said parcels to be maintained by said Homeowners Association

Santa Fe County Survey Control Monument "SF_EAST_BASE"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N=1699078.10
E=1722651.93
Elevation=6818.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

N 39°07'29" E 2124.98'

PARCEL A
JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

PARCEL A
JULIAN R. AND ETHEL G. TRIJILLO
Filed October 21, 2003 in Plat Book 545, page 7

N/F SHANNON
QCD INSTRUMENT # 249/976

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

Existing 10' Private Access Easement granted for Public Use and Utility Easement granted by Plat Book 714, Page 14-26

PARCEL B1

PARCEL PA2 XX LANE Private Drive

PARCEL PA3 XX LANE Private Drive

PARCEL PA4 XX LANE Private Drive

PARCEL PA5 XX LANE Private Drive

PARCEL A1

ROAD A — 50' Public Right of way

ROAD B — 50' Public Right of Way

GOVERNOR MILES — Publication Plat by Plat Book 539, Page 40

REDONDO ROAD — 50' Public Right of way

RUNNER RAIL ROAD

122' R/W

82' R/W

76' R/W

64' R/W

Additional 17' Public Right of Way dedicated to the City of Santa Fe by this plat.

Set 5/8" Rebar and cap stamped "L.S. 9750"

Existing 10' Private Access Easement granted for Public Use and Utility Easement granted by Plat Book 714, Page 14-26

Original R/W dedicated by plat filed in Plat Book 714, Pages 14-26.
Additional R/W dedicated by Plat filed in Plat Book 342, Pages 32-36.

Fd. 1" Iron Pipe & Marked Stone

SECTION 8 / SECTION 17

S 73°57'31" W 113.46'

1208.40'

LOT 1-B
PLAT 560/31
Filed October 17, 2011 in Plat Book 736, page 7

ROSS'S PEAK, UNIT 1
Filed December 7, 2018 in Plat Book 342, pages 32-36

ROSS'S PEAK
Filed December 7, 2018 in Plat Bo

PARCEL D1 — PARCEL E-1 — PARCEL M1

VENADO LANE

SEE SHEET 4 FOR CURVE, LINE AND ACREAGE/ ADDRESS TABLES

210021_PRELIM PLAT SHT 3. DWG

SHEET S-600

SURVTEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

CURVE TABLE

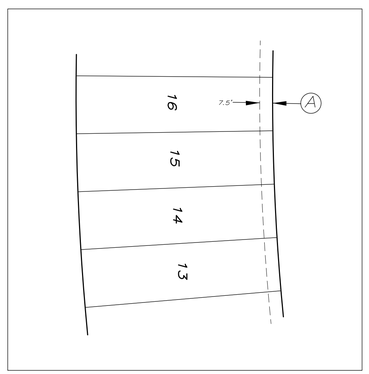
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	760.60'	1463.00'	389.10'	752.06'	N10°44'25"W	29°47'15"
C2	276.24'	547.00'	141.13'	273.32'	N10°18'51"W	28°56'07"
C3	117.81'	75.00'	75.00'	106.07'	N1°35'34"E	90°00'00"
C4	127.59'	1052.82'	63.87'	127.51'	N62°23'52"E	6°56'36"
C5	124.55'	1027.82'	62.35'	124.47'	N69°20'27"E	6°56'35"
C6	297.89'	703.00'	151.21'	295.66'	N07°59'07"W	24°16'42"
C7	297.67'	1307.00'	149.48'	297.03'	S02°22'14"E	13°02'57"
C8	109.36'	1307.00'	54.71'	109.33'	S11°17'32"E	4°47'39"
C9	287.29'	678.00'	145.84'	285.15'	N07°59'07"W	24°16'42"
C10	238.93'	728.00'	120.55'	237.86'	N05°14'53"W	18°48'16"
C11	253.97'	1332.00'	127.37'	253.59'	S01°18'30"E	10°55'28"
C12	327.83'	1282.00'	164.81'	326.93'	S03°10'18"E	14°39'05"
C13	62.66'	1332.00'	31.34'	62.66'	S12°20'29"E	2°41'44"
C14	30.90'	25.21'	17.73'	29.00'	S45°44'55"E	70°13'56"
C15	217.24'	50.00'	72.83'	82.44'	N41°50'26"E	248°56'26"
C16	27.36'	100.00'	13.77'	27.28'	N23°12'38"W	15°40'42"
C17	192.45'	564.00'	97.17'	191.52'	N05°13'718"W	19°33'02"
C18	277.70'	1446.00'	139.28'	277.27'	S01°20'53"E	11°00'13"
C19	40.08'	25.00'	25.82'	35.92'	S52°46'34"E	91°51'08"
C20	38.50'	25.00'	24.24'	34.81'	N37°20'52"E	88°14'12"
C21	38.20'	25.00'	23.95'	34.59'	N54°45'50"W	87°32'25"
C22	40.29'	25.00'	26.05'	36.07'	S35°17'30"W	92°20'56"
C23	375.15'	1446.00'	188.63'	374.10'	S18°18'55"E	14°51'53"
C24	31.01'	300.00'	15.52'	31.00'	S65°32'21"W	5°55'21"
C25	32.47'	300.00'	16.25'	32.46'	S71°36'05"W	6°12'06"
C26	5.56'	300.00'	2.78'	5.56'	S75°14'00"W	1°03'43"
C27						
C28	3.93'	2.50'	2.50'	3.54'	N44°34'21"E	90°00'00"
C29	3.93'	2.50'	2.50'	3.54'	S45°25'39"E	90°00'00"
C30	31.59'	55.00'	16.24'	31.16'	S00°45'39"E	32°54'34"
C31	17.29'	35.00'	8.82'	17.11'	S01°32'33"W	28°18'11"
C32	4.13'	2.50'	2.71'	3.68'	S59°55'15"E	94°37'24"
C33	3.93'	2.50'	2.51'	3.54'	S24°30'32"W	90°07'53"
C34	73.08'	1293.50'	36.55'	73.07'	S18°49'44"E	3°14'14"
C35	33.29'	1312.00'	16.65'	33.29'	S21°17'01"E	1°27'14"
C36	111.48'	1332.00'	55.77'	111.44'	S19°36'47"E	4°47'43"
C37	39.50'	1332.00'	19.75'	39.50'	S22°51'37"E	1°41'57"
C38	14.63'	50.00'	7.37'	14.58'	S11°44'35"E	16°45'45"
C39	16.10'	50.00'	8.12'	16.03'	S05°51'44"W	18°26'53"
C40	35.77'	50.00'	18.69'	35.01'	S35°34'43"W	40°59'06"
C41	27.64'	50.00'	14.19'	27.29'	S71°54'36"W	31°40'41"
C42	25.24'	50.00'	12.89'	24.97'	N77°47'30"W	28°55'08"
C43	17.62'	50.00'	8.90'	17.53'	N53°14'14"W	20°11'24"
C44	20.58'	50.00'	10.44'	20.43'	N31°21'11"W	23°34'41"
C45	25.81'	50.00'	13.20'	25.53'	N04°46'24"W	29°34'53"
C46	21.90'	50.00'	11.13'	21.73'	N22°33'56"E	25°05'47"
C47	15.75'	50.00'	7.94'	15.69'	N44°08'21"E	18°03'03"
C48	29.59'	25.00'	16.80'	27.89'	S19°15'26"W	67°48'53"
C49	77.06'	728.00'	38.57'	77.03'	N11°37'04"W	6°03'54"
C50	113.35'	728.00'	56.79'	113.24'	N04°07'29"W	8°55'16"
C51	20.01'	728.00'	10.00'	20.01'	N01°07'23"E	1°34'29"
C52	28.51'	728.00'	14.26'	28.51'	N03°01'56"E	2°14'37"
C53	84.65'	1282.00'	42.34'	84.64'	S02°15'44"W	3°47'00"
C54	113.09'	1282.00'	56.58'	113.05'	S02°09'23"E	5°03'15"
C55	20.07'	1282.00'	10.03'	20.07'	S05°07'55"E	0°53'49"
C56	110.02'	1282.00'	55.04'	109.98'	S08°02'20"E	4°55'01"
C57	9.48'	50.00'	4.76'	9.47'	N77°11'50"W	10°51'56"
C58	62.25'	50.00'	35.89'	58.31'	N36°05'51"W	71°20'03"
C59	82.54'	50.00'	54.17'	73.48'	N46°51'48"E	94°35'14"
C60	20.14'	50.00'	10.21'	20.00'	S74°18'22"E	23°04'26"
C61	27.53'	50.00'	14.12'	27.18'	S46°59'47"E	31°32'42"
C62	15.30'	50.00'	7.71'	15.24'	S22°27'24"E	17°32'05"
C63	16.03'	1332.00'	8.02'	16.03'	S13°20'40"E	0°41'23"
C64	31.12'	1332.00'	15.56'	31.12'	S12°19'49"E	1°20'20"
C65	15.51'	1332.00'	7.75'	15.51'	S11°19'38"E	0°40'01"
C66	221.04'	50.00'	67.22'	80.24'	N73°28'48"W	253°17'20"
C67	69.04'	300.00'	34.67'	68.89'	S69°10'16"W	13°11'11"
C68	16.97'	678.00'	8.48'	16.97'	N19°24'27"W	1°26'02"
C69	37.41'	678.00'	18.71'	37.41'	N17°06'35"W	3°09'42"
C70	37.41'	678.00'	18.71'	37.41'	N13°56'52"W	3°09'42"
C71	37.41'	678.00'	18.71'	37.41'	N10°47'10"W	3°09'42"
C72	37.41'	678.00'	18.71'	37.41'	N07°37'28"W	3°09'42"
C73	37.41'	678.00'	18.71'	37.41'	N04°27'46"W	3°09'42"
C74	37.41'	678.00'	18.71'	37.41'	N01°18'04"W	3°09'42"
C75	37.41'	678.00'	18.71'	37.41'	N01°51'38"E	3°09'42"
C76	8.43'	678.00'	4.22'	8.43'	N03°47'52"E	0°42'45"
C77	23.72'	1332.00'	11.86'	23.72'	S03°38'38"W	1°01'14"
C78	31.12'	1332.00'	15.56'	31.12'	S02°27'51"W	1°20'20"
C79	31.12'	1332.00'	15.56'	31.12'	S01°07'32"W	1°20'20"
C80	31.12'	1332.00'	15.56'	31.12'	S00°12'48"E	1°20'20"
C81	31.12'	1332.00'	15.56'	31.12'	S01°33'08"E	1°20'20"
C82	31.12'	1332.00'	15.56'	31.12'	S02°53'27"E	1°20'20"
C83	31.12'	1332.00'	15.56'	31.12'	S04°13'47"E	1°20'20"
C84	31.12'	1332.00'	15.56'	31.12'	S05°34'06"E	1°20'20"
C85	12.38'	1332.00'	6.19'	12.38'	S06°30'15"E	0°31'58"
C86	26.95'	55.00'	13.75'	26.68'	S01°39'30"W	28°04'16"
C87	4.64'	55.00'	2.32'	4.64'	S14°47'47"E	4°50'18"
C88	26.48'	1332.00'	13.24'	26.48'	S17°47'06"E	1°08'21"
C89	31.12'	1332.00'	15.56'	31.12'	S19°01'27"E	1°20'20"
C90	31.12'	1332.00'	15.56'	31.12'	S20°21'46"E	1°20'20"
C91	31.12'	1332.00'	15.56'	31.12'	S21°42'06"E	1°20'20"
C92	31.12'	1332.00'	15.56'	31.12'	S23°02'25"E	1°20'20"
C93	32.49'	1027.82'	16.25'	32.49'	S71°54'24"W	1°48'40"
C94	34.21'	1027.82'	17.11'	34.21'	S70°02'51"W	1°54'26"
C95	57.85'	1027.82'	28.93'	57.84'	S67°28'54"W	3°13'28"
C96	35.72'	1052.82'	17.86'	35.72'	S64°53'50"W	1°56'39"
C97	56.99'	1052.82'	28.50'	56.98'	S62°22'28"W	3°06'05"
C98	32.80'	1052.82'	16.40'	32.80'	S59°55'53"W	1°47'06"
C99	2.07'	1052.82'	1.04'	2.07'	S58°58'57"W	0°06'46"
C100	19.90'	75.00'	10.01'	19.85'	S51°19'23"W	15°12'22"
C101	97.90'	75.00'	57.34'	91.10'	S06°19'23"W	74°47'38"
C102	29.81'	564.00'	14.91'	29.81'	N13°52'58"W	3°01'42"
C103	31.12'	564.00'	15.57'	31.12'	N10°47'16"W	3°09'42"
C104	31.12'	564.00'	15.57'	31.12'	N07°37'34"W	3°09'42"
C105	31.12'	564.00'	15.57'	31.12'	N04°27'52"W	3°09'42"
C106	31.12'	564.00'	15.57'	31.12'	N01°18'10"W	3°09'42"
C107	31.12'	564.00'	15.57'	31.12'	N01°51'32"E	3°09'42"
C108	7.03'	564.00'	3.51'	7.03'	N03°47'48"E	0°42'49"
C109	25.74'	1446.00'	12.87'	25.74'	S03°38'37"W	1°01'12"
C110	33.79'	1446.00'	16.89'	33.79'	S02°27'51"W	1°20'20"
C111	33.79'	1446.00'	16.89'	33.79'	S01°07'32"W	1°20'20"
C112	33.79'	1446.00'	16.89'	33.79'	S00°12'48"E	1°20'20"
C113	33.79'	1446.00'	16.89'	33.79'	S01°33'08"E	1°20'20"
C114	33.79'	1446.00'	16.89'	33.79'	S02°53'27"E	1°20'20"
C115	33.79'	1446.00'	16.89'	33.79'	S04°13'47"E	1°20'20"
C116	33.79'	1446.00'	16.89'	33.79'	S05°34'06"E	1°20'20"
C117	15.45'	1446.00'	7.72'	15.45'	S06°32'38"E	0°36'44"
C118	19.63'	1446.00'	9.82'	19.63'	S11°16'19"E	0°46'40"
C119	33.79'	1446.00'	16.89'	33.79'	S12°19'49"E	1°20'20"
C120	33.79'	1446.00'	16.89'	33.79'	S13°40'08"E	1°20'20"
C121	33.79'	1446.00'	16.89'	33.79'	S15°00'28"E	1°20'20"
C122	33.79'	1446.00'	16.89'	33.79'	S16°20'47"E	1°20'20"
C123	33.79'	1446.00'	16.89'	33.79'	S17°41'07"E	1°20'20"
C124	33.79'	1446.00'	16.89'	33.79'	S19°01'27"E	1°20'20"
C125	33.79'	1446.00'	16.89'	33.79'	S20°21'46"E	1°20'20"
C126	33.79'	1446.00'	16.89'	33.79'	S21°42'06"E	1°20'20"
C127	33.79'	1446.00'	16.89'	33.79'	S23°02'25"E	1°20'20"
C128	51.43'	1446.00'	25.72'	51.43'	S24°43'43"E	2°02'16"

LINE TABLE

LINE	LENGTH	BEARING
L1	17.24	S73°57'32"W
L2	19.87	N58°55'34"E
L3	25.00	N31°04'26"W
L4	42.45	N58°55'33"E
L5	25.00	S24°07'50"E
L6	25.00	N69°52'32"E
L7	25.00	N76°18'39"E
L8	63.96	N81°27'58"E
L9	64.06	N81°27'58"E
L10	62.29	S15°24'04"E
L11	3.49	S15°24'04"E
L12	26.32	S15°24'04"E
L13		
L14	1.31	S15°24'04"E
L15	5.45	S31°04'27"E
L16	26.37	N62°34'41"E
L17		
L18	18.26	N75°45'51"E
L19		
L20	35.52	S01°38'29"W
L21	27.80	S46°51'28"W
L22	56.96	S46°51'28"W
L23	12.19	N89°34'21"E
L24	16.00	N00°25'39"W
L25	37.00	N89°34'21"E
L26	16.00	S00°25'39"E
L27	7.00	N89°34'21"E
L28	10.00	S00°25'39"E
L29	10.00	S00°25'39"E
L30	10.00	N89°34'21"E
L31	40.31	S89°34'21"W
L32	29.37	S89°34'21"W
L33	34.82	N89°34'21"E
L34	50.31	N89°34'21"E
L35	44.29	N89°34'21"E
L36	40.84	N89°34'21"E
L37	36.99	N89°34'21"E
L38	25.00	N89°34'21"E
L39	10.00	S00°25'39"E
L40	10.00	S00°25'39"E
L41	15.84	N89°34'21"E
L42	26.60	S89°34'21"W
L43	35.93	S89°34'21"W
L44	41.62	N89°34'21"E
L45	42.44	N89°34'21"E
L46	39.10	N89°34'21"E
L47	44.97	N89°34'21"E
L48	35.69	N89°34'21"E
L49	35.97	N89°34'21"E
L50	10.00	S00°25'39"E
L51	10.00	S00°25'39"E
L52	9.00	N89°34'21"E
L53	25.00	S89°34'21"W
L54	45.01	S89°34'21"W
L55	15.89	N72°46'03"E
L56	16.00	S69°34'28"W
L57	20.00	S67°59'22"W
L58	15.81	S15°41'38"W
L59	15.81	S15°41'38"W
L60	13.30	S58°55'33"W
L61	9.19	S15°41'38"W
L62	6.62	S15°41'38"W

ADDRESS AND ACREAGE TABLE UNIT 3

LOT NUMBER	ADDRESS	ACREAGE
LOT 1	xxxxxx	0.0849 Ac.
LOT 2	xxxxxx	0.0849 Ac.
LOT 3	xxxxxx	0.0849 Ac.
LOT 4	xxxxxx	0.0849 Ac.
LOT 5	xxxxxx	0.0849 Ac.
LOT 6	xxxxxx	0.0882 Ac.
LOT 7	xxxxxx	0.0918 Ac.
LOT 8	xxxxxx	0.0852 Ac.
LOT 9	xxxxxx	0.0849 Ac.
LOT 10	xxxxxx	0.1052 Ac.
LOT 11	xxxxxx	0.0957 Ac.
LOT 12	xxxxxx	0.0849 Ac.
LOT 13	xxxxxx	0.0849 Ac.
LOT 14	xxxxxx	0.0849 Ac.
LOT 15	xxxxxx	0.0849 Ac.
LOT 16	xxxxxx	0.0849 Ac.
LOT 17	xxxxxx	0.0849 Ac.
LOT 18	xxxxxx	0.0849 Ac.
LOT 19	xxxxxx	0.0850 Ac.
LOT 20	xxxxxx	0.0897 Ac.
LOT 21	xxxxxx	0.0897 Ac.
LOT 22	xxxxxx	0.0897 Ac.
LOT 23	xxxxxx	0.0897 Ac.
LOT 24	xxxxxx	0.0897 Ac.
LOT 25	xxxxxx	0.0897 Ac.
LOT 26	xxxxxx	0.0895 Ac.
LOT 27	xxxxxx	0.1448 Ac.
LOT 28	xxxxxx	0.1069 Ac.
LOT 29	xxxxxx	0.1098 Ac.
LOT 30	xxxxxx	0.0985 Ac.
LOT 31	xxxxxx	0.1253 Ac.
LOT 32	xxxxxx	0.1135 Ac.
LOT 33	xxxxxx	0.1344 Ac.
LOT 34	xxxxxx	0.1261 Ac.
LOT 35	xxxxxx	0.1328 Ac.
LOT 36	xxxxxx	0.1100 Ac.
LOT 37	xxxxxx	0.1016 Ac.
LOT 38	xxxxxx	0.1082 Ac.
LOT 39	xxxxxx	0.1124 Ac.
LOT 40	xxxxxx	0.1018 Ac.
LOT 41	xxxxxx	0.0992 Ac.
LOT 42	xxxxxx	0.1187 Ac.
LOT 43	xxxxxx	0.1147 Ac.
LOT 44	xxxxxx	0.1081 Ac.
PARCEL A1	xxxxxx	0.3300 Ac.
PARCEL B1	xxxxxx	0.1848 Ac.
PARCEL PA1		0.0817 Ac.
PARCEL PA2		0.0454 Ac.
PARCEL PA3		0.0286 Ac.
PARCEL PA4		0.0325 Ac.
PARCEL PA5		0.1009 Ac.



EASEMENT DETAIL

PRELIMINARY PLAT OF

ROSS'S PEAK UNIT 3

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING EXISTING TRACT 13, ROSS'S PEAK HOLDING LTD., CO.

SITUATE WITHIN

SECTIONS 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE , 2021

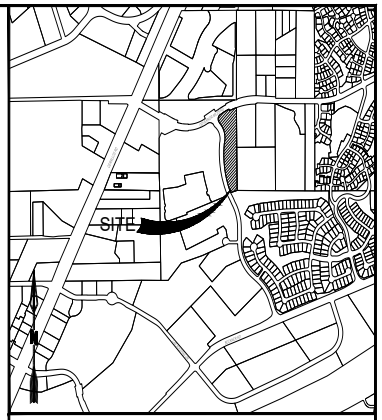
SHEET S-700

SURV TEK, INC.
Consulting Surveyors
P.O. BOX 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

VILLAS DE LAS SOLERAS
PHASE 3

SANTA FE, NEW MEXICO
GRADING, PAVING, AND CITY UTILITIES

JULY 2021



VICINITY MAP: G-11

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C-509	Street & Inlet Details

OWNER CONTACT

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PRELIMINARY
NOT FOR CONSTRUCTION
7.2021

RESPEC
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N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\G-100 Cover.dwg Mon, 7.12.21 - 1228, LSB lu-venus.mayas

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GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APWA NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION, AND THE PROJECT CONSTRUCTION CONTRACT DOCUMENTS.
2. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS FOR THE CITY OF SANTA FE UNLESS OTHERWISE SPECIFIED.
3. IF A CONFLICT EXISTS BETWEEN THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AND THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS FOR THE CITY OF SANTA FE, THEN THE LATTER SHALL GOVERN.
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OR OWNER.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT ONE CALL SYSTEM, INC., 260-1990 AND THE VILLAGE OF LOS LUNAS PUBLIC WORKS DEPARTMENT (865-1377) FOR LOCATION OF EXISTING UTILITIES.
6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS TO GRADE.
7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY OWNER AND SHALL BEAR THE COST OF REPAIRS.
8. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
9. THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE ONTO EXISTING STREETS OR ABUTTING PROPERTY. LOOSE SOIL STOCKPILED DURING CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY CLEANED UP OR PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER.
10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, WASTE MATERIAL, DEBRIS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE, DISPOSAL AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
11. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE LIMITS OF CONSTRUCTION AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE RIGHT-OF-WAY UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED, UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THERE WILL BE NO DIRECT MEASUREMENT OR PAYMENT FOR THE DESIGN, MATERIALS, INSTALLATION AND REMOVAL OF THE SAFETY BARRIERS.
12. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SANTA FE A MINIMUM OF 24 HOURS PRIOR TO INITIATING ANY WORK AFFECTING ANY EXISTING PUBLIC OR PRIVATE WATER LINES OR SEWER LINES.
14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OR ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED. CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.
15. MANHOLE STEPS SHALL BE INSTALLED IN ALL SEWER AND STORM DRAIN MANHOLES, JUNCTION BOXES, AND CATCH BASINS DEEPER THAN 4 FT. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
16. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL SECTIONS OF EXISTING PAVING, CURB, GUTTER, SIDEWALK, SIGNS, AND/OR STRIPING DAMAGED DURING CONSTRUCTION OF THE PROJECT WHICH ARE OUTSIDE OF THE AREAS DESIGNATED IN THE PLANS TO BE REMOVED AND REPLACED. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
17. ONLY THOSE PAYMENT ITEMS IDENTIFIED ON THE BID SCHEDULE SHALL CONSTITUTE A BASIS FOR PAYMENT. ALL WORK NOT SPECIFICALLY IDENTIFIED IN THE BID SCHEDULE BUT WHICH CAN BE REASONABLY INFERRED FROM THE PLANS AS NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED AS INCLUDED WITHIN THE SCOPE OF IDENTIFIED ITEMS. THIS SHALL INCLUDE CLEANUP AND RESTORATION OF THE SITE TO A CONDITION AT LEAST AS GOOD AS BEFORE THE PROJECT COMMENCED, AND REPAIR OF ANY DAMAGE TO EXISTING FEATURES CAUSED BY THE CONSTRUCTION WORK.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES (WATER SERVICE, ELECTRIC SERVICE, TELEPHONE SERVICE, ETC.) REQUIRED FOR CONSTRUCTION. UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE.
19. ALL TRENCH EXCAVATION AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, STATE, AND LOCAL REGULATIONS, LAWS AND ORDINANCES.
20. CONTRACTOR TO VERIFY LOCATION, ELEVATION, SIZE, AND TYPE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER OF ANY CONFLICTS.

NOTE

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND WATER AND SEWER LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY WATER AND SEWER LINE IN OR 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 ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, COUNTY AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

NOTE

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY AND HEALTH WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF RESPEC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

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DATE 7.12.2021

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PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

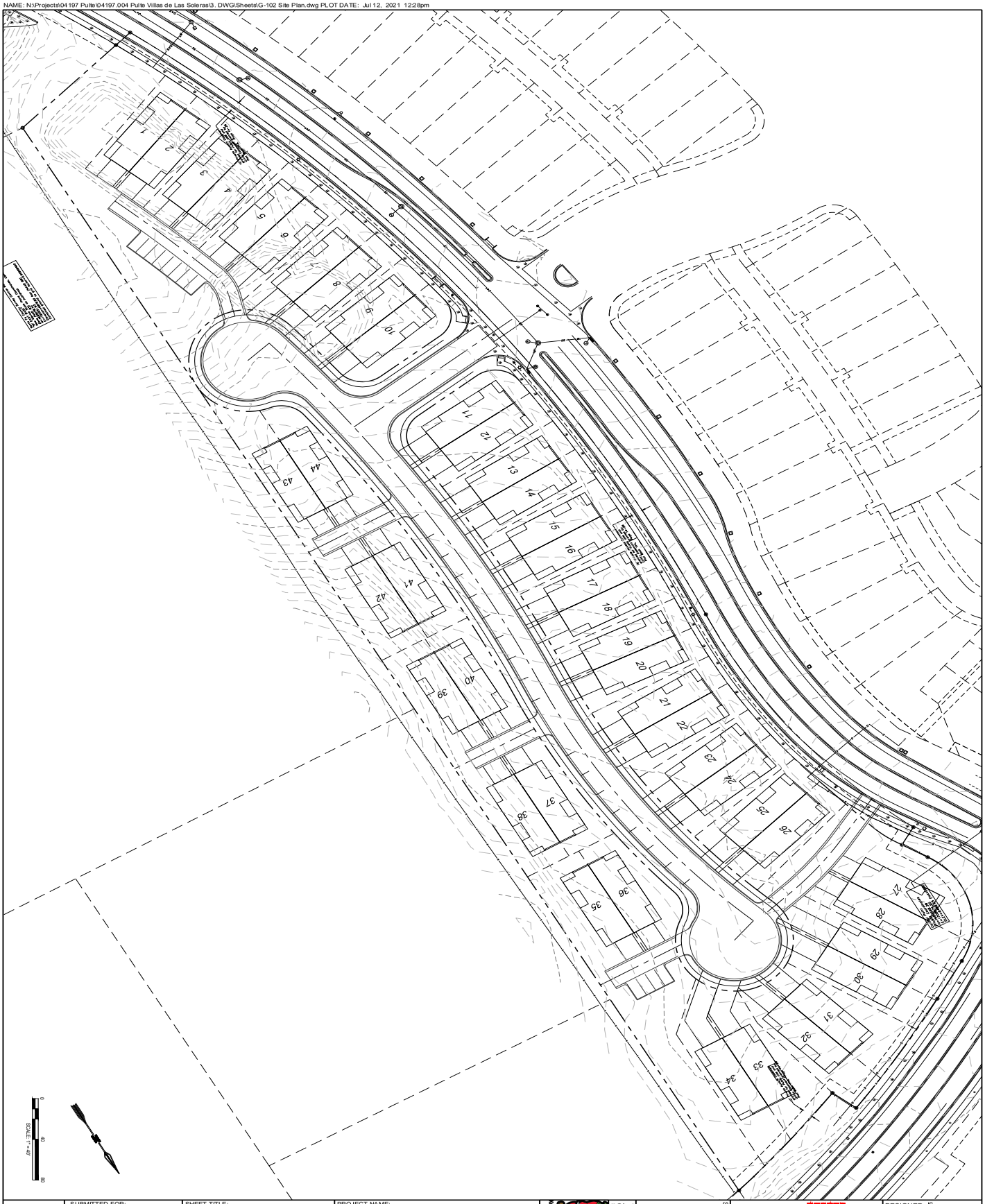
SHEET TITLE: GENERAL NOTES

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: G-101

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\G-101 General Notes.dwg PLOT DATE: Jul 12, 2021 12:28pm

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\G-102 Site Plan.dwg PLOT DATE: Jul 12, 2021 12:28pm



SCALE: 1"=40'

SHEET NUMBER:	SUBMITTED FOR:	SHEET TITLE:	PROJECT NAME:
G-102	PRELIMINARY PLAT	SITE PLAN	VILLAS DE LAS SOLERAS PHASE 3

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DATE	7.12.2021

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NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-100 Grading Layout.dwg PLOT DATE: Jul 12, 2021 12:28pm

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DATE	7.12.2021

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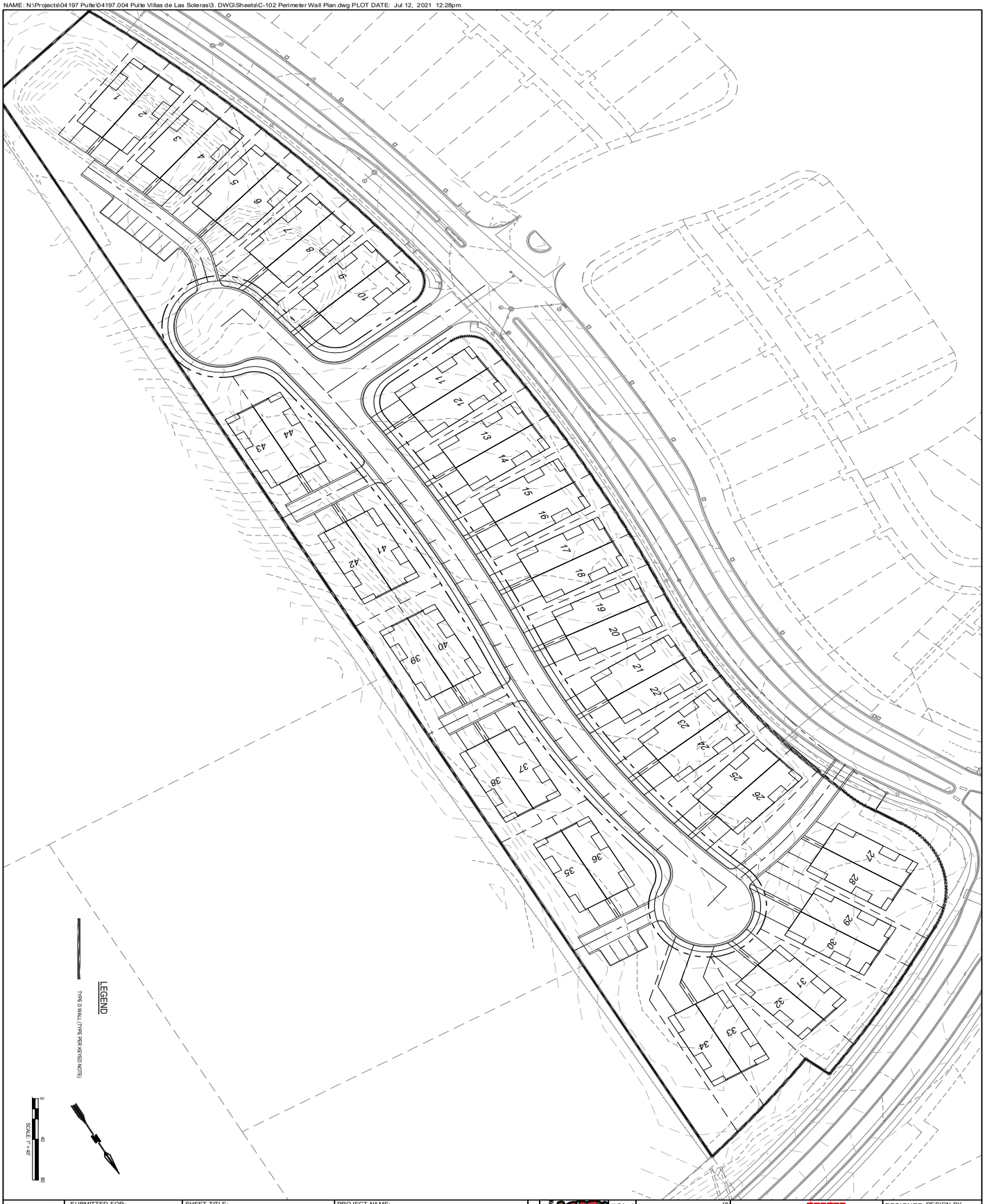
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: GRADING PLAN

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-100

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-102 Perimeter Wall Plan.dwg PLOT DATE: Jul 12, 2021 12:28pm



LEGEND

TYPE D WALL (TYPE PER KEYED NOTE)

SCALE: 1" = 40'

0 40 80

SHEET NUMBER: C-101

SUBMITTED FOR: PRELIMINARY PLAT

SHEET TITLE: PERIMETER WALL PLAN

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

PROJ. #: ####

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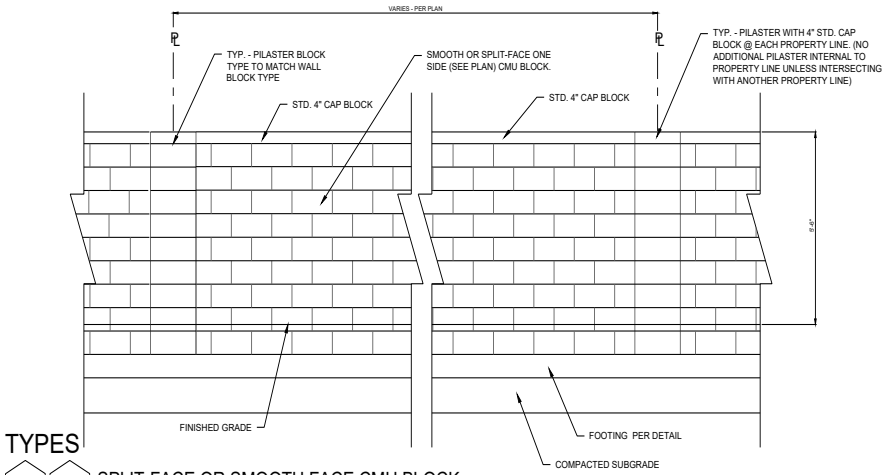
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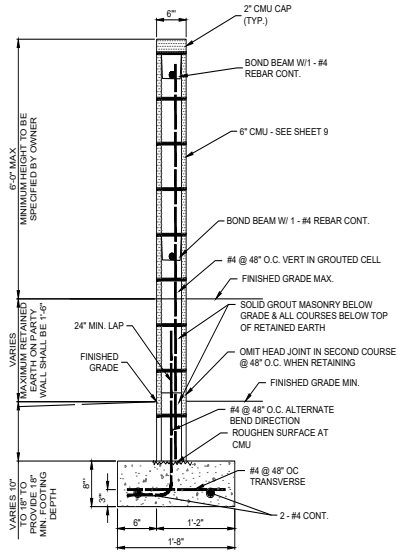
DESIGNED	DESIGN BY
DRAWN	DRAWN BY
CHECKED	CHECKED BY
DATE	7.12.2021

REVISION



TYPES C D SPLIT-FACE OR SMOOTH FACE CMU BLOCK

NOT TO SCALE



CMU FENCE GENERAL NOTES

NOT TO SCALE

CMU FENCE GENERAL NOTES

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL CELLS WITH REBAR AND ALL MASONRY BELOW GRADE ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL.
5. CONCRETE FOR FOOTINGS AND FILLING OF CELLS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS
8. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
9. THE TOP COURSE OF BLOCK SHALL BE 2" SOLID MASONRY UNIT CAPS UNLESS OTHERWISE SHOWN.
10. DRAIN BLOCKS FOR PARTY WALLS SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL AT LOCATIONS SHOWN ON PLAN AND/OR SPECIFIED BY THE OWNER.
11. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL. (AT OWNERS DIRECTION).
12. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN:
    A. CONSTRUCT PILASTERS AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.
    B. PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS OTHERWISE SHOWN.
    C. PROVIDE 1 "J-BAR" AND VERITICAL BAR, IF NORMAL SPACING DOES NOT DO SO, OF SPECIFIED SIZE AT EACH PILASTER
    D. ALL PILASTER CELLS ARE TO BE GROUTED WITH CONCRETE BLOCK FILL.
13. IF NO PILASTERS ARE TO BE CONSTRUCTED THEN:
    A. PROVIDE APPROPRIATE EXPANSION/CONTRACTION JOINTS AT 12' O.C. MAXIMUM SPACING.
    B. PROVIDE "J-BAR" AND VERTICAL BAR OF SPECIFIED SIZE, IF NORMAL SPACING DOES NOT DO SO, AND GROUT FILL FIRST CELL ON EITHER SIDE OF EXPANSION/CONTRACTION JOINTS.
    C. DISCONTINUE BOND BEAM AT EXPANSION/CONTRACTION JOINTS.
14. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION UNLESS OTHERWISE SPECIFIED HEREIN.
15. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

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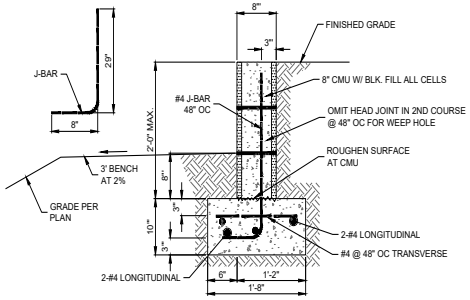
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: PERIMETER WALL DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-102

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-103 Perimeter Wall Tables.dwg PLOT DATE: Jul 12, 2021 12:29pm

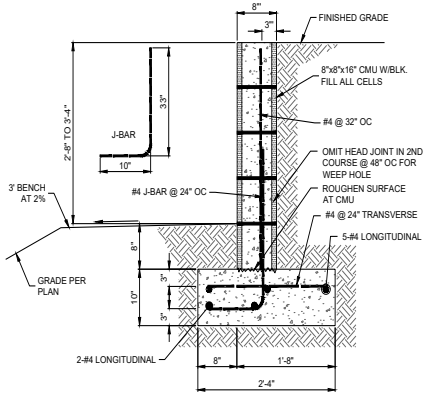


LOW RETAINING WALL - TYPE A

UP TO 2'-0"

NOTE:

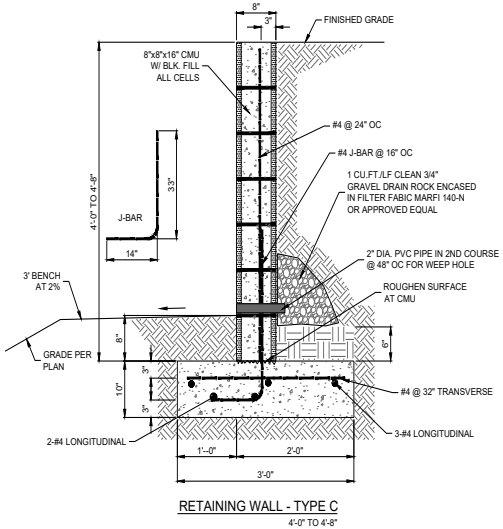
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



RETAINING WALL - TYPE B

2'-0" TO 3'-4"

NOTE:
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

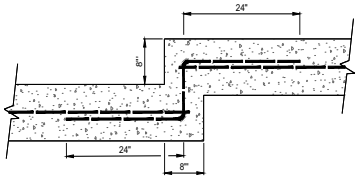


RETAINING WALL - TYPE C

4'-0" TO 4'-8"

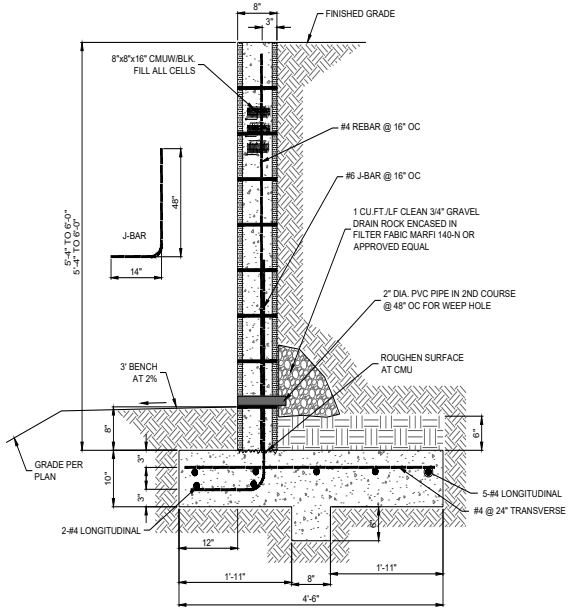
NOTE:

FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



FOOTING STEP DETAIL

NOT TO SCALE



RETAINING WALL - TYPE D

5'-4" TO 6'-0"

NOTE:

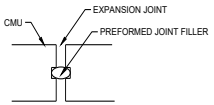
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACE, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

RETAINING WALL GENERAL NOTES

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL BLOCKS ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL. GROUT SHALL MEET OR EXCEED 2,000 P.S.I AT 28 DAYS.
5. CONCRETE FOR FOOTINGS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"X8"X16" OR AS OTHERWISE INDICATED) AND SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C90.
8. ALL REINFORCING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A615, GRADE 40.
9. INSTALL 9 GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" OC), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" OC, MAX.).
10. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
11. THE TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A CMU PARTY OR PERIMETER WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.
12. DRAIN BLOCKS FOR PARTY WALLS, AT LOCATIONS SHOWN ON THE PLANS AND AS SPECIFIED BY OWNER, SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL ABOVE THE RETAINING WALL SECTION AFTER THE RETAINING WALL SECTION IS COMPLETE AND BACKFILLED.
13. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL. (AT OWNERS DIRECTION).
14. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTERS AT 16' ON CENTER (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
15. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION.
16. IF NO PILASTERS ARE TO BE CONSTRUCTED THE APPROPRIATE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 12' O.C. MAXIMUM SPACING.
17. ALL WALLS SHOWN HERE ON HAVE BEEN DESIGNED TO ACCEPT A 6' (MAX.) CMU PARTY WALL.
18. FOR LOCATIONS TO INCLUDE PARTY WALLS, EXTEND #4 BARS AT 48" O.C. WITH MINIMUM INBEDMENT OF 24" IN RETENTION WALL.
19. WATERPROOFING SHALL BE HYDROCIDE LIQUID MEMBRANE HLM 5000 OR APPROVED EQUAL, AND SHALL BE APPLIED FROM FINISHED GRADE TO TOP OF FOUNDATION.
20. PARTY WALL DETAILS NOT INCLUDED, TO BE PROVIDED BY OWNER.
21. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

RETAINING WALLS WITH PILASTERS

1. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTER AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.
2. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
3. ALL PILASTER CELLS ARE TO BE GROUTED SOLID WITH CONCRETE.
4. PROVIDE ONE J-BAR OF SPECIFIC SIZE FOR EACH.
5. PROVIDE ADDITIONAL BAR(S) AS SPECIFIED FOR WALL AT EACH PILASTER IF NORMAL OPENING DOES NOT DO SO.
6. PROVIDE 2-#4 BARS AT EACH PILASTER WITH MINIMUM INBEDMENT OF 24" IN RETAINING WALL FOR LOCATIONS TO INCLUDE CMU PARTY WALL.



EXPANSION JOINT DETAIL

NOT TO SCALE

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-103 Perimeter Wall Tables.dwg PLOT DATE: Jul 12, 2021 12:28pm

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DRAWN BY
CHECKED BY
DATE 7.12.2021

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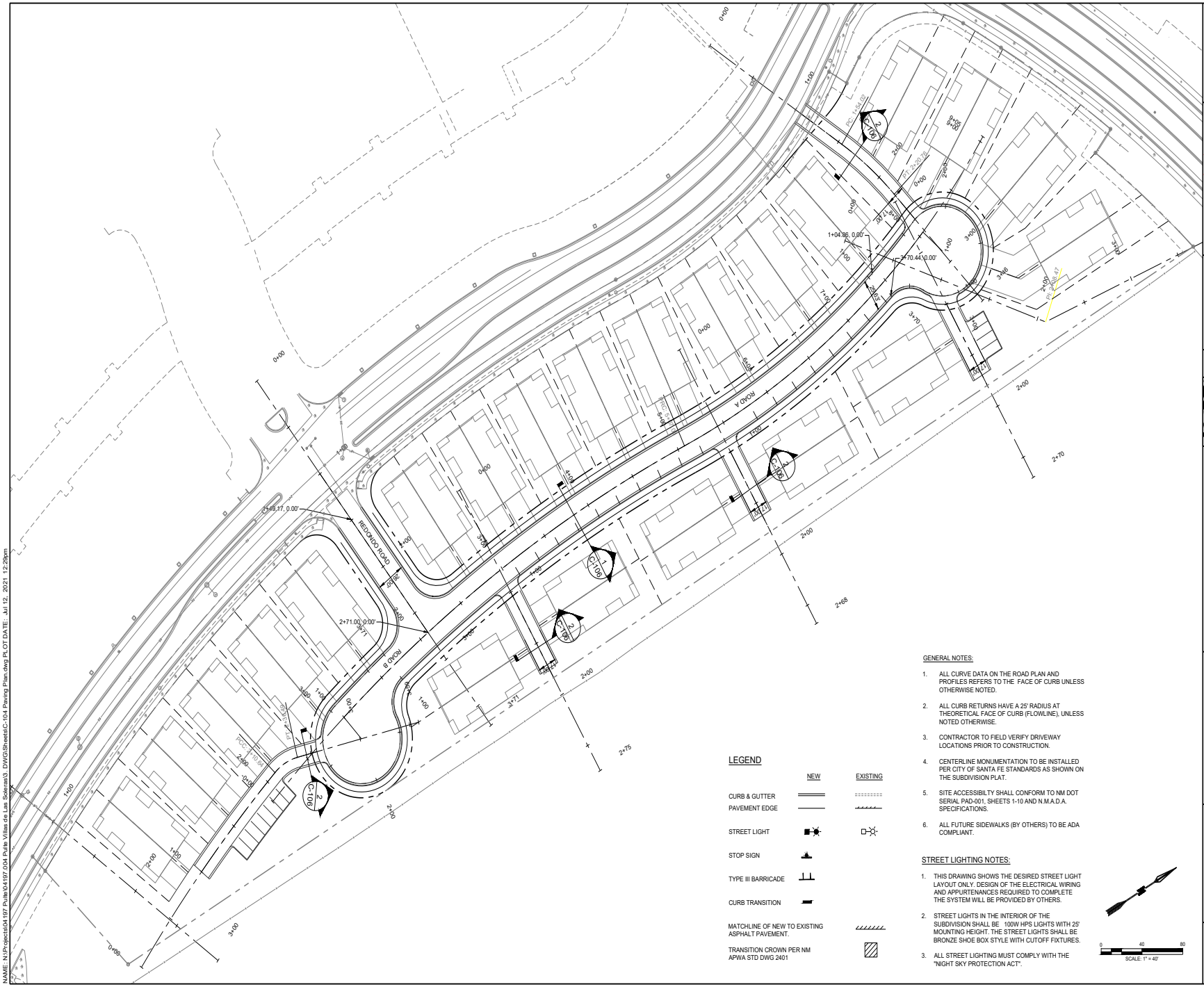
PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: RETAINING WALL DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-103



LEGEND

	NEW	EXISTING
CURB & GUTTER		
PAVEMENT EDGE		
STREET LIGHT		
STOP SIGN		
TYPE III BARRICADE		
CURB TRANSITION		
MATCHLINE OF NEW TO EXISTING ASPHALT PAVEMENT.		
TRANSITION CROWN PER NM APWA STD DWG 2401		

GENERAL NOTES:

1. ALL CURVE DATA ON THE ROAD PLAN AND PROFILES REFERS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS HAVE A 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE), UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO FIELD VERIFY DRIVEWAY LOCATIONS PRIOR TO CONSTRUCTION.
4. CENTERLINE MONUMENTATION TO BE INSTALLED PER CITY OF SANTA FE STANDARDS AS SHOWN ON THE SUBDIVISION PLAT.
5. SITE ACCESSIBILITY SHALL CONFORM TO NM DOT SERIAL PAD-001, SHEETS 1-10 AND N.M.A.D.A. SPECIFICATIONS.
6. ALL FUTURE SIDEWALKS (BY OTHERS) TO BE ADA COMPLIANT.

STREET LIGHTING NOTES:

1. THIS DRAWING SHOWS THE DESIRED STREET LIGHT LAYOUT ONLY. DESIGN OF THE ELECTRICAL WIRING AND APPURTENANCES REQUIRED TO COMPLETE THE SYSTEM WILL BE PROVIDED BY OTHERS.
2. STREET LIGHTS IN THE INTERIOR OF THE SUBDIVISION SHALL BE 100W HPS LIGHTS WITH 25' MOUNTING HEIGHT. THE STREET LIGHTS SHALL BE BRONZE SHOE BOX STYLE WITH CUTOFF FIXTURES.
3. ALL STREET LIGHTING MUST COMPLY WITH THE "NIGHT SKY PROTECTION ACT".

0 40 80
SCALE: 1" = 40'

DESIGNED JS
DRAWN JS-LM
CHECKED JK
DATE 7.12.2021

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PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: PAVING PLAN

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-104

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-104 Paving Plan.dwg PLOT DATE: Jul 12, 2021 12:29pm

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 4LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF THE CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES:

1. ALL RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M" NO SUBSTITUTIONS.
3. CROSSWALK STRIPE SHALL BE 24" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTEREN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P.384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINT PAVEMENT MARKINGS STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC

STRIPING KEYED NOTES

1. RETROREFLECTIVE PRE-FORMED WHITE PAVEMENT MARKING STOP BAR - 12" WIDE (380 IES BY "3M" NO SUBSTITUTIONS).
2. RETROREFLECTIVE PRE-FORMED WHITE PARKING PAVEMENT MARKING - 4" WIDE (380 IES BY "3M" NO SUBSTITUTIONS).
3. STOP SIGN WITH NAME PER DETAILS A & E.
4. INSTALL NO PARKING PER DETAIL D1.
5. INSTALL NO PARKING PER DETAIL D2.
6. INSTALL NO PARKING PER DETAIL D3.
7. INSTALL EMERGENCY ACCESS ONLY SIGN PER DETAIL B.
8. INSTALL SIGN PER DETAIL C.

SIGN LEGEND

W6-2-36 — MUTCD SIGN CODE
B/Y — SIGN COLOR
36"x36" — SIGN DIMENSION

SIGN ABBREVIATIONS

B - BLACK
BL - BLUE
BR - BROWN
FO - FLUORESCENT ORANGE
FY - FLUORESCENT YELLOW
FYG - FLUORESCENT YELLOW GREEN
G - GREEN
O - ORANGE
R - RED
S - SILVER
W - WHITE
Y - YELLOW

LEGEND

SIGN

DETAIL A
NTS

DETAIL B
NTS

DETAIL C
NTS

DETAIL D1
NTS

DETAIL D2
NTS

DETAIL D3
NTS

SIGN POST DETAIL E
NTS

* SEE MUTCD FOR MINIMUM MOUNTING HEIGHT FOR EACH SIGN TYPE IN RURAL AREAS

SCALE: 1" = 40'

DESIGNED JS
DRAWN JS-LM
CHECKED JK
DATE 7.12.2021

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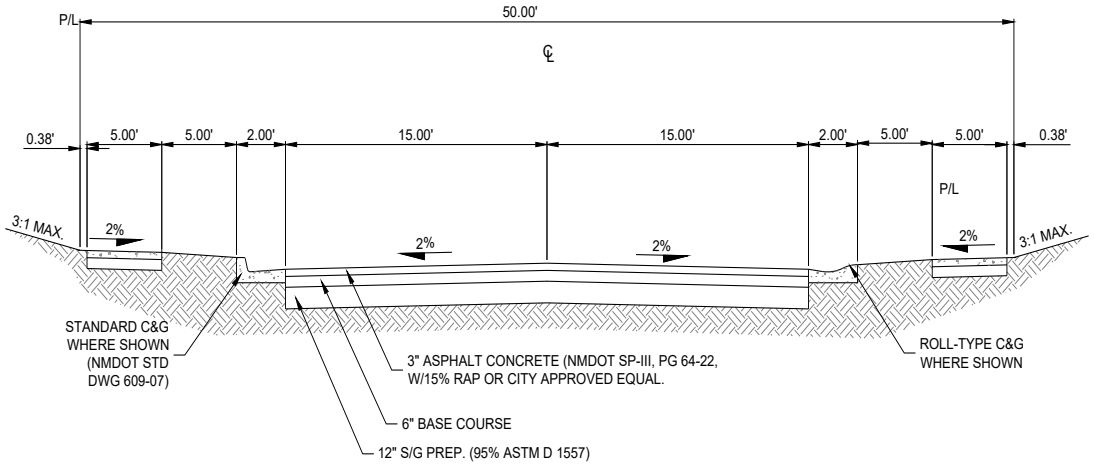
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: STRIPING & SIGNAGE PLAN

SUBMITTED FOR: PRELIMINARY PLAT

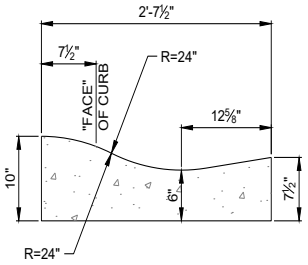
SHEET NUMBER: C-105

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 Striping & Signage Plan.dwg PLOT DATE: Jul 12, 2021 12:29pm



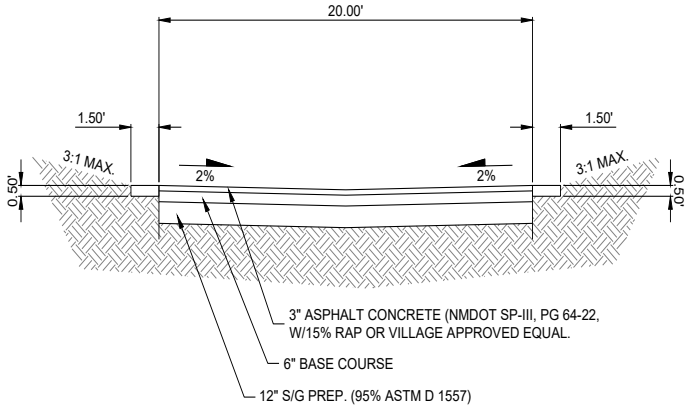
1/106 TYPICAL STREET SECTION

NOT TO SCALE



ROLL-TYPE CURB & GUTTER

NO SCALE



2/106 ALLEY CROSS SECTION

NOT TO SCALE

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-104 Paving Plan.dwg PLOT DATE: Jul 12, 2021 12:29pm

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DRAWN JS-LM
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DATE 7.12.2021

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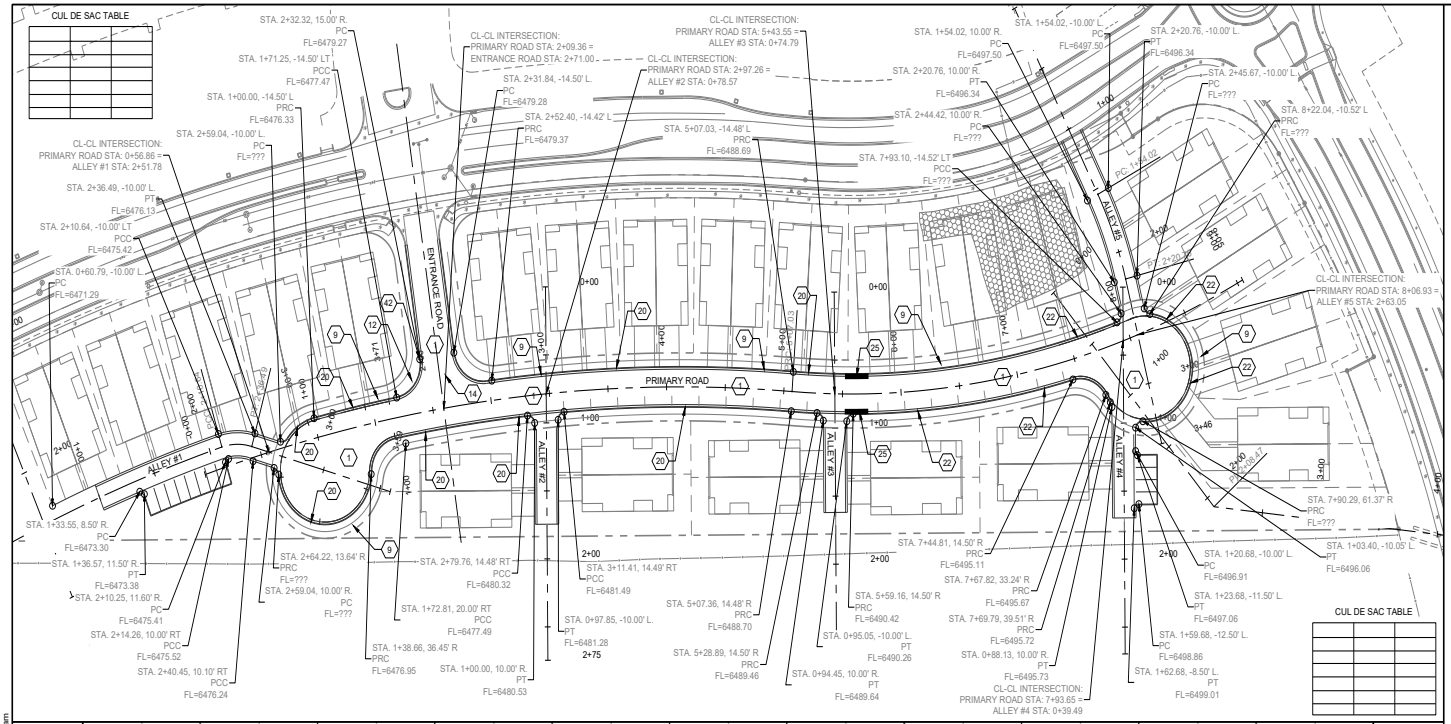
nm811 Know what's below. Call before you dig.

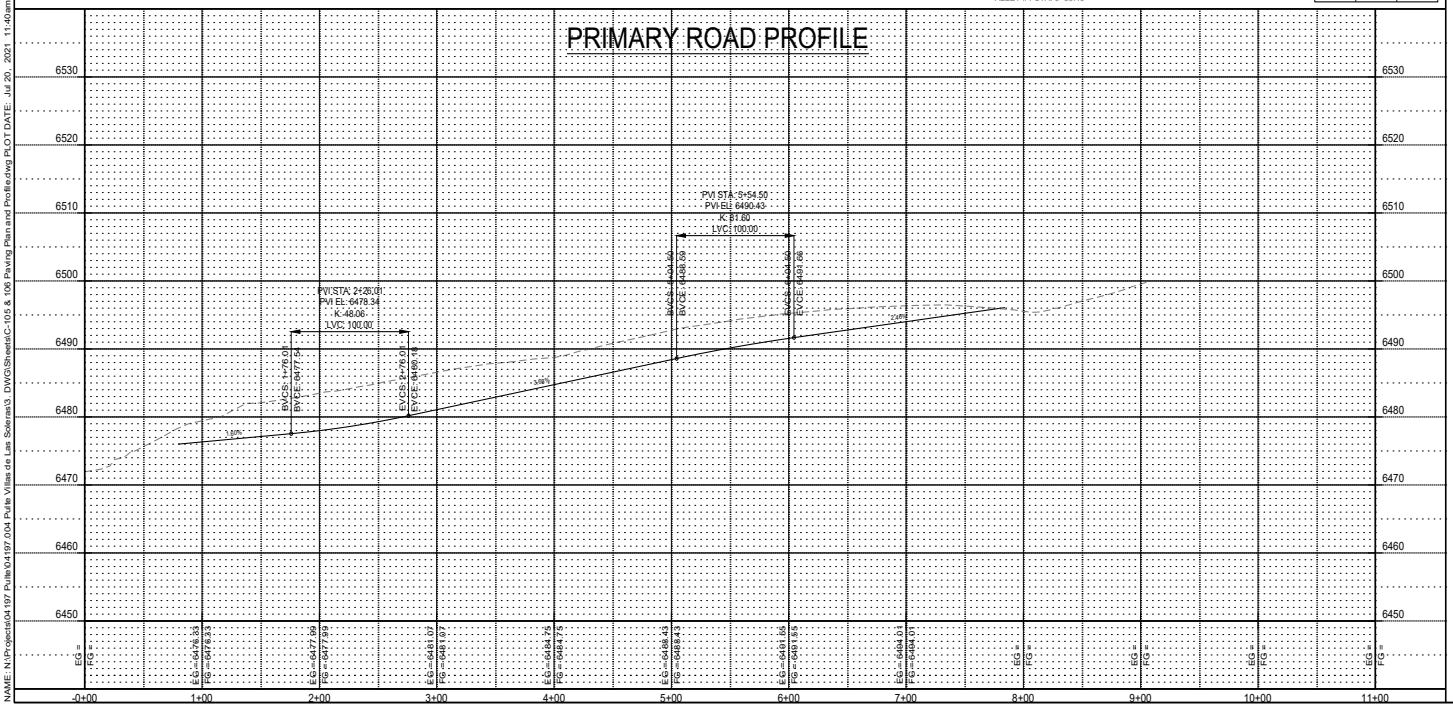
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: ROAD CROSS SECTION

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-106





PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING, PER TYPICAL SECTION
7	BUILD 8' PCC SIDEWALK, PER NM APWA STD. DTL. 2430
9	BUILD 4' PCC SIDEWALK, PER NM APWA STD. DTL. 2430 (DEFERRED)
10	BUILD 4' PCC SIDEWALK, PER NM APW ASTD. DTL. 2430
12	BUILD PCC WHEELCHAIR RAMP, PER NM APWA STD. DTL. 2418
14	BUILD PCC VALLEY GUTTER, PER NM APWA STD. DTL. 2420
15	BUILD PCC VALLEY GUTTER, PER NM APWA STD. DTL. 2421
20	BUILD PCC STD. CURB AND GUTTER, PER NMDOT STD DWG 623-14
22	BUILD PCC ROLL-TYPE CURB & GUTTER, PER NM APWA STD. DTL. 2415
23	BUILD 8" ASPHALT CURB, PER DETAIL (SEE SHEET 09)
25	BUILD TRANSITION FROM STD. TO ROLL-TYPE C&G
26	BUILD PCC CUT-OFF WALL, PER NM APWA STD. DTL. 2415
36	EDGE OF ASPHALT
37	BUILD 8' PCC SIDEWALK, PER NM APWA STD. DTL. 2430 (DEFFERED)
39	REMOVE EX. CUT-OFF WALL. ENSURE CLEAN PAVEMENT EDGE. SAW-CUT IF NECCESSARY.
40	INSTALL TYPE III BARRICADES
41	REMOVE TYPE III BARRICADES
42	INSTALL STOP SIGN AND STREET NAME SIGN PER MUTCD, AT OWNERS DIRECTION

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 609-01, UNLESS OTHER-WISE INDICATED
3. ALL CURB LAYOUT DATA IS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHERWISE INDICATED. CURB LAYOUT THAT IS A DIRECT OFFSET OF PLATTED BASELINE IS NOT SHOWN.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	7.20.2021

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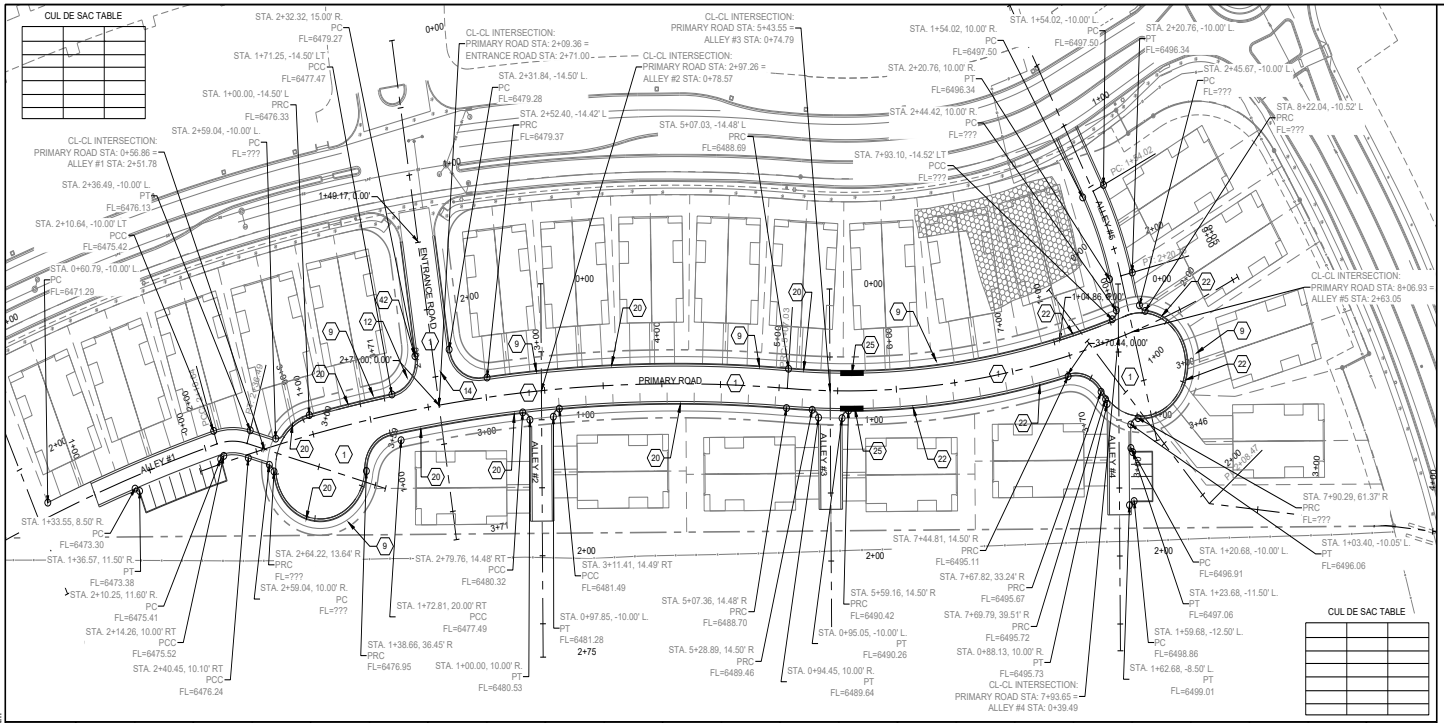
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: PAVING PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-107

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 & 106 Paving Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:40am

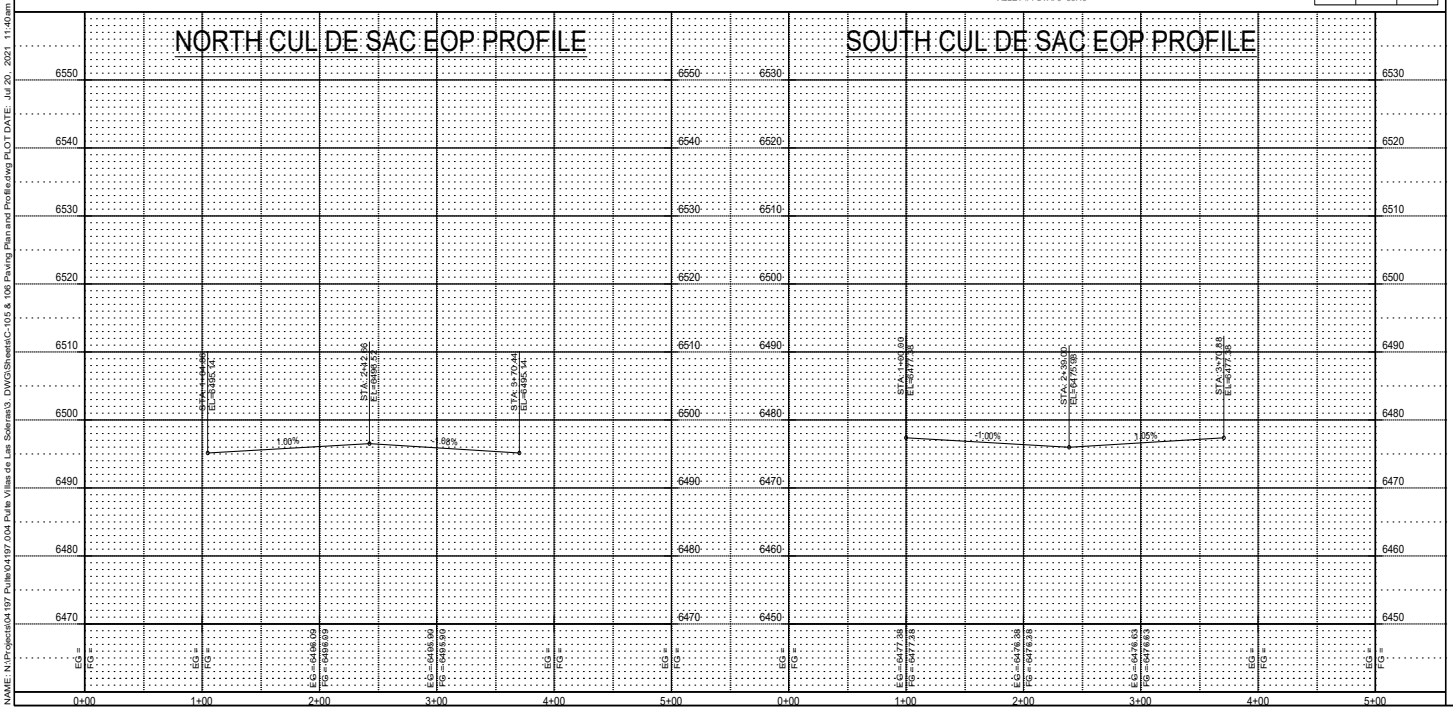


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VERTICAL: 1" = 5'

DESIGNED	DESIGN BY
DRAWN	DRAWN BY
CHECKED	CHECKED BY
DATE	7/20/2021

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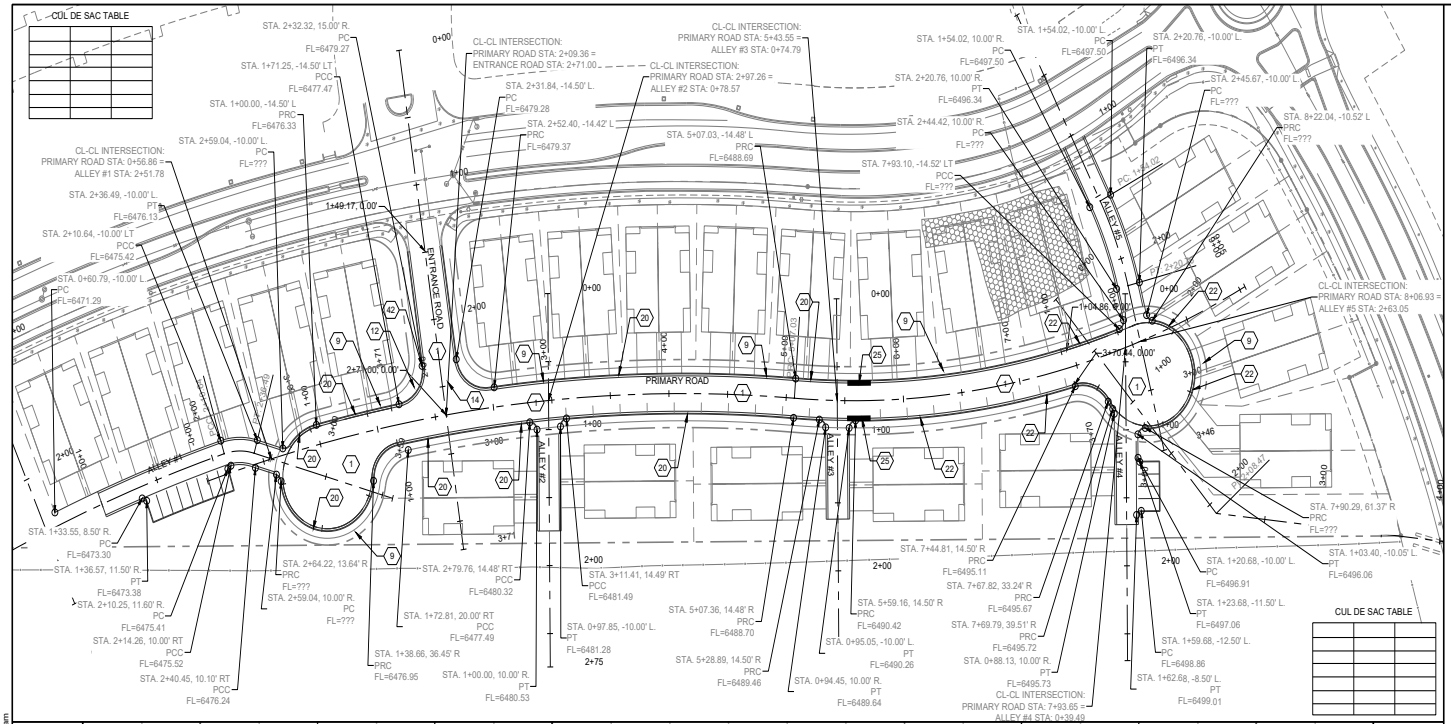
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

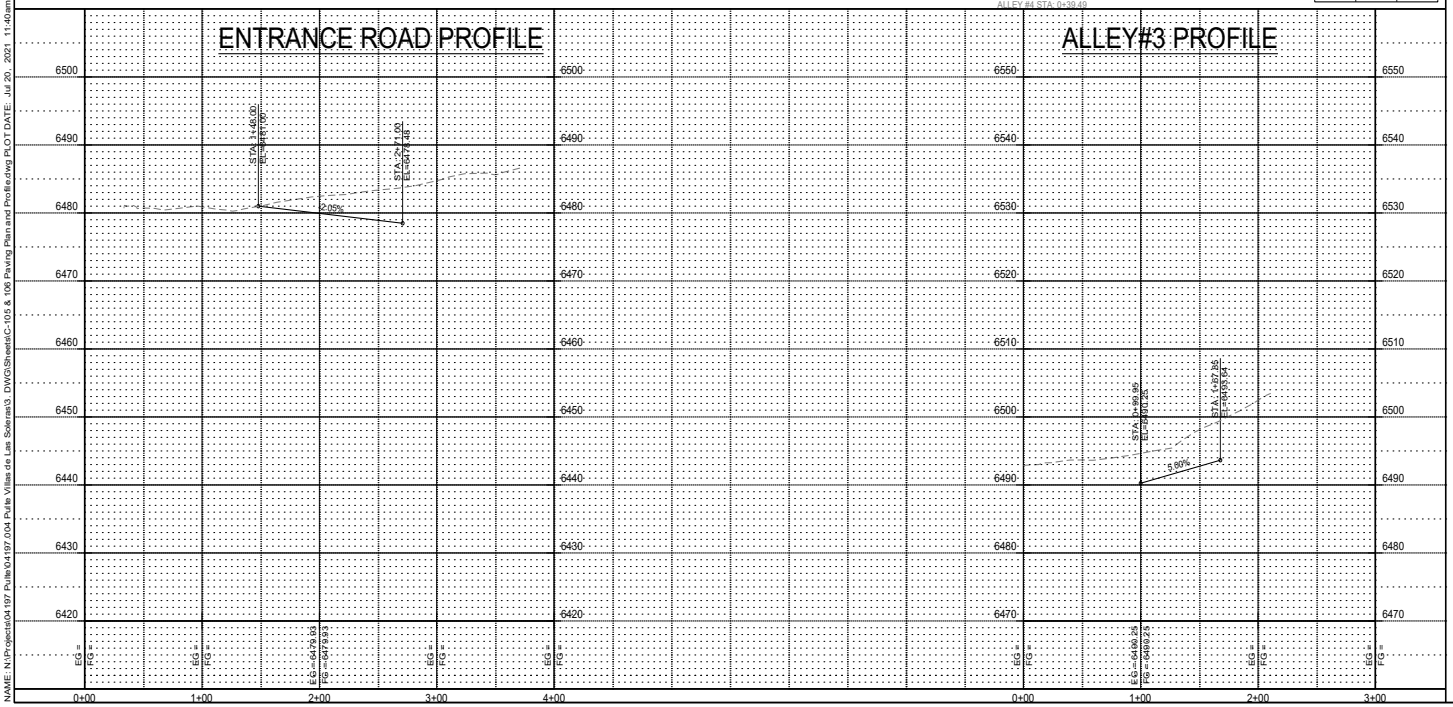
SHEET TITLE: PAVING PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-108

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 & 106 Paving Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:40am





PAVING CONSTRUCTION NOTES

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DESIGNED BY
DRAWN BY
CHECKED BY
DATE 7.20.2021

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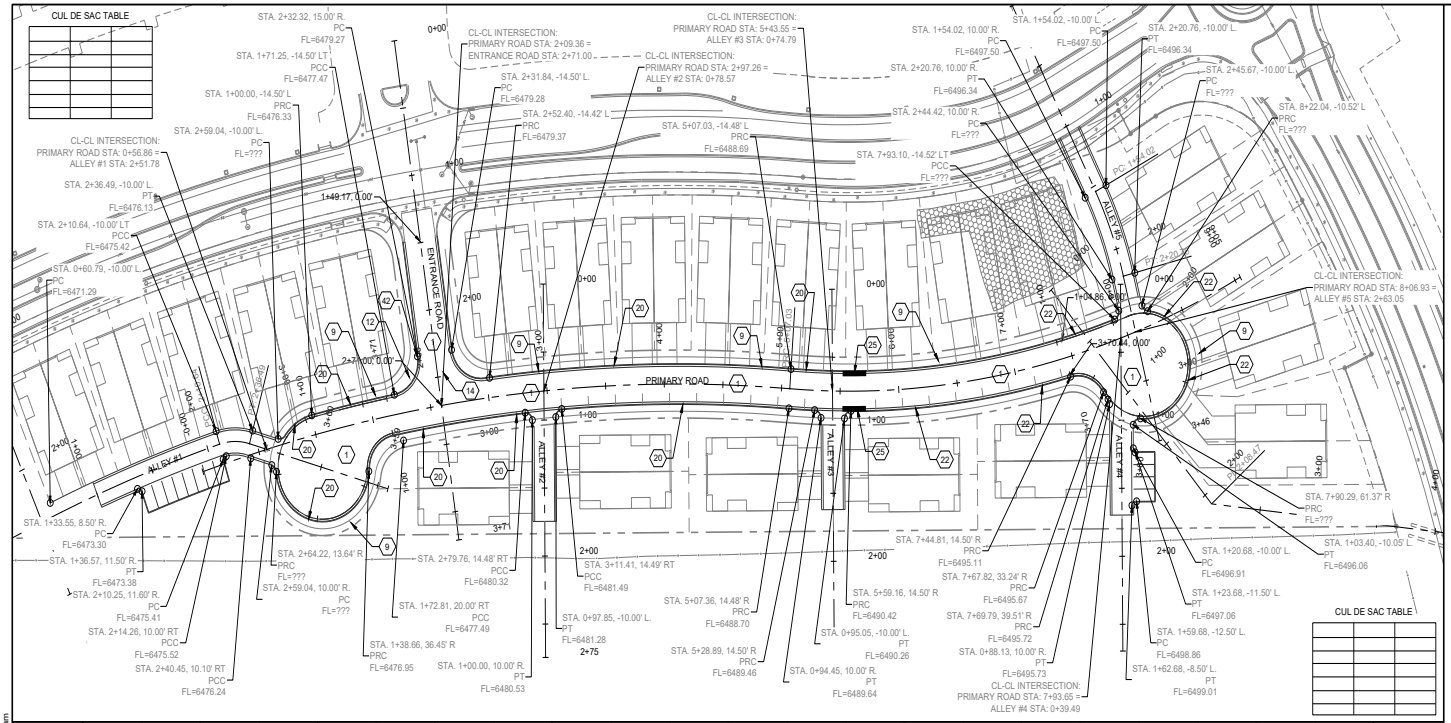
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

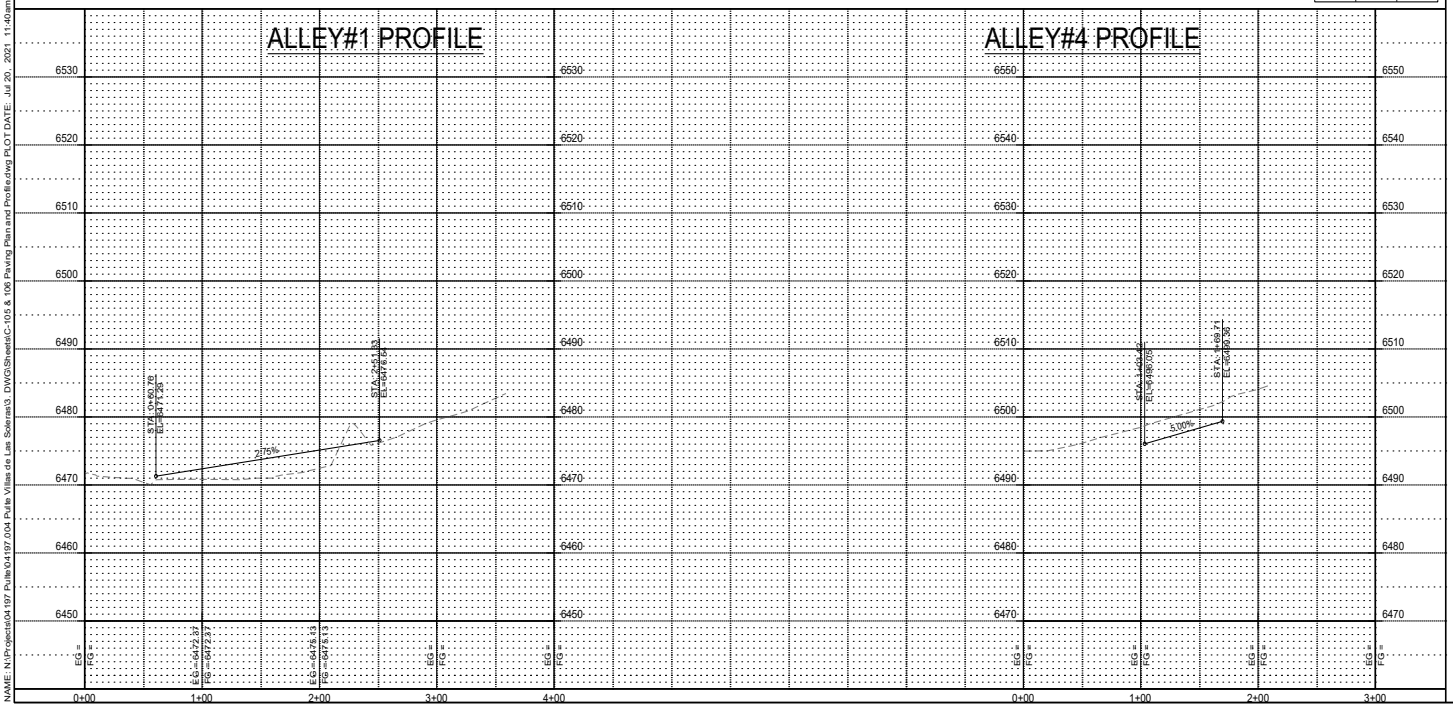
SHEET TITLE: PAVING PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-109

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 & 106 Paving Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:40am





PAVING CONSTRUCTION NOTES

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HORIZONTAL: 1" = 50'
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DATE	7.20.2021

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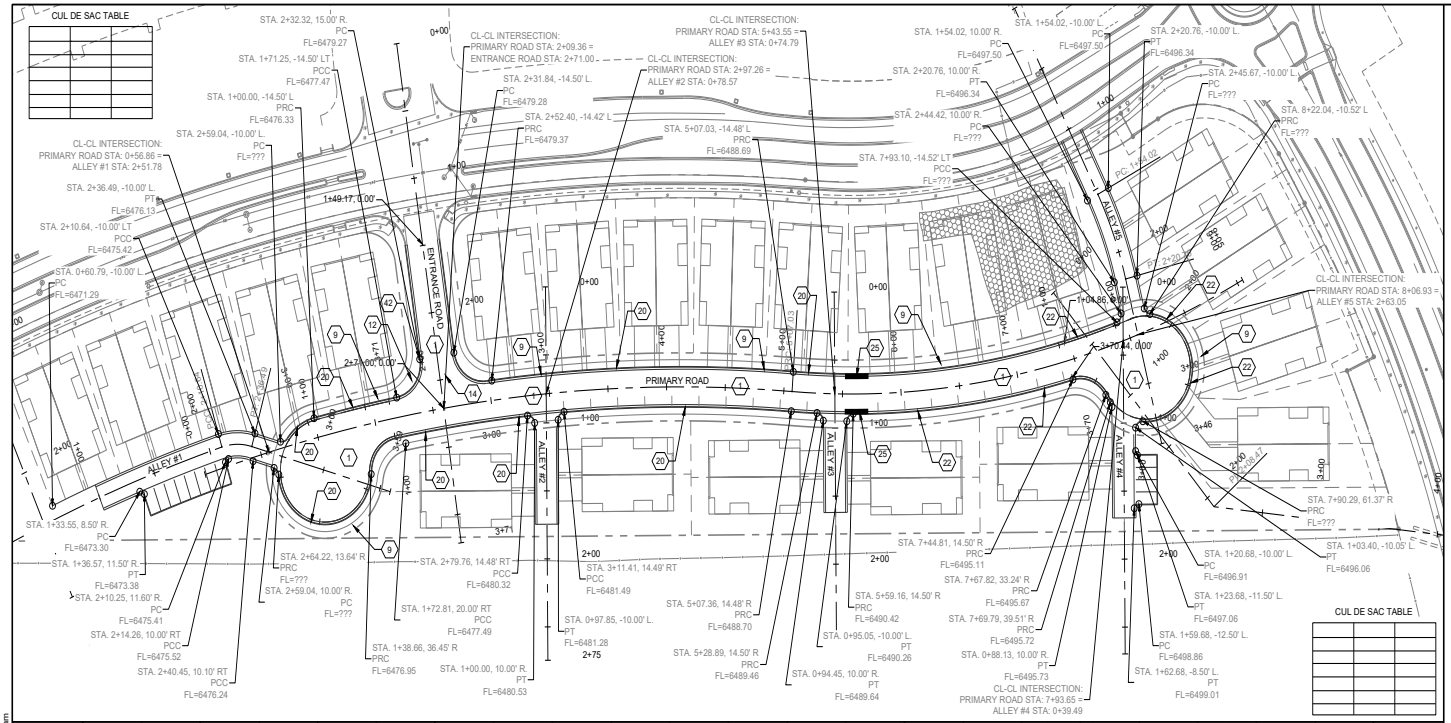
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

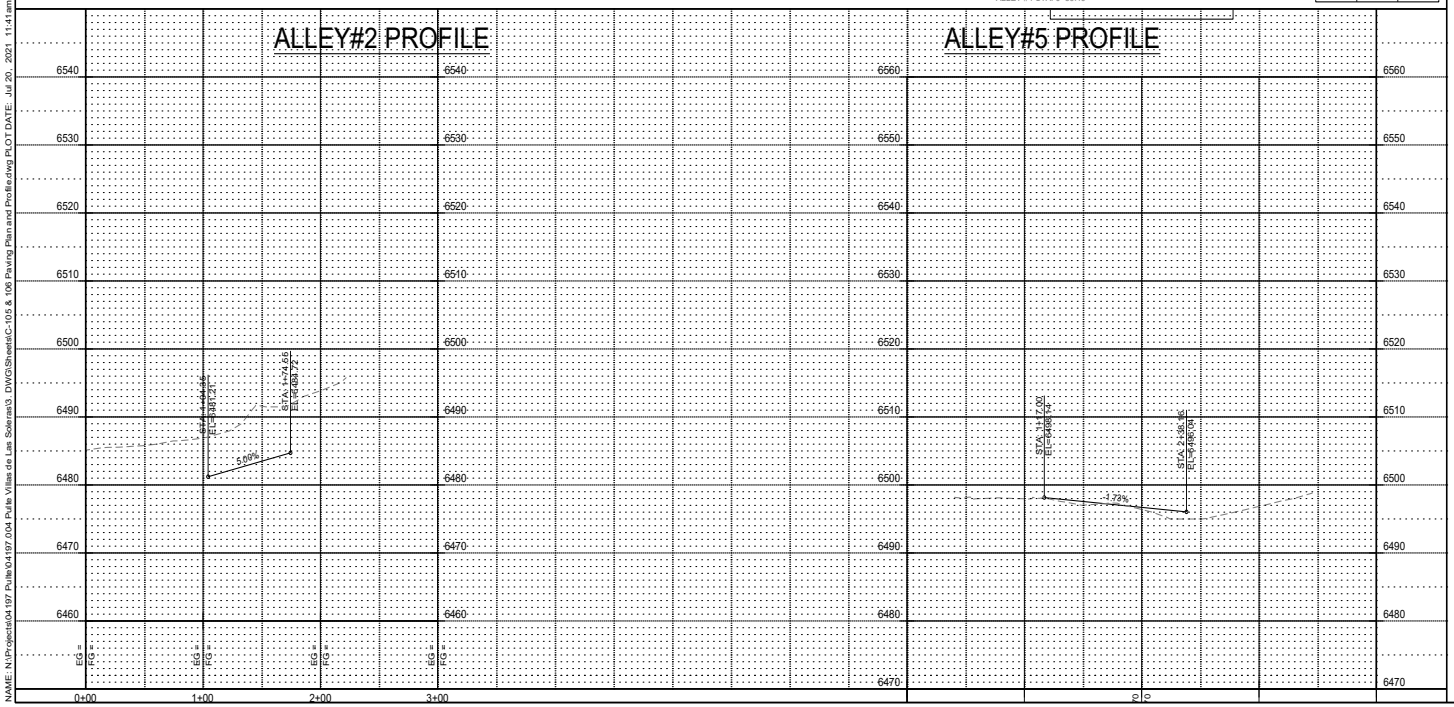
SHEET TITLE: PAVING PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-110

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 & 106 Paving Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:40am





PAVING CONSTRUCTION NOTES

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DESIGNED	DESIGN BY
DRAWN	DRAWN BY
CHECKED	CHECKED BY
DATE	7.20.2021

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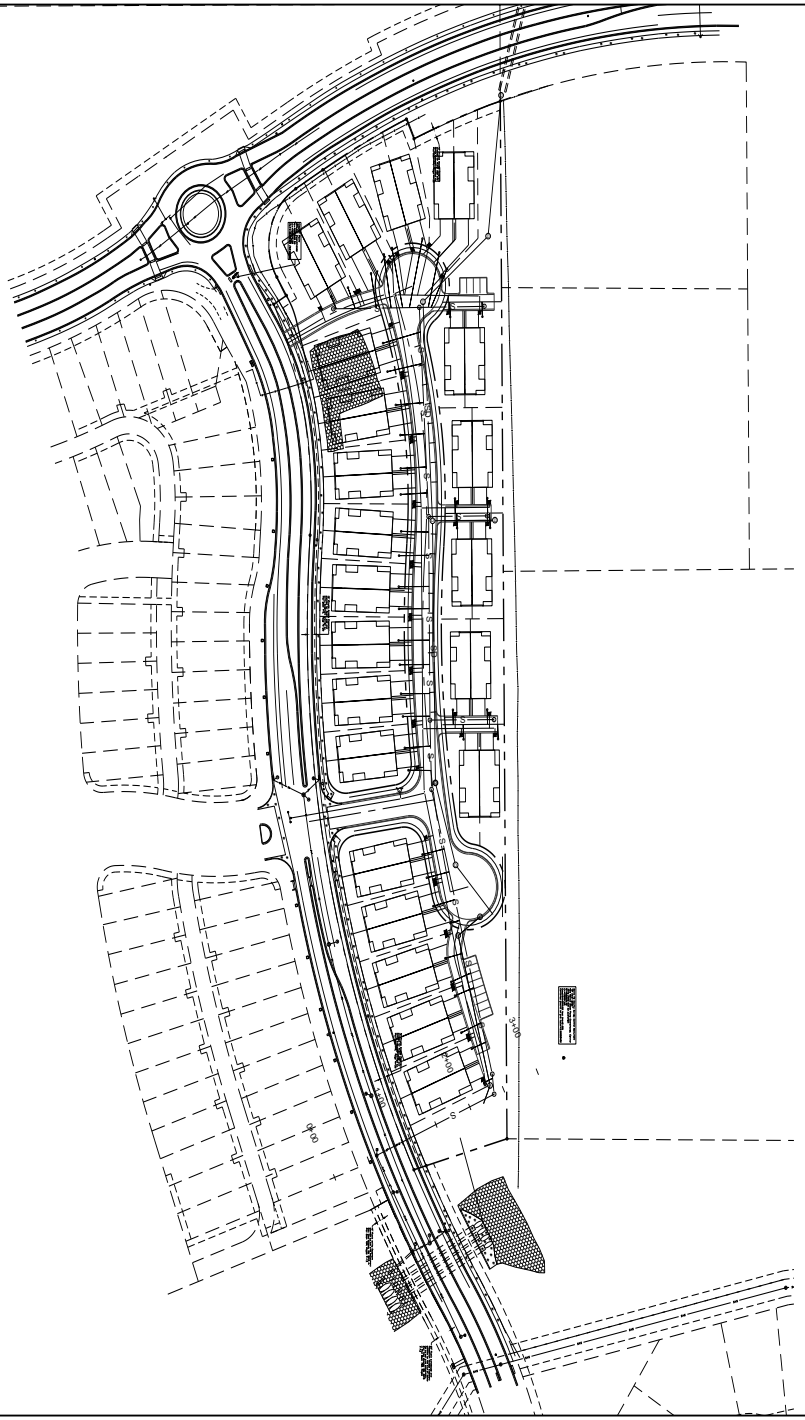
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: PAVING PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-111

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-105 & 106 Paving Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:41am



LEGEND

	NEW	EXISTING
WATERLINE	W	8" W 8" W
SANITARY SEWER LINE	SAS	8" S 8" S
STORM DRAIN LINE	SD	SD SD
WATER VALVE		
REDUCER		
FIRE HYDRANT		
3/4" SINGLE WATER SERVICE, U.N.O.		
3/4" DOUBLE WATER SERVICE, U.N.O.		
SAS MANHOLE		
STORM DRAIN INLET		
SANITARY SEWER SERVICE		
LIGHT POLE		

SCALE: 1" = 2'

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)
SAFETY FACTOR 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 8" DIAMETER PIPE 3 FT
12" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:
4" THROUGH 8" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH
6 FT TO TOP OF LOWER BRANCH
12" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

GENERAL NOTES:

1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
3. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
4. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
5. ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN LINES TO BE SDR-35 PVC
7. ALL WATER LINE MAIN TO BE C-900 DR-18 PVC.
8. ALL WATERLINE INSTALLATION SHALL INCORPORATE THRUST RESTRAINTS CONFORMING TO CITY OF SANTA FE STANDARD DRAWINGS 10A AND 10B.

NOTE:

1. ASSUMES MINIMUM DEPTH OF BURY = 3 FT.
2. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
3. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

TEST PRESSURE @ 150 PSI
LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

HORIZONTAL BENDS						FIRE HYDRANT TEE
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	DEAD END OR VALVE	STD. 6-INCH BRANCH LINE
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED
6"	25'	11'	5'	3'	55'	
8"	33'	14'	7'	4'	72'	
10"	39'	16'	8'	4'	87'	
12"	45'	19'	9'	5'	102'	

	VERTICAL DOWNBEND					
	45°		22 1/2°		11 1/4°	
PIPE SIZE	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

TEES	LENGTH ALONG RUN (Lr)							
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	46	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26
RESTRAINED LENGTH ALONG BRANCH (Lb)										

REDUCERS	
	L SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50
RESTRAINED LENGTH ON LARGE SIDE ONLY	

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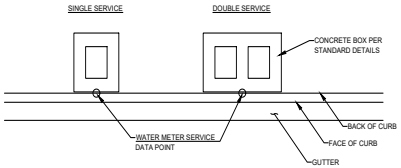
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: COMPOSITE UTILITY PLAN

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-112

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-107 Composite Utility Plan.dwg PLOT DATE: Jul 12, 2021 12:30pm



WATER METER SERVICE DETAIL
(NTS)

NOTE
DETAIL FOR INSTALL LOCATION OF WATER METER ONLY. STANDARD DRAWING TO BE USED FOR INSTALL OF WATER METER BOXES AND CONSTRUCTION OF CONCRETE FRAMES.

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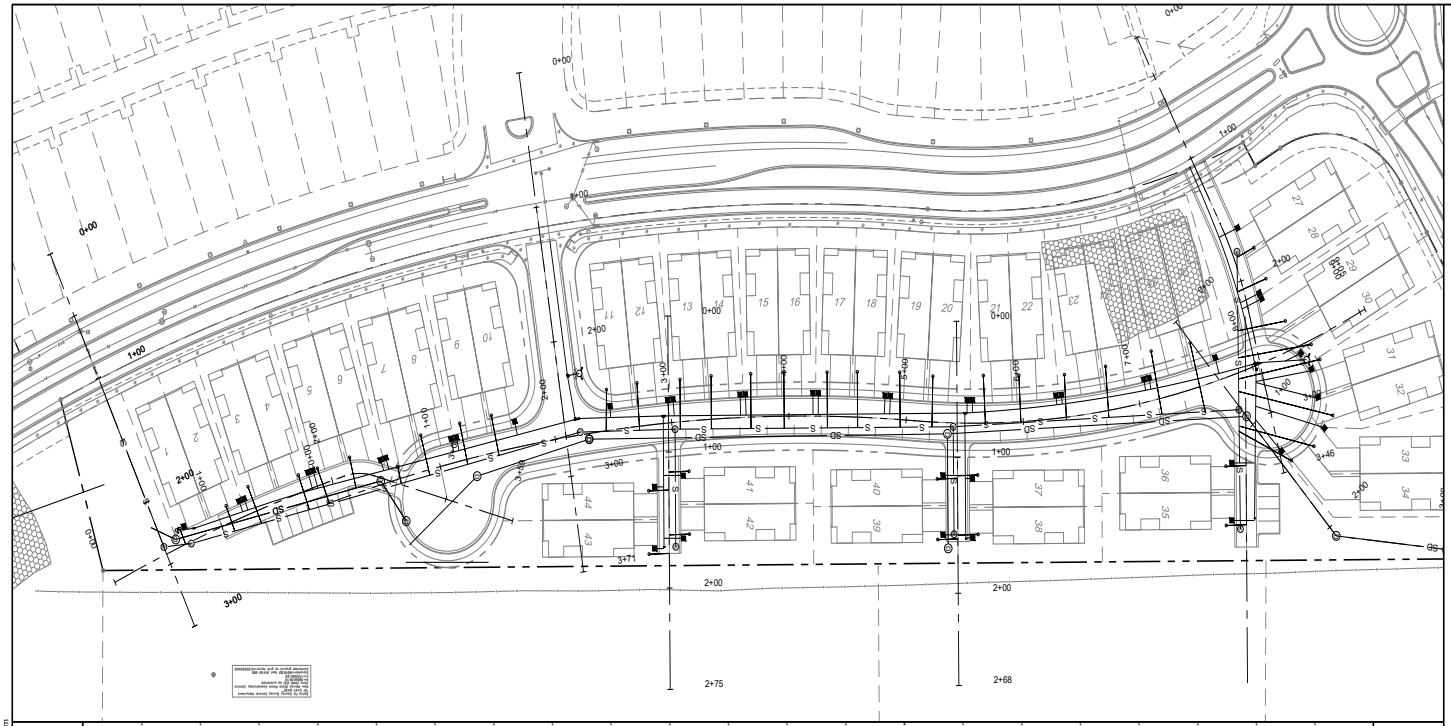
PROJECT NAME:
VILLAS DE LAS SOLERAS PHASE 3

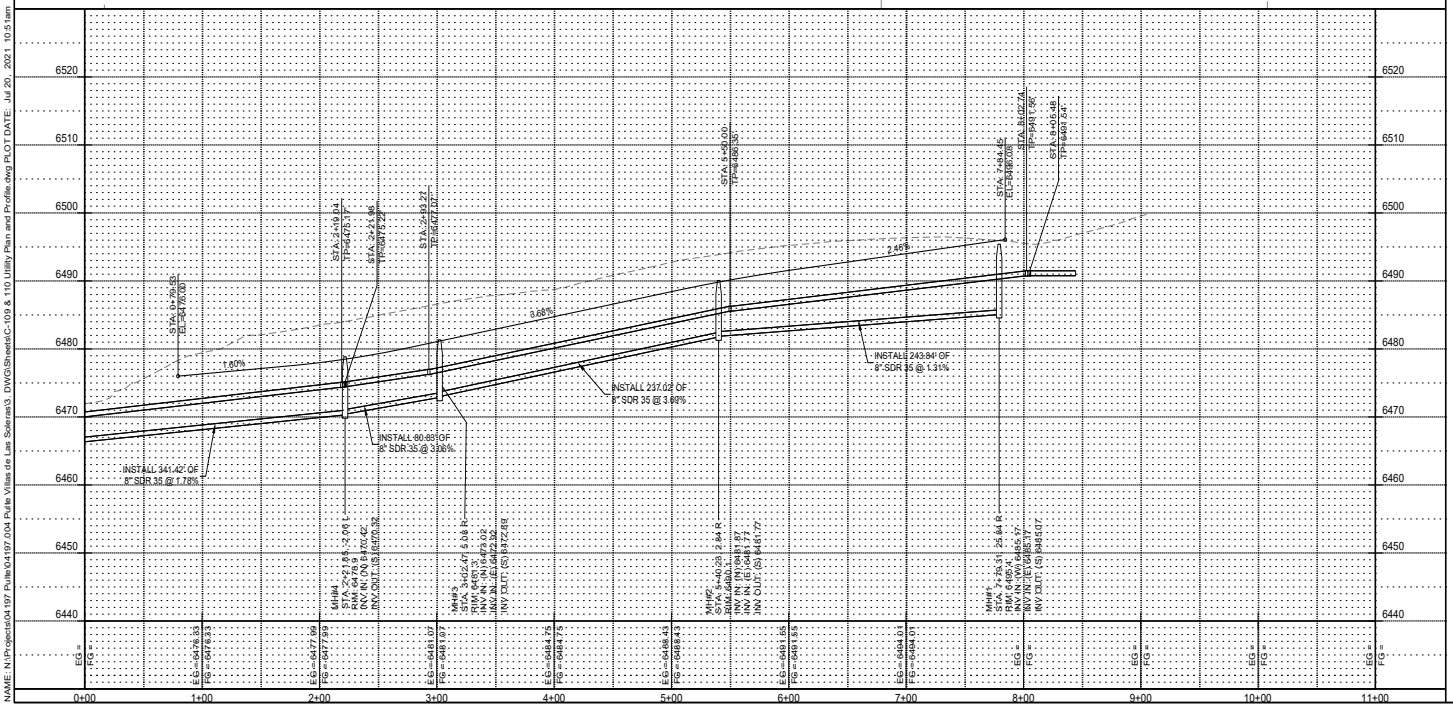
SHEET TITLE:
UTILITY SERVICE TABLES

SUBMITTED FOR:
PRELIMINARY PLAT

SHEET NUMBER:
C-113

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-108 Utility Service Tables.dwg PLOT DATE: - Jul 12, 2021 12:30pm





GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	
REDUCER	
FIRE HYDRANT	
3/4" SINGLE WATER SERVICE, U.N.O.	
3/4" DOUBLE WATER SERVICE, U.N.O.	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 50 100

5 4 3 2 1 0

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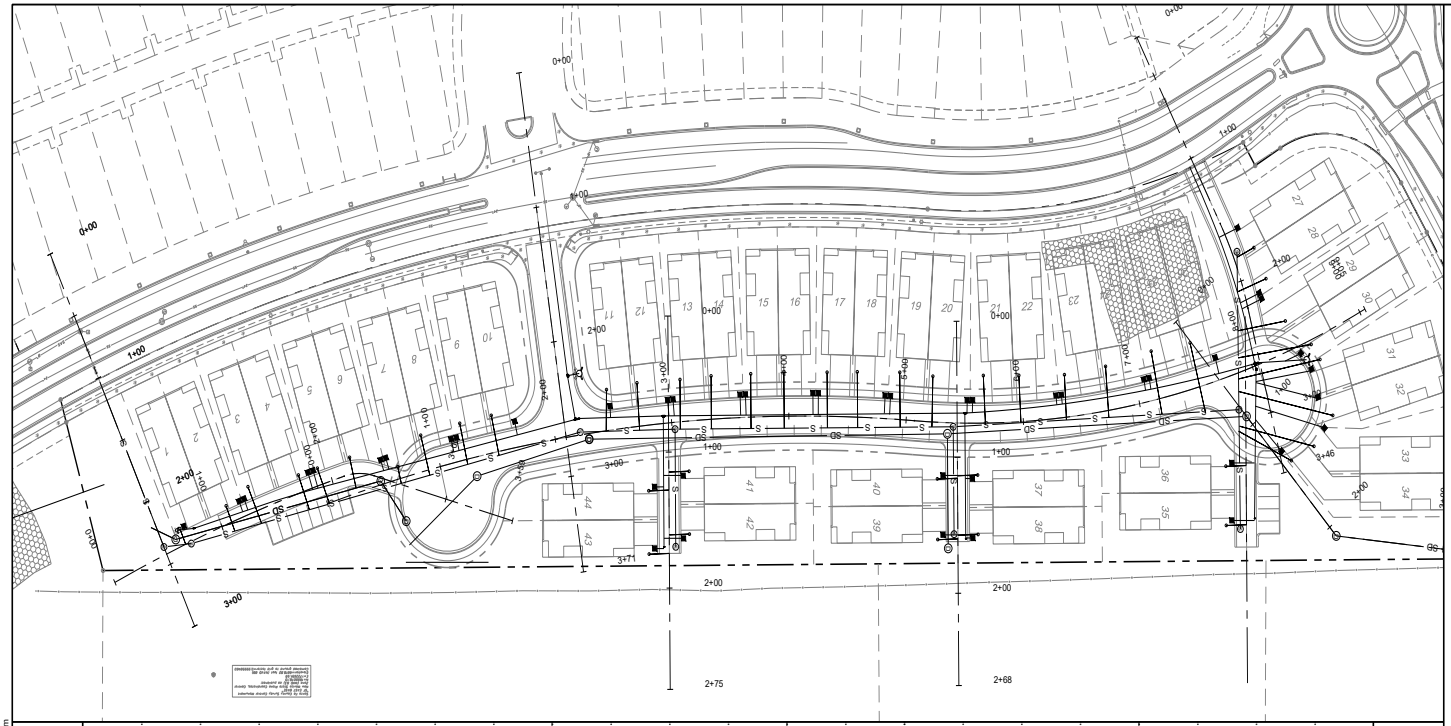
PROJECT NAME:
VILLAS DE LAS SOLERAS
PHASE 3

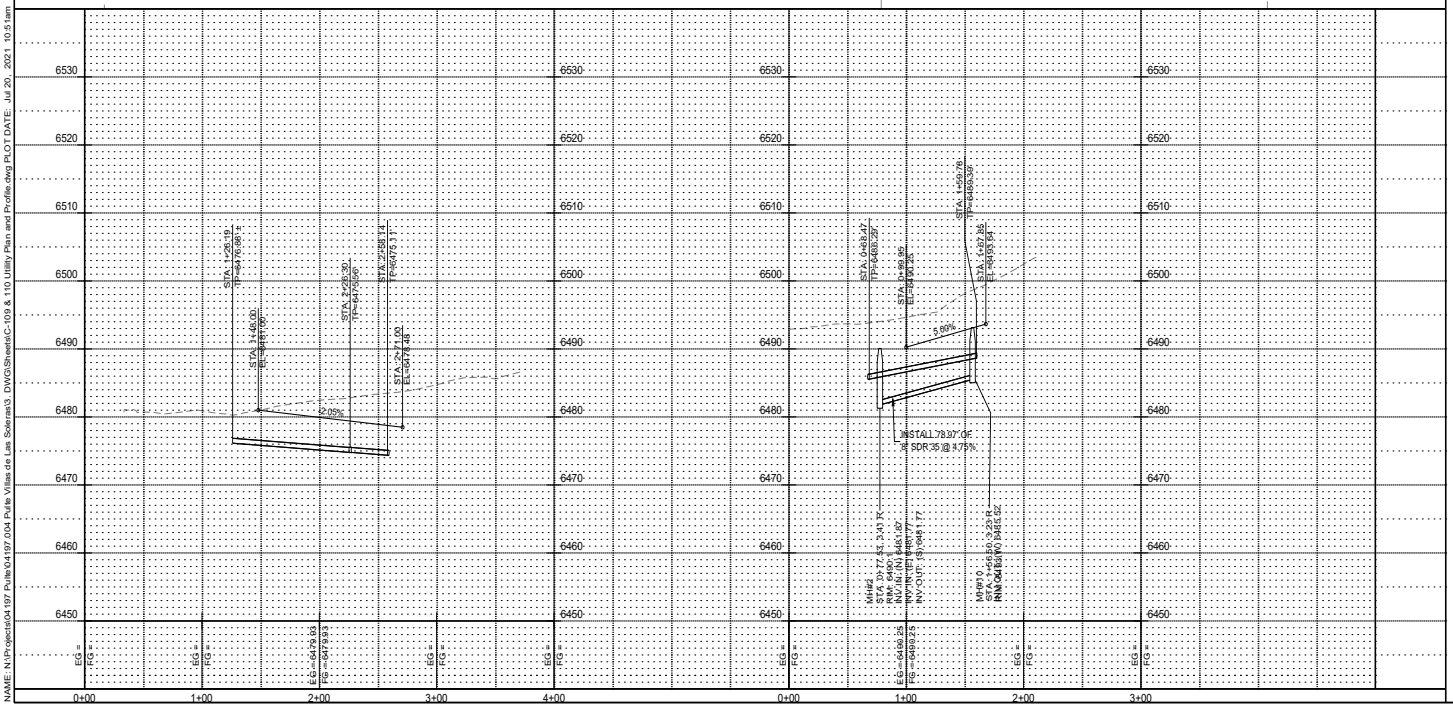
SHEET TITLE:
UTILITY PLAN AND PROFILE

SUBMITTED FOR:
PRELIMINARY PLAT

SHEET NUMBER:
C-114

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-109 & 110 Utility Plan and Profile.dwg PLOT DATE: Jul 20, 2021 10:51am





GENERAL NOTES

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2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 50 100

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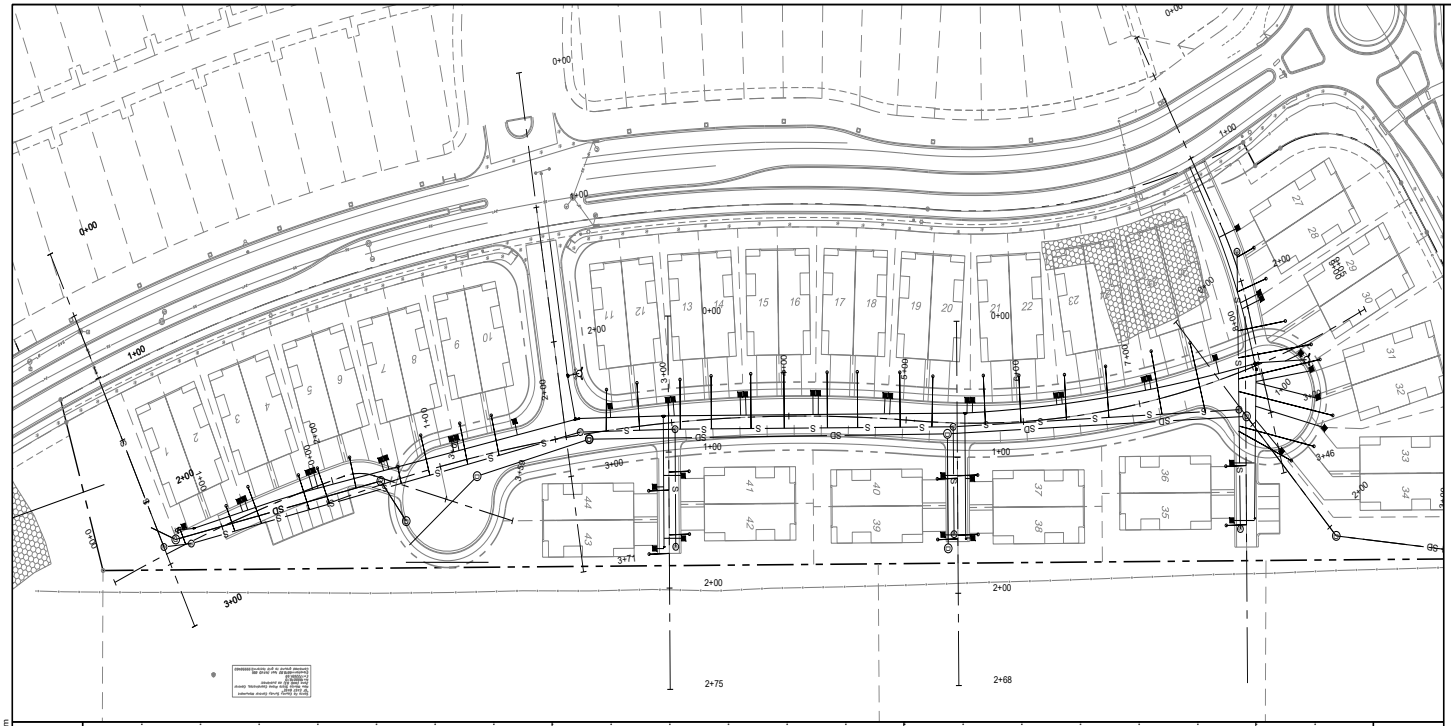
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

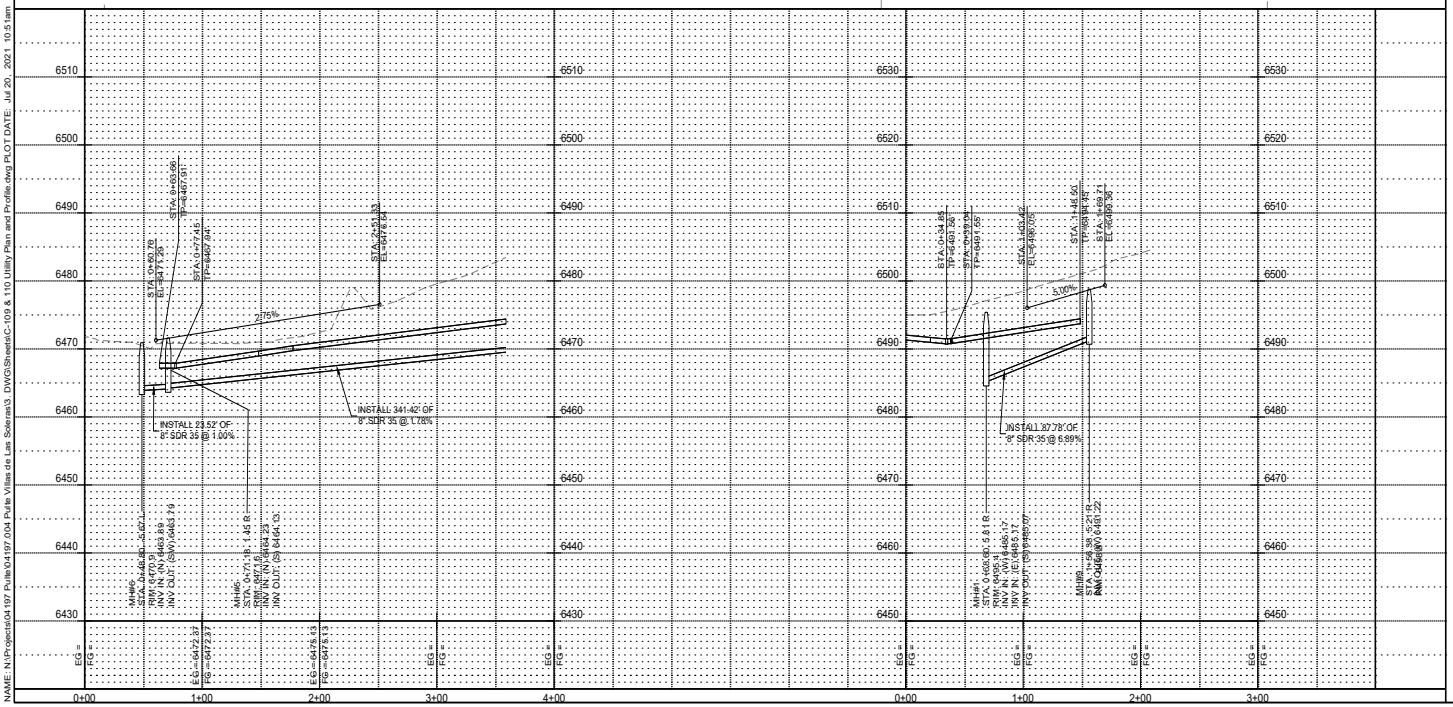
SHEET TITLE: UTILITY PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-115

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-109 & 110 Utility Plan and Profile.dwg PLOT DATE: Jul 20, 2021 10:51am





GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	
REDUCER	
FIRE HYDRANT	
3/4" SINGLE WATER SERVICE, U.N.O.	
3/4" DOUBLE WATER SERVICE, U.N.O.	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 50 100

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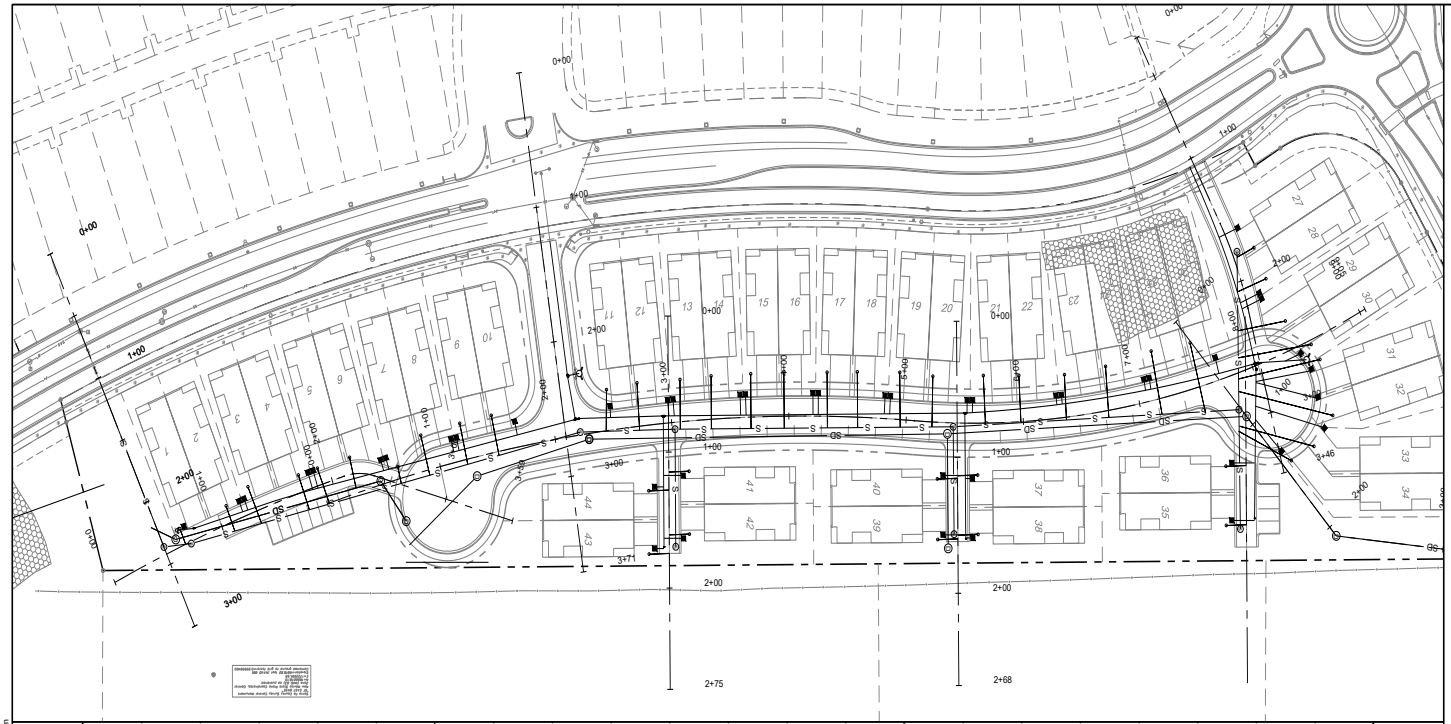
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

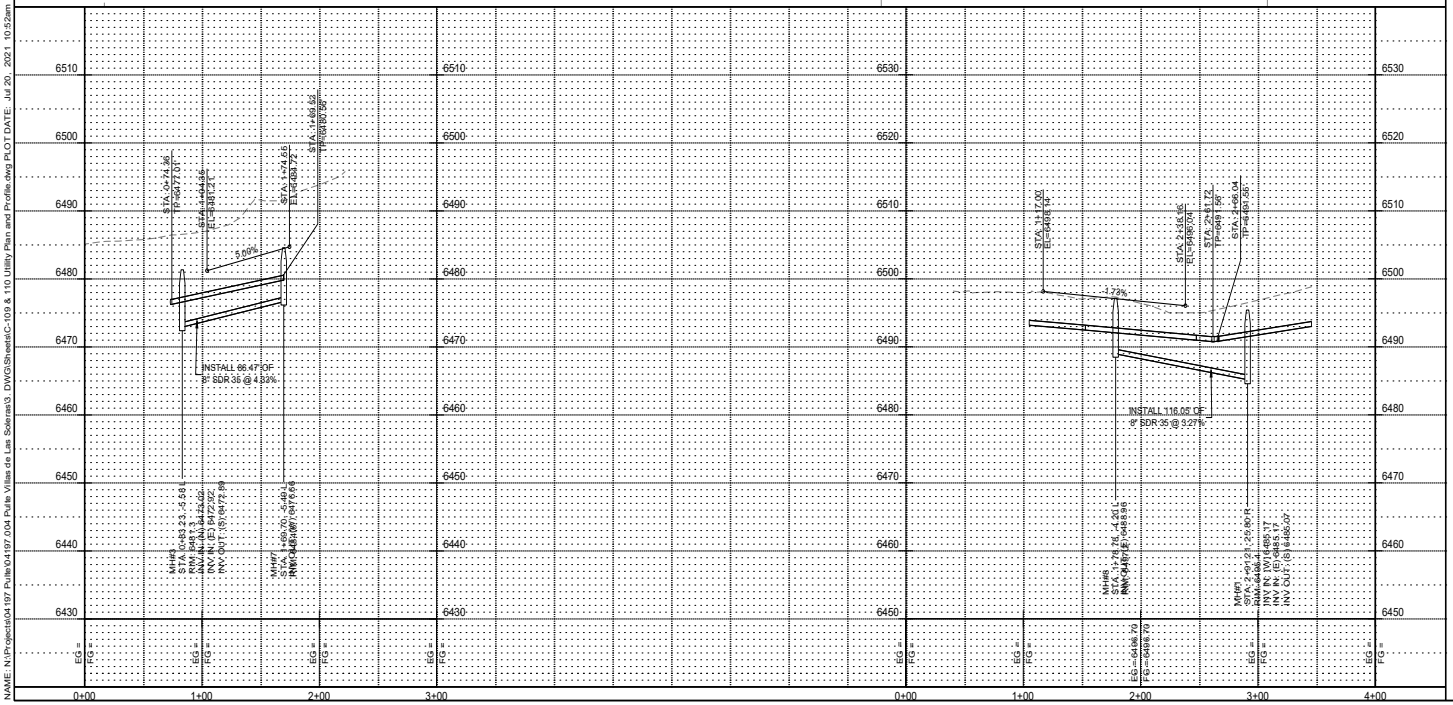
SHEET TITLE: UTILITY PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-116

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-109 & 110 Utility Plan and Profile.dwg PLOT DATE: Jul 20, 2021 10:51am





GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	
REDUCER	
FIRE HYDRANT	
3/4" SINGLE WATER SERVICE, U.N.O.	
3/4" DOUBLE WATER SERVICE, U.N.O.	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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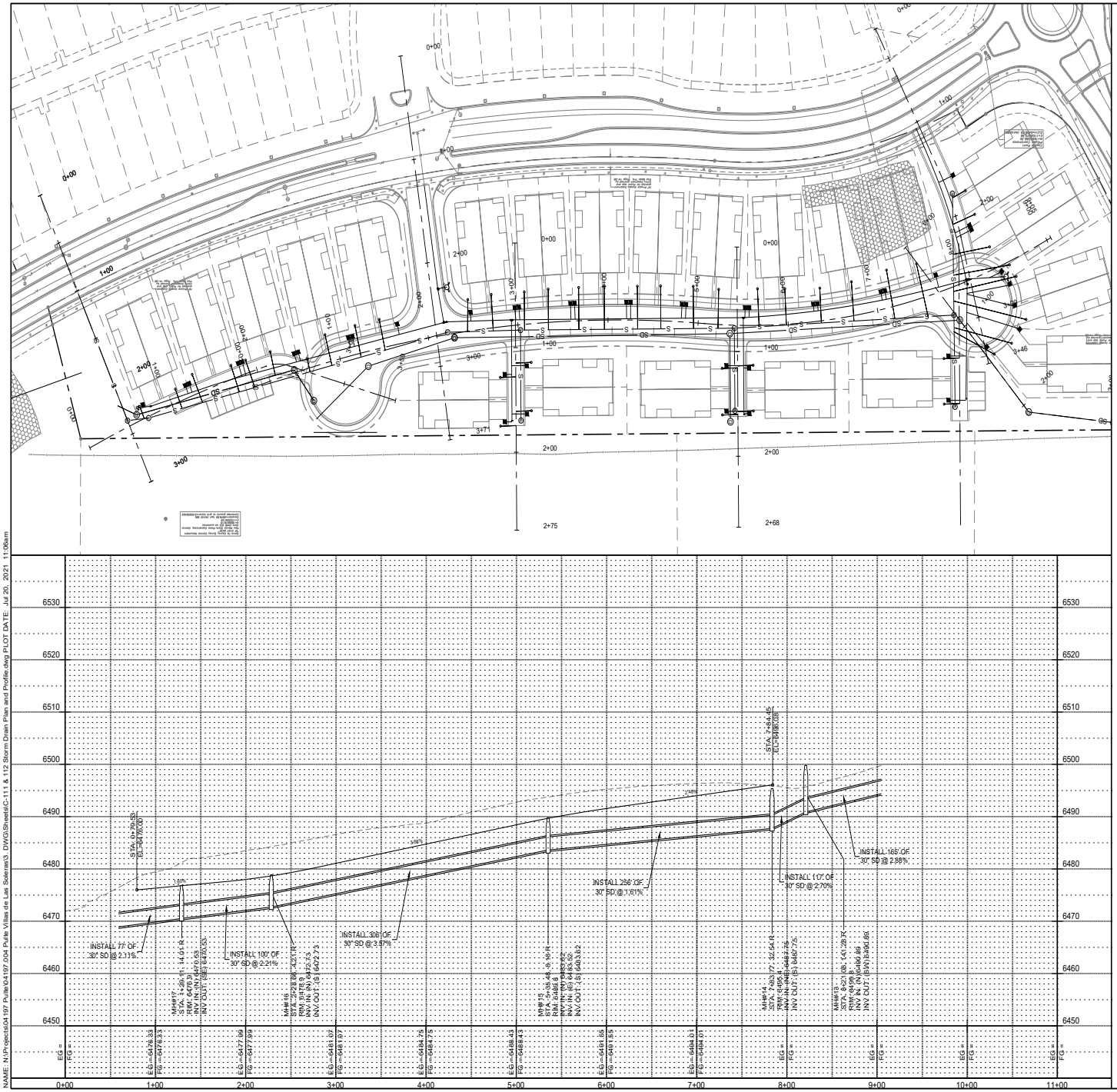
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: UTILITY PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-117

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-109 & 110 Utility Plan and Profile.dwg PLOT DATE: Jul 20, 2021 10:52am



GENERAL NOTES

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2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'
0 50 100

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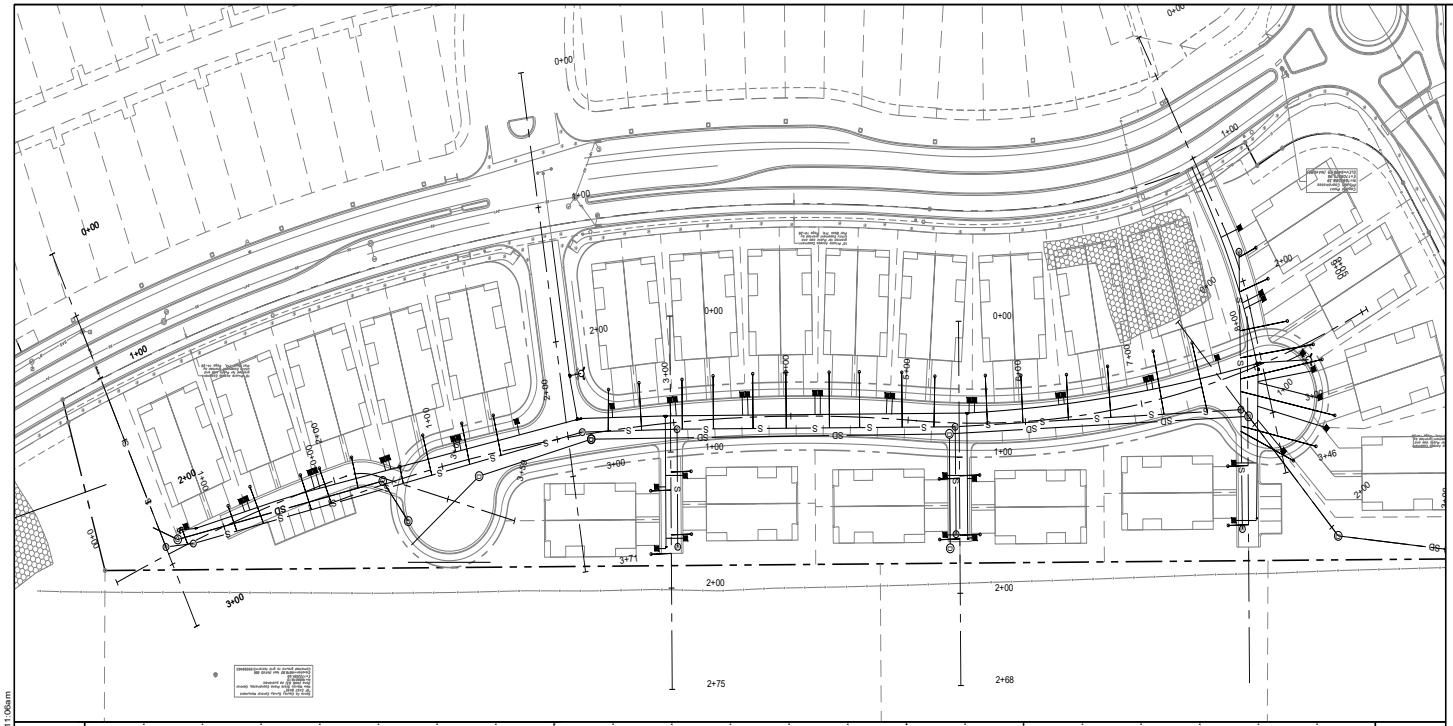
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

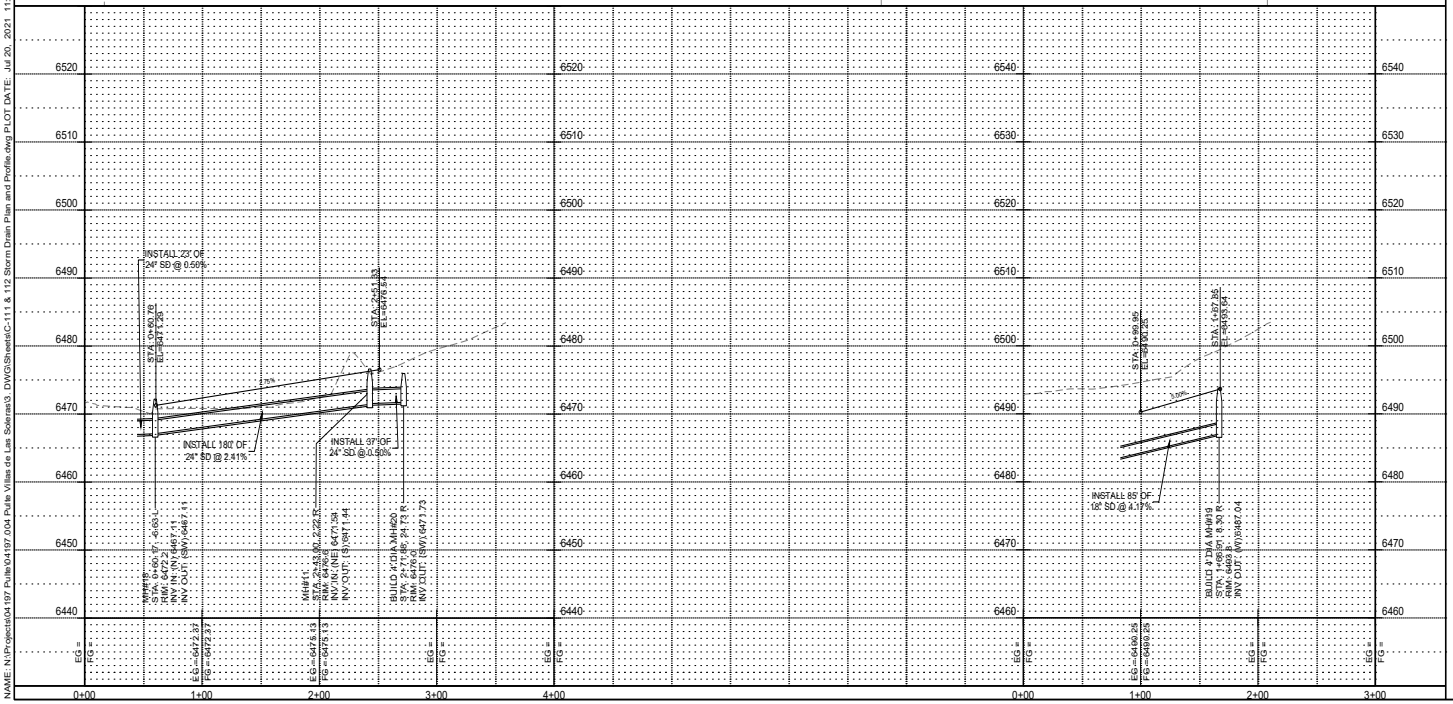
SHEET TITLE: STORM DRAIN PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-118

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-111 & 112 Storm Drain Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:06am





GENERAL NOTES

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2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
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- WATER VALVE
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- FIRE HYDRANT
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- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 50 100

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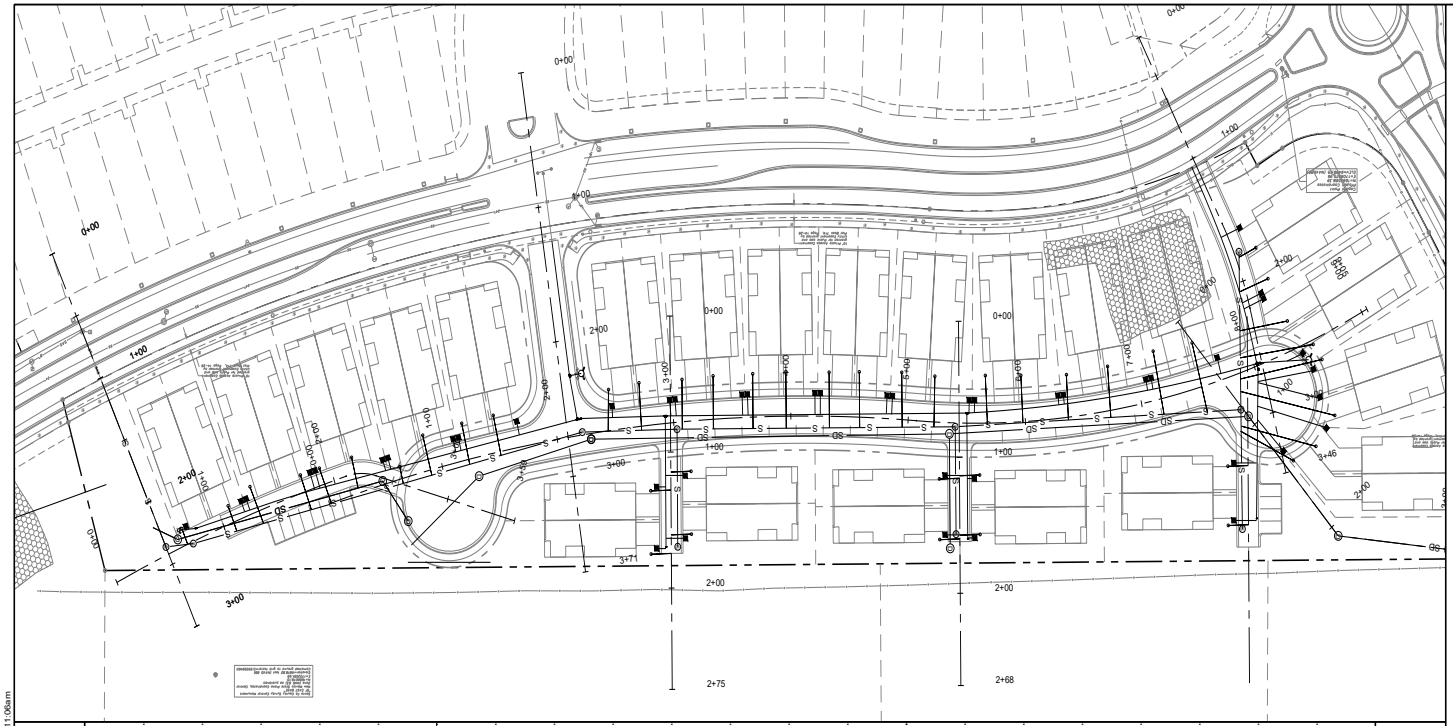
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

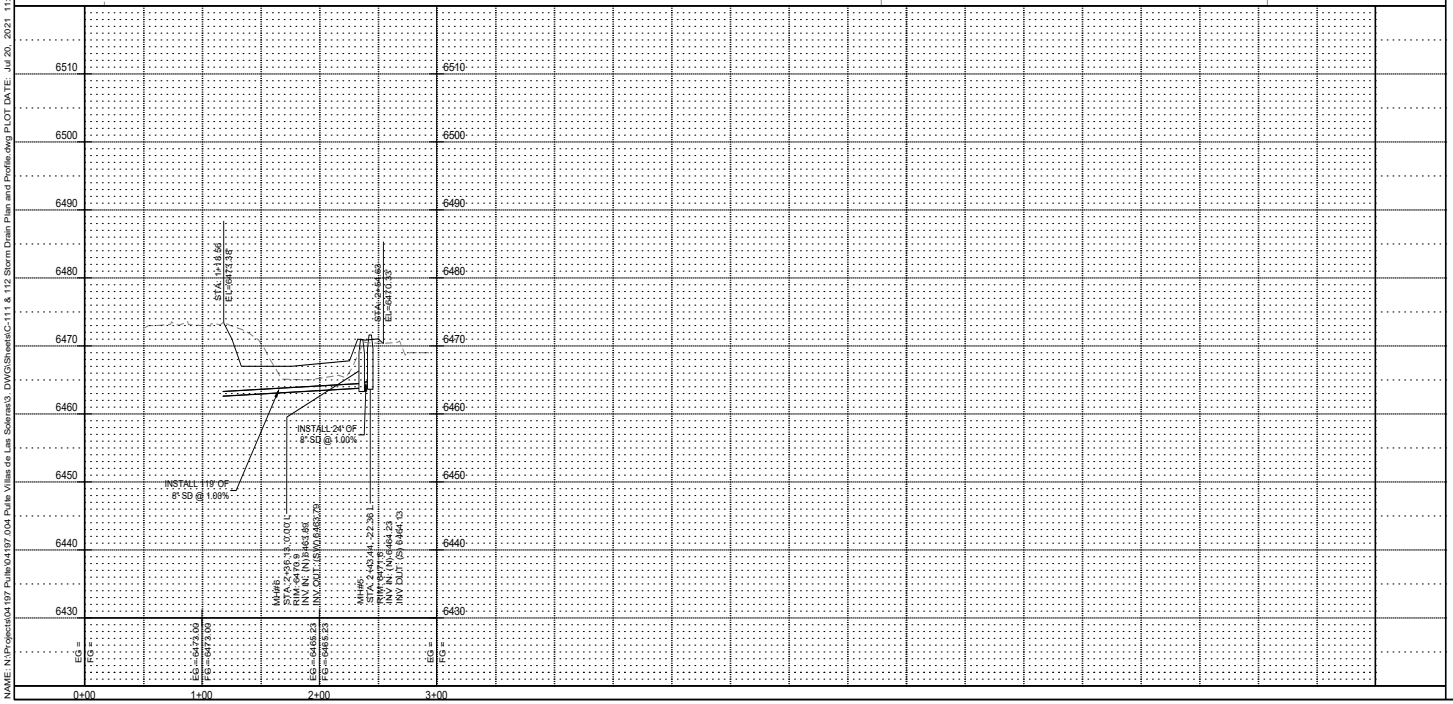
SHEET TITLE: STORM DRAIN PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-119

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-111 & 112 Storm Drain Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:06am





NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-111 & 112 Storm Drain Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:06am

GENERAL NOTES

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2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	
REDUCER	
FIRE HYDRANT	
3/4" SINGLE WATER SERVICE, U.N.O.	
3/4" DOUBLE WATER SERVICE, U.N.O.	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
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VERTICAL: 1" = 5'
0 50 100

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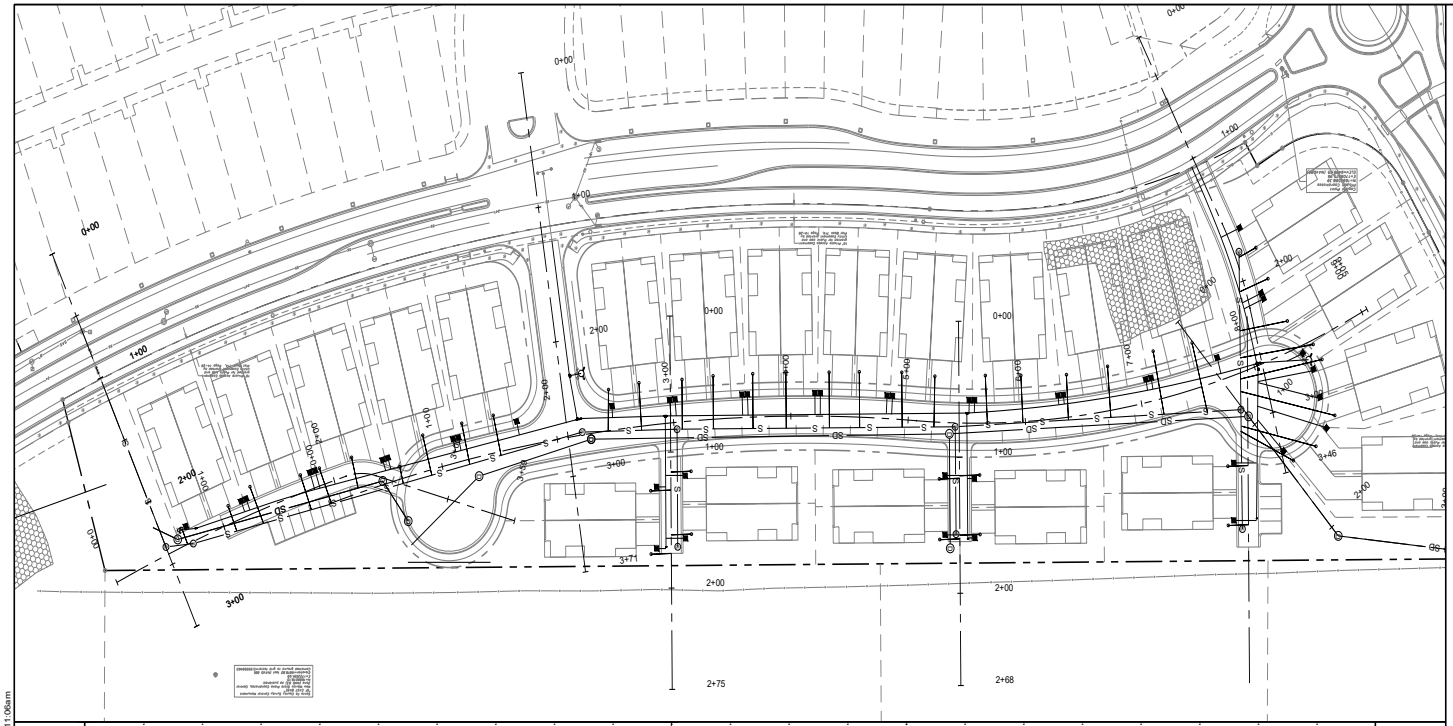
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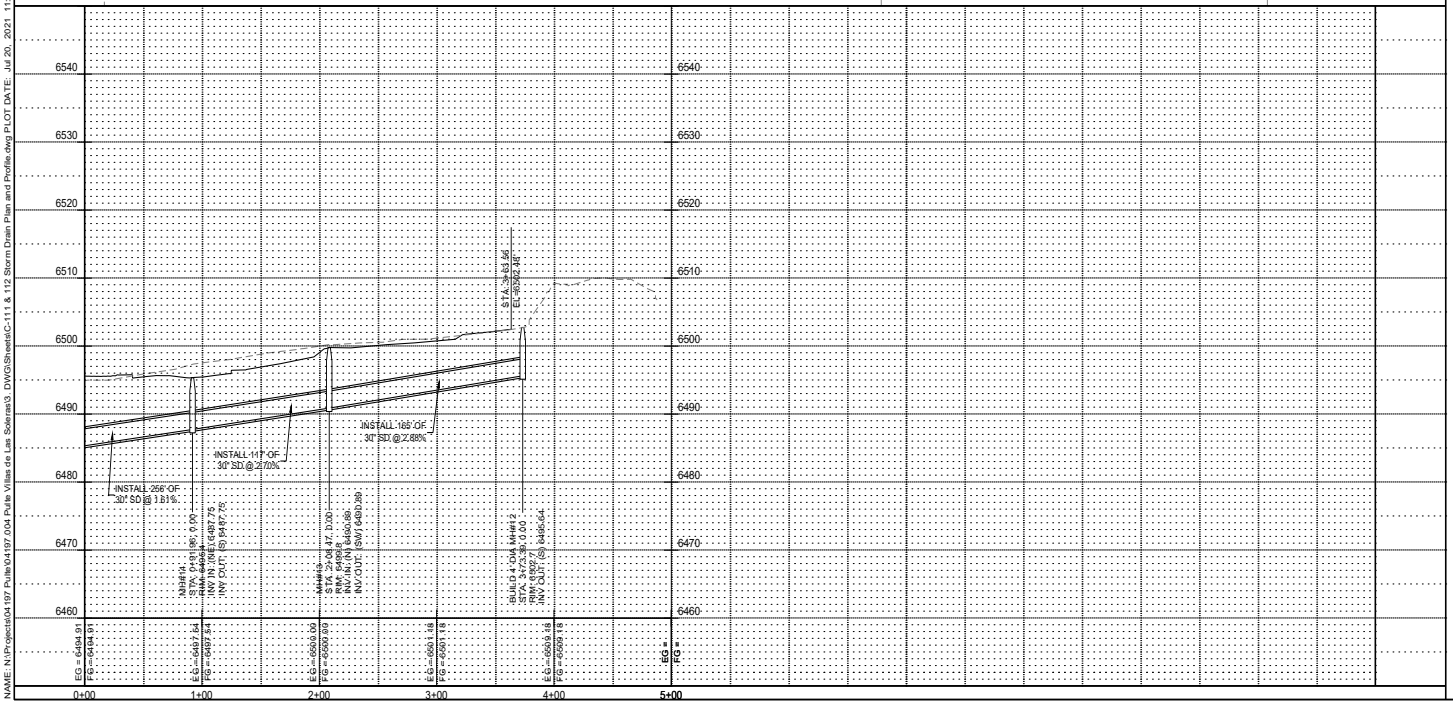
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: STORM DRAIN PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-120





GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET 27 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE	W
SANITARY SEWER LINE	S
STORMDRAIN LINE	SD
WATER VALVE	
REDUCER	
FIRE HYDRANT	
3/4" SINGLE WATER SERVICE, U.N.O.	
3/4" DOUBLE WATER SERVICE, U.N.O.	
SAS MANHOLE	S
SANITARY SEWER SERVICE	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 50 100

DESIGNED
DRAWN
CHECKED
DATE 7.20.2021

DESIGN BY
DRAWN BY
CHECKED BY

REVISION

RESPEC
COMMUNITY DESIGN & SOLUTIONS
901 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87110
WWW.RESPEC.COM PHONE (505)353-9719

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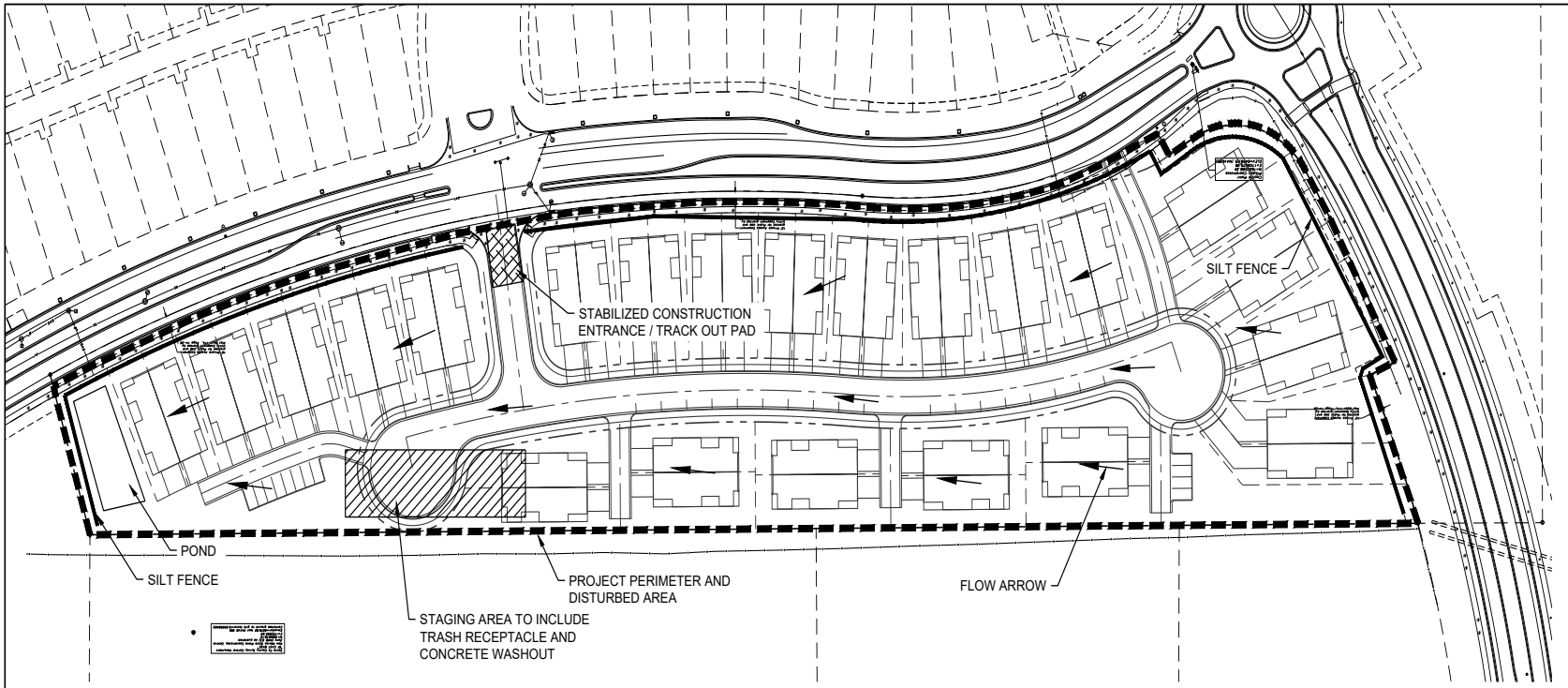
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: STORM DRAIN PLAN AND PROFILE

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-121

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-111 & 112 Storm Drain Plan and Profile.dwg PLOT DATE: Jul 20, 2021 11:06am



STORM WATER POLLUTION PREVENTION PLAN:
VILLAS DE LASOLERAS PHASE 3
SANTA FE, NEW MEXICO

SITE AND PROJECT DESCRIPTION
THE EXISTING SITE IS DISTURBED EARTHWORK IN SUPPORT OF THE CONSTRUCTION FOR VILLAS DE LAS SOLERAS PHASES 1 AND 2. THERE IS AN ARROYO SOUTH OF THE SITE.

LOCATION:
TRACT 13, ROSS'S PEAK HOLDING LTD. CO
SECTION 7 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

6.79 ACRES

BMP NOTES
1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT RE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATER DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FROM STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS
1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE OF WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

DESIGNED JS
DRAWN JS-LM
CHECKED JK
DATE 7.12.2021

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PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: TEMPORARY EROSION CONTROL PLAN

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-122

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\C-122 SWPPP.dwg PLOT DATE: Jul 12, 2021 12:32pm

GENERAL NOTES

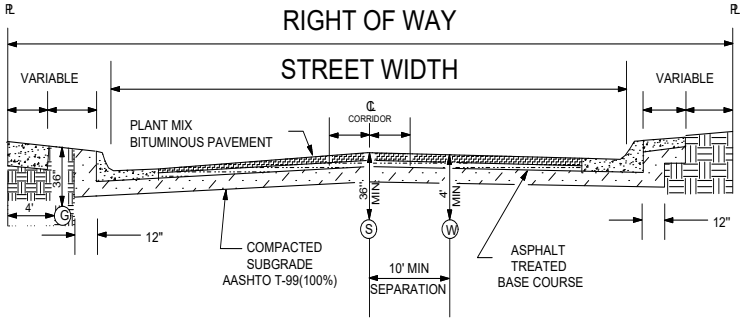
1. CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER (SDCW) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
8. CONTACT **NEW MEXICO ONE CALL AT 811** TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES

DRAWN BY:	DATE: 09/2008	01
CHECKED:	SCALE:	
APPROVED:		

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



LEGEND

- (S) SEWER
- (G) GAS
- (W) WATER
- PROPERTY LINE
- CENTER LINE

NOT TO SCALE

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DATE 7.12.2021

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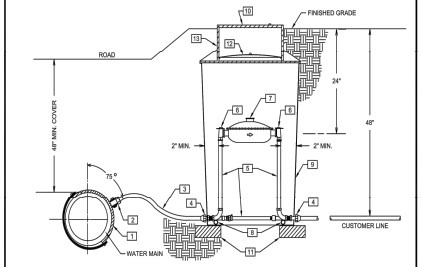
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: UTILITIES DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-500

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm



NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

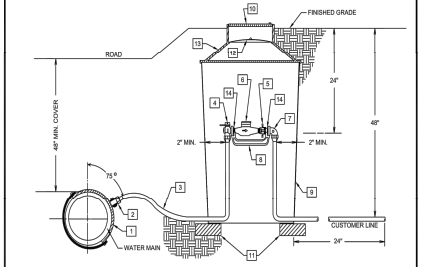
ITEM

1. 2" SERVICE SADDLE
2. 2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 2" COPPER TUBING (TYPE " K ")
4. 2" ADAPTER COUPLING
5. 2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 2" BALL ANGLE VALVE (2 TOTAL)
7. 2" SEALED REGISTER WATER METER - 17" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

2" SINGLE SERVICE

05



NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 1" SERVICE SADDLE
2. 1" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 1" COPPER TUBING (TYPE " K ")
4. 1" ANGLE VALVE
5. 3/4" EXPANSION CONNECTION
6. 3/4" SEALED REGISTER WATER METER (FURNISHED & INSTALLED BY SDCW)
7. 1" ANGLE ELL WITH TEST VALVE
8. 1" CAST IRON METER YOKE
9. 24" DIA. X 36" METER BOX
10. POLYMER LID (12-5/16" DIA.)
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER ALUMINUM FROST LID
13. DOUBLE LID COVER (20" DIA. X 11-1/2" DIA. INNER OPENING) WITH EXTENSION RING (20" DIA. X 24" DIA.)
14. 1" X 3/4" METER ADAPTER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

3/4" SINGLE SERVICE

02A

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

10A

THRUST RESTRAINT TABLE
BENDS, TEES, CAPS/VALVES, & REDUCERS
(RESTRAINED JOINT LENGTHS IN FEET)

DIAMETER (IN.)	HORIZONTAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R	CAPS / PLUGS / VALVES L_R
4	FJO	2	5	12	34
6	2	3	7	17	47
8	2	4	9	23	62
10	3	5	11	27	75
12	3	6	13	32	88

DIAMETER (IN.)	VERTICAL BENDS 11-1/4° L_R TOP/BOTTOM	22-1/2° L_R TOP/BOTTOM	45° L_R TOP/BOTTOM	90° L_R TOP/BOTTOM
4	3 / 2	7 / 4	14 / 9	N/A
6	5 / 3	9 / 6	20 / 12	N/A
8	6 / 4	12 / 7	26 / 15	N/A
10	7 / 4	15 / 9	31 / 18	N/A
12	9 / 5	18 / 10	37 / 21	N/A

SIZE (IN.) Lg/ Sm/ Run X Br.	TEES Run L_R	Branch L_R	Run L_R	Branch L_R	Run L_R	Branch L_R	REDUCERS L_R
4 X 4	FJO	28	5	8	10	FJO	N/A
6 X 6	FJO	42	5	21	10	FJO	N/A
6 X 4	FJO	26	5	FJO	10	FJO	24
8 X 8	FJO	57	5	36	10	10	N/A
8 X 6	FJO	40	5	13	10	FJO	26
8 X 4	FJO	23	5	FJO	10	FJO	45
10 X 10	FJO	69	5	48	10	21	N/A
10 X 8	FJO	55	5	29	10	FJO	25
10 X 6	FJO	39	5	4	10	FJO	46
10 X 4	FJO	21	5	FJO	10	FJO	61
12 X 12	FJO	83	5	61	10	34	N/A
12 X 10	FJO	68	5	42	10	10	43
12 X 8	FJO	54	5	22	10	FJO	47
12 X 6	FJO	37	5	FJO	10	FJO	64
12 X 4	FJO	18	5	FJO	10	FJO	77

Table: This table is based on the EBAA Iron Megalug joint calculations program with the following input criteria: 3.5 ft. depth of bury (conservative); trench type 4; PVC pipe material; GM soil type; 150 psi test pressure; 1.5 safety factor. Specific calculations for restrained lengths are required for conditions not covered by this table.

L_R: Length of restrained pipe, in feet, for each side of the fitting.

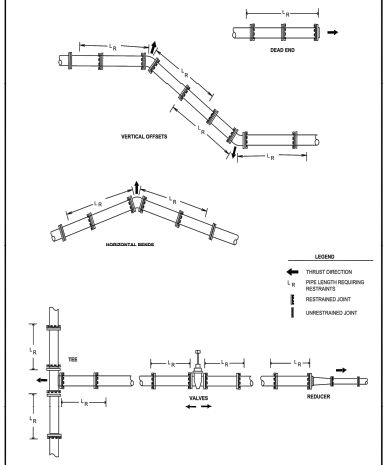
Minimum Restrained Length: A minimum restrained length of 5 ft. from the fitting joint is recommended. Vertical offsets shall be completely restrained between the top vertical fitting and the bottom vertical fitting.

FJO: Fitting Joint Only – This includes at least a 1 ft. length of restrained pipe beyond the fitting joint.

Vertical Offset: Use 11-1/2° bends or 22-1/2° bends wherever possible due to the shorter restrained length requirements.

Caps/Plugs: Concrete blocking may be required by SDCW on a case-by-case basis in addition to mechanical restraint.

Pipe Lengths: Piping shall be laid out to minimize pipe joints near fittings. Wherever possible, full 20 ft. pipe lengths shall be utilized when connecting to fittings or valves. No pipe bell joints shall be used where fittings are less than 20 ft. apart.



SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

10B

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DRAWN BY
CHECKED BY
DATE 7.12.2021

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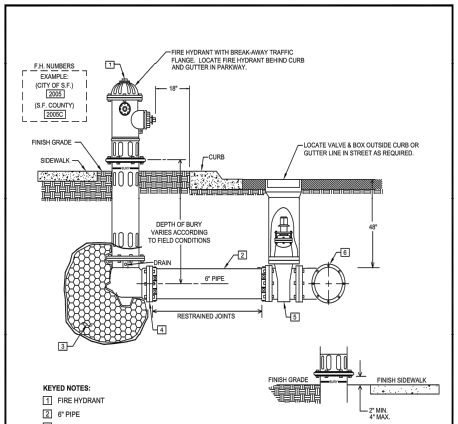
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: WATER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-501

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm



KEYED NOTES:

1. FIRE HYDRANT
2. 6" PIPE
3. 1/2 CUBIC YARD 3/8" GRAVEL DRAIN W/ 10 MIL. PLASTIC SHEET
4. 6" MJ RETAINER AND 6" HARNESS (IF REQUIRED)
5. 6" MJ x FL GATE VALVE & BOX
6. TEE: MJ RUN W/ 6" FLANGE OUTLET

FIRE HYDRANT DETAIL

CONSTRUCTION NOTES:

A - FIRE HYDRANT SHALL NOT BE INSTALLED NEAR ANY STRUCTURES AND SHALL HAVE A MINIMUM 36" CLEAR SPACE IN ALL DIRECTIONS.

B - LOCATE HYDRANT 18" BEHIND BACK OF CURB UNLESS OTHERWISE SHOWN ON PLANS OR SPECIFICALLY DIRECTED BY S.D.C.W. HYDRANT TO BE SET PLUMB AND AT PROPER ELEVATION (ELEVATION PROVIDED BY DEVELOPER) HYDRANTS INSTALLED AS PART OF A NEW DEVELOPMENT/EXTENSION SHALL BE A STANDARD 5' BURY HYDRANT AND SHALL BE SET TO FINISHED GRADE WITHOUT THE USE OF HYDRANT EXTENSIONS (IF AN ADJUSTMENT IS REQUIRED, RE-LAY THE WATER MAIN AND FIRE HYDRANT LEG OR INSTALL RESTRAINED OFFSET AS DIRECTED BY SDCW)

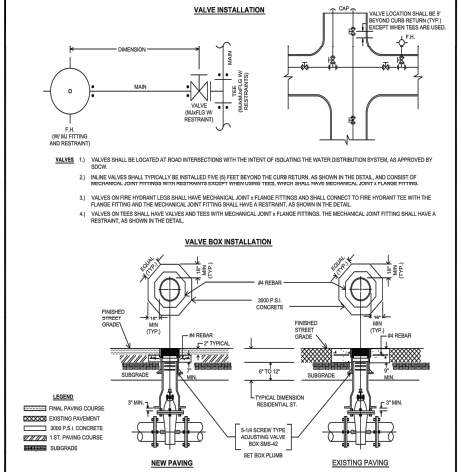
C - WEEP HOLE MUST HAVE 1/4" PLUG REMOVED AND BE FREE DRAINING INTO GRAVEL DRAIN. USE FULLY RESTRAINED JOINTS FROM THE FIRE HYDRANT TO THE FLANGED CONNECTION ON VALVE.

D - FIRE HYDRANT SHALL BE PAINTED AND REFLECTIVE NUMBERS INSTALLED AFTER INSTALLATION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

FIRE HYDRANT

DRAWN BY: | DATE: 06/2009
CHECKED: | SCALE:
APPROVED: | 07



VALVES 1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.

2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEYOND THE CURB RETURN, AS SHOWN IN THE DETAIL, AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.

3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

NEW PAVING: VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING.

1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.

2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS). THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE. THE SOIL AROUND THE VALVE BOX SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH CITY STANDARDS. THE CONCRETE COLLAR (CONSISTING OF 3,000 PSI CONCRETE AND #4 REBAR) SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS), AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING: INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

UNPAVED AREAS: IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 9" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 2" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

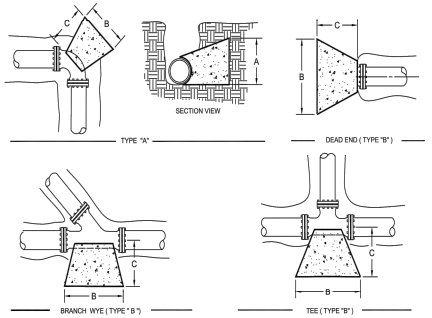
PROTECTION OF VALVE BOXES: VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION

DRAWN BY: | DATE: 06/2009
CHECKED: | SCALE: N/A
APPROVED: | 08

USE MECHANICALLY RESTRAINED FITTINGS & PIPE JOINTS FOR THRUST RESTRAINT UNLESS CONCRETE BLOCKING IS SPECIFICALLY CALLED FOR BY SDCW.



THRUST BLOCK SIZING TABLE

PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	18	30	24	24	40	24	36	54	24	48	72	24	42	60	24
20"	20	30	24	30	42	24	42	60	24	54	80	24	42	76	24
24"	24	36	24	36	54	24	48	72	24	66	96	30	54	80	30

1. TABLE BASED ON 200 P.S.I. (130 P.S.I. WORKING PRESSURE) AND 3000 LBF/FT^2 ALLOWABLE SOIL BEARING PRESSURE.
2. USE TEE OUTLET DIAMETER TO DETERMINE THRUST BLOCK SIZING. USE BRANCH DIAMETER ON WYE TO DETERMINE THRUST BLOCK SIZING.
3. THE "C" DIMENSION LISTED IS A MINIMUM DIMENSION. CONCRETE BLOCKING MUST BE POURED TO THE UNDISTURBED SOIL OF THE TRENCH WALL.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING

DRAWN BY: | DATE: 06/2009
CHECKED: | SCALE: N/A
APPROVED: | 13

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 7.12.2021

REVISION

RESPEC
COMMUNITY DESIGN & SOLUTIONS
6971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE (505)353-9718

STAMP

PRELIMINARY
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nm811 Know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

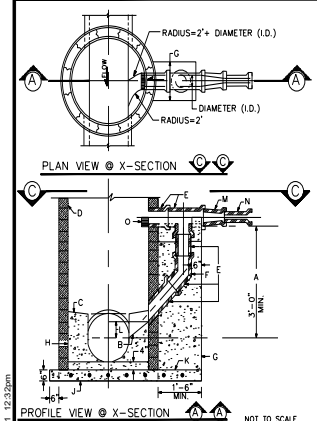
SHEET TITLE: WATER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-502

LEGEND

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



CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED LINE PIPE SIZE FROM THE SERVICE LINE. EXAMPLE: 6" (INCH) DROP=8" (INCH)

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 8"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 8"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 10'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 10'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X5 REINFORCED CONCRETE SHELF BEFORE CONSTRUCTING DROP SUPPORT.

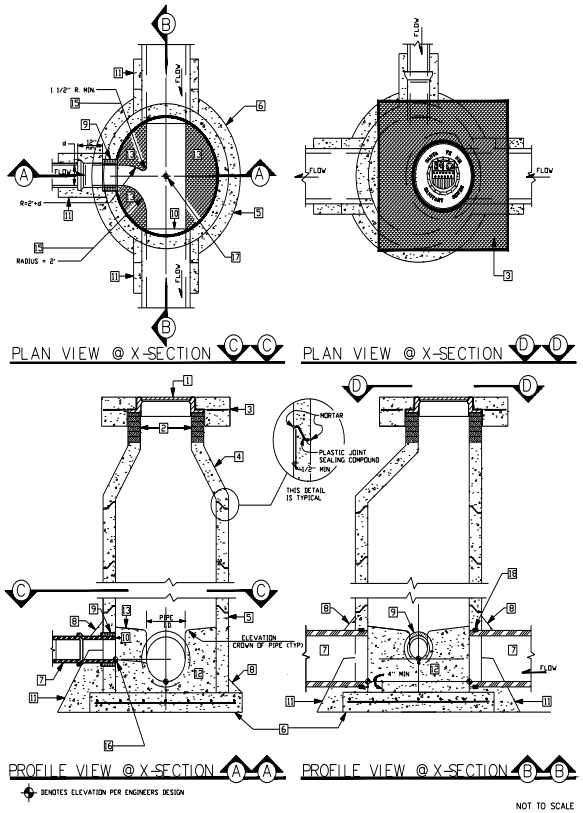
L. MINIMUM 2'(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

N. SERVICE LINE

O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL
DWG. #: SAS-1



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

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 800, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

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

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (INCH) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHICH APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 FOR COUPLINGS PRODUCED BY ERA-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "FIELDLYNNE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR ACCEPTABLE ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, MERSEN "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 820.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 80 STEEL BY M.A. IND. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
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: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

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

FIELD QUALITY CONTROL

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

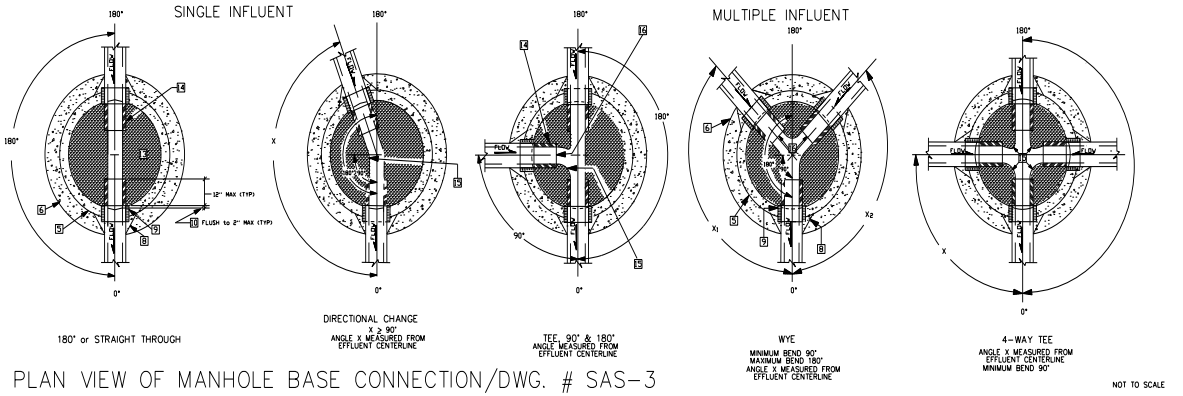
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN.
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

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

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



PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	PLT # E:\AUTO\DWG\SCDTI-4
DRAWN BY: G. CHAVEZ	8-3-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET OF
APPROVED BY: E. BROWN	11-16-94	

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 7.12.2021

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
501 JEFFERSON STREET SUITE 101
SANTA FE, NEW MEXICO 87501
WWW.RESPEC.COM PHONE (505)265-9718

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nm811 Know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

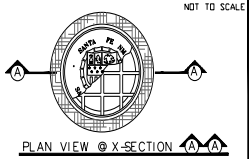
SHEET NUMBER: C-503

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm

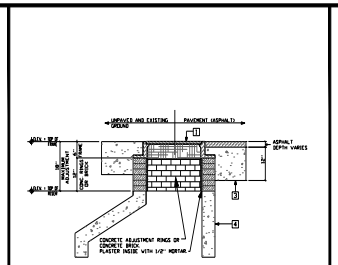
LEGEND

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

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA: PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE.
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

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

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL.
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE: PIPE, PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY LINK-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "SANDMAN" SERIES, MORRIS "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARRELS AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 820.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM. APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS.
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

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

FIELD QUALITY CONTROL

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

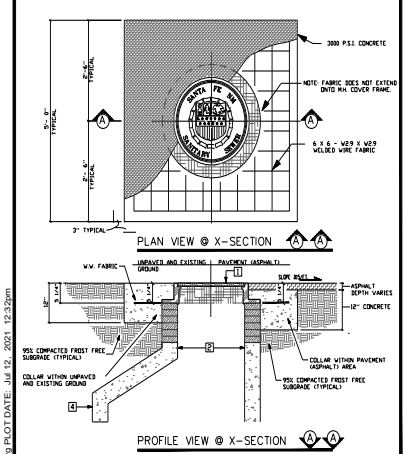
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT: PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

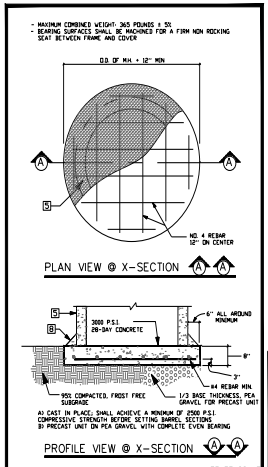
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

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

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



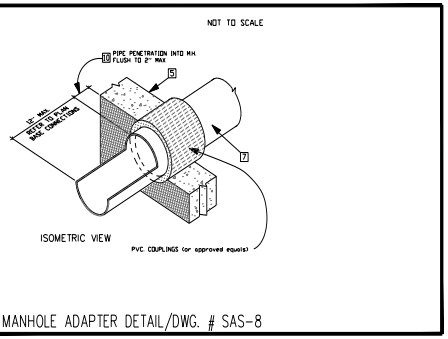
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



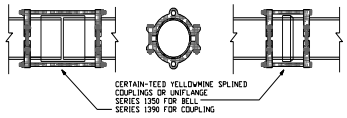
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE

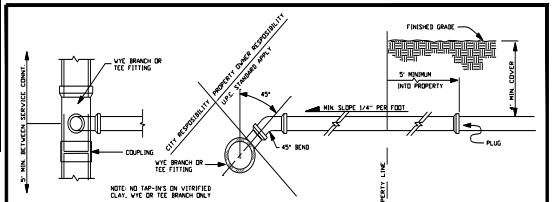


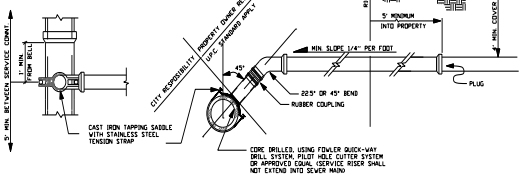
MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE





NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCD72-4
DRAWN BY: G. CHAVEZ	8-3-92	
CADD RENDITION BY: G. CHAVEZ	12-10-92	SHEET OF
APPROVED BY: E. BROWN	11-16-94	

DESIGNED
DRAWN
CHECKED
DATE 7.12.2021

DESIGN BY
DRAWN BY
CHECKED BY

REVISION

NESPEC
COMMUNITY DESIGN & SOLUTIONS
501 JEFFERSON STREET SUITE 101
SANTA FE, NEW MEXICO 87501
WWW.NESPEC.COM PHONE (505)265-9718

STAMP

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7/2021

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nm811 Know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

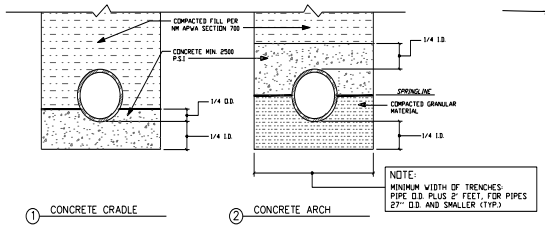
SHEET NUMBER: C-504

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm

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

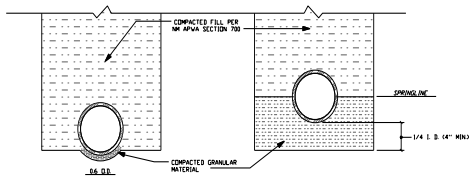
NOT TO SCALE

CLASS "A"



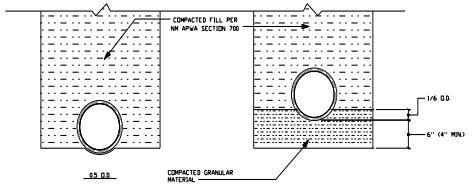
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

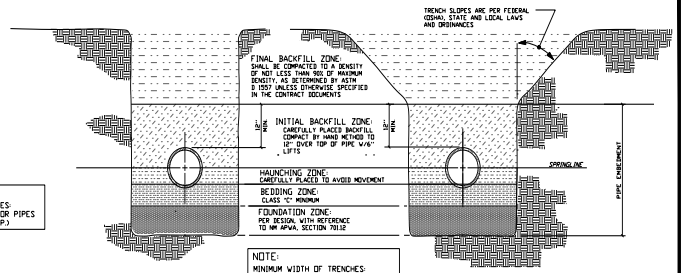


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

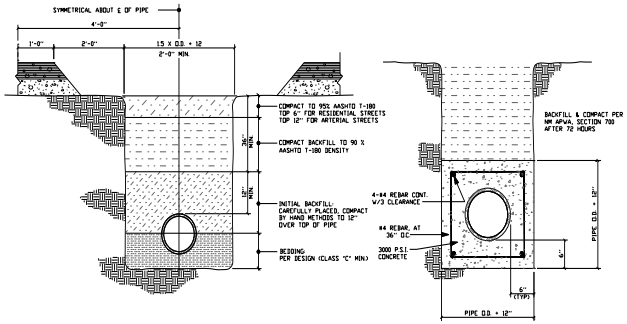
CLASS "C"



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 (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA: PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE.
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

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

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (INCH) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL.
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1380 PIPE AND COUPLINGS PRODUCED BY UNI-BELL PLASTIC CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAIN MANUFACTURERS, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "QUICKWAY",GENECO, MERSEY "PROWELD", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE BASES, RISING COVER, AND ADJUSTABLE RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE IF PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). DAMAGED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE, ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL: 14"(IN.) WIDE, 18"(IN.) MAXIMUM SPACING.
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: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 360 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 1/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

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

FIELD QUALITY CONTROL

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

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

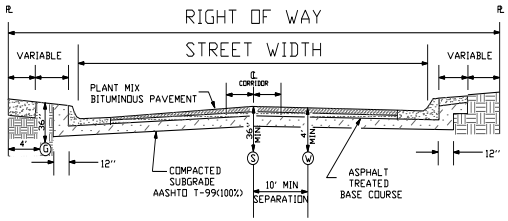
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

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

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

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

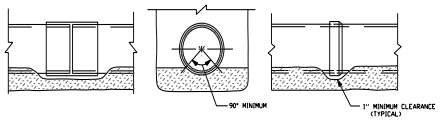


LEGEND

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

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

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCD73-4
DRAWN BY: G. CHAVEZ	1 8-4-92	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	SHEET OF
APPROVED BY: E. BROWN	3 11-16-94	

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 7.12.2021

REVISION

NESPEC
COMMUNITY DESIGN SOLUTIONS
501 JEFFERSON STREET SUITE 101
SANTA FE, NEW MEXICO 87501
WWW.NESPEC.COM PHONE (505)395-9718

STAMP

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PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-505

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm

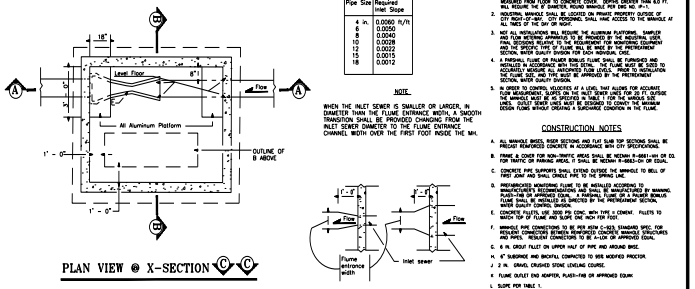


TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0036
12	0.0032
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & LESS IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS OVER 8.0 FT. WILL REQUIRE THE USE OF AN INTERMEDIATE PLATFORM AT 8.0 FT.
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. THE REQUIREMENTS FOR EACH INSTALLATION WILL BE DETERMINED BY THE CITY 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 ACCOMMODATE THE MAXIMUM FLOW RATE EXPECTED. THE SIZE AND TYPE OF FLUME TO BE INSTALLED SHALL BE DETERMINED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE SHALL BE EQUAL TO OR GREATER THAN THE SLOPE OF THE SEWER LINE. 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-1981-I-ORS OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1883-I-OR 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. PRECAST/CAST IN PLACE MONOLITHIC FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A 6" THICK CONCRETE BASE OF MINIMUM 3000 PSI COMPRESSIVE STRENGTH SHALL BE PLACED BENEATH FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
E. CONCRETE PILOTS, 18" DIAM. FOR CONC. MIN. TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL
L. SLOPE PER TABLE 1.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES CR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
O. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

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

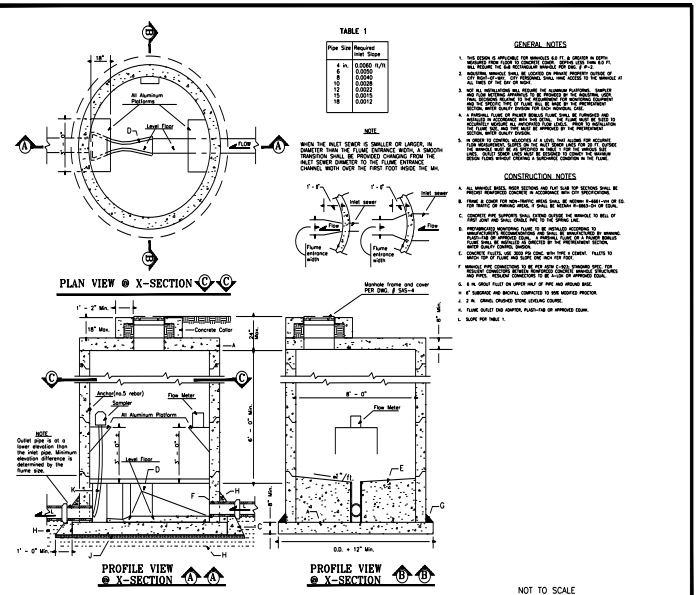


TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0036
12	0.0032
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

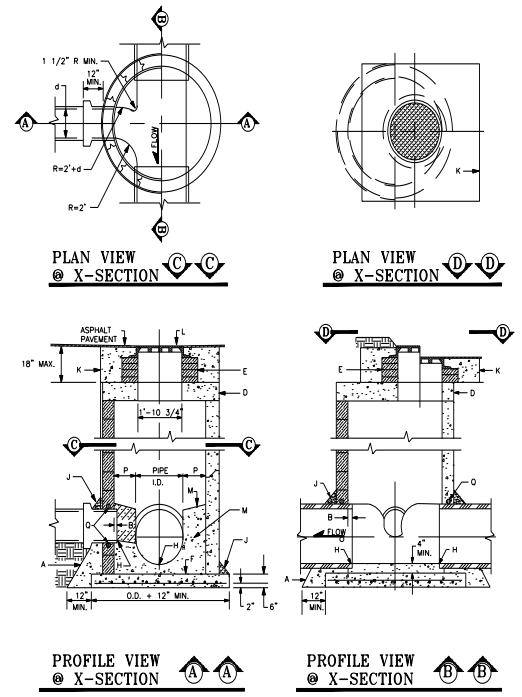
GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & GREATER IN DEPTH MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS OVER 8.0 FT. WILL REQUIRE THE USE OF AN INTERMEDIATE PLATFORM AT 8.0 FT.
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. THE REQUIREMENTS FOR EACH INSTALLATION WILL BE DETERMINED BY THE CITY 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 ACCOMMODATE THE MAXIMUM FLOW RATE EXPECTED. THE SIZE AND TYPE OF FLUME TO BE INSTALLED SHALL BE DETERMINED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE SHALL BE EQUAL TO OR GREATER THAN THE SLOPE OF THE SEWER LINE. 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-1981-I-ORS OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-1883-I-OR 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. PRECAST/CAST IN PLACE MONOLITHIC FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A 6" THICK CONCRETE BASE OF MINIMUM 3000 PSI COMPRESSIVE STRENGTH SHALL BE PLACED BENEATH FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
E. CONCRETE PILOTS, 18" DIAM. FOR CONC. MIN. TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL
L. SLOPE PER TABLE 1.

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



GENERAL NOTES

1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK GROUT FOR FILLETS AND PENETRATIONS.
6. POSITION M.H. OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORT SHALL EXTEND OUTSIDE OF M.H. TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FLEXIBLE PIPE.
B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRING LINE OF PIPE.
D. PRECAST CONCRETE COVER
E. USE MAX. 4 COURSES CR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
O. 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

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCD14-4
DRAWN BY: G. CHAVEZ	1 R-4-92	
CADD REVISION BY: G. CHAVEZ		SHEET OF
APPROVED BY: E. BROWN		

DESIGNED BY
DRAWN BY
CHECKED BY
DRAWN
CHECKED
DATE 7.12.2021

REVISION

RESPEC
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501 JEFFERSON STREET SUITE 101
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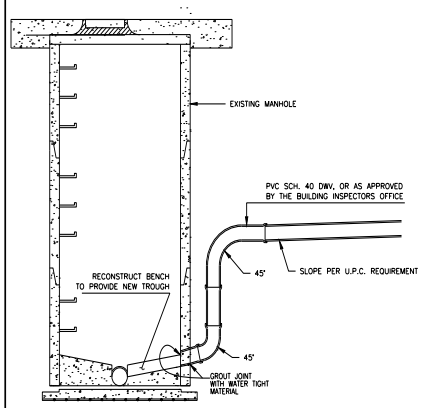
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

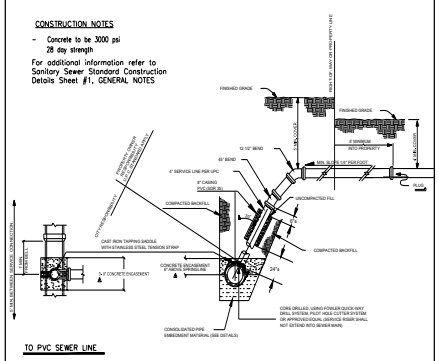
SHEET NUMBER: C-506

NAME: N:\Projects\04 197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm



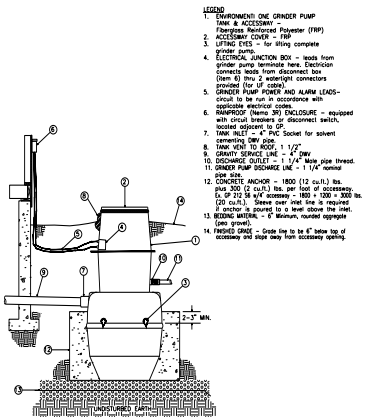
LATERAL CONNECTION TO MANHOLE
DWG. #SAS-15

NOT TO SCALE



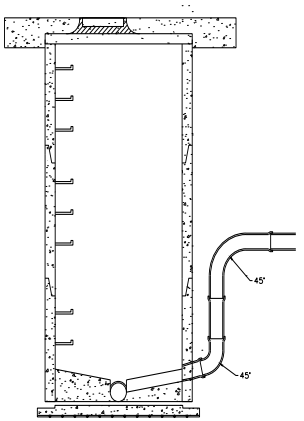
SERVICE CONNECTION DETAIL FOR SEWER MAIN
DEPTHS GREATER THAN 10 FT.
DWG. #SAS-16

NOT TO SCALE



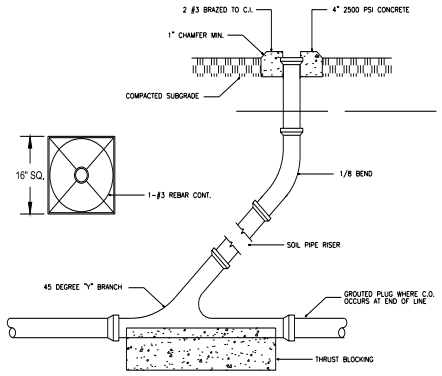
LOW PRESSURE SANITARY SEWER
GRINDER PUMP DETAIL
DWG. #LPS-1

NOT TO SCALE



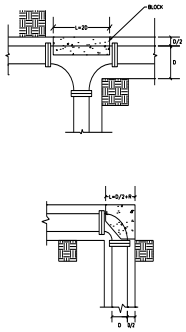
LOW PRESSURE SANITARY SEWER
DROP MANHOLE SIDE INLET DETAIL
DWG. #LPS-2

NOT TO SCALE



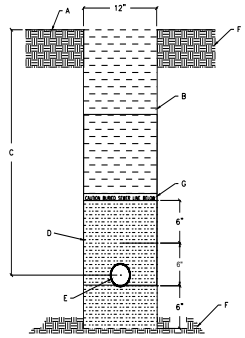
LOW PRESSURE SANITARY SEWER
CLEANOUT TO GRADE DETAIL
DWG.#LPS-3

NOT TO SCALE



LOW PRESSURE SANITARY SEWER
THRUST BLOCKING DETAIL
DWG. #LPS-4

NOT TO SCALE



LEGEND

A. Existing grade
B. Backfill with excavated material unless selected material is ordered by engineer.
C. Specific depth as defined by engineer for installation site (freeze protection, etc...).
D. Backfill with select material in lifts as shown to 90% standard proctor density.
E. PVC sewer pipe
F. Undisturbed earth.
G. Underground metallic warning tape (CAUTION BURIED SEWER LINE BELOW)

NOTE: All trenching shall meet OSHA requirements.

LOW PRESSURE SANITARY SEWER
TRENCH DETAIL
DWG. #LPS-5

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY CONTROL DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS (SHEET 5 PRELIMINARY)

DATE: 1-24-94	REVISIONS	FILE #: SCD15
DRAWN BY: G. CHAVEZ		
CADD RENDITION BY: G. CHAVEZ		SHEET OF
APPROVED BY: E. BROWN		

DESIGNED
DRAWN
CHECKED
DATE 7.12.2021

REVISION

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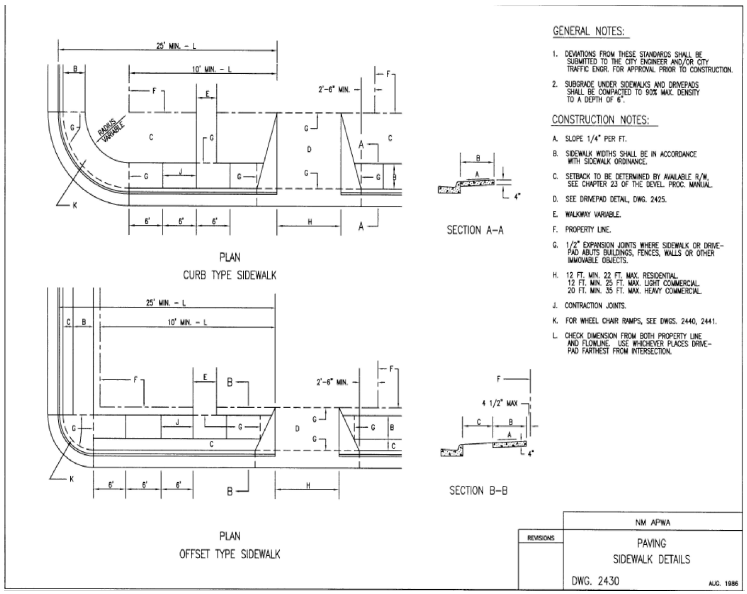
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: SEWER DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-507

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm



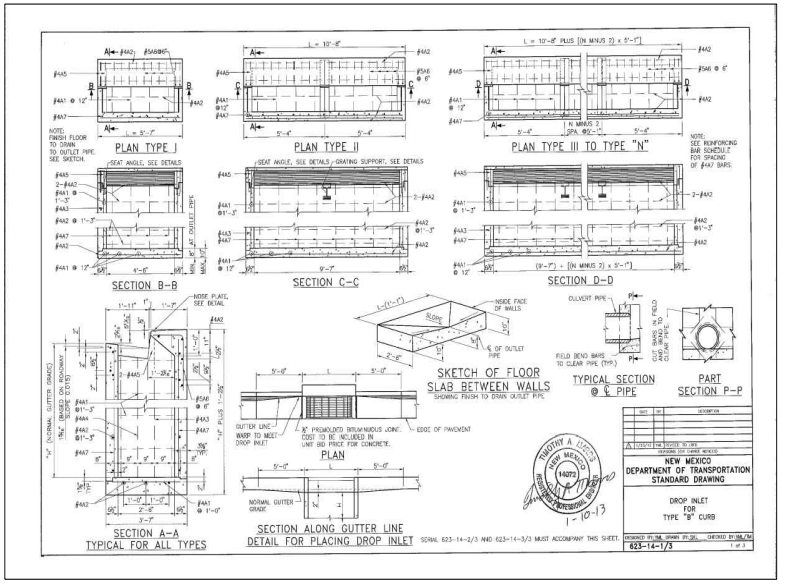
GENERAL NOTES:

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGR. FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED TO 95% MAX. DENSITY TO A DEPTH OF 6".

CONSTRUCTION NOTES:

A. SLOPE 1/4" PER FT.
B. SIDEWALK WIDTHS SHALL BE IN ACCORDANCE WITH SIDEWALK ORDINANCE.
C. SETBACK TO BE DETERMINED BY AVAILABLE R/W, SEE CHAPTER 23 OF THE DEVEL. PROC. MANUAL.
D. SEE DRIVEPAD DETAIL, DWG. 2425.
E. WALKWAY VARIABLE.
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVE-PAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. 12 FT. MIN. 22 FT. MAX. RESIDENTIAL
12 FT. MIN. 25 FT. MAX. LIGHT COMMERCIAL
20 FT. MIN. 35 FT. MAX. HEAVY COMMERCIAL
J. CONTRACTION JOINTS.
K. FOR WHEEL CHAIR RAMPS, SEE DWGS. 2440, 2441.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOWLINE. USE WHICHEVER PLACES DRIVE-PAD FARTHEST FROM INTERSECTION.

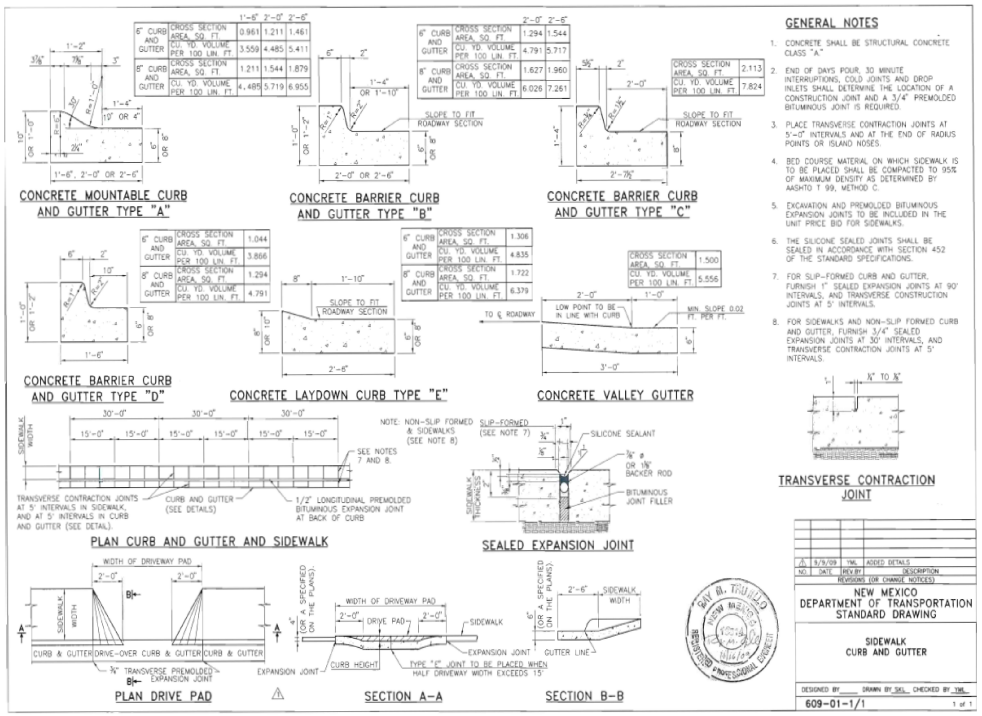
REVISIONS	NM APWA
	PAVING
	SIDEWALK DETAILS
	DWG. 2430 AUG. 1986



NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURB

623-14-1/3



GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A".
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.

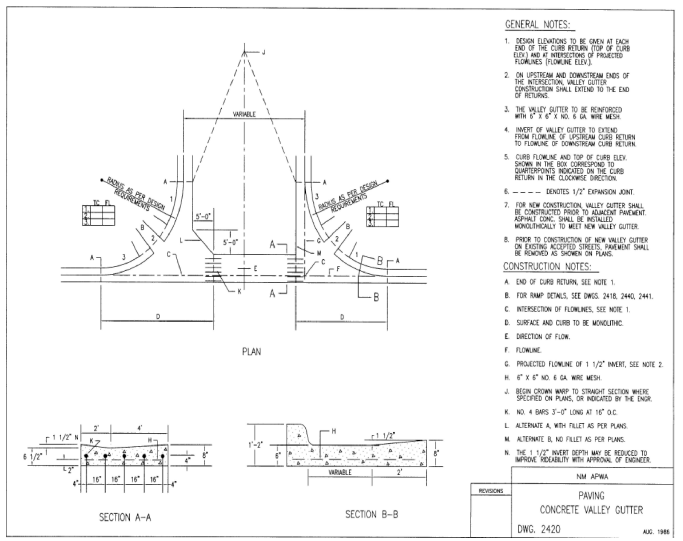
NO.	DATE	REV BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)
1	9/9/09	YML	ADDED DETAILS

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1



GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 9" X 6" X NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. – – – – DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.
K. NO. 4 BARS 3'-0" LONG AT 16" O.C.
L. ALTERNATE A, WITH FILLET AS PER PLANS.
M. ALTERNATE B, NO FILLET AS PER PLANS.
N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

REVISIONS	NM APWA
	PAVING
	CONCRETE VALLEY GUTTER
	DWG. 2420 AUG. 1986

DESIGNED ____ DESIGN BY
DRAWN ____ DRAWN BY
CHECKED ____ CHECKED BY
DATE 7.12.2021

REVISION

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6501 AMERICAS PKWY NE, SUITE 1-100
ALBUQUERQUE, NEW MEXICO 87110
WWW.RESPECCOM PHONE (505)293-3719

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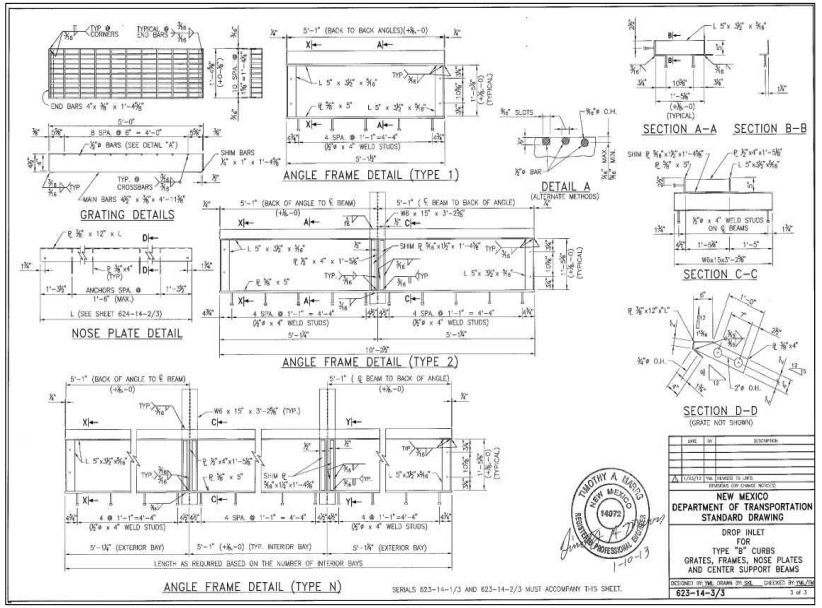
PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

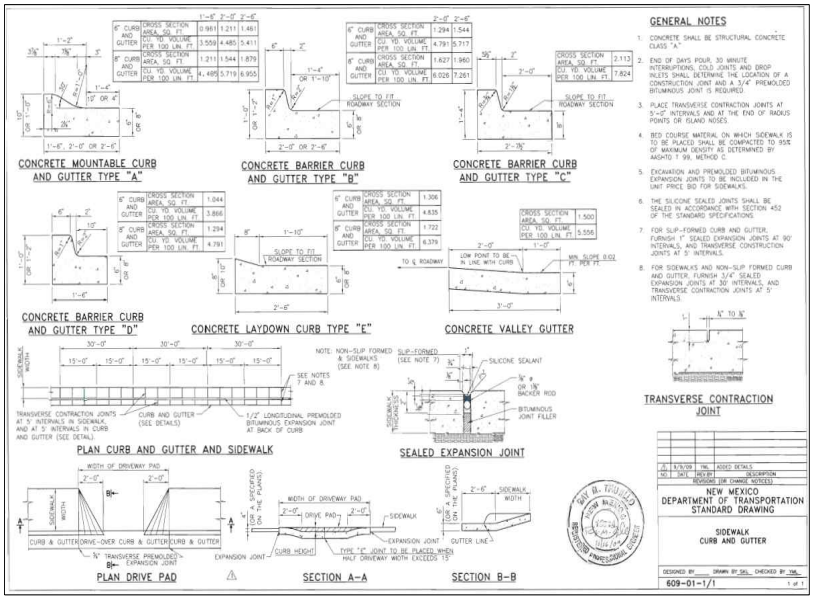
SHEET TITLE: STREET & INLET DETAILS

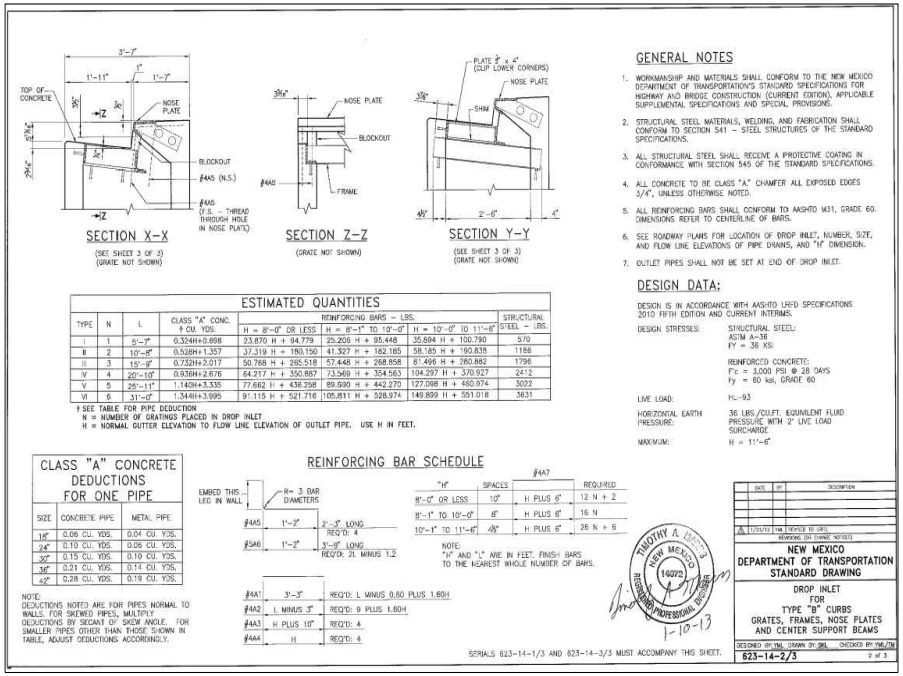
SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-508

NAME: N:\Projects\04197.Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\Sheets\D - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm







TYPE	N	L	CLASS "A" CONC. † CU. YDS.	REINFORCING BARS – LBS. H = 8'-0" OR LESS	REINFORCING BARS – LBS. H = 8'-1" TO 10'-0"	REINFORCING BARS – LBS. H = 10'-0" TO 11'-6"	STRUCTURAL STEEL – LBS.
I	1	5'-7"	0.324H+0.698	23.870 H + 94.779	25.206 H + 95.448	35.894 H + 100.790	570
II	2	10'-8"	0.528H+1.357	37.319 H + 180.150	41.327 H + 162.185	58.165 H + 190.838	1186
III	3	15'-9"	0.732H+2.017	50.768 H + 265.518	57.448 H + 268.858	81.496 H + 280.882	1796
IV	4	20'-10"	0.936H+2.676	64.217 H + 350.887	73.569 H + 374.563	104.297 H + 370.927	2412
V	5	26'-11"	1.140H+3.335	77.662 H + 436.258	89.690 H + 442.270	127.098 H + 460.974	3022
VI	6	31'-0"	1.344H+3.995	91.115 H + 521.716	105.811 H + 528.974	149.899 H + 551.018	3631

† SEE TABLE FOR PIPE DEDUCTION
N = NUMBER OF GRATINGS PLACED IN DROP INLET
H = NORMAL GUTTER ELEVATION TO FLOW LINE ELEVATION OF OUTLET PIPE. USE H IN FEET.

SIZE	CONCRETE PIPE	METAL PIPE
18"	0.06 CU. YDS.	0.04 CU. YDS.
24"	0.10 CU. YDS.	0.06 CU. YDS.
30"	0.15 CU. YDS.	0.10 CU. YDS.
36"	0.21 CU. YDS.	0.14 CU. YDS.
42"	0.28 CU. YDS.	0.19 CU. YDS.

NOTE:
DEDUCTIONS NOTED ARE FOR PIPES NORMAL TO WALLS. FOR SKEWED PIPES, MULTIPLY DEDUCTIONS BY SECANT OF SKEW ANGLE. FOR SMALLER PIPES OTHER THAN THOSE SHOWN IN TABLE, ADJUST DEDUCTIONS ACCORDINGLY.

"H"	#4A7 SPACES	REQUIRED
8'-0" OR LESS	12"	H PLUS 6"	12 N + 2
8'-1" TO 10'-0"	6"	H PLUS 6"	16 N
10'-1" TO 11'-6"	4½"	H PLUS 6"	26 N + 6

NOTE:
"N" AND "L" ARE IN FEET. FINISH BARS TO THE NEAREST WHOLE NUMBER OF BARS.

#4A1	3'-3"	REQ'D: L MINUS 0.50 PLUS 1.60H
#4A2	L MINUS 3"	REQ'D: 9 PLUS 1.60H
#4A3	H PLUS 10"	REQ'D: 4
#4A4	H	REQ'D: 4

NAME: N:\Projects\04197 Pulte\04197.004 Pulte Villas de Las Soleras\3. DWG\SheetsID - 500 Details.dwg PLOT DATE: Jul 12, 2021 12:32pm

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 7.12.2021

REVISION

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7/2021
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: VILLAS DE LAS SOLERAS PHASE 3

SHEET TITLE: STREET & INLET DETAILS

SUBMITTED FOR: PRELIMINARY PLAT

SHEET NUMBER: C-509