City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION OCTOBER 21, 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. September 2, 2021 **(POSTPONED FROM OCTOBER 7, 2021)**
2. ~~October 7, 2021~~

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2021-3811. Villas de Las Soleras Unit 3 Master Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
2. Case #2021-3814. Villas de Las Soleras Unit 3 General Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
3. Case #2021-3815. Villas de Las Soleras Unit 3 Rezoning. **(POSTPONED FROM OCTOBER 7, 2021)**
4. Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan. **(POSTPONED FROM OCTOBER 7, 2021)**
5. Case #2021-3817. Villas de Las Soleras Unit 3 Preliminary Subdivision. **(POSTPONED FROM OCTOBER 7, 2021)**
6. Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A. **(POSTPONED FROM OCTOBER 7, 2021)**

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2021-4219. Monte Sereno Master Plan Amendment.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests Master Plan Amendment to include infrastructure and design elements for the Hotel Use. The Property is approximately 34.96 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov,505-955-6587)

2. **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 34.96 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, Case Manager, daesquibel@santafenm.gov,505-955-6587)

3. **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 19.6 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, Case Manager, daesquibel@santafenm.gov,505-955-6587)

4. **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 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, Case Manager, daesquibel@santafenm.gov,505-955-6587)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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

SUMMARY INDEX
PLANNING COMMISSION MINUTES
SEPTEMBER 2, 2021

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F. Old Business		
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G. New Business		
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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, September 2, 2021 - 6:00 pm
VIRTUAL HEARING

CALL TO ORDER

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

A. ROLL CALL

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

Members Present
Commissioner Brian Patrick Gutierrez, Chair
Commissioner Mark Hogan, Vice Chair (left at 8:53 p.m.)
Commissioner Janet Clow, Secretary
Commissioner Pilar Faulkner
Commissioner Jessica Lawrence
Commissioner Lee Garcia
Commissioner Dominic Sategna (arrived at 6:03 p.m.)

Members Absent
Two vacancies

Others Present:
Mr. Jason Kluck, Interim Land Use Director
Mr. Noah Berke, Planning Manager
Ms. Patricia Feghali, Assistant City Attorney
Ms. Andrea Salazar, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

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

B. PLEDGE OF ALLEGIANCE

Commissioner Clow led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

Items #6, 7 and 8 related to 123 and 135 Grant Avenue were postponed to November 4, 2021.

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

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

D. APPROVAL OF MINUTES

1. August 19, 2021

MOTION: Commissioner Faulkner moved, seconded by Commissioner Clow to approve the minutes of August 19, 2021, as presented.

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

E. APPROVAL OF FINDINGS/CONCLUSIONS

None.

F. OLD BUSINESS

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 and Noah Berke, Current Planning Manager) (**Postponed from August 19, 2021)**

STAFF REPORT

Mr. Berke said at the last meeting the Commission postponed action on the legislation so that staff could incorporate the proposed amendments into the bill. He reviewed the amendments and noted the definitions are included in the exhibit.

STAFF RECOMMENDATION

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

COMMISSION DISCUSSION

Commissioner Faulkner explained the reason around micro businesses, is that the State uses it as a tool to ensure smaller businesses are protected. Allowing the micro businesses in some commercial zones that do not allow larger producers, will give them a competitive edge. They also have a position on density at 400 feet, from property line to property line.

Vice Chair Hogan said he asked at the last meeting if possible to use premise to premise, rather than property line to property line. Places like Santa Fe Place Mall will have a larger reach with property line, than if done by premises. He wanted to discuss that.

Commissioner Clow asked staff to comment and recalled that Director Kluck thought premise to premise would be difficult to measure.

Mr. Berke said staff found it would be difficult with multi-tenant properties. With 400 feet from business to business in a mall, possibly there could be two micro business sites, two retail businesses, or a combination. Choosing the address to address, business to business, might allow more businesses in a strip mall.

Vice Chair Hogan said he understands the current GIS data is not set to show premise specific. He confirmed that when making application, the applicant is required to show their address. He felt this was worthy of discussion, so the Commission is intentional about their recommendation to the Governing Body.

Commissioner Faulkner said they have to contend with consumption, which may only have to be 400 feet from other consumption sites. The subcommittee decided to set that aside until it was clear what the State is doing. It is possible there could be consumption and retail in the same locations, and they wanted wiggle room to deal with that. The policy will be tweaked and amended by City Council, etc. as the process moves forward. Their recommendation of 400 feet seems a reasonable compromise.

Director Kluck said having different options is reasonable. In some cases, they may use the property line, but that might not be reasonable in others. Premise to premise would require more staff. Using GIS for the property line is straightforward and takes 5 or 10 minutes. There should be some kind of allowance, but they haven't worked that out yet.

Vice Chair Hogan said he wanted to be sure the issue is on the record when the Governing Body considers this.

Commissioner Garcia suggested adding if two establishments reside within the same building, premise to premise would be required. The Santa Fe Place Mall could be an example for that, among others.

Chair Gutierrez asked the zoning for Santa Fe Place Mall.

Mr. Berke said the mall is zoned C3 and allows retail uses and retail use cannot be production or a vertically integrated business. He noted that the policy recommendations allow micro business producers up to 200 mature plants. That could be vertically integrated with a retail establishment and permitted within that zoning. Probably there could only be one business, because of density.

MOTION: Commissioner Faulkner moved to recommend approval of the policy subcommittee recommendation as amended and presented. The motion was seconded by Vice Chair Hogan.

Mr. Berke clarified the vote was on the recommendations from the subcommittee, not the legislation.

Commissioner Clow said the legislation includes the policy recommendations. She asked if the language would be changed to make measurement from business to business, instead of the property line. She said they should vote on the ordinance and then ask what happens with the 400 foot density.

Commissioner Faulkner said there was no motion made entertaining density from business to business. She withdrew her vote for discussion.

Vice Chair Hogan asked a friendly amendment to consider premise to premise rather than property line.

Commissioner Faulkner accepted the amendment as friendly. She offered to rephrase her motion to approve the legislation as amended, including premise to premise, rather than property line to property line. She asked Mr. Berke the number of that.

Mr. Berke asked Commissioner Faulkner to clarify whether he should read the whole title that the motion is recommending approval with an amendment changing property line to property line to business premise to business premise.

Commissioner Faulkner asked that he also include that the motion includes the legislation and the recommendation. She thought because of the way it's on the agenda they should do the recommendations first, then vote on the legislation.

Mr. Berke suggested the Commission recommend #1 under Old Business with the changes as proposed. That encompasses the recommendations and changes. Then they can change the language to business premise to business premise.

Vice Chair Hogan said as second to the motion, he accepted the rephrasing of the motion.

Chair Gutierrez asked if a language change to premise to premise will cause problems.

Mr. Berke explained it is a simple text change clarifying it is *business* premise to *business* premise, as only "premise" is defined in Chapter 14.

Attorney Feghali agreed that made sense.

Attorney Salazar asked staff if the premises defined by the number of square feet when they permit.

Director Kluck said yes, based on the gross floor area. He in fact thought it is on the total gross area of the building of the interior and exterior walls, as specifically defined in Code. He suggested clarification on how premise to premise would be measured. He asked if two buildings are back to back, where would they take the measurement from.

Attorney Salazar recommended stating "business premise" because that is referring to the square feet of where the business is located. In Santa Fe Place Mall, the business is just within their internal walls and "business premise" helps to define that further.

Commissioner Garcia said this seems messy. He asked what if two shopping centers are next to each other making up 400 feet, how would that be measured. He thought it could go into with issues of legality and difficult to measure without knowing the legal property line.

Vice Chair Hogan thought the aspect of the permitted premises is relevant. A building permit submitted for improvement is for the specific area defined by the tenant leasehold. That is easy to measure and is by a definition already recognized by the City..

Commissioner Faulkner said business premises gives the room that Commissioner Hogan wants and will still prevent the downtown area from being overwhelmed because they are so close. The amendment adds equity in larger strip malls and business locations where there are multiple businesses within the same address.

Commissioner Hogan said that reflects his intent.

Director Kluck said another option is for the main entry to the establishment. The interior perimeter could be challenging to determine and doing this by square feet can get complicated.

Mr. Berke agreed it made the most sense to say business premise to business premise. There may not be an address point at some businesses at the mall.

Commissioner Faulkner suggested saying the center point of business premise or entry point of the business. They need to know if the measurement of the business should be from the entryway, the center, the east corner, etc. and the entryway to entryway is simple.

Vice Chair Hogan said they could just say the front door of the business premise to the front door of a business premise.

AMENDED MOTION: **Commissioner Faulkner amended her motion to include the legislation and the friendly amendment offered by Vice Chair Hogan. Vice Chair Hogan accepted the amended motion.**

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

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, Case Manager) (**Postponed from August 19, 2021)**

Mr. Berke noted the Commission heard staff's and the applicant's presentation and the public comments at the August 19th meeting. Commissioners were directed by Chair Gutierrez to forward their questions on phase 3 for staff or the applicant.

Commissioner Sategna asked to confirm that the parks would be recorded as required in the plat and developers could not choose not to do them.

Jennifer Jenkins, 130 Grant Avenue, Suite 101, was sworn. She said the parks are shown on the Master Plan. The next step after the Master Plan Amendment approval is to create a master plat. That will create rights of way for the road network and tracts for future development. She explained not every tract will have a park and the master plat will identify which tracts have a park developed. One tract would be for a City owned park.

Commissioner Faulkner asked that the record reflect the width required for the streets inside the tracts.

Ms. Jenkins displayed the local street plans. They show a 44 foot right-of-way, two travel lanes of 10 feet each, and on street parking 7 feet wide. Their goal is to create as much parking as possible for guests and on street parking is mandated within the tracts. Where there is a situation with driveway spacing, the client can present opportunities for guest parking areas that will be maintained by the HOA (Homeowners Association).

Commissioner Faulkner said she would like sidewalks to remain 6 feet for the individual tracts.

Ms. Jenkins said the applicant has proposed 5 foot sidewalks. The MPO recommendation is for 6 foot sidewalks.

Vice Chair Hogan said he preferred 6 foot sidewalks minimum as part of the trail network. He said it is a quality of life issue that should not be compromised. They want the neighborhoods to be influenced in a positive way. Also, the MPO presented a functional reason for six foot sidewalks, at least on the trail connections.

Commissioner Garcia asked Ms. Jenkins what agreement was made for the road connection behind the Walmart.

Ms. Jenkins showed the Master Plan Amendment #1 overview. She reviewed the extension of Paseo del Sol and the School for the Deaf property. The School has executed a right-of-way dedication for Paseo del Sol, but they will enter into a new agreement with the School because of the new administration. The School has agreed and is obligated by the annexation, to dedicate the right-of-way.

Commissioner Garcia asked if the dedication would be an easement through School property and could the School change their mind.

Ms. Jenkins said there is regular communication with the School, and they are aware of the amendment and there are no concerns about that.

Commissioner Garcia said if approved by the Commission and the School refused to allow that easement for the road, the project would be difficult. He asked the increase in density from Tierra Contenta Phase 3 under development, and this development.

Ms. Jenkins referenced a slide of the Master Plan Comparison from the original 1994 Plan to the 2021 Amendment. Approval of the 1500 units would increase the dwelling units from 5.4 per acre to 6.9 dwellings per acre. The purpose is to incentivize the developers.

Commissioner Garcia asked if there was an impact or similar study on the services that will be needed for public safety, water etc.

Mr. Esquibel noted that was added as a condition of approval #12; to study the fiscal impact to the City of providing those services.

Commissioner Garcia confirmed there had not been a study, but it would be a condition of approval. So, they don't know the impact of adding another 1500 residential units. He said he supports growth but believes it should be done responsibly.

Commissioner Sategna indicated he was ready to make a motion.

Commissioner Faulkner asked to delve deeper into Commissioner Garcia's question. She addressed staff and the problem with infrastructure in the area. SWAN Park still does not have water in the drinking fountains. There are a lot of amenity/infrastructure issues in the area, so this is a concern they are adding difficulty to an already taxed area. She noted there are thresholds that trigger requirements for infrastructure. She asked if that was also true for streets, water, parks, etc. She said the area has 20,000 people that do not have a lot of services and amenities. She asked if adding this population would improve or worsen those circumstances. She asked if this would trigger getting the amenities and infrastructure they need, or add complications.

Mr. Esquibel said the City's infrastructure is all developer driven and engineering requirements are submitted to address those impacts. Staff looks at the impacts associated with particular development. He noted the traffic studies look at not just the development but the surrounding area. The impact analysis addresses many of the concerns with safety, etc. and how those services should be expanded as the city grows.

Commissioner Faulkner asked if it had been discussed to pull economic development money to put back into Tierra Contenta that is now used everywhere in the

City. She asked if she could do anything as a Commissioner representing that area, to strengthen that argument. That would offset costs for having infrastructure put in.

Mr. Esquibel said that is difficult to answer because the City does not know what values developers are required to put in. They would need more negotiation and discussion between the Governing Body, Land Use Director and other departments. He noted that was not an issue the Commission could deal with tonight.

Commissioner Faulkner said the individual tracts will evolve and developers will come back before the Commission. They will start to lose retail centers and community centers for apartment buildings and forego community completely. That is not smart planning. She thought that is driven by developers for more profit and they cannot continue to just build housing. They have to build community, or it creates injustice and pockets of inequity. She said she will personally continue to fight the elimination of community amenities to add more housing.

Commissioner Garcia asked if the impact analysis studies will relate to the overall Master Plan or to individual tracts.

Mr. Esquibel said the study would be specific to Phase 3A, but was certain the direct results of the development's impact would be considered on the existing conditions.

Commissioner Garcia asked what happens if the study shows a negative impact of adding more population, but the project has been approved and recommended to the Governing Body.

Mr. Esquibel said the City would have to address the resources in order to approve the project. The analysis helps identify the personnel and equipment and assists in determining how to continue services to the area as they grow.

Commissioner Garcia said he was looking down the road and he understands the need for housing. But, after listening to Commissioner Faulkner, he understands the importance when adding additional units, there is a need for more services, mixed-use, and additional parks.

Chair Gutierrez indicated he sent a few questions to be forwarded to Ms. Jenkins. He had asked to see the overlay slide of the road approved for the Master Plan. He wanted to clarify that Paseo del Sol to Herrera was always in the Master Plan.

Ms. Jenkins said that was correct. She displayed the original 1994 Master Plan.

Chair Gutierrez asked to confirm that she had said on the new Master Plan, that the School for the Deaf was required to give right-of-way to meet the looped road connect.

Ms. Jenkins said the annexation agreement specifically references Paseo del Sol. The looped road was created as part of this amendment because it is better access. She

displayed the tracts identified for the New Mexico School for the Deaf. The alignment of the loop road was further west and the applicant complied with a request from the School to move the road to correspond with the boundary. The School made it clear they support the project and the Master Plan and are aware of the dedication of Paseo del Sol. Because of an administration change, they are working with the School to dedicate access that crosses the School property for the looped road. The applicant would like to have that done prior to going before the Governing Body.

Chair Gutierrez confirmed that the Master Plan is through the School for the Deaf property but is being done under the School's authority.

Ms. Jenkins explained they are working closely with the former administration through the transition and preparing for the board meeting in a couple of weeks. The School has acknowledged and is aware that the project is moving forward.

Chair Gutierrez asked the breakdown from multifamily housing and single family housing in the existing units, and what that will mean for the upcoming phase.

Ms. Jenkins did not have the breakdown but offered to get those numbers. She noted the requested amendment has certain development tracts identified for specific densities. There is a variety of prescribed uses. She said in lieu of, they are moving into a mixed residential program that has a variety of housing from single-family, detached, to apartments, duplexes and triplexes and all our courtyard apartments, etc.

She said they had to make assumptions based on terrain and what it will support and there is an area with a school, to mixed-use tracts with the rest mixed residential. The dwellings per acre depend on the tract.

Chair Gutierrez said that didn't answer his questions.

Ms. Jenkins said based on the assumptions it could be around 300-500 apartment units out of 1,175 currently permitted, with about 150 higher density units. The balance of the units would be single-family.

Chair Gutierrez asked the breakdown for the 1500 units.

Ms. Jenkins said there is no way to know, and extra density will be implemented strategically to move away from tracts with just one type of dwelling. They want to encourage diversity and create a framework with infinite flexibility within the design.

Chair Gutierrez said Commissioner Garcia had mentioned the study is one of the conditions. He asked what Ms. Jenkins would include in the fiscal impact analysis.

Ms. Jenkins said their approved Master Plan is for 1,175 units and they are talking about the fiscal impact to an additional 325 units. She understood when the Master Plan was originally approved, that the impact analysis conducted would be reviewed and

updated. An impact analysis typically addresses expenses and revenue. The plus side is the potential revenue to the City is from impact fees, property taxes, gross receipts taxes, etc. The minus side is City provided services such as health and safety, park and trail maintenance, etc. The point of the study is to look at how the revenue and expenses balance. As a party to the annexation of Tierra Contenta, the City of Santa Fe is obligated to provide services. This provides a roadmap and assists the City in their planning.

Chair Gutierrez asked if the fiscal impact for the 1,175 units was included in the packet.

Mr. Esquibel said he did not have a fiscal impact study for the approved units.

Chair Gutierrez said this is the biggest project he has seen since coming on the Commission, and he wants to do this right. He asked for a breakdown on the water.

Ms. Jenkins said based on the 1,175 units, the water budget is about 165 acre feet average per year depending on the final usage mix. Apartment homes use less water than single-family homes.

Chair Gutierrez said Ms. Jenkins continues to refer to 1,175 units but that has been approved. They are now working on 1500 units.

Ms. Jenkins said it would be around 200 acre feet per year if there are 1500 units.

Chair Gutierrez asked to confirm that the 44% of affordable homes is not included, because they have no water rights.

Ms. Jenkins said the City provides water for the affordable units, but the developer water rights provided is 60% of that water.

Chair Gutierrez asked about the schools.

Ms. Jenkins displayed the school site as proposed and the modified layout. She explained originally it required two access points. They proposed a gated access drive through the School for the Deaf and the school district said they could not do that for security reasons. An alternative was to move a tract across the street. The design is much better and allows them to expand the school tract to a gentler terrain. There are now two roads on tract 57 which also provides excellent circulation for the school. She indicated the revision was reviewed with Shirley McDoogle and they are happy with the layout.

Shirley McDoogle, 5 Rainbow Ridge Ln., Santa Fe, was sworn in. She said this is an improvement over the old configuration. She explained the procedure is for the acquisition to be approved in a public session with the School Board. She said the School appreciates the new plan because this will make the tract easier to build on. There is a giant arroyo, and the land falls off dramatically.

Chair Gutierrez asked when this goes before the school board.

Ms. McDoogle said it just has to be scheduled.

Ms. Jenkin provided breakdown information on the existing dwelling units. There are just under 3200 units of which 1,310 are affordable (41%), in which 437 are multifamily and 873 are affordable single-family.

COMMISSION DISCUSSION

MOTION: Commissioner Sategna moved to recommend that the Governing Body approve the proposed Master Plan with design guidelines, subject to conditions of approval recommended by staff and technical corrections as listed in Exhibit A. Commissioner Clow seconded the motion.

Commissioner Faulkner asked if the motion included 6 foot sidewalks.

Mr. Berke said he didn't hear that specified and if so, should be mentioned in the motion.

Commissioner Faulkner asked a friendly amendment that this moves forward with 6 foot sidewalks.

Chair Gutierrez asked to confirm that had been a condition of approval by the MPO.

Mr. Esquibel confirmed it was a condition from MPO. He explained approval with staff conditions does include the MPO condition of approval for 6 foot sidewalks.

Commissioner Faulkner withdrew her friendly amendment.

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

Commissioner Garcia explained he voted in favor because he sees the need for additional housing. He said he has reservations about building so quickly without amenities provided to the area. He said this is a big project and he commends everyone for their hard work.

G. NEW BUSINESS

Chair Gutierrez asked Vice Chair Hogan to take over while he signed onto a different computer.

1. **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). **(Postponed on August 19, 2021)**

2. **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) **(Postponed on August 19, 2021)**

3. **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). **(Postponed on August 19, 2021)**

4. **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 units per acre) and is within the Las Soleras Master Plan area. (Lee Logston) **(Postponed on August 19, 2021)**

5. **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) **(Postponed on August 19, 2021)**

Mr. Berke noted that Case #s 1-5 would be heard as one package and have multiple motions.

STAFF REPORT

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 and General Plan Amendment are necessary to get the requested density. The Development Plan is necessary for the setbacks on the sides. The R-10 rezoning is 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 foot side setbacks.

He noted that condition #4 in the Staff Report has to do with the MPO request for a trail connection to Governor Miles Road from the Northeast corner of the development. The applicant is open to that request but will address his own request in his applicant presentation.

STAFF 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 #2020-2917, 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.

APPLICANT'S PRESENTATION

Jim Siebert, 915 Mercer, Santa Fe, and Kevin Patton, Director of Land Planning and Entitlement with Ross's Peak Holding at 7601 Jefferson Street, Albuquerque, were sworn in.

Mr. Siebert presented a PowerPoint. He reviewed the items presented for action: The General Plan Amendment from 3-7 dwellings per acre to medium density 7-12 acres; an amendment to the Las Soleras Master Plan to increase from 6 dwellings to 7 dwellings per acre; rezoning from R-6 to R-10; a Preliminary Development Plan for 44 dwellings; and the Preliminary Subdivision Plat for 44 lots.

He said the surrounding area roadways are in place. He discussed zoning surrounding the property to the north is C2, general commercial. Units 1 and 2 are zoned R12. He indicated the location of the regional park below where there are no lots platted and showed what has been completed and under construction. He said if the Pulte bonus is included they will be allowed a total of 46 dwellings under the current zoning for affordable housing. There are two dwelling units below the R10 allowance of 10 units per acre. All of the garages and driveways accommodate two cars and there are 28 off-lot parking spaces. This project is really an extension of Units 1 and 2 and has the same covenants and HOA. The storm drain runs through the property and the pond to the south, channels directly into a drainage channel. A secondary emergency access is required because of more than 30 units.

Mr. Patton indicated the sidewalks are not shown and will basically come off of the patios meeting at the shared pedestrian access at Railrunner.

Mr. Siebert said the additional density is appropriate for the area because there are bus routes and access to transportation nearby. He reviewed the trail system and the existing and planned trail connections. He noted the area the MPO requested the City trail go through was a concern because it would not allow them to meet ADA standards. Also, they proposed the emergency access be used as the pedestrian access, first because it is flat and secondly, the bus stop is nearby.

Chair Gutierrez returned to the meeting and resumed the position as Chair.

PUBLIC HEARING

Edmond and Susan Kibel, 4610 Railrunner Rd., were sworn in. Mr. Kibel showed a picture of the proposed Unit 3. He stated he lives across the street. This is a narrow piece of land and Unit 1 has many homes in back. He noted the deceleration lane in front of the homes on Railrunner that was for a train going 60 miles an hour to turn into the development. He said each home is actually two residences and looking southeast is Estates of Las Soleras, a huge single-family home development.

Mr. Kibel said there is no parking on either side of the street on Railrunner, so what he heard tonight was misleading. He said front doors will be useless because they have to walk a long way down an alley to get into a garage. He said he is representing homeowners in his development, some are along Railrunner and will be directly impacted by the new development. Some homeowners have signed his letter because they are concerned about the quality of life. He stated they are not against development or progress, but want the developer to stick to the original plan to build single family homes. He read a letter signed by a number of the Villa de Las Soleras homeowners. He stated they oppose the proposed zoning change for Unit #3, which increases density. The site was originally allocated for the development of low density single-family homes. Their objections include: 1) the subdivision east of the area is low density and changing to medium density is inconsistent with the current plan use; 2) the plot of land is very narrow, and high density development would tarnish the aesthetics of the subdivision; 3) parking is forbidden on both sides of the surrounding streets and there are only a few parking spots behind their homes and the new development creates even less parking; 4) the proposed Phase 3 has very few walking trails and open space; and 5) the new development will overburden Railrunner Road's current traffic issues. Mr. Kibel implored the Commission to reject the zoning change. He said their quality of life should take precedence.

Chair Gutierrez asked Mr. Kibel to clarify who he represents.

Mr. Kibel explained the HOA has not been around long enough to represent the residents and this is an initiative the residents who signed the letter took. They do not represent all residents of Villa de Los Soleras.

Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Clow asked why the rezoning request is for R-12 when the current zoning of R-6 allows two units more than what is being requested.

Mr. Siebert said there are two reasons. He noted that it is actually R-10 zoning requested and it is to meet the approval of the design standards set by the Planning Commission. In this case it also allows side yard setbacks of 5 feet for two story buildings

or those over 14 feet. And R-10 allows them to go down to lots of 3,000 square feet and gives them more design flexibility.

Commissioner Clow asked what the project will look like if zoning remains R-6.

Mr. Siebert explained if they comply with the 10 foot setback on the sides, it will result in fewer lots.

Commissioner Clow asked to clarify his statement that he could build 46 units at R-6 zoning.

Mr. Siebert said his estimate is they could build about 31units because they have to meet the side yard setbacks.

Commissioner Garcia commented that they have master plans and zoning and now are asking the Commission to change what they agreed upon by a previous board. They are asking to increase density again and from the Kibel's comments, it seems this could cause significant issues. He asked if there is parking on Railrunner Road.

Mr. Siebert replied no because when they designed the road system in Los Soleras, they were working with John Romero. He considered the road a minor arterial, and the City does not allow parking on those.

Commissioner Garcia asked the potential for people parking there.

Mr. Siebert said the cross section doesn't accommodate parking and it would be dangerous. The design was to meet the warrants for the deceleration lane and that requires a left-turn holding lane. The function of the road is to carry traffic, not to park.

Commissioner Faulkner asked the amount of parking available outside of the garage.

Mr. Siebert indicated two spaces are on the apron in front of the garage and there are 28 off lot spaces strictly for off street parking. There are alley ways along the roadways on one side where there are no garages, and they were provided the additional parking. He said the recommendation is a half space per dwelling unit and we have slightly over that.

Commissioner Faulkner said this is something they see in neighborhoods that target families. Her household has four cars, and she shares the same concerns as Commissioner Garcia. She said we approve these projects and they always come back to increase density and get rid of amenities. These are communities that are set up in tight spaces and that causes issues, especially in neighborhoods that target families. The standard that residents will have two cars is not a reality. She said she is getting uncomfortable supporting this type of request as a Planning Commissioner. It continues to compound an existing problem.

Mr. Logston noted these are double car garages with two spaces in the driveway. In addition, because of the on street parking there is one and a half more parking spaces per unit. He said there is plenty of parking. He added on density, although this is an R10 request, the built density proposed is R7 or 6.8 units per acre. Current zoning allows 6.7 units per acre. He said he did not want to diminish any concerns but wanted to bring their focus back to the actual requests. It is a gradual increase.

Commissioner Faulkner said in her area very few people have space in their garage for more than a car because they use it for workshops, a room for storage, etc. very few actually park their cars in the garage.

Commissioner Sategna asked to see the site plan. He was trying to understand the 5 foot, yard setback. He said the backyards are 15 feet from the main wall to the property line.

Commissioner Sategna asked the width of the home and was told it is 25 feet at the widest point. He asked the length of the garage.

Mr. Patton responded that the garage is about 18-20 foot deep and allows two cars. He said covenants may require a garage can only be used for cars.

Commissioner Sategna said he was trying to understand the width of the house because there was no scale provided. He confirmed that the width of the inner wall of the garage to the outside of the garage is about 20 feet. He wanted to understand where there is a yard.

Mr. Siebert explained the front has a back curb, a five foot planter strip and a 7 1/2 foot utility easement behind that. The 7 1/2 feet utility strip is outside of the right-of-way.

Director Kluck said the Commissioner was asking how much space there is between the driveways and the separate duplexes.

Mr. Patton tried to explain the drawing and the wall and side courtyard wall yard. There are open areas on the side yard courtyard that rolls into a larger area.

Commissioner Sategna said he just wanted to know if there will be a front yard next to the driveway; will there be xeriscaping, or will there be a yard next to the cars.

Mr. Siebert pointed out the yard location and said it is 12 x 15.

Commissioner Sategna said the applicant mentioned they have elected to go to a higher zoning because it created “design flexibility”. He asked what drove their design flexibility.

Mr. Siebert said the ability to have a five foot side yard on a 2 story building more than anything.

Mr. Patton added their purpose of increasing zoning to R10 is to build the same as what they built across the street. They requested that when they appeared before the Commission for approval for Phases 1 and 2. The request is not to increase the density, but to build exactly what they built across the street.

Commissioner Sategna said tonight they are just looking at this project. He asked what drove their "design flexibility" request.

Mr. Siebert replied flexibility to provide a unit comparable to those across the street. That is a denser project, therefore a more affordable unit.

Commissioner Sategna said the duplexes are selling for as much as a single-family home and he wouldn't use the term "affordability" in regard to the project. He thought what was driving design flexibility is density and the ability to put more homes on a lot. He said scale is important. He pointed out if they measure what 5 feet actually looks like, it is the width of a good size desk. He said he understands they want to do exactly what is across the street, and he wasn't part of that decision. In terms of design and design flexibility, this is driven by profit.

He said the homes across the street are astronomically high. He is trying to understand whether we really want to create communities that have a little more than the size of a desk and a wall between the properties, with homes 20 feet wide and yards that are 15 feet to the back. He said he questions if this is about people. He agreed with Commissioner Garcia's comment, we are again at a point where we have to consider the adjacent properties, not just do what is across the street. This is pushed against R3 and there are single-family homes the Commission has to consider. Not just what is across the street. He said he didn't know if he could support the Master Plan Amendment.

Mr. Siebert said when they began Los Soleras 20 years ago the Planning Commission criticism was that the density was too low. They believe it more appropriate to have a higher density and take advantage of the infrastructure. The City General Plan recommends a minimum of 5 units per acre and prefers 7 units per acre. He believed in the future they will see more people who live in less land. It is one way to provide the housing needed for the population.

Commissioner Sategna said there is nothing wrong with density. He lives in Nava Ade and the homes are close. But while there is density between the homes, there are trails through the neighborhood, and trees and xeriscaping. He would be more open to density if there were consideration of how people will actually live there. He sees homes 5-10 feet apart with extremely tiny backyards that he wasn't sure a dog could comfortably live in, or children could play. There are a lot of homes packed in a plot for profit. He said he can understand checking the box for affordable housing, but he was not sold on the project.

Commissioner Clow asked the price point on the duplex/houses.

Mr. Patton said Pulte is not making giant profits and have seen over the last year the development costs increase $80k-$100k. The homes are selling for about $400k base price without options. As required, 20% of those are affordable at a much lower price.

Mr. Berke said he realized the discussion is interesting but reminded the Commission not to question financial information. The City Attorney has commented many times that references to financial information is subjective and appealable.

Commissioner Clow said the Commission can look at whether a project is affordable. The hope is with more density it is more affordable and puts it in perspective if it serves the needs of Santa Fe.

Mr. Berke suggested bringing Alexandra Ladd into the discussion.

Commissioner Clow said she was going to suggest that and would like to hear her thoughts on this property at 44 units opposed to 31 units.

Alexandra Ladd from the Office of Affordable Housing said in the inclusionary housing program, the more units proposed at market rate, the more affordable housing we have. This project will comply by providing 20% of its units at an affordable price.

Chair Gutierrez said this is a difference of two homes, give or take.

Ms. Ladd said in terms of the total number of affordable, it is two more families.

Commissioner Faulkner asked the developer if the amendment was approved, if there will be two more affordable houses built.

Mr. Patton said they are proposing 44 which means out of those 8 are affordable houses and with 31 units 6 would be affordable. He said he isn't sure they could afford 31 units.

Commissioner Faulkner said to drive home the point, the distance between the houses is less than her height and it is two stories. The wall will offer some sound buffer, but doesn't offer that on the second story. Her house is 8 feet from another house, and she has had constant issues. She said five feet is really short.

Chair Gutierrez noted at 8:53 p.m. for the record, that Vice Chair Hogan had to leave the meeting.

Commissioner Garcia asked the square footage from smallest to largest.

Mr. Patton said the smallest is just under 1500 square feet and largest is 2100.

Commissioner Garcia referred to a comment from Mr. Seibert that he could theoretically still build the same number of units with the current density. He asked Mr. Siebert to elaborate why the request for a change in height.

Mr. Siebert noted Commissioner Faulkner's statement that it is 5 feet between the units wasn't accurate. He said there is a 5 foot side yard for each unit, which makes a total of 10 feet between the units.

Mr. Siebert explained to Commissioner Garcia if they were willing to construct units no higher than 14 feet tall, they would have the same side yard setbacks, but with units half the size of those proposed.

Commissioner Garcia asked if the design standards allow more square-feet.

Mr. Siebert said a 5 foot yard setback does allow more square feet on each lot. He noted the sales success indicates that people prefer having a larger home.

Commissioner Garcia said he had an issue with less surrounding property.

Commissioner Sategna said he completely supports affordable housing. His concern, given the General Plan and quality of life, is at what cost. He was concerned for those living in the homes with a 5 foot corridor between and no yard to meet a certain design standard. The Commission should seriously consider quality of life, because if they are not, then who is. He said the Planning Commission is a big part of this decision.

MOTION: In Case #2021-3811**,** Villas de Las Soleras Unit 3 Master Plan Amendment, Commissioner Sategna moved to recommend that the Governing Body deny, based on Criteria #1 that the Master Plan be consistent with the General Plan, because the project is not based on quality of life. The motion was seconded by Commissioner Faulkner.

Mr. Siebert pointed out that immediately south of this, Las Soleras provided 33 acres for a regional park with soccer fields, a dog park and a children's play yard. In addition, Units I and 2 has an extensive 10 acre park. He thought this a reflection of what is happening across the country. As people age they don't want a lot of things to maintain. They prefer smaller yards with less maintenance and more common features.

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

Commissioner Faulkner explained her vote was because of her concerns. She is aware of the soccer fields in Los Soleras, but they are not being used

because of how they are built. She agrees they cannot continue just building housing without any other consideration.

Chair Gutierrez asked Attorney Feghali if she had adequate information for Findings.

Attorney Feghali said she did.

Commissioner Sategna asked Attorney Feghali if the cases could be tabled indefinitely.

Attorney Feghali thought it best to vote on all of them.

Commissioner Sategna asked to clarify if the Commission was required to vote on them.

Attorney Feghali said the cases could be tabled, but eventually the Commission had to vote on them.

MOTION: In Case #2021-3814, Villas de Las Soleras General Plan Amendment; Case #2021-3815, Rezoning; Case #2021-3816 Preliminary Development Plan; and Case #2021-3817, Preliminary Subdivision**,** Commissioner Sategna moved to table. Commissioner Garcia seconded the motion.

Mr. Logston asked to clarify that because the Master Plan change was rejected, everything else was being tabled.

Commissioner Sategna said yes. His understanding is that denying the Master Plan means they cannot approve the other requests. He asked Mr. Logston if that was correct.

Mr. Logston clarified that the Commission is denying the first case and everything else would be null.

Commissioner Sategna said given the position of the Master Plan being denied, there would be no need for the Commission to address the others.

Mr. Logston said he only wanted to clarify.

Commissioner Lawrence asked Attorney Feghali to comment.

Attorney Feghali said she believed the Commission would have to vote on all of the cases to allow the applicant an opportunity for appeal.

Commissioner Lawrence suggested the cases that are decisions made only by the Commission could be denied providing the applicant an opportunity

for appeal. The other two motions are recommendations to the Governing Body for decision. She suggested not tabling those requiring a recommendation unless to a date certain.

AMENDED MOTION: In Case #2021-3816 Preliminary Development Plan and #2021-3817 Preliminary Subdivision, Commissioner Sategna amended his motion to postpone the recommendations to the next meeting to provide time to collect information for the Commission's recommendation.

Commissioner Garcia agreed with the amended motion.

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

Commissioner Faulkner said she was not sure what additional information is needed to deny the other cases. She thought postponing the cases would not be fair due process for the applicant's right to appeal.

Commissioner Clow agreed. She suggested the Commission address issues one, two and three. City Council can address the preliminary matters for a final decision. The Commission is only making a recommendation.

Attorney Feghali recommended the Commission vote on all of the cases.

Commissioner Faulkner asked if the cases could be bundled.

Commissioner Sategna said he was happy to make the motion.

FINAL MOTION FOR CASE #S 2021-3811, 2021-14 AND 2021-15:

In Case #2021-3811 Master Plan Amendment, Commissioner Sategna moved to deny because it fails to meet criteria #1, the Master Plan is consistent with the General Plan regarding quality of life; in Case # 2021-3814, General Plan Amendment, the Planning Commission recommends the Governing Body deny because it fails to meet criteria #2, consistency with other parts of the General Plan based on quality of life; in Case #2021-3815, rezoning is denied because it fails to meet criteria #3, that the rezoning is consistent with the applicable policies of the General Plan, including the future land use map with regard to quality of life. Commissioner Faulkner seconded the motion.

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

Mr. Berke asked about Cases #2021-3816 and 3817 Preliminary Development Plan and Preliminary Subdivision. Both have different approval criteria.

Commissioner Clow thought those cases would fall away because the Commission has the final vote. They cannot be done if the Zoning, General Plan and Master Plan was not approved. She thought they required a vote.

Mr. Berke said if the applicant appeals the others he will probably want to also appeal the preliminary development and subdivision plans, as one package. They are different applications, and each has to have decisions as part of the judicial process.

Attorney Feghali and Director Kluck agreed.

Commissioner Sategna said it is important in terms of clarifying which criteria was met or not met. He said he wasn't ready to do that and wanted more time. he didn't want to be pushed into making a decision on the spot. They should be able to take that time even though it may not be convenient to the applicant.

Chair Gutierrez said he agreed. He said Attorney Feghali will have to build a record for Findings.

Attorney Feghali said if the Commission doesn't feel comfortable tonight, they could table until a definite time, such as the next meeting.

FINAL MOTION IN CASE #S 2021-3816 AND 2021-3817:

In Cases #2021-3816 and #2021-3817 Preliminary Development Plan and Preliminary Subdivision, Commissioner Clow moved to deny because it is not possible to approve because the property has not been rezoned, the General Plan has not been amended, and the Master Plan has not been amended. Commissioner Sategna seconded the motion.

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

6. **Case #2021-3976. 123 and 135 Grant Avenue Development Plan.** Lorn Tryk Architects, Agent, for 123-135 Grant LLC (on behalf of the Georgia O'Keeffe Museum), Owner, request development plan approval to construct a 54,100 square foot structure for use as a museum. The properties are located at 123 Grant Avenue (consisting of approximately 1.2174 acres) and 135 Grant Avenue (consisting of approximately 0.7670 acres). The project site is zoned BCDMAR (Business Capitol District - Marcy Subdistrict) and within the Historic Downtown Archeological District and

Downtown and East Side Historic District. (Dan Esquibel, Case Manager). (**POSTPONED TO NOVEMBER 4, 2021**)

7. **Case #2021-3977. 123 and 135 Grant Avenue Variance to Subsection 14-8.6(C)(2)(b).** Lorn Tryk Architects, Agent, for 123-135 Grant LLC (on behalf of the Georgia O'Keeffe Museum), Owner, request variance to Subsection 14-8.6(C)(2)(b) to allow off site parking greater than 600 feet from the closest property line. The properties are located at 123 Grant Avenue (consisting of approximately 1.2174 acres) and 135 Grant Avenue (consisting of approximately 0.7670 acres). The project site is zoned BCDMAR (Business Capitol District - Marcy Subdistrict) and within the Historic Downtown Archeological District and Downtown and East Side Historic District. (Dan Esquibel, Case) **(POSTPONED TO NOVEMBER 4, 2021)**

8. **Case #2021-3978. 123 and 135 Grant Avenue Variance to Exhibit A - Table 14-8.6-1.** Lorn Tryk Architects, Agent, for 123-135 Grant LLC (on behalf of the Georgia O'Keeffe Museum), Owner, request variance to Table 14-8.6-1 “Parking and Loading Requirements” to allow 93 parking spaces where 119 parking spaces are required. The properties are located at 123 Grant Avenue (consisting of approximately 1.2174 acres) and 135 Grant Avenue (consisting of approximately 0.7670 acres). The project site is zoned BCDMAR (Business Capitol District - Marcy Subdistrict) and within the Historic Downtown Archeological District and Downtown and East Side Historic District. (Dan Esquibel, Case Manager). **(POSTPONED TO NOVEMBER 4, 2021)**

9. **Case #2021-3802. 697 Gonzales Road Variance to Subsection 14-8.2(D)(3)(b).** Sommer Karnes & Associates, LLP, Agent for Ramirez Investment Company, LLC, Owner, requests approval of a variance to grading standards related to permissible building slope within SFCC Subsection 14-8.2(D)(3)(b) Topography, which states “at least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than twenty percent; the remainder of the area or building footprint may have a natural slope of twenty percent or greater, but less than thirty percent. The property is zoned R-1 (1 dwelling unit per acre), is partially within the Escarpment Overlay, and is approximately 1.36 acre in size. (John Neunuebel, Case Manager)

10. **Case #2021-3803. 697 Gonzales Road Variance to Subsection14-8.2(D)(3)(d).** Sommer Karnes & Associates, LLP, Agent for Ramirez Investment Company, LLC, Owner, requests approval of variance(s) to grading standards related to permissible building slope within SFCC Subsection SFCC 14-8.2(D)(3)(d). *Topography*, which states “A structure shall not be built on a natural slope of thirty percent or greater.” The property is zoned R-1 (1 dwelling unit per acre), is partially

within the Escarpment Overlay, and is approximately 1.36 acre in size. (John Neunuebel, Case Manager)

STAFF REPORT

The Applicant is proposing to designate a 3,000 sq. ft. building footprint for construction of a future single-family residence on a presently vacant lot located at 697 Gonzales Road. The proposed building footprint requires variance(s) from the City's grading standards due to it requiring the footprint to allow for more than fifty percent in slopes exceeding 20-30 percent grade, as well as natural slopes in excess of thirty (30) percent. Specifically; in defining a building footprint for which a future building permit application will be sought, variance(s) are being requested for the following two (2) City of Santa Fe code section(s): **1) Subsection 14-8.2(D)(3)(b**) which states: "At least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than twenty percent; the remainder of the area or building footprint may have a natural slope of twenty percent or greater, but less than thirty percent." **2) Subsection 14-8.2(D) (3) (d**) which states: "A structure shall not be built on a natural slope of thirty percent or greater." Staff is proposing a single Condition of Approval wherein the applicant shall return to the Planning Commission for final approval of revised building pad location.

Additionally, in a letter submitted subsequent to the subject Applications (letter dated August 12, 2021), the Applicant proposes that if the Planning Commission were so inclined to consider an alternative Application wherein a building pad would be proposed for location closer to Gonzales Road coterminous with existing, adjacent homes located within the Escarpment Overlay District/ Ridgetop boundary and outside twenty and thirty percent natural slope areas, the Applicant would so submit a new Application for variance from Escarpment/Ridgetop Overlay locational requirements while placing the subject Application(s) "on hold."

The Applicant has complied with SFCC Subsections 14-3.1(E) "Pre-Application Conferences" and 14-3.1(H) "Notice Requirements" for Public Hearings.

STAFF RECOMMENDATION

1) Staff is recommending **APPROVAL** of the variance request regarding SFCC Subsection 14-8.2(D)(3)(b) *Topography*, which states "at least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than twenty percent; the remainder of the area or building footprint may have a natural slope of twenty percent or greater, but less than thirty percent." (Case #2021-3802) as provided for in an alternative building pad location, and 2) staff is recommending **DENIAL** of the variance request regarding SFCC

Subsection 14-8.2(D)(3)(d) Topography, which states “A structure shall not be built on a natural slope of thirty percent or greater.” (Case #2021-3803).

He noted a letter from the applicant dated August 12, 2021, in which the applicant proposed the Commission consider an alternative application where location of a building pad would be close to Gonzales Road within the Escarpment Overlay District. The applicant would submit a new application for variance and place the subject applications on hold.

APPLICANT’S PRESENTATION

Joseph Karns, 125 Lincoln, Suite 221, was sworn in. He said the owner bought the land over three decades ago. Most of the area along Gonzales Road has been built out with R1 zoning and most of the homes along the east side have been built. This property is a “missing tooth”. The property slopes significantly to the east and the application is for approval for a building pad where the house will be located. The next step will be to design a one-story home on that site.

He said the best and flattest building sites are next to the street. A photograph of the adjacent home to the north was shown. The City’s GPS shows an area below the lot that is not actually part of the lot, and the house is within the Escarpment District. Homes are prohibited to the west of Gonzales Road, and they have pushed the home as far down the hill as possible to get out of the Ridgetop.

The engineers have identified a building pad that requires two variances; one to the 50/50 rule and one to allow a building pad greater than 30 percent. The access driveway meets all department standards. Their preference is to build within the Ridgetop. He met with staff on site and discussed where it would make sense to put the building pad. If within the Ridgetop it would avoid the terrain variance management requests. He noted on the display the challenges with the slope. Having the pad closer to Gonzales would require less terrain disturbance and is a solution to the challenges of the eastern portion of the property. He wanted to get the Commission’s thoughts on the alternative idea. Procedurally they would hold an ENN and if positive feedback, the applicant is willing to put these applications on hold to go through a second application process.

PUBLIC HEARING

Michael Moore, 693 Gonzales Road, was sworn. He commended the Commission for the seriousness with which the Commissioners take their positions. He was impressed. He said the alternative plan for a pad to the north of the property makes sense. His main issue with development there is the disturbance to terrain and possible runoff. The alternative plan would cause fewer problems and could potentially run into problems with the Escarpment District. He wanted to voice that he is in favor of the alternative plan.

Eduardo Ramirez, 1282 Senda del Valle was sworn in. He said this has been a long time coming and the property has been in the family for 40 years. His uncle developed the subdivision, and his father didn't build on the lot because of the difficulty of the slope. He said the recommendation is logical and avoids a driveway that would be challenging. The family would like approval to explore the alternative site.

Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Commissioner Clow said throughout the report it said there is a 3000 square-foot building site that is not on a 30% slope. She asked to see that location.

Mr. Karnes showed the alternate building pad. He said Mr. Cornelius designed a 3000 square-foot building pad that would run along the southern part of the property. The areas that are 30% or more would have to be removed for the building pad but it would not require a variance. He displayed the site. The rule allows the disturbance of the slope but prohibits a building pad on a slope of 30% or more. The alternate site will result in more disturbance to terrain, which the applicant found unacceptable. It made more sense to put the pad within the Ridgetop Subdistrict.

He pointed out that the purpose of the Escarpment Ordinance is to protect the views of the existing homes. They thought putting another home between the existing homes along Gonzales would not change the visual quality.

Commissioner Clow stated that could be said on all the homes built before the Escarpment Ordinance. She wasn't sure it was appropriate for the Commission to comment on an application that is not before them. She said if there is a building site that meets the criteria of a 3,000-foot building it should be looked at in terms of the least variances required. She asked the objection to the site.

Mr. Karnes explained out of the potential sites, one outside Ridgetop, one within Ridgetop and this, this one makes the least sense. The flattest areas of all of three properties is along Gonzales Road. This site would be the greatest disturbance of the 30% slope although it does not require a variance because it is off the building pad. He said the practical result was the same and both would require a 50/50 variance.

Commissioner Clow confirmed he was referring to the two small areas. She asked Attorney Feghali to comment on whether it was appropriate for the Commission to comment on the application and how they would vote.

Mr. Karnes said they were not asking how they would vote, and nothing had been designed. They were just looking for direction.

Commissioner Clow said in terms of a reaction, the escarpment is sacred. She thought if an alternative site requires less of a variance, it would be hard to argue for the other two sites.

Commissioner Lawrence agreed with Commissioner Clow. She didn't feel comfortable commenting.

Commissioner Lawrence said her sense was that is the applicant's true preference and possibly the Commission should postpone. She said she would look to Mr. Karnes whether they prefer the Commission vote on what is before them.

Mr. Karnes said he just communicated with his client. They brought two applications to the Commission and have decided not to apply for the escarpment variance because of process and challenges. He said this was mentioned because they received positive feedback at the site from staff and Director Kluck.

Commissioner Lawrence clarified she was not saying the Commission would not consider it, but she didn't want to discuss tonight.

Mr. Karnes said after talking with his client they would ask for a vote on the two applications before them.

Mr. Berke suggested the escarpment conversation not continue. The Commission should discuss the variances and act on the two applications before them.

MOTION: In Case #2021-3802, 697 Gonzales Rd., Commissioner Clow moved to grant the variance to allow more than 50% of the building built on slopes over 20% grade and below 30% grade, as this is recognized as a law that appears to be the only building site that will comply with the ordinance; and in Case #2021-3803, at the same address, moved to deny the variance on the grounds that there is a building site available on this lot that would be less disturbing and there is no need for a building site for a grade of more than 30 percent. Commissioner Lawrence seconded the motion.

Commissioner Sategna said he agreed with Commissioner Clow's rationale to deny but wanted to ensure the motion addresses the criteria. He requested she identify for Attorney Feghali what criteria was not met.

Commissioner Lawrence said she would suggest that the criteria matching what was stated in the staff report and staff recommendations be in the Findings of Fact and Conclusions of Law.

Commissioner Sategna said he wanted to be clear.

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

MOTION: In Case #2021-3802 and Case #2021-3803, 697 Gonzales Rd., Commissioner Clow moved to approve the Findings of Fact and Conclusions of Law as presented. Commissioner Lawrence seconded the motion.

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

H. STAFF COMMUNICATIONS

Mr. Berke said there will not be a second meeting in September but possibly a meeting on Thursday, October 7, 2021, with one item, the Monte Sereno case. The cases postponed this evening will be heard in November.

He thanked the Commission and the policy subcommittee for their work on the cannabis policy.

I. MATTERS FROM THE COMMISSION

Commissioner Sategna acknowledged staff for creating bookmarks. He said they are extremely helpful to navigate the document.

He also wanted to reemphasize the need for sections. He requested sections be provided for better understanding of the space between buildings. He also asked that presenters be encouraged to include scale in their presentations. Scale helps Commissioners understand distance when looking at a flat drawing.

Commissioner Garcia said he appreciated the different points of view that created more dialogue, so hopefully the Commission could come to the best outcome.

J. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 10:05 p.m.

Submitted by:

Melissa D Byers

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 #2021-3811
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 September 2, 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 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 #2021-3816, 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) 1987 Section 14-3.9(B)(3) provides that all use and development of land within a master-planned area must comply with the provisions of the adopted master plan. The existing master plan does not allow for the intended use of this area and therefore must be amended.
2. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

3. A pre-application conference was held on March 25, 2021 in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 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 1987 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 1987 Section 14-3.9(B)(3), all use and development of land within a master-planned area must comply with the provisions of the adopted master plan.
11. In this case, the Applicant seeks an amendment to the Las Soleras Master Plan future land use designation from R-6 to R-10. Under the SFCC 1987 14-4.2(H), "The purpose of the R-10, R-12, R-21 and R-29 districts is to make available a variety of dwelling unit types to serve a wide range of household needs at medium- and high- density level." SFCC 1987 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 1987 Section 14-3.9(D).
12. SFCC 1987 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.
13. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Commission finds that not all applicable criteria in SFCC 1987 Section14-3.9(D)(1) have been met.
14. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposed master plan amendment is not consistent with the general plan, in that the general plan is intended to provide for quality of life, and the Commission does not believe that the proposed homes will provide an adequate quality of life due to small setbacks, small yards, and inadequate greenspace.

15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission made no finding regarding consistency with the purpose and intent of the proposed zoning district, nor with the applicable development standards.
16. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(c), the Commission made no finding regarding whether the proposed master plan amendment would contribute to the coordinated and efficient development of the community.
17. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission made no finding regarding impacts to infrastructure.

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 1987 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 denial of the requested master plan amendment because master plan amendment criterion SFCC 1987 Section 14-3.9(D)(1)(a) regarding consistency with the general plan has not been met.

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

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body deny the master plan amendment, as requested in the Application for Case #2021-3811.

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Patricia Feghali _____ 9/14/21

Patricia Feghali 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 September 2, 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) to 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) 1987 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 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 2021 in accordance with SFCC 1987 Section 14-3.l(E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 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 1987 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 1987 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 1987 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 1987 Section 14-3.2(E).
14. SFCC 1987 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 not all applicable criteria in SFCC 1987 Section 14-3.2(E)(1) have been met.

16. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission made no finding regarding consistency with growth projections for Santa Fe, economic development goals, or existing land use conditions such as access and availability of infrastructure.
17. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposed amendment is not consistent with other parts of the general plan, in that the general plan is intended to provide for quality of life, and the Commission does not believe that the proposed homes will provide an adequate quality of life due to small setbacks, small yards, and inadequate greenspace.
18. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission made no finding regarding whether the proposed use is inconsistent with the prevailing use and character in the area, that the Property is 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.
19. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission made no finding regarding whether the proposed general plan amendment promotes the general welfare or has other adequate public advantage or justification.
20. The Commission made no finding regarding whether the criterion in SFCC 14-3.2(E)(1)(e) is applicable to this case.
21. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission made no finding regarding whether the proposed general plan amendment contributes toward coordinated, adjusted and harmonious development of Santa Fe in accordance with existing and future needs.
22. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission made no finding regarding conformity with other city policies, including land use policies, ordinances, regulations, and plans.
23. The Commission made no finding regarding whether the additional criteria in SFCC 1987 Section 14-3.2(E)(2) are applicable to this case.
24. The Commission made no finding regarding whether the additional criteria in SFCC 1987 Section 14-3.2(E)(3) are applicable to this case.

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 denial of the requested general plan amendment because general plan amendment criterion SFCC 1987 Section 14-3.2(E)(1)(b) regarding consistency with other parts of the general plan has not been met.

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

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body deny 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:

Patricia Feghali 9/14/21
Patricia Feghali 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 September 2, 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 this Case 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) 1987 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 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b)

an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].

3. A pre-application conference was held on March 25, 2021 in accordance with SFCC 1987 Section 14-3.l(E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 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 1987 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 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
4. 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 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
6. SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
7. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i), the Commission made no finding regarding whether there was a mistake in the original zoning.
8. Pursuant to SFCC 1987 Section14-3.5(C)(1)(a)(ii), the Commission made no finding regarding whether 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.
9. Pursuant to SFCC 1987 Section14-3.5(C)(1)(a)(iii), the Commission made no finding regarding whether a different use category is more advantageous to the community as articulated in the general plan.

10. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission made no finding regarding whether the rezoning requirements of Chapter 14 have been met.
11. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission found that the proposed rezoning is not consistent with the applicable policies of the general plan, in that the general plan is intended to provide for quality of life, and the Commission does not believe that the proposed homes will provide an adequate quality of life due to small setbacks, small yards, and inadequate greenspace.
12. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission made no finding regarding whether 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 1987 Section 14-3.5(C)(1)(e), the Commission made no finding regarding whether the existing and proposed infrastructure can be modified to accommodate the impacts of the proposed development.
14. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(a), the Commission made no finding regarding whether the proposed zoning amendment would allow uses or a change in character from the surrounding area.
15. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(b), the Commission made no finding regarding whether the proposed rezoning is over the two acre threshold.
16. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(c), the Commission made no finding regarding whether the proposed rezoning will benefit one or a few landowners at the expense of the surrounding landowners or the general public.
17. Pursuant to SFCC 1987 Section 14-3.5(D)(1) & (2), the Commission made no finding regarding whether 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 1987 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 denial of the requested rezoning because all rezoning criterion SFCC 1987 Section 14-3.5(C)(1)(c)regarding consistency with policies of the general plan has not been met.

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

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body deny 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:

Patricia Feghali 9/14/21
Patricia Feghali 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 September 2, 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 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

2. A pre-application conference was held on March 25, 2021 in accordance with SFCC 1987 Section 14-3.l(E)(1).
3. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
4. Pursuant to SFCC 1987 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 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has the authority to review and approve or deny 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. At the Hearing, the Commission voted to recommend denial of the related master plan amendment, general plan amendment, and rezoning to the Governing Body.
10. Under SFCC 1987 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.
11. In this case, the Applicant wishes to establish side yard setbacks of five feet at 24 foot height through the development plan.
12. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
13. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
16. The Commission made no finding pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), regarding their authority to review the development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1, due to the legal impossibility of approving a preliminary

development plan because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

17. The Commission made no finding pursuant to SFCC Section 14-3.8(D)(1)(b), regarding whether the development plan would adversely affect the public interest, due to the legal impossibility of approving a preliminary development plan because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.
18. The Commission made no finding pursuant to SFCC Section 14-3.8(D)(1)(c), regarding whether the use and 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, due to the legal impossibility of approving a preliminary development plan because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

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 should deny the preliminary development plan because of the legal impossibility of approving a preliminary development plan due to their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

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

Considering the foregoing findings and conclusions, the Commission denies the preliminary development plan for the Property, as requested in the Application for Case #2021-3816.

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Patricia Feghali 9/14/21

Patricia Feghali 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 September 2, 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) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 Section 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987

Section 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 Section 14-3.1(H)-(I)].

2. A pre-application conference was held on March 25, 2021 in accordance with SFCC 1987 Section 14-3.l(E).
3. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
4. Pursuant to SFCC 1987 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 1987 Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or deny 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. At the Hearing, the Commission voted to recommend denial of the related master plan amendment, general plan amendment, and rezoning to the Governing Body.
10. SFCC 1987 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 1987 Section 14-3.7(C).
11. SFCC 1987 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 1987 Section 14-9 (Submittal Requirements).
12. SFCC 1987 Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
13. The Commission made no finding pursuant to SFCC 1987 Section 14-3.7(C)(1) regarding whether due regard has been shown for all natural features, water courses, historical sites and structures, or similar community assets, due to the legal impossibility of approving a preliminary subdivision plat because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.
14. The Commission made no finding pursuant to SFCC 1987 Section 14-3.7(C)(2), regarding whether the land is suitable for platting and development purposes of the kind proposed, due to the legal impossibility of approving a preliminary subdivision plat because of their

recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

15. The Commission made no finding pursuant to SFCC 1987 Section 14-3.7(C)(3), regarding whether the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9, due to the legal impossibility of approving a preliminary subdivision plat because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.
16. The Commission made no finding pursuant to SFCC 1987 Section 14-3.7(C)(4)-(5), regarding whether existing nonconformities are increased, or any nonconformities created by the approval of this subdivision, due to the legal impossibility of approving a preliminary subdivision plat because of their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

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 1987 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 Commission should deny the preliminary subdivision plat because the legal impossibility of approving a preliminary subdivision plat due to their recommendation of denial of the related master plan amendment, general plan amendment, and rezoning.

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

Considering the foregoing findings and conclusions, the Commission denies the preliminary subdivision plat for the Project, as requested in the Application for Case #2021-3817.

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

Patricia Feghali 9/14/21

Patricia Feghali
Assistant City Attorney

Date

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

Case #21-3818
southwest of Capital High School
Owner/Applicant's Name - Tierra Contenta Corporation
Agent's Name - JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 19, 2021 and September 2, 2021, upon the application (Project) of JenkinsGavin, Inc., agent for Tierra Contenta Corporation (Applicant).

The Applicant seeks the Commission's recommendation of approval to the Governing Body for a Master Plan Amendment to the Tierra Contenta Master Plan, allowing for modifications to infrastructure, parks, trails, land uses, and density for up to one thousand, five hundred (1500) dwellings on approximately 222.84 acres (Project). The property is located southwest of Capital High School (Property) and is zoned PRC (Planned Residential Community - corresponding to approved master plan).

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

FINDINGS OF FACT

1. At the hearings, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on for hearing on December 10, 2020, upon the application in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting. The Applicant conducted one ENN on May 27, 2021. The ENN meeting was conducted virtually via Zoom meeting platform. The ENN meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.

6. On September 2, 2021, 2021, the Commission voted to recommend the Governing Body approve Tierra Contenta Master Plan Amendment #1 for Phase 3A for the Property and adopt written Findings of Fact and Conclusions of Law, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-3818).
7. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to master plans.
8. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
9. Staff recommended that the Commission recommend the Governing Body approve Tierra Contenta Master Plan Amendment #1 for Phase 3A, subject to the conditions and technical corrections imposed at different review and development stages identified in the Staff Report and in the exhibits to the Staff Report, such as:

    a) Prior to seeking review and approval before the Governing Body,
    b) Prior to recording the Master Plan,
    c) As part of the Master Plan, and
    d) At the time of construction.

10. SFCC 1987 Section 14-3.9 establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC 1987 Section 14-3.9(D).
11. SFCC 1987 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.
12. 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 1987 Section 14-3.9(D)(1) have been met.
13. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposed master plan amendment is consistent with the Tierra Contenta Annexation Agreement and general plan.
14. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission found the master plan is consistent with the purpose and intent of the PRC zoned district that apply to, or will apply to, the master plan area, and with the applicable use regulations, proposed design standards and development standards subject to Tierra Contenta Master Plan Amendment #1 for Phase 3A.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(c), the Commission found that the proposed master plan amendment would contribute to the coordinated and efficient development of the community.

16. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission found 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.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
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 recommended approval of the requested master plan amendment because master plan amendment complied with SFCC 1987 Section 14-3.9(D) "*Approval Criteria*".

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

Considering the foregoing findings and conclusions, the Commission approves the Master Plan Amendment, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

Patricia Feghali

Patricia Feghali
Assistant City Attorney

9/14/21

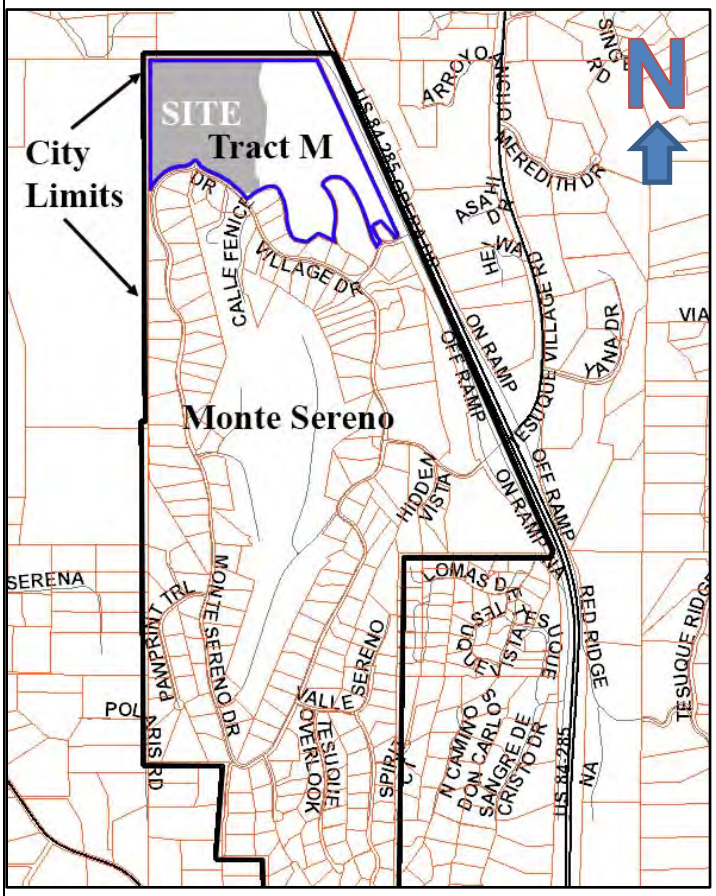
Date:

Land Use Department
Planning Commission Staff Report

Case No:	2021-4219, 3800, 3801 & 3837
Hearing Date:	October 21, 2021
Applicant:	21 Club Holdings LLC.
Request:	Master Plan Amendment, Development Plan, Preliminary Subdivision, & Two Variances
Location:	located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive.
Case Mgr.:	Daniel A. Esquibel
Zoning:	PRRC (Planned Residential Resort Community)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	March 25, 2021
ENN Mtg.:	June 14, 2021, and September 9, 2021

Proposal:

Master Plan Amendment Development with Plan Approval to construct 170,000 square feet of new construction for hotel use on approximately 34.96 acres, Preliminary Subdivision for Phase 4 to create 70- lots and variances to Terrian Management and Street Design.



Case #2021-4219. Monte Sereno Master Plan Amendment. Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests Master Plan Amendment to include infrastructure and design elements for the Hotel Use. The Property is approximately 34.96 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

Case #21-3800. 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 34.96 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.

Case #21-3801. 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 19.6 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.

Case #21-3837. 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 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.

I. RECOMMENDATION

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

Eight motions will be required for this project:

- Recommend *approve/deny* Case #2021-4219 - Monte Sereno Hotel Master Plan and Design guidelines to the Governing Body.
- *Approve or deny* Case #2021-3800 - Monte Sereno Hotel Development Plan subject to the conditions of approval and technical corrections recommended by staff Case #2021-3800.
- *Approve or deny* Case #2021-3801 - Monte Sereno Hotel Preliminary Subdivision subject to the conditions of approval and technical corrections recommended by staff #2021-3801.
- *Approve or deny* Case #2021-3837 - Monte Sereno Hotel Variance to Subsections 14-8.2(D)(1) and (D)(2)(b) subject to the conditions of approval and technical corrections recommended by staff Case #2021-3837.
- *Approve or deny* the Findings of Fact and Conclusions of Law for Case #2021-4219 as shown on Exhibit C.
- *Approve or deny* the Findings of Fact and Conclusions of Law for Case #2021-3800 as shown on Exhibit C.
- *Approve or deny* the Findings of Fact and Conclusions of Law for Case #2021-3801 as shown on Exhibit C.
- *Approve or deny* the Findings of Fact and Conclusions of Law for Case #2021-3837 as shown on Exhibit C.

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant will shall include bicycle parking per Chapter 14 SFCC 1987 "*TABLE 14-8.6-3: General Off-Street Bicycle Parking."*	Land Use Department	Prior to filing the Master Development Plan Amendment
2	A plan and profile plan set of the sewer collection system for this project is required.	Wastewater Division	Prior to Sign Off for Development Plan.
3	The Wastewater Division requires an analysis and report for the low-pressure sewer system to be performed by E-One. The analysis of the system shall include the existing off-site four (4) inch line that the Development connects to down to lift station 2		
4	Address all Wilson & Company, Inc., comments.	City Traffic Consultant	Prior to filing the Master Development Plan Amendment

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

III. EXECUTIVE SUMMARY

21 Club Holdings LLC (Applicant) requests approval of a Master Plan Amendment to allow for infrastructure and design elements to accommodate a Development Plan and Subdivision for the hotel use within Monte Sereno on approximately 36.5 acres (Project).

Monte Sereno is zoned as a Planned Residential Resort Community (PRRC) within the City of Santa Fe.

> ***14-4.3(J) PRRC Planned Resort-Residential Community District***
> *PRRC Planned Resort-Residential Community District*
> *(1) Purpose*
> *The purpose of the planned resort- residential community district is to provide for the comprehensive and coordinated planning of large-scale resort- residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities and building types within the range of the economic market the development proposes to serve.*

Monte Sereno was annexed into the City in 1985. The revised Master Plan, Preliminary plat and Preliminary Development Plan were approved by the City on October 21, 1992. The approved plans included up to a 322-lot single family subdivision and a 250-room hotel to be located on the Property.

The Monte Sereno Annexation and Development Agreement (Development Agreement) states:

- *2.20 Hotel: A resort hotel consisting of up to; but not more than, 250 units (which units may be located in a single structure or multiple structures), accessory buildings and improvements, and related resort amenities permitted under the PRRC zoning district which, if constructed, shall be located on the Hotel Site.*
- *2.21 Hotel Site: A tract of approximately 35 acres located within the Project as shown on the Approved Plans, and the future site identified for the Project's and related resort amenities.*
- *"Hotel Site and Cluster Site Plans: Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster Sites as part of the Approved Plans, Developer shall have the right to make substantial changes to the Hotel and Cluster Site footprints and further revise the Preliminary Development Plan for the Hotel Site and Cluster Sites to take account of changes in the market or the needs and desires of a particular hotel developer or operator...The Hotel Site may be under single or multiple ownership so long as it is under common management."*

The Applicant is requesting a master plan amendment, with development plan and preliminary plat approval to amend the previously approved hotel design. The new design is a change from the traditional vertical hotel to a resort casita village. The resort includes a club house, bar and grill, fitness facility, sales and administration offices, and outdoor recreation facilities. The previously planned hotel rooms are proposed as casitas with two units each spread out over 60 resort lots. The new design reduces the total number of hotel rooms from 250 to 120 rooms (a reduction of 48% or 130 units). The subdivision separates the casitas, clubhouse, open space, and balance of the Monte Sereno future development areas for a total of 70 lots. The development plan identifies a gross square footage of 167,000 square feet for the construction of the resort casitas, recreation areas, storage areas, and village.

The Planning Commissions review of the master plan requires a recommendation of approval or denial to the Governing Body. The subdivision and development plan require the Planning Commission's approval or denial of the Applications.

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

Staff's analysis finds that the Applicant has addressed the necessary findings per Subsection 14-3.9(D) "*Approval Criteria and Conditions*" (Master Plans), 14-3.8(D) "*Approval Criteria and Conditions*" (Development Plans) and 14-3.7 (C) "*Approval Criteria*" (Subdivisions). Staff recommends ***APPROVAL*** subject to conditions identified in Section II *"Conditions of Approval"* of this Report.

IV. SITE ANALYSIS

In 1985, Monte Sereno was annexed into the city. Thereafter, the owner of Monte Sereno at that time (Tano Santa Fe) sued the City over the City's denial of its development applications. In 1992, a settlement was reached between the parties and incorporated into a Consent Decree. The Settlement Agreement provided that the City approve a revised master plan, preliminary subdivision plat and preliminary development plan. The City Council approved the plans as required by the Settlement Agreement in 1992. The Settlement Agreement also provided that the City approve the Annexation and Development Agreement which governs the project which was approved by the City Council in 1993.The following sections of the Development Agreement that apply to this project are:

1. DEVELOPMENT AGREEMENT SECTION *"2.17 <u>The final development plan</u>: The final development plan showing the infrastructure and other improvements approved for construction on the Hotel Site and Cluster Housing sites to be prepared by Developer in conformity with this Agreement and the Applicable Regulations."*
2. DEVELOPMENT AGREEMENT SECTION *"2.20 Hotel: A resort hotel consisting of up to, but not more than, 250 units (which units may be located in a single structure or multiple structures). accessory buildings and improvements, and related resort amenities permitted under the PRRC zoning district which, if constructed, shall be located on the Hotel Site."*
3. DEVELOPMENT AGREEMENT SECTION "3.5 *<u>Hotel Site and Cluster Site Plans</u>: Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster sites as part of the Approved Plans, Developer shall have the right to make substantial changes to the Hotel and Cluster Site footprints and further revise the Preliminary Development for the hotel site and cluster sites shall take account of changes in the market or the needs and desires of a particular hotel developer or operator. Under this circumstance, a revised preliminary development plan shall be submitted to the city for processing, and it shall be approved provided it substantially conformed to the applicable regulations. The hotel site may be under single or multiple ownership so long as it is under common management."*
4. DEVELOPMENT AGREEMENT SECTION *"4.5 <u>Curb, Gutter, and Sidewalks</u>: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks."*

Tract M of the Monte Sereno Subdivision property is currently vacant and is approximately 168.27 acres in size. The Application request (Project) will take up approximately 34.96 acres of Tract M. Tract M will be divided as follows:

- Village = 3.68 acres,
- 60 lots = 19.6 acres,
- (8 lots) open space = 11.68 acres, and
- Balance of Tract M = 133.32 acres.

The Project is located at the northwest portion of Tract M, west of Highway 285, North of Tano Road at 4000 Monte Sereno Drive (no assigned address), zoned PRRC (Planned Residential Resort Community) and located within the Suburban Archaeological Review District. The City granted Archaeological clearance on December 17, 2007.

The master plan amendment Application is a request to outline a phased development process for the construction of the hotel use and supporting design and infrastructure which include:

- Casita Design standards,
- Subdivisions and subdivision phases,
- Infrastructure, and
- Open space.

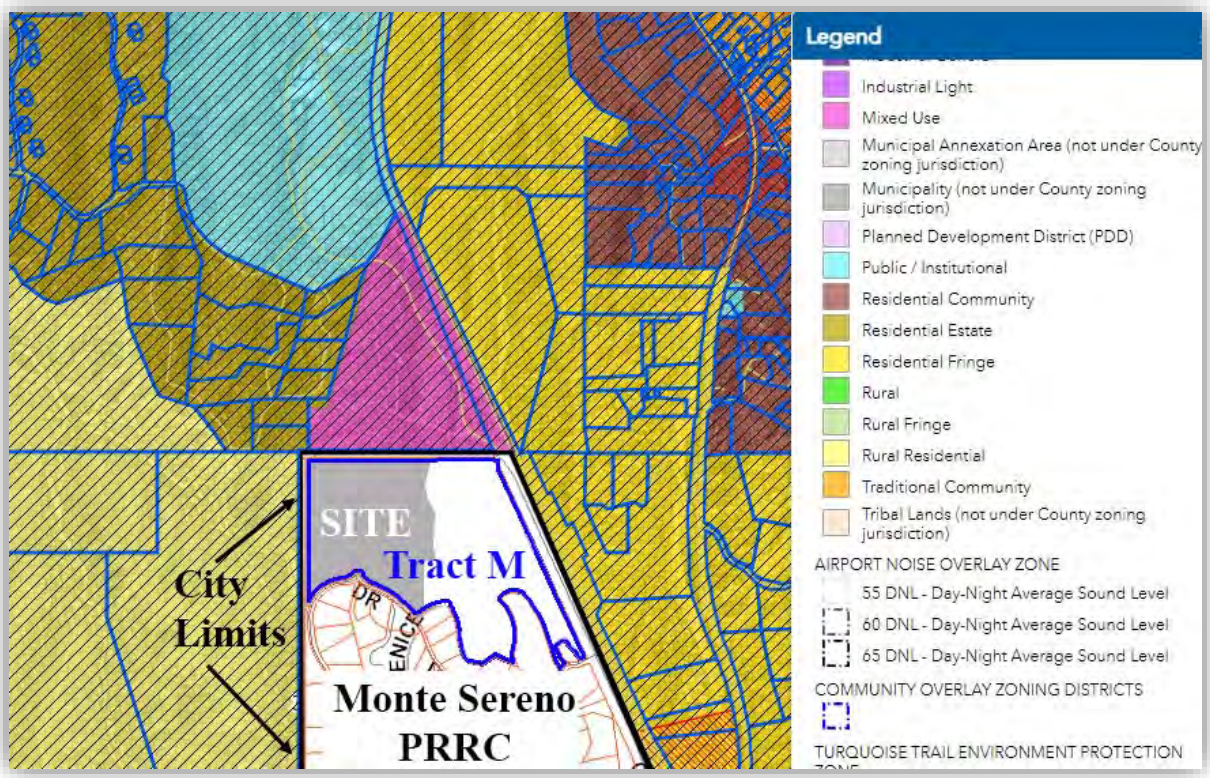
a) Adjacent Properties

Monte Sereno is bordered by the Municipal/County boundary.

Table 2 Adjacent Zoning

Direction	Zoning
North	County Jurisdiction: Zoning is Mixed Use
Northwest	County Jurisdiction: Zoning is Residential Estates (1 dwelling per 2.5 acres)
South	Monte Sereno Phase 4 City Jurisdiction: Zoning is PRRC (Per Master Plan)
East	County Jurisdiction: Zoning is Residential Fringe (1 dwelling per 5 acres)
West	County Jurisdiction: Zoning is Rural Residential (1 dwelling per 10 acres)

Figure 1 Adjacent Zoning



b) Proposed Structures

The resort village buildings are located on Tract 1-A of the hotel subdivision while the hotel casita guest room will be located on the subdivision lots. Development on Tract A-1 consists following facilities:

Table 3 Proposed Structures

Facilities	Height	Square Footage
Fitness/Spa	35’	3,100
Bar and Grill Clubhouse (Bar & Grill, Retail and Administrative Office)	35’	8,500
Casitas	24’	Range between 1,900 and 2,500
2 Storage Structures	18’	2000 and 4000

The structures have a soft contemporary Santa Fe style architecture which matches the architecture within Monte Sereno.

Figure 2 Structure Design

Chapter 14 SFCC 1987, "TABLE 14-7.3-1: Table of Dimensional Standards for Nonresidential Districts" states:

> *Note 9 - In the PRC and PRRC districts, development standards shall correspond to the approved master plan as provided in Subsections 14-3.9(C)(3) and 14-3.8(C)(3).*

The design guidelines address City code standards such as site design, architecture, lighting, landscaping, water consumption and fire protection (reference Exhibit E *"Applicant Submittals"*). However, some design standards need additional detail and are too vague. Vague design standards have been addressed in Exhibit A "Technical Corrections".

c) Open Space and Trails

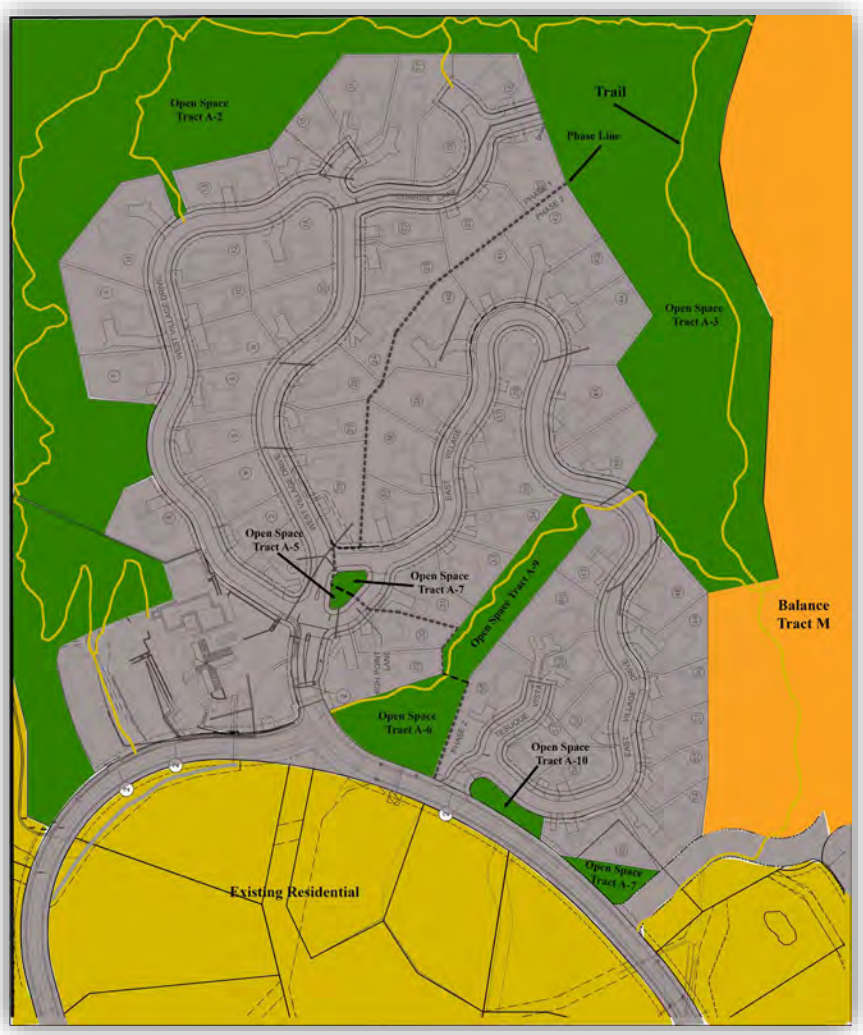
The Project will include approximately 11.68 acres of open space with integrated trails. The Development Agreement states:

b. Tano agrees to provide trail easements for all trails established within Tano Santa Fe.

c. Trail easements will initially be dedicated by Tano to the Tano Santa Fe Homeowners Association. They shall subsequently be dedicated, upon request by the City, to the City for ownership and maintenance.

d. Until such time as the trail system within Tano Santa Fe is dedicated to the City, Tano agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance in effect as of September 1992. The City shall provide a rebate for prepaid park impact fees upon dedication of the trail system to the City and the City's acceptance of the system.

Figure 3 Open Space and Trails



d) Use and Bicycle Parking

The standard parking requirement for a hotel use is one parking space for each bedroom. The Applicant is proposing two-bedroom casitas per lot, requiring a total of 120 parking spaces at 2 parking spaces per casita/lot.

Normally the parking standards would also accommodate the hotel amenities. However, because the hotel is separated from the guest rooms requiring parking accommodation for the guests, the following parking standards will also apply:

Village Structure 1 space per 200 square feet of net leasable area.
11,600sqft = 58 parking spaces

- Fitness Center
- Bar and Grill
- Club Facility
- Retail
- Administration

The total required parking per Chapter 14 SFCC 1987 is 178 parking spaces. The Project is providing 217 parking spaces, which complies with Chapter 14 SFCC 1987 "*Exhibit A - Table 14-8.6-1 Parking and Loading Requirement."*

Bicycle parking was not addressed in the Application. The Applicant will shall include bicycle parking per Chapter 14 SFCC 1987 "*TABLE 14-8.6-3: General Off-Street Bicycle Parking."*

e) Access and Traffic

The project will have ingress and egress off Village Drive and Monte Sereno Drive (40' public Right-Of-Ways). There are five access points into the project:

1. The Main entrance into the subdivision identified as "Main Road" (38' wide private right-of-way),
2. Tesuque Vista 38' wide private right-of-way 38' wide private right-of-way (38' wide private right-of-way), and
3. Three Driveway entrance into the Village Tract into the parking area:
    a. Two off Monte Sereno Drive (38' wide private right-of-way)
    b. One off of West Village Drive (38' wide private right-of-way)

The Applicant submitted a traffic impact analysis (TIA) to the City's Traffic Division for review. The TIA identified that there will be no impact to the surrounding roadways. The Traffic Division required no road improvements.

- *The TIA references improvements to the barrier wall at Village Drive between Opera and 285:*

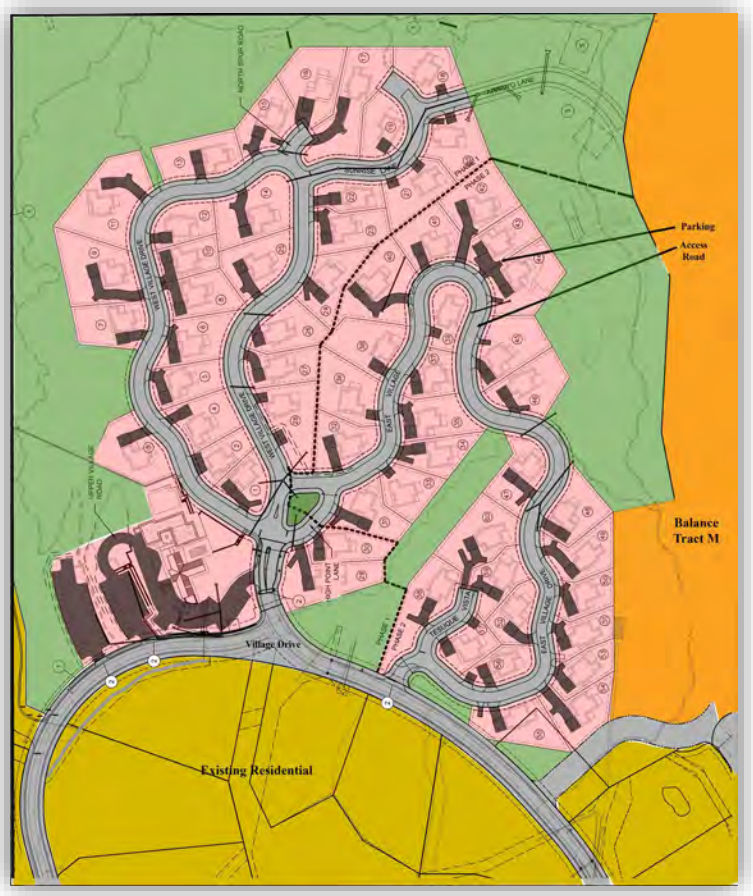
    "As proposed by the Developer, the height of the barrier wall between Opera Drive and US 285, opposite of the entrance, will be raised approximately three feet. A MUTCD/DOT Type 4 Object Marker should be placed on the wall to warn drivers of the end of Village Drive." Plans are not included in the submittal.

- The TIA recommends construction of a northbound left-turn deceleration lane at Opera

Drive/Village Drive. The turn lane is not included in the development plans.

Traffic comments can be found in Exhibit B.

Figure 4 Parking



f) Terrain Management and Landscaping

The property contains natural slopes between 20 and 30%. Terrain Management will be adhered to for all structures. The Applicant is requesting variances, per the Development Agreement, for road construction.

1993 Annexation and Development Agreement Between Tano Santa Fe Partners And The City Of Santa Fe

4.4

Terrain Management Regulations: Terrain management variances shall be granted in connection with the construction of streets and roads within the Project as more fully discussed in paragraph 5.5.1 of this Agreement. The City shall be under no obligation, however, to grant terrain management variances in connection with the construction of houses and other structures on Residential Lots.

5.5.1(a)

wherever in the Project engineering standards for roadway construction conflict with the terrain management requirements of the Applicable Regulations, considerations of terrain shall have priority and engineering standards shall be modified consistent with sound engineering safety design criteria (e.g., lower design speed) a so that a rural road design may be maintained, meeting terrain management requirements as much as possible.

5.5.1(b)

Where terrain leaves no reasonable alternatives, the construction of the Project Road network shall be allowed to exceed terrain management requirements (and variances shall be granted) for encroachment into natural slope, grade, or cut-and-fill in order to facilitate development of a coherent and well-integrated rural roadway network. The City has determined that these variances can be granted within the limits of safe engineering design criteria.

5.5.1(d)

The City waives curb and gutter requirements for roadway construction whenever curbs and gutters are not needed for surface drainage control. The parties shall mutually agree upon stabilized base coarse, asphalt, or other pedestrian facilities in lieu of concrete sidewalks.

The property is heavily vegetated with evergreen trees. The Applicant has advised Staff that they are not planning to mass grade the project area, but rather target specific areas designated for development. A tree inventory of significant trees will need to be included for all graded areas.

Technical corrections for terrain management and landscape plans have been included as technical corrections in Exhibit A and required prior to filing the development plan.

Technical Review Division comments for terrain management and landscaping can be found in Exhibit B.

Figure 5 Existing Vegetation

g) Utilities

The proposed development will connect to city services for water and sewer. Wet and dry utilities will be extended into the project accessible off Village Drive.

The annual water budget proposed for the project is 33.31-acre feet. The Applicant will be required to offset water demand at the time of building permit.

Water Resources Division provided one Condition:

> *Required to submit a water budget for their subdivision as well as a separate landscape water budget (the landscape water budget component is calculated by averaging the 3 years usage). The amount used for year 1-2 for establishment of landscape and estimated usage for 3rd year thereafter which normally goes down. We take the average for those for the landscape water budget.*

Water Resources Division and Wastewater Division comments can be found in Exhibit B.

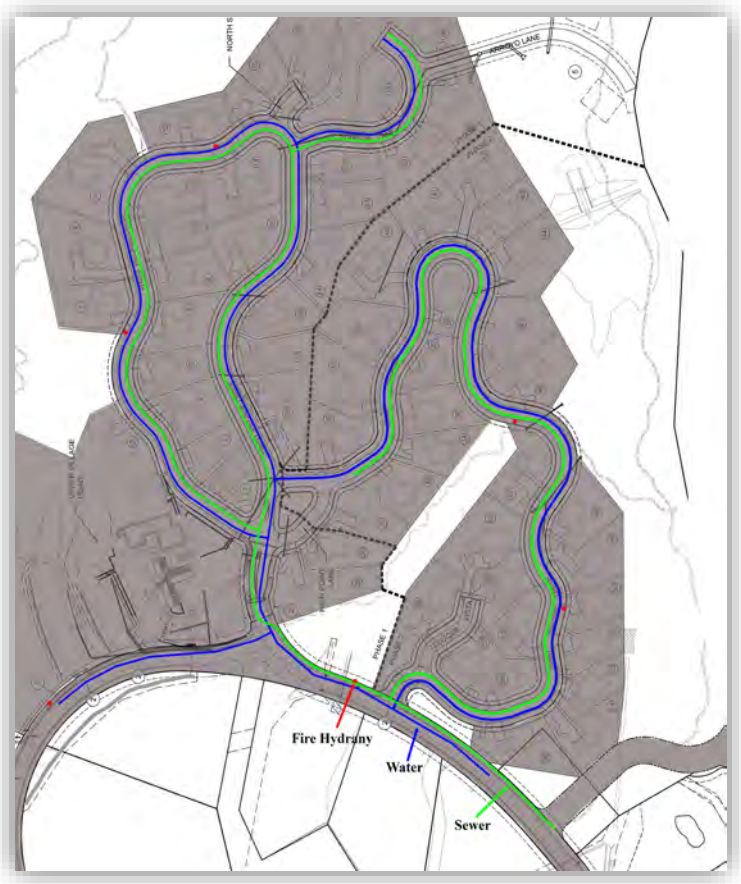
h) Fire

The Applicant will provide six hydrants.

- Two off Village Drive,
- Two off East Village Drive, and
- Two off West Village Drive.

The Fire Marshal has provided standard comments, which can be found in Exhibit B.

Figure 6 Water and Sewer



V. MASTER PLAN

The Applicants has provided a two-phase master plan amendment for the hotel project. The proposal provides for less than 250 rooms, in multiple structures, and will likely involve multiple ownership. However, the resort will be under single management and subject to planned resort development regulations and covenants. The objective of the master plan is the "creation of hotel casita/guest room lots for sale to investors, and to provide design guidelines for hotel casitas/guest rooms and village structures.

Table 4 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) **YES**

The Applicant response states:

> *This Master Plan Amendment aligns with General Plan Themes and Policies, such as balancing nature resource protection, conservation of water and reduction of water use by downsizing the hotel, maintaining and respecting Santa Fe's unique personality, sense of place and character, provides a mix of lands uses and streamlines the planning development review process. Furthermore, the General Plan Land Use Framework includes the following elements: Mix of Uses in All New and Existing Neighborhoods, Protection of Natural Resources and the Environment, Minimal Impacts on Congested Streets, and Commercial Development located away from Arterials.*

The master plan amendment provides the ability for long term phasing and design guidelines. The proposed hotel in line with the following development plant agreements:

- *2.20 Hotel: A resort hotel consisting of up to; but not more than, 250 units (which units may be located in a in a single structure or multiple structures), accessory buildings and improvements, and related resort amenities permitted under the PRRC zoning district which, if constructed, shall be located on the Hotel Site.*
- *2.21 Hotel Site: A tract of approximately 35 acres located within the Project as shown on the Approved Plans, and the future site identified for the Project's and related resort amenities.*
- *"Hotel Site and Cluster Site Plans: Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster Sites as part of the Approved Plans, Developer shall have the right to make substantial changes to the Hotel and Cluster Site footprints and further revise the Preliminary Development Plan for the Hotel Site and Cluster Sites to take account of changes in the market or the seeds and desires of a particular hotel developer or operator...The Hotel Site may be under single or multiple ownership so long as it is under common management."*

Staff's concurs with the Applicant's analysis for criterion 1 and the application is in line with the development plan Agreement and satisfies master plan criterion required by Subsection 14-3.9(D)(1)(a).

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) **YES**

The Applicant has addressed Criterion 2 stating:

> *"The stated purpose of the PRRC District in §14-4.3(J)(1) is "…to provide for the comprehensive and coordinated planning of large-scale resort- residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities and building types within the range of the economic market the development proposes to serve."*

Staff's concurs with the Applicant's analysis for criterion 2 and the application is in line with the development plan Agreement and satisfies master plan criterion required by Subsection 14-3.9(D)(1)(b).	
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) **YES**
The Applicant has addressed Criterion 3 stating: *The subject land area (Resort tract) makes efficient use of existing infrastructure and represents the final phase of development within Monte Sereno master-planned community, as contemplated in the A&D.* The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area. In addition, the subject land area makes efficient use of existing infrastructure and represents the Hotel phase of development within the Monte Sereno master-planned community, as contemplated in the original vision of the master plan, and Development Agreement. Staff's concurs with the Applicant's analysis for criterion 3 and the application is in line with the development plan Agreement and satisfies master plan criterion required by Subsection 14-3.9(D)(1)(c).	
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) **YES**
The Development Review Team (DRT) has reviewed this proposal in accordance with the Development Agreement and City Code. The review of the proposal identified that the Project's proposed streets, sewer lines, water lines, and fire protection will not adversely impact City resources. City resources will be able to accommodate the impacts of the planned development. Conditions of approval and technical corrections have been incorporated into the recommendation to the Planning Commission for review and approval. Staff's analysis of the project identifies that the Applicant has satisfied both the master plan criterion required by Subsection 14-3.9(D)(1)(d) and the Project application is in line with Development Agreement.	

VI. SUBDIVISION

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. 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".

Table 5 Approval Criteria (§ 14-3.7(C)(1))

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/Conditional) **YES**
An Archaeological Clearance has been issued for the property by the city (reference Exhibit C). The DRT has reviewed the Application with due regard for vegetation, watercourses, archeological sites, and similar community assets in the area, including a trail connection. Staff's analysis based upon City review finds that the Applicant has satisfied criterion 1 for Preliminary Plat approval and is in line with the Development Agreement.	
Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No/Conditional) **YES**
The proposed preliminary platted lots of the subdivision do not lie within a 100-year flood zone. The Applicants proposed design has been reviewed by the DRT in conjunction with the City Code. The findings of the DRT Review, identify that the proposed development would not endanger health, safety or welfare aggravate erosion or flood hazard and is suitable to be platted. Staff's analysis finds that the Applicant has satisfied criterion 2 for Preliminary Plat approval and is in line with the Development Agreement.	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No/Conditional) **YES**
The proposed preliminary plat identified the location of existing and proposed roadway improvements and wet and dry utilities, as is required for the preliminary plat. However, the Application for the final plat is required to comply with relevant conditions of approval and technical corrections for the preliminary plat as part of the final plat review that will further satisfy this approval criteria. The proposed preliminary subdivision plat complies with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedication Standards) and Development Plan Agreement. Staff's analysis finds that the Applicant has satisfied criterion 3 for Preliminary Plat approval and is in line with the Development Agreement.	

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No/Conditional) **YES**
There are no existing nonconformities. The variances requested for this subdivision are in line with the Development Agreement. Approval of the proposed subdivision would not create nonconformities under city regulations as the requested variance is compliant with the Development Agreement.	
Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No/Conditional) **YES**
No existing non-conformities exist on the subject property.	

VII. DEVELOPMENT PLAN APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a development plan:

Approval Criteria– Necessary Findings (Section 14-3.8(D))

***§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application*;**	Criterion Met: (Yes/No/conditional) **YES**
Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The City's Development Review Team has reviewed the application requiring minor technical correction prior to a filing. The application complies with City Code subject to conditions and technical corrections.	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest	Criterion Met: (Yes/No/conditional) **YES**
The term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff has reviewed the proposed development plan application in accordance with these ordinances. Subject to staff recommended conditions of approval, the proposed development plan application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No/conditional) **YES**

The proposed hotel buildings have a soft contemporary Santa Fe style architecture which matches the architecture within Monte Sereno.

The Project is in line with the Development Agreement.

VIII. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

Subject to the development agreement:

> *"4.5 Curb, Gutter, and Sidewalks: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks."*

IX. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two ENN meetings one on June 14, 2021, and September 9, 2021. Both ENN meeting were well attended, Concerns raised at both meeting identified:

- Construction traffic (Addressed at the ENN)
  - The Applicant said they would limit and direct traffic to the new entrance (Village Drive).
- Hotel traffic (addressed at the ENN)
  - The Applicant said they would limit construction traffic to the new entrance (Village Drive).
  - The Applicant said that Signage will also be placed to guide hotel visitors.
- Employee parking too far from the facilities (resolved by the Applicant)
  - The Applicant said the Employee parking was originally east of the main facility at the village. The employee parking was moved at the resort village site.

X. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B Development Review Team (DRT)

1) Traffic Engineering, City Consultant, Wilson & Company, Inc., Engineers & Architects
2) Technical Review Division Terrian Management, and ADA, Dee Beingessner
3) Technical Review Division (Landscaping), Lawrence Rivera
4) Water Recourses, Patricio Pacheco
5) Wastewater Division, Stan Holland
6) Fire Department, Geronimo Griego
7) Environmental Services Division, Eric J. Lucero

EXHIBIT C: Findings of Fact and Conclusions of Law

1. Case #2021-4219 - Monte Sereno Hotel Master Plan
2. Case #2021-3800 - Monte Sereno Hotel Development Plan
3. Case #2021-3801 - Monte Sereno Hotel Preliminary Subdivision
4. #2021-3837 - Monte Sereno Hotel Variance to Subsections 14-8.2(D)(1) and (D)(2)(b)

EXHIBIT D: Maps and Photos

1) Figure 1 Adjacent Zoning
2) Figure 2 Structure Design
3) Figure 3 Open Space and Trails
4) Figure 4 Parking
5) Figure 5 Existing Vegetation
6) Figure 6 Water and Sewer

EXHIBIT E Development Agreement

EXHIBIT F: Applicant Submittals

1) Application
    a. Master Plan
    b. Design Guidelines
    c. Subdivision
    d. Development Plan

APPROVED AS TO FORM:

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

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT A

Technical Conditions

EXHIBIT A
Technical Corrections
Cases #2021 - 4219, 3800, 3801 & 3837
Master Plan Amendment, Development Plan and Subdivision,

	Technical Corrections of approval	Department	To be completed by:
1	Include a parking detail on the Development plan sheet identifying parking size and width for all parking.	**Land Use Current Planning**	**Prior to filing the Master Plan and Development Plan**
2	Correct road name "*Tesuuque Vista*"		
3	Correct all lot lines on the development Plan		
4	Correct *"High Point Lane"* Text. The text is not referring to anything.		
5	Parking shall comply with Chapter 14 SFCC 1987 "*Exhibit A - Table 14-8.6-1"Parking and Loading Requirements"* for Parking Space Layout and Dimensional Standards		
6	No parking shall overhang onto sidewalks or roadways		
7	The design guidelines shall include a note identifying required parking per Chapter 14 SFCC 1987 "*Exhibit A - Table 14-8.6-1"Parking and Loading Requirements"* for hotels.		
8	Design guidelines shall provide setbacks and building separation for swimming pools, hot tubs, sundecks at the resort village and fire pits / fire features		
9	Noise shall include minimal and maximum dBA standards pursuant to the City Code 10-2.5 - Zone district noise levels; maximum; correction for a PRRC District.		
10	A note in the guidelines identifying that the casitas are commercial structures used for a hotel use for transient occupancy only and not to be used as residential structures for residential use.		
11	Identify loading zones on the Development Plan for the project per 14-8.6(D) Loading Standards.		

12	Correct square footage values: Development Plan identifies 167,000 sq. ft, sum of buildings identifies 170,700 sq. ft., caption 170,000 sq. ft..		
13	Terrain Management Report should discuss existing stockpile and plans for the distribution of this material, or if it is to remain in place, the plans for proper compaction.	Technical Review Division Terrian Management, and ADA	**Prior to recordation**
14	It appears that some house pads and driveways are shown to be located on the fill slopes adjacent to the roadway. Please explain this transition for the future structures to be built.		
15	Label existing contour elevations on detailed grading and drainage plans (Sheets C-302 through C-308) Some are shown but too sporadically.		
16	Additional red line comments will be made on the plans and submitted for changes.		
17	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.		
18	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process.		
19	Include dimensions ADA parking spaces and aisles on the parking lot ADA details sheet. Show detectable warning installations on ramps or other areas where the path of travel will cross a vehicular path.		
20	Remove references to Handicap (or HC) for ADA.		
21	Proposed project shall comply with 2015 IBC R-1 occupancy class and shall provide (4) Accessible units, (3) without roll in showers (1) with a roll in shower. All other units shall be Type B. All proposed units will be required to have an accessible route from the site arrival point and a pedestrian route to all resort amenities. At this time the proposed Development plan indicates 60 total units. In the future, if subdivision of the property into individual sellable lots is proposed, a development plan		

	amendment would be required since this would change the requirements of 1107.6.1 For Accessible units. More than 50 units per owner would be required to meet table 1107.6.1.1 Accessible Dwelling units and sleeping units. If less than fifty, the type B requirements would be limited to units or Buildings with more than four units.		
22	Approval Comments: 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 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.		
23	Sheet V-110/1 of 5. Provide standard drainage facilities maintenance note referencing Article 14-8.2(K). Can probably use the same note on the Development Plan. Add sentence to note #3 stating ponds are to drain within 24 hours as per Article 14-8.2(D) (4) (c) (ii).		
24	Sheet L-100. Delineate limits of existing fill located on the site. Provide explanation of the status or the intent of this fill. How many trees were removed in the filled area?		
25	Sheet C-101. Delineate limits of existing fill located on the site.		
26	Sheet C-101A. Delineate limits of existing fill located on the site. Show location of proposed ponds out of 30% slopes. Remove note which states; Building pads are shown for feasibility only.		
27	Sheet C-103. Label the proposed crown and bar ditch on the typical road sections. Reference detail sheets for stone check dam, guard rail, keystone retaining wall and curb and gutter.		
28	Sheet C-104. The depth of the lip of the curb should be 6 3/4" instead of 6", unless it is going to be located in the medians. Provide total height of the concrete header curb.		
29	Sheet C-201. Label sanitary sewer manholes, sewer flushing stations, storm sewer manholes and water valves. They should not be located in fillets, valley gutters or curb and gutter. Provide plan and profile sheets for sanitary sewer and water lines.		
30	Sheet C-202. Same as item #7.		
31	Sheet C-203. Same as item #7.		
32	Sheet C-300. Provide explanation of the status or the intent of the existing fill. Does not appear to be considered in cuts and fills. Provide soils and drainage report.		
33	Sheet C-301. Label proposed curb and gutter, storm sewer manholes and culverts. Provide detail/section of each pond.		
34	Sheet C-302 through sheet C-308. Label existing contour elevations, storm sewer manholes		

	and CMP's. Indicate grading limits and location of utility easement.		
35	Sheet C-400. Label installation of CMP's on plan and profile.		
36	Sheet C-402. Show end of proposed CMP on Arroyo Lane profile view.		
37	Sheet C-600 through sheet C-609. Label size and type of storm sewer on plan and profile. Label the construction of storm sewer structures on plan and profile.		
38	Provide mulch material descriptions: type, size, quantity, and depth. Mulch to be 2"minimum thickness over weed barrier.	Technical Review Division	Prior to permit review
39	14-8.4(F)(2)(h) new plant material shall be mulched to a minimum depth of two (2) inches and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material.		
40	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.		
41	COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.		
42	A water level measuring device with zero set at finish grade located at the center of each pond is required.		
43	A security fence around ponds three feet and deeper with a maintenance gate is required.		
44	Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".		
45	Provide on native seeding plan seed mix rate, and irrigation description. Please note soil amendment and scarification, ripping, and or rototilling.		
46	Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding, Hydro-seeding, or by hand raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the		

	manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric or matts on all fill slopes greater than a 3:1. All seeding shall is to be done between May 15 and August 15. - A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.		
47	Provide lawn type and seed mix percentage, note sod or seed.		
48	Provide a Cistern design with details including the connection to the irrigation system.		
49	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.		
50	Staff reserves the right to require additional submittals upon receiving revisions.		
51	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)		
52	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**
53	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.		
54	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
55	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.		
56	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
57	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
58	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)		
59	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
60	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		

61	Shall comply with Section D106 Multiple-Family Residential Developments.		
62	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
63	"hotel' use with a clubhouse bar and grill, there should be a plan for refuse collection.	**Environmental Services Division**	**Development Plan**
64	On page 2 of the Development Report, it states "there are 120 resort units located in 60 resort casitas". Please clarify the difference between a resort unit and resort casitas and which of these was used in the sizing of the pipe for the low-pressure system.	**Public Utilities/Wastewater**	**Prior to recording the Master Plan**
65	Required to submit a water budget for their subdivision as well as a separate landscape water budget.(the landscape water budget component is calculated by averaging the 3 years usage. The amount used for year 1-2 for establishment of landscape and estimated usage for 3rd year thereafter which normally goes down. We take the average for those for the landscape water budget.	**Water Resources Division**	**Prior to Submitting a construction permit**

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT B

Development Review Team (DRT)

1) Traffic Engineering, City Consultant, Wilson & Company, Inc., Engineers & Architects
2) Technical Review Division Terrian Management, and ADA, Dee Beingessner
3) Technical Review Division (Landscaping), Lawrence Rivera
4) Water Recourses, Patricio Pacheco
5) Wastewater Division, Stan Holland
6) Fire Department, Geronimo Griego
7) Environmental Services Division, Eric J. Lucero
8) Archaeological Clearance

Monte Sereno TIA

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

Mon 7/12/2021 3:45 PM

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

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 Monte Sereno TIA Dated April 16, 2020 along with June 17, 2021 update/cover letter:

- References prior approval of NMDOT, however, NMDOT review and approval are not provided. As such, the approval should be conditioned upon NMDOT approval of the updated TIA.
- The following were recommendations in the TIA but were not shown in the plans. Since the NMDOT review and approval was not provided, we are not aware the direction NMDOT provided on these.
    - The TIA references improvements to the barrier wall at Village Drive between Opera and 285: "As proposed by the Developer, the height of the barrier wall between Opera Drive and US 285, opposite of the entrance, will be raised approximately three feet. A MUTCD/DOT Type 4 Object Marker should be placed on the wall to warn drivers of the end of Village Drive." Plans are not included in the submittal.
    - The TIA recommends construction of a northbound left-trun deceleration lane at Opera Drive/Village Drive. The turn lane is not included in the development plans.

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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Development Review Team
Comment Form

Date: 8/9/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-3800. Monte Sereno Resort Development Plan.**

Case Mgr: Dan Esquibel

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

Conditions of Approval :	Must be completed by:
1	
2	

Technical Corrections*:	Must be completed by:
1 Terrain Management Report should discuss existing stockpile and plans for the distribution of this material, or if it is to remain in place, the plans for proper compaction.	Prior to recordation
2 It appears that some house pads and driveways are shown to be located on the fill slopes adjacent to the roadway. Please explain this transition for the future structures to be built.	
3 Label existing contour elevations on detailed grading and drainage plans (Sheets C-302 through C-308) Some are shown but too sporadically.	
4 Additional red line comments will be made on the plans and submitted for changes.	
5 Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition.	Building Permit Process
6 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process.	
7 Include dimensions ADA parking spaces and aisles on the parking lot ADA details sheet. Show detectable warning installations on ramps or other areas where the path of travel will cross a vehicular path.	
8 Remove references to Handicap (or HC) for ADA.	

9 Proposed project shall comply with 2015 IBC R-1 occupancy class and shall provide (4) Accessible units, (3) without roll in showers (1) with a roll in shower. All other units shall be Type B. All proposed units will be required to have an accessible route from the site arrival point and a pedestrian route to all resort amenities. At this time the proposed Development plan indicates 60 total units. In the future, if subdivision of the property into individual sellable lots is proposed, a development plan amendment would be required since this would change the requirements of 1107.6.1 For Accessible units. More than 50 units per owner would be required to meet table 1107.6.1.1 Accessible Dwelling units and sleeping units. If less than fifty, the type B requirements would be limited to units or Buildings with more than four units.	
10 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 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.	

*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):

THE RESORT AT MONTE SERENO, PRELIMINARY REDLINES
AUGUST, 2021

1. Sheet V-110/1 of 5. Provide standard drainage facilities maintenance note referencing Article 14-8.2(K). Can probably use the same note on the Development Plan. Add sentence to note #3 stating ponds are to drain within 24 hours as per Article 14-8.2(D) (4) (c) (ii).
2. Sheet L-100. Delineate limits of existing fill located on the site. Provide explanation of the status or the intent of this fill. How many trees were removed in the filled area?
3. Sheet C-101. Delineate limits of existing fill located on the site.
4. Sheet C-101A. Delineate limits of existing fill located on the site. Show location of proposed ponds out of 30% slopes. Remove note which states; Building pads are shown for feasibility only.
5. Sheet C-103. Label the proposed crown and bar ditch on the typical road sections. Reference detail sheets for stone check dam, guard rail, keystone retaining wall and curb and gutter.
6. Sheet C-104. The depth of the lip of the curb should be 6 3/4" instead of 6", unless it is going to be located in the medians. Provide total height of the concrete header curb.
7. Sheet C-201. Label sanitary sewer manholes, sewer flushing stations, storm sewer manholes and water valves. They should not be located in fillets, valley gutters or curb and gutter. Provide plan and profile sheets for sanitary sewer and water lines.
8. Sheet C-202. Same as item #7.
9. Sheet C-203. Same as item #7.
10. Sheet C-300. Provide explanation of the status or the intent of the existing fill. Does not appear to be considered in cuts and fills. Provide soils and drainage report.
11. Sheet C-301. Label proposed curb and gutter, storm sewer manholes and culverts. Provide detail/section of each pond.
12. Sheet C-302 through sheet C-308. Label existing contour elevations, storm sewer manholes and CMP's. Indicate grading limits and location of utility easement.
13. Sheet C-400. Label installation of CMP's on plan and profile.
14. Sheet C-402. Show end of proposed CMP on Arroyo Lane profile view.
15. Sheet C-600 through sheet C-609. Label size and type of storm sewer on plan and profile. Label the construction of storm sewer structures on plan and profile.

Development Review Team

Comment Form

Date: 12/09/20

Staff person: Lawrence Rivera

Dept/Div: Land Use/Terrain Management – Landscape/Irrigation Review

Case #2021-3800. Monte Sereno Development Plan

Case Mgr: Dan Esquibel, daesquibel@santafenm.gov, 955-6587)

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. Provide mulch material discriptions: type, size, quantity, and depth. Mulch to be 2"minimum thickness over weed barrier.	Prior to permit review
2. 14-8.4(F)(2)(h) new plant material shall be *mulched* to a minimum depth of two (2) inches and the *mulch* renewed yearly or as needed. *Mulch* may be of organic or inorganic material.	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. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to permit review
6. A security fence around ponds three feet and deeper with a maintenance gate is required.	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 on native seeding plan seed mix rate, and irrigation description. Please note soil amendment and scarification, ripping, and or rototilling.	Prior to permit review
9. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) Seeded areas shall be graded two inches (2") below top of concrete curbs and sidewalks. Add a heat treated compost material one inch (1") depth to all seeded areas. Disk or rototill soil and amendments 4-6" depth. Grade prepared soil level removing all stones ¾" and larger. Sowing shall be accomplished by drill seeding, Hydro-seeding, or by hand	Prior to permit review

raking into the soil. Mulch is to be used at the rate of two tons per acre and tucked with a disk or anchored with a tackifier or by Hydro-seed, the slurry is to contain mulch and tackifier as recommended by the manufacturer. Slopes of 3:1 and greater shall be seeded by hand raking into soil or by the use of a hydro-seeder. Install erosion control fabric or matts on all fill slopes greater than a 3:1. All seeding shall is to be done between May 15 and August 15. - A one year Warrantee shall be provided by the contractor. A 70% germination rate equal to the surrounding native pristine landscape is required.	
10. Provide lawn type and seed mix percentage, note sod or seed.	Prior to permit review
11. Provide a Cistern design with details including the connection to the irrigation system.	Prior to permit review
12 Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
13 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):

PACHECO, PATRICIO M.
Fri 10/1/2021 12:37 PM
To: ESQUIBEL, DANIEL A.
Cc: HOOK, ALAN G.

Good afternoon,
my comments on Monte Sereno will be the following:
required to submit a water budget for their subdivision as well as a separate landscape water budget.(the landscape water budget component is calculated by averaging the 3 years usage. The amount used for year 1-2 for establishment of landscape and estimated usage for 3rd year thereafter which normally goes down. We take the average for those for the landscape water budget.

Thanks,

Patricio Pacheco
Water Resources & Conservation
City of Santa Fe - Water Division
(505) 955-4221
pmpacheco@santafenm.gov

Development Review Team

Comment Form

Date: July 6, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-3800 & 3801 Monte Sereno Development Plan and Preliminary Subdivision.**

Case Mgr: Dan Esquibel, Case Manager

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

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

Conditions of Approval:	Must be completed by:
1. A plan and profile plan set of the sewer collection system for this project is required. 2. In page 2 of the Development Report it states "there are 120 resort units located in 60 resort casitas". Please clarify the difference between a resort unit and resort casitas and which of these was used in the sizing of the pipe for the low-pressure system. 3. The Wastewater Division requires an analysis and report for the low-pressure sewer system to be performed by E-One. The analysis of the system shall include the existing off-site four (4) inch line that the Development connects to down to lift station 2	Prior to Sign Off for Development Plan.

Technical Corrections*:	Must be completed by:
	Prior to Sign Off for Final Development Plan.

*Must made prior to recording and/or permit issuance

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

1. [None]

Development Review Team

Comment Form

Date: 07/14/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-3800 3801 3837 3838 Monte Sereno

Case Mgr: Dan Esquibel

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

Conditions of Approval:	Must be completed by:
	Prior to planning commission.

Technical Corrections*:	Must be completed by:
1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	At the time of any new construction or remodel.

7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with 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

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

CITY OF SANTA FE

ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

PLEASE ATTACH A COPY OF THIS PERMIT WITH YOUR BUILDING PERMIT APPLICATION

Case File Number AR-05-07 AR-09-107 Date Application Submitted _____

District: Historic Downtown District _____; River & Trails-Regular _____; Santa Fe Trail _____; Suburban X

Building Sq. Ft. _____ Development Acreage _____

Project Description: Final Treatment Report for LA 79937, LA 79938, LA 79939

Site Address/Location: Monk Sereno, N. Tanoan, W. of 84/285 Property Owner: Don Beauregard

Permit: Grading _____; Development _____; Building _____

Applicant Information: Name: Ron Winters

Mailing Address: 109 Calle Paula SF NM 87505 Phone No.: 466-4952

Archaeological Consultant: Ron Winters.

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

X a. Research Design Outline
X b. Site Map of Excavations
___ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
X d. Description of Cultural Remains Discovered
X e. Description of Prehistoric and Historic Occupation and Land Use
___ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: November 1, 2007

Special Conditions: X Yes (see attachment) ____ No with typos corrected

FINAL TREATMENT REPORT

Dec. 17, 2007 Date Final Report Due _____ Date Final Report Received

PLUDURMS-994

Permit Approved: _____ Date: _____

Archaeological Review Committee Chairperson

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT C

Findings of Fact and Conclusions of Law

1. Case #2021-4219 - Monte Sereno Hotel Master Plan
2. Case #2021-3800 - Monte Sereno Hotel Development Plan
3. Case #2021-3801 - Monte Sereno Hotel Preliminary Subdivision
4. Case #2021-3837 - Monte Sereno Hotel Variance to Subsections 14-8.2(D)(1) and (D)(2)(b)

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

Case #21-4219
Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive
Owner/Applicant's Name – 21 Club Holdings LLC.
Agent's Name – Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on October 21, 2021, upon the application (Project) of Al Lilly, agent for 21 Club Holdings LLC (Applicant).

The Applicant seeks the Commission's recommendation of approval to the Governing Body for a Master Plan Amendment to the Monte Sereno Master Plan, allowing for modifications to infrastructure and design standards, on approximately 34.96 acres (Project). The property is located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive (Property) and is zoned PRRC (Planned Residential Resort Community - corresponding to approved master plan).

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

FINDINGS OF FACT

1. At the hearings, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on for hearing on March 25, 2021upon the application in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted two ENN meetings. The Applicant conducted one ENN on June 14, 2021, and September 9, 2021. The ENN meetings were conducted virtually via Zoom meeting platform. The ENN meetings were attended by a representative of the Applicant and City staff. The meetings were well attended by the public.

6. On October 21, 2021, the Commission voted to recommend the Governing Body approve Monte Sereno Master Plan Amendment for the Property and adopt written Findings of Fact and Conclusions of Law, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-4219).
7. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to master plans.
8. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
9. Staff recommended that the Commission recommend the Governing Body approve Monte Sereno Master Plan Amendment, subject to the conditions and technical corrections imposed at different review and development stages identified in the Staff Report and in the exhibits to the Staff Report, such as: Prior to recording the Master Plan.
10. SFCC 1987 Section 14-3.9 establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC 1987 Section 14-3.9(D).
11. SFCC 1987 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.
12. 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 1987 Section 14-3.9(D)(1) have been met.
13. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposed master plan amendment is consistent with the Monte Sereno Development Agreement and the general plan.
14. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission found the master plan is consistent with the purpose and intent of the PRRC zoned district that apply to, or will apply to, the master plan area, and with the applicable use regulations, proposed design standards and development standards subject to Monte Sereno Master Plan Amendment .
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(c), the Commission found that the proposed master plan amendment would contribute to the coordinated and efficient development of the community.
16. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the Commission found that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire protection, will be able to accommodate the impacts of the planned development.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
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 recommended approval of the requested master plan amendment because master plan amendment complied with SFCC 1987 Section 14-3.9(D) "*Approval Criteria*".

WHEREFORE, IT IS ORDERED ON THE 21ST DAY OF OCTOBER, 2021, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the Master Plan Amendment, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Patricia Feghali
Assistant City Attorney

Date:

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

Case #2021-3800
Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive Owner/Applicant's Name – 21 Club Holdings LLC.
Agent's Name – Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on October 21, 2021, upon the application (Project) of Al Lilly, agent for 21 Club Holdings LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to construct 170,000 square feet of new construction for hotel use (Project). The Property is approximately 34.96 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development.

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

FINDINGS OF FACT

1. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(B)(3)(a), a development plan is required for proposed development with a "gross floor area of thirty thousand square feet or more and is located within any zoning district of the city."
2. SFCC 1987 Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 2021, in accordance with SFCC 1987 Section 14-3.l(E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted two ENN meetings. The Applicant conducted one ENN on June 14, 2021, and one on September 9, 2021. The ENN meetings were conducted virtually via Zoom meeting platform. The ENN meetings were attended by a representative of the Applicant and City staff. The meetings were well attended by the public.
6. SFCC 1987 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
7. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
8. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
9. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
10. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).

11. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
12. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
13. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC 1987 Sections 14-2.3(C)(1) and 14-3.8(B)(4).
14. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
15. Pursuant to SFCC Section 1987 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The size and scale of the existing buildings are compatible with surrounding properties. The proposed hotel buildings have a soft contemporary Santa Fe style architecture which matches the architecture within Monte Sereno.
16. Under SFCC 1987 Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
17. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
18. Under SFCC 1987 Section 14-3.8(A), approving the proposed Development Plan furthers the purpose and intent of providing plans for development, ensuring compliance with Chapter 14, and facilitating the documentation of future compliance with the approved plans.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is able to comply with the Conditions.
4. The development plan should be approved subject to the conditions recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 21ST DAY OF OCTOBER 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

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

_____ _____
Brian Gutierrez Date
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date
Assistant City Attorney

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

Case #21-3801
Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive
Owner/Applicant's Name - 21 Club Holdings LLC.
Agent's Name - Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on October 21, 2021, upon the application (Application) of Al Lilly, agent for 21 Club Holdings LLC. (Applicant).

The Applicant seeks the Commission's approval of a preliminary subdivision plat for seventy (70) single-family lots on approximately 168.27 acres (Project). The property is located at Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive (Property), and is zoned PRRC (Planned Residential Resort Community - corrisponding to approved master plan).

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

FINDINGS OF FACT

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on March 25, 2021, in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting. The Applicant conducted one ENN on June 14, 2021, and a second ENN on September 09, 2021. The ENN meetings were conducted virtually via Zoom. Both ENN meetings were attended by a representative of the Applicant and City staff. Both meetings were well attended by the public.
6. 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 deny preliminary subdivision plats.

7. 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.
8. Staff recommended that the Commission approve the preliminary subdivision plat, subject to certain conditions and technical corrections set out in the Staff Report and exhibits.
9. SFCC 1987 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 1987 Section 14-3.7(C).
10. SFCC 1987 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 1987 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 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets. The City granted Archaeological Clearance Permit for the property on December 17, 2007. The Project shows due regard for natural features and enhancement of community assets through the following measure:
    - Approximately 11.68 acres of open space will be provided, offering opportunities for recreation.
13. Pursuant to SFCC 1987 Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed. No portion of the proposed subdivision falls within the 100-year flood zone.
14. Pursuant to SFCC Section 1987 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC 1987 Section 14-9.
15. Pursuant to SFCC 1987 Section 14-3.7(C)(4)-(5), the Commission finds that the plat does not create any nonconformities or increase any existing nonconformities.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
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 because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 21ST DAY OF OCTOBER 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.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Patricia Feghali
Assistant City Attorney

Date:

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

Case #2021-3837
Located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive
Owner/Applicant's Name – 21 Club Holdings LLC.
Agent's Name – Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on October 21, 2021, upon the application (Project) of Al Lilly, agent for 21 Club Holdings LLC (Applicant).

The Applicant requests variances from the Santa Fe City Code (SFCC) 1987. The requested variances are to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for the resort casitas. The property is located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive (Property) and is zoned PRRC (Planned Residential Resort Community - corresponding to approved master plan).

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

FINDINGS OF FACT

1. At the hearings, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on for hearing on March 25, 2021, upon the application in accordance with SFCC 1987 Section 14-3.l(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted two ENN meetings. The Applicant conducted one ENN on June 14, 2021, and one on September 9, 2021. The ENN meetings were conducted virtually via Zoom meeting platform. The ENN meetings were attended by a representative of the Applicant and City staff. The meetings were well attended by the public.
6. On October 21, 2021, the Commission voted to recommend the Governing Body approve Monte Sereno Master Plan Amendment for the Property and adopt written Findings of Fact and Conclusions of Law, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-3837).

7. Pursuant to the "1993 annexation and Development Agreement Between Tano Santa Fe Partners and the City of Santa Fe" (Development Agreement) Section 4.5:

- *Curb, Gutter, and Sidewalks: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks.*

8. Pursuant to SFCC 1987 Sections 14-2.3(C)(3) and 14-3.16(A), the Commission has the authority to review and approve or disapprove variances.
9. City staff reviewed the Applications and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission approve the variance requested for case #2021-3837.
11. SFCC 1987 Section 14-3.16(B) sets out procedures for variance applications and requires the Commission to hold a public hearing and approve, approve with conditions, or deny the variance application.
12. The Development Agreement sets out approval conditions and requires the Commission to make findings of fact sufficient to show that this Development Agreement has been met before granting a variance.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Commission has the power and authority at law and under the Code to review the requested variances and to approve, approve with conditions, or deny the Applications.
3. The variances to Chapter 14 (SFCC) 1987, Subsections 14-8.2(D)(1) and (D)(2)(b) comply with Development Agreement Section 4.5.

WHEREFORE, IT IS ORDERED ON THE 21ST DAY OF OCTOBER 2021, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the variances to Chapter 14 (SFCC) 1987, Subsections 14-8.2(D)(1) and (D)(2)(b), Amendment, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #21-3837.

_____ _____

Brian Gutierrez Date:
Chairperson

FILED:

_____ _____

Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____

Patricia Feghali Date:
Assistant City Attorney

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

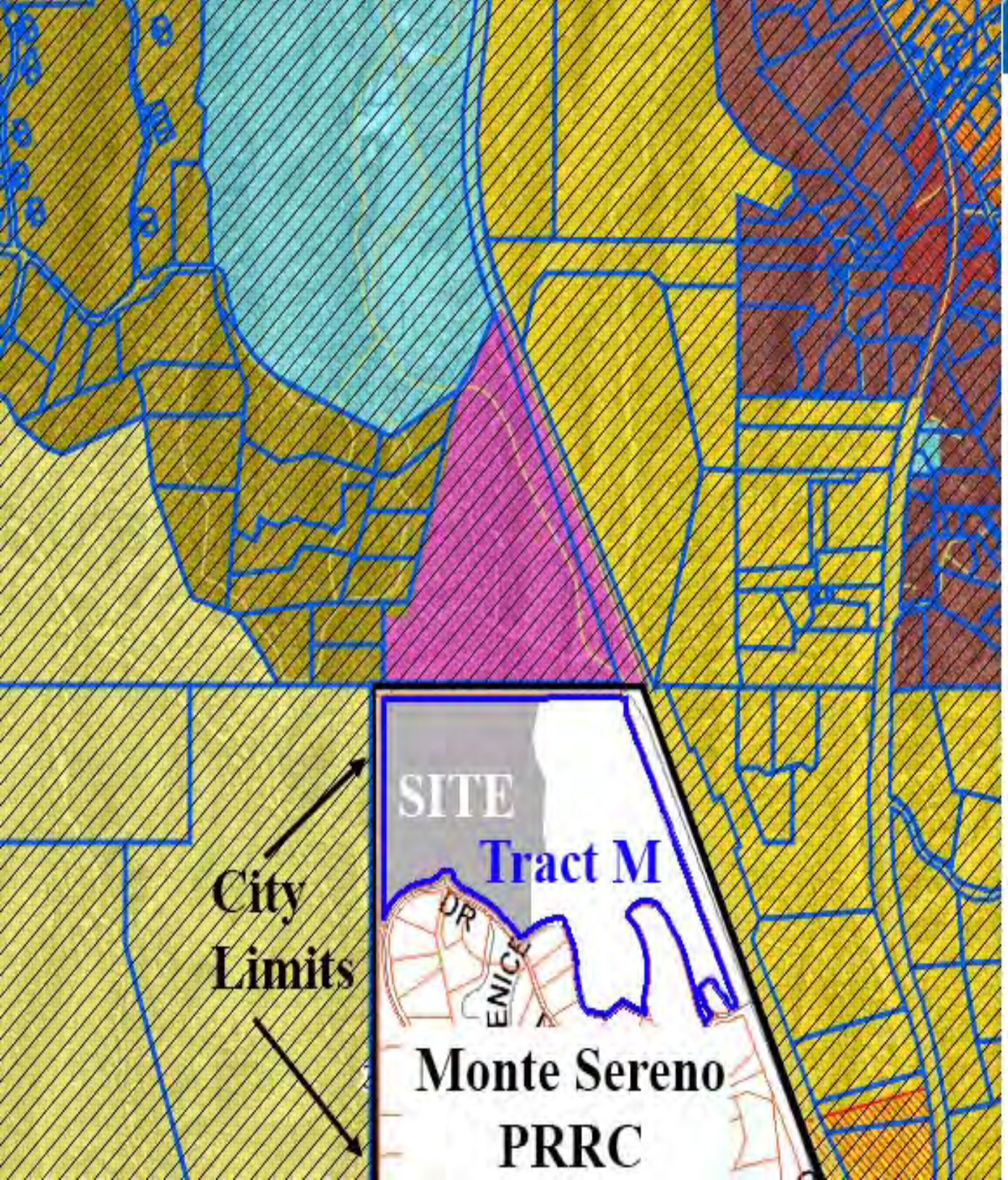
Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT D

Maps and Photos

1) Figure 1 Adjacent Zoning
2) Figure 2 Structure Design
3) Figure 3 Open Space and Trails
4) Figure 4 Parking
5) Figure 5 Existing Vegetation
6) Figure 6 Water and Sewer



Legend

- Industrial Light
- Mixed Use
- Municipal Annexation Area (not under County zoning jurisdiction)
- Municipality (not under County zoning jurisdiction)
- Planned Development District (PDD)
- Public / Institutional
- Residential Community
- Residential Estate
- Residential Fringe
- Rural
- Rural Fringe
- Rural Residential
- Traditional Community
- Tribal Lands (not under County zoning jurisdiction)

AIRPORT NOISE OVERLAY ZONE

- 55 DNL - Day-Night Average Sound Level
- 60 DNL - Day-Night Average Sound Level
- 65 DNL - Day-Night Average Sound Level

COMMUNITY OVERLAY ZONING DISTRICTS

TURQUOISE TRAIL ENVIRONMENT PROTECTION

Village Structures

RESORT CLUBHOUSE & FITNESS EAST ELEVATION
NOT TO SCALE

Hotel Casitas/Guest Rooms

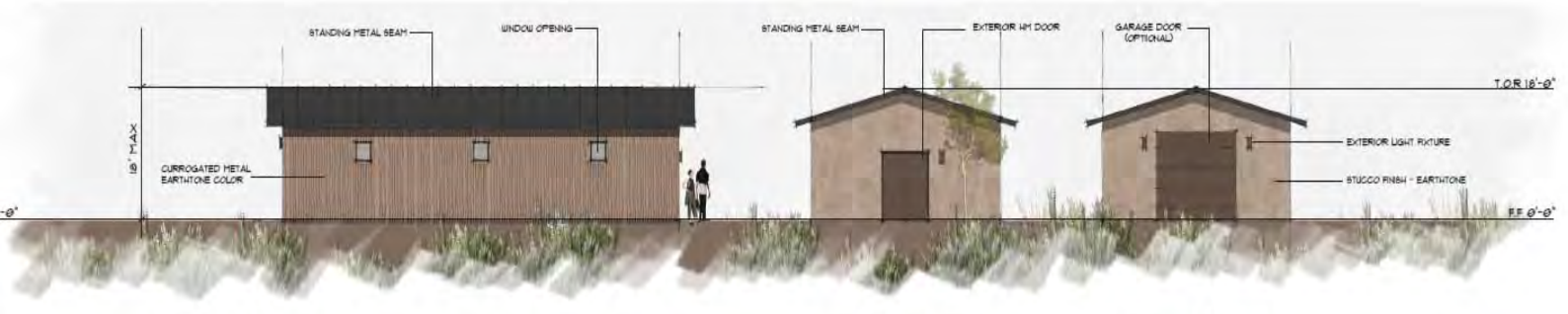
(TYP) RESORT CASITA EAST ELEVATION
NOT TO SCALE

(TYP) RESORT WALKOUT CASITA ELEVATION
NOT TO SCALE

(TYP) RESORT CASITA NORTH ELEVATION
NOT TO SCALE

(TYP) RESORT WALKOUT CASITA CROSS SECTION

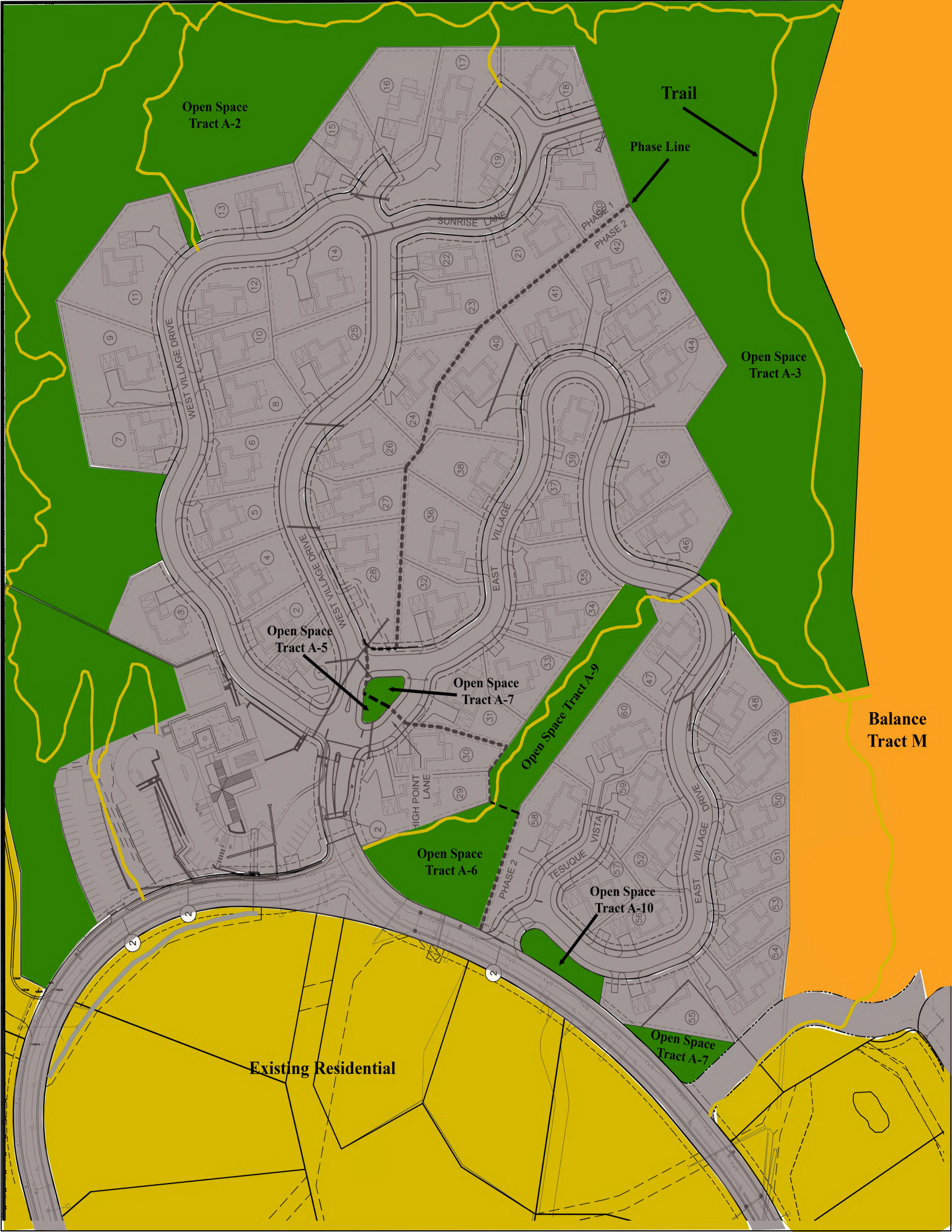
Storage Facilities



(TYP) STORAGE STRUCTURES
NOT TO SCALE

SHORT ELEVATION A

SHORT ELEVATION B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Tract A-7
Existing Residential
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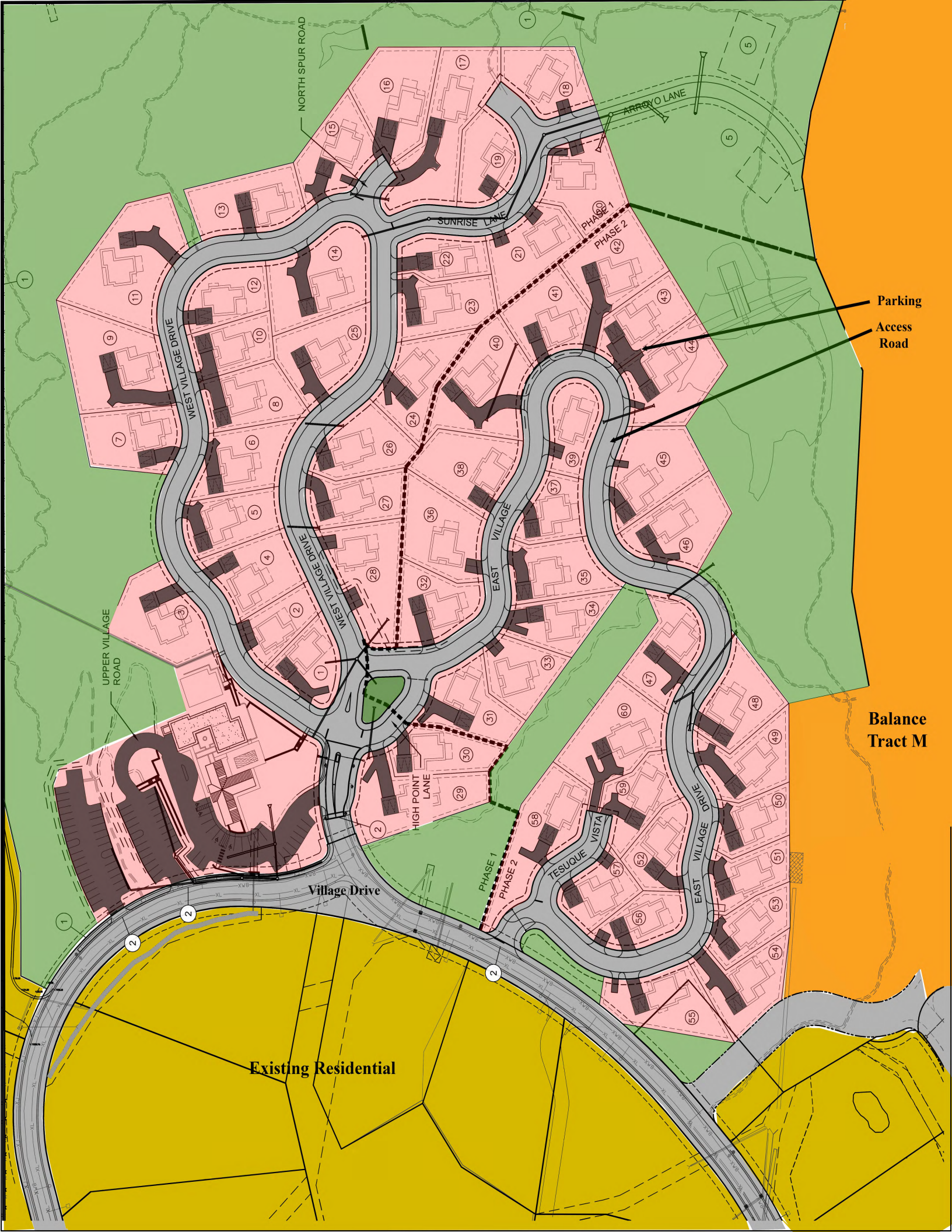
PHASE 1
PHASE 2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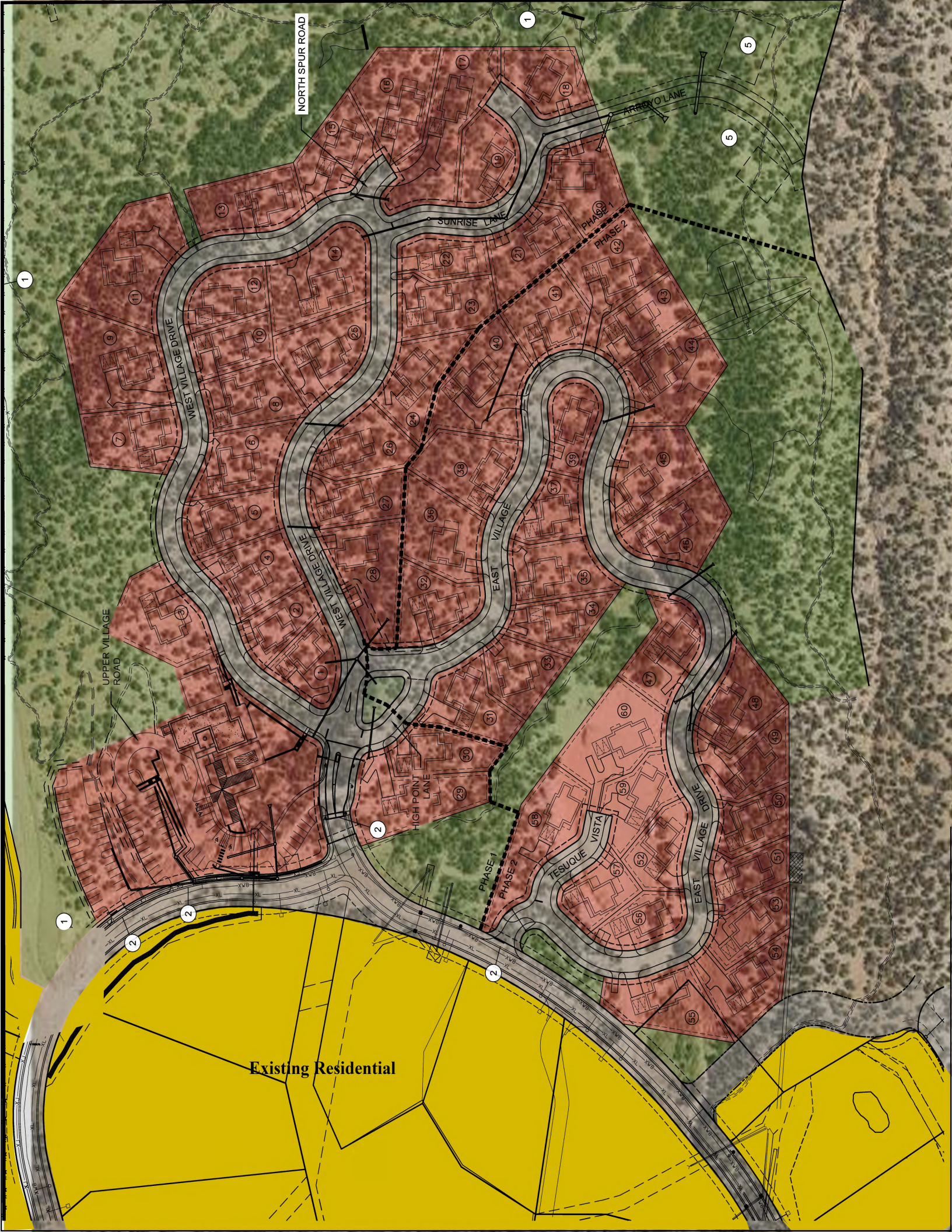
TESUQUE VISTA
Village Drive
Parking
Access Road
Balance Tract M
Existing Residential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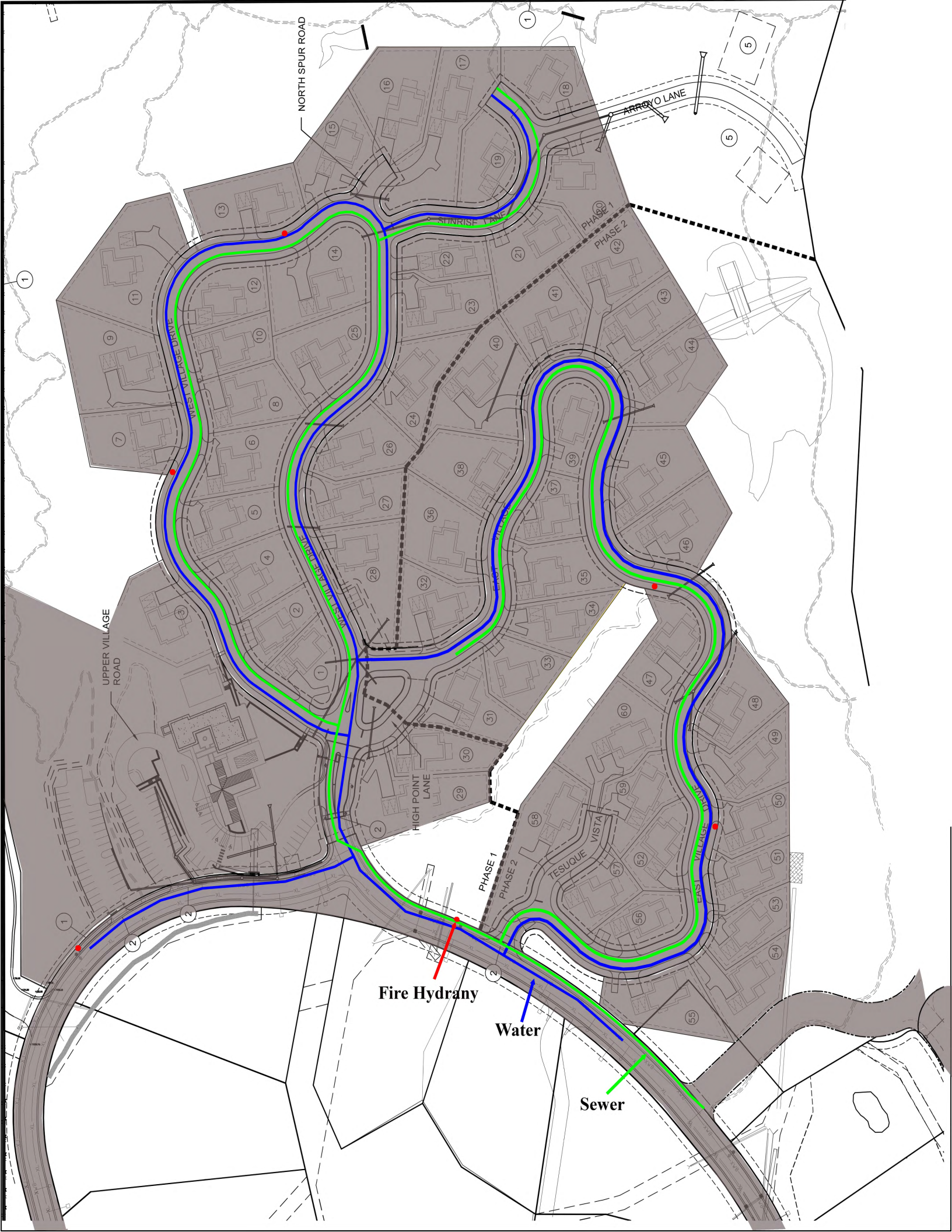
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HIGH POINT LANE
TESUQUE VISTA
Fire Hydrany
Water
Sewer

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT E

Development Agreement

Monte Sereno Development

Reference Documents

November 2018

Monte Sereno
Reference Documents

1. **Annexation and Development Agreement ("A&D")**

    a. **Amendment No. 1** (1994) to the A& D – amending Section 5.6 to dedicate the Fire Protection Services Facility Site to the City for future use as open space of a fire station;

    b. **Amendment No. 2** to the A&D – amending Section 2.14, Escarpment District Lots; Section 2.39, Water Extension Agreement; Section 4.2, Impact Fee Ordinance; Section 5.3, Wastewater Disposal System; and Section 5.4, Off-site Water Facilities; and

    c. **Amendment No. 3** (2004) to the A&D – amending Section 5.3, Wastewater Disposal System to construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development.

2. **Settlement Agreement**; *Tano Santa Fe Partners v. City of Santa Fe.*

3. May 15, 1996 letter from David Coss, City Manager, to Tano Santa Fe Partners; **RE:** Inapplicability of Section 14-82.5 SFCC 1987 (expiration of dates for preliminary and final subdivision plat approval).

4. October 17, 2005 letter from Jim Salazar, Director, Permit & Development Review Division, to Al Lilly, Santa Fe Planning Group, **RE**: Building sites approved and not subject to 50/50 Rule (with related Memo, dated September 14, 2005 attached).

5. January 3, 2006 letter from Galen Buller, Sangre de Cristo Water Division Director, to Don Beauregard **RE:** Inapplicability ofWater Rights Transfer Ordinance of the Monte Sereno Development

6. November 2, 2007 letter from Galen Buller, City Manager, to Don Beauregard **RE:** Northwest Quadrant Water System - Fulfillment of Final Obligations.

7. August 18, 2015 letter from Mayor Gonzales to Nancy R. Long **RE:** Monte Sereno Development; Extending the term of the A&D Agreement dated May 5, 1993 to May 5, 2023.

8. Agreement Between Southwest Lifestyle Concepts, LLC and the City of Santa Fe dated August 19, 2015 – Agreement providing that the trails are to be private.

9. August 21, 2006 letter from Andrew Harnden, Planner Supervisor to Al Lilly, Santa Fe Planning Group, **RE:** Final Subdivision Approval of Phase 4.

10. October 26, 2015 email from RB Zaxus to Nancy Long **RE:** Phase 4 Subdivision approval, updated.

947799

1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 20 day of July A.D. 19 93, at 3:03 o'clock P m. and was duly recorded in book 947, page 799 - 901 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

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

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AGREEMENT OF MAY 5, 1993
CITY OF SANTA FE AND
TANO SANTA FE PARTNERS

947802

Exhibit A Revised Annexation Plat (1 Sheet - No 2)

Exhibit B Revised Master Plan (1 Sheet)

Exhibit C Preliminary Subdivision Plat / Preliminary Subdivision Plan (Sheets 1-9)

Exhibit D Preliminary Development Plan (Sheets 10-43)

Exhibit E Water Tank Site (1 Sheet No 30)

Exhibit F Escarpment District Ordnances of April 1, 1990 and Escarpment Overlay District Map

Exhibit G Section 14-90 A.7 and 14-90 A.8 of City Code

City of Santa Fe

By David J. Martinez 7/15/93

Tano Santa Fe Partners
by Wilma South
Corporation
General Partner

By _____
It's Agent Joseph M. Brown

1993 ANNEXATION AND DEVELOPMENT AGREEMENT

This 1993 Annexation and Development Agreement ("Agreement") is entered this 5th day of May, 1993 between THE CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership.

947803

ARTICLE 1

RECITALS

1.1 Capitalized Terms: The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 2. Any capitalized terms not defined in Article 2 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

1.2 Development of the Property: Developer is the owner of approximately 610.0779 acres of land lying in Section 1, Township 17N, Range 9E., and Section 36, Township 18N,. Range 9E.. in Santa Fe County, New Mexico, more fully described in the Revised Annexation Plat dated January, 1987, which is attached hereto as Exhibit "A" and made a part hereof. The Property is located within the City limits of the City of Santa Fe in its northwest quadrant. The Property is zoned PRRC, Planned Resort-Residential Community pursuant to Section 14-32 of the Santa Fe City Code. Developer intends to develop the Property in accordance with the Approved Plans, this Agreement, and the Applicable Regulations. The City has determined that this is the type of large complex development project, requiring extended construction time over phases as provided for in the Phasing Plan, with numerous public improvements

of community-wide benefit, for which a development agreement is appropriate. 947804

1.3 Prior Agreements: The Property is currently the subject of an annexation agreement entered into by the City and a predecessor owner of the Property in 1985, and subsequently amended in 1987 ("Annexation Agreement"). Developer succeeded to the predecessor owner's interest in November, 1989 when it purchased the Property, and received an assignment of the owner's interest under the Annexation Agreement.

1.3.1 The City now desires to amend and replace the Annexation Agreement, as more fully provided for herein, in consideration of (a) Developer's agreement to build or contribute financially to the construction of public improvements that will directly benefit not only the Project, but also lands outside the Project, including the City-Owned Land, (b) Developer's agreement to pay Development Fees, to offset the cost of City services to the Project, (c) Developer's agreement to make monetary contributions to the City's affordable housing program and to its business/crafts incubator program in connection with the sale of lots within the Project, and (d) the other agreements, promises and commitments made by Developer herein.

1.3.2 Developer also desires to amend and replace the Annexation Agreement, as more fully provided for herein, in consideration of (a) the City's approval of the Revised Master Plan, Preliminary Plat and Preliminary Development Plan, (b) the City's recognition of Developer's vested rights, (c) the City's

approval of an acceptable phasing schedule for construction and development of the Project, (d) the City's agreement to assume responsibility for the operation and maintenance of the Project infrastructure upon the satisfactory completion of construction of such infrastructure by Developer, and (e) the other agreements, promises and commitments made by the City herein.

1.4 Plan Approval: On December, 13, 1989, Developer applied to the City for approval of a revised master plan, preliminary subdivision plat and preliminary development plan for a PRRC project to be constructed on the Property. Thereafter, the 1990 Submittal was processed in accordance with the City's Land Development Code. On October 8, 1992, Developer provided additional information requested by the City and modified the 1990 Submittal. On October 21, 1992, following a public hearing, the City approved the Revised Master Plan, Preliminary plat and Preliminary Development Plan ("Approved Plans").

1.5 Intent of the Parties: Developer and the City have determined that the Project is a development for which a development agreement is appropriate. The parties desire to define the parameters within which the obligations of the Developer for infrastructure and public improvements and facilities will be met, and to provide final and definitive criteria for development of the Project. This Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, provide for the progressive installation of necessary improvements appropriate to each stage of development of the Project, assist in attaining

the most effective utilization of resources within the City at the least economic cost to its citizens, and otherwise achieve the land use goals of the City. In consideration of these benefits to the City and the public benefits of the development of the Property, Developer will receive assurances that the City shall grant permits and approvals required for development of the Property pursuant to this Agreement. Furthermore, this Agreement provides that Developer shall be entitled to proceed with the Project in accordance with the rules, regulations, and policies of the City in effect on April 1, 1990, subject only to the exceptions specifically set forth in this Agreement.

1.6 Findings: The City has determined that development of the Property in accordance with this Agreement (a) will provide balanced and diversified land uses in order to maintain the overall quality of life within the City; (b) is governed by appropriate standards and requirements with respect to land uses, building heights and densities, traffic improvements, infrastructure and support facilities, and measures for mitigating adverse impacts; (c) will provide substantial public benefits and necessary public improvements to the City, including, without limitation, increased tax revenues resulting in fiscal benefits to the City, installation of on-site and off-site public improvements, and provision of a balance between jobs and residential needs; (d) is consistent with the objectives, policies, and general land uses specified in the City's Comprehensive Plan; (e) is compatible with the uses authorized in, and the regulations prescribed for, the PRRC zoning

district; (f) complies with zoning, subdivision and other applicable ordinances and regulations; (g) is in conformity with public convenience, the general welfare, and good land use practice; and (h) will not be detrimental to the health, safety and general welfare of persons living or working in the surrounding area, or adversely affect the orderly development of property within the City, and will not have a significant adverse impact on the environment.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the parties to this Agreement do hereby agree as follows:

ARTICLE 2

DEFINITIONS

As used in this Agreement, the terms set forth below are defined as follows:

2.1 1985 Master Plan: A master plan prepared in 1985 calling for a golf course, 322 dwelling units and a 250 room resort hotel to be located on the Property.

2.2 1990 Submittal: The plans, plats, maps and other documents submitted by Developer to the City on January 29, 1990, and subsequently reviewed by City Staff and the Development Review Committee, calling for a PRRC project without a golf course on the Property.

2.3 1991 Submittal: The plans, plats, maps and other documents, submitted by Developer to the City on November 8, 1991, calling for a golf course resort project on the Property.

2.4 Applicable Regulations: The municipal ordinances, regulations, and policies of the City that shall govern all approvals granted, permits and licenses issued, and actions taken by the City with respect to that Project and the Property. The Applicable Regulations and more fully described in Article 4 of this Agreement.

2.5 Approved Plans: The Revised Master Plan, Preliminary Subdivision Plat and Preliminary Development Plan approved by the City on October 21, 1992 and attached to this Agreement as Exhibits B, C, and D. The Approved Plans establish inter alia, (a) the location of all road rights of way, a preliminary grading and drainage plan for the roads, and the location of utility easements, (b) the boundaries or lot lines of each Residential Lot and open space areas within the Project, (c) at least one building site that conforms to terrain management and escarpment district regulations in effect as of April 1, 1990 for each Residential Lot, and (d) the boundaries and preliminary building footprint for the Hotel Site and Cluster Housing Site.

2.6 City Council: The governing body of the City of Santa Fe.

2.7 City-Owned Land: Approximately 2,818 acres of unimproved property owned by the City and located in the northwest quadrant of

the City of Santa Fe as shown in The Northwest Sector Plan adopted by the City Council on December 28, 1983. 947809

2.8 Cluster Housing Sites: Those portions of the Property shown on the Approved Plans as the future sites of the Project's 46 Cluster Units.

2.9 Cluster Unit: A single-family residential dwelling unit, either attached or detached, located on the Cluster Housing Sites and clustered with other similar dwelling units.

2.10 Covenants and Restrictions: The Declaration of Covenants, Conditions and Restrictions to be imposed upon the Property by the Developer immediately following Final Subdivision Plat approval for the purpose of controlling and restricting the development and use of the Property by Developer and successor owners and requiring adherence by successor owners to certain of the terms, conditions, and obligations set forth in this Agreement.

2.11 Developer: Pano Santa Fe Partners, its assigns, and successors in interest.

2.12 Development Fees: City of Santa Fe fees assessed to all development projects to offset the costs incurred by the municipality in providing infrastructure to the Project where there is a rational nexus between (a) the fees assessed to the Project for capital improvements and (b) the demand for such improvements created by the Project, and where the fees that are collected, are expended for capital improvements.

2.13 Development Review Committee: A committee of the Planning Commission of the City of Santa Fe charged with, among

other things, the review and approval of annexations, rezonings, subdivision plats, and development plans.

2.14 Escarpment District Lots: Residential Lots within the Project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October, 1992 by Smith, Williamson and Associates).

2.15 Escarpment Ordinance: The City ordinance establishing an Escarpment Overlay District and codified in Section 14-90A *et seq.* of the Santa Fe City Code.

2.16 Facility Plan: Engineering plans and specifications for an on-site wastewater treatment facility or facilities.

2.17 Final Development Plan: The final development plan showing the infrastructure and other improvements approved for construction on the Hotel Site and Cluster Housing Sites to be prepared by Developer in conformity with this Agreement and the Applicable Regulations.

2.18 Final Subdivision Plat: The final subdivision plat showing the division of the Property into Residential Lots and other subdivided tracts to be prepared by Developer in conformity with this Agreement and the Applicable Regulations.

2.19 Fire Station Site: A tract of approximately one acre located within the Project and shown on the Preliminary Plat, dedicated to the City for future use as a fire department substation site.

2.20 Hotel: A resort hotel consisting of up to, but not more than, 250 units (which units may be located in a single structure or multiple structures), accessory buildings and improvements, and related resort amenities permitted under the PRRC zoning district which, if constructed, shall be located on the Hotel Site.

2.21 Hotel Site: A tract of approximately 35 acres located within the Project as shown on the Approved Plans, and the future site identified for the Project's Hotel and related resort amenities.

2.22 Impact Fee Ordinance: The City ordinance establishing a capital improvement impact fee on new development and codified at Section 14-95 *et seq.* of the Santa Fe City Code.

2.23 NMPSC: New Mexico Public Service Commission.

2.24 NMSHTD: New Mexico State Highway and Transportation Department.

2.25 NPDES Permit: Permits required by Section 402 of the Clean Water Act in connection with the discharge of pollutants into waters of the United States from a point source.

2.26 Phasing Plan: The plan submitted by Developer and approved by the City for the sequential construction and orderly and coordinated development of the Project phases as provided for in the Phasing Plan (I-IV). The Phasing Plan provides for the

coordinated installation of roads, utilities, drainage structures, and other infrastructure improvements required to serve the detached dwellings, cluster units, and hotel development contemplated for each phase of the Project. The Phasing Plan provides that the loop road connecting U.S. 84/285 to San Juan Ranch Road shall be completed no later than during Phase II of the Project. Sub-phasing within the four phases of the Project shall be allowed by the City.

2.27 Preliminary Subdivision Plat: The Preliminary Subdivision Plat prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City and a copy of which is attached hereto as Exhibit "C".

2.28 Preliminary Development Plan: The Preliminary Development Plan for the Hotel Site and Cluster Housing Site prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City and a copy of which is attached hereto as Exhibit "D".

2.29 Project: All the construction and development contemplated by the Developer and described in the Approved Plans and this Agreement.

2.30 Property: The real property shown and described in the Annexation Plat, attached hereto as Exhibit "A".

2.31 PRRC: The planned resort-residential community district zone in the City codified at Paragraph 14-32 et seq. of the Santa Fe City Code.

2.32 Residential Lots: The 276 subdivided single-family residential dwelling lots located in the Project as shown on the Preliminary Subdivision Plat and any additional residential dwelling lots which may be established pursuant to Section 5.1.1.

2.33 Revised Master Plan: The master plan for the development of the Property prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City, which includes the Preliminary Development Plan and Preliminary Subdivision Plat, copies of which are attached hereto as Exhibits "D" and "C".

2.34 Revised Traffic Study: The traffic impact study prepared by Jorge Gonzales on behalf of the Developer dated July 30, 1990.

2.35 SDCW: Sangre de Cristo Water Company.

2.36 Successor Owner: Any person or entity who acquires legal title from Developer or a successor in interest of Developer to a Residential Lot within the Project.

2.37 Water Facilities: A two million, five hundred thousand (2,500,000) gallon storage tank to be constructed on the Water Tank Site, together with a pump station and related transmission and distribution lines.

2.38 Water Tank Site: A one-acre tract, located within the Sierra del Norte subdivision and more fully described on Exhibit "E" to this Agreement, intended by the Developer for use associated with municipal water service and as the future location of the storage tank to be constructed pursuant to the Water System Extension Agreement.

2.39 Water System Extension Agreement: That agreement dated December 19, 1990 between Sangre De Cristo Water Company and Tano Santa Fe Partners styled the "Northwest Quadrant Water System Extension Agreement."

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ARTICLE 3

PROJECT APPROVAL

3.1 Preliminary Approval Granted: On October 21, 1992 the City approved the Revised Master Plan, the Preliminary Subdivision Plat and the Preliminary Development Plan for the Property ("Approved Plans"). The Developer has the vested right to develop the Property in accordance with the Approved Plans, this Agreement, and the land uses permitted in the PRRC zone.

3.2 Final Approvals: Hereafter, the City shall approve Final Development Plans and Final Subdivision Plats, or phases thereof, provided such plans and plats substantially conform to the Approved Plans and the Applicable Regulations. Approved Final Development Plans and Final Subdivision Plats for phases of the Project may be filed of record at one time or sequentially, pursuant to the approved Phasing Plan.

3.3 Timing of Submittals: Within one year after execution of this Agreement, Developer shall apply for Final Subdivision Plat approval of Phase I of the subdivision as shown on the Phasing Plan. Thereafter, Developer may apply for Final Subdivision Plat approval of subsequent phases at any time Developer may choose during the term of this Agreement, provided each phase is submitted in the sequence specified in the Phasing Plan. Final Development

Plans for the Cluster Housing Sites and Hotel Site can be submitted at any time during the term of this Agreement and in phases, and need not be submitted in conjunction with a Final Subdivision Plat for any phase of the residential housing. A Final Development Plan for Cluster Housing Sites may be submitted concurrently with or after submittal of a Final Subdivision Plat for the Cluster Housing Sites and/or in advance of and separate from the Final Development Plan for the Hotel Site.

3.4 City Action: The City agrees to continually and diligently process each application for Final Subdivision Plat or Final Development Plan approval of each phase of the Project and agrees that the sole issue for approval is whether the Final Subdivision Plat or the Final Development Plan substantially conforms to the Approved Plans and the Applicable Regulations. In this connection, it is agreed that the Developer may make minor relocations and modifications of lot lines, road rights of way, utility access easements, and other improvements in the Final Subdivision Plat and Final Development Plan to optimize building sites and driveway access and to accommodate setback, drainage, vegetation, terrain, and other factors related to the construction and development of the Project.

3.5 Hotel Site and Cluster Site Plans: Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster Sites as part of the Approved Plans, Developer shall have the right to make substantial changes to the Hotel and Cluster Site footprints and further revise the Preliminary Development Plan for

the Hotel Site and Cluster Sites to take account of changes in the market or the needs and desires of a particular hotel developer or operator. Under this circumstance, a revised Preliminary Development Plan shall be submitted to the City for processing, and it shall be approved provided it substantially conforms to the Applicable Regulations. The Hotel Site may be under single or multiple ownership so long as it is under common management.

3.6 Phasing of Construction: All infrastructure construction and development activity in the Project shall be phased in accordance with the Phasing Plan. However, changes in the phasing schedule may be made by the parties from time to time as mutually agreed in writing. Such changes are deemed to be within the framework of this Agreement as presently drafted and executed and shall not constitute amendments to the Agreement requiring notice, a public hearing, or action by the City Council. Developer may also request a change in infrastructure phasing as part of the processing of Final Development Plans and Final Subdivision Plats and the City shall approve, based only on reasonable standards as necessary to protect public health, safety, and welfare, and not at its discretion. The City also recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the market.

3.7 1991 Submittal: Tano hereby withdraws and shall not, absent the approval of the City, resubmit the 1991 Submittal.

ARTICLE 4

APPLICABLE ORDINANCES AND REGULATIONS - VARIANCES

4.1 Ordinances Applicable: Subject to the exceptions set forth in paragraphs 4.1.1, 4.1.2 and 4.2 through 4.5 of this Agreement, approval of Final Development Plans and Final Subdivision Plats and the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the Property and for the construction of all off-site (outside the Property), Project-related infrastructure including but not limited to those governing density, permitted uses, growth management, design criteria, terrain management, escarpment district requirements, soil conservation, pollution control, building and construction standards, historic and archeological preservation, and other environmental and land use matters, ("Land Use Ordinances") shall be governed by the City ordinances, regulations, and specifications in effect on April 1, 1990.

4.1.1 Nothing in this Article 4 shall preclude application to the Property of changes in City Land Use Ordinances adopted after the date of this Agreement, if the changes are specifically mandated and required by changes in state or federal laws or regulations.

4.1.2 Land Use Ordinances and regulations adopted by the City after the date of this Agreement may be applied to the Project by the City, provided the ordinance or regulation as applied to the Project (a) does not materially restrict or defeat the basic

development rights granted in this Agreement and in the Approved Plans (e.g., by limiting land uses, prohibiting or materially altering the use of approved building sites or building envelopes as shown on the approved plans, lessening density, altering basic project layout, road systems, etc.); (b) are applicable City-wide to all comparable commercial or residential development as the case may be; and (c) operate prospectively only.

4.2 Impact Fee Ordinance: Notwithstanding paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for wastewater treatment, park and open space, fire protection, and domestic water.

4.3 Escarpment Ordinance: In the Approved Plans, Developer has amended the 1990 Submittal to adjust lot lines on seven lots located at the southeast end of the Property within the ridgetop sub-district of the Escarpment District in order to eliminate building sites from ridgetops or preclude visibility from Highway

54/285. Likewise, three lots were redesigned to move building sites to the west side of the road and off the ridgetop. In addition, Cluster B was redesigned to move the units off the ridgetop and to relocate some units into Clusters A and C. In consideration of these adjustments and modifications to the Approved Plans, the parties agree that hereafter all of the construction and development affecting the Project shall be governed only by those provisions of the Escarpment Ordinance in effect on April 1, 1990, unless the Escarpment District is hereafter amended and the new provisions satisfy the requirements of paragraph 4.1.2 above, but that in no event shall the Escarpment Ordinance apply to lots other than the Escarpment District Lots. Accompanying this Agreement and labeled Exhibit "F" are the provisions of the Escarpment Ordinance in effect on April 1, 1990, and a map of the Escarpment Overlay District as the Ordinance and the District existed on April 1, 1990. The District is also shown on Sheets 4 thru 9 and 13 thru 18 of the Approved Plans.

4.3.1 All lots and lot lines shown on the Preliminary Subdivision Plat have been approved by the City, including all of the Escarpment District Lots. All building sites shown on the Approved Plans are also approved, save and except certain Prohibited Building Sites located within the Escarpment District. The Prohibited Building Sites are denominated as such on Sheets 5, 6, 9, 14, 17 and 18 of the Approved Plans, and all construction of residences or other buildings on these sites is prohibited. Construction on other building sites located within the Escarpment

WHP TSF

District (other than the Prohibited Building Sites) shall be permitted provided covenants and restrictions are imposed requiring all construction to conform with architectural design and landscaping standards as established by Section 14-90A.7 and 14-90A.8 of the Santa Fe City Code as those provisions read on the date of the execution of this Agreement, which are attached hereto as Exhibit "G". Construction may take place on all building sites outside of the Escarpment District without restriction, even if a lot or a portion of a lot is in the Escarpment District, subject only to the otherwise Applicable Regulations as provided for in this Agreement.

4.4 Terrain Management Regulations: Terrain management variances shall be granted in connection with the construction of streets and roads within the Project as more fully discussed in paragraph 5.5.1 of this Agreement. The City shall be under no obligation, however, to grant terrain management variances in connection with the construction of houses and other structures on Residential Lots.

4.5 Curb, Gutter, and Sidewalks: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks.

ARTICLE 5

DEVELOPMENT PARAMETERS 947821

Developer and the City shall observe the following parameters in connection with its construction and development of the Project:

5.1 Density: Developer has a development right of up to 322 single-family Residential Lots and Cluster Units on the Property, exclusive of any additional units allowed on the Hotel Site as set forth below. However, exclusive of the lots that may be developed on the Hotel Site as provided for in paragraph 5.1.2, the Residential Lots shall never exceed 276 lots with the remainder (46) being Cluster Units. From time to time, Developer may modify the Project to increase the Cluster Units above the 46 shown on the Approved Plans, provided the number of Residential Lots are reduced accordingly. Developer shall retain the right to 322 lots (276 detached) so that if, by replatting to meet the above condition, lots are temporarily deleted, they may be replaced later with lots located elsewhere in the Project.

5.1.1 Developer also has a development right for a hotel of up to 250 rooms within the Hotel Site and may modify the preliminary building footprint as shown on the Approved Plans. The Hotel may be planned and built in phases, may contain less than 250 rooms, may be planned and constructed on a time schedule to be determined by Developer at its sole discretion, and may be built in multiple structures.

5.1.2 The Hotel Site development rights of Developer shall include the right to abandon the hotel development, modify the

Revised Master Plan, and apply for rezoning of the Hotel Site to a mutually agreeable residential zone with a density, at Developer's option, of either 25 detached single-family residential units on Residential Lots or 75 Cluster Units. Upon Developer's request, the City shall promptly approve the rezoning and further approve a Preliminary Subdivision Plat and/or Preliminary Development Plan for the then former Hotel Site at the residential density specified in the preceding sentence, pursuant to the Applicable Regulations.

5.1.3 No individual Residential Lot or Cluster Unit located anywhere in the Project may be offered for sale until the City approves a Final Subdivision Plat for the phase of the Project which incorporates that lot.

5.2 Rezoning: For the term of this Agreement, Developer shall have a vested development right in and to the PRRC zoning and the other benefits conferred on Developer herein. The City shall take no action to rezone the Property absent Developer's express written consent. The Parties agree that should the City elect to revise, repeal, or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect Developer's right to develop resort accommodations and resort-related commercial services, Residential Lots, and Cluster Units, and any such repeal ordinance shall include a savings clause protecting this Project.

5.3 Wastewater Disposal System: Developer shall design and construct an on-site wastewater collection and disposal system that meets the requirements of the New Mexico Environment Department ("Project Wastewater System") and do all things necessary to make

the Project Wastewater System operational within the Property at no cost to the City. The City approves utilization of such a system, subject to the submittal by Developer of an acceptable Facility Plan that conforms to generally prevailing design criteria and specifications utilized in the industry. The parties agree that the preferred design shall not require an NPDES Permit. Upon completion of the construction of the Project Wastewater System and inspection and approval of the system by the City, the City agrees to (a) accept dedication of the Project Wastewater System; (b) commence operation of and assume responsibility for maintenance of the Project Wastewater System in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards; and (c) in cooperation with the Developer, adopt an ordinance establishing a wastewater assessment district to recover the costs associated with the operation and maintenance of the Project Wastewater System. Upon acceptance of dedication of the first phase of the Project Wastewater System, Developer shall establish a $30,000.00 operating fund for the first five years of City operation of the Project to cover actual City costs associated with operation of the Project Wastewater System prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer.

5.3.1 It is agreed that the Facility Plan may provide for phasing of the Project Wastewater System, that the system may be constructed in phases, and that the City shall inspect each such

phase, and when accepted, thereafter operate and maintain each such phase together with all previously accepted phases of the Project Wastewater System.

5.3.2 Developer promises to construct the Project Wastewater System (including each phase thereof) in conformity with the Facility Plan and to provide the City a construction performance completion bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

5.4 Off-Site Water Facilities: The Developer shall pay for, and either the Developer or the SDCW shall design and construct, the Water Facilities in accordance with the Water System Extension Agreement. The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided Water Facility to the SDCW so that no portion of the cost of the Water Facility, including the in-kind contribution of the Water Tank Site, will become part of SDCW's rate base for Santa Fe consumers. The City agrees to support Developer's application to the NMPSC for approval of the New Customer Refund Provision of the Water System Extension Agreement provided that the City itself shall not be charged pursuant to the New Customer Refund Provision for connecting to the Water Facility to obtain water for the City-Owned Land. The City shall provide Developer, at no cost to Developer, with easements or licenses for construction of the Water Facilities on and across City-owned property and City rights of way. Nothing in this Agreement shall obligate Developer to construct a water tank on the Water Tank Site at a capacity of more than 2.5 million gallons.

5.5 Streets and Roads: All streets and roads within the Project, including the formerly designated County Road 37, San Juan Ranch Road, shall be public roads with maintenance provided by the City. Project road systems shall be designed in as rural a character as possible, but with paved driving surfaces required on all roadways.

5.5.1 The Developer shall construct and dedicate, or cause to be constructed and dedicated, all streets and roads shown on the Approved Plans at no expense to the City, and in compliance with the Applicable Regulations, except that:

(a) Wherever in the Project engineering standards for roadway construction conflict with the terrain management requirements of the Applicable Regulations, considerations of terrain shall have priority and engineering standards shall be modified consistent with sound engineering safety design criteria (e.g., lower design speed) so that a rural road design may be maintained, meeting terrain management requirements as much as possible.

(b) Where terrain leaves no reasonable alternatives, the construction of the Project road network shall be allowed to exceed terrain management requirements (and variances shall be granted) for encroachment into natural slope, grade, or cut-and-fill in order to facilitate development of a coherent and well-integrated rural roadway network. The City has determined that these variances can be granted within the limits of safe engineering design criteria.

(c) Lighting along roadways and elsewhere within the Project shall minimize off-site visibility and alternative lighting design standards shall be adopted within the limits of safety.

(d) The City waives curb and gutter requirements for roadway construction whenever curbs and gutters are not needed for surface drainage control. The parties shall mutually agree upon stabilized base coarse, asphalt, or other pedestrian facilities in lieu of concrete sidewalks.

5.5.2 Upon final inspection of streets and roads and acceptance by the City, the City shall thereafter provide maintenance within each phase of the Project.

5.5.3 The City and Developer agree that the Project shall have two points of access as shown on the Approved Plans. They are: (a) the main access from U.S. 84/285 and (b) the secondary access from San Juan Ranch Road. Developer has no obligation to improve San Juan Ranch Road outside the Project.

5.5.4 The Revised Traffic Study heretofore prepared by the Developer and submitted to the City Public Works Department has been reviewed and accepted by the City. The Developer understands, however, that the NMSHTD has not yet accepted the study and that NMSHTD may require Developer (a) to dedicate right of way for a frontage road along U.S. 84/285 and (b) to build an at-grade intersection improvement and/or acceleration and deceleration lanes along U.S. 84/285. Developer intends to resolve these matters with the NMSHTD prior to Final Subdivision Plat approval for the first

phase of the Project. The City shall cooperate with Developer in the establishment of its main access from U.S. 84/285 and shall support Developer in its application to the NMSHTD for a highway or driveway access permit. Developer agrees to pay for the above-described intersection improvements with the understanding that the City will cooperate with and assist Developer in obtaining pro rata cost reimbursement from other neighboring property owners who may hereafter use the new intersection of U.S. 84/285 with the Project.

5.6 Fire Station: Developer shall dedicate the Fire Station Site to the City upon recording of the Final Subdivision Plat for Phase I of the Project, and upon receipt of the notice specified in paragraph 5.6.1, undertake the design and thereafter construct a substation for the City at the Fire Station Site, at an out-of-pocket cost to Developer of not more than $450,000.00. The City may provide design services for the substation, but Developer reserves the right to approve exterior architectural elements as being compatible with design requirements of Developer's Covenants and Restrictions prior to finalization of plans and the initiation of construction.

5.6.1 At any time following the filing of the Final Subdivision Plat for Phase I of the Project, the City may issue a notice to Developer advising Developer that the City has determined (a) that it is in the public interest to design and construct a fire department substation on the Fire Station Site, and (b) that the City wants the Developer to proceed with the design and construction of the substation. Construction of the fire station

shall be commenced prior to the recording of the Phase II plat of the Project, and thereafter diligently completed within 24 months. The City agrees to issue all permits and process all applications in connection with the construction of the substation at no fee or other charge to Developer. Upon completion of construction, the City will accept a deed to the Fire Station Site as improved by the Developer and thereafter (in the sole discretion of the City) staff, equip, operate, and maintain the substation at no additional cost to Developer.

5.6.2 In consideration of the Developer's Agreement to construct the substation pursuant to paragraph 5.6.1, the City will, prior to commencement of construction of the substation, adopt a fire substation development/construction fee. The fee will be payable in connection with all new construction and new subdivisions that take place within the service area of the substation to be hereafter defined and mutually agreed to by the City and Developer prior to the approval of the Phase I Final Subdivision Plat. The fee shall be established at a level sufficient to recover all costs (whether incurred by Developer or the City) incurred in constructing the substation, including third party costs, labor and materials, interim financing costs, planning, engineering, and design costs, if any, plus Developer's overhead at six percent (6%) of the above costs, ("Substation Costs").

5.6.3 In determining the substation development/construction fee for each dwelling unit or commercial establishment

constructed in the substation service area, the City agrees to set the fee at an amount not less than the amount of the Substation Costs divided by the number of dwelling units and commercial establishments that the City reasonably anticipates will be built and/or platted within the substation service area within the city limits (inclusive of dwelling units located on the Property) within the next ten (10) years. The substation development/construction fee shall be paid by property owners at the time of annexation, final subdivision plat approval or rezoning of property within the service area within the city limits of the substation, or for properties already platted, annexed and zoned (including all property within the Project), at the time building permits are issued. The substation development/construction fee will be charged against new construction within the Project, but it will not be assessed in connection with Final Subdivision Plat approval for the Property.

5.6.4 Substation development/construction fees paid pursuant to this Agreement shall be deposited in an escrow account established by the City for the purpose of reimbursing the Developer its Substation Costs less the pro-rata share of the costs attributable to the Property. No funds shall be distributed from the escrow account until the Developer has completed construction of the substation. At that time and thereafter, all funds in the escrow shall be paid to the Developer until Developer has recovered in full that portion of the Substation Costs incurred by Developer, less the pro-rata share of Substation Costs attributable to

development within the Property. Any funds remaining in the escrow account or collected after Developer has recovered its share of the Substation Costs shall be distributed to the City, and thereafter any additional substation/construction fees paid shall be the sole and exclusive property of the City.

5.7 Parks and Open Space: Developer has agreed to develop a trail system as shown on the Approved Plans and, upon acceptance of ownership and maintenance by the City, to provide public access to this trail system from both the main entrance at U.S. 84/285 and the San Juan Ranch Road entrance at the south end of the Property. Developer shall complete a loop trail (a trail system which returns a user to the Project boundaries) no later than development of Phase II of the Project.

5.7.1 Initially, said trail system shall be maintained by the Tano Santa Fe Homeowners Association for the private use of Project property owners, but upon Developer's completion of the entire system or upon earlier request by the City, the trail system shall be dedicated to the City for its ownership and maintenance without special assessment against the Property.

5.7.2 Until such time as the trail system is dedicated to the City, Developer agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance at the fee levels in effect as of September 1992. The City shall provide a rebate of all prepaid park impact fees upon dedication of the trail system to the City.

ARTICLE 6

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ADDITIONAL FEES

6.1 Affordable Housing Fees: The City has advised Developer that it will establish an affordable housing program, the purpose of which is to insure that an appropriate mix of housing exists in the City for people of all income groups, and to assist with the construction and development of moderate income housing to the extent permissible under applicable law. An Affordable Housing Development Fee shall be payable equal to two percent (2%) of the gross sales price for each Residential Lot or Cluster Housing Site initially sold by the Developer within the Project. The sales price shall be calculated exclusive of the value of any structure or dwelling that may be planned for or may have been constructed on the Property. The fee is a one-time fee on each initial sale of a Residential Lot or Cluster Housing Site and shall not apply to resales. The Affordable Housing Development Fee shall be paid at the time of issuance of a building permit by the applicant for that permit. All Affordable Housing Development Fees as herein mentioned may be deposited in a City of Santa Fe account to be denominated for housing purposes.

6.1.1 If Developer constructs units on the Residential Lots or Cluster Housing Sites prior to a sale of the lot or site, then, in that event, the two percent (2%) Affordable Housing Development Fee shall be paid at issuance of the initial building

permit by Developer based on the market value of the Residential Lot or Cluster Housing Site, exclusive of structures.

6.1.2 Developer shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each Residential Lot and Cluster Housing Site within the Project at the time of initial sale, and the Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit. The City shall have the right to perform an annual audit or examination of Developer's books and records at reasonable times and places for the purpose of confirming the accuracy of the payments tendered pursuant to this Article 6.

6.1.3 Developer shall disclose the obligation to pay the two percent (2%) Affordable Housing Residential Fee on the Final Subdivision Plat for each phase of the Project, in the Covenants and Restrictions, and to the purchaser at the time of the initial sale of each Residential Lot, Cluster Housing Site, or Cluster Unit.

6.1.4 No Affordable Housing Development Fee shall be charged for building permits for the Hotel and the related facilities located on the Hotel Site nor shall a fee be charged in connection with the installation of infrastructure, including the wastewater treatment plant and water tank. However, the fee shall apply to any residential housing built on the Hotel Site in lieu of the Hotel, pursuant to the development right conferred in paragraph 5.1 of this Agreement.

6.1.5 Developer reserves the right to comply with any affordable housing fee ordinance that may be hereafter adopted by the City which provides a developer an alternative to paying the two percent (2%) fee provided for herein.

6.2 Business/Crafts Incubator Fee: Developer agrees that an additional fee equal to one percent (1%) of the gross sale price of each Residential Lot (exclusive of structures) and Cluster Housing Site (exclusive of structures) within the Project, including lots or sites built in lieu of a Hotel, shall be paid at the time of the closing of each initial lot sale into an escrow account to be designated by the City for costs associated with the establishment of a business/crafts incubator facility on property to be provided by the City. Said fee shall be shown in Developer's sales contract or escrow instructions and closing statement as a disbursement to the City. Developer shall instruct its escrow agent or title company to disburse this fee directly to the City within ten (10) business days of each closing. The fee shall be deposited in a City of Santa Fe account to be disseminated for only the above-referenced purpose. The one percent (1%) fee shall increase to two percent (2%) if the following events occur:

(a) No building permit is issued for a Hotel within five years from the date of this Agreement and Hotel construction diligently completed thereafter, and

(b) Developer builds a water tank on the Water Tank Site with a capacity of 2.5 million gallons or less.

any increase in the fee shall only apply prospectively to lot sales occurring after the occurrence of the events identified in (a) and (b) above.

6.2.1 The provisions set forth in paragraphs 6.1.3, 6.1.4 and 6.1.5, applicable to the Affordable Housing Development Fee, shall also apply to the Business/Crafts Incubator Fee.

ARTICLE 7

CITY SERVICES

7.1 Police Protection: Police protection for the Project and the Property will be provided by existing police department facilities and staff. The City makes no representations or promises that in the future a police department facility will be located any nearer than current facilities.

7.2 Fire Protection: The Developer recognizes that the location of the closest City fire department substation is approximately four miles from the Property. The City agrees to provide fire protection to the Project with existing fire department facilities and staff pursuant to uniform City practice until construction of a fire department substation at the Fire Station Site is completed and the substation rendered operational in accordance with this Agreement.

7.3 Refuse: Refuse disposal services and all other municipal services not expressly addressed in this Agreement will be provided to the Project in accordance with generally applicable City ordinances.

ARTICLE 8

FINANCIAL ASSURANCES FOR CONSTRUCTION OF INFRASTRUCTURE

8.1 Financial Assurances: Upon the filing of a Final Subdivision Plat for each phase of the Project, the Developer shall provide a 100 percent (100%) performance completion bond (or alternate security such as a letter of credit) to the City for construction of only that phase of the Project infrastructure. Upon acceptance by the City of each phase of the Project infrastructure and exoneration of the performance completion bond, the Developer will acknowledge that ten percent (10%) of the performance completion bond (or other acceptable security) will be maintained to protect the City against defects in design and workmanship for a period of one (1) year from date of completion.

ARTICLE 9

DECLARATION OF COVENANTS AND RESTRICTIONS

The Developer shall submit its Covenants and Restrictions to the City prior to the approval of the Phase I Final Subdivision Plat. City Staff shall have the right to pre-approve the Covenants and Restrictions to insure their compliance with this Agreement. At a minimum, the Covenants and Restrictions shall address notice of fees payable pursuant to this Agreement, maintenance of trails, open space, design standards for the Escarpment District and other ridgetop lots, and maintenance of any common facilities not accepted for maintenance by the City.

ARTICLE 10

DEFAULT

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No party shall be in default under this Agreement unless it has failed to perform under the Agreement for a period of thirty (30) days after written notice from the other party of an event of default. The notice of an event of default shall specify in detail the nature of the alleged default and the manner in which the default may be satisfactorily cured. If the nature of the alleged default is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period. Upon the default by any party under this Agreement, the party not in default shall have all rights and remedies provided by law including, but not limited to, the right to seek damages or specific performance, and the right to seek one or more writs of mandate compelling performance of the terms of this Agreement or requiring other action consistent with this Agreement.

ARTICLE 11

MISCELLANEOUS

11.1 Assignment/Successors in Interest: Developer shall have the right to assign or transfer all or any portion of its interests, rights, or obligations under this Agreement or in the Property to an association of property owners or third parties acquiring an interest or estate in the Property or any portion

thereof ("Transferees"); provided, however, that all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the parties and their heirs, successors (by merger, consolidation or otherwise), assigns, devisees, administrators, representatives, lessees, and all other persons or entities acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever to the extent of their interest in the Property. Upon transfer of all or any portion of the Property by Developer (the "Transferred Property"), and following written notice to the City, the Transferee shall succeed to all of Developer's rights under this Agreement as they affect the right to proceed with development of the Transferred Property and the Transferee shall automatically assume all obligations of Developer hereunder which relate to the Transferred Property. Any party purchasing up to four Residential Lots on the Property, and having no other interest or estate in the Property or any portion thereof, shall not be considered a Transferee and shall have no rights or obligations under this paragraph.

11.2 Release of Obligations: With respect to any Transferred Property, the City shall release Developer from its obligations under this Agreement pertaining to the Transferred Property and release to Developer any bonds or other security posted to secure obligations under such agreements or undertakings, provided Transferee expressly assumes the obligations under such agreements

and substitutes bonds or other security acceptable to City in place of the security to be released. If, following transfer of any part of the Property, Developer or the owner of any Transferred Property defaults under this Agreement, such default shall apply only to the portion of the Property owned by the defaulting party and shall not affect any other portion of the Property or entitle the City to terminate or modify this Agreement with respect to any other portion of the Property.

11.3 Project is a Private Undertaking: It is specifically understood and agreed to by and between the parties (a) that the Project is a private development; (b) that the City had no interest in or responsibility for or duty to third parties concerning the construction of infrastructure or any other aspect of the Project until such time as the City accepts responsibility by deed or dedication; and (c) that Developer shall have full power over and exclusive control of the Property and the Project subject only to the limitations and obligations of Developer under this Agreement and the Applicable Regulations.

11.4 Negation of Partnership: The parties acknowledge that the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. None of the terms or provisions of this Agreement shall create a partnership, joint venture or other joint enterprise between the

parties, or give either party any interest in the business or other affairs of the other party. 947839

11.5 Covenant of Good Faith: The parties hereby expressly covenant to cooperate with each other in the performance of their respective obligations under this Agreement and to perform their respective duties and obligations and assert and enforce their respective rights in good faith, with due diligence and without evading or seeking to evade the spirit or purpose of this Agreement. If City cooperation or assistance is required for Developer to satisfy an obligation under this Agreement or a requirement of another agency having jurisdiction over the Project (e.g., condemnation of another's lands to obtain access from Highway 84/285), the City shall assist Developer as required, but at no expense to the City. City shall promptly and continually process all subsequent applications to it for Project approvals.

11.6 No Waiver: Except for the express duties and obligations imposed upon Developer herein, nothing in this Agreement shall prohibit Developer from availing itself of the rights and privileges generally accorded to City property owners by the duly adopted land use and development ordinances, rules, and regulations of the City of Santa Fe.

11.7 Third Parties: Nothing in this Agreement, express or implied, is intended to confer upon any person other than the parties hereto and their respective successors and assigns, any rights or remedies under or by reason of this Agreement.

11.8 Litigation by Third Parties: In the event the Approved Plans, this Agreement, or any provision thereof is challenged in a court of law or administrative proceeding by a person or persons not a party hereto, the City and the Developer agree (a) to intervene as a co-party, if not named a party, (b) to employ counsel to defend the Approved Plans and this Agreement either separately or jointly as the parties may determine is appropriate, (c) to share the costs of litigation, and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability, and effectiveness of this Agreement.

11.9 Attorneys' Fees: In the event of litigation between the City and Developer concerning any matter arising out of the Approved Plans, this Agreement, or the rules, regulations and ordinances of the City applicable to the Project, it is agreed that the reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party.

11.10 Remedies: In the event of a breach of this Agreement, the parties shall have the right to exercise the remedies provided for herein, the right to seek mediation or arbitration provided both parties agree to do so, and the right to sue at law or in equity for damages, specific performance or appropriate injunctive relief.

11.11 Further Assurances: Each party shall hereby, from time to time, execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates, and assurances and take such further actions as the other party may

reasonably request to confirm and acknowledge to such other party the rights intended to be created hereunder.

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage prepaid, addressed as follows:

If to the City:
Mayor
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

With a copy to:
City Attorney
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #300
Atlanta, Georgia 30342

With copies to:
Joseph M Bowman
BOWMAN & ASSOCIATES
2900 Townsgate Road, #103
Westlake Village, California 91361

Jon B. Hedberg
JBH DEVELOPMENT CORPORATION
125 Auburn Court, Suite 220
Westlake Village, California 91362

11.13 Term: The term of this Agreement shall commence upon the date of its execution and shall extend until the twenty-fifth (25th) anniversary of said date. Developer shall have the option to renew the Agreement for an additional term, not to exceed

five (5) years, upon reasonable terms and conditions to be negotiated by the parties.

11.14 Governing Law: The validity, construction and interpretation of this Agreement shall be governed by the laws of the State of New Mexico applicable to contracts made and to be performed wholly within the state.

11.15 Unenforceable in Part: If any provision of this Agreement is held to be contrary to law or otherwise unenforceable by a court having jurisdiction over the parties, such holding shall not affect the validity, effectiveness, and enforceability of the remainder of this Agreement.

11.16 Force Majeure: In the event that any obligation of Developer in this Agreement shall be impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, or other cause beyond the Developer's control, including, without any limitation, any civil action challenging the validity, enforceability, or effectiveness of this Agreement or the Approved Plans, or seeking an injunction or restraining order affecting the Project, then in such event the time for performance of the obligation of Developer shall be extended commensurate with the termination of such cause beyond such party's control.

11.17 Construction: This Agreement has been reviewed by legal counsel for both Developer and City, and shall be deemed for all purposes to have been jointly drafted by Developer and the City. No presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement. The provisions of this Agreement shall be construed as a whole according to their common meaning and not strictly for or against any party and consistent with the provisions hereof, in order to achieve the objectives of the parties hereunder. The captions preceding the text of each Article, Section, subsection and the Table of Contents hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. Wherever required by the context, the singular shall include the plural and vice versa.

11.18 Prior Agreements: This Agreement supersedes and amends the prior Annexation Agreement in its entirety.

11.19 Entire Agreement: This Agreement states the entire agreement of the parties concerning the Project. The provisions of this Agreement shall be severable and may be amended only in a writing executed by the Developer and the Mayor or Mayor Pro Tem following approval of the amendment by the City Council.

11.20 Counterparts: This Agreement may be executed simultaneously in two or more counterparts, each one of which shall

be deemed an original, but all of which shall constitute one and the same instrument.

947844

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS AGREEMENT THIS 5 DAY OF January, 1993.

Mayor

CITY OF SANTA FE

By: _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

SEAL

DEVELOPER:

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____

Charles D. Graham
President

ACKNOWLEDGEMENT

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

The foregoing document was acknowledged before me this 5 day of January, 1993, by Sam Pick, Mayor, City of Santa Fe, New Mexico.

_____
Notary Public

My Commission expires:

_____

SEAL

ACKNOWLEDGEMENT

947845

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing document was acknowledged before me this 13th day of January, 1993, by Charles D. Graham, President of Wilma South Corporation, a general partner of Tano Santa Fe Partners.

Notary Public

My commission expires:

Notary Public, Cobb County, Georgia
My Commission Expires Sept. 16, 1993

947846

steep slopes, storm water drainage, poor soils or erosion, and that grading of the site shall be kept to a minimum; and

(2) Where one (1) or more adverse conditions exist, such as steep slopes, storm water drainage, poor soils, erosion or where extensive grading is necessary, the city engineer shall require those portions of the terrain management standards which apply to the particular adverse condition.

B. For lots in the Hillside Overlay District and for new commercial construction:

(1) The city staff engineer may waive terrain management plans or portions thereof if the city engineer, after on-site inspection, determines that there are no existing or potential problems with steep slopes, storm water drainage, poor soils, and erosion and that grading of the site shall be kept to a minimum; and

(2) Where one (1) or more adverse conditions exist, such as steep slopes, storm water drainage, poor soils, erosion, or where extensive grading is necessary, the city engineer shall require those portions of the terrain management standards which apply to the particular adverse condition.
(Ord. #1988-29, §12)

14-90.9 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-29, §13)

14-90A ESCARPMENT OVERLAY DISTRICT.

14-90A.1 Short Title. This section may be cited as the Escarpment Overlay District. (Ord. #1988-28, §1)

14-90A.2 Purpose. In order to promote the economic, cultural, and general welfare of the people of the city, to ensure the harmonious, orderly, and efficient growth and development of the city, and to preserve property values and to preserve community aesthetics for tourists and residents alike, it is deemed essential by the governing body that an escarpment overlay district be established. The purpose of this overlay district is to preserve the distinctive and historic foothills environment and the distinctive and historic sense of a compact city, as seen by residents and visitors from salient viewing areas. To this end, it is the intention that within the escarpment district the color, architectural style, and height of structures, grading, and revegetation on the foothills areas by regulated. (Ord. #1988-28, §2)

14-90A.3 Applicability. All applicants requesting approval of subdivisions, planned unit developments, and multiple family developments, and all applicants requesting

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grading permits or building permits for any new construction additions, and accessory uses, shall comply with all the escarpment regulations if their project lies within the escarpment district as shown on the map following this chapter and as maintained in the city clerk's office. Remodeling shall comply with Subsections 14-90A.5 and 14-90A.6 SFCC 1987. For the purposes of this section, new construction, additions, accessory uses, and remodeling are as defined on the city building permits. (Ord. #1988-28, §4; Ord. #1989-3, §2; Ord. #1989-41, §1)

14-90A.4 District Boundaries. The escarpment overlay district is established to include the ridgetop and foothills subdistricts as shown in general on the map as amended following this chapter and as more specifically shown on the official escarpment overlay district map drawn at a scale of one inch (1") equals four hundred feet (400') filed in the planning department. (Ord. #1988-28, §5; Ord. #1989-34, §23; Ord. #1989-41, §2)

14-90A.5 Architectural Standards.

A. Drawings of all exterior building elevations showing building materials and colors, a site plan, and a floor plan showing compliance with the standards of this section shall be submitted and approved prior to issuance of a building permit. All elevations shall be drawn to scale.

B. The color of all buildings shall predominantly be the browns and tans of local earth tones. This does not include chocolate browns or white colors. Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white, or matte off-white (yeso), or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

C. In the ridgetop subdistrict only clerestories, and shed and flat roofs are allowed. In the foothills subdistrict clerestories and shed, flat, and pitched gabled or hipped roofs are allowed. However, pitched roofs must be constructed from the wall and not the ground. All metal roofs shall be of a non-reflective, non-glossy material. Ranch style, mansard, or folded plate roofs are prohibited in both districts. Illustrations of roof styles are shown at the end of this chapter.

D. All structures shall be sited so that the highest point on the structure shall be less than or equal to fourteen feet (14') above the highest point of the natural grade on the perimeter of the building. The highest point on the structure includes parapets and clerestories, except as allowed by subsection 14-53.5.

E. For multiple family structures and structures with a gross floor area of over three thousand (3,000) square feet per unit, no more than fifty percent (50%) of the facade shall exceed two (2) stories in height in a single plane and no facade shall be more than fifty feet (50') in length in a single plane. All facades with offsets of less than two feet (2') are defined as being in a single plane.

F. Cantilevers of greater than three (3) horizontal feet are prohibited. Decks are allowed.
Ord. #1988-23, §6: Ord. #1989-3, §4)

14-90A.6 Landscaping.

A. A landscaping plan shall be submitted and approved prior to issuance of a grading or building permit, showing compliance with the provisions of this section. The landscaping plan shall meet the standards set forth in Section 14-56 of this chapter.

B. Except as set forth in paragraph D below, all cut and fill slopes and retaining walls greater than four feet (4') in height, and with a grade steeper than 3:1 shall have screening materials planted at the base of the slope.

(1) Screening materials shall be planted in addition to revegetation materials required in subsection 14-90.6, and shall be coniferous evergreen trees. However, cut and fill slopes or retaining walls greater than six feet (6') in height shall be screened with vertical coniferous evergreens such as spruce or ponderosa pine.

(2) All trees shall be a minimum of four feet (4') high at the time of planting, and shall be planted at a minimum of fifteen feet (15') on center.

(3) Existing pinons or junipers over six feet (6') high and located within four feet (4') of the base of the slope may be counted in the number of trees required for screening.

(4) Cut slopes with a slope or retaining wall closer than six feet (6') to the edge of a road or driveway may be screened with a trellis or some other means which is acceptable to the city urban designer.

C. Except as set forth in paragraph D below, all cut and fill slopes greater than four feet (4') in height and with a grade less steep than 3:1 shall have screening materials planted on the slope. Screening materials shall be planted in addition to revegetation materials required in subsection 14-90.6, and shall be either pinon or juniper trees. The trees shall be a minimum of four feet (4') high at the time of planting, and shall be planted at fifteen foot (15') centers on the face of the entire cut or fill slope.

D. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') in height and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of vertical coniferous evergreens as set forth in paragraph B above, is required for the fill slopes

947849

only. If combined slopes are greater than twelve feet (12'), then the cut and fill slopes shall be screened separately as set forth in paragraphs B and C above.

E. Slopes screened from view from a public street, way, or place by buildings, walls or fences are exempt from the provisions of paragraphs B, C and D above.

F. All landscaping shall comply with the standards of Section 14-55 of this chapter.
(Ord. #1988-28, §7; Ord. #1989-3, §5)

14-90A.7 Terrain Management. All applicants for a grading or building permit in the escarpment overlay district as set forth in subsection 14-90A.3 shall submit natural topography, storm drainage, grading and erosion control plans for approval prior to issuance of the grading or building permit. These plans shall show compliance with the terrain management requirements of subsections 14-90.4 through 14-90.6. The exclusions to terrain management regulations set forth in subsection 14-90.2 do not apply to applications in the escarpment overlay district. (Ord. #1988-28, §8; Ord. #1989-3, §6)

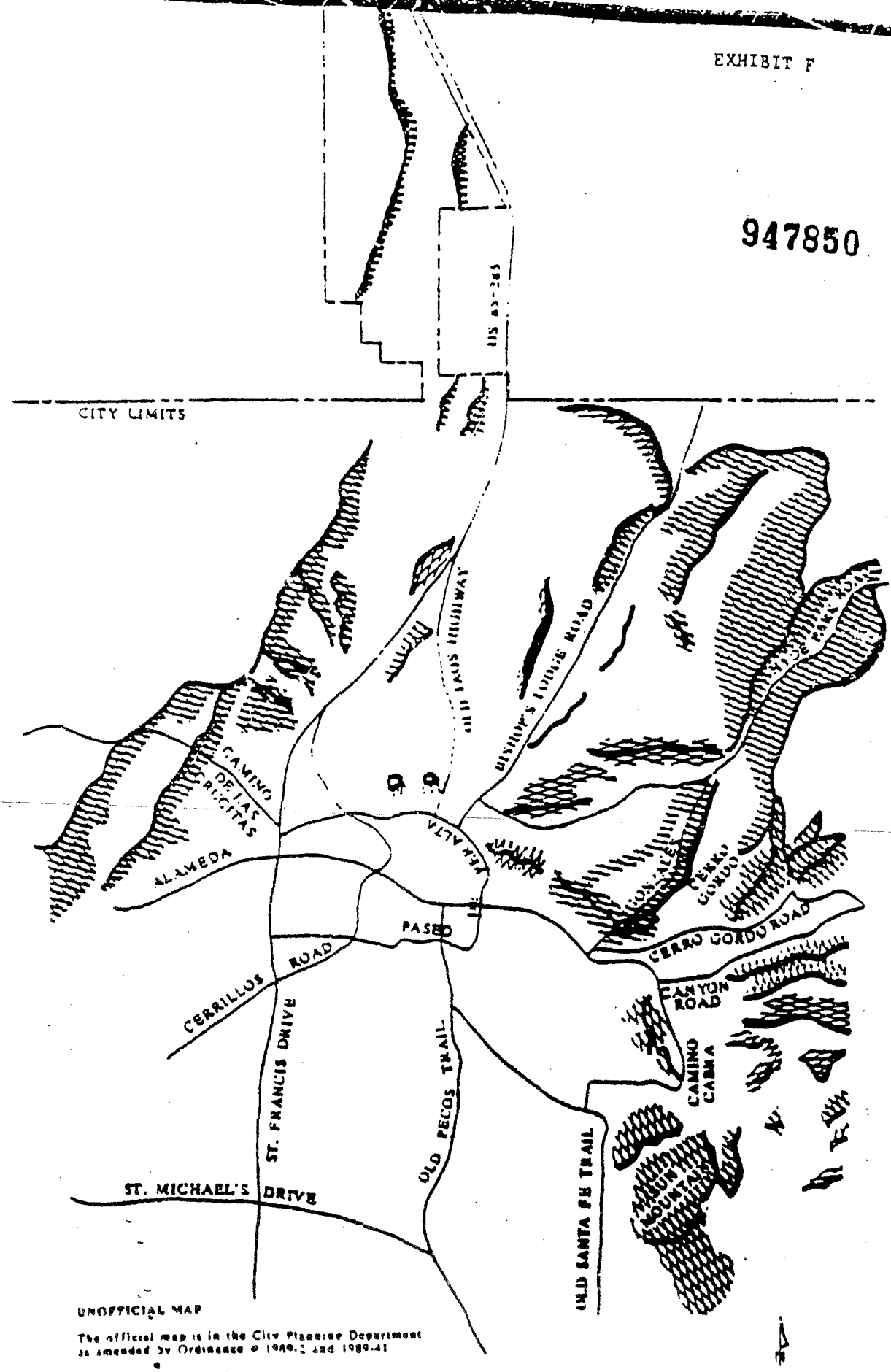
14-90A.8 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-28, §9)

14-91 RESERVED.*

*Editor's Note: Section 14-91, Hillside Avenue Overlay District, previously contained herein, has been repealed in entirety by Ordinance No. 1988-29, §14.

EXHIBIT F

947850



ESCARPMENT OVERLAY DISTRICT

94785

(3) Location of existing infrastructure;

(4) Proposed site improvements; and

(5) Any other change that would protect the public interest, reduce the visual impact and further the objectives of this section.

F. For any development requiring a permit in the escarpment overlay district, the property shall be posted by the applicant with a public notice poster obtained from the technical review division. Such poster shall be prominently displayed, visible from a public street, and securely placed on the property from the time that an application for a permit is submitted to the issuance of the permit. The poster shall indicate the nature of the request, identification of the property affected and the time, date and place to review the development application.

G. Any action of the city staff may be appealed to the Development Review Committee.
(Ord. #1992-9, §4)

14-90A.6 Subdivision of Land; Multi-Family Dwellings.

A. No land located in whole or in part in the escarpment overlay district shall be subdivided or resubdivided, nor shall a subdivision or resubdivision plat be approved for such land, if any lot fails to have at least one (1) buildable site on the lot located entirely outside the ridgetop subdistrict. The purpose of this requirement is to assure that each lot located in whole or in part in the escarpment overlay district contains at least one (1) buildable site located outside the ridgetop subdistrict. To the extent this prohibition increases minimum lot size or decreases density beyond that which is authorized by the underlying zone for a parcel of land, then this subsection shall operate as a further limitation on the minimum lot size and allowable density.

B. In order to minimize, to the extent possible, the further density and minimum lot size restrictions caused by operation of subsections 14-90A.6(A), development alternatives such as planned unit developments and cluster developments which site structures in the foothill subdistrict or outside the escarpment overlay district are encouraged.
(Ord. #1992-9, §5)

14-90A.7 Architectural and Site Standards.

A. All new structures or extensions of existing structures located or erected in the escarpment overlay district shall be in compliance with this subsection. As required by subsection 14-90A.4, drawings shall be submitted of all exterior elevations of all structures showing building materials, colors, length, and heights; a minimum of two (2) cross sections

947852

from the highest point of natural grade or finished grade which ever is more restrictive showing how the existing and proposed contours relate to the building and the plans required pursuant to subsection 14-90A.9; a site plan; and a floor plan all showing compliance with the standards of this section. All floor plans, elevations, and cross sections shall be drawn to a minimum scale of one-eighth inch equals one foot (1/8"=1').

B. The colors of all structures shall be the browns and tans of local earth tones within fifty feet (50') of the area immediately adjacent to the proposed structures and shall not be cream or white except as specifically authorized herein. Stone surfaces shall be left in their natural state. Entries, portals and trim may be emphasized by the use of white, offwhite, yeso or other similar accent colors. Structures painted or stuccoed with bold repetitive patterns or structures used as signs are prohibited.

C. Only clerestories and flat roofs shall be permitted in the escarpment overlay district except that shed roofs are allowed for portals. Metal roofs shall be of a nonreflective, non-glossy material which is muted in color. Red, yellow, blue, white, black, purple, orange and related colors are prohibited for roofs. All exterior window treatments exclusive of window trim shall comply with restrictions stated above for roof colors. All exterior glazing shall be nonmirrored with a reflectance of less than forty percent (40%).

D. In the ridgetop subdistrict the highest point of any structure shall not exceed a maximum height of fourteen feet (14') above each and every point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height. The highest point on the structure includes the top of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet (3') above the immediately adjacent roof. Adding fill dirt to the natural grade in order to increase the height of the ridgetop is prohibited.

E. The maximum height of any structure in the foothills subdistrict shall be determined by the more restrictive of the following calculations:

(1) The highest point on the structure shall not exceed a maximum height of fourteen feet (14') above the highest natural grade at the perimeter of the structure.

(2) The highest point on the structure shall not exceed a maximum height of twenty feet (20') above each and every point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height.

(3) The highest point on the structure includes the tops of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet (3') above the immediately adjacent roof. Adding fill dirt to the natural grade in order to increase the height is prohibited.

F. For all structures, twenty feet (20') in height in a single plane. No facade shall be more than fifty feet (50') in length in a single plane. All facades with offsets of less than four feet (4') in depth are defined to be in a single plane.

G. Cantilevers of greater than three (3') horizontal feet in depth are prohibited.

H. Cantilevered decks of greater than three (3') horizontal feet in depth are prohibited. Decks greater than three (3') horizontal feet in depth and more than five (5') feet above grade whether cantilevered or supported are prohibited. Decks over roofs of structures and their flat portals shall be permitted provided that the decks do not exceed the maximum height limit set forth in subparagraphs D and E above.

I. Exterior lighting shall not directly illuminate the surfaces of structures (excluding entries, garages and portals), or landscaping. The light source of any exterior indirect lighting shall be less than three feet (3') in height.

J. The maximum lot coverage by all dwellings, accessory buildings, structures, graded land, and the placement of any impermeable surfaces shall not exceed forty percent (40%) of the gross area of the lot. Landscaping that does not require grading and ponding areas, whether graded or not, shall not be included as areas of lot coverage.
(Ord. #1992-9, §6)

14-90A.8 Landscaping.

A. Landscape plans as required by subsection 14-90A.4 shall be submitted by the applicant showing compliance with the provisions of this section. Landscape plans shall be stamped by a licensed landscape architect or architect. The landscaping plan shall meet the standards set forth in Section 14-56 of this chapter.

B. Except as set forth in paragraph C below, all cut and fill slopes and retaining walls more than four feet (4') high and with a grade of 3:1 or more shall have screening vegetation planted and maintained at the base of the slope and those with a grade of less than 3:1 shall have screening vegetation planted and maintained on the face of the entire cut or fill slope as follows:

(1) Screening vegetation shall be planted and maintained in addition to revegetation materials required in subsection 14-90.6, and shall be indigenous

evergreen trees characteristic of the immediately adjacent area. No trees are required for solid rock terrain.

(2) All trees shall be a minimum of six feet (6') high at the time of planting, and shall be planted and maintained at a density commensurate with the adjacent existing natural landscape. The commensurate density shall be determined by an inventory of existing natural trees of four (4') feet or greater in height in a fifty by fifty foot square (50' x 50') within the cut or fill area prior to excavation. An inventory of the existing natural trees within the cut and fill area shall be shown on the landscape plan.

(3) Existing indigenous evergreen trees over six feet (6') high and located within four feet (4') of the base of the cut and fill slope may be counted toward fulfilling the number of trees required for screening.

(4) Cut slopes with a slope or retaining wall closer than six feet (6') from the edge of a road or driveway may be screened with a trellis supporting planted vegetation or some other similar means which creates a natural screened effect.

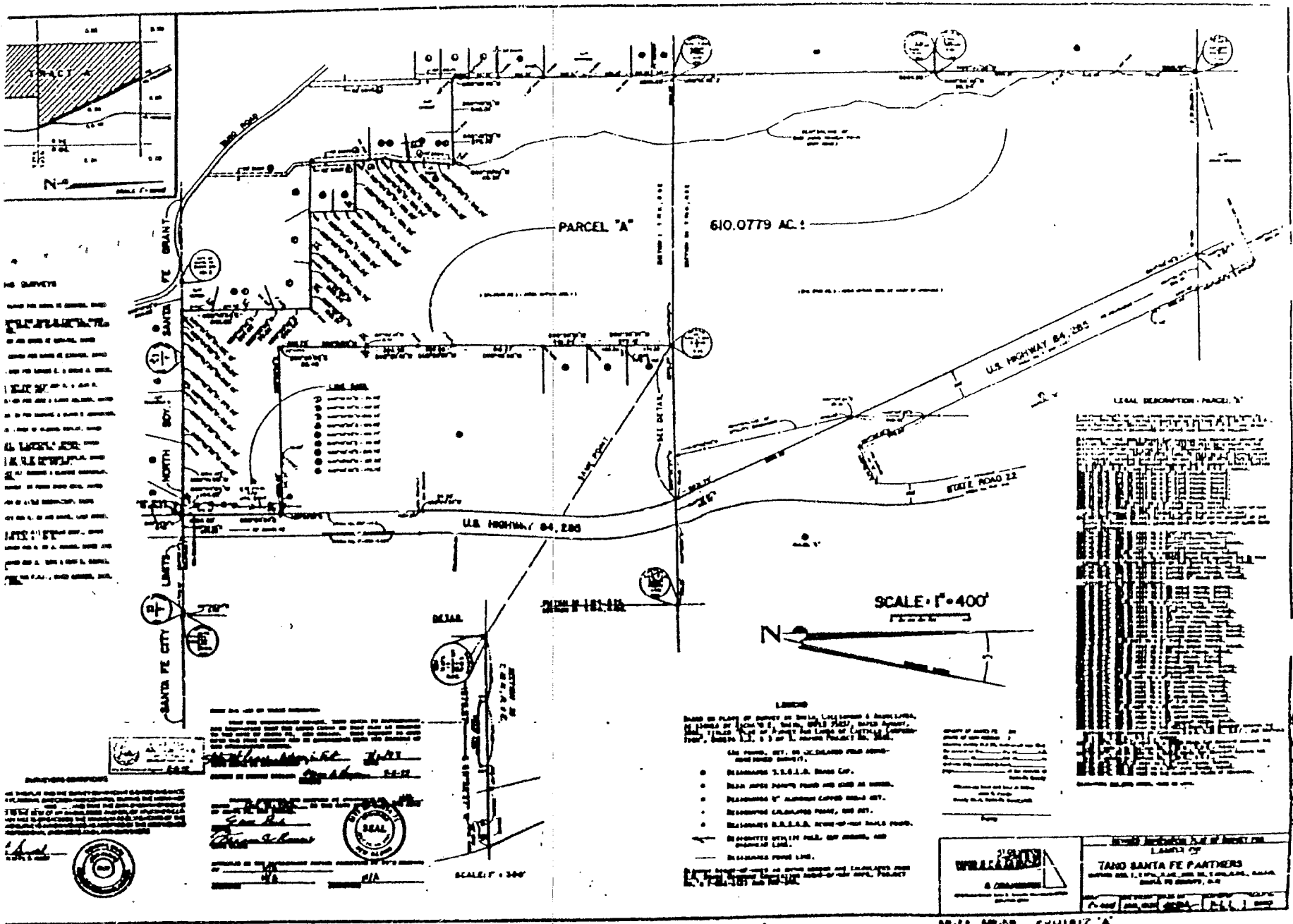
C. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') high and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of indigenous evergreens as set forth in paragraph B above, is required for the fill slopes only. If combined slopes are greater than twelve feet (12'), then the cut and fill slopes shall be screened individually as set forth in paragraph B.

D. Slopes screened from view from any adjacent public street, way, or place by buildings, walls, or fences are exempt from the provisions of paragraphs B and C.

E. Where any structure is more than eight feet (8') high and no more than sixteen feet (16'), there shall be at least one (1) indigenous evergreen tree leaving exposed no more than fifty percent (50%) of the structure from the highest point on the structure to the top of the tree. Where any structure is more than sixteen feet (16') high there shall be planted at least one (1) indigenous evergreen tree at least eight feet (8') in height and not more than fifteen (15') from such structure.

F. There shall be one tree existing or planted of at least six feet (6') in height for every fifteen linear feet (15') of horizontal wall of each structure which shall be located not more than fifteen feet (15') from such wall.

G. No retaining walls in the escarpment overlay district shall be greater than five feet (5') in height. When retainage greater than five (5') feet is required, retaining walls shall


PARCEL "A"
610.0779 AC.±
U.S. HIGHWAY 84, 285
STATE ROAD 22
SCALE: 1"=400'
N
EXHIBIT 'A'

be set back a minimum of six (6') horizontal feet from face of wall to face of wall. Setback area grading shall not exceed a one percent (1%) cross slope and all walls shall be screened in accordance with subsection 14-90A.8.B.

H. The landscaping requirements set forth in this paragraph shall be in addition to all other landscaping requirements in this section.

I. All landscaping shall comply with the standards of Section 14-56 of this chapter.
(Ord. #1992-9, §7)

14-90A.9 Terrain Management. As required by subsection 14-90A.4, natural topography, storm drainage, grading and erosion control plans shall be submitted by the applicant showing compliance with the terrain management requirements of subsections 14-90.3 through 14-90.6. inclusive. The exclusions to the terrain management regulations set forth in subsection 14-90.2 do not apply to any applications in the escarpment overlay district. (Ord. #1992-9, §8)

14-90A.10 Utilities.

A. All new and replacement water, gas, electric, telephone, television, and all other utilities, including both main and service lines which service developments within the escarpment district, shall be placed underground within or adjacent to roads. Utilities shall be located in the following priority:

(1) Within a dedicated public road right-of-way;

(2) Within an easement of sufficient width to provide ingress and egress for maintenance purposes that is adjacent to a dedicated public right-of-way; or

(3) Within a private road right-of-way.

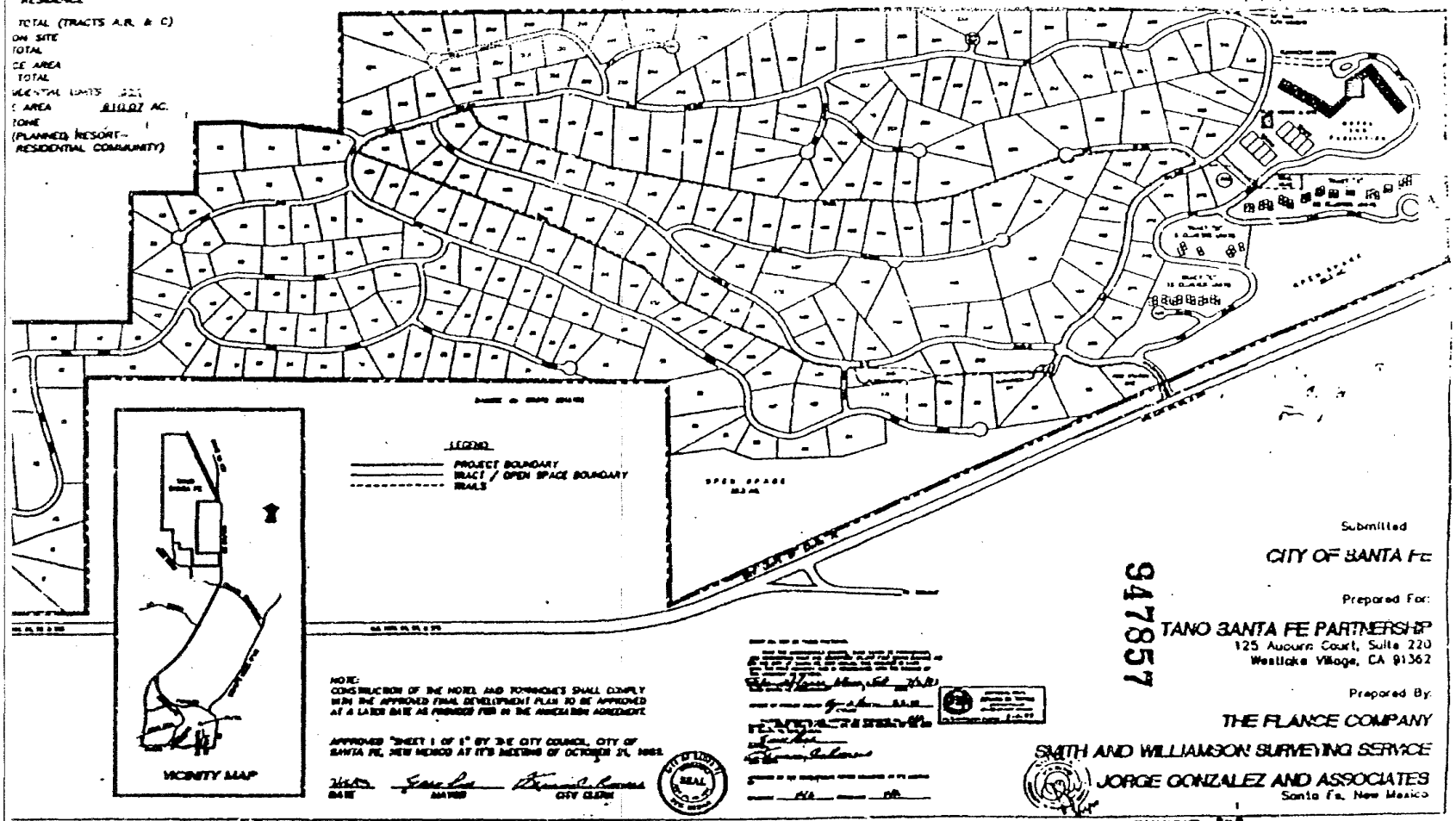
B. Water service mains may be located outside road rights-of-way if required by change in water-pressure zone.

C. Sewer lines outside road rights-of-way for both public and private use shall be located to minimize tree removal, to prioritize multiple-service lines in a common trench over single service mains to reduce the number of maintenance roads; and to prioritize gravity flow over lift stations. Public sewer line easements outside road rights-of-way are permitted when required by the city utility. All disturbed easements outside the road rights-of-way shall be reseeded and maintained at approximate original ground-cover by the owner of the property to the approximate original height.

TANO SANTA FE SUBDIVISION

SANTA FE, NEW MEXICO

MASTER PLAN



Submitted

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Aucurn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

947857

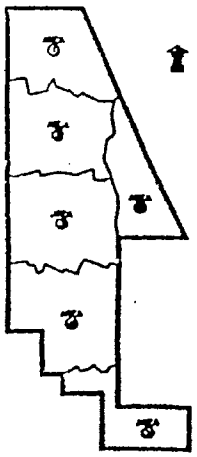
EXHIBIT "B"

PRELIMINARY SUBDIVISION PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11, 1992
MARCH 1, 1993

SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	

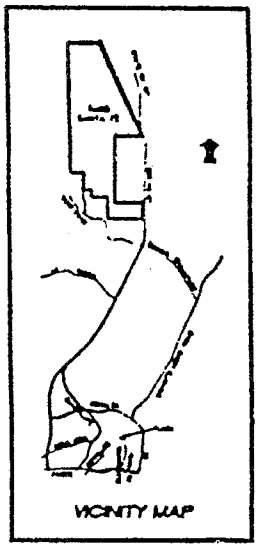


AREA KEY MAP

TANO
SANTA FE

APPROVED "SHEETS 1 THRU 9 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 21, 1992.

DATE MAYOR CITY CLERK



VICINITY MAP

Submitted To:

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

94185

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

EXHIBIT "C"

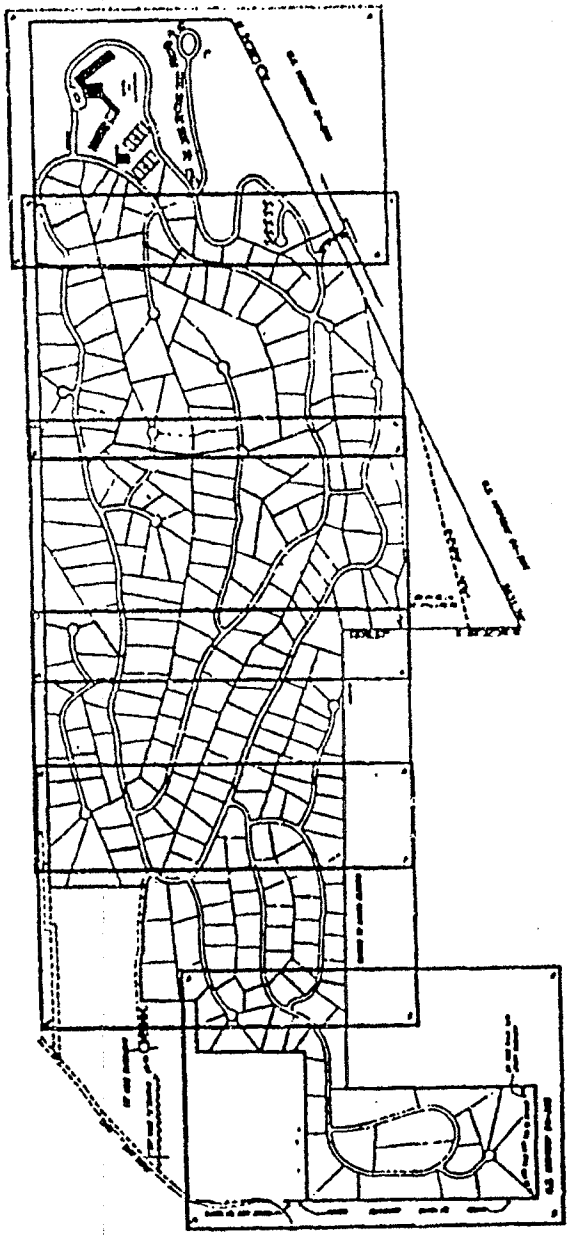
SHEET 1

PRELIMINARY SUBDIVISION PLAN

TANO SANTA FE

HOTEL	250 ROOMS
CLUSTER "A"	12 RESIDENCES
CLUSTER "B"	34 RESIDENCES
TOTAL TOWNHOMES	46 RESIDENCES
RESIDENTIAL HOMESITES	278 SINGLE FAMILY LOTS
TOTAL	332 UNITS

SMALLEST LOT SIZE = 1.0 ACRE ±
LARGEST LOT SIZE = 6.0 ACRES ±
AVERAGE LOT SIZE = 1.5 ACRES±



SCALE 1" = 500'

NOTICE: PURSUANT TO SECTION [illegible] OF THE SANTA FE LAND CODE, NO PERMIT FOR [illegible] SHALL BE ISSUED ON EACH LOT UNTIL PERSONS APPEARING TO BUILD ON THOSE LOTS MUST CONTACT STAFF AT CITY HALL [illegible].

LEGEND/PLAT REFERENCE

[illegible]

PROPOSED SUBDIVISION NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

947859

SMITH WILLIAMSON & ASSOCIATES

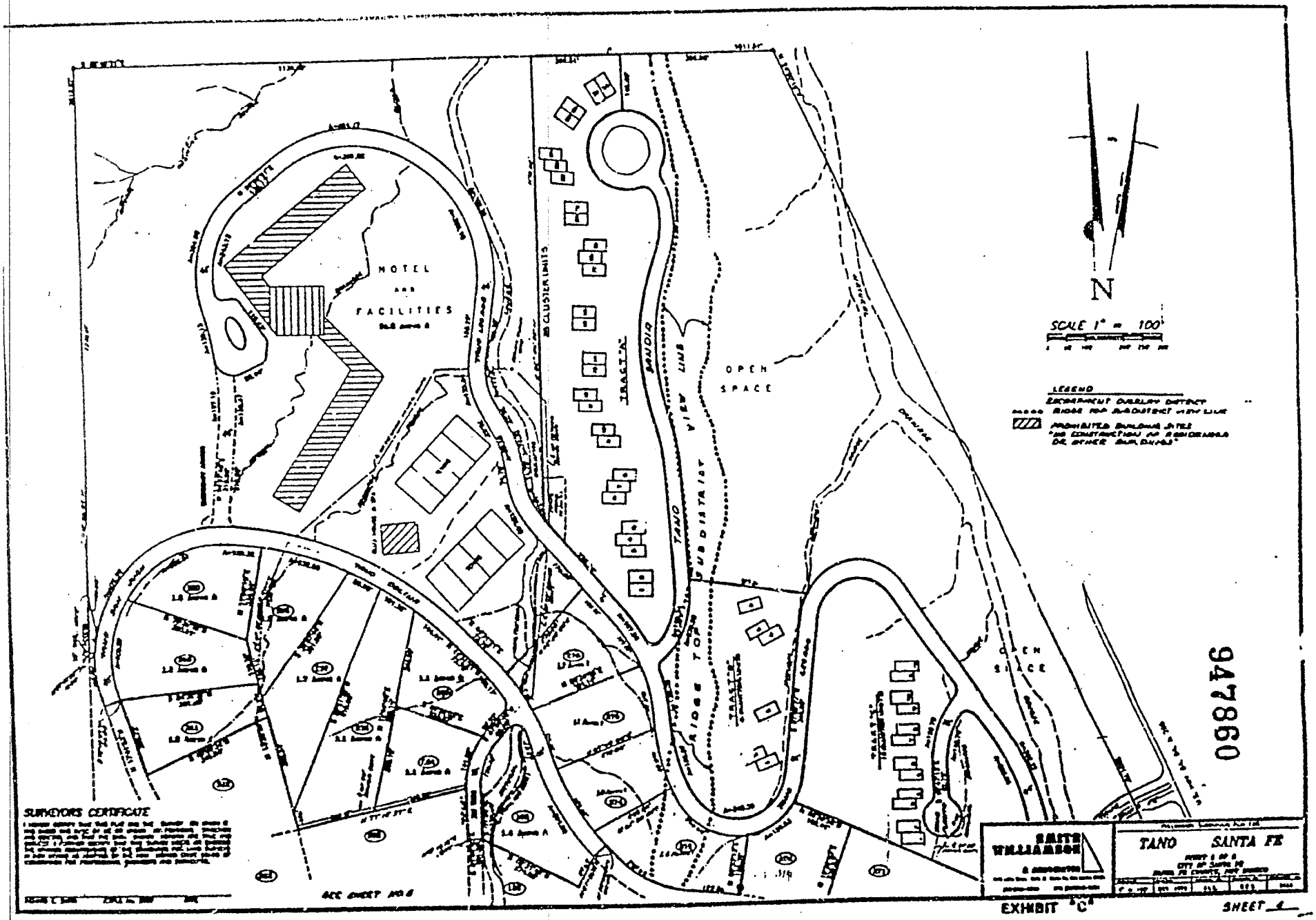
TANO SANTA FE

COVER & INDEX SHEET

SHEET 1

EXHIBIT "C"

MODIFICATIONS APPROVED


HOTEL
AND
FACILITIES
OPEN
SPACE
N
SCALE 1" = 100'
LEGEND
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT "C"
SHEET 1
947860
PRELIMINARY SUBDIVISION PLAN

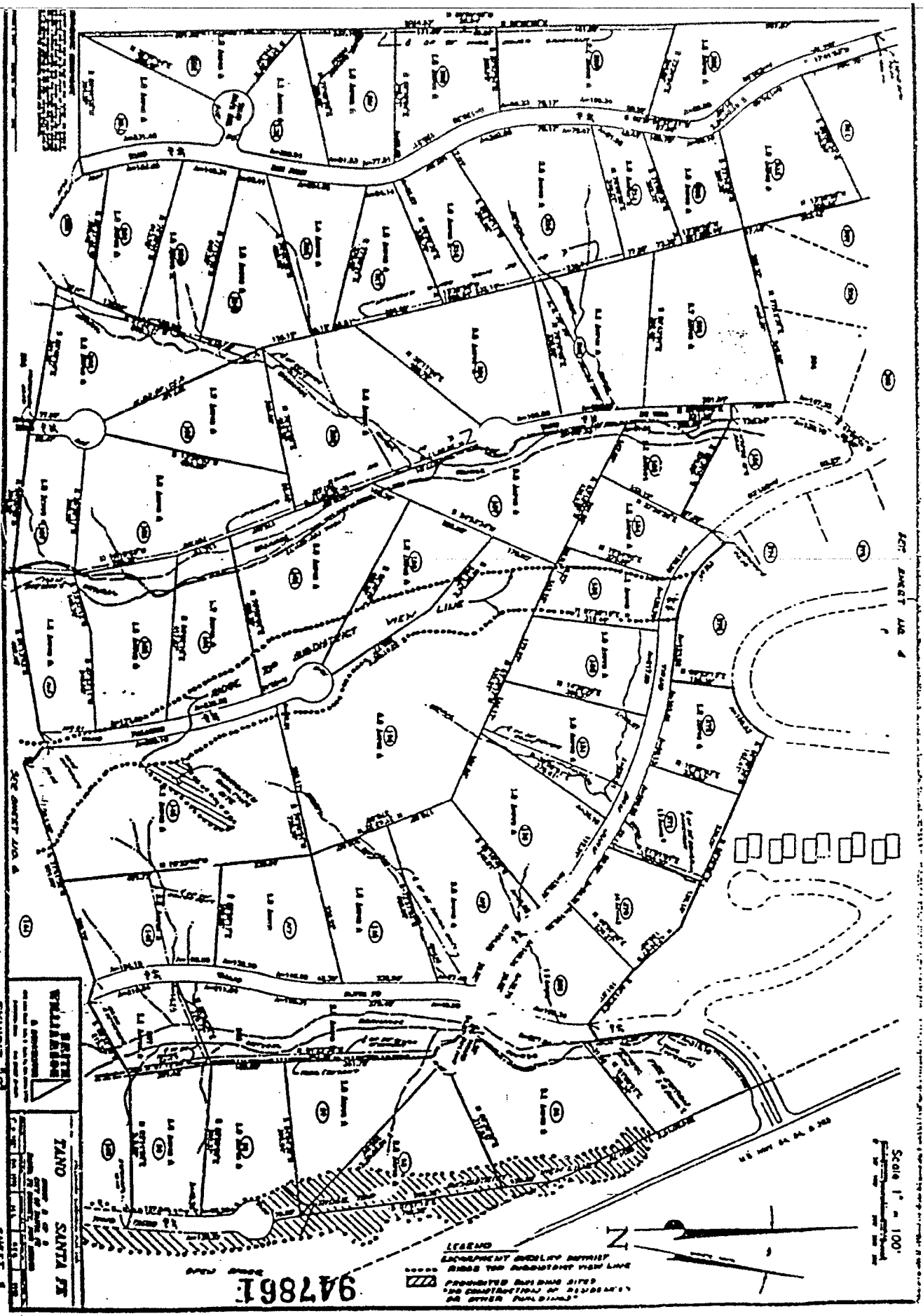


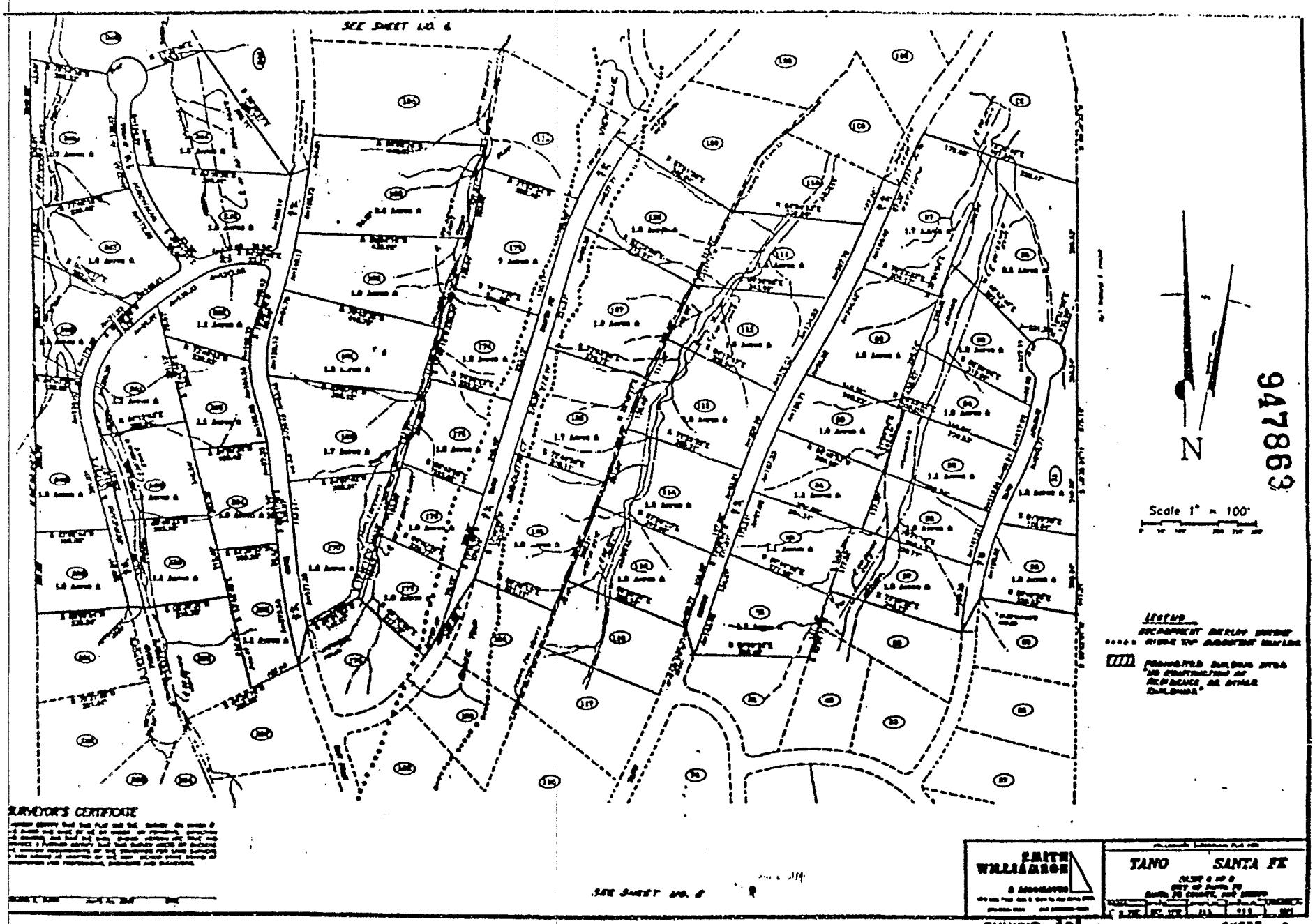
EXHIBIT 12
PRELIMINARY SUBDIVISION PLAN
SANTA FE
TANO
LEGEND
Scale 1" = 100'
94786E

EXHIBIT "C"

SHEET

94786

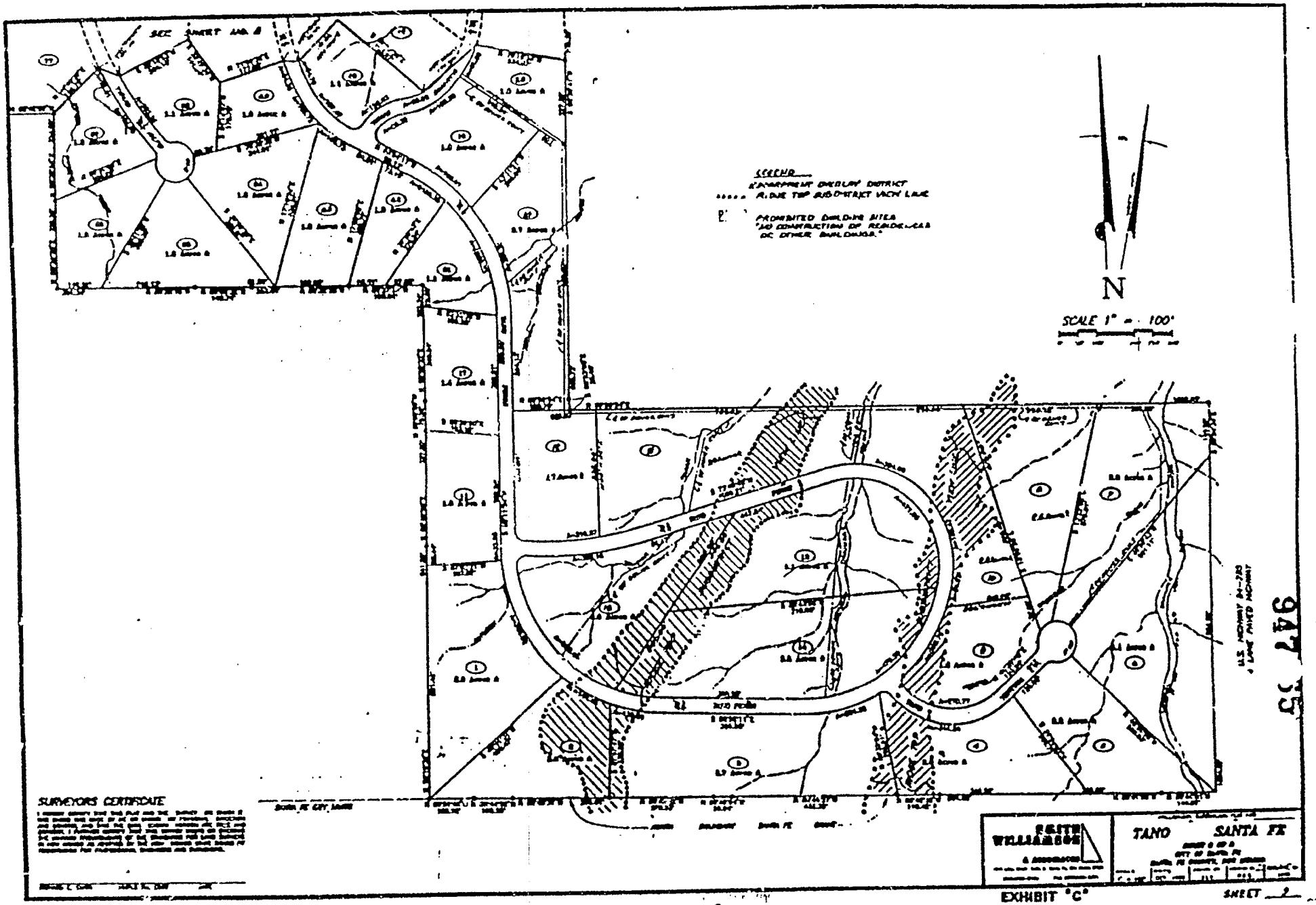
PRELIMINARY & FINAL PLAT



947863

PRELIMINARY SUBDIVISION PLAT

SCALE 1" = 100'
VIEW LINE
SUBDISTRICT
RIDGE TOP
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT C
SHEET 2
PRELIMINARY SUBDIVISION
94864

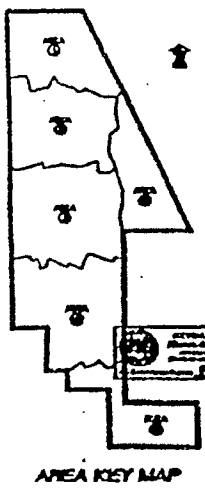

SCALE 1" = 100'
N
SURVEYORS CERTIFICATE
TANO SANTA FE
EXHIBIT "C"
PRELIMINARY SUBDIVISION PLAT

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11,1992
MARCH 1, 1993

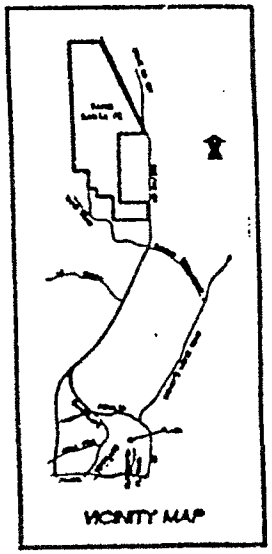
SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	[illegible]



AREA KEY MAP

TANO
SANTA FE



VICINITY MAP

APPROVED "SHEETS 10 THRU 43 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 26, 1992.

DATE MAYOR CITY CLERK

947866

Submitted To:

CITY OF SANTA FE

Prepared For:

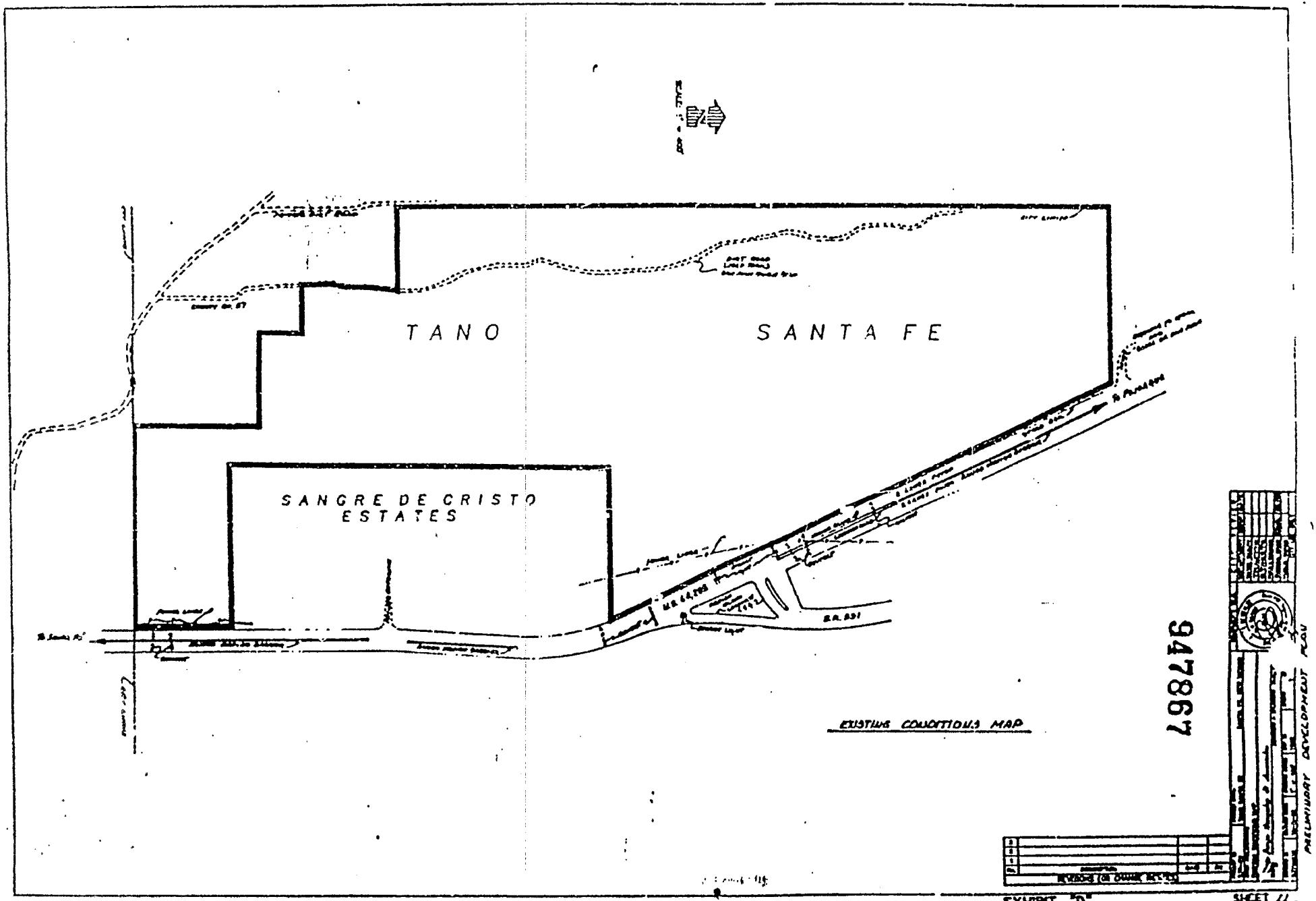
TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

THE FLANCE COMPANY
SMITH AND WILLIAMSON SURVEYING SERVICE
JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT "D" SHEET NO. 10


TANO
SANTA FE
SANGRE DE CRISTO
ESTATES
EXISTING CONDITIONS MAP
947867
PRELIMINARY DEVELOPMENT PLAN
EXHIBIT "D"
SHEET 11

PHASE III

PHASE II

PHASE I

PHASE IV

OPEN SPACE

OPEN SPACE

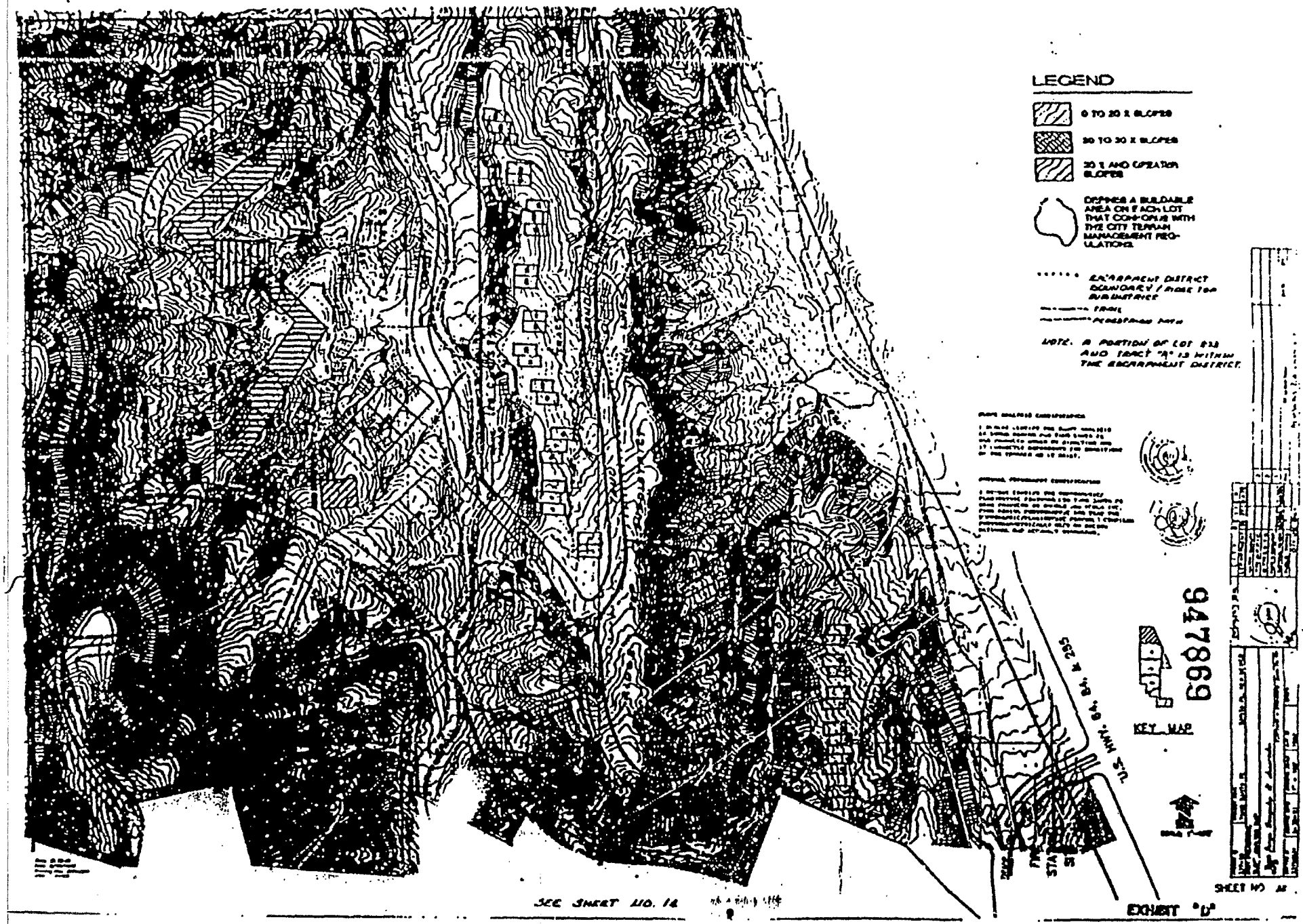
PHASE	DESCRIPTION
I	
II	
III	
IV	

947868

EXHIBIT "D"

TANO SANTA FE

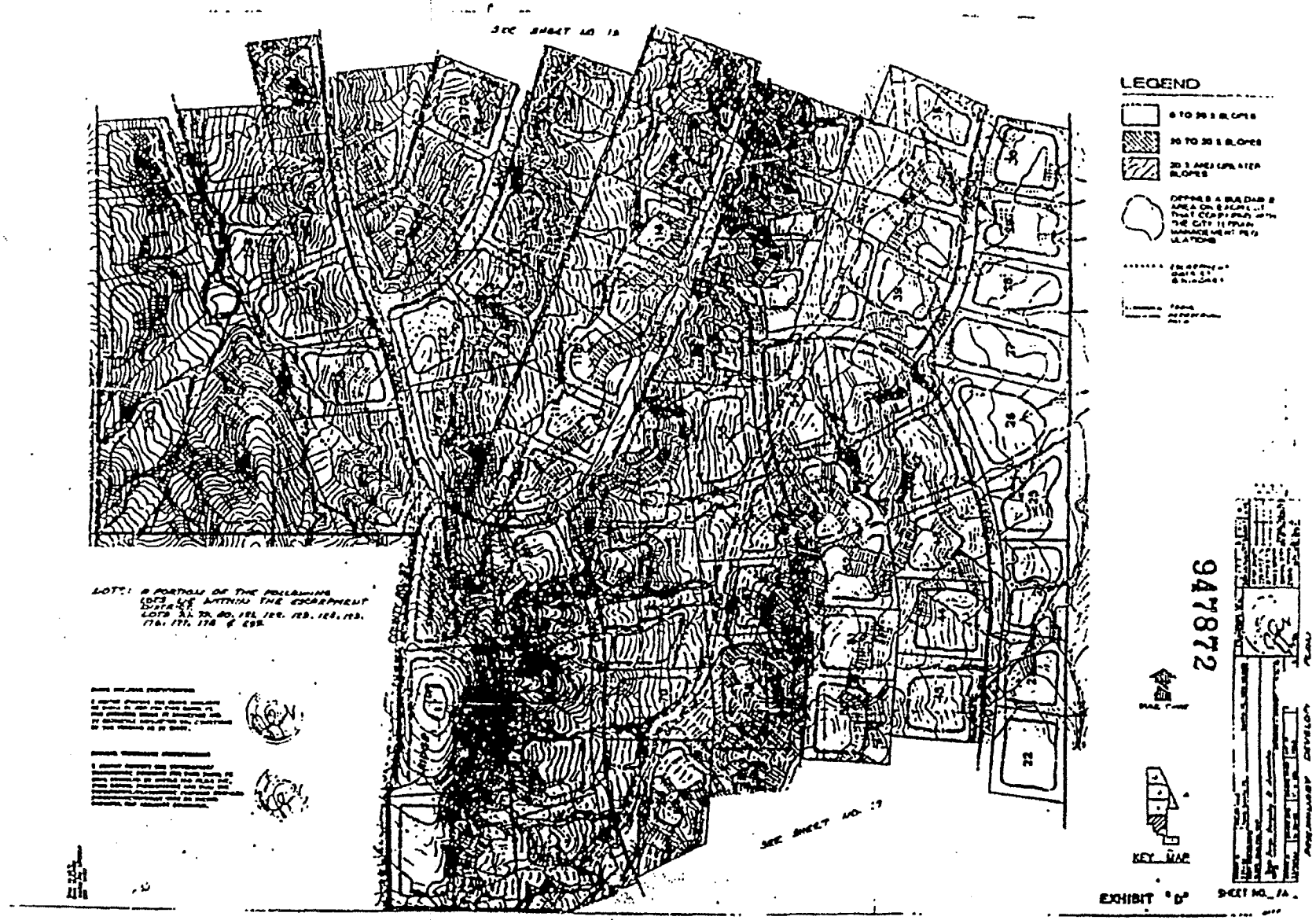
PHASING PLAN


LEGEND
0 TO 20 % SLOPES
20 TO 30 % SLOPES
30 % AND GREATER SLOPES
DEPICTS A BUILDABLE AREA ON EACH LOT THAT CONFORMS WITH THE CITY TERRAIN MANAGEMENT REGULATIONS
ESCARPMENT DISTRICT BOUNDARY / RIDGE TOP SUBDISTRICT
TRAIL
NOTE: A PORTION OF LOT 833 AND TRACT "A" IS WITHIN THE ESCARPMENT DISTRICT.
947869
KEY MAP
SEE SHEET NO. 14
EXHIBIT "D"

947870

EXHIBIT "C"

947871



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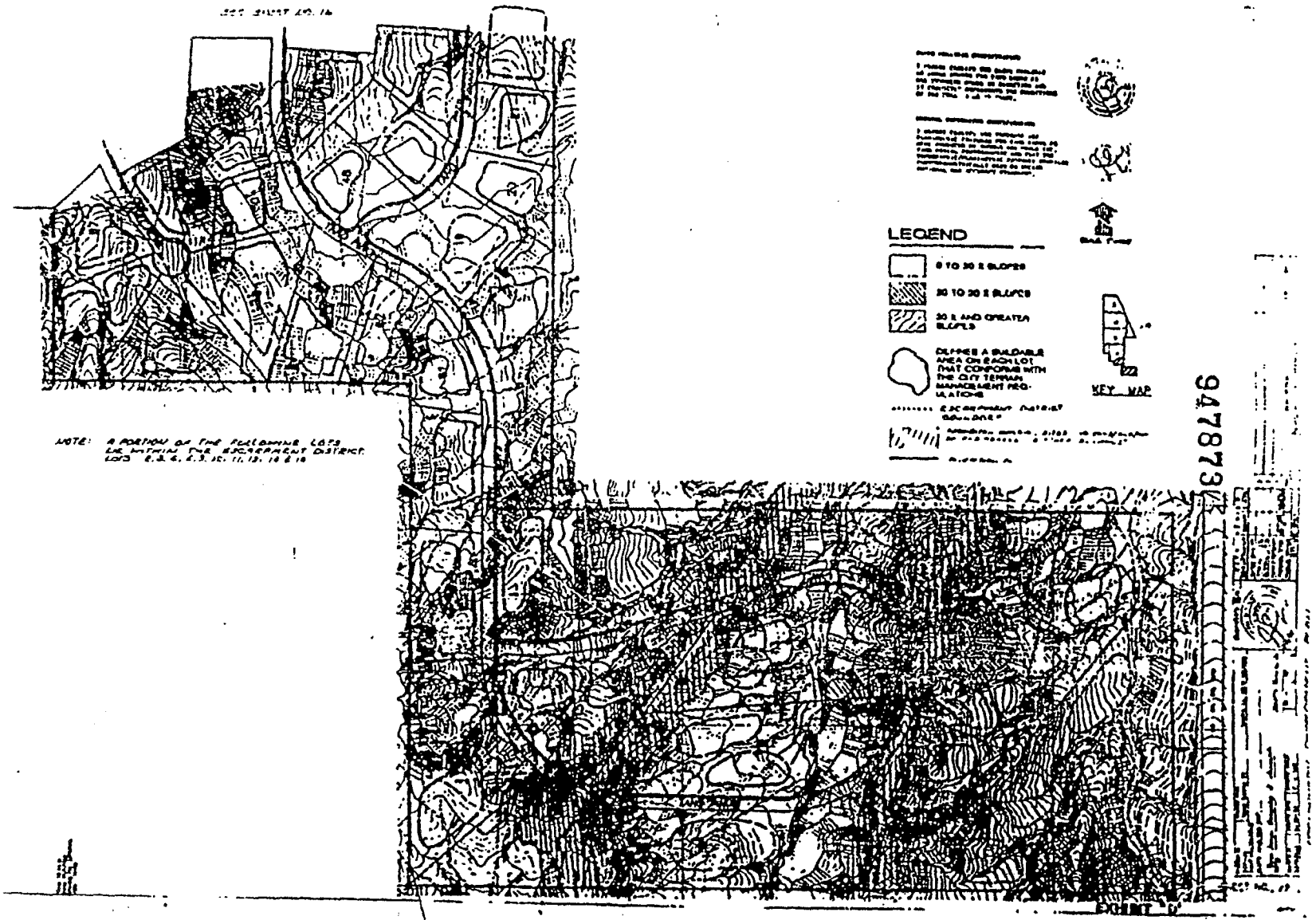
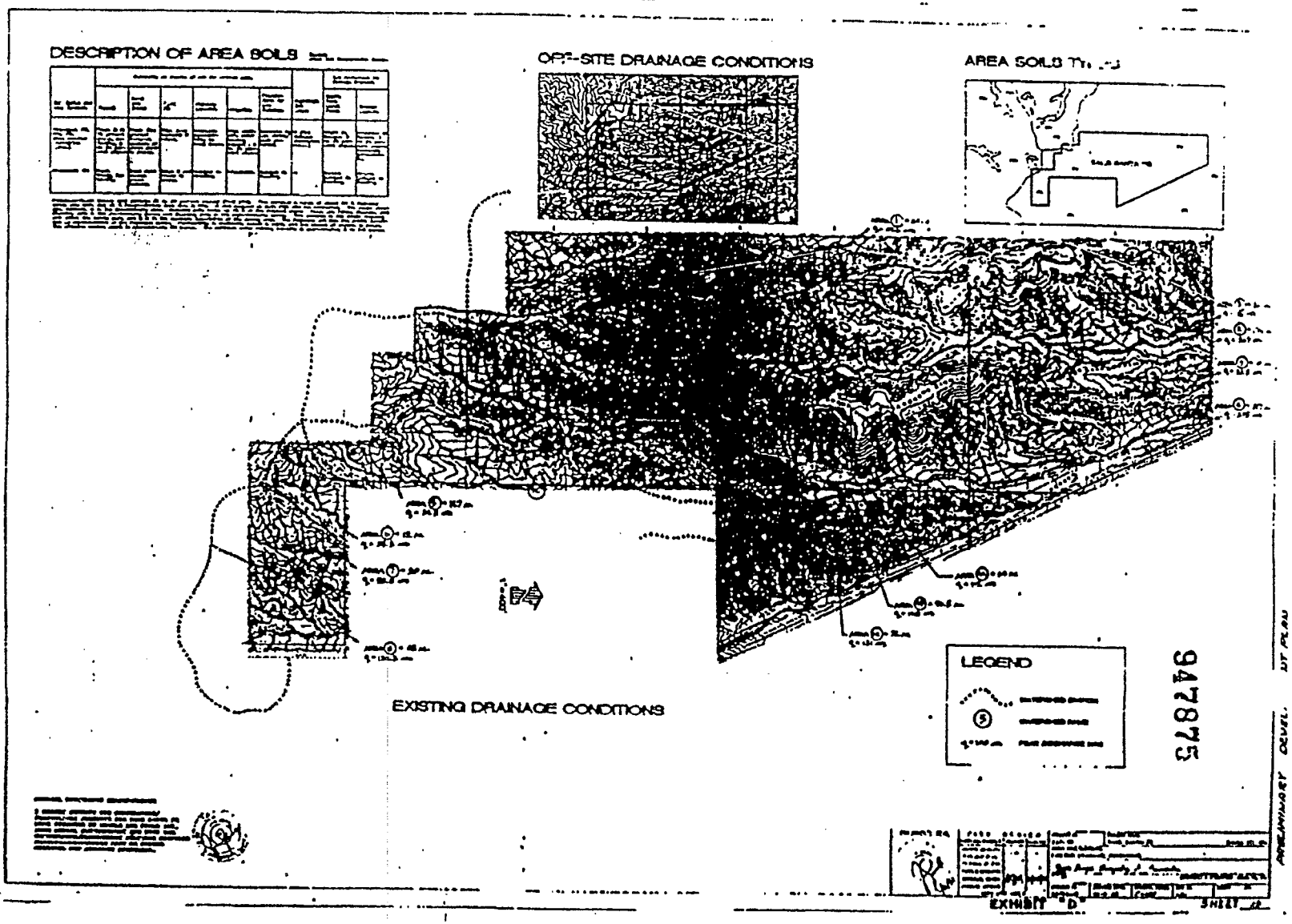


947873

LEGEND
KEY MAP
947874
EXHIBIT "D"


DESCRIPTION OF AREA SOILS
OFF-SITE DRAINAGE CONDITIONS
AREA SOILS
EXISTING DRAINAGE CONDITIONS
LEGEND
947873
PRELIMINARY DEVEL. ST PLAN
EXHIBIT "D"
SHEET

947876

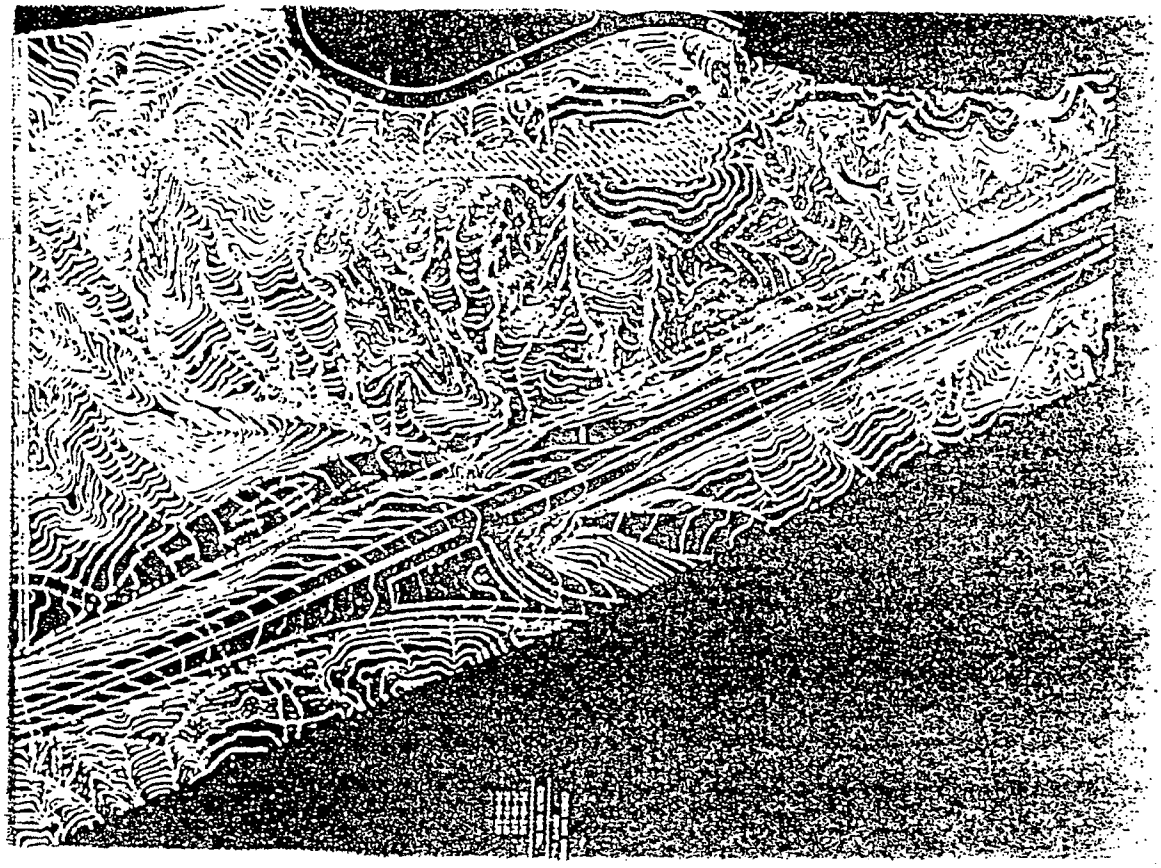
EXHIBIT "C"

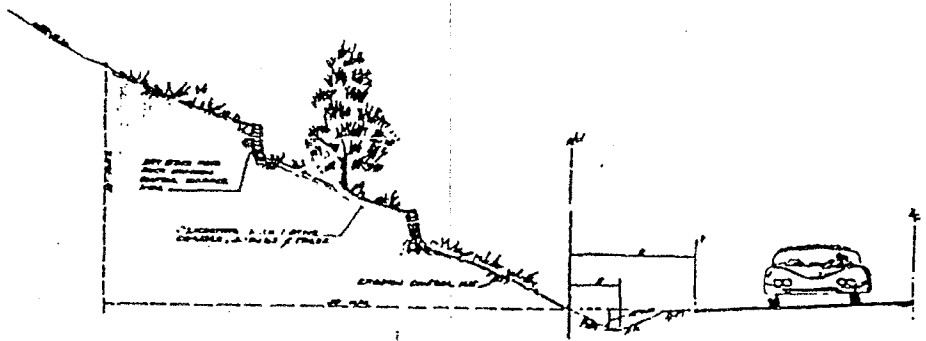
947877

947878

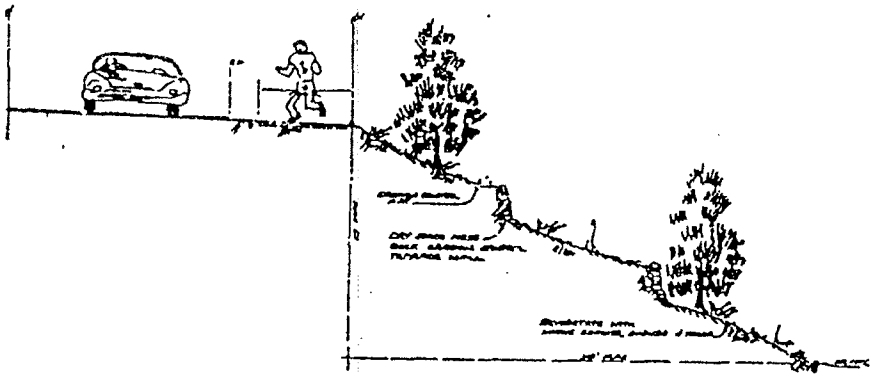
947879

94788

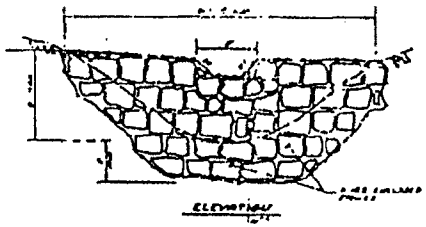




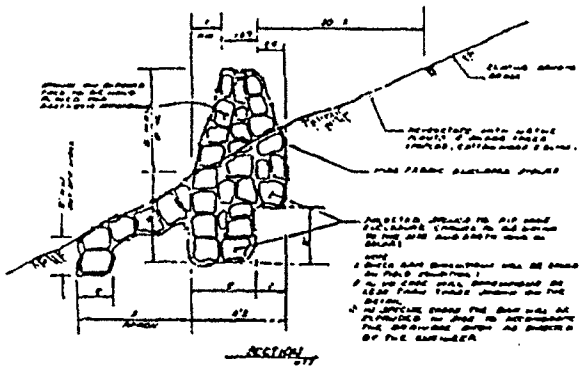
2:1 CUT SLOPE GREATER THAN 5' HIGH



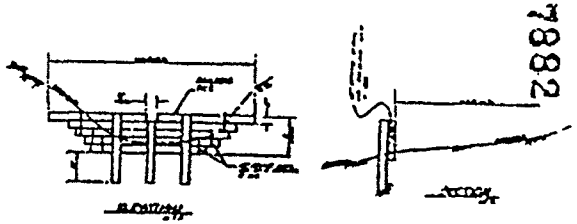
2:1 FILL SLOPES GREATER THAN 5' HIGH



ELEVATION



ROCK CHECK DAM

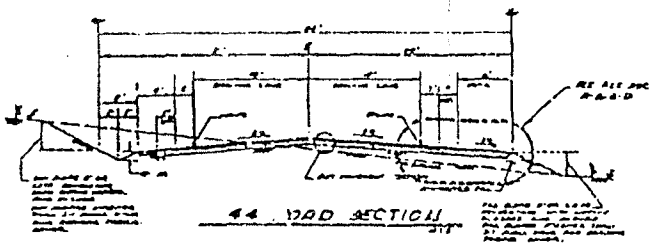


RAILROAD TIE CHECK DAM

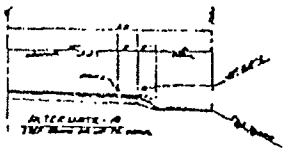
947882

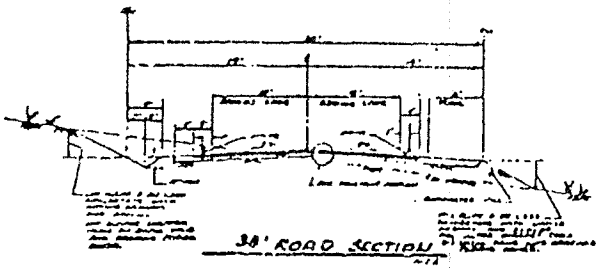
EXHIBIT "D"

SHEET NO. 11

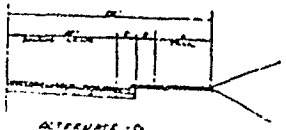


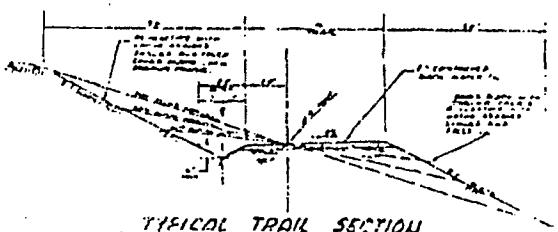
44' ROAD SECTION



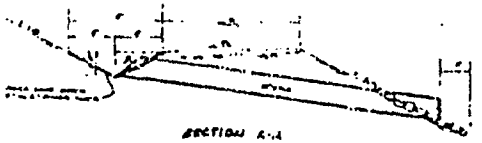


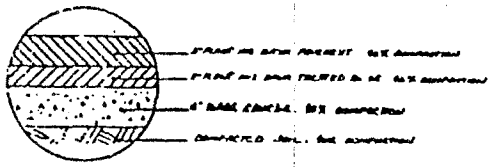
36' ROAD SECTION



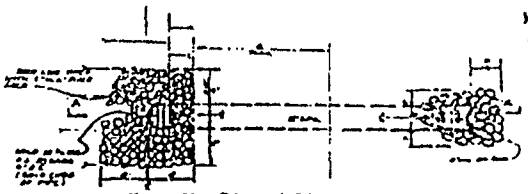


TYPICAL TRAIL SECTION

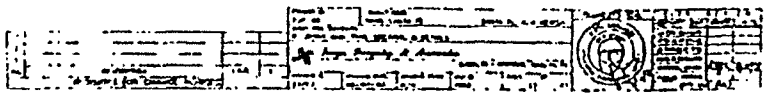




PAVEMENT SECTION



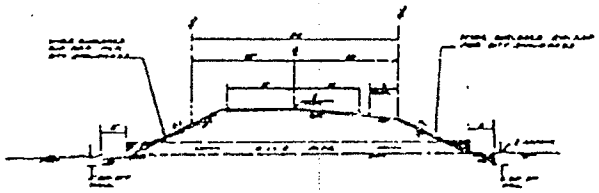
TYPICAL TRAIL DRAIN



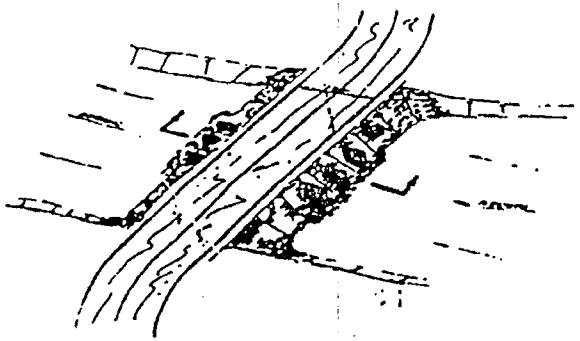
POINT "D"

SHEET NO. 47

6A7883



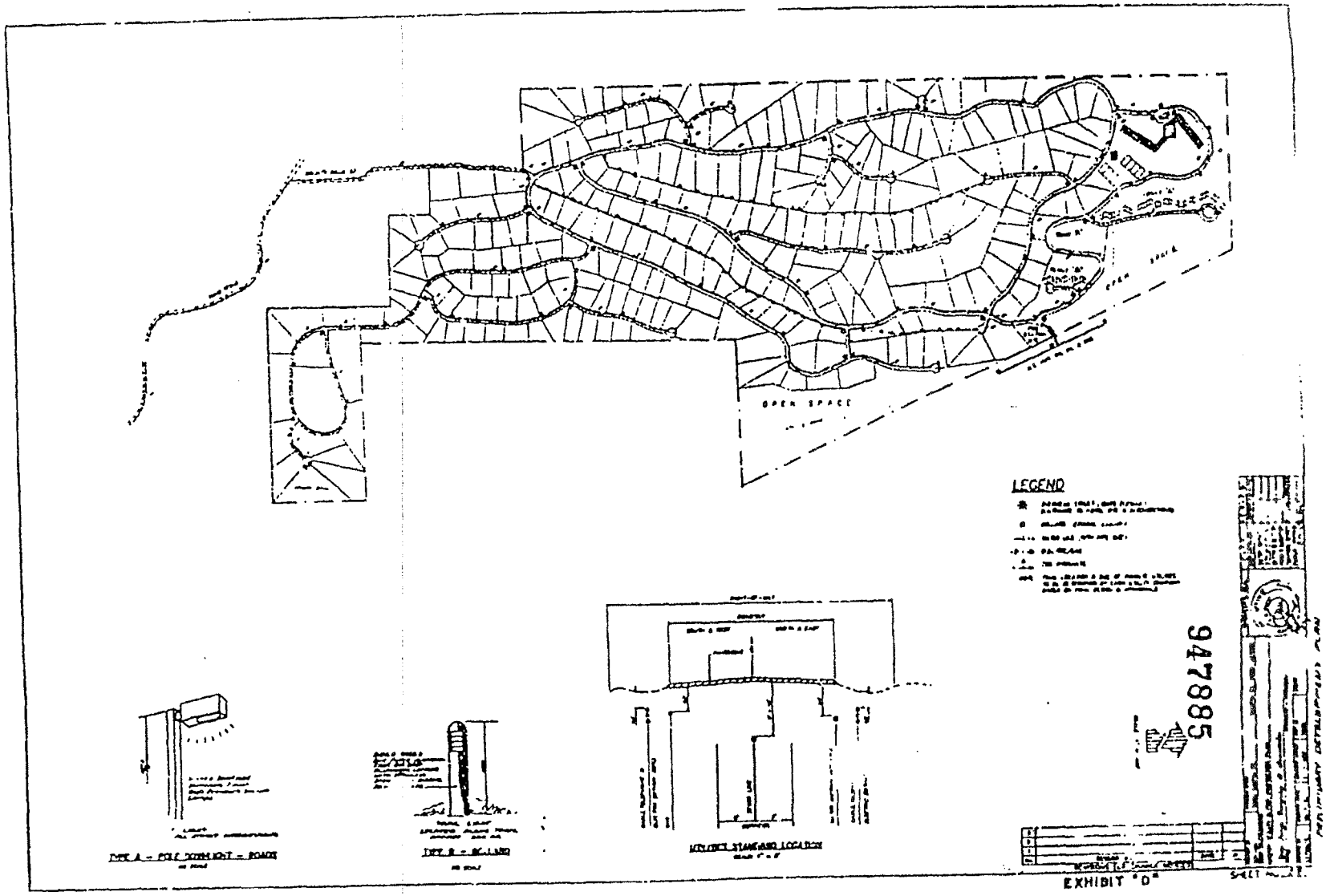
SECTION

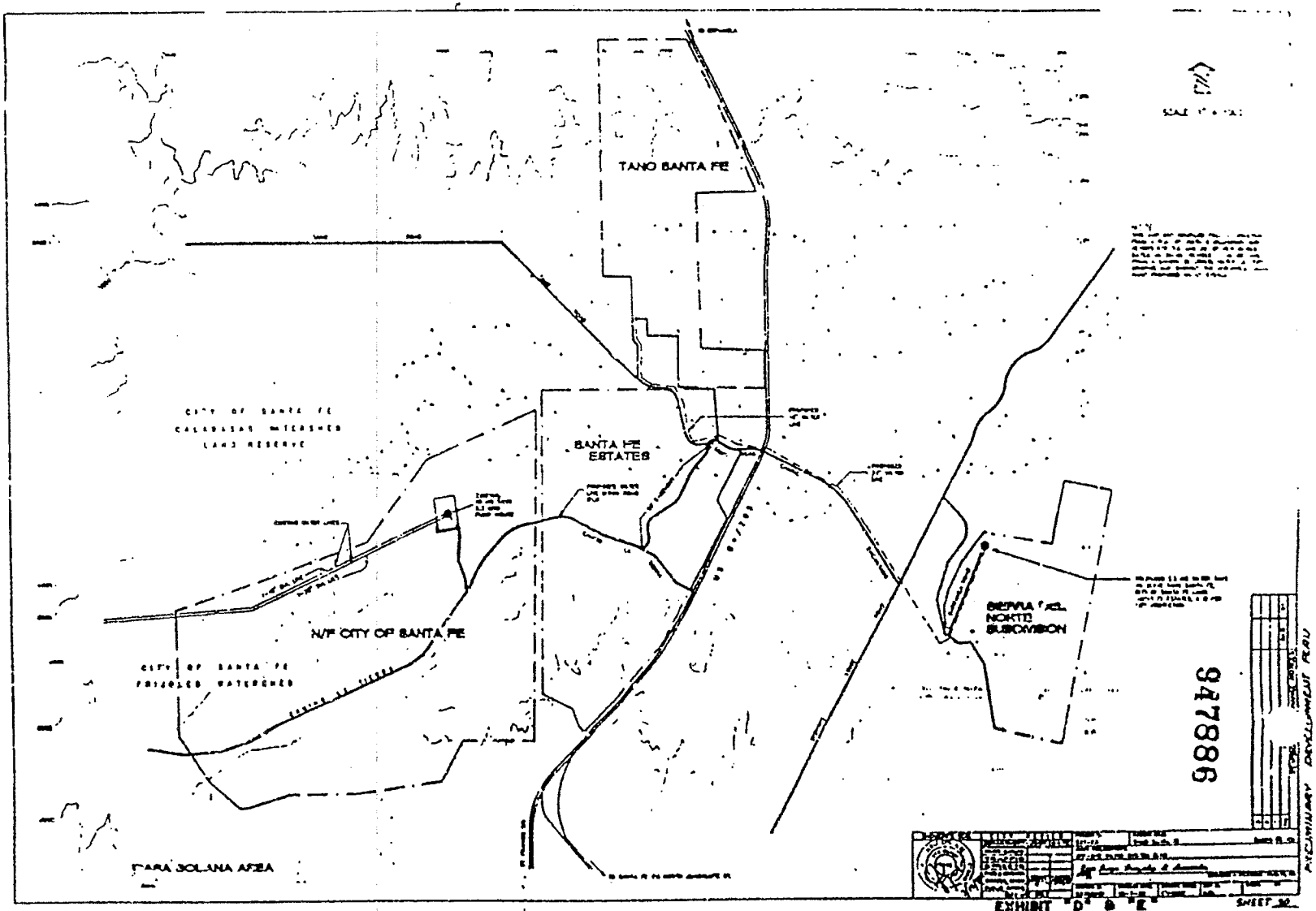


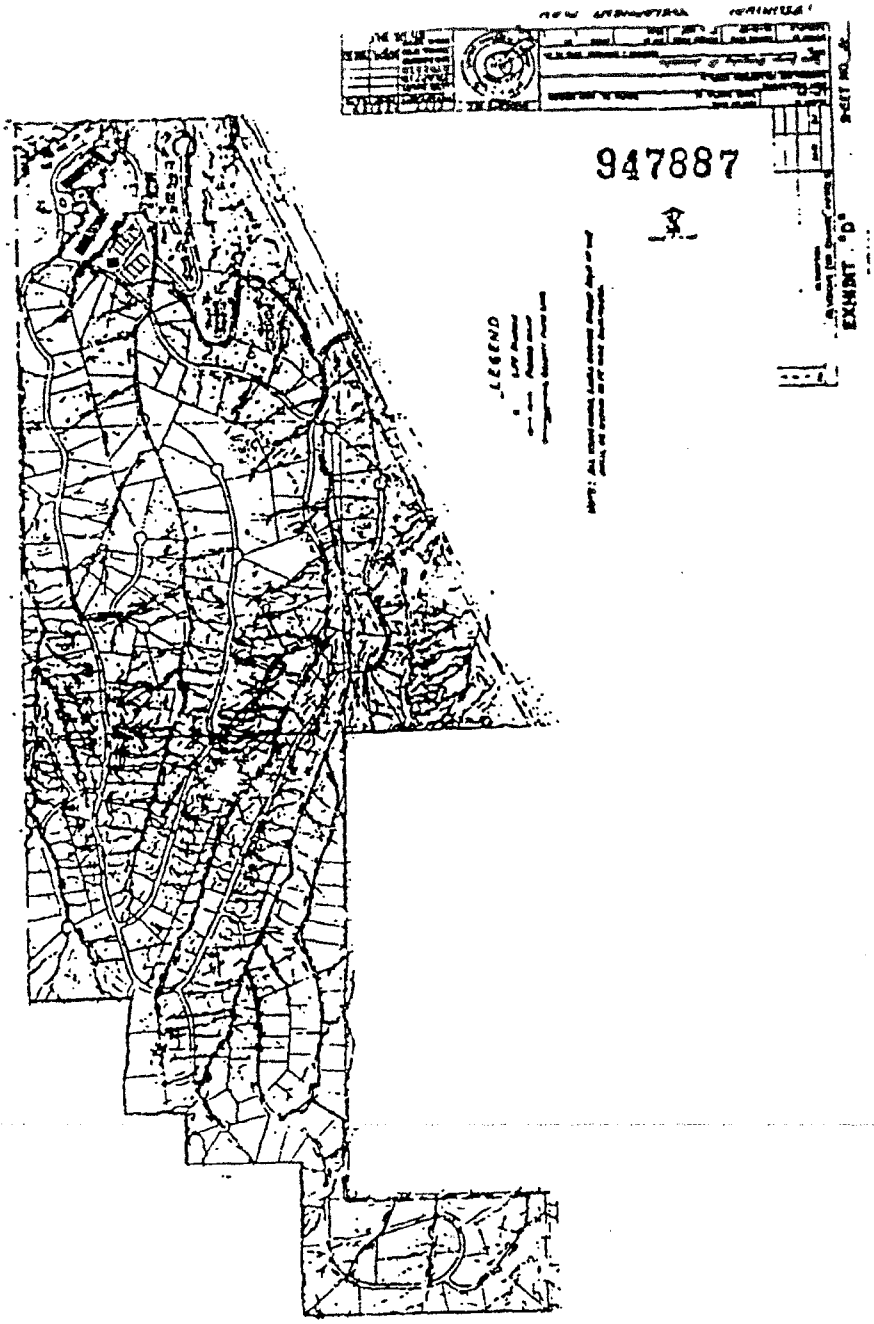
TYPICAL ARROYO CROSSING

947884

EXHIBIT "D"


OPEN SPACE
LEGEND
947885
EXHIBIT "D"


TANO SANTA FE
SANTA FE ESTATES
N/F CITY OF SANTA FE
SIERRA FAEL NORTE SUBDIVISION
EXHIBIT D & E
PRELIMINARY DEVELOPMENT PLAN
947886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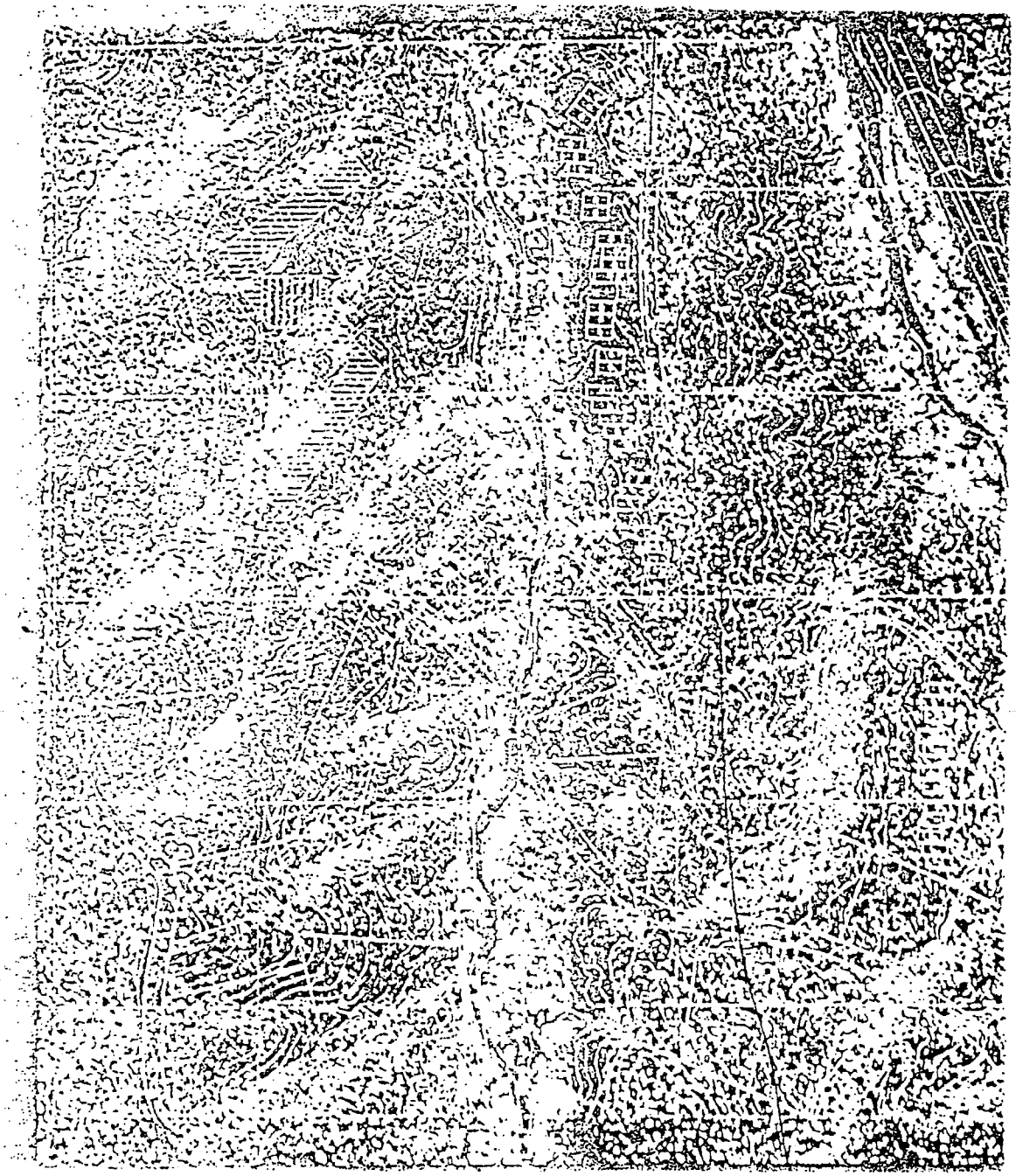
LEGEND
EXHIBIT "D"



SCREEN CHAMBER
RETURN
STORAGE PONDS
STORAGE PONDS
RECYCLE
DOWNGRADIENT
MONITORING
947889
EXHIBIT "D"

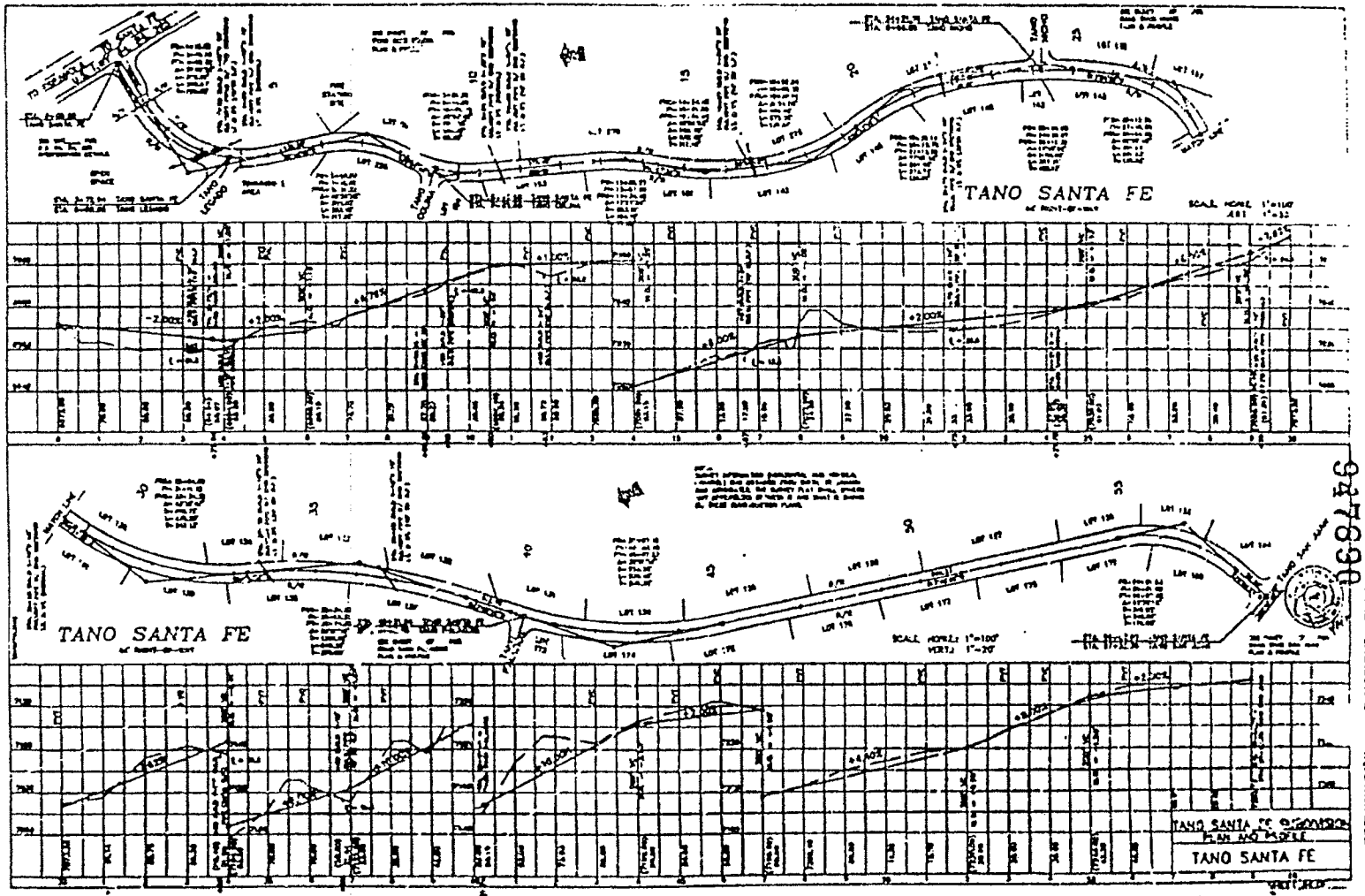
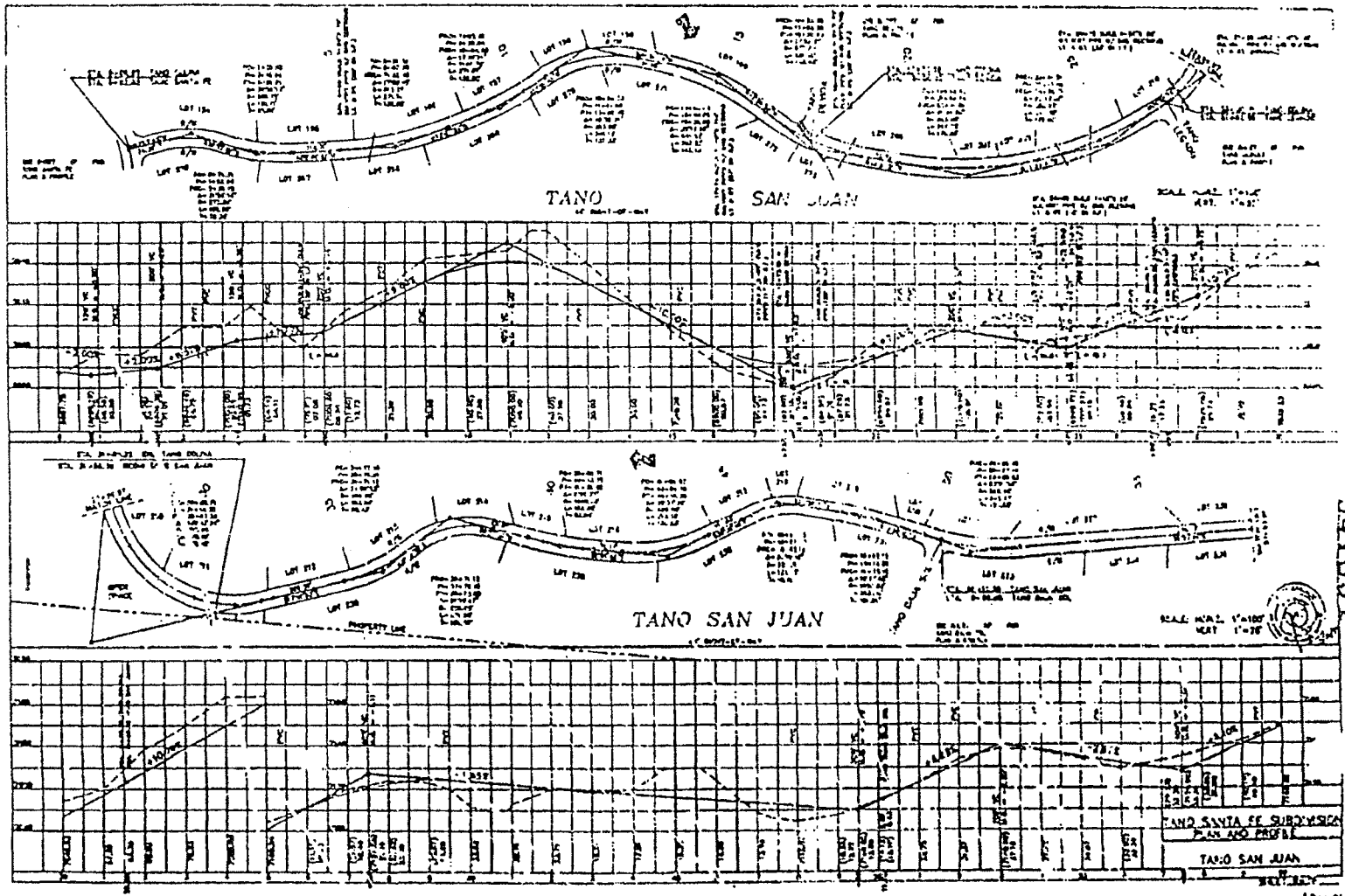

TANO SANTA FE
TANO SANTA FE
TANO SANTA FE
PLAN AND PROFILE
TANO SANTA FE

EXHIBIT "D"


TANO SAN JUAN
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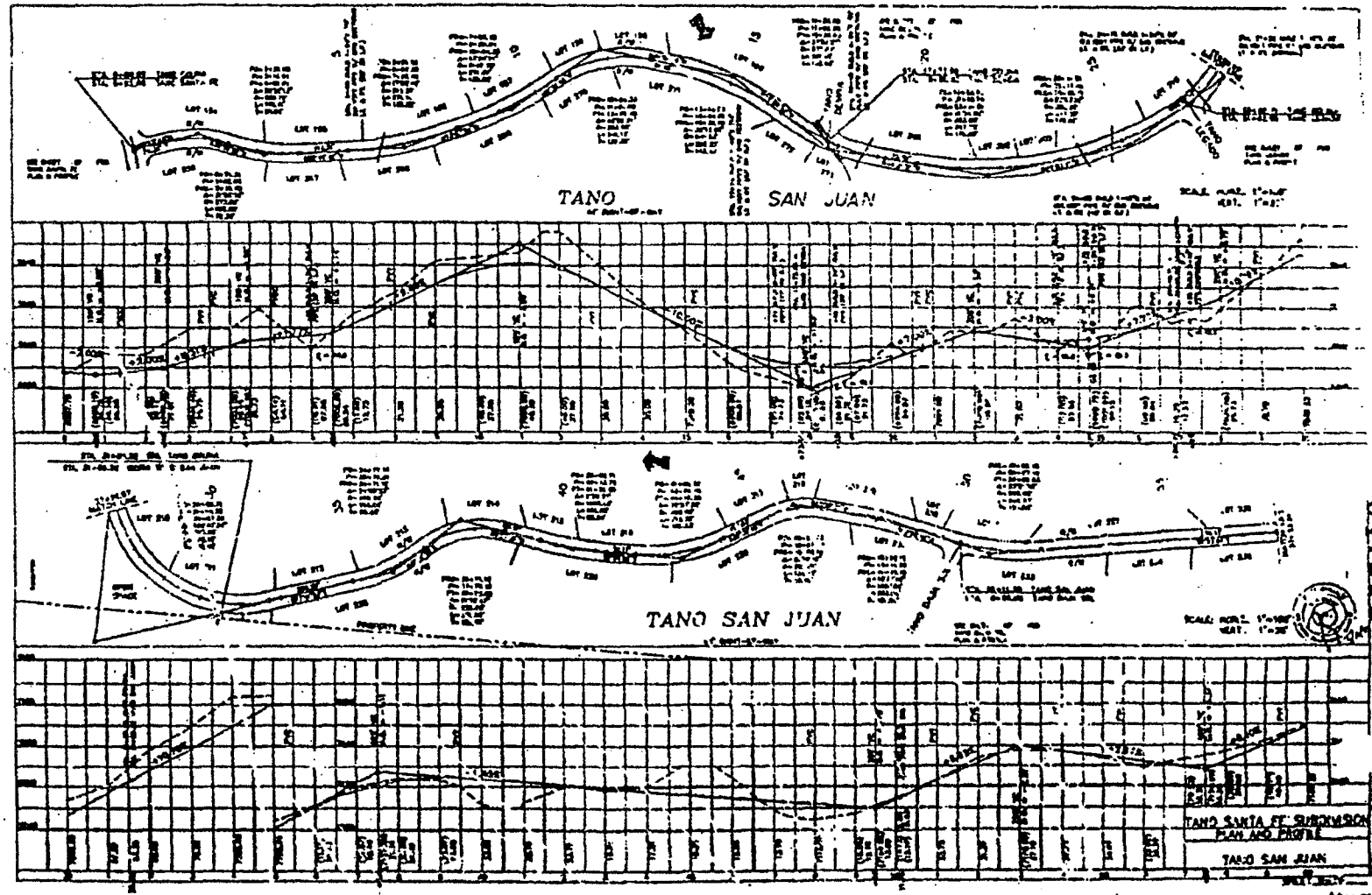
TANO SANTA FE SUBDIVISION
PLAN AND PROFILE
TANO SAN JUAN

EXHIBIT "D"


TANO
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PLAN AND PROFILE
TANO SAN JUAN

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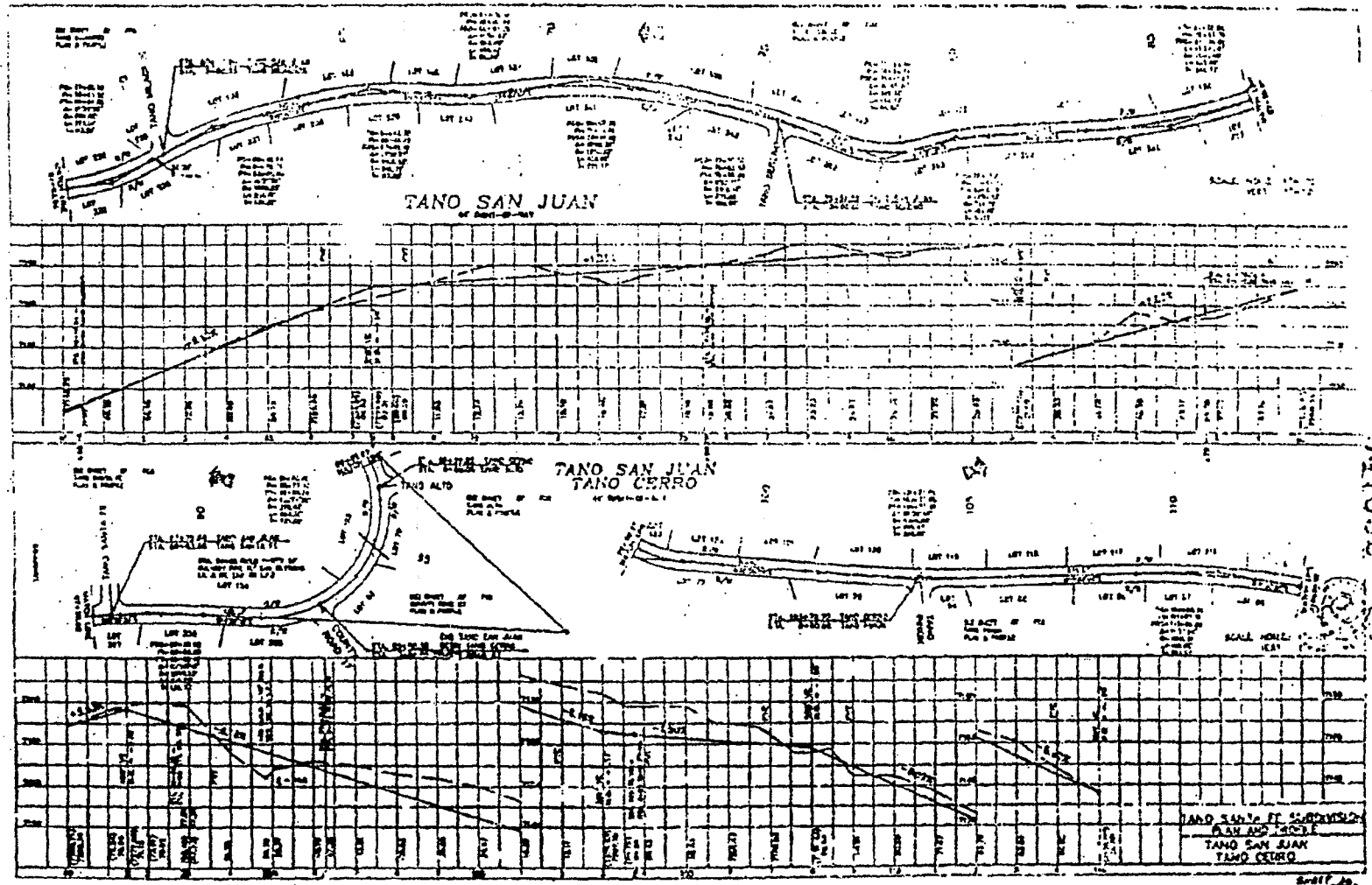

EXHIBIT "D"

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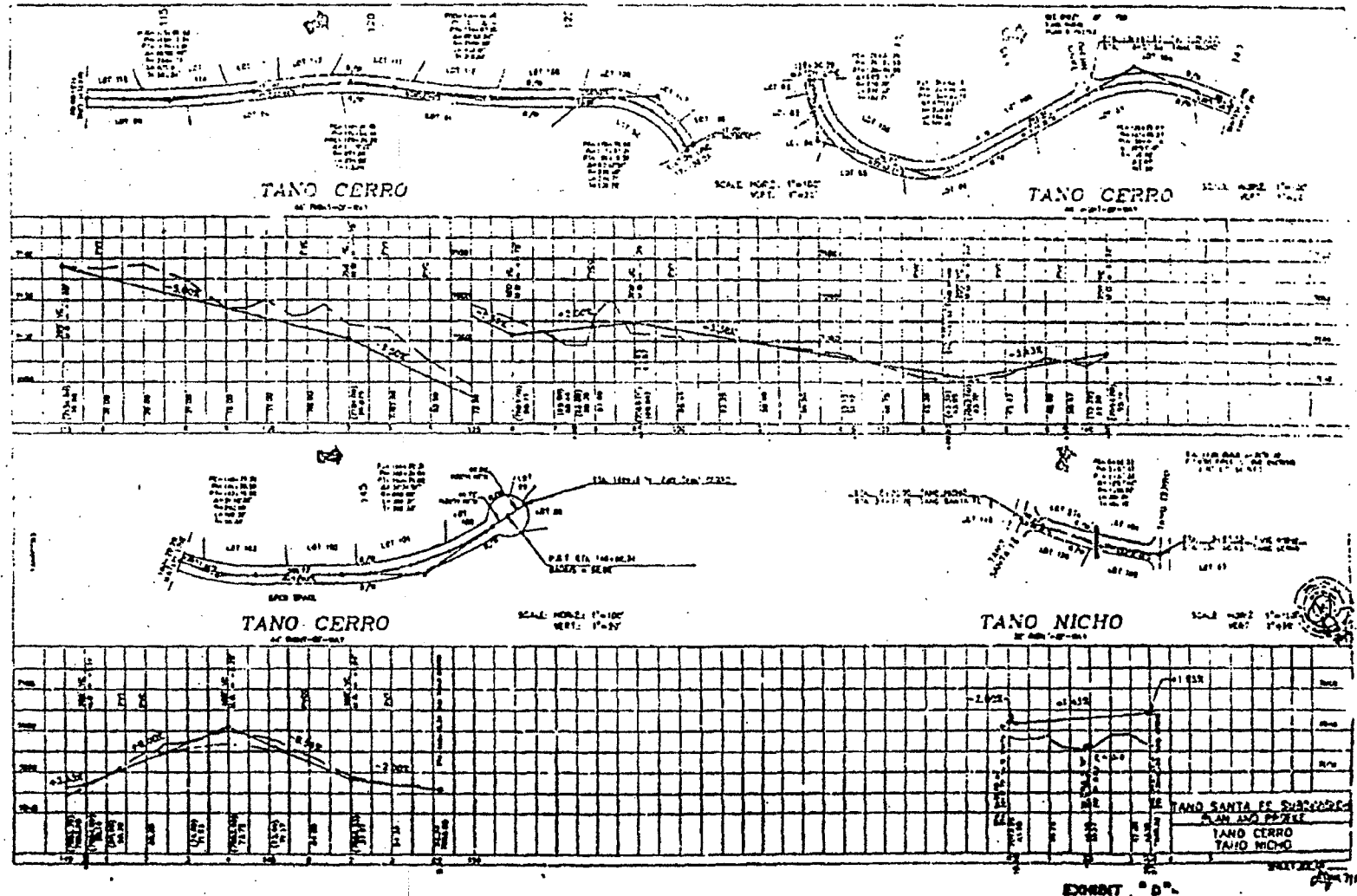

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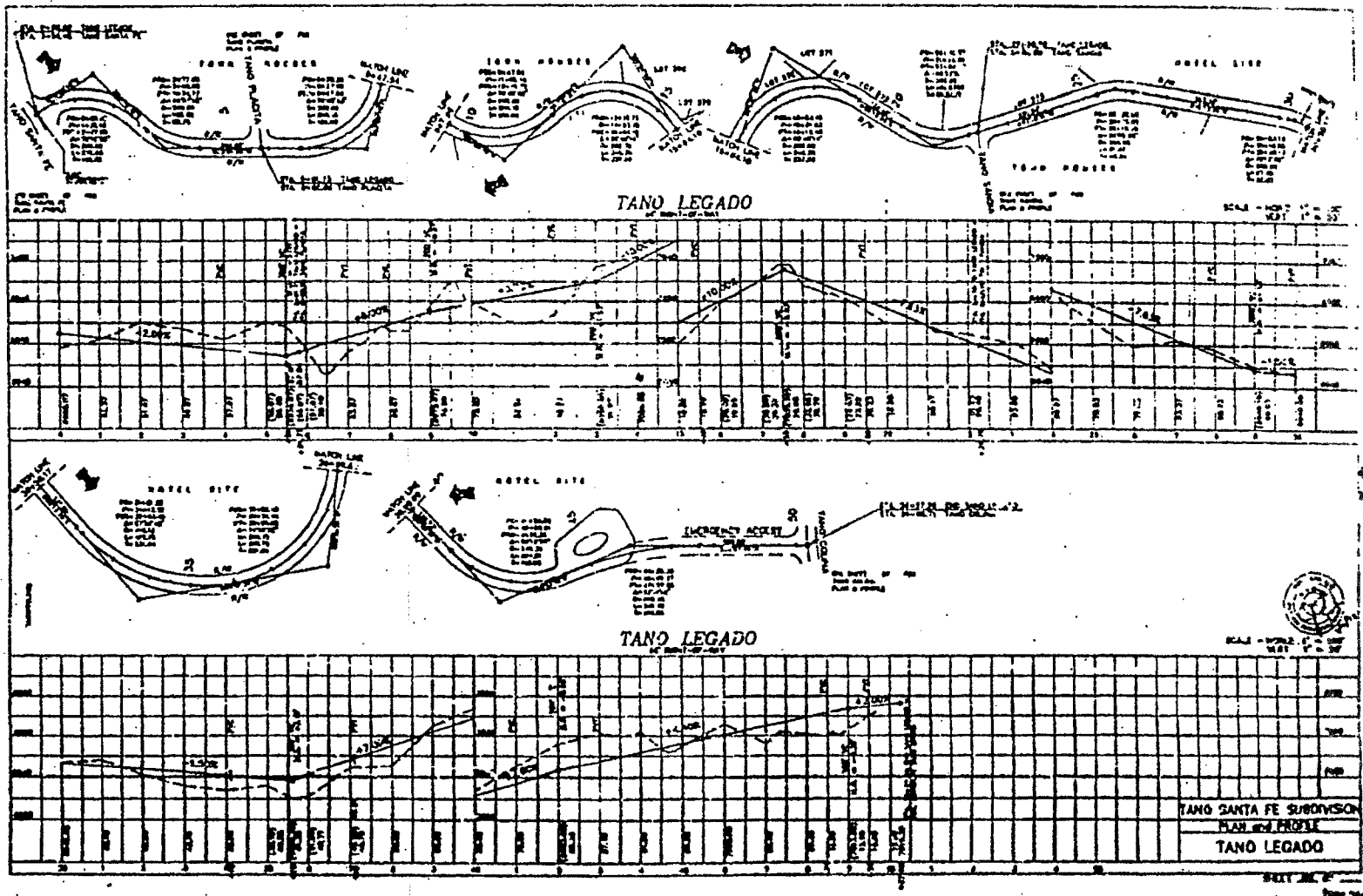

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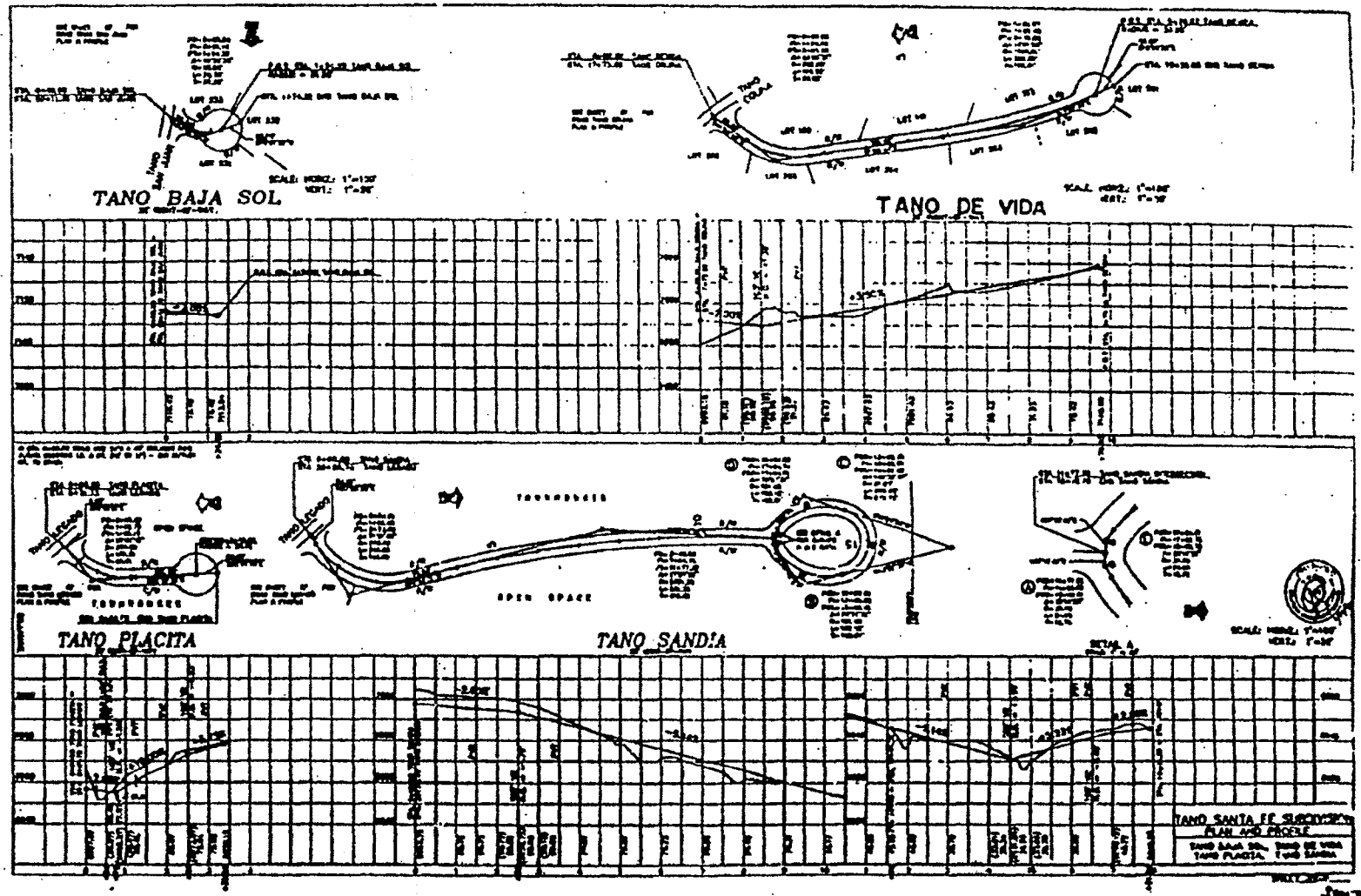

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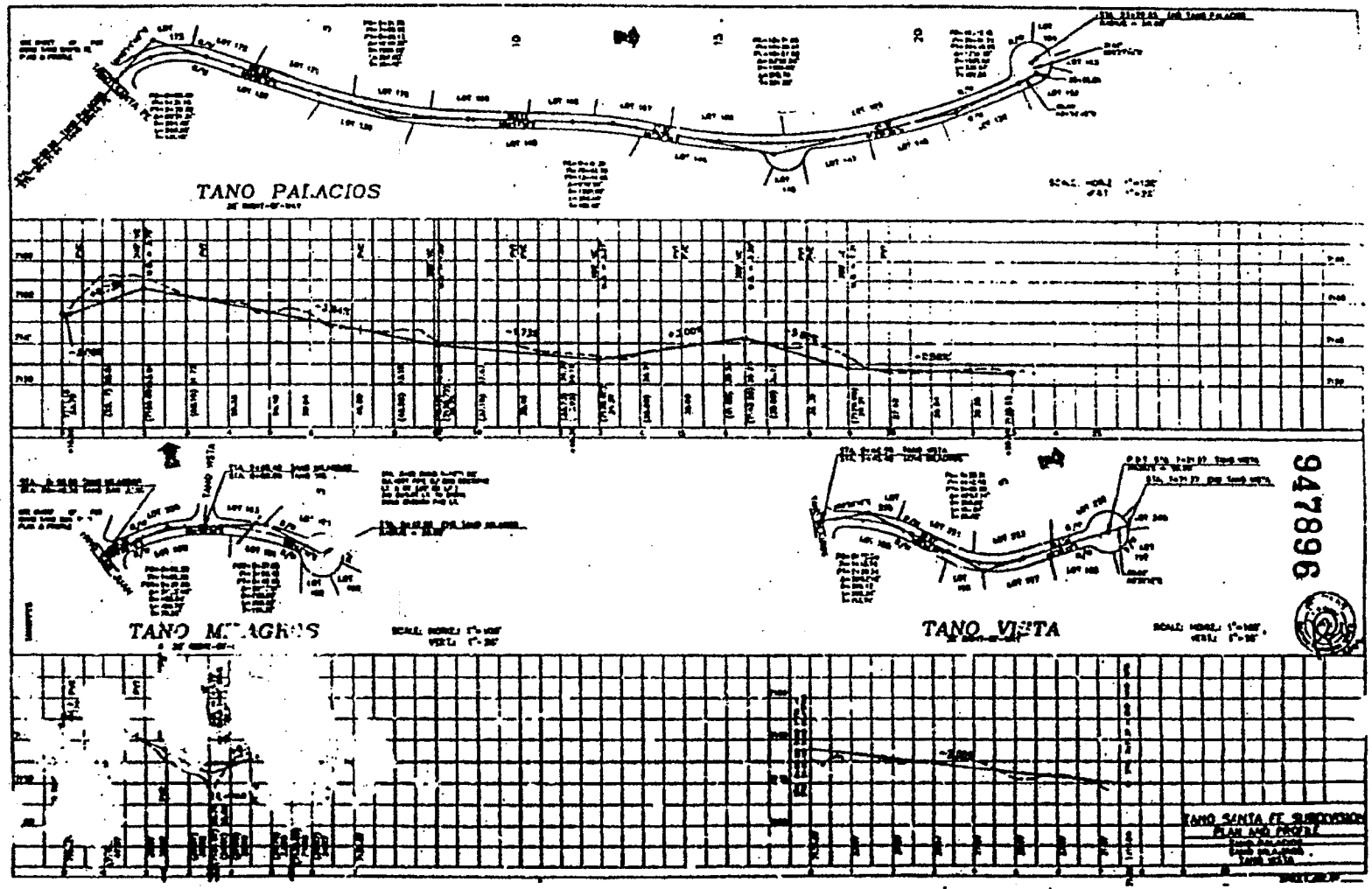

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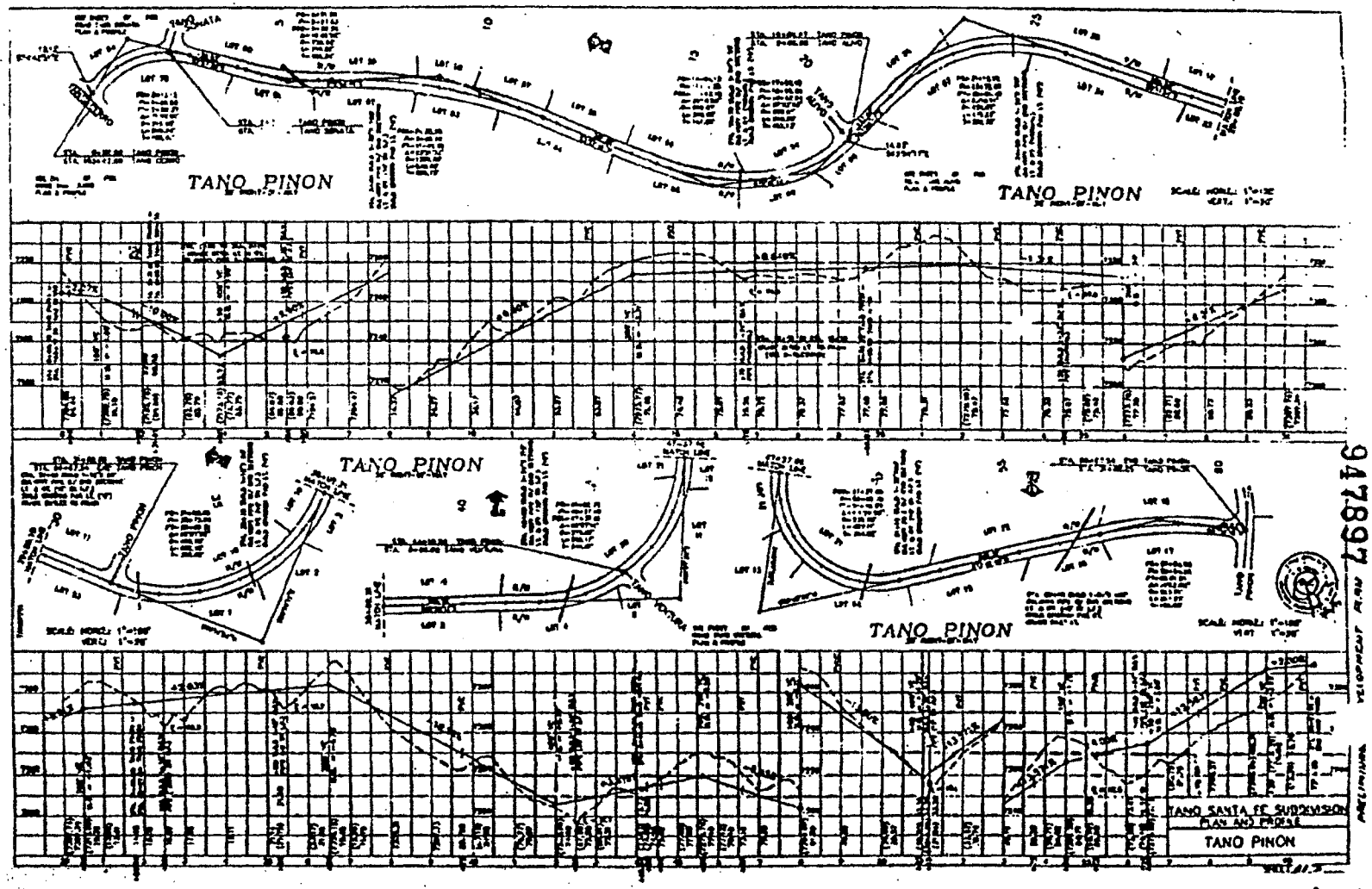

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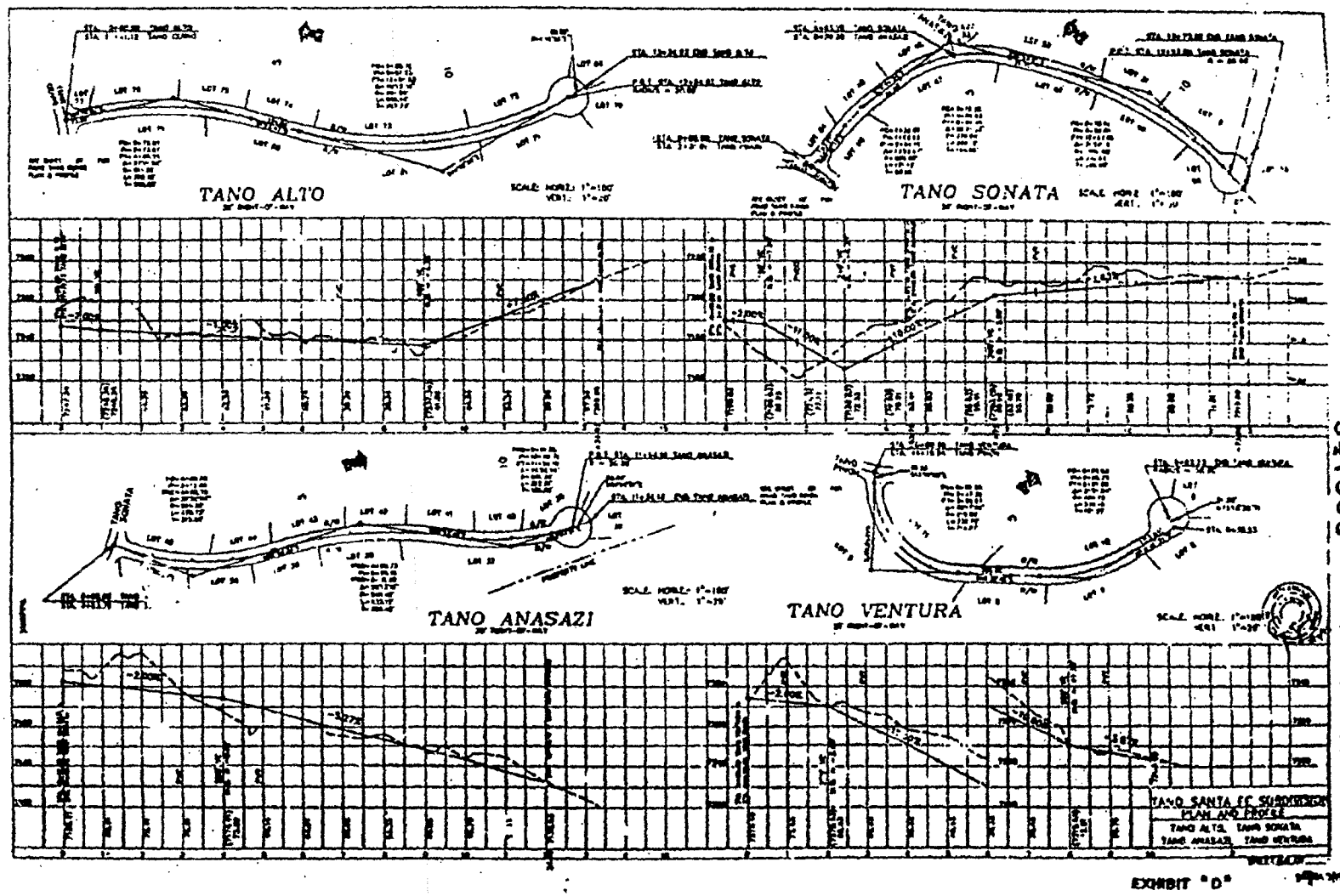

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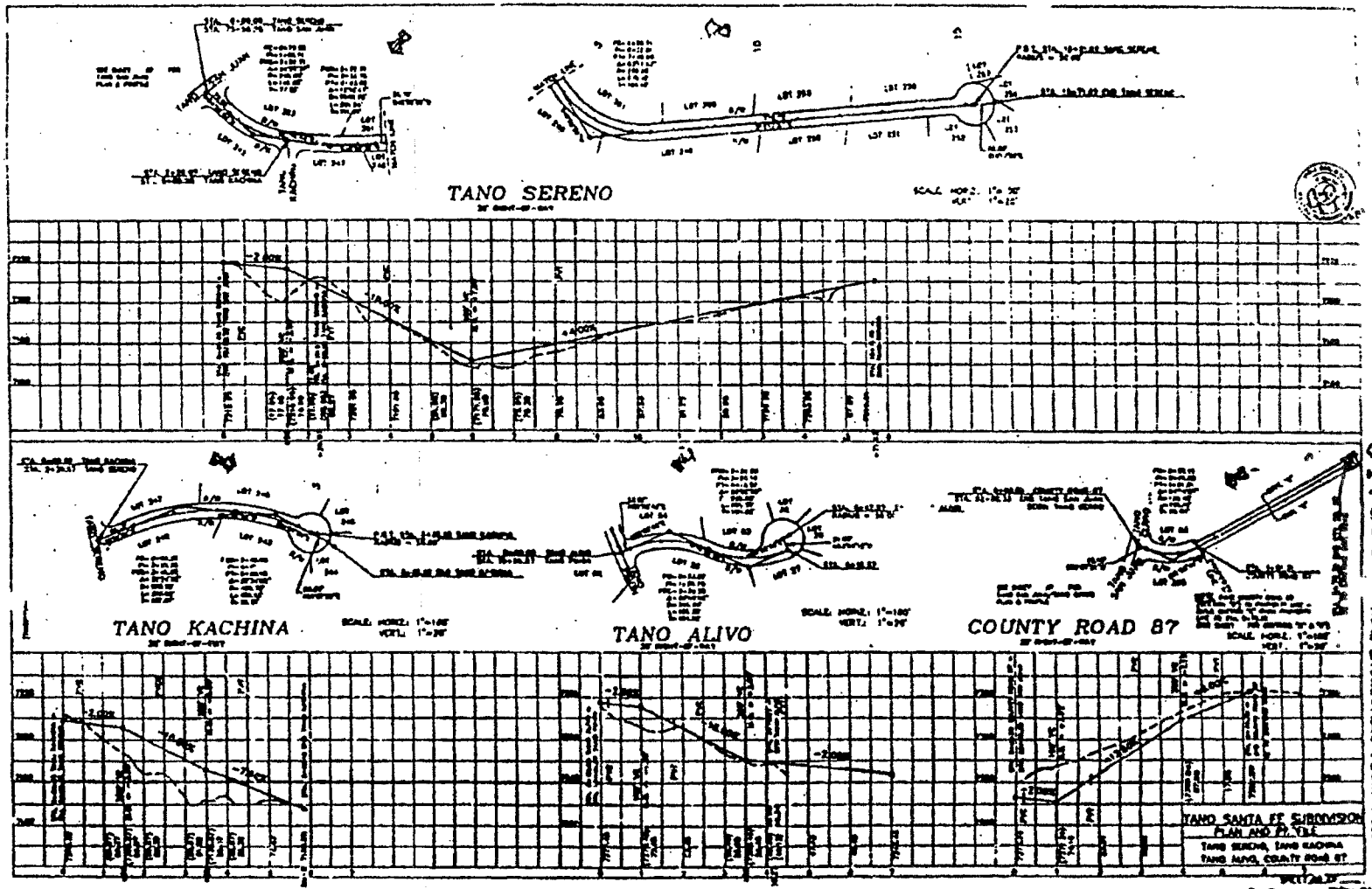

EXHIBIT "D"

947899

: :CIAL POWER OF ATTORNEY

947900

KNOW ALL MEN BY THESE PRESENTS: That Tano Santa Fe Partners, a New Mexico Partnership (principal) hereinafter collectively "principal"), constitutes and appoints Stephen R. Fiance to be principal's true and lawful attorney in fact to act for principal and in principal's name, place and stead and for principal's use and benefit, to execute the following documents on behalf of principal:

- Revised Annexation Plat of Survey for Lands of Tano Santa Fe Partners, prepared by Smith Williamson & Associates, January 1987, Project #2666;

- Tano Santa Fe Subdivision Master Plan, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992;

- Preliminary Subdivision Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992 prepared by The Fiance Company , Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992; and

- Preliminary Development Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with execution and delivery of any of the foregoing documents, as fully, to all intents and purposes, as principal might or could do if personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof, including initialing or executing various other plans and plan related documents approved by the City with respect to the principal's annexation and City of Santa Fe approval of principal's 610 acre project known as Tano Santa Fe.

Wherever the context so requires, the singular number includes the plural.

WITNESS my hand this 1st day of JULY, 1993

TANO SANTA FE PARTNERS
By: Wilma South Corporation
general partner

By: _____
Joseph M. Bowman, its agent

CALIFORNIA ALL-PURPOSE A NOWLEDGMENT

State of CALIFORNIA
County of VENTURA

947901

On July 1, 1993 (DATE) before me, Jonna L. Lemuz - "Notary Public" (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Joseph M. Bowman (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
JONNA L LEMUZ
Notary Public-California
VENTURA COUNTY
My Commission Expires
May 14, 1996

WITNESS my hand and official seal.

Jonna L. Lemuz
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ (TITLE(S))
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))
TANO SANTA FE PARTNERS

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Special Power of Attorney
NUMBER OF PAGES -1- DATE OF DOCUMENT July 1, 1993
SIGNER(S) OTHER THAN NAMED ABOVE _____

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A

(3)

AMENDMENT #1 TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT

Pursuant to Section 11.11, Further Assurances, of that certain 1993 Annexation and Development Agreement ("Agreement") between the CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership (hereinafter "Developer") dated May 5, 1993 as well as pursuant to the mutual agreement of the City and the Developer, that Agreement is amended and the parties agree as follows:

Article 2, Section 2.19 is deleted.

Article 5, Section 5.6, is amended to read:

5.6 Fire Protection Services Facility: Developer shall dedicate the Fire Protection Services Facility Site (FPSFS) to the City for use as open space or as a future site for the construction of fire protection service facilities, upon recording of the Final Subdivision Plat for Phase I of the Project. Developer shall not construct a fire station upon FPSFS.

Article 5, Section 5.6, Subsection 5.6.1 is amended to read:

5.6.1 Developer shall retain a one hundred foot (100') easement for landscaping, signs, walls, monuments and other facilities customarily erected at the entrance to a major subdivision, such easement to be parallel to the interior subdivision road abutting the FPSFS and state highway 84/285 for so long as the FPSFS is used as open space by the City of Santa Fe. Should the City utilize the FPSFS for any purpose other than open space, Developer shall retain a twenty-five foot (25') easement parallel to the roads abutting the FPSFS, from the original one hundred foot (100') easement and Developer shall deliver a quitclaim deed to the City surrendering all other rights in the original one hundred foot (100') easement.

Article 5, Section 5.6, Subsection 5.6.2 is amended to read:

5.6.2. Should the City opt to construct the Fire Protection Services Facility, the City shall bear the burden of all expenses incurred and shall not require the Developer to assume the cost.

Article 5, Section 5.6, Subsection 5.6.3 is deleted.

Article 5, Section 5.6, Subsection 5.6.4 is deleted.

That in all other respects the Agreement dated May 5, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment to 1993 Annexation and Development Agreement on this 27 day of July, 1994.

CITY OF SANTA FE

DEBBIE JARAMILLO, MAYOR

ATTEST:

FRANCES ROMERO GRIFFIN, CITY CLERK

DEVELOPER:
TANO SANTA FE PARTNERS
BY: WILMA SOUTH CORPORATION,
GENERAL PARTNER

By: President

APPROVED AS TO FORM:

Gerald Gonzales, for
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

/mdb

AMENDMENT NO. 2
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

This AMENDMENT NO. 2 dated October 11, 1995, ("Amendment"), is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City"), and Tano Santa Fe Partners, a California limited partnership (hereinafter "Developer") dated May 5, 1993, as amended by Amendment No. 1 dated July 27, 1994 (the "Agreement").

Pursuant to Section 11.11 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer the Agreement is amended as follows:

1. Section 2.14 of the Agreement is amended to read in its entirety as follows:

2.14 Escarpment District Lots: Residential lots within the project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October 1992, by Smith, Williamson & Associates), some of which lot numbers have been superseded by Final Subdivision Plats and Development Plans for Phases I and II approved by the City, and the remaining of which lot numbers will be superseded upon approval by the City of Final Subdivision Plats

and Development Plans for Phases III and IV.

2. Section 2.16 of the Agreement is deleted in its entirety.

3. Section 2.37 of the Agreement is amended to read in its entirety as follows:

2.37 Water Facilities: A four million (4,000,000) gallon storage tank to be constructed on the water tank site, together with a pump station and related transmission and distribution lines.

4. Section 2.39 of the Agreement is amended to read in its entirety as follows:

2.39 Water System Extension Agreement: That Agreement dated May 18, 1993, between Sangre de Cristo Water Company (hereinafter "Water Company") and Tano Santa Fe Partners entitled "Northwest Quadrant Water System Extension Agreement", the obligations of that Agreement now having been assumed by the City of Santa Fe pursuant to its purchase of the Water Company.

5. Section 4.2 of the Agreement is amended to read in its entirety as follows:

4.2 Impact Fee Ordinance: Notwithstanding Paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the

Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for park and open space, fire protection, and domestic water.

6. Section 5.3 of the Agreement is amended to read in its entirety as follows:

5.3 Wastewater Disposal System: Developer shall design and construct a low and high pressure wastewater collection system to connect with the City's gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the system are subject to approval by the City Public Utilities Department. The Developer agrees to provide in its purchase contracts with the manufacturers for all mechanical equipment and parts for the system a provision that the manufacturer keep in stock such equipment, including grinder and lift station pumps and parts sufficient to service the full, phased development and to provide replacement of parts and equipment as necessary. The maintenance of the mechanical equipment at each location will be provided by the manufacturer (or manufacturer's designee approved by the City) or the City (or the City's designee). Upon construction of the wastewater system and inspection and approval of the system by the City, the City agrees to accept dedication of the entire system including the lines, grinder pumps, panels and all other equipment on individual lots at the point of discharge into the individual lot grinder pump. The City shall then commence

operation of and assume responsibility for maintenance of each phase of the system, in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one year following acceptance of the completed phase by the City. The City shall comply with any ordinance establishing a wastewater assessment district or by other agreement with the Developer cooperate in order to recover the costs associated with the operation and maintenance of the wastewater system. The City shall collect the sewer assessment fees from each homeowner by regular City billing. Developer shall establish a $30,000.00 operating fund to cover actual City costs associated with operation of the system prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer and shall be refundable to the Developer. The covenants and restrictions for the subdivision and the wastewater assessment district ordinance shall provide for assessments to compensate the City for (1) on-site operational costs of the wastewater system; (2) special costs for maintenance; and (3) repair and replacement of pumps and other equipment. Each individual lot owner shall be responsible for the power costs required for operation of the grinder pump for that lot.

7. Section 5.3.1 of the Agreement is amended to read in its entirety as follows:

It is agreed that the wastewater system may be constructed in phases along with the phasing of the construction of the project, and the City shall inspect each such phase when accepted, and thereafter operate and maintain each such phase together with all previously accepted phases of the wastewater system. Inspection of construction at each phase shall be performed by a professional engineer, duly registered in the State of New Mexico. Upon completion of construction, the engineer shall certify in writing that such inspection was performed and that the project was completed in accordance with the approved plans and specifications. Prior to the City's acceptance of any phase for dedication, the Developer shall submit to the City five (5) sets of O & M (operation and maintenance) manuals for all mechanical equipment that is part of that phase and five (5) sets of record (as-built) drawings for the phase.

8. Section 5.3.2 of the Agreement is amended to read in its entirety as follows:

Developer shall construct the wastewater system in conformity with the agreements herein and to provide the City a Construction Performance Completion Bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

9. Section 5.4 of the Agreement is amended to read in its entirety as follows:

5.4 Off-Site Water Facilities: The Developer and the City shall design and construct the water facilities in accordance with the Water System Extension Agreement and pursuant to that letter

dated August 25, 1995, and addressed to Mr. Michael J. Henke, Director of PNM Water Services; that letter is attached to this Amendment as Exhibit "A". The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided water facility to the City so that no portion of the cost of the water facility, including the in-kind contribution of the water tank site, will become part of the City's rate base for Santa Fe consumers. The City shall provide developer, at no cost to Developer, with easements or licenses for construction of the water facilities on and across City-owned property and City rights-of-way.

10. Article 7 of the Agreement is amended by adding the following two sections at the end thereof:

7.4 Water Service: City water service will be provided to the project in accordance with generally applicable City ordinances, the terms of this Agreement, the Water System Extension Agreement and Exhibit "A" attached hereto.

7.5 Sewer Service: Sewage disposal service will be provided to the project in accordance with generally applicable City ordinances and the terms of this Agreement.

11. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage

prepaid, addressed as follows:

If to the City:
Mayor
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

With a copy to:
City Attorney
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #250
Atlanta, Georgia 30342

12. Except as specifically set forth in this Amendment the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE

By: _____
DEBBIE JARAMILLO, MAYOR

Attest:

_____
CITY CLERK - YOLANDA Y. VIGIL

Approved as to legal form:

ASENATH M. KEPLER
CITY ATTORNEY

Developer:
TANO SANTA FE PARTNERS
by Wilma South Corporation, General Partner

By: _____
CHARLES D. GRAHAM
PRESIDENT

Tano Santa Fe Partners
780 Johnson Ferry Road
Suite 250
Atlanta, Georgia 30342

August 25, 1995

HAND-DELIVERED

Mr. Michael J. Henke, P.E., Director
PNM Water Services
P.O. Box 4670
Santa Fe, New Mexico 87502-4670

Re: Meeting of August 7, 1995; Northwest Quadrant Water System Extension Agreement dated May 18, 1993

Dear Mr. Henke:

This letter is intended to set forth the agreements arrived at as a result of our meeting to discuss the Northwest Quadrant Water System Extension Agreement dated May 18, 1993 ("Water Contract"). In attendance at the meeting were, yourself, myself, Tony Hurst, Emilie Dohleman, Douglas Sayre, Jorge Gonzalez, and Mike Hamman. PNM Water Services ("PNM") has approved the engagement by Tano Santa Fe Partners ("TSF") of Sayre Engineering to design, submit to bid and supervise the construction of the pump station and storage tank and of Jorge Gonzales & Associates to submit to bid and supervise the construction of the transmission mains and distribution lines for Tano Santa Fe Subdivision ("Subdivision"). TSF and PNM will employ Sayre Engineering to design the 4 million gallon water tank and pumps to City specifications in lieu of the previously approved 2.5 million gallon water tank.

At such time as TSF constructs a portion of the water line(s) in the Tano Road right-of-way to connect the Subdivision with the City's water line on Tano Road, then PNM will provide the Subdivision temporary (until such time as water is available to the Subdivision from the water system extension pursuant to the Water Contract) potable water from said 8-10 inch existing City water line. If flow and pressure is not sufficient from the line alone to provide fire protection, TSF may construct a temporary tank within the Subdivision to be filled from the same water line with coordination between TSF and PNM. Water quality past the master meter will be the sole responsibility of TSF until such time as the City accepts dedication of off-site improvements and of the Phase I and II Subdivision water system.

EXHIBIT
A

The Water Contract at page 7, paragraph 2.4, provides that TSF may provide PNM a schedule for its approval, not to be unreasonably withheld, for design and engineering of the portion of the project for which PNM has design responsibilities. The schedule proposed to PNM by TSF is four months beginning August 7, 1995, for PNM's portion of the design work. PNM has accepted and agreed to that time schedule. That means that TSF's design work and PNM's design work will be completed no later than December 7, 1995.

The City, PNM, and TSF have agreed on the route for the location of the transmission mains and distribution lines for the water extension project. Reference is made to the attached map labelled "Tano Transmission" on which the agreed upon route is marked in red. Although TSF has agreed to the route proposed, TSF does not want any delays as a result of these changes and the City has agreed to this condition. PNM agrees to exert all reasonable effort and assistance to obtain the easements for the agreed upon route by September 7, 1995, subject to normal PNM practice and policy (i.e., PNM will not be responsible for the cost of archaeological studies, environmental studies, other mitigation costs, or any other additional costs, including design costs, due to route changes). This includes assistance in obtaining agreement from Santa Fe Estates, the Gas Company, Sierra del Norte Subdivision, and any and all other affected landowners. Notwithstanding the foregoing, TSF and PNM acknowledge that (1) certain easements might not have been obtained by September 7, 1995, and (2) certain minor issues might remain unresolved in the easements that have been provided or obtained. It is agreed, therefore, that not later than September 7, 1995, PNM and TSF will jointly assess the feasibility of the proposed route marked in red ("Preferred Route") on the referenced attachment, and that, at TSF's option, PNM will either (1) proceed with its design and engineering for the Preferred Route or (2) proceed with its design and engineering for a route selected by TSF from the alternatives indicated on the referenced attachment.

If this letter accurately reflects the agreements of our meeting, it is requested that you sign the letter below and return it to me in the envelope provided. Thank you for your cooperation.

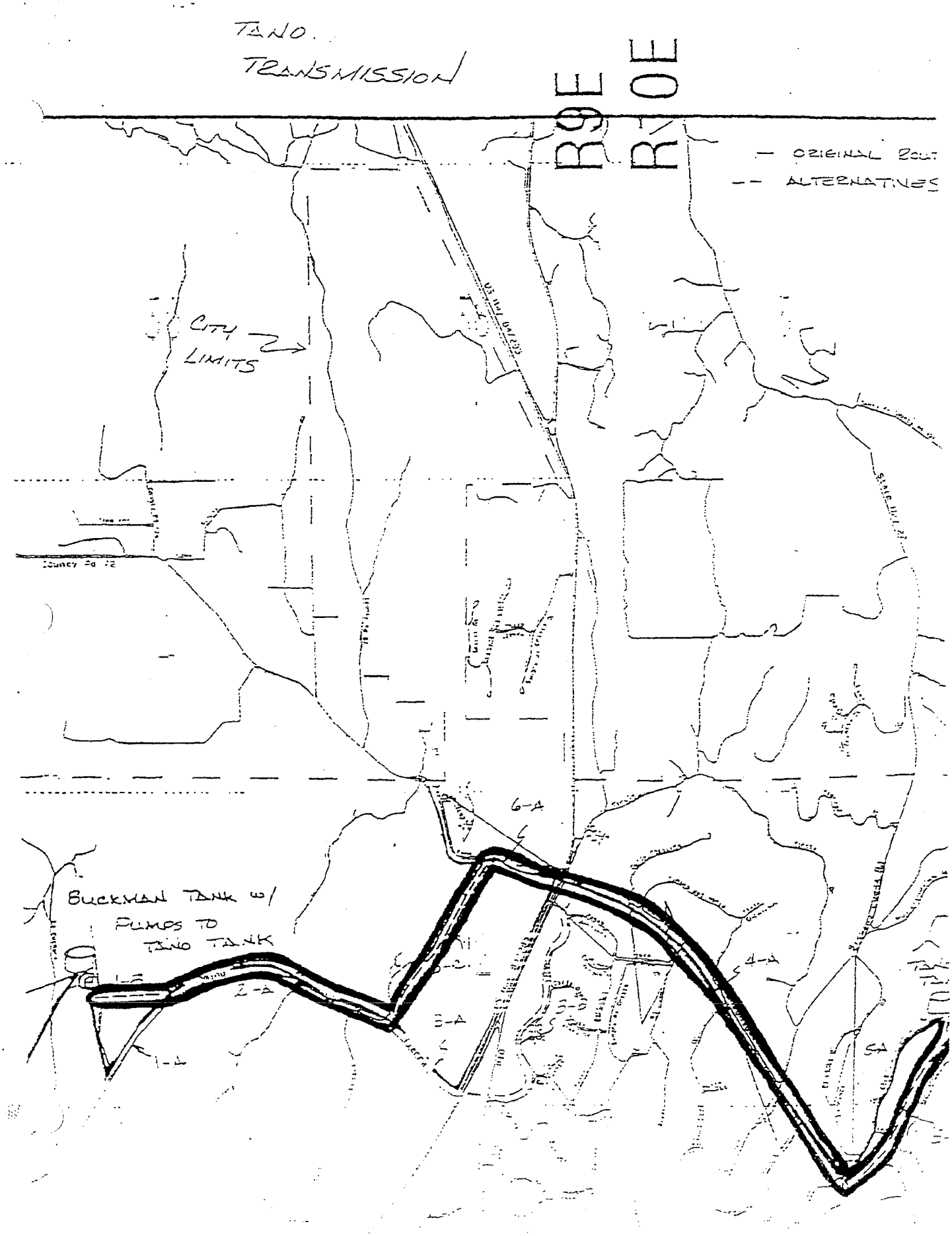
It is acknowledged by TSF that PNM's agreements herein contained are subject to approval by the City.

Sincerely,

Malcolm Dunlevie

cc: Mr. Patricio Guerrortiz, Director of Public Utilities
Mr. Tony Hurst, Manager, Customer Service Engineering, PNM
Ms. Emilie B. Dohleman, P.E., PNM
Mr. Mike Hamman, Public Works Department, City of Santa Fe
Mr. Douglas M. Sayre, Sayre Engineering
Mr. Jorge Gonzalez, Jorge Gonzalez & Associates, Inc.
Ms. MaryLiz Geffert, Esq.

Mr. Michael J. Henke, P.E., Director
PNM Water Services


TANO TRANSMISSION
R3E
R4E
— ORIGINAL ROUT
-- ALTERNATIVES
CITY LIMITS
BUCKMAN TANK W/ PUMPS TO TANO TANK
1-A
2-A
3-A
4-A
5-A
6-A

ITEM # 04-0679

AMENDMENT NO. 3
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN MONTE SERENO, LLC AND THE CITY OF SANTA FE

This AMENDMENT NO. 3 dated Aug. 25, 2004, ("Amendment") is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City") and Monte Sereno, LLC, a Colorado limited liability company, successor in interest to Tano Santa Fe Partners (hereinafter "Developer") dated May 5, 1993, (the "Agreement") as amended by Amendment No. 1 dated July 27, 1994 and Amendment No. 2 dated October 11, 1995 (the "Amendments").

Pursuant to Section 11.19 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer, the Agreement is amended as follows:

1. **Section 5.3 of the Agreement is amended to read it its entirety as follows:**

5.3 Wastewater Disposal System: The Developer shall design and construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development. This system will connect to the City's existing gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the sewer collection system are subject to approval by the City Public Utilities Department. Upon completion and inspection and approval by the City, the City agrees to accept permanent dedication of the sewer system. The City shall then commence operation of and assume responsibility for maintenance of the permanent sewer system, in conformity with the manufacturers' guidelines and all applicable federal, state and local standards. The City acceptance of the sewer system will be in phases as the development is built out. The sewer system to be accepted by the City includes the two permanent lift stations with all their appurtenances, the force main system, the low pressure main system and the gravity main system, but excludes the sewer service lines and the grinder pumps.

The property owner is responsible for repairs and maintenance of their entire sewer service line from the public mainline to the residence. Any temporary sewer system needed due to phasing shall be the responsibility of the Developer to own and maintain. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one-year following acceptance of the completed phase by the City.

The Developer shall establish an operation and maintenance fund in the amount of $30,000 prior to the City accepting permanent maintenance of the lift stations. The fund shall remain at a level of $30,000. The purpose of this fund is to pay for all costs associated with operating and maintaining both lift stations. The City and the Developer will establish an operation and maintenance agreement for the lift stations.

2. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage prepaid, addressed as follows:

If to the City:	Mayor City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
With a copy to:	City Attorney City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
If to Monte Sereno, LLC:	Don Beauregard HMB Partners, Inc. 88 Steele, Suite 300 Denver, CO 80206

3. Except as specifically set forth in this Amendment and Amendments numbers 1 and 2, the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 3 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE:

BY: _____
LARRY A. DELGADO, MAYOR

Attest:

_____
YOLANDA Y. VIGIL, CITY CLERK

Approved as to legal form:

_____
BRUCE THOMPSON, CITY ATTORNEY

MONTE SERENO, LLC,
a Colorado limited liability company
By: Cascades Denver Corporation,
a Delaware corporation, its manager

BY: _____
DONALD E. BEAUREGARD,
Chief Financial Officer

(1)

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEW MEXICO

TANO SANTA FE PARTNERS, a California Limited Partnership,

Plaintiff,

vs.

NO. CIV 90-1033 JC/WWD

THE CITY OF SANTA FE, NEW MEXICO, a municipal corporation, THE CITY COUNCIL, its governing body, and THE DEVELOPMENT REVIEW COMMITTEE, a municipality planning commission of the City of Santa Fe,

Defendants.

SETTLEMENT AGREEMENT

Defendants the City of Santa Fe, New Mexico, the City Council and the Development Review Committee, joined by Plaintiff Tano Santa Fe Partners (collectively, the "Parties"), through their respective, authorized counsel of record, desiring to settle and compromise all disputed claims, and causes of action in the above-captioned case, do hereby agree for purposes of that settlement and compromise and without any admission of actionable wrong by any Party as follows:

1. The Parties stipulate and agree to entry of the proposed Consent Decree attached hereto as Exhibit A and that the findings of fact and conclusions of law contained in the Consent Decree shall be effective and binding only upon entry of that decree.

2. Tano Santa Fe Partners ("Tano") has a vested right to develop the Property in accordance with the PRRC zoning and the City of Santa Fe ("City") ordinances

governing approval of the revised Master Plan, preliminary development plan, and preliminary subdivision plat shall be the City ordinances in effect on April 1, 1990. The City shall not consider a change in zoning without Tano's consent. The Annexation Agreement was in full force and effect at the time Tano purchased the Property and continues to be in full force and effect and Tano and its successors and assigns possess the right to use, enjoy, and develop the Property in accordance with the land uses specified in the PRRC zone and with the density and intensity of commercial use set forth in the Annexation Agreement.

3. The City agrees to approve the revised Master Plan, preliminary development plan and preliminary subdivision plat submitted to the City in 1990 as modified in this Settlement Agreement (hereinafter referred to as the "1990 Plan") within 30 days of the entering of the Consent Decree. Approval of the 1990 Plan shall incorporate negotiated items set out in paragraphs 10 through 25 of this Settlement Agreement. Tano shall provide the proposed modifications to be incorporated into the 1990 Plan to the City within 15 days after the entering of the Consent Decree.

4. The City and Tano agree to execute an Amended Annexation Agreement within 30 days of the entering of the Consent Decree. The Amended Annexation Agreement shall incorporate negotiated items set out in this Settlement Agreement as well as other matters to which the Parties may agree.

5. The City shall notice a public hearing set for the purpose of approving the 1990 Plan. The notice shall announce that the litigation between the Parties has been settled, that the Court has entered a consent decree, and that the City intends to approve

the 1990 Plan with various changes to be discussed at the public hearing. Formal approval of the 1990 Plan shall be granted by the City Council on the date of the public hearing specified in the notice of public hearing. This date shall be not later than 30 days after the entering of the Consent Decree.

6. Tano waives any claims to damages, interest, attorneys' fees or costs upon entry of the Consent Decree.

7. The Federal District Court shall retain jurisdiction over the performance by the parties of the obligations set forth in this Settlement Agreement. If, for any reason, an Amended Annexation Agreement is not executed and the 1990 Plan approved as provided for in this Settlement Agreement, the parties agree that the Court shall have jurisdiction and full power and authority to enforce the Settlement Agreement, including finally resolving any differences between the parties with respect to the Amended Annexation Agreement and approval of the 1990 Plan. Having resolved any remaining differences between the Parties with respect to the 1990 Plan the Court shall further have the authority to direct the City to approve the 1990 Plan and direct the parties to execute an Amended Annexation Agreement.

8. Upon execution of this Settlement Agreement the Parties shall apply to the Court for a consent decree dismissing the litigation between the Parties with prejudice and providing that the sole and only remedy of the Parties shall be to enforce this Settlement Agreement.

9. Paragraphs 10 through 25 of this Settlement Agreement contain agreements of the Parties which shall be incorporated in the Amended Annexation Agreement. These

agreements were negotiated by representatives of the parties and are also set forth in a memorandum titled "Tentative Points of Agreement between the City of Santa Fe and Tano Santa Fe Partners Regarding Settlement of Litigation" dated September, 1992.

10. Respecting lots and cluster units:

Tano shall be entitled to a development right of 322 single-family lots and cluster units to be constructed on the property. Single-family detached lots shall not exceed 276 lots. Cluster units may be increased from the 46 cluster units shown on the Master Plan dated June 1990, provided that single-family detached lots are reduced accordingly. Tano shall have the right to reduce detached units and increase cluster units on future applications for their Preliminary and Final Development Plans.

11. Respecting escarpment district matters:

Tano agrees to re-site six building sites in lots located at the south end of the property in the ridgetop district of the Escarpment District to remove building sites from ridgetops (Lots 1, 2, 15, 17, 22 and 23); Lots 149, 150 and 152 shall be re-platted to move building sites to the west side of the road. Cluster B shall be redesigned to move the units westerly on the ridgetop. Lots located elsewhere within the property and located within the Escarpment District as shown on official City maps for the property shall be retained. All building sites located within these portions of the Escarpment District shall be allowed by the City, provided covenants are placed on these lots that require construction to conform with all design requirements established by the City's Escarpment District Ordinance enacted February 26, 1992, other than provisions applicable to siting.

12. Respecting provisions for a fire substation:

a. Tano agrees to dedicate a site of approximately one (1.0) acre located south of the entry to Tano Santa Fe from US 84/285 for construction of a municipal fire substation. Tano further agrees, upon official action by the City Council and written notice to Tano of that action requesting construction of a fire substation on the fire station site, that they will undertake design and construction of a fire substation on the site to serve Tano Santa Fe and other properties located within a designated service area at an amount not to exceed $450,000 for the design and construction project. Tano shall be entitled to reimbursement for portions of the cost of designing and constructing the fire station attributable to properties located outside Tano Santa Fe and located within the service area. Reimbursement shall be based on a pro rata allocation of development within the service area over a ten year period after completion of the fire station. The specifics of the allocation shall be based on a formula agreed to between the Parties.

b. It is understood between the Parties that the City shall have the right to provide design services for the fire station project. Tano reserves the right to approve exterior architectural elements of the project prior to finalization of plans and initiation of construction. Construction of the fire station shall be commenced prior to the recording of the Phase II plat of the Tano Santa Fe project, and thereafter diligently completed within 24 months.

13. Following approval of this Settlement Agreement and entry of the Consent Decree by the Court the City Council shall set a public hearing. The public hearing shall be for the purpose of adopting and implementing the modified Master Plan and Amended

Annexation Agreement in accordance with the Consent Decree.

14. Respecting phasing plan:

Tano agrees to submit a phasing plan as part of the Settlement Agreement, for implementation of platting and development plans at Tano Santa Fe. The phasing plan shall include four phases. Subphasing within the major phases of the project shall be allowed by the City. Phasing plans shall reflect an orderly and coordinated implementation of the Preliminary Development Plans approved by the City pursuant to this settlement; and shall provide for a coordinated installation of roads, utilities, drainage structures and other infrastructure improvements required to serve the detached lots, cluster units and hotel development contemplated for each phase of the project. All onsite and offsite infrastructure shall be specified for each phase of development. The loop road connecting US 84/285 to San Juan Ranch Road shall be built during Phase II of the project.

15. Respecting parks and open space:

a. Tano agrees to expand the trail system shown on the Master Plan and Preliminary Development Plan for Tano Santa Fe, dated July 1990, to extend the trail system into areas located in the southeast and southwest portions of the site; and to provide trail access from the main entrance of Tano Santa Fe at US 84/285 to the San Juan Ranch Road entrance at the south end of the property. A loop trail shall be completed in Phase II of the project.

b. Tano agrees to provide trail easements for all trails established within Tano Santa Fe.

c. Trail easements will initially be dedicated by Tano to the Tano Santa Fe Homeowners Association. They shall subsequently be dedicated, upon request by the City, to the City for ownership and maintenance.

d. Until such time as the trail system within Tano Santa Fe is dedicated to the City, Tano agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance in effect as of September 1992. The City shall provide a rebate for prepaid park impact fees upon dedication of the trail system to the City and the City's acceptance of the system.

16. Respecting a wastewater disposal system:

a. Tano agrees to construct an onsite wastewater disposal system that meets the requirements of the New Mexico Environment Department. It is agreed that the preferred design shall not require an NPDES permit.

b. The design of the facility may include a single wastewater treatment plant or multiple facilities serving different areas of the Tano Santa Fe site. Final design of the wastewater treatment system shall be mutually agreed to by the Parties before Phase I final plat approval. Upon completion of the wastewater treatment facility or facilities, the treatment facilities and sewage collection lines will be dedicated to the City for ownership and operation. Tano agrees to cooperate in establishment of a wastewater assessment district by phase as plats are recorded for property owners within Tano Santa Fe to provide financing for ongoing operation and maintenance of wastewater collection and disposal facilities serving the Tano Santa Fe project.

c. In lieu of City assessments from the wastewater management district,

Tano shall establish an operating fund for the first five years of the project for operation of the wastewater treatment facilities, not to exceed $30,000 for the five-year period.

d. Dedication of the wastewater treatment facilities shall be subject to inspection and acceptance by the City based upon compliance with design standards agreed to by the Parties.

17. Respecting rezoning:

The Parties agree that should the City, following the ordering of the settlement by the Court, elect to revise repeal or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect the development right of Tano to develop resort accommodations and resort-related commercial service, residential lots and units or add additional conditions to those contained within the stipulated Court order.

18. Respecting financial assurances:

The parties agree that Tano shall provide financial assurances acceptable to the City in accordance with the City's general rules and regulations for construction of infrastructure for each phase of the Tano Santa Fe project as final plats are recorded. Warranties attached to infrastructure construction shall be for a period of one year from completion of construction and acceptance or approval of the improvements by the City.

19. Respecting affordable housing fees:

a. Tano agrees that an affordable housing fee of two percent (2%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid into an escrow account to be designated by the City.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The two percent (2%) affordable housing fee shall be based on the initial sale of each lot and cluster homesite.

c. The two percent (2%) affordable housing fee shall be paid prior to issuance of the initial building permit for each lot and cluster homesite. Subsequent applications for building permits shall not be so encumbered.

d. The two percent (2%) affordable housing fee shall be paid by the applicant for the building permit. Tano shall pay the two percent (2%) fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

e. Tano shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each lot and cluster homesite within Tano Santa Fe at the time of initial sale. The Technical Review Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit.

f. Tano shall provide disclosure of the obligation for payment of the two percent (2%) affordable housing fee on the plat for each phase on Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

g. It is understood between the Parties that no affordable housing fee shall be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

h. Tano shall reserve the right to comply with any ordinance provisions

that may be available in lieu of paying this two percent (2%) fee.

i. This section applies to any residential housing built on hotel site in lieu of the hotel.

20. Respecting infrastructure:

The following understandings shall be incorporated into incorporation, processing and approval of the plans and Annexation Agreement for Tano Santa Fe:

a. Road systems shall be designed in as rural a character as possible; however, paved driving surfaces shall be required on all roadways.

b. Where engineering standards for roadway construction conflict with terrain management requirements of the City in order to accommodate the considerations of terrain, the engineering standards shall be modified (e.g. lower design speed) by the City in favor of the road design meeting terrain management requirements. However, where terrain dictates, the construction of the road network shall be allowed to exceed terrain management requirements for encroachment into natural slope, grade or cut-and-fill in order to facilitate development of a coherent and well-integrated roadway network. The goal of road design is to maintain as rural a character as reasonably possible.

These variances can be granted within the limits of safe engineering design criteria.

c. Lighting along roadways and elsewhere within the project shall be established to minimize offsite visibility. The City agrees to apply alternative standards accordingly within the limits of safe engineering design criteria.

d. The City agrees to waive curb and gutter requirements for roadway

construction as requested by Tano when not needed for surface drainage control. The Parties shall mutually agree on stabilized pedestrian facilities in lieu of concrete sidewalks.

e. Upon phased completion, the roadways shall be dedicated to the City for ownership and maintenance after inspection and acceptance by the City.

f. The City and Tano agree that the two points of access to Tano Santa Fe shall be as shown on the plans dated July 1990; and as follows:

(i) the main access shall be from US 84/285; and

(ii) the secondary access shall be from San Juan Ranch Road.

g. The City shall cooperate with Tano in establishment of its main access from US 84/285 and shall support Tano in its application to the State of New Mexico for a highway permit to construct this intersection.

21. Respecting hotel development:

a. Tano agrees that a fee equal to one percent (1%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid at the time of closing of each lot sale, such fee to be listed on the closing settlement statement, collected by the title company and disbursed to the City for deposit into an escrow account to be designated by the City for costs associated with the establishment of a crafts/business incubator facility on property to be provided by the City. The one percent (1%) fee shall increase to two percent (2%) if the following conditions occur:

(i) the building permit for a hotel has not been issued within five years from the date of this Settlement Agreement and hotel construction diligently completed thereafter and,

(ii) Tano is not obligated to build a water tank in excess of 2.5 million gallons capacity. Any such increase in the percentage of the fee shall only apply prospectively to lot sales occurring after the fee increase.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The fee shall be based on the initial sale of each lot or cluster building site.

c. Tano shall pay the fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

d. Tano shall provide disclosure of the obligation for payment of the fee on the plat for each phase of Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

e. It is understood between the Parties that this fee shall not be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

f. This fee applies to any residential housing built on the hotel site in lieu of the hotel.

g. Tano shall have the right to construct a hotel of up to 250 rooms within the hotel site designated on the Preliminary Development Plan, dated June 1990. The hotel may be planned and built in phases, may contain less than 250 rooms, may be constructed on a schedule to be determined by Tano, and may be built in multiple structures.

h. Tano may apply to the City to amend the Master Plan for the hotel site to allow for either 25 detached or a maximum of 75 attached residential dwelling units in lieu of the Hotel Development and pursuant to a separate development plan for this tract. The architecture and architect for the hotel site shall be selected by Tano.

22. Respecting the water tank:

The City shall cooperate in the provision of easements or licenses, at no cost to Tano for construction of the offsite water system improvements on City-owned property. Tano shall construct a water tank with a capacity of 2.5 million gallons capacity.

23. Respecting ordinances applicable:

Approval of final development plans and final plats, the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the project including but not limited to those governing density, permitted uses, growth management, environmental considerations, terrain management, escarpment district requirements, soil conservation, pollution control, historic and archeological preservation, other environmental and land use matters, and design criteria shall be governed by City codes and specifications in effect on April 1, 1990; provided, however:

a. this does not preclude application to the property of changes in City laws, regulations, plans or policies pertaining to the above matters which are specifically mandated and required by changes in state or federal laws or regulations;

b. general applicable ordinances and regulations of this nature adopted by City after April 1, 1990, shall be applicable to the project, provided the ordinance or regulation and its application to the project:

(i) does not materially restrict or defeat the basic development rights granted in the Amended Annexation Agreement (e.g., land uses, density, basic project layout, road systems, etc.) and in the approved Preliminary Development Plan and Preliminary Plat;

(ii) is applicable Citywide to all comparable commercial or residential development as the case may be; and

(iii) operates prospectively only;

c. and the City's Impact Fee Ordinance which was effective April 1, 1991 applies to entitlements pertaining to project, and future ordinances establishing fees for subdivision or improvement of land shall be applicable as are in effect at the time the entitlement is granted, provided that the fee ordinance:

(i) is applicable City-wide to all similar developments;

(ii) does not pertain to the same entitlement or condition for which another fee is payable under the Amended Annexation Agreement;

(iii) operates prospectively only;

(iv) in no event shall the Tano Santa Fe project be subject to any fee (including impact fee) for a City service which Tano is required to establish or otherwise pay for under the Amended Annexation Agreement, including wastewater treatment, park and open space, but only after owner dedicates an improved trail system per the Preliminary Development Plan and Preliminary Plat (which City will accept), fire protection, and capital cost of water system;

d. the Escarpment Ordinance enacted on February 26, 1992 is

applicable only as follows:

(i) in the final plat, lots 147, 148, 152 shall be re-platted to place building sites on the West side of the road and lots 1, 2, 15, 17, 22 and 23 shall be re-platted and/or merged so that either (a) a ridgeline building envelope is created to preclude visibility of structures as viewed from Highway 84/285 and so that structures do not protrude above the ridgeline, or (b) alternate building sites off the ridgeline are established for these lots;

(ii) as to all other lots in the escarpment district, the provisions limiting building sites are not applicable but all other provisions of the ordinance shall apply (e.g., height limitation, landscaping, coverage, colors, etc.);

(iii) as to all other ridgeline lots in project not in the escarpment district, development shall be controlled by a homeowner association per constraints of the Declaration of Covenants, Conditions and Restrictions submitted with Tano's 1990 Plan as these Conditions and Restrictions may be amended with approval of the Development Review Committee at time of final plats approval. Tano retains right to 322 lots (276 detached) so that if by replatting to meet the above condition lots are deleted, they may be replaced with lots elsewhere in the project.

e. Tano shall comply with all requirements of terrain management as to all residential lots, there being no obligation of the Development Review Committee or the or City Council to give any variance, but variances may be given for roads as provided in paragraph 20 herein.

24. Respecting general provisions as to clarity, certainty, completions and cooperation:

a. The Parties shall execute the Amended Annexation Agreement. The Amended Annexation Agreement shall give Tano vested rights to develop per the concurrently approved 1990 Plan. Terms of the Amended Annexation Agreement shall prevail over conflicting terms of 1985 annexation agreement, as amended in 1987, and of all submittals made with respect thereto.

b. When approved the 1990 Plan shall establish, subject to all other terms and conditions of the Amended Annexation Agreement:

(i) the location of all road rights-of-way, a preliminary grading and drainage plan for roads, and location of utility easements;

(ii) the boundaries or lot lines of each detached single family lot and open space areas within the project;

(iii) a building site for each detached housing lot;

(iv) the boundaries and preliminary building footprint for the hotel site and cluster home compounds; if Tano wishes to change the building footprint as shown on the approved Preliminary Development Plan and Preliminary Plat for these sites, Tano, at any subsequent date, shall apply for an amended Preliminary Development Plan for the various improvements on the hotel site and cluster housing site or sites, to be heard and approved pursuant to the Amended Annexation Agreement and applicable ordinances; if no material change is to be made, Tano shall file for a final plat and development plan for the hotel site and cluster housing site.

c. Within one year after execution of the Amended Annexation Agreement, Tano shall, at a minimum, apply for final plat approval for Phase I of

subdivision; thereafter Tano may apply for additional final plats according to Tano's phasing plan; City agrees to continually and diligently process each final plat application and agrees that the sole issue for final plat approval is whether the plat substantially conforms to the approved Preliminary Development Plan, Preliminary Plat and applicable ordinances as defined in this Amended Annexation Agreement;

(i) final development plans can be submitted at any time and in phases and need not be submitted with a final plat (e.g., a final development plan for cluster housing can be submitted concurrently with or after submittal of final plat for cluster housing and/or in advance of, and separate from, the final development plan for the hotel site); the City agrees to continually and diligently process each application for final development plans in accordance with applicable ordinances as defined in the Amended Annexation Agreement; no individual residential lot may be offered for sale until the City approves a final plat for the phases which incorporates that lot;

(ii) infrastructure shall be built in four phases from north to south on the property; construction of infrastructure within a phase, and for infrastructure work outside that phase as necessary to service improvements in that phase (e.g., roads, water and sewer lines) shall proceed only after the final plat is recorded for that phase; Tano may request a change in phasing as part of processing final plats and the Development Review Committee shall approve based only on reasonable standards as necessary to protect public health, safety and welfare, and not at its discretion (the City recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the

market).

d. Tano's Tano Santa Fe project is a private development; the City has no ownership or management interest in the project; nor responsibility to third parties concerning any of said improvements until such time as the City accepts, by deed of dedication, infrastructure to be maintained by the City, but the parties agree:

(i) to generally cooperate with each other in Tano's implementation and build out of the project pursuant to the Amended Annexation Agreement and Preliminary Development Plan and Preliminary Plat and to perform their respective duties and obligations and assert and enforce their respective rights under the Amended Annexation Agreement in good faith and with due diligence as required to implement the Amended Annexation Agreement;

(ii) from time to time, to execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates and assurances and take such further actions as the other party may reasonably request to perform its respective obligations under the Amended Annexation Agreement or to confirm and acknowledge to such other party the rights intended to be created by the Amended Annexation Agreement (but nothing herein, express or implied, is intended to confer upon any person other than the Parties hereto and their respective successors and assigns, any rights or remedies under or by reason of the Amended Annexation Agreement;

(iii) in the event the Amended Annexation Agreement or any provision thereof or the approval of the Preliminary Development Plan and Preliminary Plat

or any final development plan or plat is challenged in a court of law by a person or persons not a party to this Settlement Agreement, the City and Tano shall (a) intervene if not named a party; (b) employ counsel to defend their rights either separately or jointly as the Parties may determine is appropriate; (c) to share equally the costs of litigation; and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability and effectiveness of the Amended Annexation Agreement;

(iv) In the event of litigation between the City and Tano concerning any matter arising out of the Amended Annexation Agreement or the approved Preliminary Development Plan and Preliminary Plat or the rules, regulations and ordinances of the City applicable to the project, reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party;

(v) if any obligation of either party under the Amended Annexation Agreement shall be made essentially impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, judicial order, or other cause beyond the party's control, then in such event the time for performance of the obligation of the party shall be extended as mutually agreed to by the Parties.

25. Tano shall withdraw and not refile the revised Master Plan, preliminary development plan and preliminary plat submitted to the City for consideration and approval in 1991.

CITY OF SANTA FE, NEW MEXICO

By: _____
Phil Griego, Mayor Pro Tem

This settlement was approved at an open meeting of the Santa Fe City Council on the 17th day of September, 1992.

By: _____
Frances C. Romero, City Clerk

APPROVED:

CIVEROLO, HANSEN & WOLF, P.A.

By: _____
ROSS L. CROWN
THOMAS P. GULLEY
500 MARQUETTE, N.W., SUITE 1400
ALBUQUERQUE, N.M. 87102
(505) 842-8255
ATTORNEYS FOR DEFENDANTS

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____
Charles Graham, President

APPROVED:

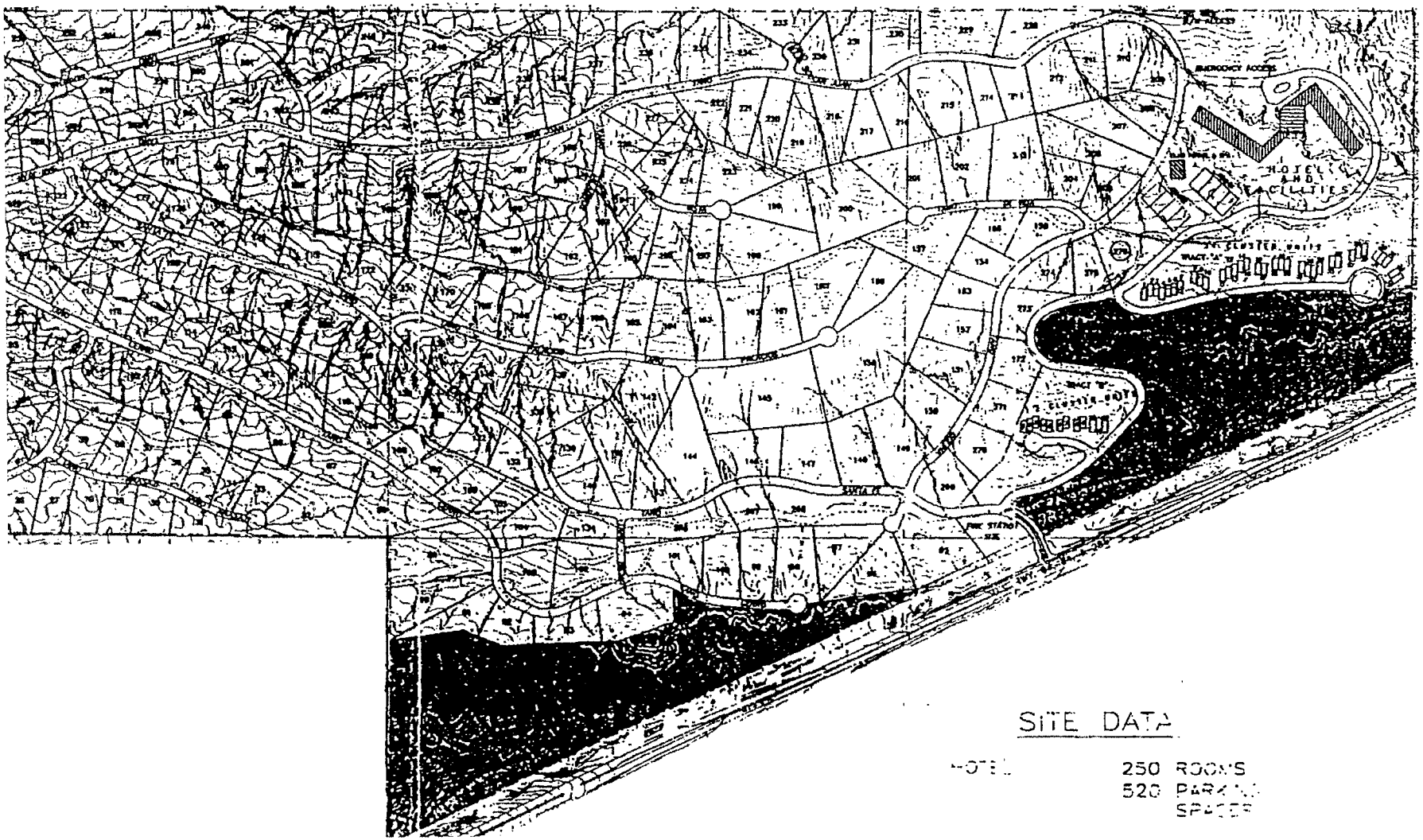
HINKLE, COX, EATON
COFFIELD & HENSLEY

By: _____
JOHN J. KELLY
HOWARD R. THOMAS
STEPHANIE LANDRY
500 MARQUETTE, N.W., SUITE 800
ALBUQUERQUE, NEW MEXICO 87102
(505) 768-1500
ATTORNEYS FOR PLAINTIFF

EXHIBITS

Exhibit A	Consent Decree

09-21-1992 09:50 5057681529 HINKLE LAW P.03



SITE DATA

HOTEL 250 ROOMS
520 PARKING SPACES

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

May 15, 1996

Tano Santa Fe Partners
c/o Mr. Charles D. Graham, President
Wilma South Management Corporation
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Re: Inapplicability of Section 14-82.5 *SFCC 1987* to Tano Santa Fe Subdivision

Dear Mr. Graham:

Based upon the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, ("Settlement Agreement") and the Consent Decree in the same matter which decree ratified and approved the Settlement Agreement and pursuant to Section 11.11 of the 1993 Annexation and Development Agreement between Tano Santa Fe Partners and the City of Santa Fe ("Annexation Agreement"), this letter is intended to give you further assurances and confirmations regarding the status of the Annexation Agreement and certain interpretations of its terms. We understand this letter will be relied upon by your partnership and/or new investors or owners and/or lenders providing funds for the Tano Santa Fe Subdivision.

Section 14-82.5 *SFCC 1987*, enacted by the City in 1992, is inapplicable to the Tano Santa Fe Subdivision based upon the explicit terms of the Settlement Agreement and the Annexation Agreement, and the City of Santa Fe will not apply Section 14-82.5 *SFCC 1987* to the Tano Santa Fe Subdivision.

Sincerely,

David Coss

David Coss
City Manager

Above acknowledged By:
WILMA SOUTH CORPORATION,the sole General Partner of TANO SANTA FE PARTNERS

By: _____ Dated: 5/31/96
Charles D. Graham, President

14-82.5 Time Limits for Preliminary and Final Subdivision Plat Approvals.

A. As per subsection 14-82.3C, preliminary plat approvals shall become null and void unless a final plat application is submitted within twelve (12) months of the preliminary plat approval by the planning commission; however, that in any application which provides for more than one (1) phase, the developer shall include a phasing schedule showing required dates of final plat approval for each phase. If the phasing schedule is complied with, then preliminary plat approval shall not become void as provided for above in this section.

B. For all subdivision plats approved or conditionally approved after December 31, 1992, the final subdivision plat shall be recorded within two (2) years of the planning commission's approval or conditional approval, otherwise the planning commission shall decide whether to rescind such approval.

C. All conditions of final plat approval shall be completed within two (2) years of the planning commission's approval or said approval shall become null and void unless an extension is applied for in writing and approved by the planning commission. The final plat shall be recorded within thirty (30) days of the date all conditions are substantially satisfied. (Ord. #52-1992, §4; Ord. #1994-30, §22)

14-83 TERRAIN MANAGEMENT REGULATIONS.

Subdivisions shall comply with terrain management regulations as set forth in Section 14-90 of this chapter. (Ord. 1988-29, §§1, 2)*

14-84 DESIGN STANDARDS.

14-84.1 Streets. The following standards for streets shall apply to all subdivisions except for inheritance and family transfer subdivisions, the design standards for which are set forth in the SFCC 1987:

A. Where a subdivision abuts or contains an existing or proposed arterial street, the planning commission may require marginal access for collector or local streets, reverse frontage with screen planting or walls contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

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*__Editor's Note:__ Subsections 14-83.1 through 14-83.10 previously contained herein have been repealed in entirety by Ordinance No. 1988-29, §1.

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

17 90

October 6, 2005

Al Lilly
Santa Fe Planning Group, Inc.
P.O. Box 1761
Santa Fe, NM 87504

RE: Monte Sereno Letter from Al Lilly dated September 14, 2005

Dear Al:

In response to your letter dated September 14, 2005, I concur with your conclusions.

1. Building can occur anywhere within the "buildable site" as delineated on the plat, without having to meet the current terrain management requirements of a maximum of 50% in the 20-30% slope range.
2. All lots are subject to current City Code regarding architectural and landscape requirements, including any construction in the Escarpment Overlay District.
3. The "Side by Side" Master Plan, once approved by the City, will show lot numbers, lot configurations, buildable sites and the Escarpment District Overlay District boundaries for Phases 1 and 2 compared to the original 1992 Master Plan. It is understood that as part of the Phase 1 and 2 development plan set, the buildable sites were modified from the 1992 Master Plan in order to remove 30% slopes (based on more detailed slope analysis) and to respond to the changes of lot configurations.
4. Any building proposed to occur outside the "buildable site" can only be permitted once a variance is obtained. Site improvements such as walls, driveways, parking and landscaping, are permissible and are subject to the current applicable City Codes.
5. Anne Lovely, Assistant City Attorney agreed with your interpretation of the meeting held September 12 between herself, yourself and Ted Bolleter, City Fire Marshall.

In addition, all building permit submittals must meet the current City Code requirements. Based on our review of several permits that have already been submitted, certain required items were not included. The following will need to be included for every application:

- City approved Side by Side Master Plan
- Certified slope and topography
- Overlay of the building footprint on the slope analysis and topography
- Stormwater to meet City Code
- Site grading plan

If you have questions, or want to discuss this information further, please do not hesitate to contact me at 955-6580.

Sincerely,

Jim L. Salazar, Director
Permit and Development Review Division

cc: Anne Lovely, Assistant City Attorney
Ted Bolleter, City Fire Marshall
Anne McLaughlin, Planning and Land Use Department Director
Ellery Biathrow, Engineering Supervisor
Wendy M. Blackwell, Senior Planner

SANTA FE PLANNING GROUP, INC.
P.O. BOX 1761
SANTA FE, NM 87504
(505) 988-1129, FAX 983-6785

Date: September 14, 2005

FAX MEMORANDUM

To: Wendy Blackwell
Land Use Dept., City of Santa Fe

From: Al Lilly

Re: Monte Sereno

Dear Wendy:

Pursuant to Nancy Long's letter to Jim Salazar regarding terrain management, and pursuant to your telephone conversation last month with Clif Walbridge regarding individual lot development, please note the following:

1. On August 31st we met with Anne Condon, Anne Lovely, and Jim Salazar to discuss terrain management issues relating to individual lots at Monte Sereno. The outcome of that meeting was a mutual understanding that as per the terms of the Annexation and Development Agreement and as per the language on the recorded plat (note #16); construction may take place on all approved "Building Sites" outside of the Escarpment District without restriction, even if a portion of the lot is within the Escarpment District. This means that any applicant for a building permit can build anywhere within the "Building Site" delineated on the plat without concern for the 20-30% slopes. No building shall take place on slopes in excess of 30%. It should be noted that none of the approved "Building Sites" for Monte Sereno included slopes in excess of 30%.
2. All lots are subject to current City Code regarding architectural and landscape requirements. This includes the architectural and landscape limitations relating to any construction within the Ridge-top Escarpment District.
3. We have provided you with a "Side by Side" Master Plan, providing a copy of the current master plan along side of the 1992 master plan (this plan was approved as part of the Annexation and Development Agreement). Lot numbers for Phases 1&2 have been labeled on the current plan for an easy visual comparison with the 1992 plan. As requested, this plan will be made available for all lot owners to include with their submittal for a building permit.

4. As per Note # 8 on the recorded plat, all construction of residences or other buildings (out-buildings) must occur within the approved "Building Sites." Therefore, the proposed house (or building structure) cannot "wiggle" outside of the approved "Building Site" without a variance from the Architectural Control Committee for Monte Sereno and without special approval from the Land Use Department. Site improvements (such as site walls, driveways, parking and landscaping) outside of the approved "Building Sites" are permissible, and are subject to City staff review according to current City Code.
5. On September 12, we met with Anne Lovely and Fire Chief, Ted Bolliter, to discuss fire access and driveway specifications. It was determined that Monte Sereno is not subject to the latest edition of NFPA 1 (2003) and the Chief would be evaluating driveways based on an earlier edition (possibly the 1988 Edition of NFPA 1). It was also determined that the Fire Chief has some latitude in evaluating the emergency access requirements for lots based on individual circumstances, and that the installation of an in-home fire suppression system would provide some flexibility in access requirements. Both parties recognized that fire access regulations would likely require more extensive driveway grading and construction (turn-arounds, walls, parking) outside of the approved Building Sites.

We hope that this answers your questions regarding review of building permit applications for individual lots at Monte Sereno. If you have further questions, please do not hesitate to contact me.

Sincerely,

Al Lilly

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
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Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

January 3, 2006

Mr. Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: **Water Rights Transfer Ordinance and the Monte Sereno Subdivision**

Dear Mr. Beauregard:

Section 14-8.16 SFCC 1987, enacted by the City of Santa Fe on July 27, 2005 (Ordinance 2005-29), entitled "An Ordinance Creating a New Section 14-8.16 SFCC 1987 Requiring Water Rights Transfers to the City of Santa Fe for New Development" is inapplicable to Monte Sereno based upon the terms of the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, dated September 17, 1992.

Subsequent to the enactment by the City of Santa Fe of the Water Rights Transfer Ordinance 2005-29, an administrative review was undertaken of the prior litigation and the terms of the Settlement Agreement between the City and Tano Santa Fe (current owner is Southwest Lifestyle Concepts, LLC represented by Mr. Don Beauregard). The review included an analysis of the Settlement Agreement and related litigation documents.

The administrative review was conducted by the City Attorney's Office and the Sangre de Cristo Water Division. Upon the recommendation of counsel the Sangre de Cristo Water Division has concluded that Ordinance 2005-29 does not apply to the Monte Sereno project because of the specific terms of the Settlement Agreement.

The Monte Sereno project owner, developer, agent and attorney concur with the advice of the City Attorney's Office and the conclusion of the Planning and Land Use Department and Sangre de Cristo Water Division that the Water Budget Administrative Ordinance, Section 14-8.13 SFCC 1987, does apply to the project and that the Monte Sereno project will offset all water demand through the retrofit program and its provisions.

Sincerely,

Galen M. Buller
Sangre de Cristo Water Division Director

James H. Montman
Public Utilities Department Director

Mike P. Lujan
City of Santa Fe Manager

cc: A. Kyle Harwood, Assistant City of Santa Fe Attorney
Nancy Long, Long, Pound & Comer, LLC

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

November 2, 2007

Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: Fulfillment of Final Obligations under Northwest Quadrant Water System Extension Agreement Effective May 18, 1993, as amended (the "Agreement")

Dear Mr. Beauregard:

This letter is intended to give Southwest Lifestyle Concepts, LLC ("SLC") assurances and confirmations respecting the Agreement and the affected Monte Sereno development as approved pursuant to the Annexation and Development Agreement dated May 5, 1993. All capitalized terms used herein are as defined in the Agreement. We understand that this letter will be relied upon by your company, your assigns, and/or your investors and lenders.

Amendment Number 5 to the Agreement (attached hereto as Exhibit "A") provides for the completion of SLC's obligations under the Agreement including construction of the Facilities as now defined pursuant to Amendment Number 5 (Section 1.17) and for a cash contribution (Section 3.4) to the City of Santa Fe (the "City"), among other revisions.

This letter is intended to provide you with the assurance that at that point in time when SLC provides the requisite financial assurance to the City for its obligations under the Agreement for construction of the Facilities—the variable frequency drive pump station—SLC shall have no further off-site infrastructure obligations in order to receive water service for the Monte Sereno development. Furthermore, the City agrees to verify this satisfaction by SLC of the Agreement by promptly granting approvals with regard to water service for plats and plans for the Monte Sereno development. Both parties acknowledge that SLC is required to make cash contributions pursuant to the terms of Amendment Number 5 but that those future payments shall not delay the approval of SLC plats and plans.

Sincerely,

Galen Buller
City Manager

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

August 18, 2015

Nancy R. Long
Long, Komer & Associates, P.A.
2200 Brothers Road
Santa Fe, NM 87502

RE: Monte Sereno Development; Request to Extension to term of Annexation & Development Agreement dated May 5, 1993

Dear Ms. Long:

This letter is written in response to Southwest Lifestyle Concepts, LLC's (the "Developer") request to exercise its option under Section 11.13 of the Annexation & Development Agreement dated May 5, 1993, as amended ("Agreement"), to renew the term of the Agreement for an additional term of five years, such that the Agreement will expire on May 5, 2023.

Via this letter, the City grants the Developer's request, effective immediately, to extend the term of the Agreement so that the expiration date of the Agreement is now May 5, 2023.

Sincerely,

Javier M. Gonzales
Mayor
City of Santa Fe, New Mexico

ITEM # 15-0848

AGREEMENT
BETWEEN SOUTHWEST LIFESTYLE CONCEPTS, LLC
AND THE CITY OF SANTA FE

This Agreement is made this 19 day of August 2015, between Southwest Lifestyle Concepts, LLC, a Colorado limited liability company ("SLC"), and the City of Santa Fe, a New Mexico municipal corporation ("the City").

RECITALS

WHEREAS, the City and SLC are parties to an Annexation and Development Agreement dated May 5, 1993, as amended ("A&D Agreement") governing the development of the Monte Sereno Subdivision in the City ("Subdivision");

WHEREAS, Section 11.13 of the A&D Agreement provides that SLC "shall have the option to renew the Agreement for an additional term, not to exceed five (5) years, upon reasonable terms and conditions to be negotiated by the parties";

WHEREAS, Sections 5.7, 5.7.1 and 5.7.2 of the A&D Agreement provides that SLC shall construct a public trail system within the Subdivision to be dedicated to the City and receive a rebate of all prepaid park impact fees upon such dedication;

WHEREAS, the City and SLC wish to remove the provision for dedicating a public trail to the City together with removing the requirement on behalf of the City to rebate prepaid park impact fees upon acceptance of such dedication;

WHEREAS, the City has, simultaneously with the execution of this Agreement, granted the extension to the term of the A&D Agreement by letter; and

WHEREAS, the parties wish to set forth the terms and conditions they have negotiated for granting the extension.

NOW THEREFORE, for good and valuable consideration, including the execution of the extension letter which will be issued by the City upon its receipt of funds in an amount as determined sufficient by the City to satisfy obligations of SLC, the sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

AGREEMENT

1. SLC will execute such documents as deemed necessary to provide that the public trails, as provided for in Section 5.1 of the A&D Agreement, will not be dedicated to the City; and that SLC will not receive a rebate of park and open space impact fees as addressed in Sections 5.1, 5.7.1 and 5.7.2 of the A&D Agreement.

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: Executed in Counterparts
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk
CC mtg. 7/29/15

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: D. E. Beauregard
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Executed in Counterparts
Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Al Lilly, Santa Fe Planning Group, Inc
PO Box 2482
Santa Fe, NM 87504

August 21, 2006

Re.

Case # S 2006-17. Monte Sereno Phase III, Parcel 3 (Phase 4) Final Subdivision Plat. Al Lilly, agent for Southwest Lifestyle Concepts LLC, requests final plat approval for 118 single- family lots and 7 tracts on approximately 305 acres. The property is zoned PRRC (Planned Residential Resort Community) and is located north of Tano Road, south of the Santa Fe Opera and west of Highway 84/285. 7 tracts of land are for a hotel and cluster units. 5 Variances are included: 1) to disturb slopes in excess of 30% for road construction; 2) to exceed the 15' maximum height for cuts or fills for road construction; 3) to disturb slopes in excess of 30% for driveways on lots 24, 27, 34, 35, 38, 39, 62, 236, 237; 4) to exceed the 15' maximum height for cuts or fills for driveway construction on lots 34 and 39; and 5) to current landscape requirements to permit the installation of native trees and shrubs in place of street trees. No development will occur for the hotel and cluster units without a final development plan. (Andrew Harnden, Case Manager)

AL Lilly:

At their July 6, 2006 meeting, the Planning Commission approved the above referenced request with the following conditions:

1. Variances shall be granted based on the finding that the requested variances are appropriate in relation to the overall development and its purposes and their impacts upon surrounding properties.
2. Address all staff redlines and review comments before recording final plans
3. Provide temporary turn-arounds at the street ends.
4. Provide a 96" diameter cul-de-sac at the termination of Entrada Monteverde at the boundary of Tract A.
5. Provide all of the necessary easements for trails and scenic overlook on the subdivision plat.

If you have any questions, or need additional information regarding this matter, please call me at 955-6954.

Sincerely,

Andrew Harnden, Planner Supervisor

Xc: Diane Quarles, Director, Planning & Land Use
Greg Smith, Acting Director, Current Planning

Long, Komer & Associates
Attorneys and Counselors at Law

Nancy Long <nancy@longpoundkomer.com>

Monte Sereno Phase 4 - STATUS

1 message

ZAXUS, RISANA B. <rbzaxus@ci.santa-fe.nm.us> Mon, Oct 26, 2015 at 11:58 AM
To: "Nancy Long (nancy@longkomer.com)" <nancy@longkomer.com>
Cc: "John Armstrong (jta@crwnm.com) (jta@crwnm.com)" <jta@crwnm.com>

Nancy –

I have received approval from staff that I requested review the construction drawings for the Monte Sereno Phase 4 project.

I have also approved an Engineer's Estimate of Cost provided by John Armstrong.

Recording of the Plat will occur after appropriate signatures are obtained, AND the financial guarantee is provided.

Mr. Armstrong will provide me the mylar construction drawings which, once the Plat is recorded, will be filed in the City Plat Room, from where they can be checked out to make copies for permit submittal, when the time comes.

Risana B "RB" Zaxus, PE

City Engineer

Monte Sereno Development

Reference Documents

November 2018

Monte Sereno
Reference Documents

1. **Annexation and Development Agreement ("A&D")**

    a. **Amendment No. 1** (1994) to the A& D – amending Section 5.6 to dedicate the Fire Protection Services Facility Site to the City for future use as open space of a fire station;

    b. **Amendment No. 2** to the A&D – amending Section 2.14, Escarpment District Lots; Section 2.39, Water Extension Agreement; Section 4.2, Impact Fee Ordinance; Section 5.3, Wastewater Disposal System; and Section 5.4, Off-site Water Facilities; and

    c. **Amendment No. 3** (2004) to the A&D – amending Section 5.3, Wastewater Disposal System to construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development.

2. **Settlement Agreement**; *Tano Santa Fe Partners v. City of Santa Fe.*

3. May 15, 1996 letter from David Coss, City Manager, to Tano Santa Fe Partners; **RE:** Inapplicability of Section 14-82.5 SFCC 1987 (expiration of dates for preliminary and final subdivision plat approval).

4. October 17, 2005 letter from Jim Salazar, Director, Permit & Development Review Division, to Al Lilly, Santa Fe Planning Group, **RE**: Building sites approved and not subject to 50/50 Rule (with related Memo, dated September 14, 2005 attached).

5. January 3, 2006 letter from Galen Buller, Sangre de Cristo Water Division Director, to Don Beauregard **RE:** Inapplicability ofWater Rights Transfer Ordinance of the Monte Sereno Development

6. November 2, 2007 letter from Galen Buller, City Manager, to Don Beauregard **RE:** Northwest Quadrant Water System - Fulfillment of Final Obligations.

7. August 18, 2015 letter from Mayor Gonzales to Nancy R. Long **RE:** Monte Sereno Development; Extending the term of the A&D Agreement dated May 5, 1993 to May 5, 2023.

8. Agreement Between Southwest Lifestyle Concepts, LLC and the City of Santa Fe dated August 19, 2015 – Agreement providing that the trails are to be private.

9. August 21, 2006 letter from Andrew Harnden, Planner Supervisor to Al Lilly, Santa Fe Planning Group, **RE:** Final Subdivision Approval of Phase 4.

10. October 26, 2015 email from RB Zaxus to Nancy Long **RE:** Phase 4 Subdivision approval, updated.

947799

1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 20 day of July A.D. 19 93, at 3:03 o'clock P m. and was duly recorded in book 947, page 799 - 901 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

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

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947800

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CITY OF SANTA FE AND
TANO SANTA FE PARTNERS

947802

Exhibit A Revised Annexation Plat (1 Sheet - No 2)

Exhibit B Revised Master Plan (1 Sheet)

Exhibit C Preliminary Subdivision Plat / Preliminary Subdivision Plan (Sheets 1-9)

Exhibit D Preliminary Development Plan (Sheets 10-43)

Exhibit E Water Tank Site (1 Sheet No 30)

Exhibit F Escarpment District Ordnances of April 1, 1990 and Escarpment Overlay District Map

Exhibit G Section 14-90 A.7 and 14-90 A.8 of City Code

City of Santa Fe

By David J. Martinez 7/15/93

Tano Santa Fe Partners
by Wilma South
Corporation
General Partner

By _____
It's Agent Joseph M. Brown

1993 ANNEXATION AND DEVELOPMENT AGREEMENT

This 1993 Annexation and Development Agreement ("Agreement") is entered this 5th day of May, 1993 between THE CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership.

947803

ARTICLE 1

RECITALS

1.1 Capitalized Terms: The capitalized terms used in these recitals and throughout this Agreement shall have the meaning assigned to them in Article 2. Any capitalized terms not defined in Article 2 shall have the meaning otherwise assigned to them in this Agreement or apparent from the context in which they are used.

1.2 Development of the Property: Developer is the owner of approximately 610.0779 acres of land lying in Section 1, Township 17N, Range 9E., and Section 36, Township 18N,. Range 9E.. in Santa Fe County, New Mexico, more fully described in the Revised Annexation Plat dated January, 1987, which is attached hereto as Exhibit "A" and made a part hereof. The Property is located within the City limits of the City of Santa Fe in its northwest quadrant. The Property is zoned PRRC, Planned Resort-Residential Community pursuant to Section 14-32 of the Santa Fe City Code. Developer intends to develop the Property in accordance with the Approved Plans, this Agreement, and the Applicable Regulations. The City has determined that this is the type of large complex development project, requiring extended construction time over phases as provided for in the Phasing Plan, with numerous public improvements

of community-wide benefit, for which a development agreement is appropriate. 947804

1.3 Prior Agreements: The Property is currently the subject of an annexation agreement entered into by the City and a predecessor owner of the Property in 1985, and subsequently amended in 1987 ("Annexation Agreement"). Developer succeeded to the predecessor owner's interest in November, 1989 when it purchased the Property, and received an assignment of the owner's interest under the Annexation Agreement.

1.3.1 The City now desires to amend and replace the Annexation Agreement, as more fully provided for herein, in consideration of (a) Developer's agreement to build or contribute financially to the construction of public improvements that will directly benefit not only the Project, but also lands outside the Project, including the City-Owned Land, (b) Developer's agreement to pay Development Fees, to offset the cost of City services to the Project, (c) Developer's agreement to make monetary contributions to the City's affordable housing program and to its business/crafts incubator program in connection with the sale of lots within the Project, and (d) the other agreements, promises and commitments made by Developer herein.

1.3.2 Developer also desires to amend and replace the Annexation Agreement, as more fully provided for herein, in consideration of (a) the City's approval of the Revised Master Plan, Preliminary Plat and Preliminary Development Plan, (b) the City's recognition of Developer's vested rights, (c) the City's

approval of an acceptable phasing schedule for construction and development of the Project, (d) the City's agreement to assume responsibility for the operation and maintenance of the Project infrastructure upon the satisfactory completion of construction of such infrastructure by Developer, and (e) the other agreements, promises and commitments made by the City herein.

1.4 Plan Approval: On December, 13, 1989, Developer applied to the City for approval of a revised master plan, preliminary subdivision plat and preliminary development plan for a PRRC project to be constructed on the Property. Thereafter, the 1990 Submittal was processed in accordance with the City's Land Development Code. On October 8, 1992, Developer provided additional information requested by the City and modified the 1990 Submittal. On October 21, 1992, following a public hearing, the City approved the Revised Master Plan, Preliminary plat and Preliminary Development Plan ("Approved Plans").

1.5 Intent of the Parties: Developer and the City have determined that the Project is a development for which a development agreement is appropriate. The parties desire to define the parameters within which the obligations of the Developer for infrastructure and public improvements and facilities will be met, and to provide final and definitive criteria for development of the Project. This Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, provide for the progressive installation of necessary improvements appropriate to each stage of development of the Project, assist in attaining

the most effective utilization of resources within the City at the least economic cost to its citizens, and otherwise achieve the land use goals of the City. In consideration of these benefits to the City and the public benefits of the development of the Property, Developer will receive assurances that the City shall grant permits and approvals required for development of the Property pursuant to this Agreement. Furthermore, this Agreement provides that Developer shall be entitled to proceed with the Project in accordance with the rules, regulations, and policies of the City in effect on April 1, 1990, subject only to the exceptions specifically set forth in this Agreement.

1.6 Findings: The City has determined that development of the Property in accordance with this Agreement (a) will provide balanced and diversified land uses in order to maintain the overall quality of life within the City; (b) is governed by appropriate standards and requirements with respect to land uses, building heights and densities, traffic improvements, infrastructure and support facilities, and measures for mitigating adverse impacts; (c) will provide substantial public benefits and necessary public improvements to the City, including, without limitation, increased tax revenues resulting in fiscal benefits to the City, installation of on-site and off-site public improvements, and provision of a balance between jobs and residential needs; (d) is consistent with the objectives, policies, and general land uses specified in the City's Comprehensive Plan; (e) is compatible with the uses authorized in, and the regulations prescribed for, the PRRC zoning

district; (f) complies with zoning, subdivision and other applicable ordinances and regulations; (g) is in conformity with public convenience, the general welfare, and good land use practice; and (h) will not be detrimental to the health, safety and general welfare of persons living or working in the surrounding area, or adversely affect the orderly development of property within the City, and will not have a significant adverse impact on the environment.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained and having determined that the foregoing recitals are true and correct and should be and hereby are incorporated into this Agreement, the parties to this Agreement do hereby agree as follows:

ARTICLE 2

DEFINITIONS

As used in this Agreement, the terms set forth below are defined as follows:

2.1 1985 Master Plan: A master plan prepared in 1985 calling for a golf course, 322 dwelling units and a 250 room resort hotel to be located on the Property.

2.2 1990 Submittal: The plans, plats, maps and other documents submitted by Developer to the City on January 29, 1990, and subsequently reviewed by City Staff and the Development Review Committee, calling for a PRRC project without a golf course on the Property.

2.3 1991 Submittal: The plans, plats, maps and other documents, submitted by Developer to the City on November 8, 1991, calling for a golf course resort project on the Property.

2.4 Applicable Regulations: The municipal ordinances, regulations, and policies of the City that shall govern all approvals granted, permits and licenses issued, and actions taken by the City with respect to that Project and the Property. The Applicable Regulations and more fully described in Article 4 of this Agreement.

2.5 Approved Plans: The Revised Master Plan, Preliminary Subdivision Plat and Preliminary Development Plan approved by the City on October 21, 1992 and attached to this Agreement as Exhibits B, C, and D. The Approved Plans establish inter alia, (a) the location of all road rights of way, a preliminary grading and drainage plan for the roads, and the location of utility easements, (b) the boundaries or lot lines of each Residential Lot and open space areas within the Project, (c) at least one building site that conforms to terrain management and escarpment district regulations in effect as of April 1, 1990 for each Residential Lot, and (d) the boundaries and preliminary building footprint for the Hotel Site and Cluster Housing Site.

2.6 City Council: The governing body of the City of Santa Fe.

2.7 City-Owned Land: Approximately 2,818 acres of unimproved property owned by the City and located in the northwest quadrant of

the City of Santa Fe as shown in The Northwest Sector Plan adopted by the City Council on December 28, 1983. 947809

2.8 Cluster Housing Sites: Those portions of the Property shown on the Approved Plans as the future sites of the Project's 46 Cluster Units.

2.9 Cluster Unit: A single-family residential dwelling unit, either attached or detached, located on the Cluster Housing Sites and clustered with other similar dwelling units.

2.10 Covenants and Restrictions: The Declaration of Covenants, Conditions and Restrictions to be imposed upon the Property by the Developer immediately following Final Subdivision Plat approval for the purpose of controlling and restricting the development and use of the Property by Developer and successor owners and requiring adherence by successor owners to certain of the terms, conditions, and obligations set forth in this Agreement.

2.11 Developer: Pano Santa Fe Partners, its assigns, and successors in interest.

2.12 Development Fees: City of Santa Fe fees assessed to all development projects to offset the costs incurred by the municipality in providing infrastructure to the Project where there is a rational nexus between (a) the fees assessed to the Project for capital improvements and (b) the demand for such improvements created by the Project, and where the fees that are collected, are expended for capital improvements.

2.13 Development Review Committee: A committee of the Planning Commission of the City of Santa Fe charged with, among

other things, the review and approval of annexations, rezonings, subdivision plats, and development plans.

2.14 Escarpment District Lots: Residential Lots within the Project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October, 1992 by Smith, Williamson and Associates).

2.15 Escarpment Ordinance: The City ordinance establishing an Escarpment Overlay District and codified in Section 14-90A *et seq.* of the Santa Fe City Code.

2.16 Facility Plan: Engineering plans and specifications for an on-site wastewater treatment facility or facilities.

2.17 Final Development Plan: The final development plan showing the infrastructure and other improvements approved for construction on the Hotel Site and Cluster Housing Sites to be prepared by Developer in conformity with this Agreement and the Applicable Regulations.

2.18 Final Subdivision Plat: The final subdivision plat showing the division of the Property into Residential Lots and other subdivided tracts to be prepared by Developer in conformity with this Agreement and the Applicable Regulations.

2.19 Fire Station Site: A tract of approximately one acre located within the Project and shown on the Preliminary Plat, dedicated to the City for future use as a fire department substation site.

2.20 Hotel: A resort hotel consisting of up to, but not more than, 250 units (which units may be located in a single structure or multiple structures), accessory buildings and improvements, and related resort amenities permitted under the PRRC zoning district which, if constructed, shall be located on the Hotel Site.

2.21 Hotel Site: A tract of approximately 35 acres located within the Project as shown on the Approved Plans, and the future site identified for the Project's Hotel and related resort amenities.

2.22 Impact Fee Ordinance: The City ordinance establishing a capital improvement impact fee on new development and codified at Section 14-95 *et seq.* of the Santa Fe City Code.

2.23 NMPSC: New Mexico Public Service Commission.

2.24 NMSHTD: New Mexico State Highway and Transportation Department.

2.25 NPDES Permit: Permits required by Section 402 of the Clean Water Act in connection with the discharge of pollutants into waters of the United States from a point source.

2.26 Phasing Plan: The plan submitted by Developer and approved by the City for the sequential construction and orderly and coordinated development of the Project phases as provided for in the Phasing Plan (I-IV). The Phasing Plan provides for the

coordinated installation of roads, utilities, drainage structures, and other infrastructure improvements required to serve the detached dwellings, cluster units, and hotel development contemplated for each phase of the Project. The Phasing Plan provides that the loop road connecting U.S. 84/285 to San Juan Ranch Road shall be completed no later than during Phase II of the Project. Sub-phasing within the four phases of the Project shall be allowed by the City.

2.27 Preliminary Subdivision Plat: The Preliminary Subdivision Plat prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City and a copy of which is attached hereto as Exhibit "C".

2.28 Preliminary Development Plan: The Preliminary Development Plan for the Hotel Site and Cluster Housing Site prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City and a copy of which is attached hereto as Exhibit "D".

2.29 Project: All the construction and development contemplated by the Developer and described in the Approved Plans and this Agreement.

2.30 Property: The real property shown and described in the Annexation Plat, attached hereto as Exhibit "A".

2.31 PRRC: The planned resort-residential community district zone in the City codified at Paragraph 14-32 et seq. of the Santa Fe City Code.

2.32 Residential Lots: The 276 subdivided single-family residential dwelling lots located in the Project as shown on the Preliminary Subdivision Plat and any additional residential dwelling lots which may be established pursuant to Section 5.1.1.

2.33 Revised Master Plan: The master plan for the development of the Property prepared by the Developer and approved by the City on October 21, 1992, the original of which is on file with the City, which includes the Preliminary Development Plan and Preliminary Subdivision Plat, copies of which are attached hereto as Exhibits "D" and "C".

2.34 Revised Traffic Study: The traffic impact study prepared by Jorge Gonzales on behalf of the Developer dated July 30, 1990.

2.35 SDCW: Sangre de Cristo Water Company.

2.36 Successor Owner: Any person or entity who acquires legal title from Developer or a successor in interest of Developer to a Residential Lot within the Project.

2.37 Water Facilities: A two million, five hundred thousand (2,500,000) gallon storage tank to be constructed on the Water Tank Site, together with a pump station and related transmission and distribution lines.

2.38 Water Tank Site: A one-acre tract, located within the Sierra del Norte subdivision and more fully described on Exhibit "E" to this Agreement, intended by the Developer for use associated with municipal water service and as the future location of the storage tank to be constructed pursuant to the Water System Extension Agreement.

2.39 Water System Extension Agreement: That agreement dated December 19, 1990 between Sangre De Cristo Water Company and Tano Santa Fe Partners styled the "Northwest Quadrant Water System Extension Agreement."

947814

ARTICLE 3

PROJECT APPROVAL

3.1 Preliminary Approval Granted: On October 21, 1992 the City approved the Revised Master Plan, the Preliminary Subdivision Plat and the Preliminary Development Plan for the Property ("Approved Plans"). The Developer has the vested right to develop the Property in accordance with the Approved Plans, this Agreement, and the land uses permitted in the PRRC zone.

3.2 Final Approvals: Hereafter, the City shall approve Final Development Plans and Final Subdivision Plats, or phases thereof, provided such plans and plats substantially conform to the Approved Plans and the Applicable Regulations. Approved Final Development Plans and Final Subdivision Plats for phases of the Project may be filed of record at one time or sequentially, pursuant to the approved Phasing Plan.

3.3 Timing of Submittals: Within one year after execution of this Agreement, Developer shall apply for Final Subdivision Plat approval of Phase I of the subdivision as shown on the Phasing Plan. Thereafter, Developer may apply for Final Subdivision Plat approval of subsequent phases at any time Developer may choose during the term of this Agreement, provided each phase is submitted in the sequence specified in the Phasing Plan. Final Development

Plans for the Cluster Housing Sites and Hotel Site can be submitted at any time during the term of this Agreement and in phases, and need not be submitted in conjunction with a Final Subdivision Plat for any phase of the residential housing. A Final Development Plan for Cluster Housing Sites may be submitted concurrently with or after submittal of a Final Subdivision Plat for the Cluster Housing Sites and/or in advance of and separate from the Final Development Plan for the Hotel Site.

3.4 City Action: The City agrees to continually and diligently process each application for Final Subdivision Plat or Final Development Plan approval of each phase of the Project and agrees that the sole issue for approval is whether the Final Subdivision Plat or the Final Development Plan substantially conforms to the Approved Plans and the Applicable Regulations. In this connection, it is agreed that the Developer may make minor relocations and modifications of lot lines, road rights of way, utility access easements, and other improvements in the Final Subdivision Plat and Final Development Plan to optimize building sites and driveway access and to accommodate setback, drainage, vegetation, terrain, and other factors related to the construction and development of the Project.

3.5 Hotel Site and Cluster Site Plans: Notwithstanding the approval of a Preliminary Development Plan for the Hotel Site and Cluster Sites as part of the Approved Plans, Developer shall have the right to make substantial changes to the Hotel and Cluster Site footprints and further revise the Preliminary Development Plan for

the Hotel Site and Cluster Sites to take account of changes in the market or the needs and desires of a particular hotel developer or operator. Under this circumstance, a revised Preliminary Development Plan shall be submitted to the City for processing, and it shall be approved provided it substantially conforms to the Applicable Regulations. The Hotel Site may be under single or multiple ownership so long as it is under common management.

3.6 Phasing of Construction: All infrastructure construction and development activity in the Project shall be phased in accordance with the Phasing Plan. However, changes in the phasing schedule may be made by the parties from time to time as mutually agreed in writing. Such changes are deemed to be within the framework of this Agreement as presently drafted and executed and shall not constitute amendments to the Agreement requiring notice, a public hearing, or action by the City Council. Developer may also request a change in infrastructure phasing as part of the processing of Final Development Plans and Final Subdivision Plats and the City shall approve, based only on reasonable standards as necessary to protect public health, safety, and welfare, and not at its discretion. The City also recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the market.

3.7 1991 Submittal: Tano hereby withdraws and shall not, absent the approval of the City, resubmit the 1991 Submittal.

ARTICLE 4

APPLICABLE ORDINANCES AND REGULATIONS - VARIANCES

4.1 Ordinances Applicable: Subject to the exceptions set forth in paragraphs 4.1.1, 4.1.2 and 4.2 through 4.5 of this Agreement, approval of Final Development Plans and Final Subdivision Plats and the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the Property and for the construction of all off-site (outside the Property), Project-related infrastructure including but not limited to those governing density, permitted uses, growth management, design criteria, terrain management, escarpment district requirements, soil conservation, pollution control, building and construction standards, historic and archeological preservation, and other environmental and land use matters, ("Land Use Ordinances") shall be governed by the City ordinances, regulations, and specifications in effect on April 1, 1990.

4.1.1 Nothing in this Article 4 shall preclude application to the Property of changes in City Land Use Ordinances adopted after the date of this Agreement, if the changes are specifically mandated and required by changes in state or federal laws or regulations.

4.1.2 Land Use Ordinances and regulations adopted by the City after the date of this Agreement may be applied to the Project by the City, provided the ordinance or regulation as applied to the Project (a) does not materially restrict or defeat the basic

development rights granted in this Agreement and in the Approved Plans (e.g., by limiting land uses, prohibiting or materially altering the use of approved building sites or building envelopes as shown on the approved plans, lessening density, altering basic project layout, road systems, etc.); (b) are applicable City-wide to all comparable commercial or residential development as the case may be; and (c) operate prospectively only.

4.2 Impact Fee Ordinance: Notwithstanding paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for wastewater treatment, park and open space, fire protection, and domestic water.

4.3 Escarpment Ordinance: In the Approved Plans, Developer has amended the 1990 Submittal to adjust lot lines on seven lots located at the southeast end of the Property within the ridgetop sub-district of the Escarpment District in order to eliminate building sites from ridgetops or preclude visibility from Highway

54/285. Likewise, three lots were redesigned to move building sites to the west side of the road and off the ridgetop. In addition, Cluster B was redesigned to move the units off the ridgetop and to relocate some units into Clusters A and C. In consideration of these adjustments and modifications to the Approved Plans, the parties agree that hereafter all of the construction and development affecting the Project shall be governed only by those provisions of the Escarpment Ordinance in effect on April 1, 1990, unless the Escarpment District is hereafter amended and the new provisions satisfy the requirements of paragraph 4.1.2 above, but that in no event shall the Escarpment Ordinance apply to lots other than the Escarpment District Lots. Accompanying this Agreement and labeled Exhibit "F" are the provisions of the Escarpment Ordinance in effect on April 1, 1990, and a map of the Escarpment Overlay District as the Ordinance and the District existed on April 1, 1990. The District is also shown on Sheets 4 thru 9 and 13 thru 18 of the Approved Plans.

4.3.1 All lots and lot lines shown on the Preliminary Subdivision Plat have been approved by the City, including all of the Escarpment District Lots. All building sites shown on the Approved Plans are also approved, save and except certain Prohibited Building Sites located within the Escarpment District. The Prohibited Building Sites are denominated as such on Sheets 5, 6, 9, 14, 17 and 18 of the Approved Plans, and all construction of residences or other buildings on these sites is prohibited. Construction on other building sites located within the Escarpment

WHP TSF

District (other than the Prohibited Building Sites) shall be permitted provided covenants and restrictions are imposed requiring all construction to conform with architectural design and landscaping standards as established by Section 14-90A.7 and 14-90A.8 of the Santa Fe City Code as those provisions read on the date of the execution of this Agreement, which are attached hereto as Exhibit "G". Construction may take place on all building sites outside of the Escarpment District without restriction, even if a lot or a portion of a lot is in the Escarpment District, subject only to the otherwise Applicable Regulations as provided for in this Agreement.

4.4 Terrain Management Regulations: Terrain management variances shall be granted in connection with the construction of streets and roads within the Project as more fully discussed in paragraph 5.5.1 of this Agreement. The City shall be under no obligation, however, to grant terrain management variances in connection with the construction of houses and other structures on Residential Lots.

4.5 Curb, Gutter, and Sidewalks: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks.

ARTICLE 5

DEVELOPMENT PARAMETERS 947821

Developer and the City shall observe the following parameters in connection with its construction and development of the Project:

5.1 Density: Developer has a development right of up to 322 single-family Residential Lots and Cluster Units on the Property, exclusive of any additional units allowed on the Hotel Site as set forth below. However, exclusive of the lots that may be developed on the Hotel Site as provided for in paragraph 5.1.2, the Residential Lots shall never exceed 276 lots with the remainder (46) being Cluster Units. From time to time, Developer may modify the Project to increase the Cluster Units above the 46 shown on the Approved Plans, provided the number of Residential Lots are reduced accordingly. Developer shall retain the right to 322 lots (276 detached) so that if, by replatting to meet the above condition, lots are temporarily deleted, they may be replaced later with lots located elsewhere in the Project.

5.1.1 Developer also has a development right for a hotel of up to 250 rooms within the Hotel Site and may modify the preliminary building footprint as shown on the Approved Plans. The Hotel may be planned and built in phases, may contain less than 250 rooms, may be planned and constructed on a time schedule to be determined by Developer at its sole discretion, and may be built in multiple structures.

5.1.2 The Hotel Site development rights of Developer shall include the right to abandon the hotel development, modify the

Revised Master Plan, and apply for rezoning of the Hotel Site to a mutually agreeable residential zone with a density, at Developer's option, of either 25 detached single-family residential units on Residential Lots or 75 Cluster Units. Upon Developer's request, the City shall promptly approve the rezoning and further approve a Preliminary Subdivision Plat and/or Preliminary Development Plan for the then former Hotel Site at the residential density specified in the preceding sentence, pursuant to the Applicable Regulations.

5.1.3 No individual Residential Lot or Cluster Unit located anywhere in the Project may be offered for sale until the City approves a Final Subdivision Plat for the phase of the Project which incorporates that lot.

5.2 Rezoning: For the term of this Agreement, Developer shall have a vested development right in and to the PRRC zoning and the other benefits conferred on Developer herein. The City shall take no action to rezone the Property absent Developer's express written consent. The Parties agree that should the City elect to revise, repeal, or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect Developer's right to develop resort accommodations and resort-related commercial services, Residential Lots, and Cluster Units, and any such repeal ordinance shall include a savings clause protecting this Project.

5.3 Wastewater Disposal System: Developer shall design and construct an on-site wastewater collection and disposal system that meets the requirements of the New Mexico Environment Department ("Project Wastewater System") and do all things necessary to make

the Project Wastewater System operational within the Property at no cost to the City. The City approves utilization of such a system, subject to the submittal by Developer of an acceptable Facility Plan that conforms to generally prevailing design criteria and specifications utilized in the industry. The parties agree that the preferred design shall not require an NPDES Permit. Upon completion of the construction of the Project Wastewater System and inspection and approval of the system by the City, the City agrees to (a) accept dedication of the Project Wastewater System; (b) commence operation of and assume responsibility for maintenance of the Project Wastewater System in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards; and (c) in cooperation with the Developer, adopt an ordinance establishing a wastewater assessment district to recover the costs associated with the operation and maintenance of the Project Wastewater System. Upon acceptance of dedication of the first phase of the Project Wastewater System, Developer shall establish a $30,000.00 operating fund for the first five years of City operation of the Project to cover actual City costs associated with operation of the Project Wastewater System prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer.

5.3.1 It is agreed that the Facility Plan may provide for phasing of the Project Wastewater System, that the system may be constructed in phases, and that the City shall inspect each such

phase, and when accepted, thereafter operate and maintain each such phase together with all previously accepted phases of the Project Wastewater System.

5.3.2 Developer promises to construct the Project Wastewater System (including each phase thereof) in conformity with the Facility Plan and to provide the City a construction performance completion bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

5.4 Off-Site Water Facilities: The Developer shall pay for, and either the Developer or the SDCW shall design and construct, the Water Facilities in accordance with the Water System Extension Agreement. The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided Water Facility to the SDCW so that no portion of the cost of the Water Facility, including the in-kind contribution of the Water Tank Site, will become part of SDCW's rate base for Santa Fe consumers. The City agrees to support Developer's application to the NMPSC for approval of the New Customer Refund Provision of the Water System Extension Agreement provided that the City itself shall not be charged pursuant to the New Customer Refund Provision for connecting to the Water Facility to obtain water for the City-Owned Land. The City shall provide Developer, at no cost to Developer, with easements or licenses for construction of the Water Facilities on and across City-owned property and City rights of way. Nothing in this Agreement shall obligate Developer to construct a water tank on the Water Tank Site at a capacity of more than 2.5 million gallons.

5.5 Streets and Roads: All streets and roads within the Project, including the formerly designated County Road 37, San Juan Ranch Road, shall be public roads with maintenance provided by the City. Project road systems shall be designed in as rural a character as possible, but with paved driving surfaces required on all roadways.

5.5.1 The Developer shall construct and dedicate, or cause to be constructed and dedicated, all streets and roads shown on the Approved Plans at no expense to the City, and in compliance with the Applicable Regulations, except that:

(a) Wherever in the Project engineering standards for roadway construction conflict with the terrain management requirements of the Applicable Regulations, considerations of terrain shall have priority and engineering standards shall be modified consistent with sound engineering safety design criteria (e.g., lower design speed) so that a rural road design may be maintained, meeting terrain management requirements as much as possible.

(b) Where terrain leaves no reasonable alternatives, the construction of the Project road network shall be allowed to exceed terrain management requirements (and variances shall be granted) for encroachment into natural slope, grade, or cut-and-fill in order to facilitate development of a coherent and well-integrated rural roadway network. The City has determined that these variances can be granted within the limits of safe engineering design criteria.

(c) Lighting along roadways and elsewhere within the Project shall minimize off-site visibility and alternative lighting design standards shall be adopted within the limits of safety.

(d) The City waives curb and gutter requirements for roadway construction whenever curbs and gutters are not needed for surface drainage control. The parties shall mutually agree upon stabilized base coarse, asphalt, or other pedestrian facilities in lieu of concrete sidewalks.

5.5.2 Upon final inspection of streets and roads and acceptance by the City, the City shall thereafter provide maintenance within each phase of the Project.

5.5.3 The City and Developer agree that the Project shall have two points of access as shown on the Approved Plans. They are: (a) the main access from U.S. 84/285 and (b) the secondary access from San Juan Ranch Road. Developer has no obligation to improve San Juan Ranch Road outside the Project.

5.5.4 The Revised Traffic Study heretofore prepared by the Developer and submitted to the City Public Works Department has been reviewed and accepted by the City. The Developer understands, however, that the NMSHTD has not yet accepted the study and that NMSHTD may require Developer (a) to dedicate right of way for a frontage road along U.S. 84/285 and (b) to build an at-grade intersection improvement and/or acceleration and deceleration lanes along U.S. 84/285. Developer intends to resolve these matters with the NMSHTD prior to Final Subdivision Plat approval for the first

phase of the Project. The City shall cooperate with Developer in the establishment of its main access from U.S. 84/285 and shall support Developer in its application to the NMSHTD for a highway or driveway access permit. Developer agrees to pay for the above-described intersection improvements with the understanding that the City will cooperate with and assist Developer in obtaining pro rata cost reimbursement from other neighboring property owners who may hereafter use the new intersection of U.S. 84/285 with the Project.

5.6 Fire Station: Developer shall dedicate the Fire Station Site to the City upon recording of the Final Subdivision Plat for Phase I of the Project, and upon receipt of the notice specified in paragraph 5.6.1, undertake the design and thereafter construct a substation for the City at the Fire Station Site, at an out-of-pocket cost to Developer of not more than $450,000.00. The City may provide design services for the substation, but Developer reserves the right to approve exterior architectural elements as being compatible with design requirements of Developer's Covenants and Restrictions prior to finalization of plans and the initiation of construction.

5.6.1 At any time following the filing of the Final Subdivision Plat for Phase I of the Project, the City may issue a notice to Developer advising Developer that the City has determined (a) that it is in the public interest to design and construct a fire department substation on the Fire Station Site, and (b) that the City wants the Developer to proceed with the design and construction of the substation. Construction of the fire station

shall be commenced prior to the recording of the Phase II plat of the Project, and thereafter diligently completed within 24 months. The City agrees to issue all permits and process all applications in connection with the construction of the substation at no fee or other charge to Developer. Upon completion of construction, the City will accept a deed to the Fire Station Site as improved by the Developer and thereafter (in the sole discretion of the City) staff, equip, operate, and maintain the substation at no additional cost to Developer.

5.6.2 In consideration of the Developer's Agreement to construct the substation pursuant to paragraph 5.6.1, the City will, prior to commencement of construction of the substation, adopt a fire substation development/construction fee. The fee will be payable in connection with all new construction and new subdivisions that take place within the service area of the substation to be hereafter defined and mutually agreed to by the City and Developer prior to the approval of the Phase I Final Subdivision Plat. The fee shall be established at a level sufficient to recover all costs (whether incurred by Developer or the City) incurred in constructing the substation, including third party costs, labor and materials, interim financing costs, planning, engineering, and design costs, if any, plus Developer's overhead at six percent (6%) of the above costs, ("Substation Costs").

5.6.3 In determining the substation development/construction fee for each dwelling unit or commercial establishment

constructed in the substation service area, the City agrees to set the fee at an amount not less than the amount of the Substation Costs divided by the number of dwelling units and commercial establishments that the City reasonably anticipates will be built and/or platted within the substation service area within the city limits (inclusive of dwelling units located on the Property) within the next ten (10) years. The substation development/construction fee shall be paid by property owners at the time of annexation, final subdivision plat approval or rezoning of property within the service area within the city limits of the substation, or for properties already platted, annexed and zoned (including all property within the Project), at the time building permits are issued. The substation development/construction fee will be charged against new construction within the Project, but it will not be assessed in connection with Final Subdivision Plat approval for the Property.

5.6.4 Substation development/construction fees paid pursuant to this Agreement shall be deposited in an escrow account established by the City for the purpose of reimbursing the Developer its Substation Costs less the pro-rata share of the costs attributable to the Property. No funds shall be distributed from the escrow account until the Developer has completed construction of the substation. At that time and thereafter, all funds in the escrow shall be paid to the Developer until Developer has recovered in full that portion of the Substation Costs incurred by Developer, less the pro-rata share of Substation Costs attributable to

development within the Property. Any funds remaining in the escrow account or collected after Developer has recovered its share of the Substation Costs shall be distributed to the City, and thereafter any additional substation/construction fees paid shall be the sole and exclusive property of the City.

5.7 Parks and Open Space: Developer has agreed to develop a trail system as shown on the Approved Plans and, upon acceptance of ownership and maintenance by the City, to provide public access to this trail system from both the main entrance at U.S. 84/285 and the San Juan Ranch Road entrance at the south end of the Property. Developer shall complete a loop trail (a trail system which returns a user to the Project boundaries) no later than development of Phase II of the Project.

5.7.1 Initially, said trail system shall be maintained by the Tano Santa Fe Homeowners Association for the private use of Project property owners, but upon Developer's completion of the entire system or upon earlier request by the City, the trail system shall be dedicated to the City for its ownership and maintenance without special assessment against the Property.

5.7.2 Until such time as the trail system is dedicated to the City, Developer agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance at the fee levels in effect as of September 1992. The City shall provide a rebate of all prepaid park impact fees upon dedication of the trail system to the City.

ARTICLE 6

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ADDITIONAL FEES

6.1 Affordable Housing Fees: The City has advised Developer that it will establish an affordable housing program, the purpose of which is to insure that an appropriate mix of housing exists in the City for people of all income groups, and to assist with the construction and development of moderate income housing to the extent permissible under applicable law. An Affordable Housing Development Fee shall be payable equal to two percent (2%) of the gross sales price for each Residential Lot or Cluster Housing Site initially sold by the Developer within the Project. The sales price shall be calculated exclusive of the value of any structure or dwelling that may be planned for or may have been constructed on the Property. The fee is a one-time fee on each initial sale of a Residential Lot or Cluster Housing Site and shall not apply to resales. The Affordable Housing Development Fee shall be paid at the time of issuance of a building permit by the applicant for that permit. All Affordable Housing Development Fees as herein mentioned may be deposited in a City of Santa Fe account to be denominated for housing purposes.

6.1.1 If Developer constructs units on the Residential Lots or Cluster Housing Sites prior to a sale of the lot or site, then, in that event, the two percent (2%) Affordable Housing Development Fee shall be paid at issuance of the initial building

permit by Developer based on the market value of the Residential Lot or Cluster Housing Site, exclusive of structures.

6.1.2 Developer shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each Residential Lot and Cluster Housing Site within the Project at the time of initial sale, and the Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit. The City shall have the right to perform an annual audit or examination of Developer's books and records at reasonable times and places for the purpose of confirming the accuracy of the payments tendered pursuant to this Article 6.

6.1.3 Developer shall disclose the obligation to pay the two percent (2%) Affordable Housing Residential Fee on the Final Subdivision Plat for each phase of the Project, in the Covenants and Restrictions, and to the purchaser at the time of the initial sale of each Residential Lot, Cluster Housing Site, or Cluster Unit.

6.1.4 No Affordable Housing Development Fee shall be charged for building permits for the Hotel and the related facilities located on the Hotel Site nor shall a fee be charged in connection with the installation of infrastructure, including the wastewater treatment plant and water tank. However, the fee shall apply to any residential housing built on the Hotel Site in lieu of the Hotel, pursuant to the development right conferred in paragraph 5.1 of this Agreement.

6.1.5 Developer reserves the right to comply with any affordable housing fee ordinance that may be hereafter adopted by the City which provides a developer an alternative to paying the two percent (2%) fee provided for herein.

6.2 Business/Crafts Incubator Fee: Developer agrees that an additional fee equal to one percent (1%) of the gross sale price of each Residential Lot (exclusive of structures) and Cluster Housing Site (exclusive of structures) within the Project, including lots or sites built in lieu of a Hotel, shall be paid at the time of the closing of each initial lot sale into an escrow account to be designated by the City for costs associated with the establishment of a business/crafts incubator facility on property to be provided by the City. Said fee shall be shown in Developer's sales contract or escrow instructions and closing statement as a disbursement to the City. Developer shall instruct its escrow agent or title company to disburse this fee directly to the City within ten (10) business days of each closing. The fee shall be deposited in a City of Santa Fe account to be disseminated for only the above-referenced purpose. The one percent (1%) fee shall increase to two percent (2%) if the following events occur:

(a) No building permit is issued for a Hotel within five years from the date of this Agreement and Hotel construction diligently completed thereafter, and

(b) Developer builds a water tank on the Water Tank Site with a capacity of 2.5 million gallons or less.

any increase in the fee shall only apply prospectively to lot sales occurring after the occurrence of the events identified in (a) and (b) above.

6.2.1 The provisions set forth in paragraphs 6.1.3, 6.1.4 and 6.1.5, applicable to the Affordable Housing Development Fee, shall also apply to the Business/Crafts Incubator Fee.

ARTICLE 7

CITY SERVICES

7.1 Police Protection: Police protection for the Project and the Property will be provided by existing police department facilities and staff. The City makes no representations or promises that in the future a police department facility will be located any nearer than current facilities.

7.2 Fire Protection: The Developer recognizes that the location of the closest City fire department substation is approximately four miles from the Property. The City agrees to provide fire protection to the Project with existing fire department facilities and staff pursuant to uniform City practice until construction of a fire department substation at the Fire Station Site is completed and the substation rendered operational in accordance with this Agreement.

7.3 Refuse: Refuse disposal services and all other municipal services not expressly addressed in this Agreement will be provided to the Project in accordance with generally applicable City ordinances.

ARTICLE 8

FINANCIAL ASSURANCES FOR CONSTRUCTION OF INFRASTRUCTURE

8.1 Financial Assurances: Upon the filing of a Final Subdivision Plat for each phase of the Project, the Developer shall provide a 100 percent (100%) performance completion bond (or alternate security such as a letter of credit) to the City for construction of only that phase of the Project infrastructure. Upon acceptance by the City of each phase of the Project infrastructure and exoneration of the performance completion bond, the Developer will acknowledge that ten percent (10%) of the performance completion bond (or other acceptable security) will be maintained to protect the City against defects in design and workmanship for a period of one (1) year from date of completion.

ARTICLE 9

DECLARATION OF COVENANTS AND RESTRICTIONS

The Developer shall submit its Covenants and Restrictions to the City prior to the approval of the Phase I Final Subdivision Plat. City Staff shall have the right to pre-approve the Covenants and Restrictions to insure their compliance with this Agreement. At a minimum, the Covenants and Restrictions shall address notice of fees payable pursuant to this Agreement, maintenance of trails, open space, design standards for the Escarpment District and other ridgetop lots, and maintenance of any common facilities not accepted for maintenance by the City.

ARTICLE 10

DEFAULT

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No party shall be in default under this Agreement unless it has failed to perform under the Agreement for a period of thirty (30) days after written notice from the other party of an event of default. The notice of an event of default shall specify in detail the nature of the alleged default and the manner in which the default may be satisfactorily cured. If the nature of the alleged default is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period and the diligent prosecution to completion of the cure shall be deemed a cure within such period. Upon the default by any party under this Agreement, the party not in default shall have all rights and remedies provided by law including, but not limited to, the right to seek damages or specific performance, and the right to seek one or more writs of mandate compelling performance of the terms of this Agreement or requiring other action consistent with this Agreement.

ARTICLE 11

MISCELLANEOUS

11.1 Assignment/Successors in Interest: Developer shall have the right to assign or transfer all or any portion of its interests, rights, or obligations under this Agreement or in the Property to an association of property owners or third parties acquiring an interest or estate in the Property or any portion

thereof ("Transferees"); provided, however, that all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the parties and their heirs, successors (by merger, consolidation or otherwise), assigns, devisees, administrators, representatives, lessees, and all other persons or entities acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever to the extent of their interest in the Property. Upon transfer of all or any portion of the Property by Developer (the "Transferred Property"), and following written notice to the City, the Transferee shall succeed to all of Developer's rights under this Agreement as they affect the right to proceed with development of the Transferred Property and the Transferee shall automatically assume all obligations of Developer hereunder which relate to the Transferred Property. Any party purchasing up to four Residential Lots on the Property, and having no other interest or estate in the Property or any portion thereof, shall not be considered a Transferee and shall have no rights or obligations under this paragraph.

11.2 Release of Obligations: With respect to any Transferred Property, the City shall release Developer from its obligations under this Agreement pertaining to the Transferred Property and release to Developer any bonds or other security posted to secure obligations under such agreements or undertakings, provided Transferee expressly assumes the obligations under such agreements

and substitutes bonds or other security acceptable to City in place of the security to be released. If, following transfer of any part of the Property, Developer or the owner of any Transferred Property defaults under this Agreement, such default shall apply only to the portion of the Property owned by the defaulting party and shall not affect any other portion of the Property or entitle the City to terminate or modify this Agreement with respect to any other portion of the Property.

11.3 Project is a Private Undertaking: It is specifically understood and agreed to by and between the parties (a) that the Project is a private development; (b) that the City had no interest in or responsibility for or duty to third parties concerning the construction of infrastructure or any other aspect of the Project until such time as the City accepts responsibility by deed or dedication; and (c) that Developer shall have full power over and exclusive control of the Property and the Project subject only to the limitations and obligations of Developer under this Agreement and the Applicable Regulations.

11.4 Negation of Partnership: The parties acknowledge that the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. None of the terms or provisions of this Agreement shall create a partnership, joint venture or other joint enterprise between the

parties, or give either party any interest in the business or other affairs of the other party. 947839

11.5 Covenant of Good Faith: The parties hereby expressly covenant to cooperate with each other in the performance of their respective obligations under this Agreement and to perform their respective duties and obligations and assert and enforce their respective rights in good faith, with due diligence and without evading or seeking to evade the spirit or purpose of this Agreement. If City cooperation or assistance is required for Developer to satisfy an obligation under this Agreement or a requirement of another agency having jurisdiction over the Project (e.g., condemnation of another's lands to obtain access from Highway 84/285), the City shall assist Developer as required, but at no expense to the City. City shall promptly and continually process all subsequent applications to it for Project approvals.

11.6 No Waiver: Except for the express duties and obligations imposed upon Developer herein, nothing in this Agreement shall prohibit Developer from availing itself of the rights and privileges generally accorded to City property owners by the duly adopted land use and development ordinances, rules, and regulations of the City of Santa Fe.

11.7 Third Parties: Nothing in this Agreement, express or implied, is intended to confer upon any person other than the parties hereto and their respective successors and assigns, any rights or remedies under or by reason of this Agreement.

11.8 Litigation by Third Parties: In the event the Approved Plans, this Agreement, or any provision thereof is challenged in a court of law or administrative proceeding by a person or persons not a party hereto, the City and the Developer agree (a) to intervene as a co-party, if not named a party, (b) to employ counsel to defend the Approved Plans and this Agreement either separately or jointly as the parties may determine is appropriate, (c) to share the costs of litigation, and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability, and effectiveness of this Agreement.

11.9 Attorneys' Fees: In the event of litigation between the City and Developer concerning any matter arising out of the Approved Plans, this Agreement, or the rules, regulations and ordinances of the City applicable to the Project, it is agreed that the reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party.

11.10 Remedies: In the event of a breach of this Agreement, the parties shall have the right to exercise the remedies provided for herein, the right to seek mediation or arbitration provided both parties agree to do so, and the right to sue at law or in equity for damages, specific performance or appropriate injunctive relief.

11.11 Further Assurances: Each party shall hereby, from time to time, execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates, and assurances and take such further actions as the other party may

reasonably request to confirm and acknowledge to such other party the rights intended to be created hereunder.

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage prepaid, addressed as follows:

If to the City:
Mayor
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

With a copy to:
City Attorney
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #300
Atlanta, Georgia 30342

With copies to:
Joseph M Bowman
BOWMAN & ASSOCIATES
2900 Townsgate Road, #103
Westlake Village, California 91361

Jon B. Hedberg
JBH DEVELOPMENT CORPORATION
125 Auburn Court, Suite 220
Westlake Village, California 91362

11.13 Term: The term of this Agreement shall commence upon the date of its execution and shall extend until the twenty-fifth (25th) anniversary of said date. Developer shall have the option to renew the Agreement for an additional term, not to exceed

five (5) years, upon reasonable terms and conditions to be negotiated by the parties.

11.14 Governing Law: The validity, construction and interpretation of this Agreement shall be governed by the laws of the State of New Mexico applicable to contracts made and to be performed wholly within the state.

11.15 Unenforceable in Part: If any provision of this Agreement is held to be contrary to law or otherwise unenforceable by a court having jurisdiction over the parties, such holding shall not affect the validity, effectiveness, and enforceability of the remainder of this Agreement.

11.16 Force Majeure: In the event that any obligation of Developer in this Agreement shall be impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, or other cause beyond the Developer's control, including, without any limitation, any civil action challenging the validity, enforceability, or effectiveness of this Agreement or the Approved Plans, or seeking an injunction or restraining order affecting the Project, then in such event the time for performance of the obligation of Developer shall be extended commensurate with the termination of such cause beyond such party's control.

11.17 Construction: This Agreement has been reviewed by legal counsel for both Developer and City, and shall be deemed for all purposes to have been jointly drafted by Developer and the City. No presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement. The provisions of this Agreement shall be construed as a whole according to their common meaning and not strictly for or against any party and consistent with the provisions hereof, in order to achieve the objectives of the parties hereunder. The captions preceding the text of each Article, Section, subsection and the Table of Contents hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. Wherever required by the context, the singular shall include the plural and vice versa.

11.18 Prior Agreements: This Agreement supersedes and amends the prior Annexation Agreement in its entirety.

11.19 Entire Agreement: This Agreement states the entire agreement of the parties concerning the Project. The provisions of this Agreement shall be severable and may be amended only in a writing executed by the Developer and the Mayor or Mayor Pro Tem following approval of the amendment by the City Council.

11.20 Counterparts: This Agreement may be executed simultaneously in two or more counterparts, each one of which shall

be deemed an original, but all of which shall constitute one and the same instrument.

947844

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS AGREEMENT THIS 5 DAY OF January, 1993.

Mayor

CITY OF SANTA FE

By: _____
SAM PICK, MAYOR

ATTEST:

_____
FRANCES C. ROMERO, CITY CLERK

SEAL

DEVELOPER:

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____

Charles D. Graham
President

ACKNOWLEDGEMENT

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

The foregoing document was acknowledged before me this 5 day of January, 1993, by Sam Pick, Mayor, City of Santa Fe, New Mexico.

_____
Notary Public

My Commission expires:

_____

SEAL

ACKNOWLEDGEMENT

947845

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing document was acknowledged before me this 13th day of January, 1993, by Charles D. Graham, President of Wilma South Corporation, a general partner of Tano Santa Fe Partners.

Notary Public

My commission expires:

Notary Public, Cobb County, Georgia
My Commission Expires Sept. 16, 1993

947846

steep slopes, storm water drainage, poor soils or erosion, and that grading of the site shall be kept to a minimum; and

(2) Where one (1) or more adverse conditions exist, such as steep slopes, storm water drainage, poor soils, erosion or where extensive grading is necessary, the city engineer shall require those portions of the terrain management standards which apply to the particular adverse condition.

B. For lots in the Hillside Overlay District and for new commercial construction:

(1) The city staff engineer may waive terrain management plans or portions thereof if the city engineer, after on-site inspection, determines that there are no existing or potential problems with steep slopes, storm water drainage, poor soils, and erosion and that grading of the site shall be kept to a minimum; and

(2) Where one (1) or more adverse conditions exist, such as steep slopes, storm water drainage, poor soils, erosion, or where extensive grading is necessary, the city engineer shall require those portions of the terrain management standards which apply to the particular adverse condition.
(Ord. #1988-29, §12)

14-90.9 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-29, §13)

14-90A ESCARPMENT OVERLAY DISTRICT.

14-90A.1 Short Title. This section may be cited as the Escarpment Overlay District. (Ord. #1988-28, §1)

14-90A.2 Purpose. In order to promote the economic, cultural, and general welfare of the people of the city, to ensure the harmonious, orderly, and efficient growth and development of the city, and to preserve property values and to preserve community aesthetics for tourists and residents alike, it is deemed essential by the governing body that an escarpment overlay district be established. The purpose of this overlay district is to preserve the distinctive and historic foothills environment and the distinctive and historic sense of a compact city, as seen by residents and visitors from salient viewing areas. To this end, it is the intention that within the escarpment district the color, architectural style, and height of structures, grading, and revegetation on the foothills areas by regulated. (Ord. #1988-28, §2)

14-90A.3 Applicability. All applicants requesting approval of subdivisions, planned unit developments, and multiple family developments, and all applicants requesting

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grading permits or building permits for any new construction additions, and accessory uses, shall comply with all the escarpment regulations if their project lies within the escarpment district as shown on the map following this chapter and as maintained in the city clerk's office. Remodeling shall comply with Subsections 14-90A.5 and 14-90A.6 SFCC 1987. For the purposes of this section, new construction, additions, accessory uses, and remodeling are as defined on the city building permits. (Ord. #1988-28, §4; Ord. #1989-3, §2; Ord. #1989-41, §1)

14-90A.4 District Boundaries. The escarpment overlay district is established to include the ridgetop and foothills subdistricts as shown in general on the map as amended following this chapter and as more specifically shown on the official escarpment overlay district map drawn at a scale of one inch (1") equals four hundred feet (400') filed in the planning department. (Ord. #1988-28, §5; Ord. #1989-34, §23; Ord. #1989-41, §2)

14-90A.5 Architectural Standards.

A. Drawings of all exterior building elevations showing building materials and colors, a site plan, and a floor plan showing compliance with the standards of this section shall be submitted and approved prior to issuance of a building permit. All elevations shall be drawn to scale.

B. The color of all buildings shall predominantly be the browns and tans of local earth tones. This does not include chocolate browns or white colors. Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white, or matte off-white (yeso), or other colors or materials. Painting of buildings with bold repetitive patterns, or using buildings as signs is prohibited.

C. In the ridgetop subdistrict only clerestories, and shed and flat roofs are allowed. In the foothills subdistrict clerestories and shed, flat, and pitched gabled or hipped roofs are allowed. However, pitched roofs must be constructed from the wall and not the ground. All metal roofs shall be of a non-reflective, non-glossy material. Ranch style, mansard, or folded plate roofs are prohibited in both districts. Illustrations of roof styles are shown at the end of this chapter.

D. All structures shall be sited so that the highest point on the structure shall be less than or equal to fourteen feet (14') above the highest point of the natural grade on the perimeter of the building. The highest point on the structure includes parapets and clerestories, except as allowed by subsection 14-53.5.

E. For multiple family structures and structures with a gross floor area of over three thousand (3,000) square feet per unit, no more than fifty percent (50%) of the facade shall exceed two (2) stories in height in a single plane and no facade shall be more than fifty feet (50') in length in a single plane. All facades with offsets of less than two feet (2') are defined as being in a single plane.

F. Cantilevers of greater than three (3) horizontal feet are prohibited. Decks are allowed.
Ord. #1988-23, §6: Ord. #1989-3, §4)

14-90A.6 Landscaping.

A. A landscaping plan shall be submitted and approved prior to issuance of a grading or building permit, showing compliance with the provisions of this section. The landscaping plan shall meet the standards set forth in Section 14-56 of this chapter.

B. Except as set forth in paragraph D below, all cut and fill slopes and retaining walls greater than four feet (4') in height, and with a grade steeper than 3:1 shall have screening materials planted at the base of the slope.

(1) Screening materials shall be planted in addition to revegetation materials required in subsection 14-90.6, and shall be coniferous evergreen trees. However, cut and fill slopes or retaining walls greater than six feet (6') in height shall be screened with vertical coniferous evergreens such as spruce or ponderosa pine.

(2) All trees shall be a minimum of four feet (4') high at the time of planting, and shall be planted at a minimum of fifteen feet (15') on center.

(3) Existing pinons or junipers over six feet (6') high and located within four feet (4') of the base of the slope may be counted in the number of trees required for screening.

(4) Cut slopes with a slope or retaining wall closer than six feet (6') to the edge of a road or driveway may be screened with a trellis or some other means which is acceptable to the city urban designer.

C. Except as set forth in paragraph D below, all cut and fill slopes greater than four feet (4') in height and with a grade less steep than 3:1 shall have screening materials planted on the slope. Screening materials shall be planted in addition to revegetation materials required in subsection 14-90.6, and shall be either pinon or juniper trees. The trees shall be a minimum of four feet (4') high at the time of planting, and shall be planted at fifteen foot (15') centers on the face of the entire cut or fill slope.

D. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') in height and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of vertical coniferous evergreens as set forth in paragraph B above, is required for the fill slopes

947849

only. If combined slopes are greater than twelve feet (12'), then the cut and fill slopes shall be screened separately as set forth in paragraphs B and C above.

E. Slopes screened from view from a public street, way, or place by buildings, walls or fences are exempt from the provisions of paragraphs B, C and D above.

F. All landscaping shall comply with the standards of Section 14-55 of this chapter.
(Ord. #1988-28, §7; Ord. #1989-3, §5)

14-90A.7 Terrain Management. All applicants for a grading or building permit in the escarpment overlay district as set forth in subsection 14-90A.3 shall submit natural topography, storm drainage, grading and erosion control plans for approval prior to issuance of the grading or building permit. These plans shall show compliance with the terrain management requirements of subsections 14-90.4 through 14-90.6. The exclusions to terrain management regulations set forth in subsection 14-90.2 do not apply to applications in the escarpment overlay district. (Ord. #1988-28, §8; Ord. #1989-3, §6)

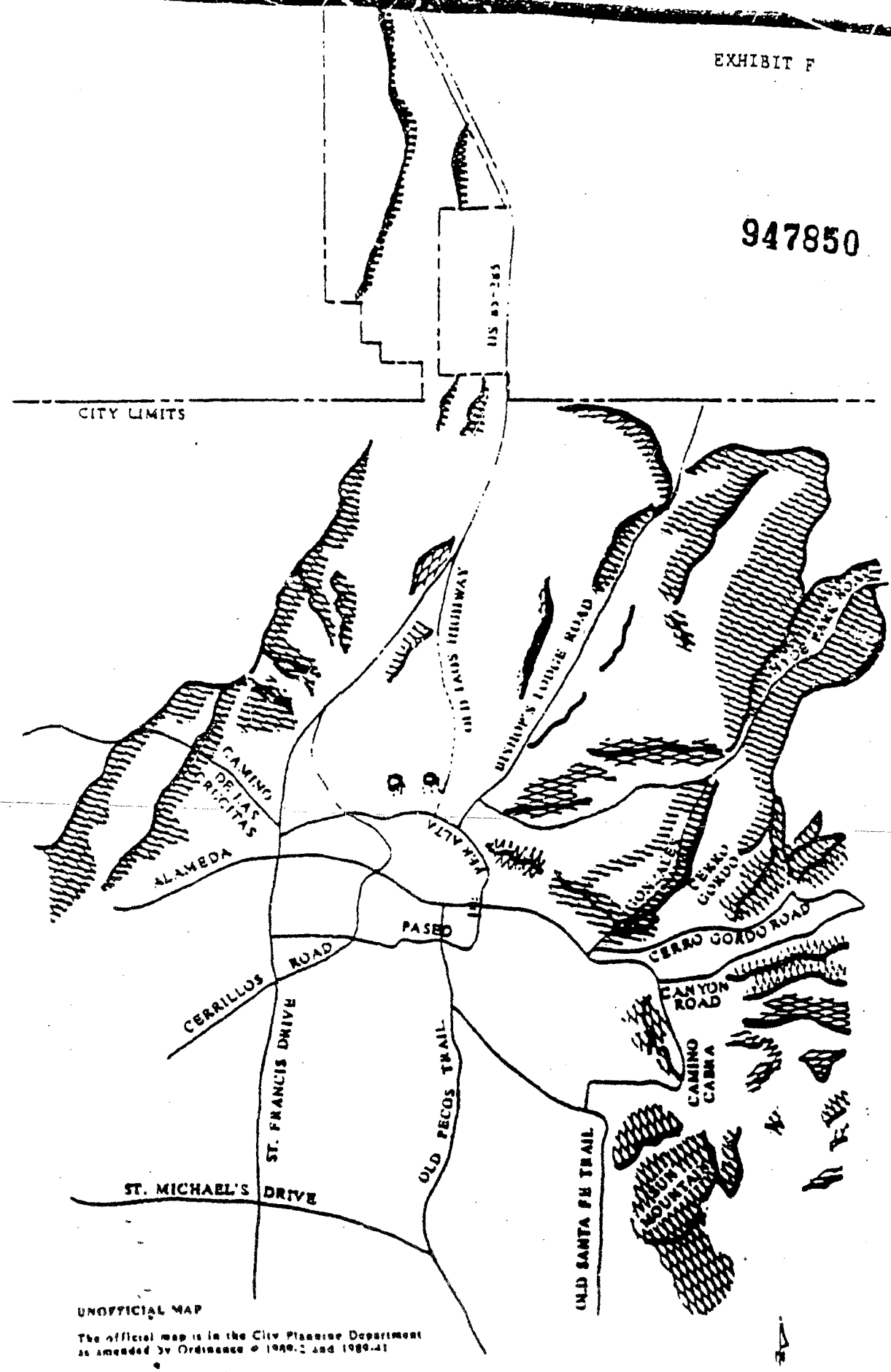
14-90A.8 Effective Date. The effective date of this section shall be February 9, 1989. (Ord. #1988-28, §9)

14-91 RESERVED.*

*Editor's Note: Section 14-91, Hillside Avenue Overlay District, previously contained herein, has been repealed in entirety by Ordinance No. 1988-29, §14.

EXHIBIT F

947850



ESCARPMENT OVERLAY DISTRICT

94785

(3) Location of existing infrastructure;

(4) Proposed site improvements; and

(5) Any other change that would protect the public interest, reduce the visual impact and further the objectives of this section.

F. For any development requiring a permit in the escarpment overlay district, the property shall be posted by the applicant with a public notice poster obtained from the technical review division. Such poster shall be prominently displayed, visible from a public street, and securely placed on the property from the time that an application for a permit is submitted to the issuance of the permit. The poster shall indicate the nature of the request, identification of the property affected and the time, date and place to review the development application.

G. Any action of the city staff may be appealed to the Development Review Committee.
(Ord. #1992-9, §4)

14-90A.6 Subdivision of Land; Multi-Family Dwellings.

A. No land located in whole or in part in the escarpment overlay district shall be subdivided or resubdivided, nor shall a subdivision or resubdivision plat be approved for such land, if any lot fails to have at least one (1) buildable site on the lot located entirely outside the ridgetop subdistrict. The purpose of this requirement is to assure that each lot located in whole or in part in the escarpment overlay district contains at least one (1) buildable site located outside the ridgetop subdistrict. To the extent this prohibition increases minimum lot size or decreases density beyond that which is authorized by the underlying zone for a parcel of land, then this subsection shall operate as a further limitation on the minimum lot size and allowable density.

B. In order to minimize, to the extent possible, the further density and minimum lot size restrictions caused by operation of subsections 14-90A.6(A), development alternatives such as planned unit developments and cluster developments which site structures in the foothill subdistrict or outside the escarpment overlay district are encouraged.
(Ord. #1992-9, §5)

14-90A.7 Architectural and Site Standards.

A. All new structures or extensions of existing structures located or erected in the escarpment overlay district shall be in compliance with this subsection. As required by subsection 14-90A.4, drawings shall be submitted of all exterior elevations of all structures showing building materials, colors, length, and heights; a minimum of two (2) cross sections

947852

from the highest point of natural grade or finished grade which ever is more restrictive showing how the existing and proposed contours relate to the building and the plans required pursuant to subsection 14-90A.9; a site plan; and a floor plan all showing compliance with the standards of this section. All floor plans, elevations, and cross sections shall be drawn to a minimum scale of one-eighth inch equals one foot (1/8"=1').

B. The colors of all structures shall be the browns and tans of local earth tones within fifty feet (50') of the area immediately adjacent to the proposed structures and shall not be cream or white except as specifically authorized herein. Stone surfaces shall be left in their natural state. Entries, portals and trim may be emphasized by the use of white, offwhite, yeso or other similar accent colors. Structures painted or stuccoed with bold repetitive patterns or structures used as signs are prohibited.

C. Only clerestories and flat roofs shall be permitted in the escarpment overlay district except that shed roofs are allowed for portals. Metal roofs shall be of a nonreflective, non-glossy material which is muted in color. Red, yellow, blue, white, black, purple, orange and related colors are prohibited for roofs. All exterior window treatments exclusive of window trim shall comply with restrictions stated above for roof colors. All exterior glazing shall be nonmirrored with a reflectance of less than forty percent (40%).

D. In the ridgetop subdistrict the highest point of any structure shall not exceed a maximum height of fourteen feet (14') above each and every point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height. The highest point on the structure includes the top of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet (3') above the immediately adjacent roof. Adding fill dirt to the natural grade in order to increase the height of the ridgetop is prohibited.

E. The maximum height of any structure in the foothills subdistrict shall be determined by the more restrictive of the following calculations:

(1) The highest point on the structure shall not exceed a maximum height of fourteen feet (14') above the highest natural grade at the perimeter of the structure.

(2) The highest point on the structure shall not exceed a maximum height of twenty feet (20') above each and every point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height.

(3) The highest point on the structure includes the tops of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet (3') above the immediately adjacent roof. Adding fill dirt to the natural grade in order to increase the height is prohibited.

F. For all structures, twenty feet (20') in height in a single plane. No facade shall be more than fifty feet (50') in length in a single plane. All facades with offsets of less than four feet (4') in depth are defined to be in a single plane.

G. Cantilevers of greater than three (3') horizontal feet in depth are prohibited.

H. Cantilevered decks of greater than three (3') horizontal feet in depth are prohibited. Decks greater than three (3') horizontal feet in depth and more than five (5') feet above grade whether cantilevered or supported are prohibited. Decks over roofs of structures and their flat portals shall be permitted provided that the decks do not exceed the maximum height limit set forth in subparagraphs D and E above.

I. Exterior lighting shall not directly illuminate the surfaces of structures (excluding entries, garages and portals), or landscaping. The light source of any exterior indirect lighting shall be less than three feet (3') in height.

J. The maximum lot coverage by all dwellings, accessory buildings, structures, graded land, and the placement of any impermeable surfaces shall not exceed forty percent (40%) of the gross area of the lot. Landscaping that does not require grading and ponding areas, whether graded or not, shall not be included as areas of lot coverage.
(Ord. #1992-9, §6)

14-90A.8 Landscaping.

A. Landscape plans as required by subsection 14-90A.4 shall be submitted by the applicant showing compliance with the provisions of this section. Landscape plans shall be stamped by a licensed landscape architect or architect. The landscaping plan shall meet the standards set forth in Section 14-56 of this chapter.

B. Except as set forth in paragraph C below, all cut and fill slopes and retaining walls more than four feet (4') high and with a grade of 3:1 or more shall have screening vegetation planted and maintained at the base of the slope and those with a grade of less than 3:1 shall have screening vegetation planted and maintained on the face of the entire cut or fill slope as follows:

(1) Screening vegetation shall be planted and maintained in addition to revegetation materials required in subsection 14-90.6, and shall be indigenous

evergreen trees characteristic of the immediately adjacent area. No trees are required for solid rock terrain.

(2) All trees shall be a minimum of six feet (6') high at the time of planting, and shall be planted and maintained at a density commensurate with the adjacent existing natural landscape. The commensurate density shall be determined by an inventory of existing natural trees of four (4') feet or greater in height in a fifty by fifty foot square (50' x 50') within the cut or fill area prior to excavation. An inventory of the existing natural trees within the cut and fill area shall be shown on the landscape plan.

(3) Existing indigenous evergreen trees over six feet (6') high and located within four feet (4') of the base of the cut and fill slope may be counted toward fulfilling the number of trees required for screening.

(4) Cut slopes with a slope or retaining wall closer than six feet (6') from the edge of a road or driveway may be screened with a trellis supporting planted vegetation or some other similar means which creates a natural screened effect.

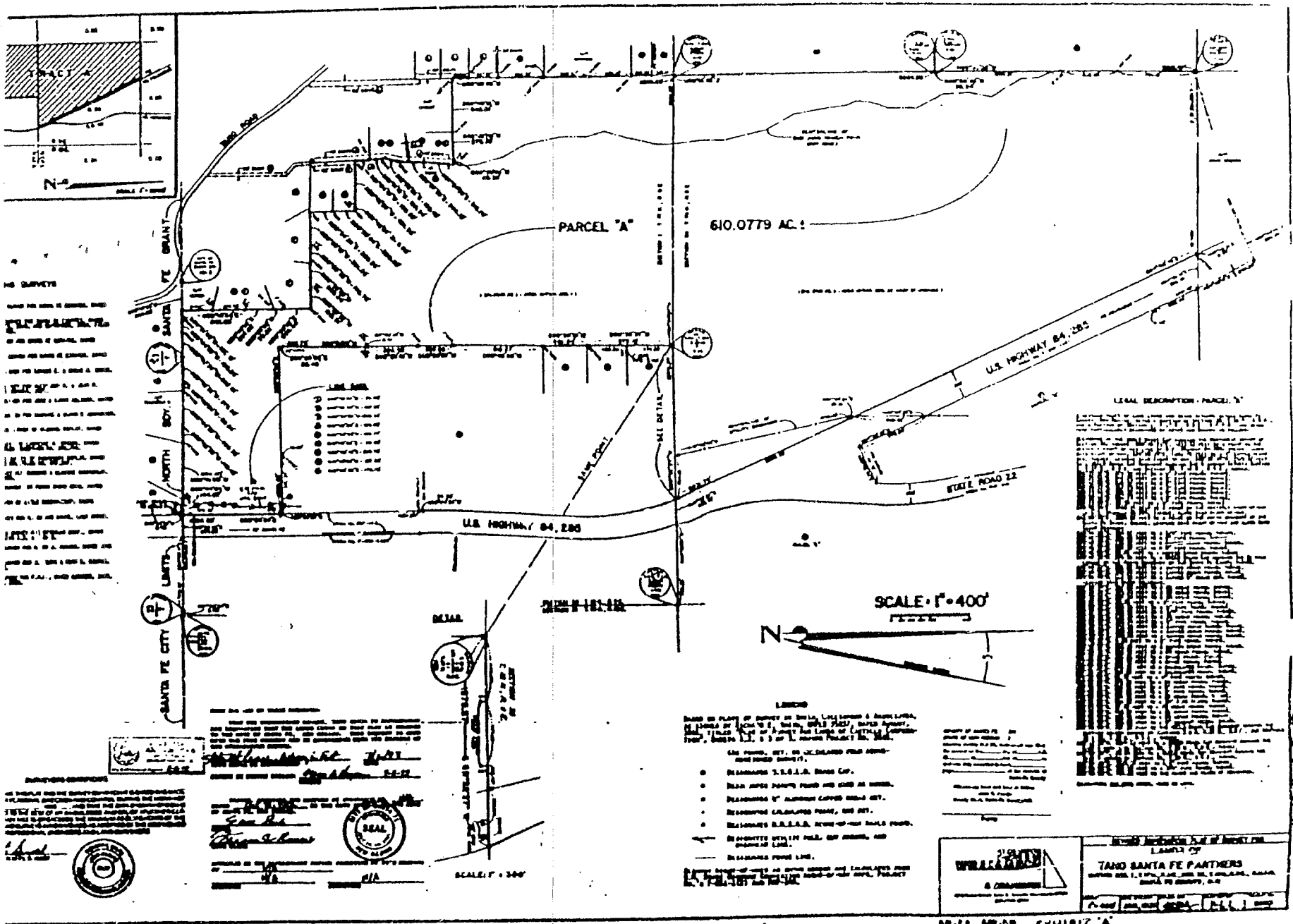
C. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet (4') high and a combined cut and fill slope height of at least eight feet (8'), but not more than twelve feet (12'), landscape screening consisting of indigenous evergreens as set forth in paragraph B above, is required for the fill slopes only. If combined slopes are greater than twelve feet (12'), then the cut and fill slopes shall be screened individually as set forth in paragraph B.

D. Slopes screened from view from any adjacent public street, way, or place by buildings, walls, or fences are exempt from the provisions of paragraphs B and C.

E. Where any structure is more than eight feet (8') high and no more than sixteen feet (16'), there shall be at least one (1) indigenous evergreen tree leaving exposed no more than fifty percent (50%) of the structure from the highest point on the structure to the top of the tree. Where any structure is more than sixteen feet (16') high there shall be planted at least one (1) indigenous evergreen tree at least eight feet (8') in height and not more than fifteen (15') from such structure.

F. There shall be one tree existing or planted of at least six feet (6') in height for every fifteen linear feet (15') of horizontal wall of each structure which shall be located not more than fifteen feet (15') from such wall.

G. No retaining walls in the escarpment overlay district shall be greater than five feet (5') in height. When retainage greater than five (5') feet is required, retaining walls shall


PARCEL "A"
610.0779 AC.±
U.S. HIGHWAY 84, 285
STATE ROAD 22
SCALE: 1"=400'
N
EXHIBIT 'A'

be set back a minimum of six (6') horizontal feet from face of wall to face of wall. Setback area grading shall not exceed a one percent (1%) cross slope and all walls shall be screened in accordance with subsection 14-90A.8.B.

H. The landscaping requirements set forth in this paragraph shall be in addition to all other landscaping requirements in this section.

I. All landscaping shall comply with the standards of Section 14-56 of this chapter.
(Ord. #1992-9, §7)

14-90A.9 Terrain Management. As required by subsection 14-90A.4, natural topography, storm drainage, grading and erosion control plans shall be submitted by the applicant showing compliance with the terrain management requirements of subsections 14-90.3 through 14-90.6. inclusive. The exclusions to the terrain management regulations set forth in subsection 14-90.2 do not apply to any applications in the escarpment overlay district. (Ord. #1992-9, §8)

14-90A.10 Utilities.

A. All new and replacement water, gas, electric, telephone, television, and all other utilities, including both main and service lines which service developments within the escarpment district, shall be placed underground within or adjacent to roads. Utilities shall be located in the following priority:

(1) Within a dedicated public road right-of-way;

(2) Within an easement of sufficient width to provide ingress and egress for maintenance purposes that is adjacent to a dedicated public right-of-way; or

(3) Within a private road right-of-way.

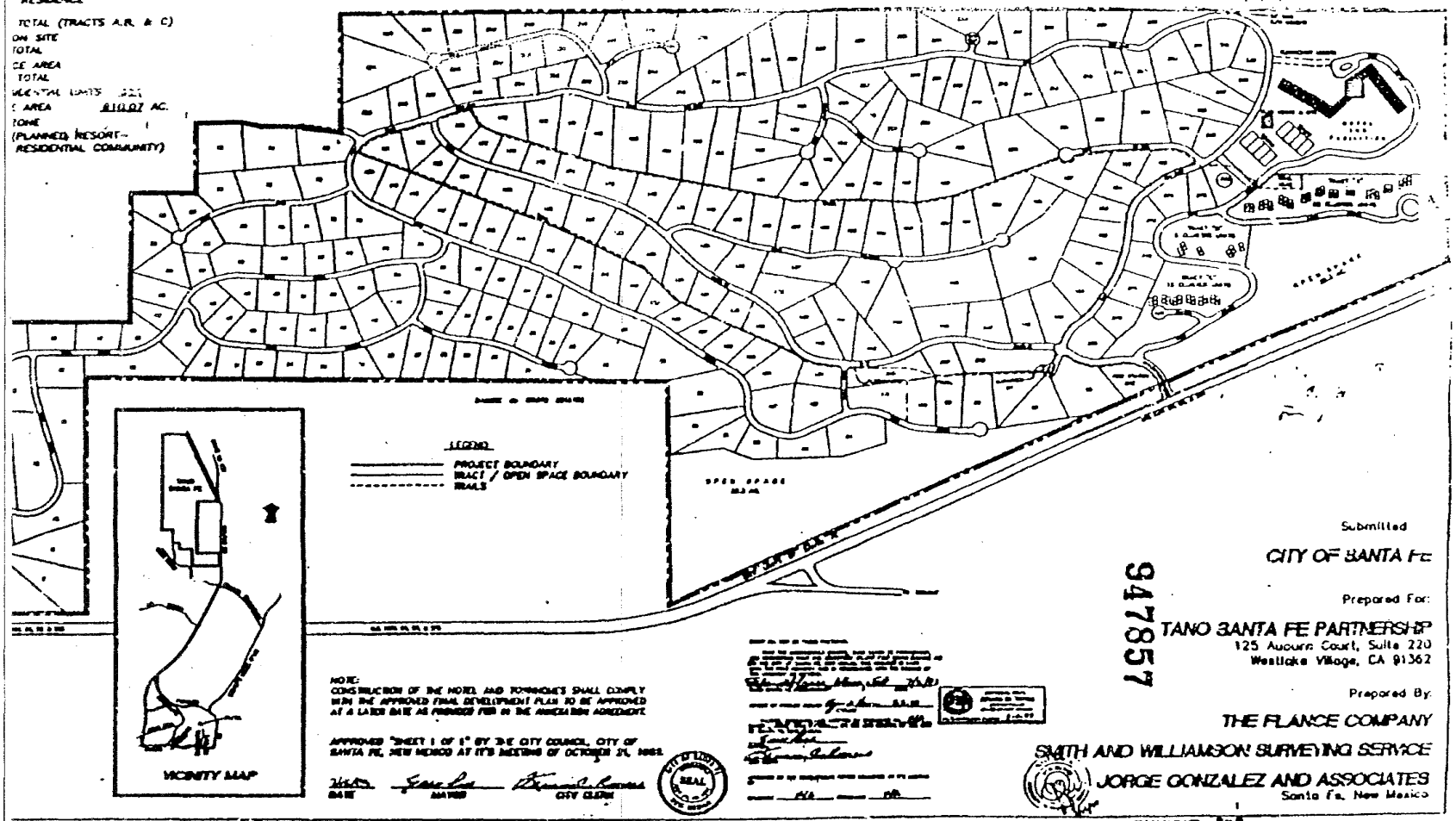
B. Water service mains may be located outside road rights-of-way if required by change in water-pressure zone.

C. Sewer lines outside road rights-of-way for both public and private use shall be located to minimize tree removal, to prioritize multiple-service lines in a common trench over single service mains to reduce the number of maintenance roads; and to prioritize gravity flow over lift stations. Public sewer line easements outside road rights-of-way are permitted when required by the city utility. All disturbed easements outside the road rights-of-way shall be reseeded and maintained at approximate original ground-cover by the owner of the property to the approximate original height.

TANO SANTA FE SUBDIVISION

SANTA FE, NEW MEXICO

MASTER PLAN



Submitted

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Aucurn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

947857

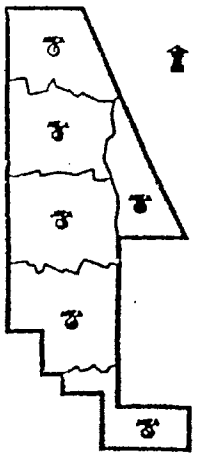
EXHIBIT "B"

PRELIMINARY SUBDIVISION PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11, 1992
MARCH 1, 1993

SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	

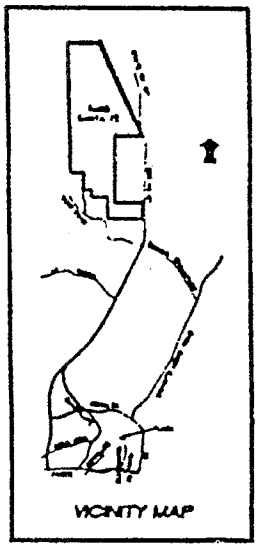


AREA KEY MAP

TANO
SANTA FE

APPROVED "SHEETS 1 THRU 9 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 21, 1992.

DATE MAYOR CITY CLERK



VICINITY MAP

Submitted To:

CITY OF SANTA FE

Prepared For:

TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

94185

Prepared By:

THE FLANCE COMPANY

SMITH AND WILLIAMSON SURVEYING SERVICE

JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

EXHIBIT "C"

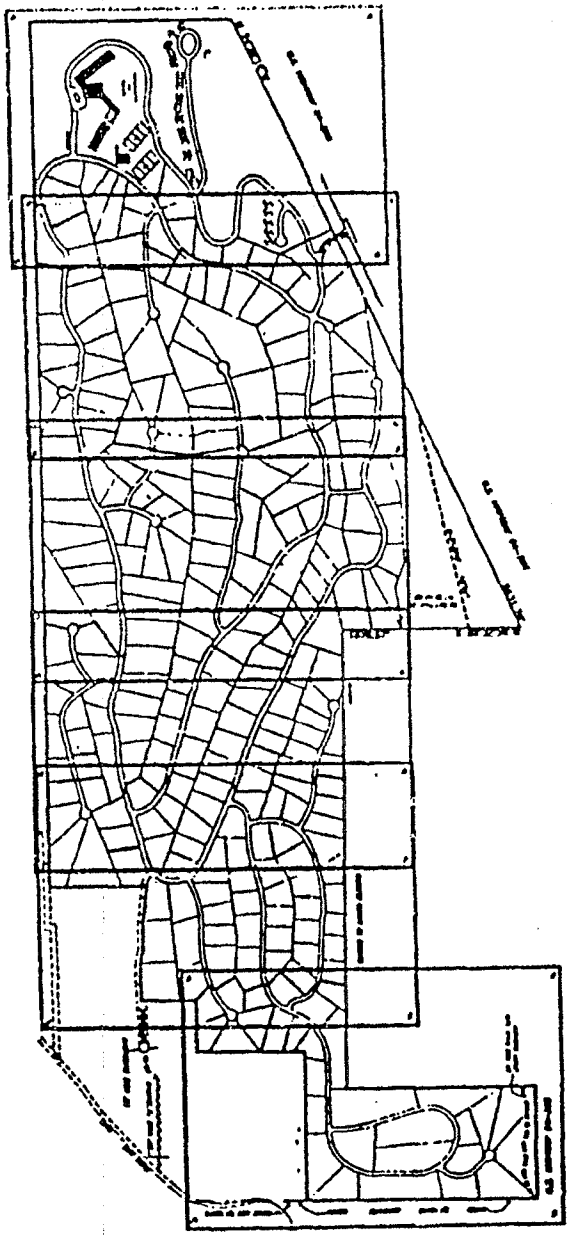
SHEET 1

PRELIMINARY SUBDIVISION PLAN

TANO SANTA FE

HOTEL	250 ROOMS
CLUSTER "A"	12 RESIDENCES
CLUSTER "B"	34 RESIDENCES
TOTAL TOWNHOMES	46 RESIDENCES
RESIDENTIAL HOMESITES	278 SINGLE FAMILY LOTS
TOTAL	332 UNITS

SMALLEST LOT SIZE = 1.0 ACRE ±
LARGEST LOT SIZE = 6.0 ACRES ±
AVERAGE LOT SIZE = 1.5 ACRES±



SCALE 1" = 500'

NOTICE: PURSUANT TO SECTION [illegible] OF THE SANTA FE LAND CODE, NO PERMIT FOR [illegible] SHALL BE ISSUED ON EACH LOT UNTIL PERSONS APPEARING TO BUILD ON THOSE LOTS MUST CONTACT STAFF AT CITY HALL [illegible].

LEGEND/PLAT REFERENCE

[illegible]

PROPOSED SUBDIVISION NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

947859

SMITH WILLIAMSON & ASSOCIATES

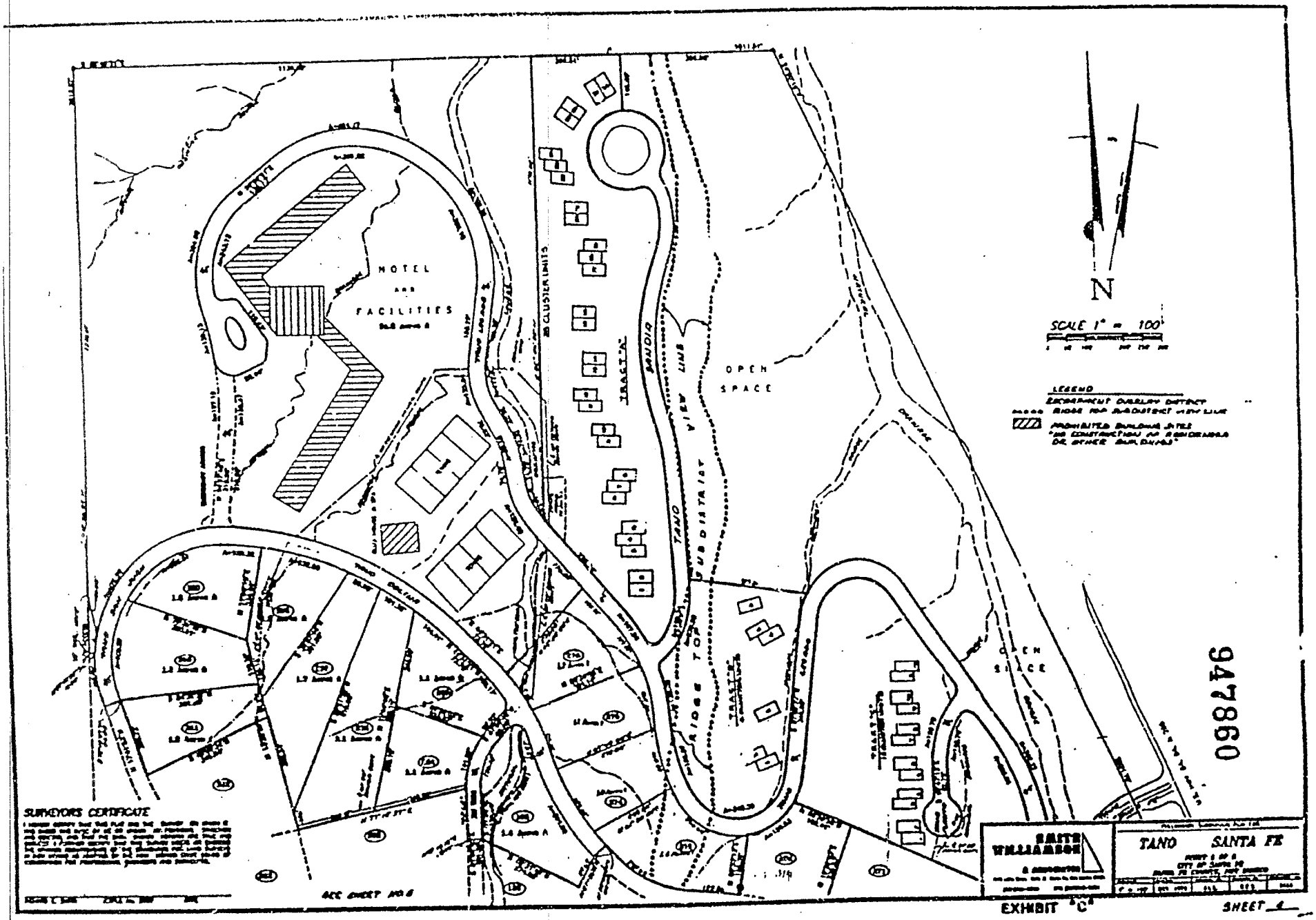
TANO SANTA FE

COVER & INDEX SHEET

SHEET 1

EXHIBIT "C"

MODIFICATIONS APPROVED


HOTEL
AND
FACILITIES
OPEN
SPACE
N
SCALE 1" = 100'
LEGEND
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT "C"
SHEET 1
947860
PRELIMINARY SUBDIVISION PLAN

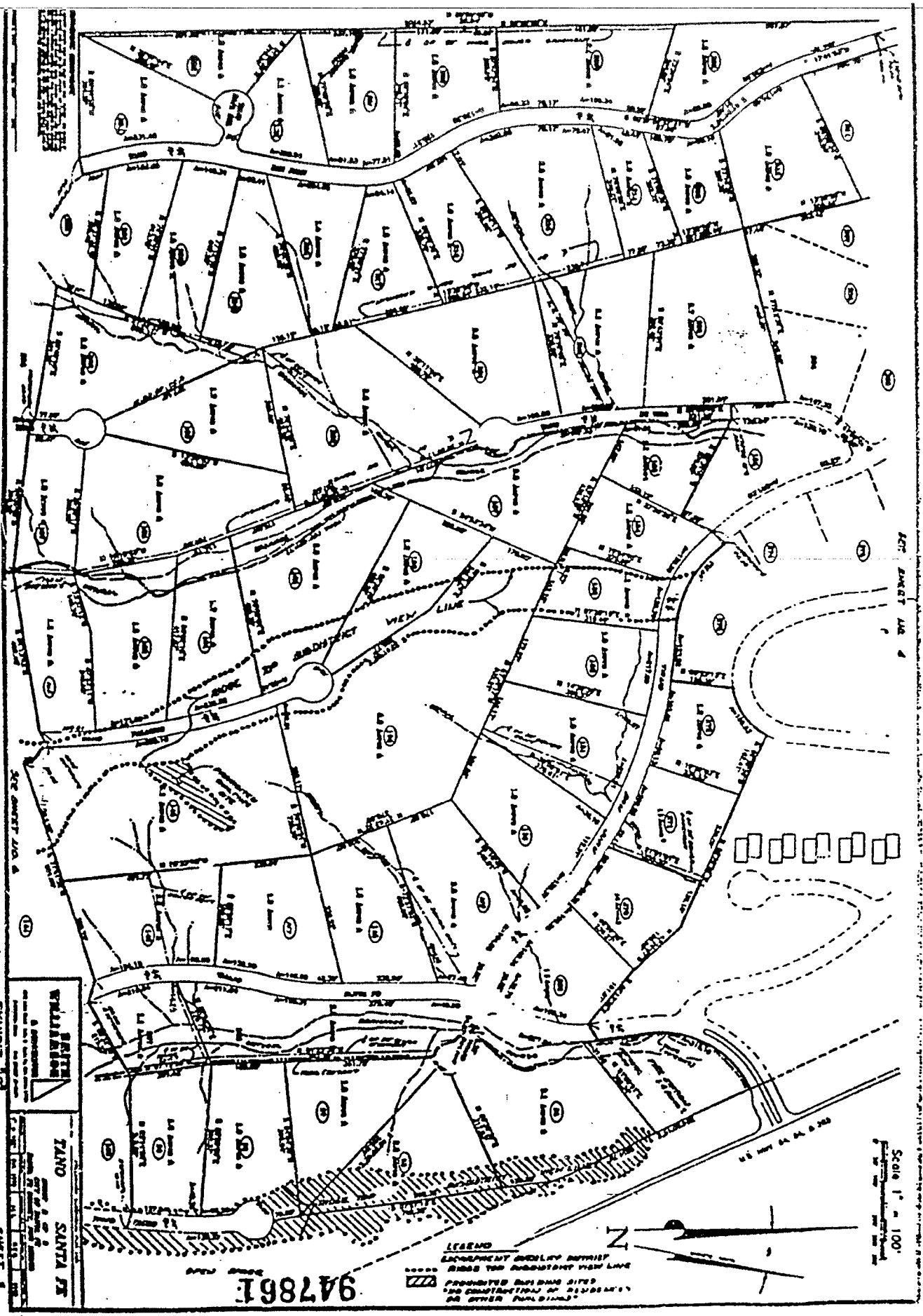


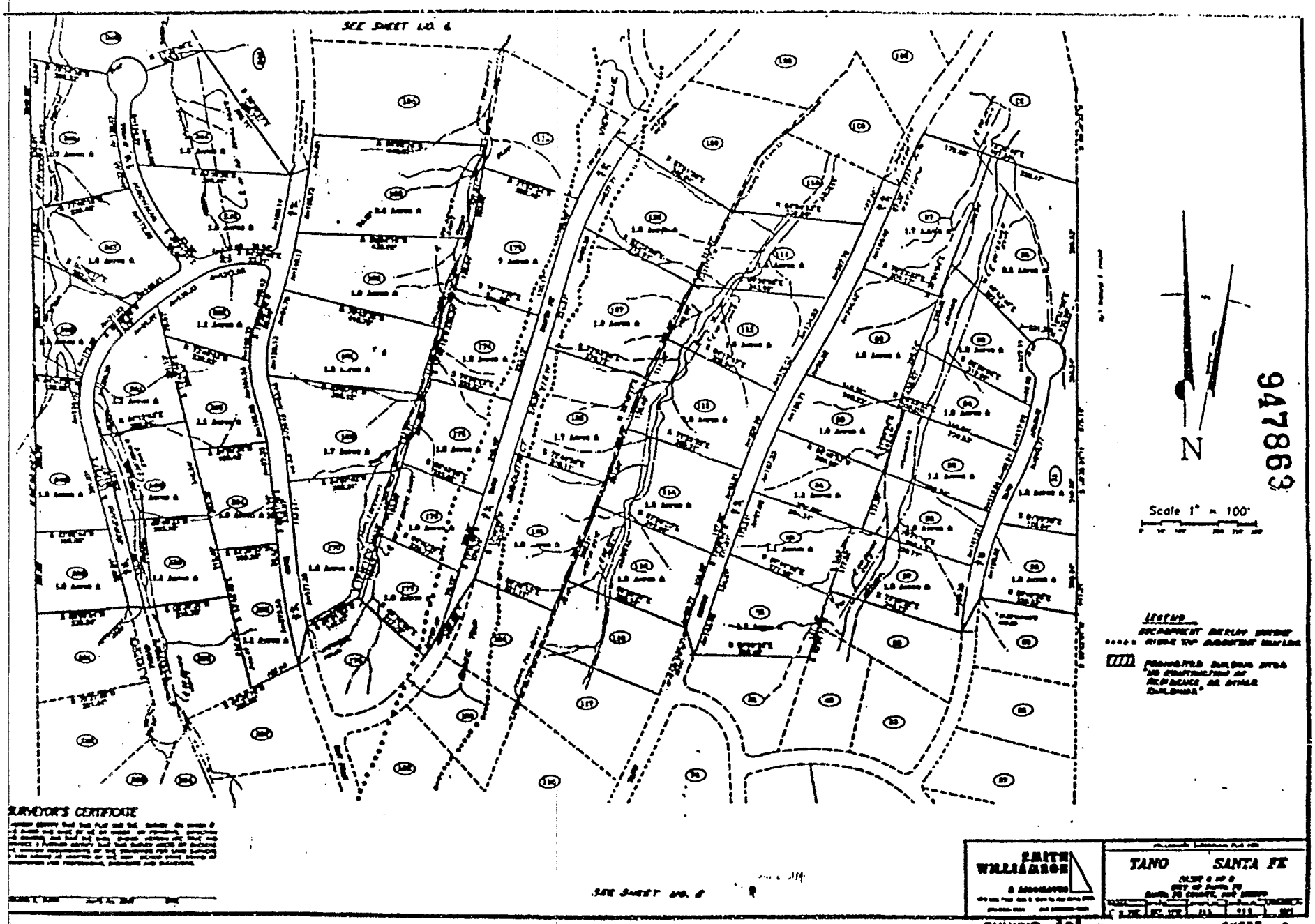
EXHIBIT 12
PRELIMINARY SUBDIVISION PLAN
SANTA FE
TANO
LEGEND
Scale 1" = 100'
94786E

EXHIBIT "C"

SHEET

94786

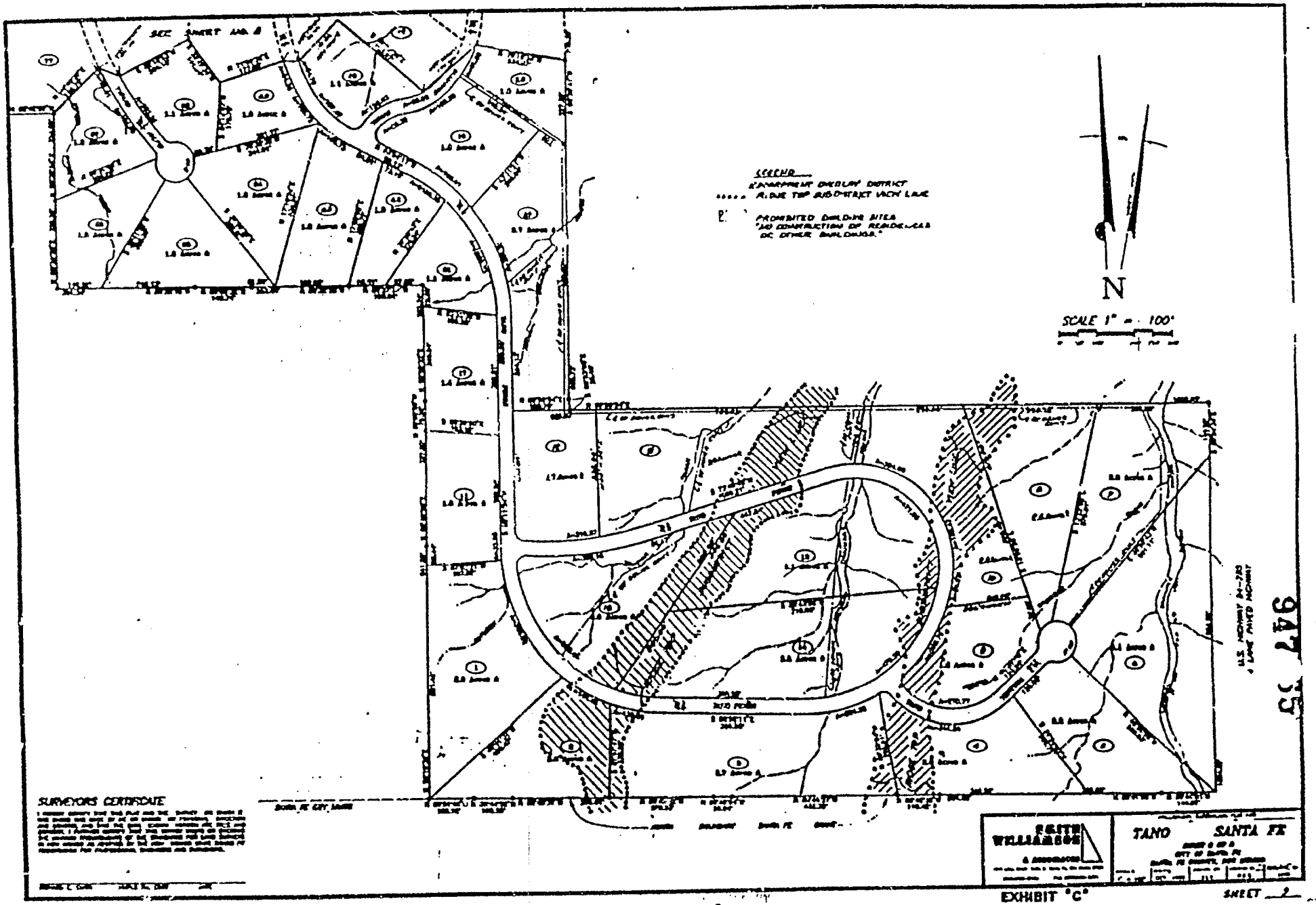
PRELIMINARY & FINAL PLAT



947863

PRELIMINARY SUBDIVISION PLAT

SCALE 1" = 100'
VIEW LINE
SUBDISTRICT
RIDGE TOP
SURVEYORS CERTIFICATE
SMITH WILLIAMSON
TANO SANTA FE
EXHIBIT C
SHEET 2
PRELIMINARY SUBDIVISION
94864

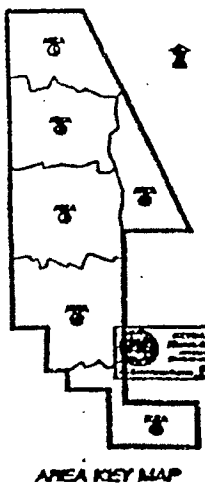

SCALE 1" = 100'
N
SURVEYORS CERTIFICATE
TANO SANTA FE
EXHIBIT "C"
PRELIMINARY SUBDIVISION PLAT

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL FOR TANO SANTA FE PLANNED RESIDENTIAL RESORT COMMUNITY

REVISED DECEMBER 11,1992
MARCH 1, 1993

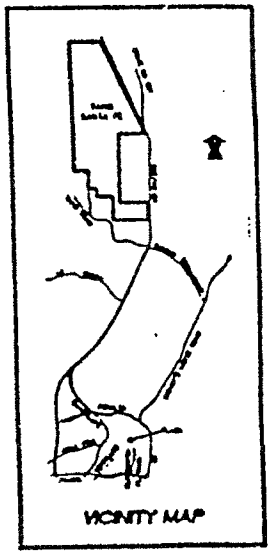
SHEET INDEX

SHEET TITLE	SHEET NUMBER
[illegible]	[illegible]



AREA KEY MAP

TANO
SANTA FE



VICINITY MAP

APPROVED "SHEETS 10 THRU 43 INCLUSIVE" BY THE CITY COUNCIL, CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF OCTOBER 26, 1992.

DATE MAYOR CITY CLERK

947866

Submitted To:

CITY OF SANTA FE

Prepared For:

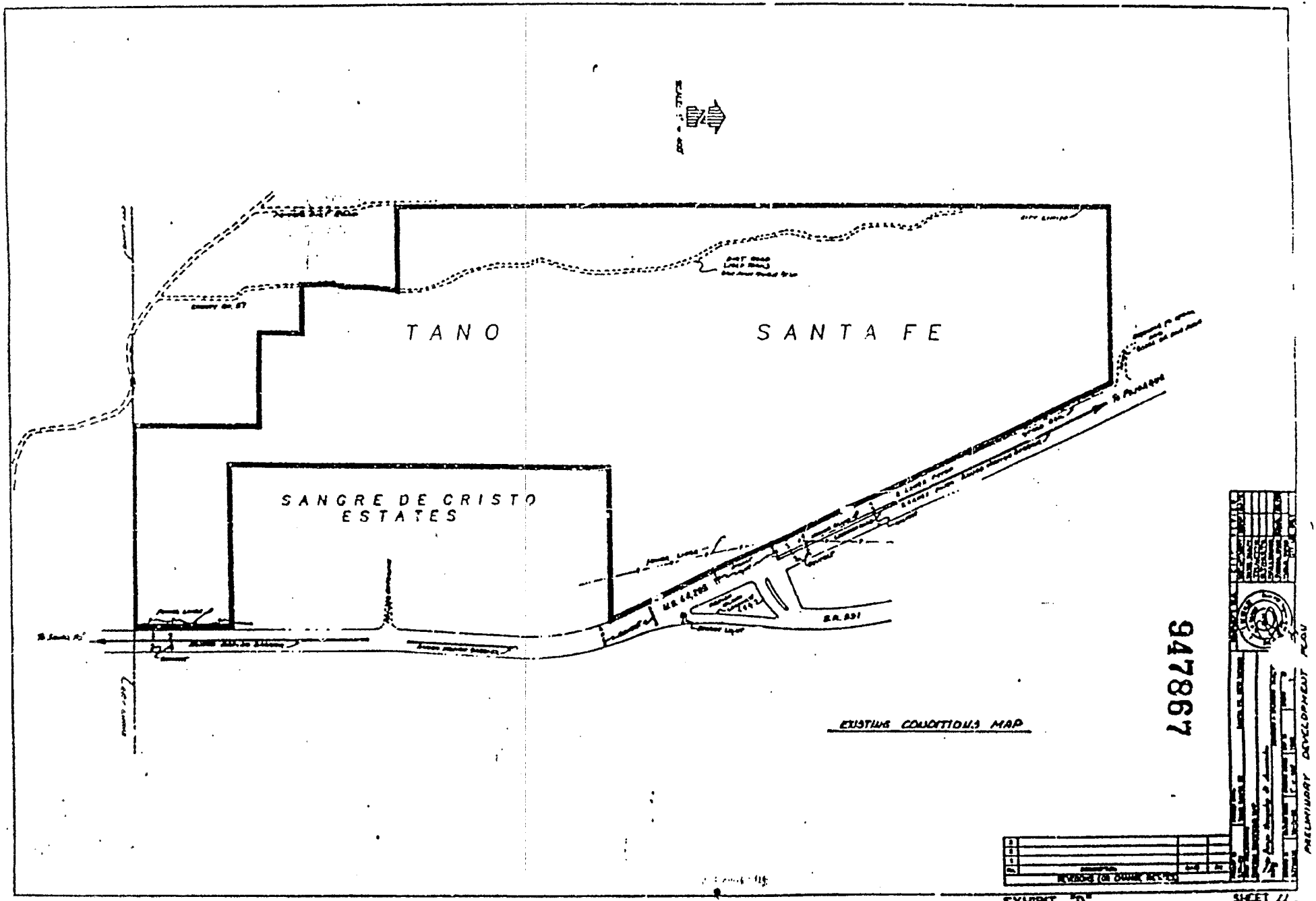
TANO SANTA FE PARTNERSHIP
125 Auburn Court, Suite 220
Westlake Village, CA 91362

Prepared By:

THE FLANCE COMPANY
SMITH AND WILLIAMSON SURVEYING SERVICE
JORGE GONZALEZ AND ASSOCIATES
Santa Fe, New Mexico

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT "D" SHEET NO. 10


TANO
SANTA FE
SANGRE DE CRISTO
ESTATES
EXISTING CONDITIONS MAP
947867
PRELIMINARY DEVELOPMENT PLAN
EXHIBIT "D"
SHEET 11

PHASE III

PHASE II

PHASE I

PHASE IV

OPEN SPACE

OPEN SPACE

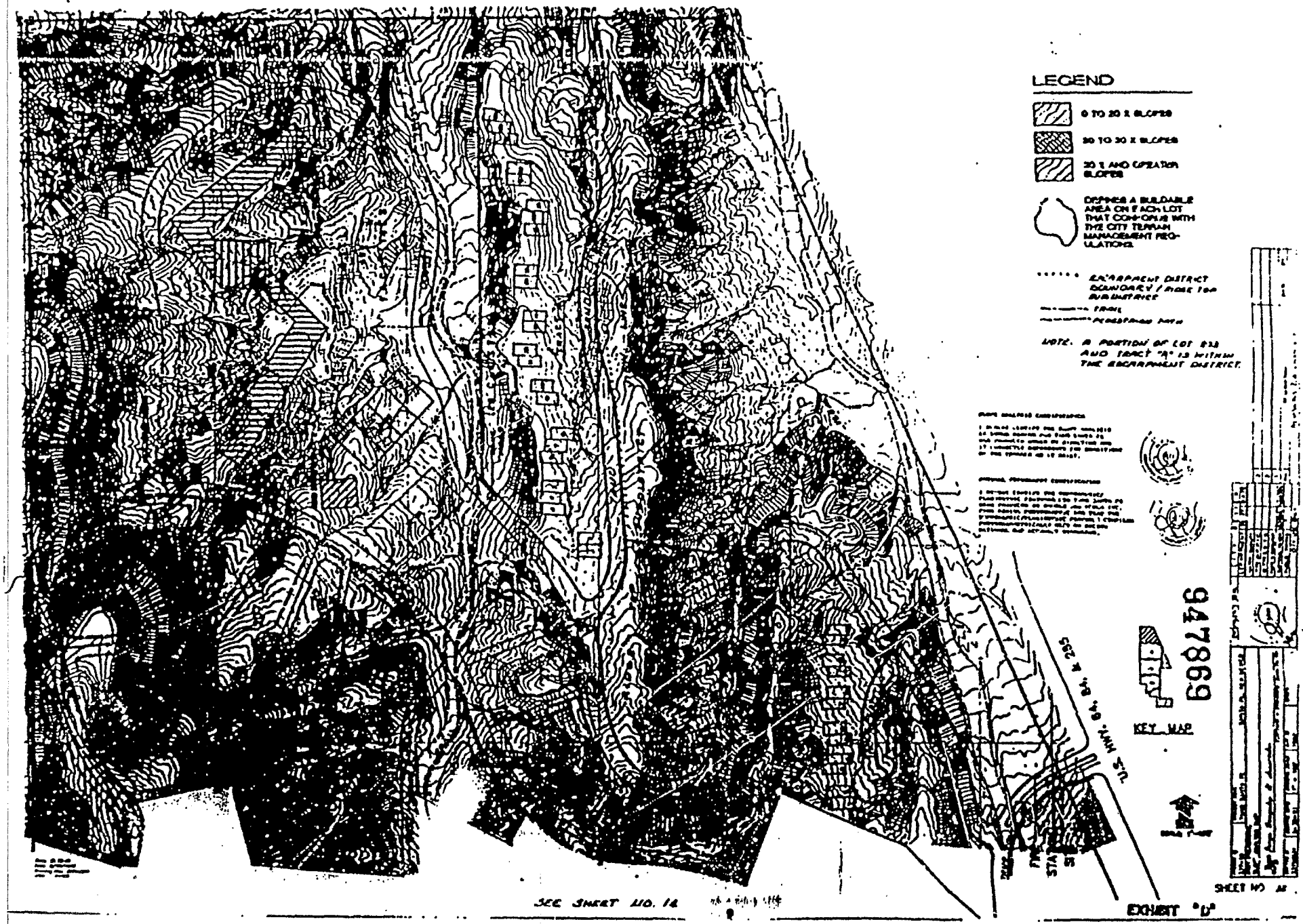
PHASE	DESCRIPTION
I	
II	
III	
IV	

947868

EXHIBIT "D"

TANO SANTA FE

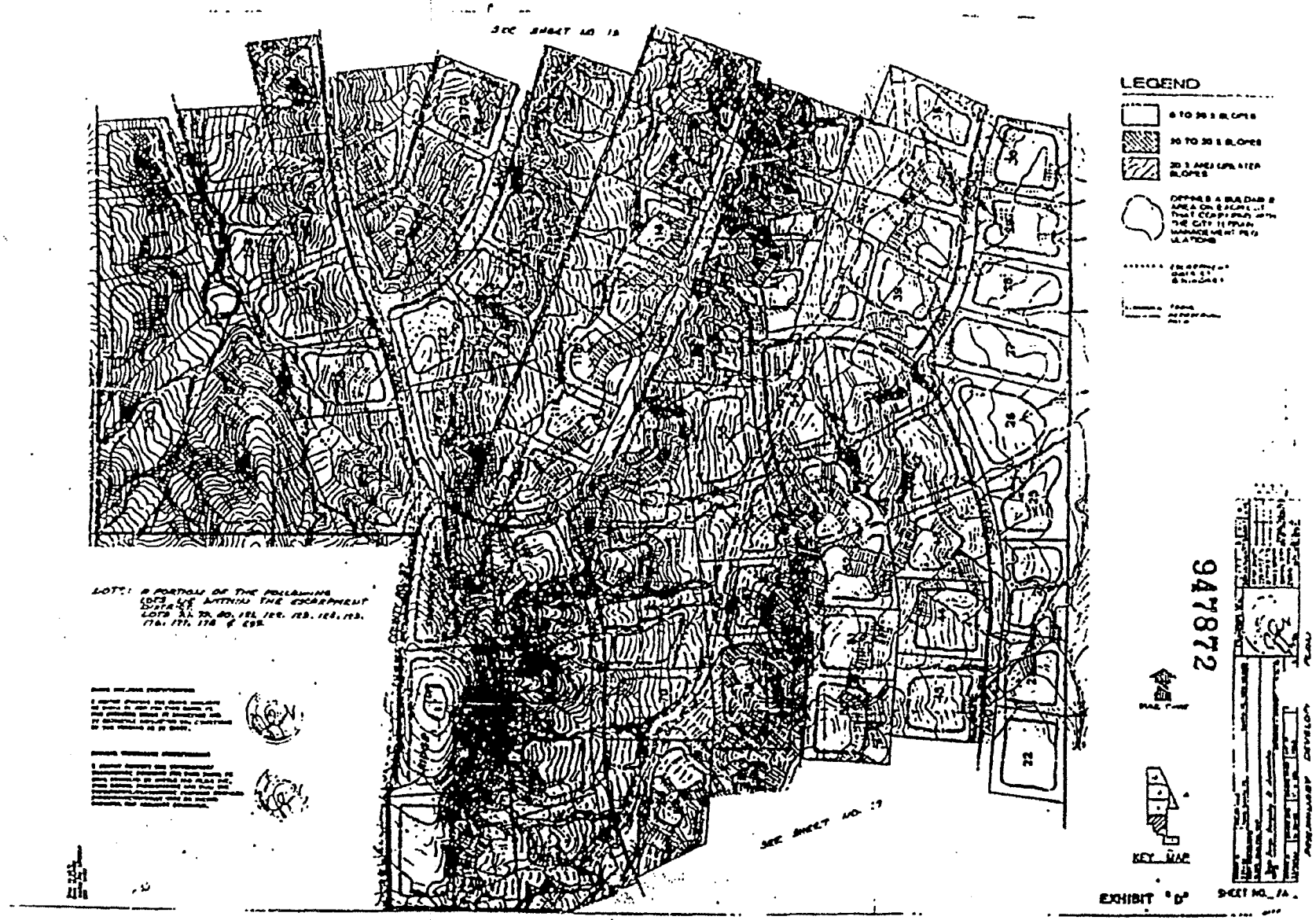
PHASING PLAN


LEGEND
0 TO 20 % SLOPES
20 TO 30 % SLOPES
30 % AND GREATER SLOPES
DEPICTS A BUILDABLE AREA ON EACH LOT THAT CONFORMS WITH THE CITY TERRAIN MANAGEMENT REGULATIONS
ESCARPMENT DISTRICT BOUNDARY / RIDGE TOP SUBDISTRICT
TRAIL
NOTE: A PORTION OF LOT 833 AND TRACT "A" IS WITHIN THE ESCARPMENT DISTRICT.
947869
KEY MAP
SEE SHEET NO. 14
EXHIBIT "D"

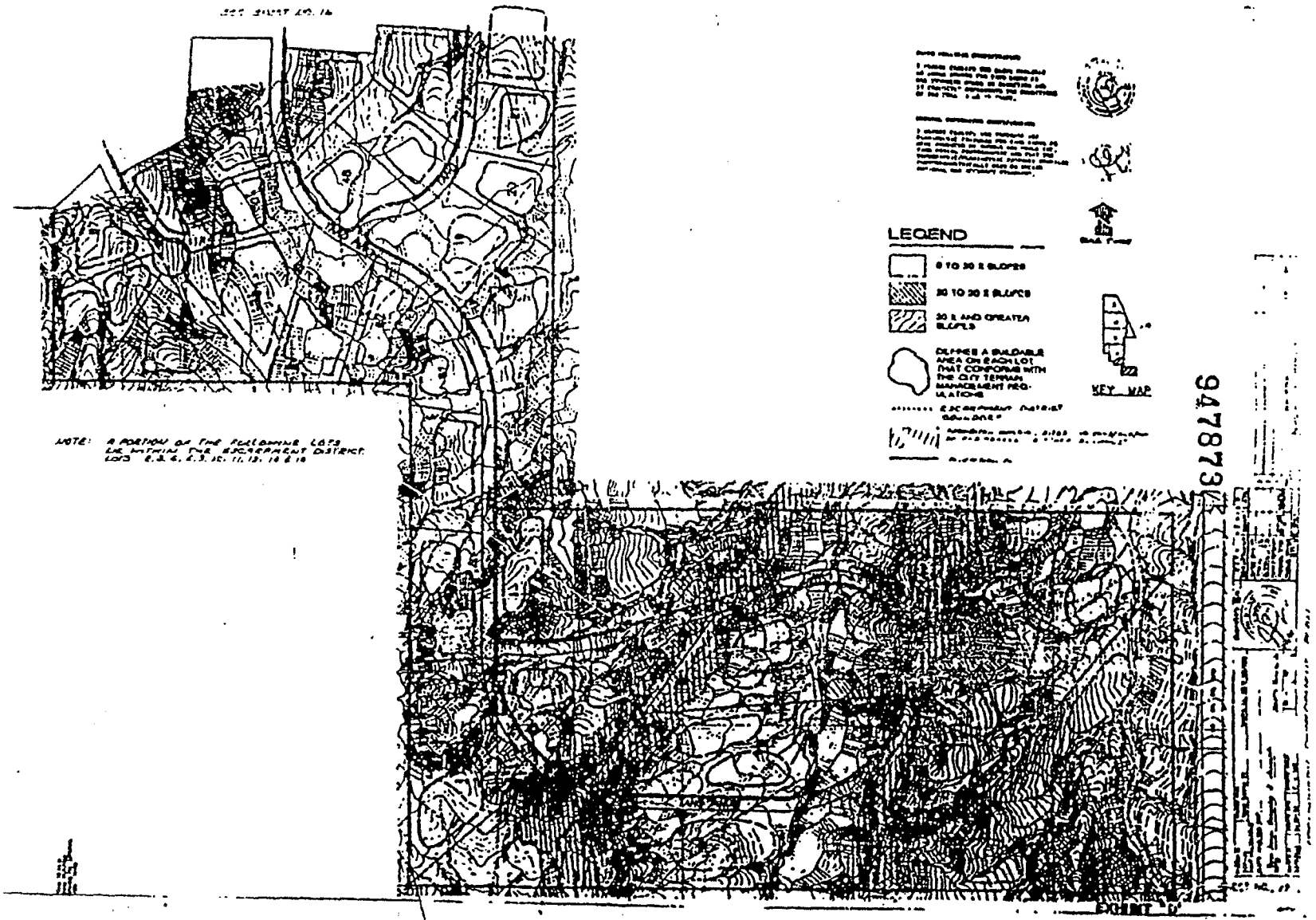
947870

EXHIBIT "C"

947871



947872



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LEGEND
KEY MAP
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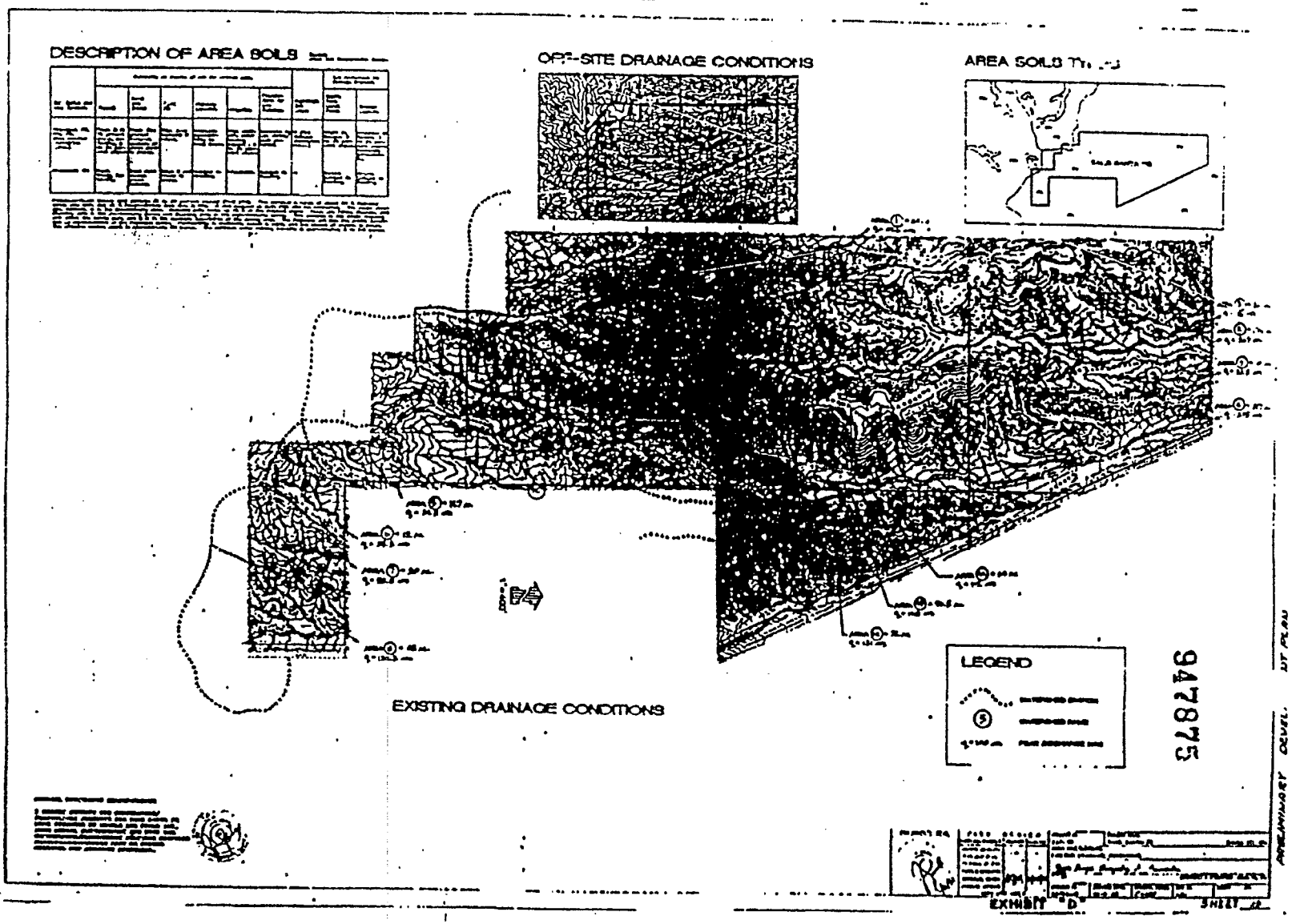
EXHIBIT "D"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OFF-SITE DRAINAGE CONDITIONS
AREA SOILS
EXISTING DRAINAGE CONDITIONS
LEGEND
947873
PRELIMINARY DEVEL. ST PLAN
EXHIBIT "D"
SHEET

947876

EXHIBIT "C"

947877

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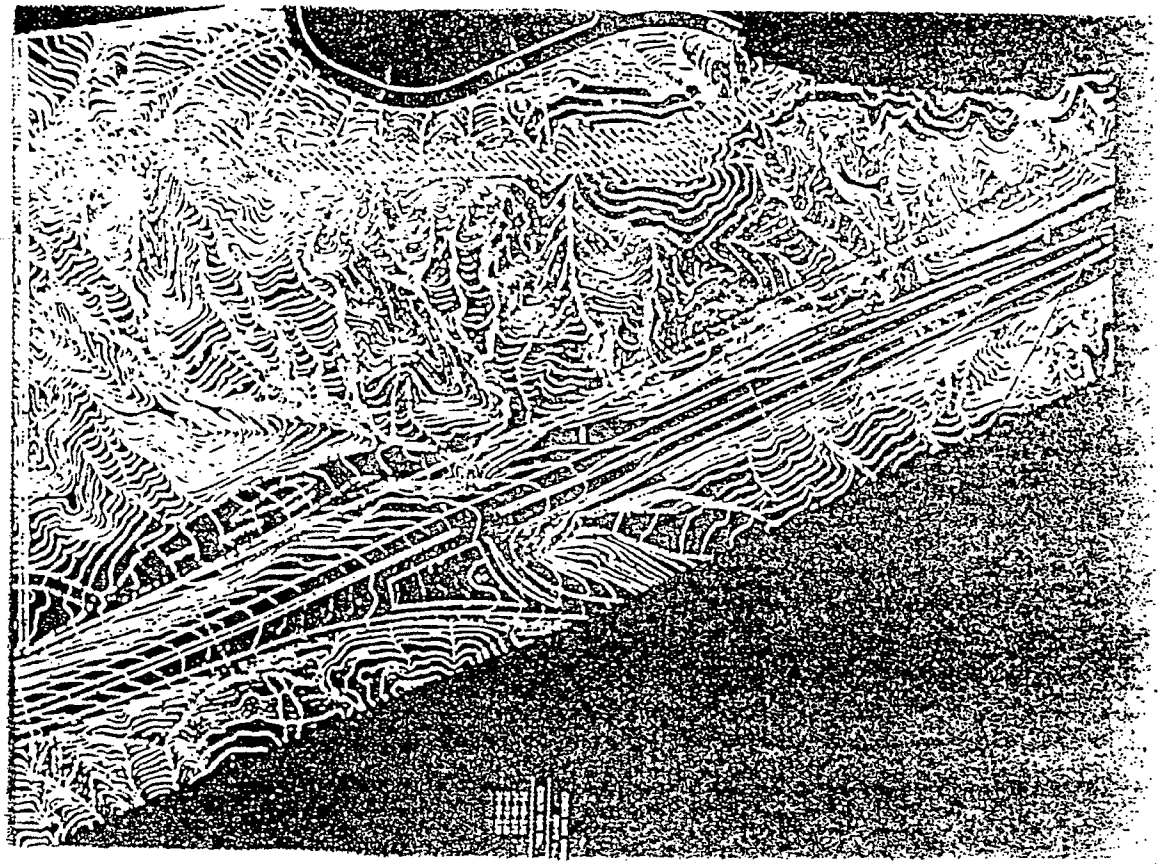

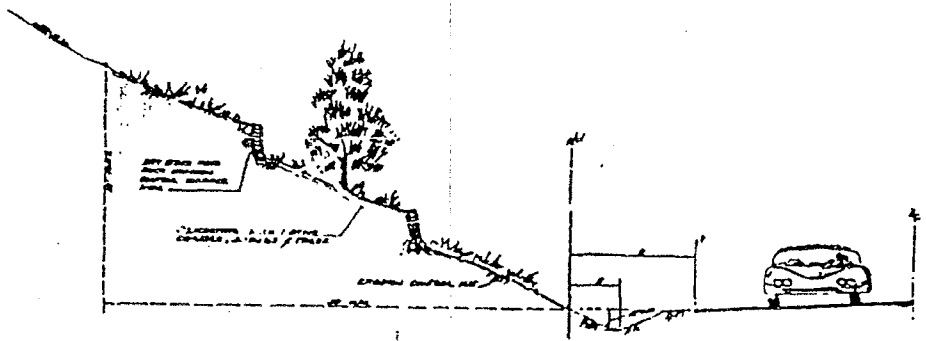

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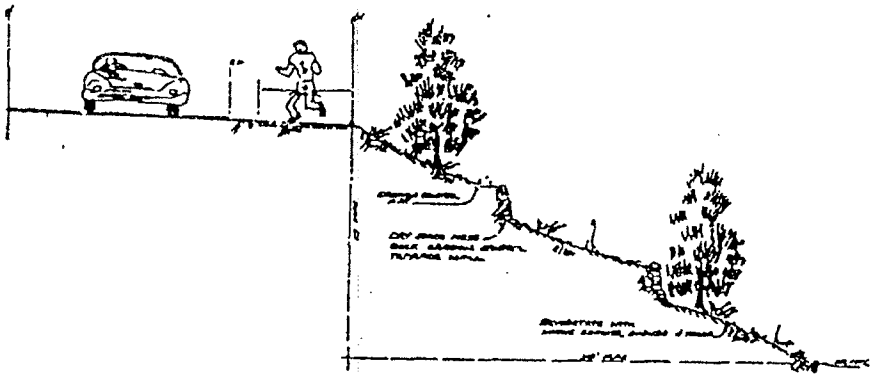

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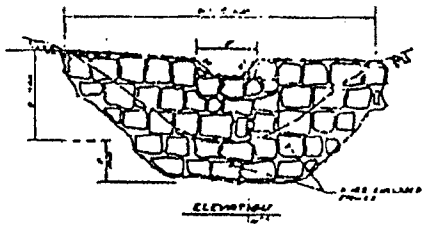

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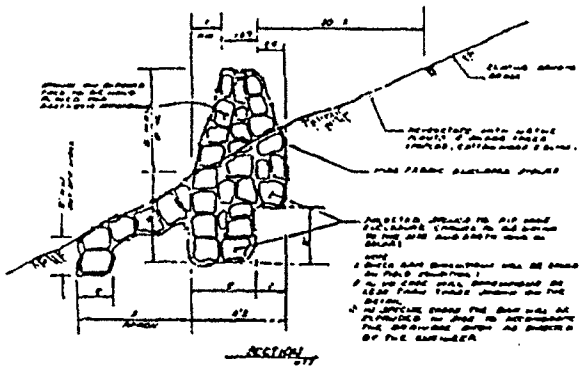

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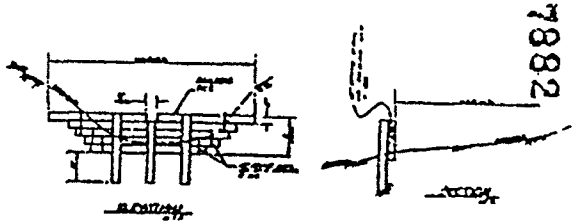

RAILROAD TIE CHECK DAM

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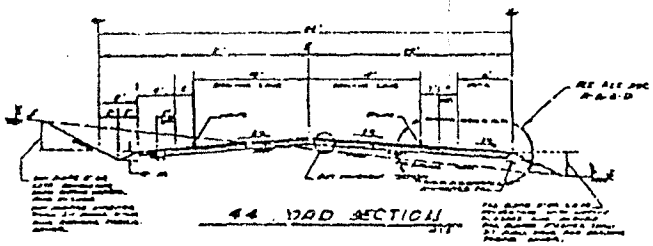
SHEET NO. 11



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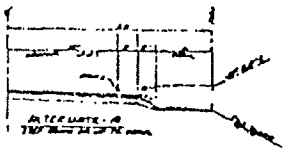

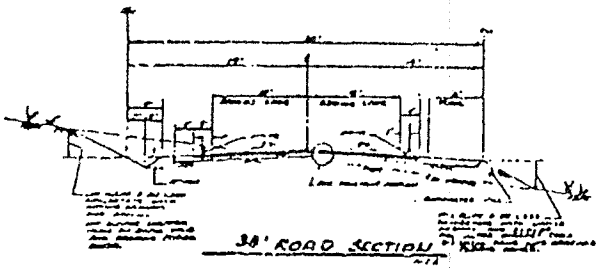

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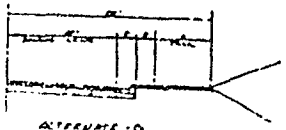

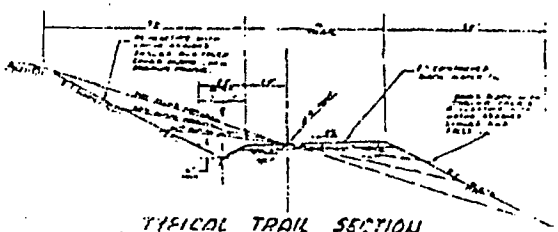

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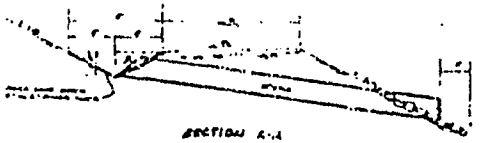

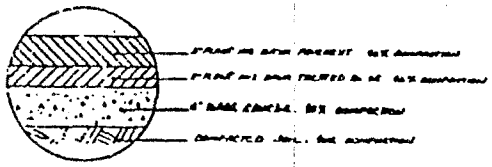

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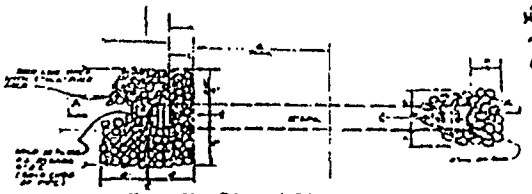

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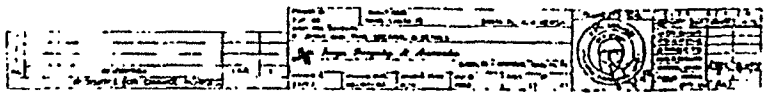

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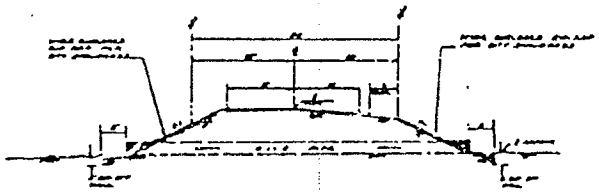

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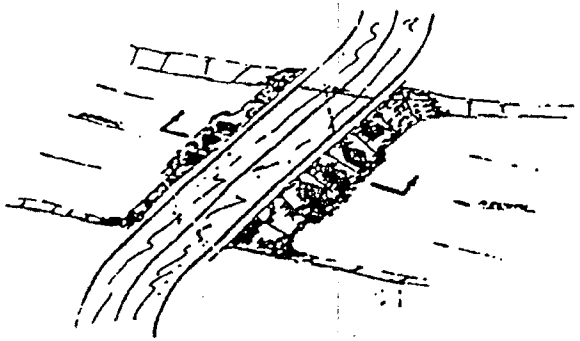

TYPICAL ARROYO CROSSING

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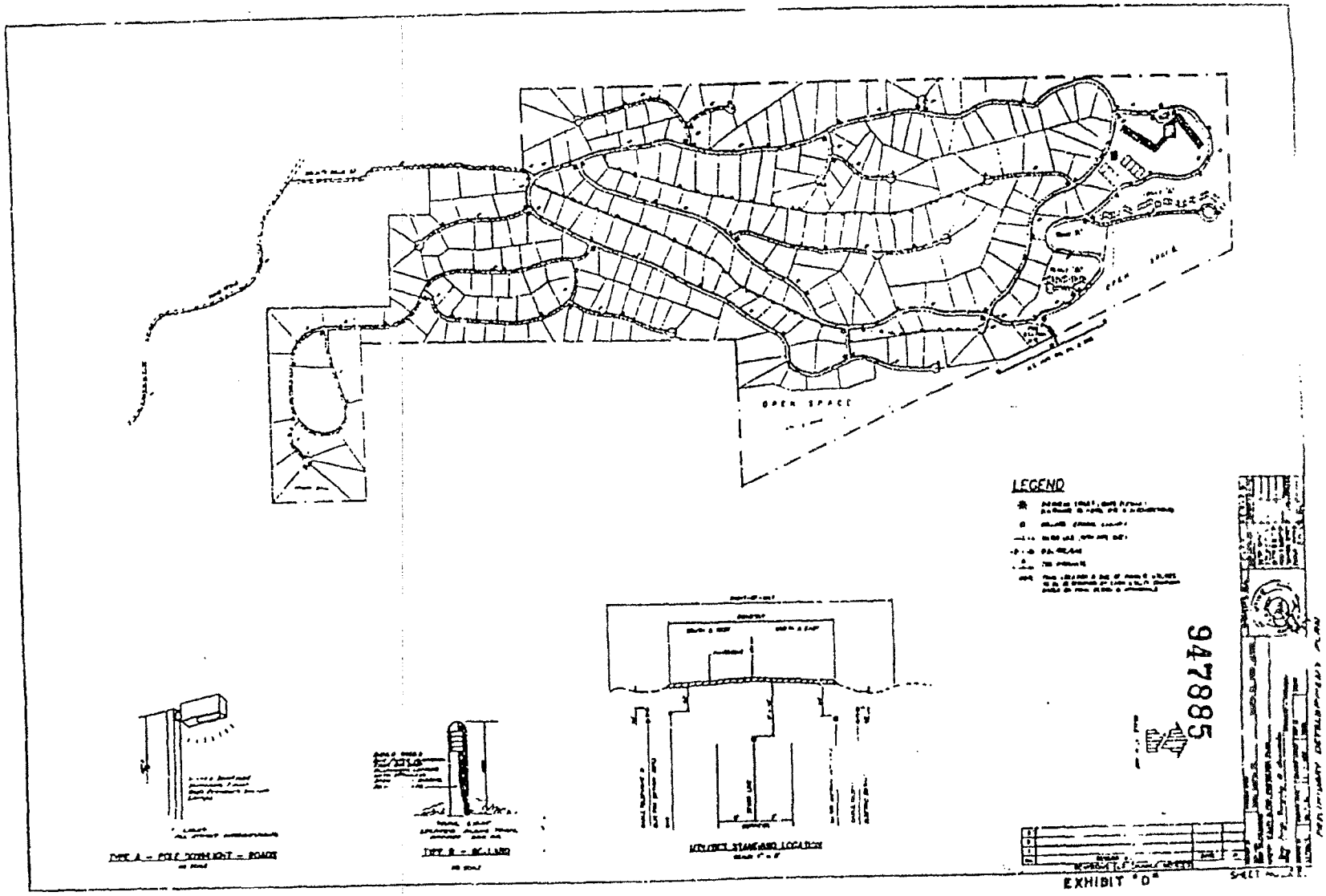
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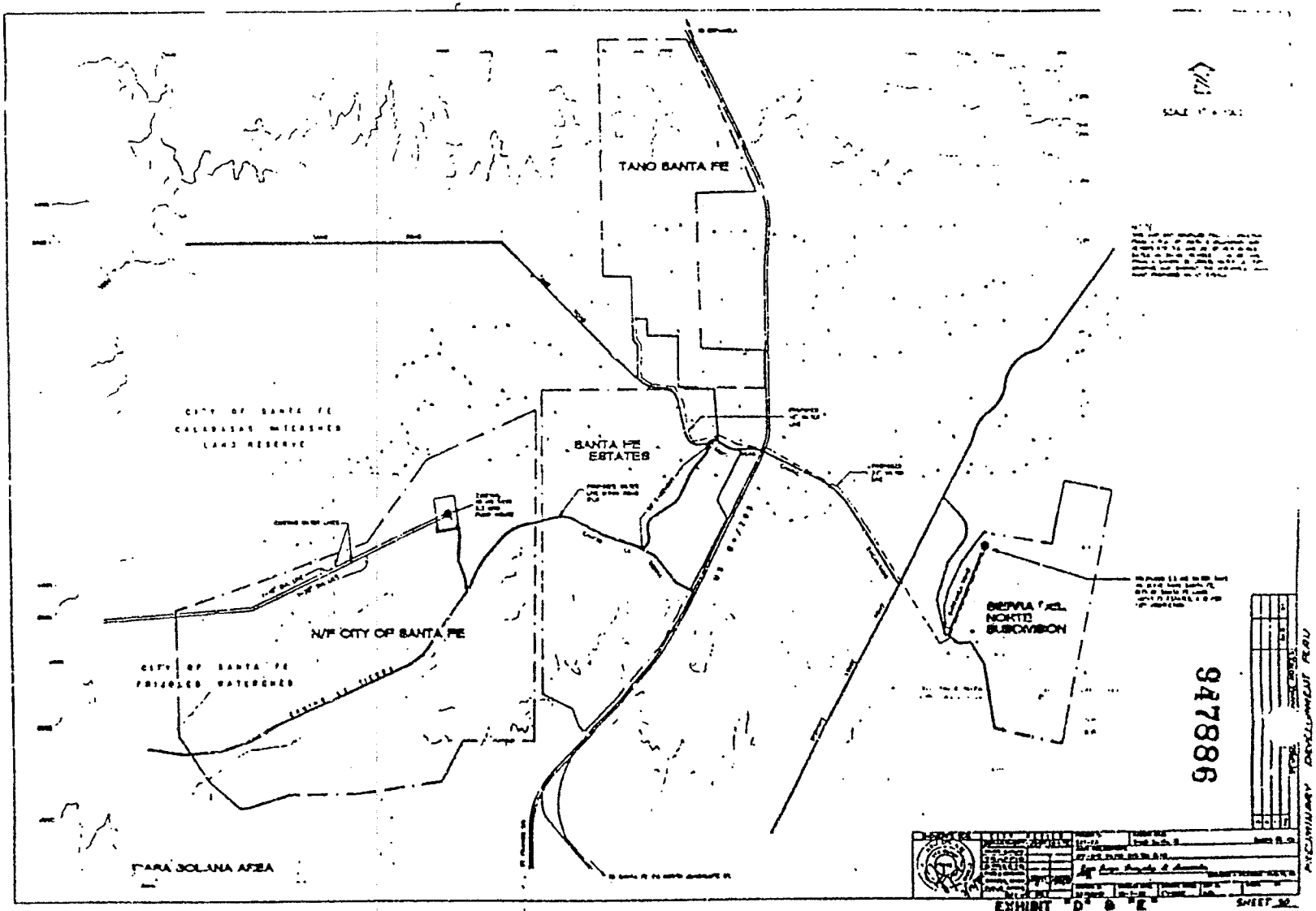
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SIERRA FAEL NORTE SUBDIVISION
EXHIBIT D & E
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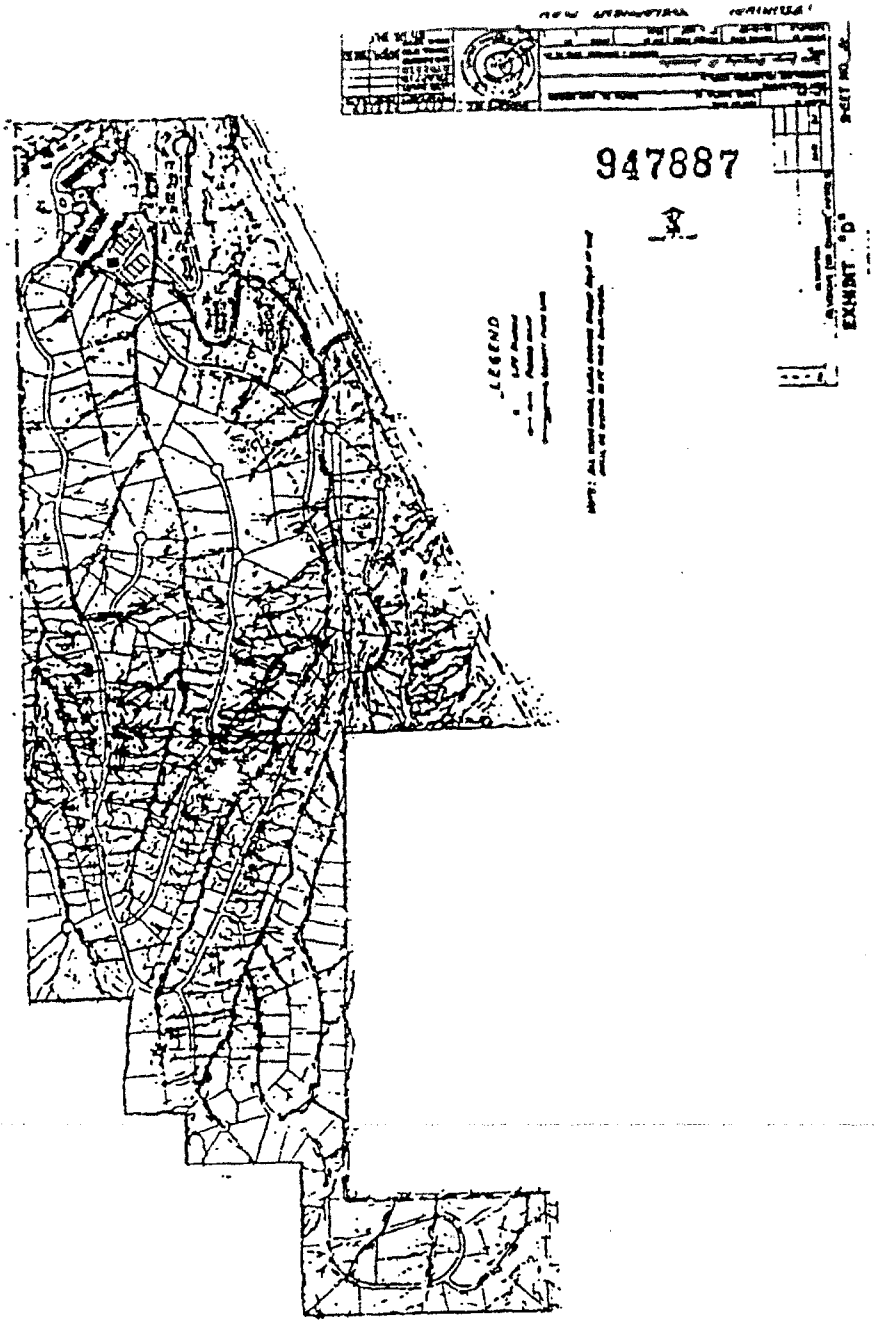
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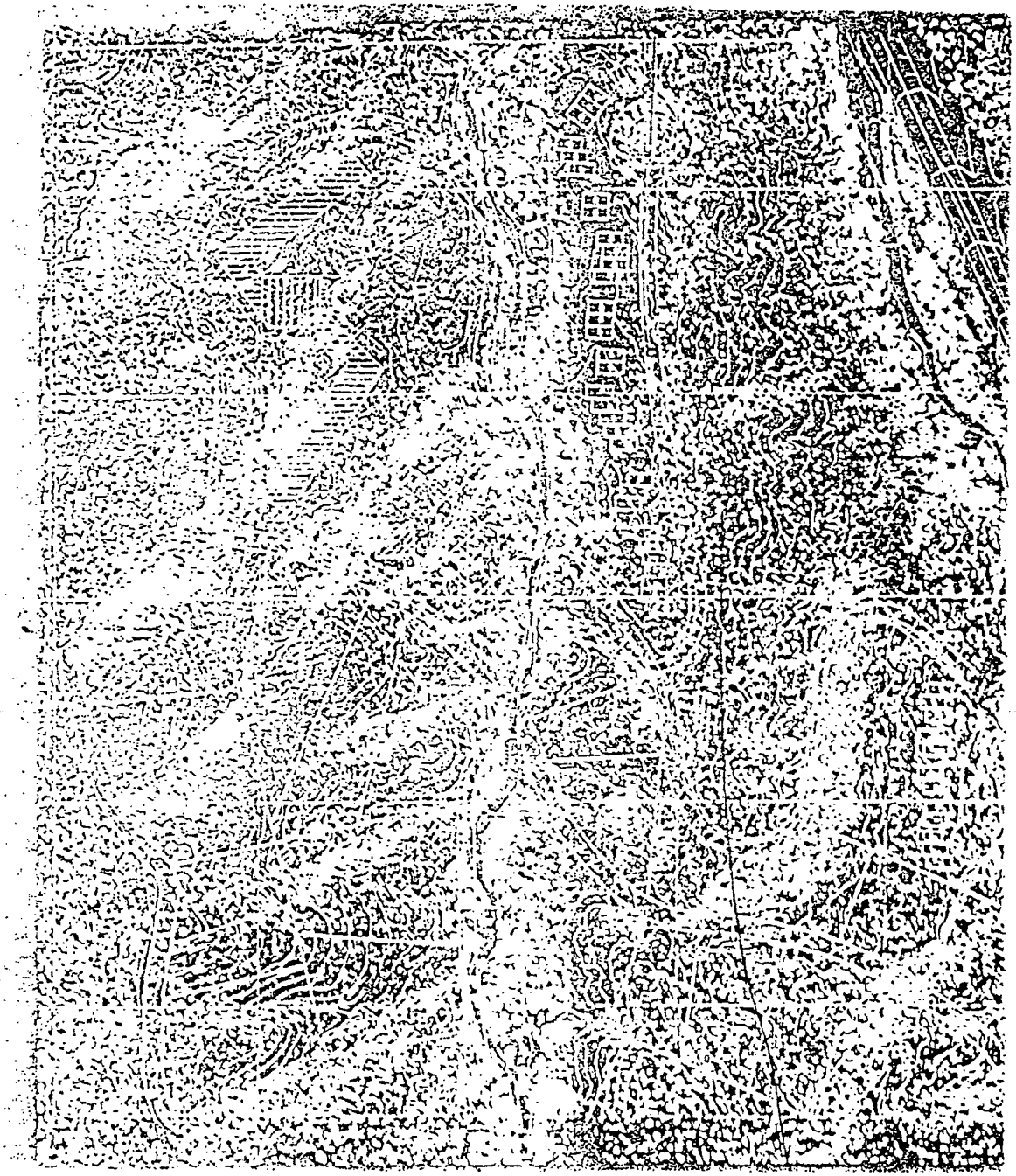

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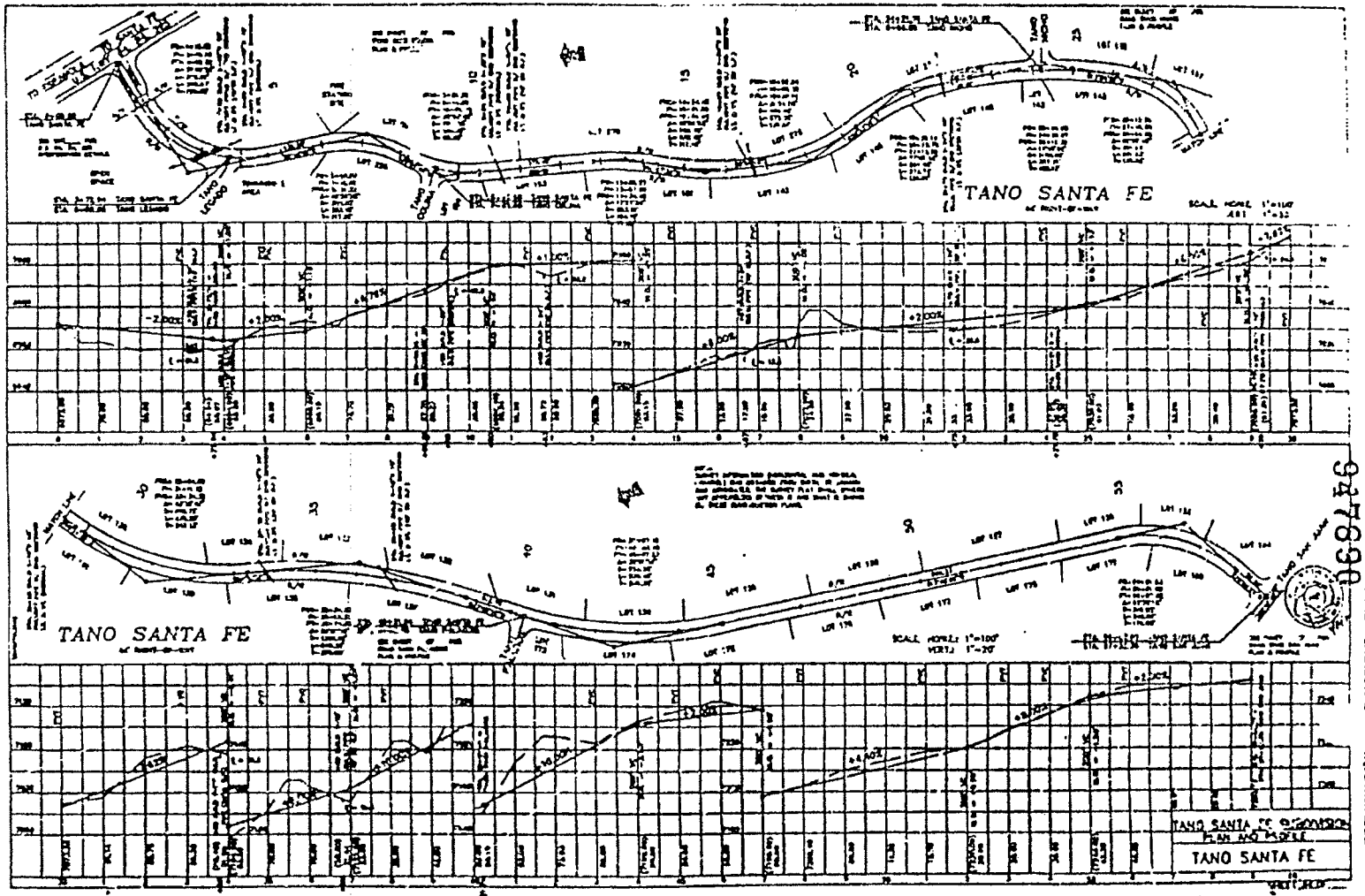
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PLAN AND PROFILE
TANO SANTA FE

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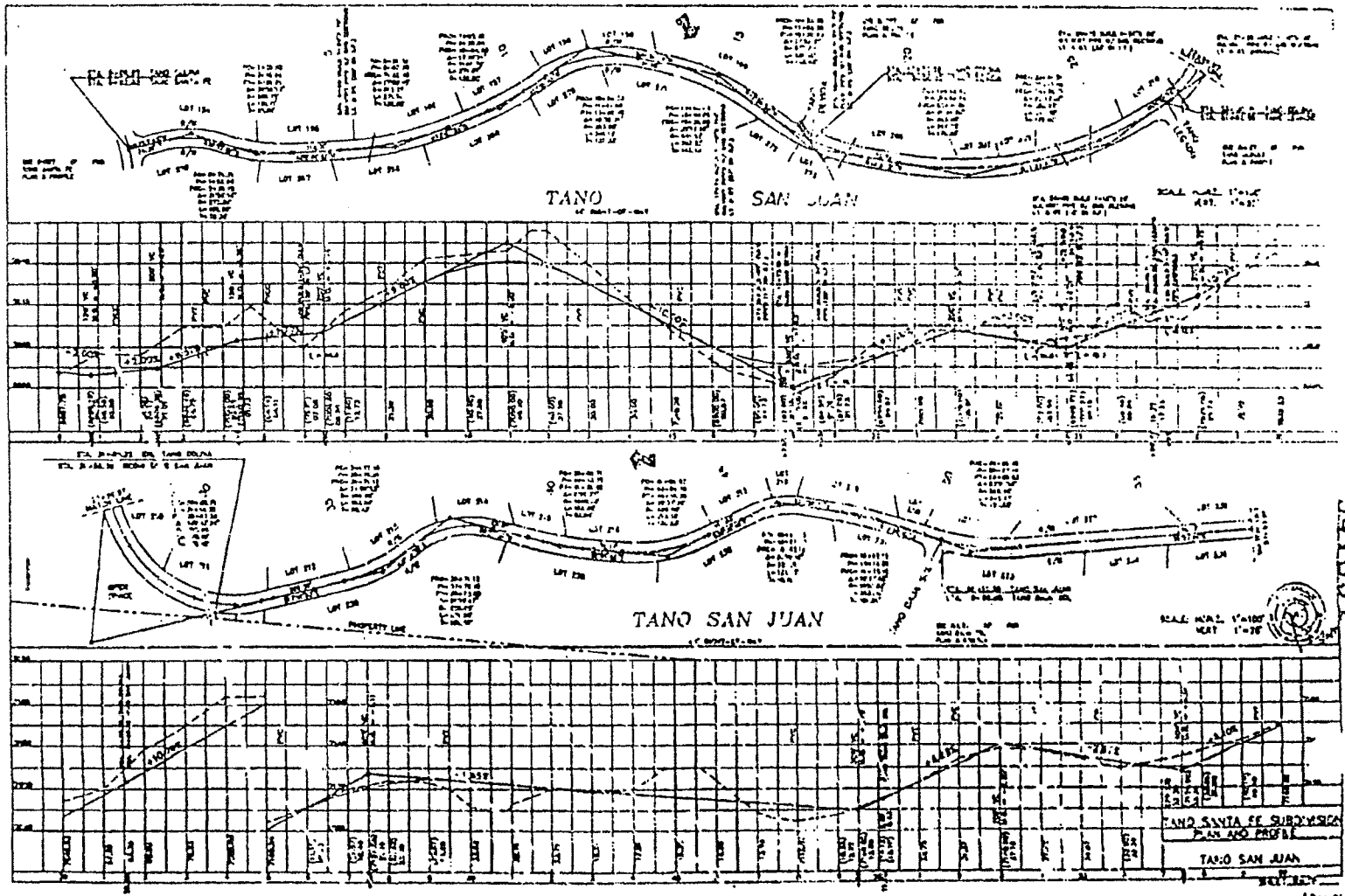
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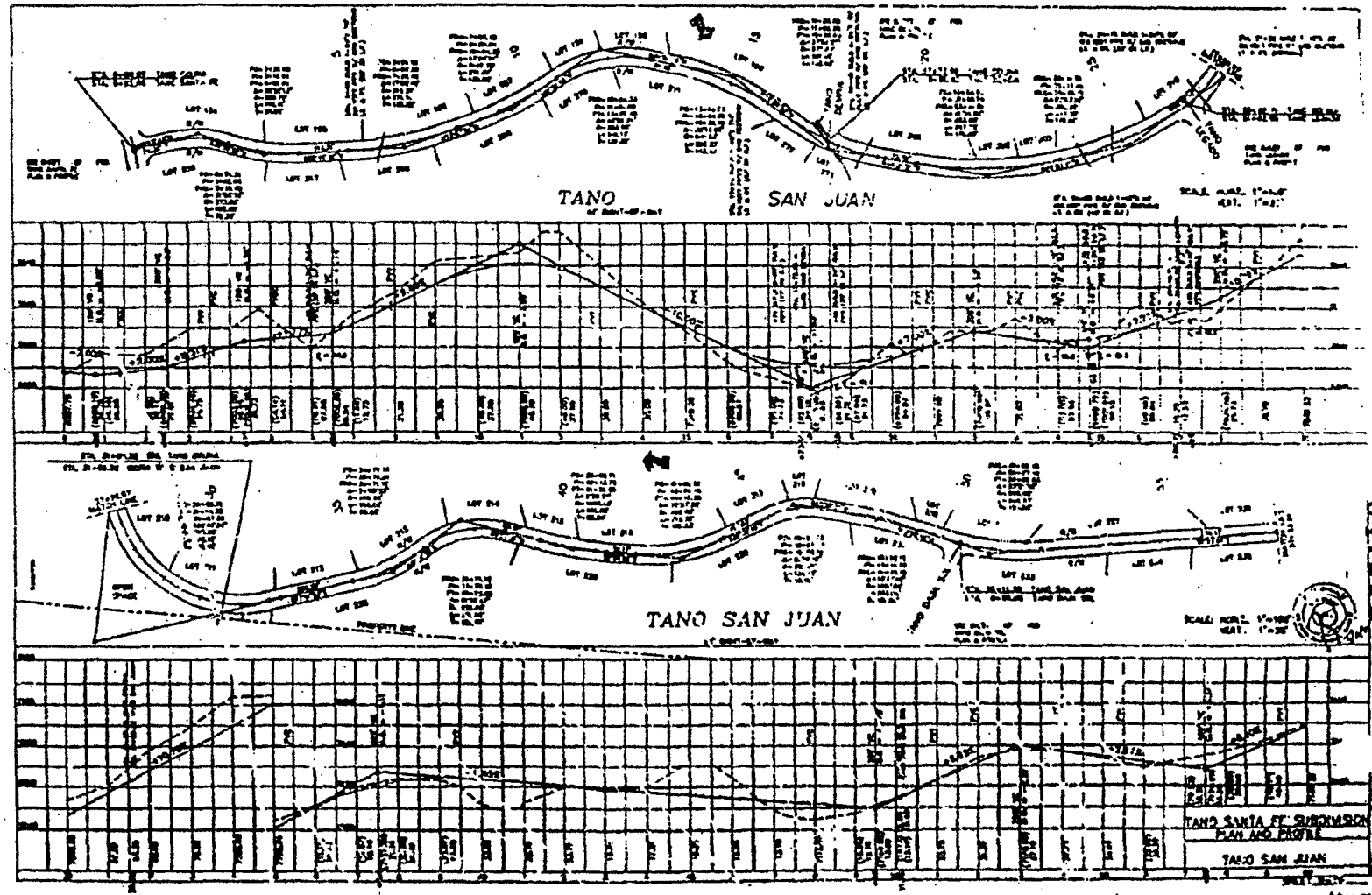
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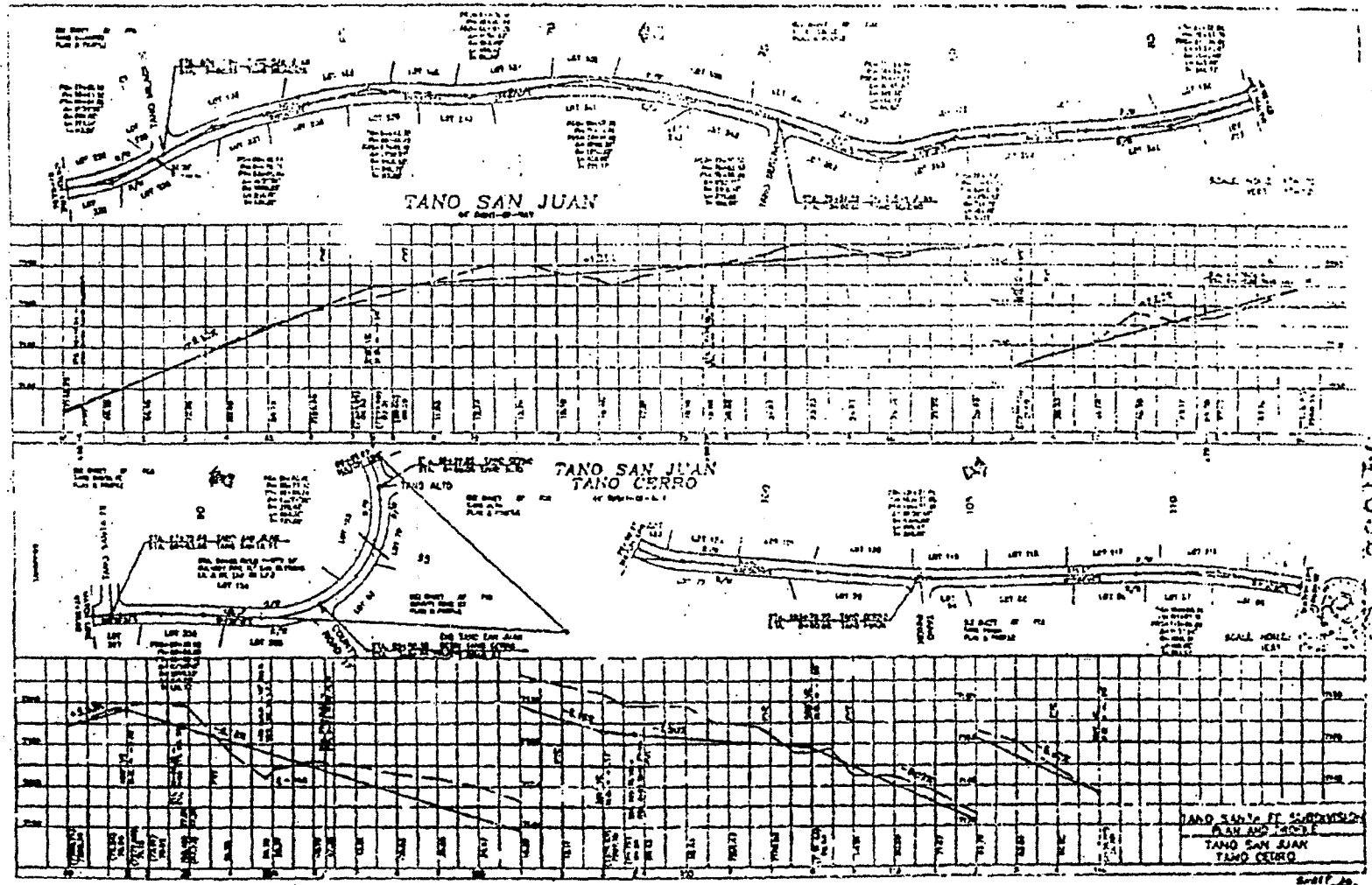

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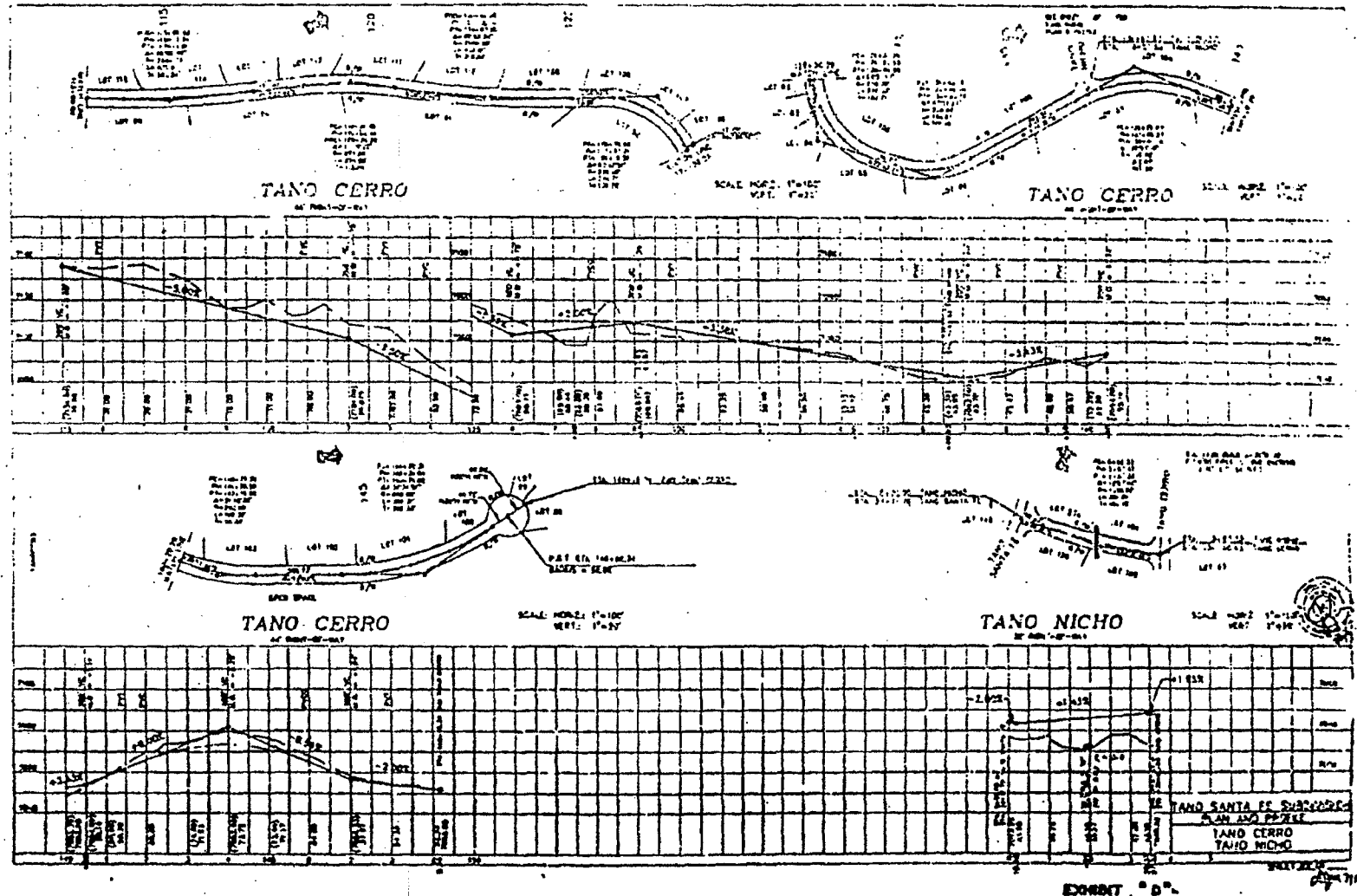

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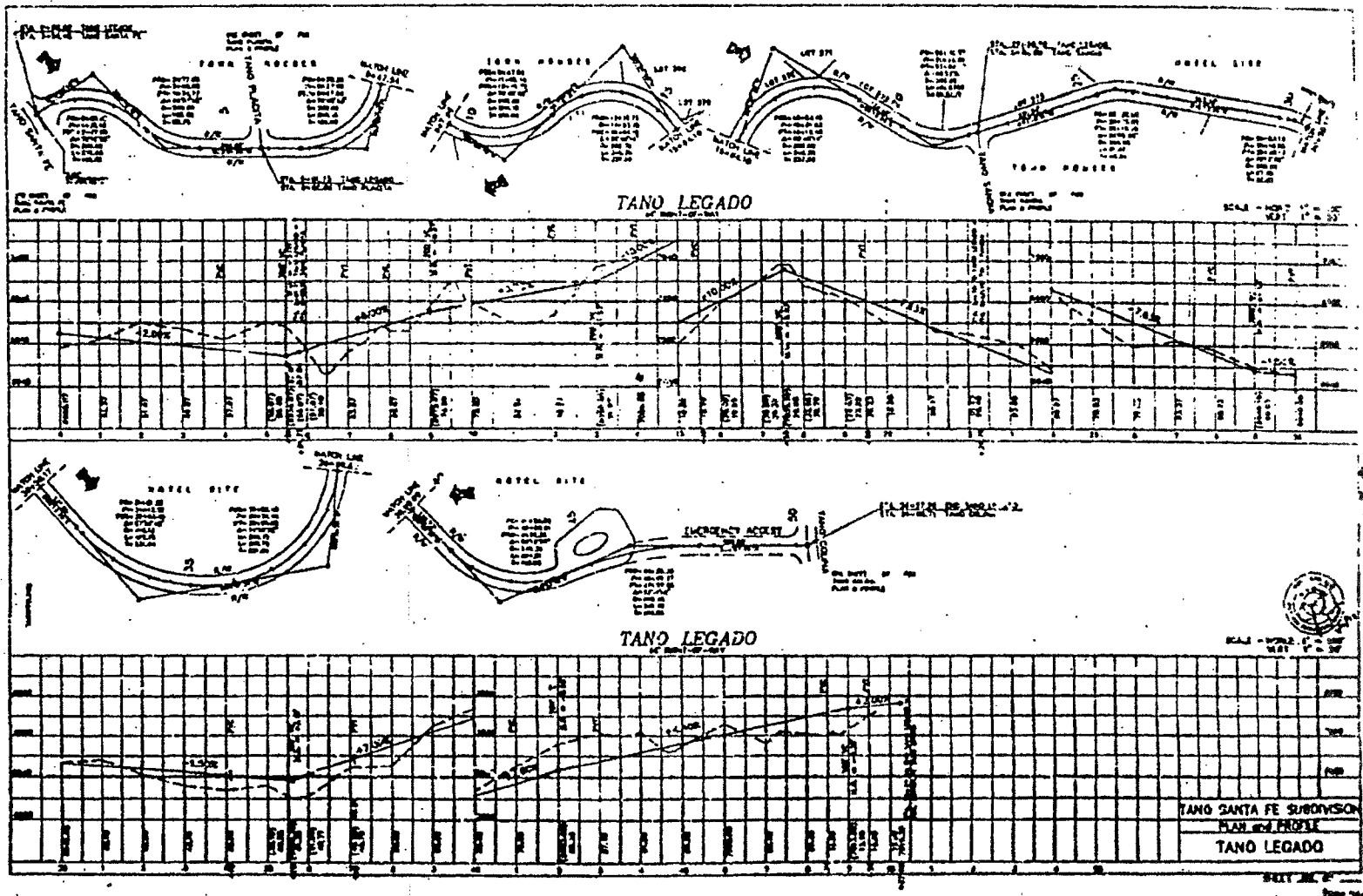

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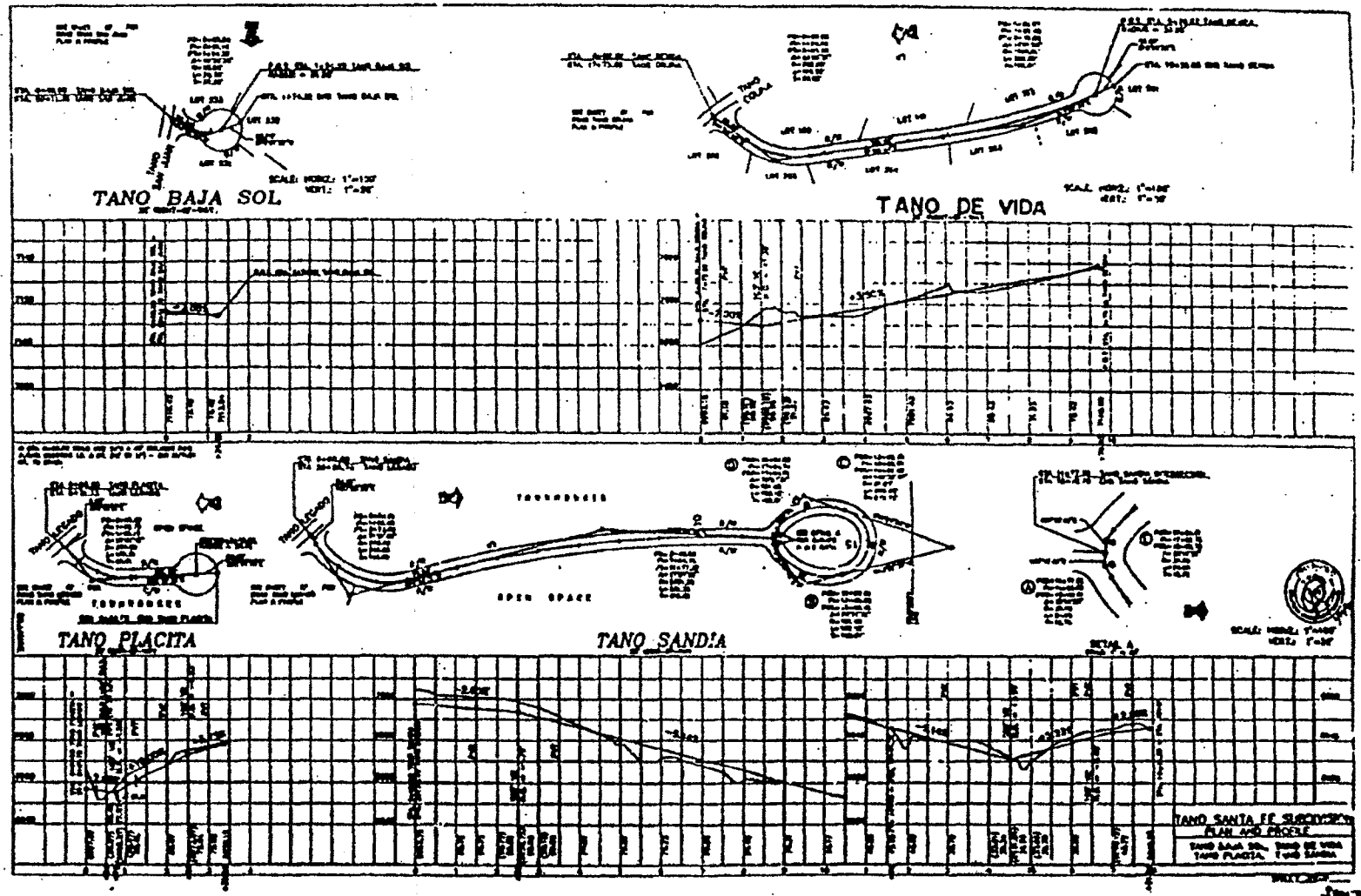

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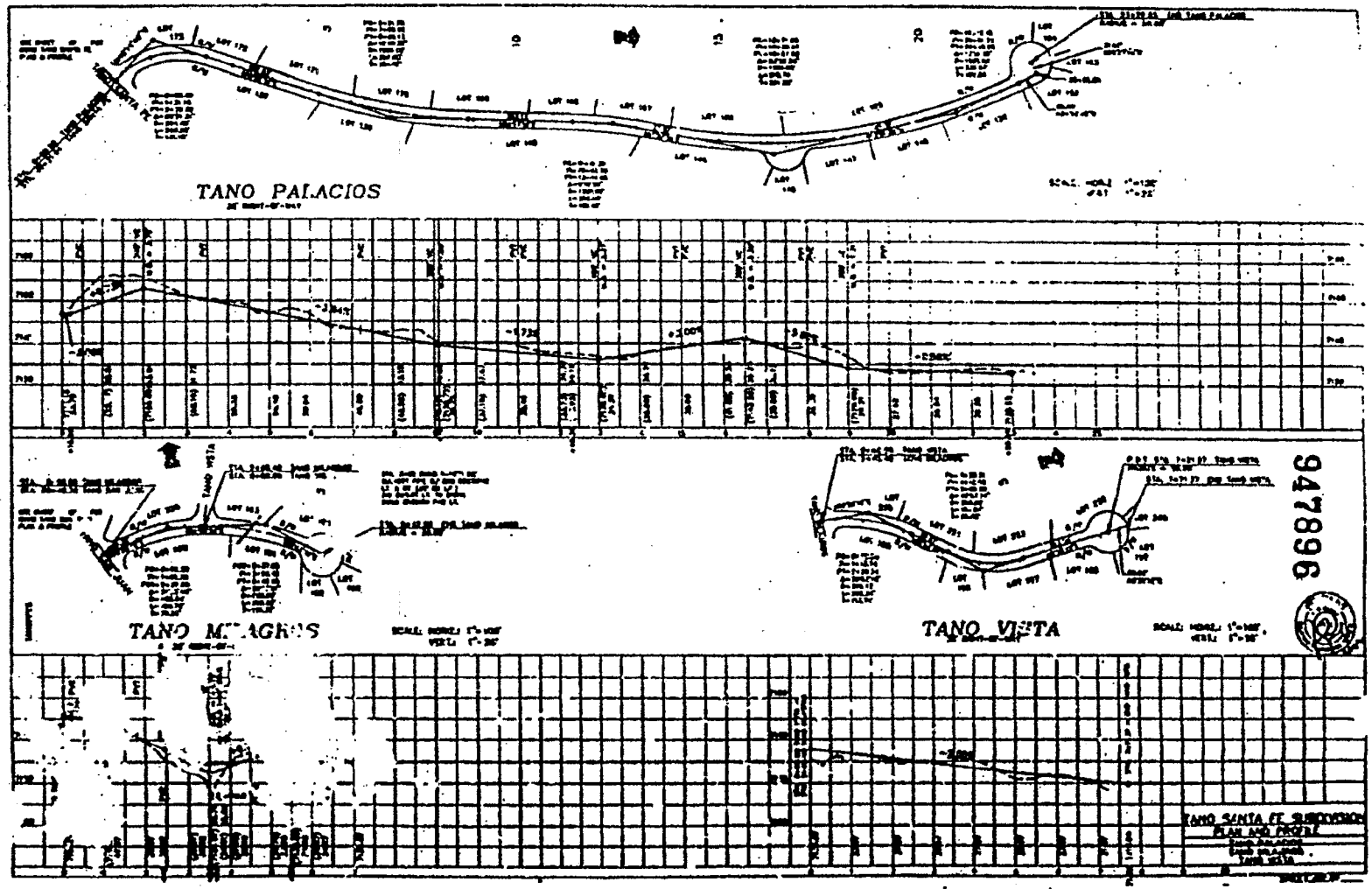

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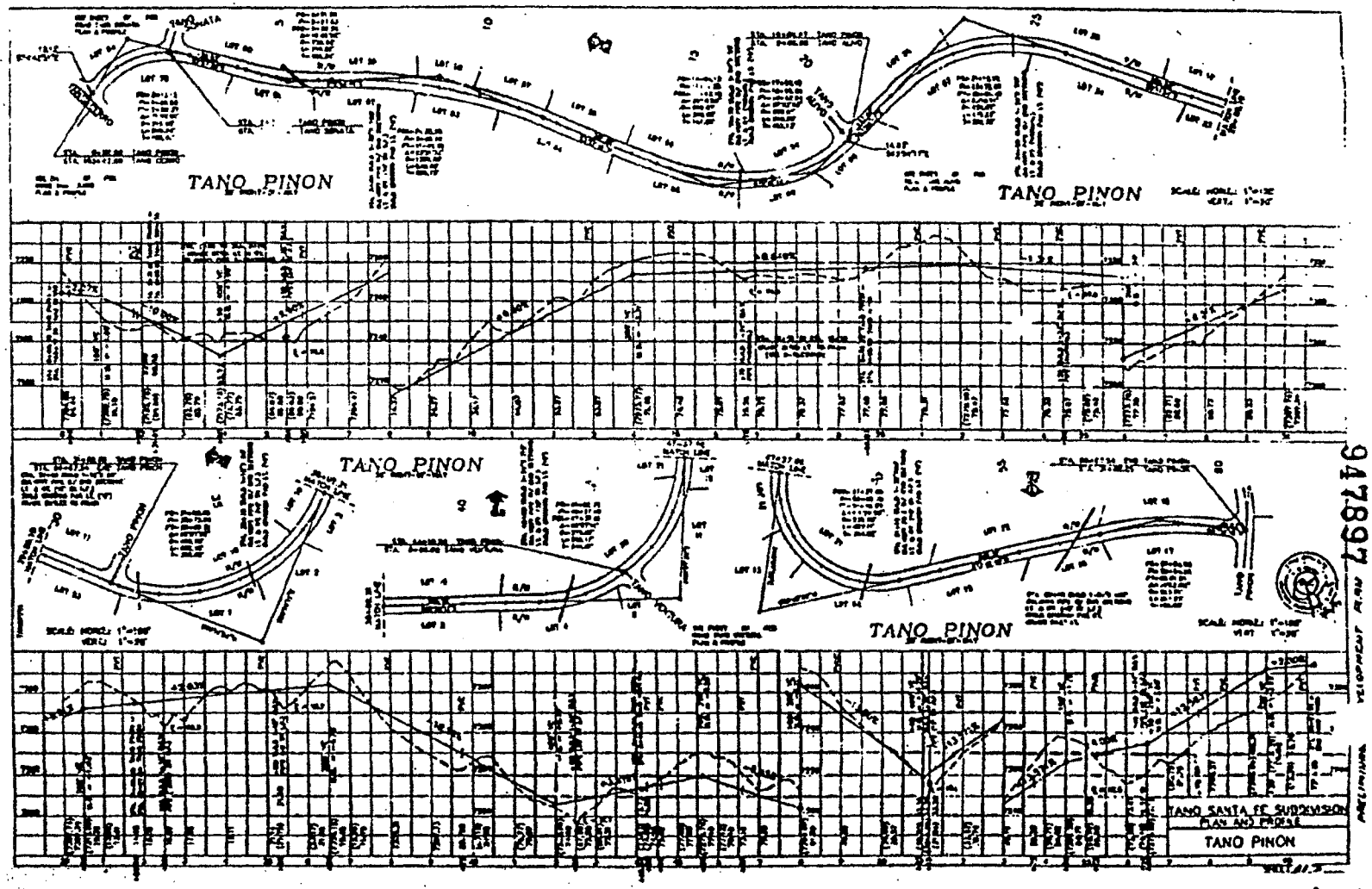

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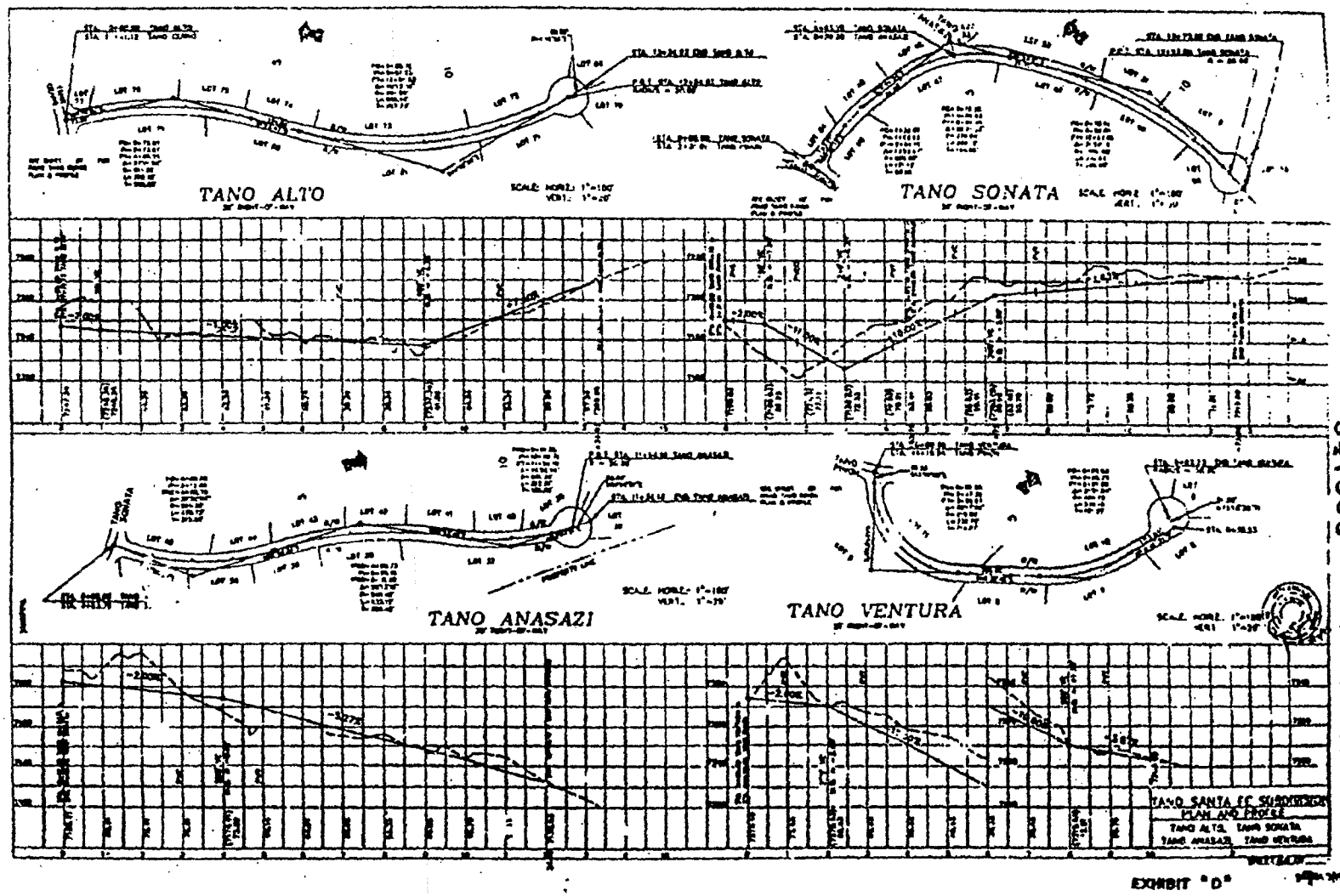

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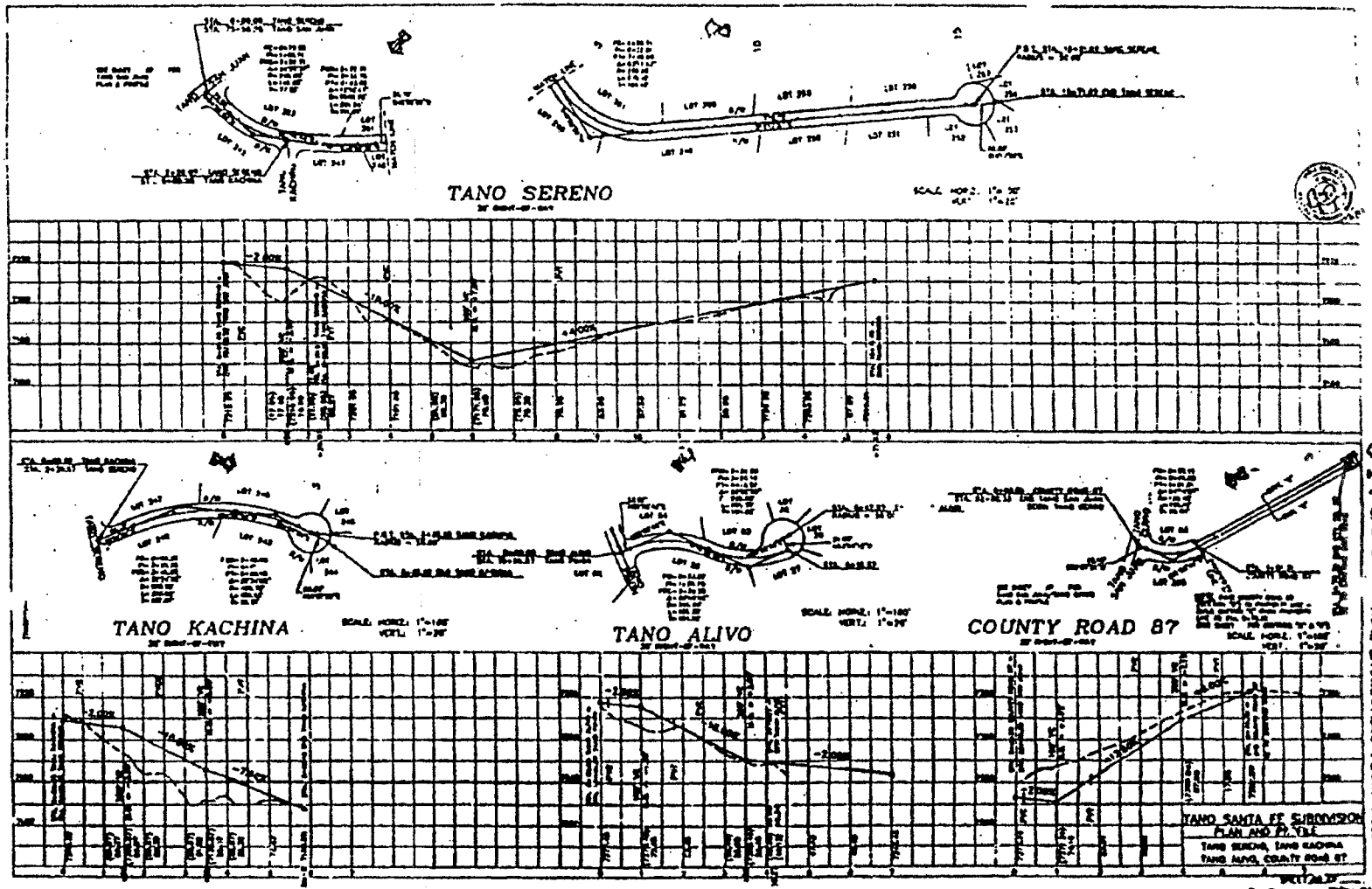

EXHIBIT "D"

947899

: :CIAL POWER OF ATTORNEY

947900

KNOW ALL MEN BY THESE PRESENTS: That Tano Santa Fe Partners, a New Mexico Partnership (principal) hereinafter collectively "principal"), constitutes and appoints Stephen R. Fiance to be principal's true and lawful attorney in fact to act for principal and in principal's name, place and stead and for principal's use and benefit, to execute the following documents on behalf of principal:

- Revised Annexation Plat of Survey for Lands of Tano Santa Fe Partners, prepared by Smith Williamson & Associates, January 1987, Project #2666;

- Tano Santa Fe Subdivision Master Plan, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992;

- Preliminary Subdivision Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992 prepared by The Fiance Company , Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992; and

- Preliminary Development Plan Submittal for Tano Santa Fe Planned Residential Resort Community, revised December 11, 1992, prepared by The Fiance Company, Smith & Williamson Surveying Service, Jorge Gonzales & Associates, approved by the City Council, City of Santa Fe, New Mexico at its meeting of October 21, 1992.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with execution and delivery of any of the foregoing documents, as fully, to all intents and purposes, as principal might or could do if personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof, including initialing or executing various other plans and plan related documents approved by the City with respect to the principal's annexation and City of Santa Fe approval of principal's 610 acre project known as Tano Santa Fe.

Wherever the context so requires, the singular number includes the plural.

WITNESS my hand this 1st day of JULY, 1993

TANO SANTA FE PARTNERS
By: Wilma South Corporation
general partner

By: _____
Joseph M. Bowman, its agent

CALIFORNIA ALL-PURPOSE A NOWLEDGMENT

State of CALIFORNIA
County of VENTURA

947901

On July 1, 1993 (DATE) before me, Jonna L. Lemuz - "Notary Public" (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Joseph M. Bowman (NAME(S) OF SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
JONNA L LEMUZ
Notary Public-California
VENTURA COUNTY
My Commission Expires
May 14, 1996

WITNESS my hand and official seal.

Jonna L. Lemuz
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ (TITLE(S))
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☒ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))
TANO SANTA FE PARTNERS

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Special Power of Attorney
NUMBER OF PAGES -1- DATE OF DOCUMENT July 1, 1993
SIGNER(S) OTHER THAN NAMED ABOVE _____

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A

(3)

AMENDMENT #1 TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT

Pursuant to Section 11.11, Further Assurances, of that certain 1993 Annexation and Development Agreement ("Agreement") between the CITY OF SANTA FE, NEW MEXICO, a New Mexico municipal corporation (hereinafter "City"), and TANO SANTA FE PARTNERS, a California Limited Partnership (hereinafter "Developer") dated May 5, 1993 as well as pursuant to the mutual agreement of the City and the Developer, that Agreement is amended and the parties agree as follows:

Article 2, Section 2.19 is deleted.

Article 5, Section 5.6, is amended to read:

5.6 Fire Protection Services Facility: Developer shall dedicate the Fire Protection Services Facility Site (FPSFS) to the City for use as open space or as a future site for the construction of fire protection service facilities, upon recording of the Final Subdivision Plat for Phase I of the Project. Developer shall not construct a fire station upon FPSFS.

Article 5, Section 5.6, Subsection 5.6.1 is amended to read:

5.6.1 Developer shall retain a one hundred foot (100') easement for landscaping, signs, walls, monuments and other facilities customarily erected at the entrance to a major subdivision, such easement to be parallel to the interior subdivision road abutting the FPSFS and state highway 84/285 for so long as the FPSFS is used as open space by the City of Santa Fe. Should the City utilize the FPSFS for any purpose other than open space, Developer shall retain a twenty-five foot (25') easement parallel to the roads abutting the FPSFS, from the original one hundred foot (100') easement and Developer shall deliver a quitclaim deed to the City surrendering all other rights in the original one hundred foot (100') easement.

Article 5, Section 5.6, Subsection 5.6.2 is amended to read:

5.6.2. Should the City opt to construct the Fire Protection Services Facility, the City shall bear the burden of all expenses incurred and shall not require the Developer to assume the cost.

Article 5, Section 5.6, Subsection 5.6.3 is deleted.

Article 5, Section 5.6, Subsection 5.6.4 is deleted.

That in all other respects the Agreement dated May 5, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment to 1993 Annexation and Development Agreement on this 27 day of July, 1994.

CITY OF SANTA FE

DEBBIE JARAMILLO, MAYOR

ATTEST:

FRANCES ROMERO GRIFFIN, CITY CLERK

DEVELOPER:
TANO SANTA FE PARTNERS
BY: WILMA SOUTH CORPORATION,
GENERAL PARTNER

By: President

APPROVED AS TO FORM:

Gerald Gonzales, for
DIANNE DeLAYO, DEPUTY CITY ATTORNEY

/mdb

AMENDMENT NO. 2
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE

This AMENDMENT NO. 2 dated October 11, 1995, ("Amendment"), is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City"), and Tano Santa Fe Partners, a California limited partnership (hereinafter "Developer") dated May 5, 1993, as amended by Amendment No. 1 dated July 27, 1994 (the "Agreement").

Pursuant to Section 11.11 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer the Agreement is amended as follows:

1. Section 2.14 of the Agreement is amended to read in its entirety as follows:

2.14 Escarpment District Lots: Residential lots within the project, portions of which are located within the Escarpment District and numbered 2, 3, 4, 8, 9, 10, 11, 13, 14, 15, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 121, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 142, 144, 145, 153, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 255, 256, 273, and Tract B on the Approved Plans (specifically, the Preliminary Subdivision Plat dated October 1992, by Smith, Williamson & Associates), some of which lot numbers have been superseded by Final Subdivision Plats and Development Plans for Phases I and II approved by the City, and the remaining of which lot numbers will be superseded upon approval by the City of Final Subdivision Plats

and Development Plans for Phases III and IV.

2. Section 2.16 of the Agreement is deleted in its entirety.

3. Section 2.37 of the Agreement is amended to read in its entirety as follows:

2.37 Water Facilities: A four million (4,000,000) gallon storage tank to be constructed on the water tank site, together with a pump station and related transmission and distribution lines.

4. Section 2.39 of the Agreement is amended to read in its entirety as follows:

2.39 Water System Extension Agreement: That Agreement dated May 18, 1993, between Sangre de Cristo Water Company (hereinafter "Water Company") and Tano Santa Fe Partners entitled "Northwest Quadrant Water System Extension Agreement", the obligations of that Agreement now having been assumed by the City of Santa Fe pursuant to its purchase of the Water Company.

5. Section 4.2 of the Agreement is amended to read in its entirety as follows:

4.2 Impact Fee Ordinance: Notwithstanding Paragraph 4.1 above, the City's Impact Fee Ordinance which became effective April 1, 1991 (and all valid and enforceable future ordinances establishing comparable fees) shall apply to the Project, provided the fee ordinance (a) is applicable City-wide to all development projects, (b) does not pertain to the same entitlement or condition for which another fee is payable under this Agreement, and (c) operates prospectively only. However, in no event shall the

Developer or the Project be subject to any Development Fee (including an impact fee) for a City improvement or service which Developer is required to provide or otherwise pay for under this Agreement, including, but not limited to, fees for park and open space, fire protection, and domestic water.

6. Section 5.3 of the Agreement is amended to read in its entirety as follows:

5.3 Wastewater Disposal System: Developer shall design and construct a low and high pressure wastewater collection system to connect with the City's gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the system are subject to approval by the City Public Utilities Department. The Developer agrees to provide in its purchase contracts with the manufacturers for all mechanical equipment and parts for the system a provision that the manufacturer keep in stock such equipment, including grinder and lift station pumps and parts sufficient to service the full, phased development and to provide replacement of parts and equipment as necessary. The maintenance of the mechanical equipment at each location will be provided by the manufacturer (or manufacturer's designee approved by the City) or the City (or the City's designee). Upon construction of the wastewater system and inspection and approval of the system by the City, the City agrees to accept dedication of the entire system including the lines, grinder pumps, panels and all other equipment on individual lots at the point of discharge into the individual lot grinder pump. The City shall then commence

operation of and assume responsibility for maintenance of each phase of the system, in conformity with the manufacturer's guidelines and all applicable federal, state, and local standards. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one year following acceptance of the completed phase by the City. The City shall comply with any ordinance establishing a wastewater assessment district or by other agreement with the Developer cooperate in order to recover the costs associated with the operation and maintenance of the wastewater system. The City shall collect the sewer assessment fees from each homeowner by regular City billing. Developer shall establish a $30,000.00 operating fund to cover actual City costs associated with operation of the system prior to annual assessments reaching a level sufficient to fully cover the cost of operation and maintenance of the system. Thereafter, any remaining funds shall be the property of Developer and shall be refundable to the Developer. The covenants and restrictions for the subdivision and the wastewater assessment district ordinance shall provide for assessments to compensate the City for (1) on-site operational costs of the wastewater system; (2) special costs for maintenance; and (3) repair and replacement of pumps and other equipment. Each individual lot owner shall be responsible for the power costs required for operation of the grinder pump for that lot.

7. Section 5.3.1 of the Agreement is amended to read in its entirety as follows:

It is agreed that the wastewater system may be constructed in phases along with the phasing of the construction of the project, and the City shall inspect each such phase when accepted, and thereafter operate and maintain each such phase together with all previously accepted phases of the wastewater system. Inspection of construction at each phase shall be performed by a professional engineer, duly registered in the State of New Mexico. Upon completion of construction, the engineer shall certify in writing that such inspection was performed and that the project was completed in accordance with the approved plans and specifications. Prior to the City's acceptance of any phase for dedication, the Developer shall submit to the City five (5) sets of O & M (operation and maintenance) manuals for all mechanical equipment that is part of that phase and five (5) sets of record (as-built) drawings for the phase.

8. Section 5.3.2 of the Agreement is amended to read in its entirety as follows:

Developer shall construct the wastewater system in conformity with the agreements herein and to provide the City a Construction Performance Completion Bond or other adequate financial assurances as provided in Section 14-86.3(F) SFCC 1987.

9. Section 5.4 of the Agreement is amended to read in its entirety as follows:

5.4 Off-Site Water Facilities: The Developer and the City shall design and construct the water facilities in accordance with the Water System Extension Agreement and pursuant to that letter

dated August 25, 1995, and addressed to Mr. Michael J. Henke, Director of PNM Water Services; that letter is attached to this Amendment as Exhibit "A". The Developer shall cooperate with the City with regard to dedication or transfer of the Developer-provided water facility to the City so that no portion of the cost of the water facility, including the in-kind contribution of the water tank site, will become part of the City's rate base for Santa Fe consumers. The City shall provide developer, at no cost to Developer, with easements or licenses for construction of the water facilities on and across City-owned property and City rights-of-way.

10. Article 7 of the Agreement is amended by adding the following two sections at the end thereof:

7.4 Water Service: City water service will be provided to the project in accordance with generally applicable City ordinances, the terms of this Agreement, the Water System Extension Agreement and Exhibit "A" attached hereto.

7.5 Sewer Service: Sewage disposal service will be provided to the project in accordance with generally applicable City ordinances and the terms of this Agreement.

11. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage

prepaid, addressed as follows:

If to the City:
Mayor
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

With a copy to:
City Attorney
CITY OF SANTA FE
200 Lincoln Avenue
Santa Fe, New Mexico 87501

If to Tano Santa Fe Partners:
Charles D. Graham
President
WILMA SOUTH CORPORATION
780 Johnson Ferry Road, #250
Atlanta, Georgia 30342

12. Except as specifically set forth in this Amendment the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE

By: _____
DEBBIE JARAMILLO, MAYOR

Attest:

_____
CITY CLERK - YOLANDA Y. VIGIL

Approved as to legal form:

ASENATH M. KEPLER
CITY ATTORNEY

Developer:
TANO SANTA FE PARTNERS
by Wilma South Corporation, General Partner

By: _____
CHARLES D. GRAHAM
PRESIDENT

Tano Santa Fe Partners
780 Johnson Ferry Road
Suite 250
Atlanta, Georgia 30342

August 25, 1995

HAND-DELIVERED

Mr. Michael J. Henke, P.E., Director
PNM Water Services
P.O. Box 4670
Santa Fe, New Mexico 87502-4670

Re: Meeting of August 7, 1995; Northwest Quadrant Water System Extension Agreement dated May 18, 1993

Dear Mr. Henke:

This letter is intended to set forth the agreements arrived at as a result of our meeting to discuss the Northwest Quadrant Water System Extension Agreement dated May 18, 1993 ("Water Contract"). In attendance at the meeting were, yourself, myself, Tony Hurst, Emilie Dohleman, Douglas Sayre, Jorge Gonzalez, and Mike Hamman. PNM Water Services ("PNM") has approved the engagement by Tano Santa Fe Partners ("TSF") of Sayre Engineering to design, submit to bid and supervise the construction of the pump station and storage tank and of Jorge Gonzales & Associates to submit to bid and supervise the construction of the transmission mains and distribution lines for Tano Santa Fe Subdivision ("Subdivision"). TSF and PNM will employ Sayre Engineering to design the 4 million gallon water tank and pumps to City specifications in lieu of the previously approved 2.5 million gallon water tank.

At such time as TSF constructs a portion of the water line(s) in the Tano Road right-of-way to connect the Subdivision with the City's water line on Tano Road, then PNM will provide the Subdivision temporary (until such time as water is available to the Subdivision from the water system extension pursuant to the Water Contract) potable water from said 8-10 inch existing City water line. If flow and pressure is not sufficient from the line alone to provide fire protection, TSF may construct a temporary tank within the Subdivision to be filled from the same water line with coordination between TSF and PNM. Water quality past the master meter will be the sole responsibility of TSF until such time as the City accepts dedication of off-site improvements and of the Phase I and II Subdivision water system.

EXHIBIT
A

The Water Contract at page 7, paragraph 2.4, provides that TSF may provide PNM a schedule for its approval, not to be unreasonably withheld, for design and engineering of the portion of the project for which PNM has design responsibilities. The schedule proposed to PNM by TSF is four months beginning August 7, 1995, for PNM's portion of the design work. PNM has accepted and agreed to that time schedule. That means that TSF's design work and PNM's design work will be completed no later than December 7, 1995.

The City, PNM, and TSF have agreed on the route for the location of the transmission mains and distribution lines for the water extension project. Reference is made to the attached map labelled "Tano Transmission" on which the agreed upon route is marked in red. Although TSF has agreed to the route proposed, TSF does not want any delays as a result of these changes and the City has agreed to this condition. PNM agrees to exert all reasonable effort and assistance to obtain the easements for the agreed upon route by September 7, 1995, subject to normal PNM practice and policy (i.e., PNM will not be responsible for the cost of archaeological studies, environmental studies, other mitigation costs, or any other additional costs, including design costs, due to route changes). This includes assistance in obtaining agreement from Santa Fe Estates, the Gas Company, Sierra del Norte Subdivision, and any and all other affected landowners. Notwithstanding the foregoing, TSF and PNM acknowledge that (1) certain easements might not have been obtained by September 7, 1995, and (2) certain minor issues might remain unresolved in the easements that have been provided or obtained. It is agreed, therefore, that not later than September 7, 1995, PNM and TSF will jointly assess the feasibility of the proposed route marked in red ("Preferred Route") on the referenced attachment, and that, at TSF's option, PNM will either (1) proceed with its design and engineering for the Preferred Route or (2) proceed with its design and engineering for a route selected by TSF from the alternatives indicated on the referenced attachment.

If this letter accurately reflects the agreements of our meeting, it is requested that you sign the letter below and return it to me in the envelope provided. Thank you for your cooperation.

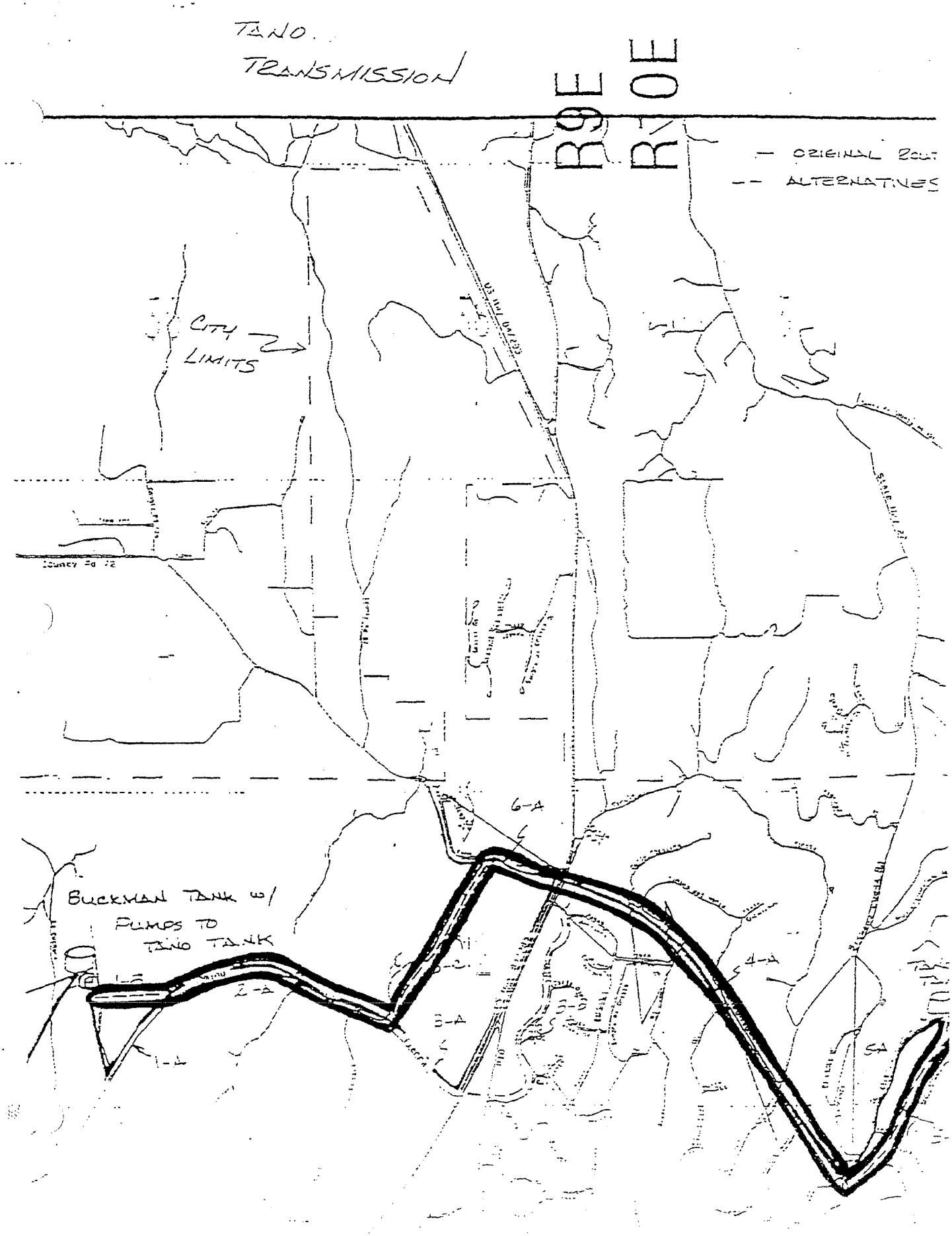
It is acknowledged by TSF that PNM's agreements herein contained are subject to approval by the City.

Sincerely,

Malcolm Dunlevie

cc: Mr. Patricio Guerrortiz, Director of Public Utilities
Mr. Tony Hurst, Manager, Customer Service Engineering, PNM
Ms. Emilie B. Dohleman, P.E., PNM
Mr. Mike Hamman, Public Works Department, City of Santa Fe
Mr. Douglas M. Sayre, Sayre Engineering
Mr. Jorge Gonzalez, Jorge Gonzalez & Associates, Inc.
Ms. MaryLiz Geffert, Esq.

Mr. Michael J. Henke, P.E., Director
PNM Water Services


TANO TRANSMISSION
R3E
R4E
— ORIGINAL ROUT
-- ALTERNATIVES
CITY LIMITS
BUCKMAN TANK W/ PUMPS TO TANO TANK
1-A
2-A
3-A
4-A
5-A
6-A

ITEM # 04-0679

AMENDMENT NO. 3
TO 1993 ANNEXATION AND DEVELOPMENT AGREEMENT
BETWEEN MONTE SERENO, LLC AND THE CITY OF SANTA FE

This AMENDMENT NO. 3 dated Aug. 25, 2004, ("Amendment") is made to that certain Annexation and Development Agreement between the City of Santa Fe, New Mexico, a municipal corporation (hereinafter "City") and Monte Sereno, LLC, a Colorado limited liability company, successor in interest to Tano Santa Fe Partners (hereinafter "Developer") dated May 5, 1993, (the "Agreement") as amended by Amendment No. 1 dated July 27, 1994 and Amendment No. 2 dated October 11, 1995 (the "Amendments").

Pursuant to Section 11.19 of the Agreement, for good and valuable consideration and upon mutual agreement of the City and the Developer, the Agreement is amended as follows:

1. **Section 5.3 of the Agreement is amended to read it its entirety as follows:**

5.3 Wastewater Disposal System: The Developer shall design and construct a wastewater collection system that can incorporate the use of gravity sewer as well as low and high pressure sewer as needed to provide sewer service to the development. This system will connect to the City's existing gravity flow sewer system. The entire system and all manufacturers and suppliers of components and parts for the sewer collection system are subject to approval by the City Public Utilities Department. Upon completion and inspection and approval by the City, the City agrees to accept permanent dedication of the sewer system. The City shall then commence operation of and assume responsibility for maintenance of the permanent sewer system, in conformity with the manufacturers' guidelines and all applicable federal, state and local standards. The City acceptance of the sewer system will be in phases as the development is built out. The sewer system to be accepted by the City includes the two permanent lift stations with all their appurtenances, the force main system, the low pressure main system and the gravity main system, but excludes the sewer service lines and the grinder pumps.

The property owner is responsible for repairs and maintenance of their entire sewer service line from the public mainline to the residence. Any temporary sewer system needed due to phasing shall be the responsibility of the Developer to own and maintain. The Developer agrees to provide the City with all manufacturers' warranties for mechanical components of each phase of the system for a period of one-year following acceptance of the completed phase by the City.

The Developer shall establish an operation and maintenance fund in the amount of $30,000 prior to the City accepting permanent maintenance of the lift stations. The fund shall remain at a level of $30,000. The purpose of this fund is to pay for all costs associated with operating and maintaining both lift stations. The City and the Developer will establish an operation and maintenance agreement for the lift stations.

2. Section 11.12 of the Agreement is amended to read in its entirety as follows:

11.12 Notices: Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been given if personally delivered or 72 hours after being placed in the United States mail, registered or certified, postage prepaid, addressed as follows:

If to the City:	Mayor City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
With a copy to:	City Attorney City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87501
If to Monte Sereno, LLC:	Don Beauregard HMB Partners, Inc. 88 Steele, Suite 300 Denver, CO 80206

3. Except as specifically set forth in this Amendment and Amendments numbers 1 and 2, the Agreement remains and shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 3 to the Annexation and Development Agreement dated May 5, 1993, as amended, as of the date first above written.

CITY OF SANTA FE:

BY: _____
LARRY A. DELGADO, MAYOR

Attest:

_____
YOLANDA Y. VIGIL, CITY CLERK

Approved as to legal form:

_____
BRUCE THOMPSON, CITY ATTORNEY

MONTE SERENO, LLC,
a Colorado limited liability company
By: Cascades Denver Corporation,
a Delaware corporation, its manager

BY: _____
DONALD E. BEAUREGARD,
Chief Financial Officer

(1)

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEW MEXICO

TANO SANTA FE PARTNERS, a California Limited Partnership,

Plaintiff,

vs.

NO. CIV 90-1033 JC/WWD

THE CITY OF SANTA FE, NEW MEXICO, a municipal corporation, THE CITY COUNCIL, its governing body, and THE DEVELOPMENT REVIEW COMMITTEE, a municipality planning commission of the City of Santa Fe,

Defendants.

SETTLEMENT AGREEMENT

Defendants the City of Santa Fe, New Mexico, the City Council and the Development Review Committee, joined by Plaintiff Tano Santa Fe Partners (collectively, the "Parties"), through their respective, authorized counsel of record, desiring to settle and compromise all disputed claims, and causes of action in the above-captioned case, do hereby agree for purposes of that settlement and compromise and without any admission of actionable wrong by any Party as follows:

1. The Parties stipulate and agree to entry of the proposed Consent Decree attached hereto as Exhibit A and that the findings of fact and conclusions of law contained in the Consent Decree shall be effective and binding only upon entry of that decree.

2. Tano Santa Fe Partners ("Tano") has a vested right to develop the Property in accordance with the PRRC zoning and the City of Santa Fe ("City") ordinances

governing approval of the revised Master Plan, preliminary development plan, and preliminary subdivision plat shall be the City ordinances in effect on April 1, 1990. The City shall not consider a change in zoning without Tano's consent. The Annexation Agreement was in full force and effect at the time Tano purchased the Property and continues to be in full force and effect and Tano and its successors and assigns possess the right to use, enjoy, and develop the Property in accordance with the land uses specified in the PRRC zone and with the density and intensity of commercial use set forth in the Annexation Agreement.

3. The City agrees to approve the revised Master Plan, preliminary development plan and preliminary subdivision plat submitted to the City in 1990 as modified in this Settlement Agreement (hereinafter referred to as the "1990 Plan") within 30 days of the entering of the Consent Decree. Approval of the 1990 Plan shall incorporate negotiated items set out in paragraphs 10 through 25 of this Settlement Agreement. Tano shall provide the proposed modifications to be incorporated into the 1990 Plan to the City within 15 days after the entering of the Consent Decree.

4. The City and Tano agree to execute an Amended Annexation Agreement within 30 days of the entering of the Consent Decree. The Amended Annexation Agreement shall incorporate negotiated items set out in this Settlement Agreement as well as other matters to which the Parties may agree.

5. The City shall notice a public hearing set for the purpose of approving the 1990 Plan. The notice shall announce that the litigation between the Parties has been settled, that the Court has entered a consent decree, and that the City intends to approve

the 1990 Plan with various changes to be discussed at the public hearing. Formal approval of the 1990 Plan shall be granted by the City Council on the date of the public hearing specified in the notice of public hearing. This date shall be not later than 30 days after the entering of the Consent Decree.

6. Tano waives any claims to damages, interest, attorneys' fees or costs upon entry of the Consent Decree.

7. The Federal District Court shall retain jurisdiction over the performance by the parties of the obligations set forth in this Settlement Agreement. If, for any reason, an Amended Annexation Agreement is not executed and the 1990 Plan approved as provided for in this Settlement Agreement, the parties agree that the Court shall have jurisdiction and full power and authority to enforce the Settlement Agreement, including finally resolving any differences between the parties with respect to the Amended Annexation Agreement and approval of the 1990 Plan. Having resolved any remaining differences between the Parties with respect to the 1990 Plan the Court shall further have the authority to direct the City to approve the 1990 Plan and direct the parties to execute an Amended Annexation Agreement.

8. Upon execution of this Settlement Agreement the Parties shall apply to the Court for a consent decree dismissing the litigation between the Parties with prejudice and providing that the sole and only remedy of the Parties shall be to enforce this Settlement Agreement.

9. Paragraphs 10 through 25 of this Settlement Agreement contain agreements of the Parties which shall be incorporated in the Amended Annexation Agreement. These

agreements were negotiated by representatives of the parties and are also set forth in a memorandum titled "Tentative Points of Agreement between the City of Santa Fe and Tano Santa Fe Partners Regarding Settlement of Litigation" dated September, 1992.

10. Respecting lots and cluster units:

Tano shall be entitled to a development right of 322 single-family lots and cluster units to be constructed on the property. Single-family detached lots shall not exceed 276 lots. Cluster units may be increased from the 46 cluster units shown on the Master Plan dated June 1990, provided that single-family detached lots are reduced accordingly. Tano shall have the right to reduce detached units and increase cluster units on future applications for their Preliminary and Final Development Plans.

11. Respecting escarpment district matters:

Tano agrees to re-site six building sites in lots located at the south end of the property in the ridgetop district of the Escarpment District to remove building sites from ridgetops (Lots 1, 2, 15, 17, 22 and 23); Lots 149, 150 and 152 shall be re-platted to move building sites to the west side of the road. Cluster B shall be redesigned to move the units westerly on the ridgetop. Lots located elsewhere within the property and located within the Escarpment District as shown on official City maps for the property shall be retained. All building sites located within these portions of the Escarpment District shall be allowed by the City, provided covenants are placed on these lots that require construction to conform with all design requirements established by the City's Escarpment District Ordinance enacted February 26, 1992, other than provisions applicable to siting.

12. Respecting provisions for a fire substation:

a. Tano agrees to dedicate a site of approximately one (1.0) acre located south of the entry to Tano Santa Fe from US 84/285 for construction of a municipal fire substation. Tano further agrees, upon official action by the City Council and written notice to Tano of that action requesting construction of a fire substation on the fire station site, that they will undertake design and construction of a fire substation on the site to serve Tano Santa Fe and other properties located within a designated service area at an amount not to exceed $450,000 for the design and construction project. Tano shall be entitled to reimbursement for portions of the cost of designing and constructing the fire station attributable to properties located outside Tano Santa Fe and located within the service area. Reimbursement shall be based on a pro rata allocation of development within the service area over a ten year period after completion of the fire station. The specifics of the allocation shall be based on a formula agreed to between the Parties.

b. It is understood between the Parties that the City shall have the right to provide design services for the fire station project. Tano reserves the right to approve exterior architectural elements of the project prior to finalization of plans and initiation of construction. Construction of the fire station shall be commenced prior to the recording of the Phase II plat of the Tano Santa Fe project, and thereafter diligently completed within 24 months.

13. Following approval of this Settlement Agreement and entry of the Consent Decree by the Court the City Council shall set a public hearing. The public hearing shall be for the purpose of adopting and implementing the modified Master Plan and Amended

Annexation Agreement in accordance with the Consent Decree.

14. Respecting phasing plan:

Tano agrees to submit a phasing plan as part of the Settlement Agreement, for implementation of platting and development plans at Tano Santa Fe. The phasing plan shall include four phases. Subphasing within the major phases of the project shall be allowed by the City. Phasing plans shall reflect an orderly and coordinated implementation of the Preliminary Development Plans approved by the City pursuant to this settlement; and shall provide for a coordinated installation of roads, utilities, drainage structures and other infrastructure improvements required to serve the detached lots, cluster units and hotel development contemplated for each phase of the project. All onsite and offsite infrastructure shall be specified for each phase of development. The loop road connecting US 84/285 to San Juan Ranch Road shall be built during Phase II of the project.

15. Respecting parks and open space:

a. Tano agrees to expand the trail system shown on the Master Plan and Preliminary Development Plan for Tano Santa Fe, dated July 1990, to extend the trail system into areas located in the southeast and southwest portions of the site; and to provide trail access from the main entrance of Tano Santa Fe at US 84/285 to the San Juan Ranch Road entrance at the south end of the property. A loop trail shall be completed in Phase II of the project.

b. Tano agrees to provide trail easements for all trails established within Tano Santa Fe.

c. Trail easements will initially be dedicated by Tano to the Tano Santa Fe Homeowners Association. They shall subsequently be dedicated, upon request by the City, to the City for ownership and maintenance.

d. Until such time as the trail system within Tano Santa Fe is dedicated to the City, Tano agrees to pay park and open space impact fees according to the schedule established by the City Impact Fee Ordinance in effect as of September 1992. The City shall provide a rebate for prepaid park impact fees upon dedication of the trail system to the City and the City's acceptance of the system.

16. Respecting a wastewater disposal system:

a. Tano agrees to construct an onsite wastewater disposal system that meets the requirements of the New Mexico Environment Department. It is agreed that the preferred design shall not require an NPDES permit.

b. The design of the facility may include a single wastewater treatment plant or multiple facilities serving different areas of the Tano Santa Fe site. Final design of the wastewater treatment system shall be mutually agreed to by the Parties before Phase I final plat approval. Upon completion of the wastewater treatment facility or facilities, the treatment facilities and sewage collection lines will be dedicated to the City for ownership and operation. Tano agrees to cooperate in establishment of a wastewater assessment district by phase as plats are recorded for property owners within Tano Santa Fe to provide financing for ongoing operation and maintenance of wastewater collection and disposal facilities serving the Tano Santa Fe project.

c. In lieu of City assessments from the wastewater management district,

Tano shall establish an operating fund for the first five years of the project for operation of the wastewater treatment facilities, not to exceed $30,000 for the five-year period.

d. Dedication of the wastewater treatment facilities shall be subject to inspection and acceptance by the City based upon compliance with design standards agreed to by the Parties.

17. Respecting rezoning:

The Parties agree that should the City, following the ordering of the settlement by the Court, elect to revise repeal or amend the PRRC Ordinance, such revisions and amendments shall not adversely affect the development right of Tano to develop resort accommodations and resort-related commercial service, residential lots and units or add additional conditions to those contained within the stipulated Court order.

18. Respecting financial assurances:

The parties agree that Tano shall provide financial assurances acceptable to the City in accordance with the City's general rules and regulations for construction of infrastructure for each phase of the Tano Santa Fe project as final plats are recorded. Warranties attached to infrastructure construction shall be for a period of one year from completion of construction and acceptance or approval of the improvements by the City.

19. Respecting affordable housing fees:

a. Tano agrees that an affordable housing fee of two percent (2%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid into an escrow account to be designated by the City.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The two percent (2%) affordable housing fee shall be based on the initial sale of each lot and cluster homesite.

c. The two percent (2%) affordable housing fee shall be paid prior to issuance of the initial building permit for each lot and cluster homesite. Subsequent applications for building permits shall not be so encumbered.

d. The two percent (2%) affordable housing fee shall be paid by the applicant for the building permit. Tano shall pay the two percent (2%) fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

e. Tano shall provide written notification to the City Technical Review Division, or its successor, of the sale price of each lot and cluster homesite within Tano Santa Fe at the time of initial sale. The Technical Review Division shall be responsible for recording the sale price and calculating and collecting the fee upon initial application for a building permit.

f. Tano shall provide disclosure of the obligation for payment of the two percent (2%) affordable housing fee on the plat for each phase on Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

g. It is understood between the Parties that no affordable housing fee shall be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

h. Tano shall reserve the right to comply with any ordinance provisions

that may be available in lieu of paying this two percent (2%) fee.

i. This section applies to any residential housing built on hotel site in lieu of the hotel.

20. Respecting infrastructure:

The following understandings shall be incorporated into incorporation, processing and approval of the plans and Annexation Agreement for Tano Santa Fe:

a. Road systems shall be designed in as rural a character as possible; however, paved driving surfaces shall be required on all roadways.

b. Where engineering standards for roadway construction conflict with terrain management requirements of the City in order to accommodate the considerations of terrain, the engineering standards shall be modified (e.g. lower design speed) by the City in favor of the road design meeting terrain management requirements. However, where terrain dictates, the construction of the road network shall be allowed to exceed terrain management requirements for encroachment into natural slope, grade or cut-and-fill in order to facilitate development of a coherent and well-integrated roadway network. The goal of road design is to maintain as rural a character as reasonably possible.

These variances can be granted within the limits of safe engineering design criteria.

c. Lighting along roadways and elsewhere within the project shall be established to minimize offsite visibility. The City agrees to apply alternative standards accordingly within the limits of safe engineering design criteria.

d. The City agrees to waive curb and gutter requirements for roadway

construction as requested by Tano when not needed for surface drainage control. The Parties shall mutually agree on stabilized pedestrian facilities in lieu of concrete sidewalks.

e. Upon phased completion, the roadways shall be dedicated to the City for ownership and maintenance after inspection and acceptance by the City.

f. The City and Tano agree that the two points of access to Tano Santa Fe shall be as shown on the plans dated July 1990; and as follows:

(i) the main access shall be from US 84/285; and

(ii) the secondary access shall be from San Juan Ranch Road.

g. The City shall cooperate with Tano in establishment of its main access from US 84/285 and shall support Tano in its application to the State of New Mexico for a highway permit to construct this intersection.

21. Respecting hotel development:

a. Tano agrees that a fee equal to one percent (1%) of the gross sale price of each lot and cluster homesite within Tano Santa Fe shall be paid at the time of closing of each lot sale, such fee to be listed on the closing settlement statement, collected by the title company and disbursed to the City for deposit into an escrow account to be designated by the City for costs associated with the establishment of a crafts/business incubator facility on property to be provided by the City. The one percent (1%) fee shall increase to two percent (2%) if the following conditions occur:

(i) the building permit for a hotel has not been issued within five years from the date of this Settlement Agreement and hotel construction diligently completed thereafter and,

(ii) Tano is not obligated to build a water tank in excess of 2.5 million gallons capacity. Any such increase in the percentage of the fee shall only apply prospectively to lot sales occurring after the fee increase.

b. The Parties contemplate a total of 322 residential dwelling units be constructed at Tano Santa Fe. The fee shall be based on the initial sale of each lot or cluster building site.

c. Tano shall pay the fee based on the market value of the lot or cluster homesite if Tano builds the units themselves.

d. Tano shall provide disclosure of the obligation for payment of the fee on the plat for each phase of Tano Santa Fe, within the Declaration of Covenants, Conditions and Restrictions for Tano Santa Fe, and to the purchaser at time of initial sale of each lot and cluster homesite.

e. It is understood between the Parties that this fee shall not be charged for building permits associated with the hotel site or installation of infrastructure, including the wastewater treatment plant and water tank.

f. This fee applies to any residential housing built on the hotel site in lieu of the hotel.

g. Tano shall have the right to construct a hotel of up to 250 rooms within the hotel site designated on the Preliminary Development Plan, dated June 1990. The hotel may be planned and built in phases, may contain less than 250 rooms, may be constructed on a schedule to be determined by Tano, and may be built in multiple structures.

h. Tano may apply to the City to amend the Master Plan for the hotel site to allow for either 25 detached or a maximum of 75 attached residential dwelling units in lieu of the Hotel Development and pursuant to a separate development plan for this tract. The architecture and architect for the hotel site shall be selected by Tano.

22. Respecting the water tank:

The City shall cooperate in the provision of easements or licenses, at no cost to Tano for construction of the offsite water system improvements on City-owned property. Tano shall construct a water tank with a capacity of 2.5 million gallons capacity.

23. Respecting ordinances applicable:

Approval of final development plans and final plats, the issuance of all permits, licenses and other City approvals required for subdivision and improvement of the project including but not limited to those governing density, permitted uses, growth management, environmental considerations, terrain management, escarpment district requirements, soil conservation, pollution control, historic and archeological preservation, other environmental and land use matters, and design criteria shall be governed by City codes and specifications in effect on April 1, 1990; provided, however:

a. this does not preclude application to the property of changes in City laws, regulations, plans or policies pertaining to the above matters which are specifically mandated and required by changes in state or federal laws or regulations;

b. general applicable ordinances and regulations of this nature adopted by City after April 1, 1990, shall be applicable to the project, provided the ordinance or regulation and its application to the project:

(i) does not materially restrict or defeat the basic development rights granted in the Amended Annexation Agreement (e.g., land uses, density, basic project layout, road systems, etc.) and in the approved Preliminary Development Plan and Preliminary Plat;

(ii) is applicable Citywide to all comparable commercial or residential development as the case may be; and

(iii) operates prospectively only;

c. and the City's Impact Fee Ordinance which was effective April 1, 1991 applies to entitlements pertaining to project, and future ordinances establishing fees for subdivision or improvement of land shall be applicable as are in effect at the time the entitlement is granted, provided that the fee ordinance:

(i) is applicable City-wide to all similar developments;

(ii) does not pertain to the same entitlement or condition for which another fee is payable under the Amended Annexation Agreement;

(iii) operates prospectively only;

(iv) in no event shall the Tano Santa Fe project be subject to any fee (including impact fee) for a City service which Tano is required to establish or otherwise pay for under the Amended Annexation Agreement, including wastewater treatment, park and open space, but only after owner dedicates an improved trail system per the Preliminary Development Plan and Preliminary Plat (which City will accept), fire protection, and capital cost of water system;

d. the Escarpment Ordinance enacted on February 26, 1992 is

applicable only as follows:

(i) in the final plat, lots 147, 148, 152 shall be re-platted to place building sites on the West side of the road and lots 1, 2, 15, 17, 22 and 23 shall be re-platted and/or merged so that either (a) a ridgeline building envelope is created to preclude visibility of structures as viewed from Highway 84/285 and so that structures do not protrude above the ridgeline, or (b) alternate building sites off the ridgeline are established for these lots;

(ii) as to all other lots in the escarpment district, the provisions limiting building sites are not applicable but all other provisions of the ordinance shall apply (e.g., height limitation, landscaping, coverage, colors, etc.);

(iii) as to all other ridgeline lots in project not in the escarpment district, development shall be controlled by a homeowner association per constraints of the Declaration of Covenants, Conditions and Restrictions submitted with Tano's 1990 Plan as these Conditions and Restrictions may be amended with approval of the Development Review Committee at time of final plats approval. Tano retains right to 322 lots (276 detached) so that if by replatting to meet the above condition lots are deleted, they may be replaced with lots elsewhere in the project.

e. Tano shall comply with all requirements of terrain management as to all residential lots, there being no obligation of the Development Review Committee or the or City Council to give any variance, but variances may be given for roads as provided in paragraph 20 herein.

24. Respecting general provisions as to clarity, certainty, completions and cooperation:

a. The Parties shall execute the Amended Annexation Agreement. The Amended Annexation Agreement shall give Tano vested rights to develop per the concurrently approved 1990 Plan. Terms of the Amended Annexation Agreement shall prevail over conflicting terms of 1985 annexation agreement, as amended in 1987, and of all submittals made with respect thereto.

b. When approved the 1990 Plan shall establish, subject to all other terms and conditions of the Amended Annexation Agreement:

(i) the location of all road rights-of-way, a preliminary grading and drainage plan for roads, and location of utility easements;

(ii) the boundaries or lot lines of each detached single family lot and open space areas within the project;

(iii) a building site for each detached housing lot;

(iv) the boundaries and preliminary building footprint for the hotel site and cluster home compounds; if Tano wishes to change the building footprint as shown on the approved Preliminary Development Plan and Preliminary Plat for these sites, Tano, at any subsequent date, shall apply for an amended Preliminary Development Plan for the various improvements on the hotel site and cluster housing site or sites, to be heard and approved pursuant to the Amended Annexation Agreement and applicable ordinances; if no material change is to be made, Tano shall file for a final plat and development plan for the hotel site and cluster housing site.

c. Within one year after execution of the Amended Annexation Agreement, Tano shall, at a minimum, apply for final plat approval for Phase I of

subdivision; thereafter Tano may apply for additional final plats according to Tano's phasing plan; City agrees to continually and diligently process each final plat application and agrees that the sole issue for final plat approval is whether the plat substantially conforms to the approved Preliminary Development Plan, Preliminary Plat and applicable ordinances as defined in this Amended Annexation Agreement;

(i) final development plans can be submitted at any time and in phases and need not be submitted with a final plat (e.g., a final development plan for cluster housing can be submitted concurrently with or after submittal of final plat for cluster housing and/or in advance of, and separate from, the final development plan for the hotel site); the City agrees to continually and diligently process each application for final development plans in accordance with applicable ordinances as defined in the Amended Annexation Agreement; no individual residential lot may be offered for sale until the City approves a final plat for the phases which incorporates that lot;

(ii) infrastructure shall be built in four phases from north to south on the property; construction of infrastructure within a phase, and for infrastructure work outside that phase as necessary to service improvements in that phase (e.g., roads, water and sewer lines) shall proceed only after the final plat is recorded for that phase; Tano may request a change in phasing as part of processing final plats and the Development Review Committee shall approve based only on reasonable standards as necessary to protect public health, safety and welfare, and not at its discretion (the City recognizes that the timing and sequence of infrastructure construction will depend to some extent on economic conditions and the rate at which inventory is absorbed by the

market).

d. Tano's Tano Santa Fe project is a private development; the City has no ownership or management interest in the project; nor responsibility to third parties concerning any of said improvements until such time as the City accepts, by deed of dedication, infrastructure to be maintained by the City, but the parties agree:

(i) to generally cooperate with each other in Tano's implementation and build out of the project pursuant to the Amended Annexation Agreement and Preliminary Development Plan and Preliminary Plat and to perform their respective duties and obligations and assert and enforce their respective rights under the Amended Annexation Agreement in good faith and with due diligence as required to implement the Amended Annexation Agreement;

(ii) from time to time, to execute and deliver such instruments, assignments, conveyances, documents, confirmations, estoppel certificates and assurances and take such further actions as the other party may reasonably request to perform its respective obligations under the Amended Annexation Agreement or to confirm and acknowledge to such other party the rights intended to be created by the Amended Annexation Agreement (but nothing herein, express or implied, is intended to confer upon any person other than the Parties hereto and their respective successors and assigns, any rights or remedies under or by reason of the Amended Annexation Agreement;

(iii) in the event the Amended Annexation Agreement or any provision thereof or the approval of the Preliminary Development Plan and Preliminary Plat

or any final development plan or plat is challenged in a court of law by a person or persons not a party to this Settlement Agreement, the City and Tano shall (a) intervene if not named a party; (b) employ counsel to defend their rights either separately or jointly as the Parties may determine is appropriate; (c) to share equally the costs of litigation; and (d) to do all other things reasonably necessary to protect and defend the validity, enforceability and effectiveness of the Amended Annexation Agreement;

(iv) In the event of litigation between the City and Tano concerning any matter arising out of the Amended Annexation Agreement or the approved Preliminary Development Plan and Preliminary Plat or the rules, regulations and ordinances of the City applicable to the project, reasonable attorneys' fees and costs of the prevailing party shall be paid by the unsuccessful party;

(v) if any obligation of either party under the Amended Annexation Agreement shall be made essentially impossible of performance by reason of an act of God, or the elements, shortage or unavailability of necessary materials, supplies, or labor, shortages or interruptions of transportation facilities, or because of applicable federal or state governmental regulations or restrictions, judicial order, or other cause beyond the party's control, then in such event the time for performance of the obligation of the party shall be extended as mutually agreed to by the Parties.

25. Tano shall withdraw and not refile the revised Master Plan, preliminary development plan and preliminary plat submitted to the City for consideration and approval in 1991.

CITY OF SANTA FE, NEW MEXICO

By: _____
Phil Griego, Mayor Pro Tem

This settlement was approved at an open meeting of the Santa Fe City Council on the 17th day of September, 1992.

By: _____
Frances C. Romero, City Clerk

APPROVED:

CIVEROLO, HANSEN & WOLF, P.A.

By: _____
ROSS L. CROWN
THOMAS P. GULLEY
500 MARQUETTE, N.W., SUITE 1400
ALBUQUERQUE, N.M. 87102
(505) 842-8255
ATTORNEYS FOR DEFENDANTS

TANO SANTA FE PARTNERS

By: Wilma South Corporation
General Partner

By: _____
Charles Graham, President

APPROVED:

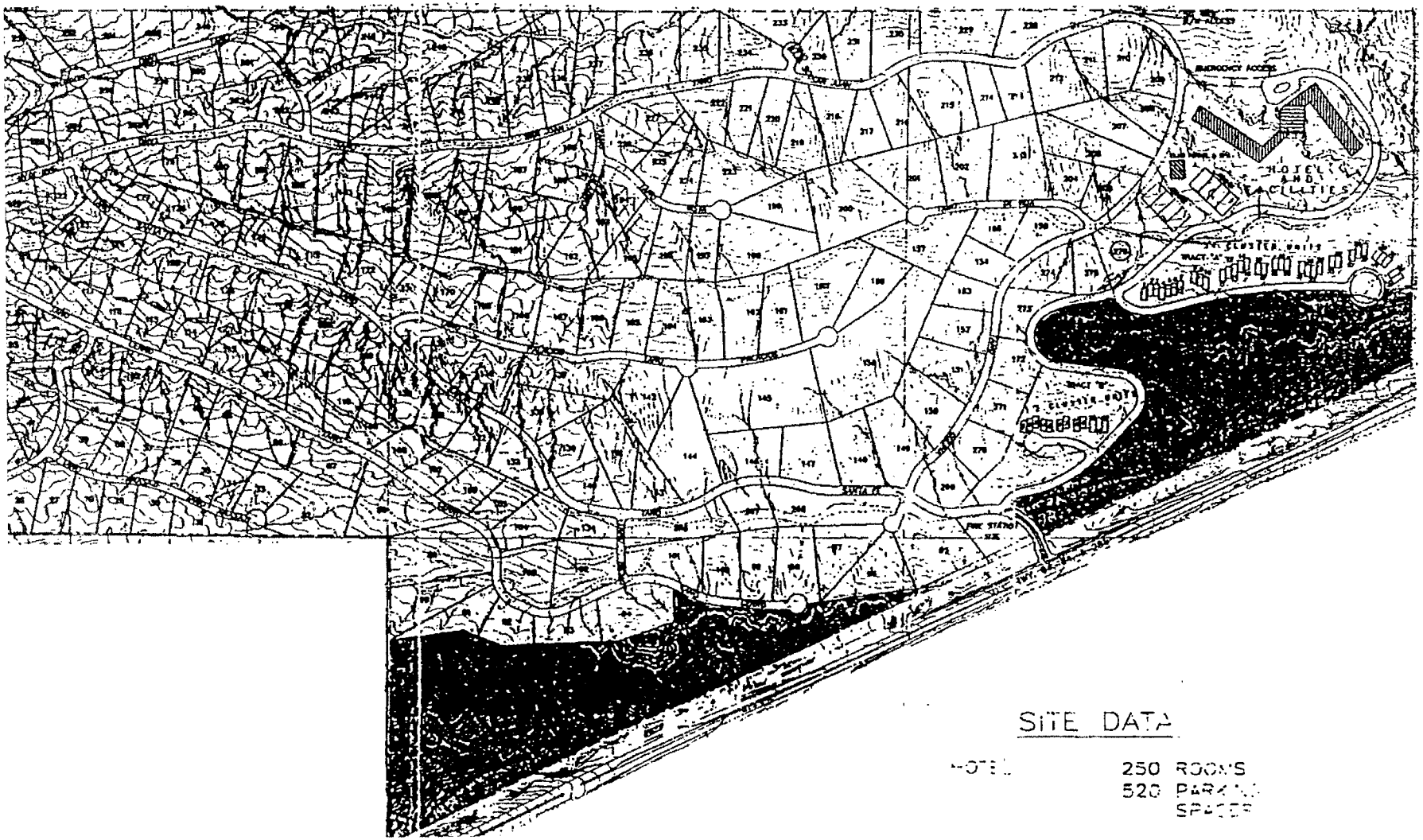
HINKLE, COX, EATON
COFFIELD & HENSLEY

By: _____
JOHN J. KELLY
HOWARD R. THOMAS
STEPHANIE LANDRY
500 MARQUETTE, N.W., SUITE 800
ALBUQUERQUE, NEW MEXICO 87102
(505) 768-1500
ATTORNEYS FOR PLAINTIFF

EXHIBITS

Exhibit A	Consent Decree

09-21-1992 09:50 5057681529 HINKLE LAW P.03



SITE DATA

HOTEL 250 ROOMS
520 PARKING SPACES

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

May 15, 1996

Tano Santa Fe Partners
c/o Mr. Charles D. Graham, President
Wilma South Management Corporation
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Re: Inapplicability of Section 14-82.5 *SFCC 1987* to Tano Santa Fe Subdivision

Dear Mr. Graham:

Based upon the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, ("Settlement Agreement") and the Consent Decree in the same matter which decree ratified and approved the Settlement Agreement and pursuant to Section 11.11 of the 1993 Annexation and Development Agreement between Tano Santa Fe Partners and the City of Santa Fe ("Annexation Agreement"), this letter is intended to give you further assurances and confirmations regarding the status of the Annexation Agreement and certain interpretations of its terms. We understand this letter will be relied upon by your partnership and/or new investors or owners and/or lenders providing funds for the Tano Santa Fe Subdivision.

Section 14-82.5 *SFCC 1987*, enacted by the City in 1992, is inapplicable to the Tano Santa Fe Subdivision based upon the explicit terms of the Settlement Agreement and the Annexation Agreement, and the City of Santa Fe will not apply Section 14-82.5 *SFCC 1987* to the Tano Santa Fe Subdivision.

Sincerely,

David Coss

David Coss
City Manager

Above acknowledged By:
WILMA SOUTH CORPORATION,the sole General Partner of TANO SANTA FE PARTNERS

By: _____ Dated: 5/31/96
Charles D. Graham, President

14-82.5 Time Limits for Preliminary and Final Subdivision Plat Approvals.

A. As per subsection 14-82.3C, preliminary plat approvals shall become null and void unless a final plat application is submitted within twelve (12) months of the preliminary plat approval by the planning commission; however, that in any application which provides for more than one (1) phase, the developer shall include a phasing schedule showing required dates of final plat approval for each phase. If the phasing schedule is complied with, then preliminary plat approval shall not become void as provided for above in this section.

B. For all subdivision plats approved or conditionally approved after December 31, 1992, the final subdivision plat shall be recorded within two (2) years of the planning commission's approval or conditional approval, otherwise the planning commission shall decide whether to rescind such approval.

C. All conditions of final plat approval shall be completed within two (2) years of the planning commission's approval or said approval shall become null and void unless an extension is applied for in writing and approved by the planning commission. The final plat shall be recorded within thirty (30) days of the date all conditions are substantially satisfied. (Ord. #52-1992, §4; Ord. #1994-30, §22)

14-83 TERRAIN MANAGEMENT REGULATIONS.

Subdivisions shall comply with terrain management regulations as set forth in Section 14-90 of this chapter. (Ord. 1988-29, §§1, 2)*

14-84 DESIGN STANDARDS.

14-84.1 Streets. The following standards for streets shall apply to all subdivisions except for inheritance and family transfer subdivisions, the design standards for which are set forth in the SFCC 1987:

A. Where a subdivision abuts or contains an existing or proposed arterial street, the planning commission may require marginal access for collector or local streets, reverse frontage with screen planting or walls contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

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*__Editor's Note:__ Subsections 14-83.1 through 14-83.10 previously contained herein have been repealed in entirety by Ordinance No. 1988-29, §1.

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

17 90

October 6, 2005

Al Lilly
Santa Fe Planning Group, Inc.
P.O. Box 1761
Santa Fe, NM 87504

RE: Monte Sereno Letter from Al Lilly dated September 14, 2005

Dear Al:

In response to your letter dated September 14, 2005, I concur with your conclusions.

1. Building can occur anywhere within the "buildable site" as delineated on the plat, without having to meet the current terrain management requirements of a maximum of 50% in the 20-30% slope range.
2. All lots are subject to current City Code regarding architectural and landscape requirements, including any construction in the Escarpment Overlay District.
3. The "Side by Side" Master Plan, once approved by the City, will show lot numbers, lot configurations, buildable sites and the Escarpment District Overlay District boundaries for Phases 1 and 2 compared to the original 1992 Master Plan. It is understood that as part of the Phase 1 and 2 development plan set, the buildable sites were modified from the 1992 Master Plan in order to remove 30% slopes (based on more detailed slope analysis) and to respond to the changes of lot configurations.
4. Any building proposed to occur outside the "buildable site" can only be permitted once a variance is obtained. Site improvements such as walls, driveways, parking and landscaping, are permissible and are subject to the current applicable City Codes.
5. Anne Lovely, Assistant City Attorney agreed with your interpretation of the meeting held September 12 between herself, yourself and Ted Bolleter, City Fire Marshall.

In addition, all building permit submittals must meet the current City Code requirements. Based on our review of several permits that have already been submitted, certain required items were not included. The following will need to be included for every application:

- City approved Side by Side Master Plan
- Certified slope and topography
- Overlay of the building footprint on the slope analysis and topography
- Stormwater to meet City Code
- Site grading plan

If you have questions, or want to discuss this information further, please do not hesitate to contact me at 955-6580.

Sincerely,

Jim L. Salazar, Director
Permit and Development Review Division

cc: Anne Lovely, Assistant City Attorney
Ted Bolleter, City Fire Marshall
Anne McLaughlin, Planning and Land Use Department Director
Ellery Biathrow, Engineering Supervisor
Wendy M. Blackwell, Senior Planner

SANTA FE PLANNING GROUP, INC.
P.O. BOX 1761
SANTA FE, NM 87504
(505) 988-1129, FAX 983-6785

Date: September 14, 2005

FAX MEMORANDUM

To: Wendy Blackwell
Land Use Dept., City of Santa Fe

From: Al Lilly

Re: Monte Sereno

Dear Wendy:

Pursuant to Nancy Long's letter to Jim Salazar regarding terrain management, and pursuant to your telephone conversation last month with Clif Walbridge regarding individual lot development, please note the following:

1. On August 31st we met with Anne Condon, Anne Lovely, and Jim Salazar to discuss terrain management issues relating to individual lots at Monte Sereno. The outcome of that meeting was a mutual understanding that as per the terms of the Annexation and Development Agreement and as per the language on the recorded plat (note #16); construction may take place on all approved "Building Sites" outside of the Escarpment District without restriction, even if a portion of the lot is within the Escarpment District. This means that any applicant for a building permit can build anywhere within the "Building Site" delineated on the plat without concern for the 20-30% slopes. No building shall take place on slopes in excess of 30%. It should be noted that none of the approved "Building Sites" for Monte Sereno included slopes in excess of 30%.
2. All lots are subject to current City Code regarding architectural and landscape requirements. This includes the architectural and landscape limitations relating to any construction within the Ridge-top Escarpment District.
3. We have provided you with a "Side by Side" Master Plan, providing a copy of the current master plan along side of the 1992 master plan (this plan was approved as part of the Annexation and Development Agreement). Lot numbers for Phases 1&2 have been labeled on the current plan for an easy visual comparison with the 1992 plan. As requested, this plan will be made available for all lot owners to include with their submittal for a building permit.

4. As per Note # 8 on the recorded plat, all construction of residences or other buildings (out-buildings) must occur within the approved "Building Sites." Therefore, the proposed house (or building structure) cannot "wiggle" outside of the approved "Building Site" without a variance from the Architectural Control Committee for Monte Sereno and without special approval from the Land Use Department. Site improvements (such as site walls, driveways, parking and landscaping) outside of the approved "Building Sites" are permissible, and are subject to City staff review according to current City Code.
5. On September 12, we met with Anne Lovely and Fire Chief, Ted Bolliter, to discuss fire access and driveway specifications. It was determined that Monte Sereno is not subject to the latest edition of NFPA 1 (2003) and the Chief would be evaluating driveways based on an earlier edition (possibly the 1988 Edition of NFPA 1). It was also determined that the Fire Chief has some latitude in evaluating the emergency access requirements for lots based on individual circumstances, and that the installation of an in-home fire suppression system would provide some flexibility in access requirements. Both parties recognized that fire access regulations would likely require more extensive driveway grading and construction (turn-arounds, walls, parking) outside of the approved Building Sites.

We hope that this answers your questions regarding review of building permit applications for individual lots at Monte Sereno. If you have further questions, please do not hesitate to contact me.

Sincerely,

Al Lilly

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

January 3, 2006

Mr. Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: **Water Rights Transfer Ordinance and the Monte Sereno Subdivision**

Dear Mr. Beauregard:

Section 14-8.16 SFCC 1987, enacted by the City of Santa Fe on July 27, 2005 (Ordinance 2005-29), entitled "An Ordinance Creating a New Section 14-8.16 SFCC 1987 Requiring Water Rights Transfers to the City of Santa Fe for New Development" is inapplicable to Monte Sereno based upon the terms of the Settlement Agreement in *Tano Santa Fe Partners v. City of Santa Fe, et al.*, dated September 17, 1992.

Subsequent to the enactment by the City of Santa Fe of the Water Rights Transfer Ordinance 2005-29, an administrative review was undertaken of the prior litigation and the terms of the Settlement Agreement between the City and Tano Santa Fe (current owner is Southwest Lifestyle Concepts, LLC represented by Mr. Don Beauregard). The review included an analysis of the Settlement Agreement and related litigation documents.

The administrative review was conducted by the City Attorney's Office and the Sangre de Cristo Water Division. Upon the recommendation of counsel the Sangre de Cristo Water Division has concluded that Ordinance 2005-29 does not apply to the Monte Sereno project because of the specific terms of the Settlement Agreement.

The Monte Sereno project owner, developer, agent and attorney concur with the advice of the City Attorney's Office and the conclusion of the Planning and Land Use Department and Sangre de Cristo Water Division that the Water Budget Administrative Ordinance, Section 14-8.13 SFCC 1987, does apply to the project and that the Monte Sereno project will offset all water demand through the retrofit program and its provisions.

Sincerely,

Galen M. Buller
Sangre de Cristo Water Division Director

James H. Montman
Public Utilities Department Director

Mike P. Lujan
City of Santa Fe Manager

cc: A. Kyle Harwood, Assistant City of Santa Fe Attorney
Nancy Long, Long, Pound & Comer, LLC

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

November 2, 2007

Don Beauregard
Southwest Lifestyle Concepts, LLC
88 Steele, Suite 300
Denver, CO 80206

RE: Fulfillment of Final Obligations under Northwest Quadrant Water System Extension Agreement Effective May 18, 1993, as amended (the "Agreement")

Dear Mr. Beauregard:

This letter is intended to give Southwest Lifestyle Concepts, LLC ("SLC") assurances and confirmations respecting the Agreement and the affected Monte Sereno development as approved pursuant to the Annexation and Development Agreement dated May 5, 1993. All capitalized terms used herein are as defined in the Agreement. We understand that this letter will be relied upon by your company, your assigns, and/or your investors and lenders.

Amendment Number 5 to the Agreement (attached hereto as Exhibit "A") provides for the completion of SLC's obligations under the Agreement including construction of the Facilities as now defined pursuant to Amendment Number 5 (Section 1.17) and for a cash contribution (Section 3.4) to the City of Santa Fe (the "City"), among other revisions.

This letter is intended to provide you with the assurance that at that point in time when SLC provides the requisite financial assurance to the City for its obligations under the Agreement for construction of the Facilities—the variable frequency drive pump station—SLC shall have no further off-site infrastructure obligations in order to receive water service for the Monte Sereno development. Furthermore, the City agrees to verify this satisfaction by SLC of the Agreement by promptly granting approvals with regard to water service for plats and plans for the Monte Sereno development. Both parties acknowledge that SLC is required to make cash contributions pursuant to the terms of Amendment Number 5 but that those future payments shall not delay the approval of SLC plats and plans.

Sincerely,

Galen Buller
City Manager

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

August 18, 2015

Nancy R. Long
Long, Komer & Associates, P.A.
2200 Brothers Road
Santa Fe, NM 87502

RE: Monte Sereno Development; Request to Extension to term of Annexation & Development Agreement dated May 5, 1993

Dear Ms. Long:

This letter is written in response to Southwest Lifestyle Concepts, LLC's (the "Developer") request to exercise its option under Section 11.13 of the Annexation & Development Agreement dated May 5, 1993, as amended ("Agreement"), to renew the term of the Agreement for an additional term of five years, such that the Agreement will expire on May 5, 2023.

Via this letter, the City grants the Developer's request, effective immediately, to extend the term of the Agreement so that the expiration date of the Agreement is now May 5, 2023.

Sincerely,

Javier M. Gonzales
Mayor
City of Santa Fe, New Mexico

ITEM # 15-0848

AGREEMENT
BETWEEN SOUTHWEST LIFESTYLE CONCEPTS, LLC
AND THE CITY OF SANTA FE

This Agreement is made this 19 day of August 2015, between Southwest Lifestyle Concepts, LLC, a Colorado limited liability company ("SLC"), and the City of Santa Fe, a New Mexico municipal corporation ("the City").

RECITALS

WHEREAS, the City and SLC are parties to an Annexation and Development Agreement dated May 5, 1993, as amended ("A&D Agreement") governing the development of the Monte Sereno Subdivision in the City ("Subdivision");

WHEREAS, Section 11.13 of the A&D Agreement provides that SLC "shall have the option to renew the Agreement for an additional term, not to exceed five (5) years, upon reasonable terms and conditions to be negotiated by the parties";

WHEREAS, Sections 5.7, 5.7.1 and 5.7.2 of the A&D Agreement provides that SLC shall construct a public trail system within the Subdivision to be dedicated to the City and receive a rebate of all prepaid park impact fees upon such dedication;

WHEREAS, the City and SLC wish to remove the provision for dedicating a public trail to the City together with removing the requirement on behalf of the City to rebate prepaid park impact fees upon acceptance of such dedication;

WHEREAS, the City has, simultaneously with the execution of this Agreement, granted the extension to the term of the A&D Agreement by letter; and

WHEREAS, the parties wish to set forth the terms and conditions they have negotiated for granting the extension.

NOW THEREFORE, for good and valuable consideration, including the execution of the extension letter which will be issued by the City upon its receipt of funds in an amount as determined sufficient by the City to satisfy obligations of SLC, the sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

AGREEMENT

1. SLC will execute such documents as deemed necessary to provide that the public trails, as provided for in Section 5.1 of the A&D Agreement, will not be dedicated to the City; and that SLC will not receive a rebate of park and open space impact fees as addressed in Sections 5.1, 5.7.1 and 5.7.2 of the A&D Agreement.

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: Executed in Counterparts
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk
CC mtg. 7/29/15

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

2. The parties do not intend, by this Agreement, to affect any other terms of the A&D Agreement, which remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

SOUTHWEST LIFESTYLE CONCEPTS, LLC
a Colorado limited liability company
By: HMB Partners, Inc.,
a Colorado corporation, its manager

By: D. E. Beauregard
Donald E. Beauregard
President

CITY OF SANTA FE,
A Municipal Corporation

Executed in Counterparts
Javier M. Gonzales, Mayor

Attest:

Yolanda Y. Vigil, City Clerk

Approved as to Form:

Kelley A. Brennan, City Attorney

Approved:

Oscar S. Rodriguez,
Finance Director

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Al Lilly, Santa Fe Planning Group, Inc
PO Box 2482
Santa Fe, NM 87504

August 21, 2006

Re.

Case # S 2006-17. Monte Sereno Phase III, Parcel 3 (Phase 4) Final Subdivision Plat. Al Lilly, agent for Southwest Lifestyle Concepts LLC, requests final plat approval for 118 single- family lots and 7 tracts on approximately 305 acres. The property is zoned PRRC (Planned Residential Resort Community) and is located north of Tano Road, south of the Santa Fe Opera and west of Highway 84/285. 7 tracts of land are for a hotel and cluster units. 5 Variances are included: 1) to disturb slopes in excess of 30% for road construction; 2) to exceed the 15' maximum height for cuts or fills for road construction; 3) to disturb slopes in excess of 30% for driveways on lots 24, 27, 34, 35, 38, 39, 62, 236, 237; 4) to exceed the 15' maximum height for cuts or fills for driveway construction on lots 34 and 39; and 5) to current landscape requirements to permit the installation of native trees and shrubs in place of street trees. No development will occur for the hotel and cluster units without a final development plan. (Andrew Harnden, Case Manager)

AL Lilly:

At their July 6, 2006 meeting, the Planning Commission approved the above referenced request with the following conditions:

1. Variances shall be granted based on the finding that the requested variances are appropriate in relation to the overall development and its purposes and their impacts upon surrounding properties.
2. Address all staff redlines and review comments before recording final plans
3. Provide temporary turn-arounds at the street ends.
4. Provide a 96" diameter cul-de-sac at the termination of Entrada Monteverde at the boundary of Tract A.
5. Provide all of the necessary easements for trails and scenic overlook on the subdivision plat.

If you have any questions, or need additional information regarding this matter, please call me at 955-6954.

Sincerely,

Andrew Harnden, Planner Supervisor

Xc: Diane Quarles, Director, Planning & Land Use
Greg Smith, Acting Director, Current Planning

Long, Komer & Associates
Attorneys and Counselors at Law

Nancy Long <nancy@longpoundkomer.com>

Monte Sereno Phase 4 - STATUS

1 message

ZAXUS, RISANA B. <rbzaxus@ci.santa-fe.nm.us> Mon, Oct 26, 2015 at 11:58 AM
To: "Nancy Long (nancy@longkomer.com)" <nancy@longkomer.com>
Cc: "John Armstrong (jta@crwnm.com) (jta@crwnm.com)" <jta@crwnm.com>

Nancy –

I have received approval from staff that I requested review the construction drawings for the Monte Sereno Phase 4 project.

I have also approved an Engineer's Estimate of Cost provided by John Armstrong.

Recording of the Plat will occur after appropriate signatures are obtained, AND the financial guarantee is provided.

Mr. Armstrong will provide me the mylar construction drawings which, once the Plat is recorded, will be filed in the City Plat Room, from where they can be checked out to make copies for permit submittal, when the time comes.

Risana B "RB" Zaxus, PE

City Engineer

October 21, 2021
Planning Commission

Case #21-4219. Monte Sereno Master Plan Amendment.

Case #21-3800. Monte Sereno Development Plan.

Case #21-3801. Monte Sereno Preliminary Subdivision for Phase 4.

Case #21-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

EXHIBIT F

Applicant Submittals

1) Application
    a. Master Plan
    b. Design Guidelines
    c. Subdivision
    d. Development Plan

CLUB HOLDINGS LLC
Monte Sereno Resort Community

P.O. Box 31939
Santa Fe, NM 87594

September 10, 2021

Dan Esquibel, Senior Planner
Current Planning Division
City of Santa Fe, Land Use Department
200 Lincoln Ave.
Santa Fe, NM 87501

RE: The Resort at Monte Sereno; Master Plan Amendment

Dear Dan:

This letter is respectfully submitted on behalf of 21 Club Holdings, LLC ("Developer"), in application for an amendment to the Monte Sereno Master Plan, which was adopted by the City Council in conjunction with the Annexation and Development Agreement governing all of Monte Sereno in 1993. The Resort tract in Monte Sereno is approximately 37 acres and will contain the Resort Casitas and the Resort Village Applications have already been submitted for Development Plan, Preliminary Subdivision and for variances for road construction within the Resort tract. This application for Master Plan amendment is submitted in order to establish design guidelines and standards for the development of the Resort.

Background

The land comprising Monte Sereno was originally annexed by the City of Santa Fe ("City") in 1985. The land was then subjected to an amended Annexation and Development Agreement ("A&D") in 1993. The amended A&D was the result of a settlement agreement between the City of Santa Fe and the prior Monte Sereno developer that was court approved. The A&D was approved with an effective date of May 5. 1993 and provided approval for the following:

- The Monte Sereno Master Plan, which included 660 acres of property rezoned to Planed Resort Residential Community ("PRRC"). The Resort tract consists of 37 acres of the total acreage.

- Preliminary Subdivision Plat for the residential portion of Monte Sereno.

- Preliminary Development Plan for a 250-room hotel on the Resort tract.

After receiving preliminary Development Plan approval from the City Council for the Resort, final development plan approval of each phase of the Development Plan will be subject to review by the Architectural Review Committee ("ACC") for compliance with the Design Guidelines and Design Standards and then by City staff. Except as specifically provided in the Master Plan, Annexation Agreement or Design Standards, development of the Resort must comply with all other property development regulations adopted by the City.

Management Structure of Resort and Restrictions on Use

The A&D provides that the Resort Hotel may be under multiple ownership so long as it is under single management. Developer will enter into a contract with a Resort Management Company that will manage all aspects of the Resort including all operational and fiscal duties and responsibilities. The Management Company will also manage any membership program in the Resort amenities for Monte Sereno residential owners who are not owners of the Resort Casitas. A Rental Manager will be engaged to manage rental of the Resort Casitas subject to all commercially typical aspects of the employment of a rental manager. All Resort Casitas will be subject to Covenants, Conditions and Restrictions ("CCRs") which will govern and restrict any Resort Casita owner's use of the casita and prohibit any full-time occupancy in order to maintain the character of the development as a Resort. The operative agreements and CCRs are included with this letter.

Monte Sereno is a 600-acre residential resort master planned community located within the City limits. Its zoning is PRRC, is the only such zoned property in the City. It is a unique piece of property for many reasons, including its topography, the entitlements contained in the Annexation and Development Agreement, and mature branding. The website for Monte Sereno can be viewed at: www.monteserenosantafe.com

Developer currently has Preliminary Development Plan approval for a 250-room resort hotel with all of the land uses and amenities that are customarily associated with a resort. Over the past five years we have had numerous designers and architectural firms have prepared plans for the large resort hotel to include multi-story hotel structures, together with a free-standing restaurant, a major spa and fitness facility, a wedding pavilion and retail shops.

Over the past eight months, the Developer has moved away from the previously envisioned large, three-story resort structure and has now shifted to a much smaller boutique-type resort. This will be similar in layout to resorts owned and successfully operated by Four Seasons, such as Rancho Encantado north of Tesuque, as well as similar concepts in Napa Valley and other resort areas.

Proposed Development Plan

The proposed resort involves a reduced scale Resort Village with a private (membership) club, which will include a bar & grill, fitness facility, administration offices and guest check-in, as well as outdoor recreation facilities. Located on the southwest corner of the resort tract and adjacent to Monte Sereno Drive, the Resort Village will involve approximately 11,600 square feet of resort service structures and will include on-site parking and access to the resort trail system. The Resort Village is designed to serve 120 resort units located in 60 Resort Casitas, as well as the members of the planned club amenity.

In addition to 21 Club-owned units, any potential partners or casita owners will not be permitted to any form of "full-time residential occupancy" that is not subject to the minimum rental terms.

The architectural design for the Resort is described as soft contemporary Santa Fe style, and the low-profile buildings will be very much in keeping with the styles seen in the rest of Monte Sereno. All Resort casitas and the Resort Village will be subject to the Design Standards and the Design

Guidelines to be adopted as part of the Amended Master Plan. This will ensure cohesive and uniform architectural design throughout the Resort.

Master Plan Amendment 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 balancing nature resource protection, conservation of water and reduction of water use by downsizing the hotel, maintaining and respecting Santa Fe's unique personality, sense of place and character, provides a mix of lands uses and streamlines the planning development review process. Furthermore, the General Plan Land Use Framework includes the following elements: Mix of Uses in All New and Existing Neighborhoods, Protection of Natural Resources and the Environment, Minimal Impacts on Congested Streets, and Commercial Development located away from Arterials.

(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 PRRC District in §14-4.3(1J)(1) is "… to provide for the comprehensive and coordinated planning of large-scale resort-residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities, and building types within the range of the economic market the development proposes to serve." This amended Master Plan is consistent with the purpose and intent of the PRRC District that encourages the development of resorts n conjunction with residential uses within the economic market the development proposes to serve.

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

The subject land area (Resort tract) makes efficient use of existing infrastructure and represents the final phase of development within Monte Sereno master-planned community, as contemplated in the A&D.

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Access to the resort will primarily be via "Village Drive," which is accessed from the north entry for Monte Sereno. The north entry was approved as part of the Master Plan, and now has been finally approved for improvement by the New Mexico Department of Transportation.

The north entry is included as part of the submittal for Development Plan approval.

Note that the Master Plan also included a separate access road leading north from Village Drive up to Tract A (the Resort Site). As part of the land planning for the Resort, the separate access road to the Resort has been abandoned, and Village Drive will be utilized instead. This has greatly reduced the amount of necessary tree clearing and grading, which would have been required for this independent access drive. Note also that a portion of the original road right-of-way for this road will now be utilized for sewer lift station #2 and for the temporary construction and administration office in close proximity to the north entry.

A Traffic Impact Analysis ("TIA"), dated April 16, 2020, was performed by Terry Brown, P.E. from Albuquerque, NM and has been submitted to and approved by the New Mexico Department of Transportation for construction of the north entrance.

The Resort will connect to the City water system via an existing water line that runs within the right-of-way for Village Drive and for Monte Sereno Drive adjacent to the Resort Site. The waterlines will be looped per the requirements of the Sangre de Cristo Water Division.

Although all open space requirements have previously been met upon the approval of the Monte Sereno Master Plan, the developer is proposing to create a significant amount of additional open space for the resort tract. Of the total 37 acres, approximately 12.5 acres is to be preserved as open space, which will include the expansion of the existing trail system. The proposed Resort project includes this open space for the benefit of resort guests, which is in addition to the private open space located directly adjacent to the resort casitas.

PRRC Zoning

The zoning of Monte Sereno is Planned Resort Residential Community (“PRRC’) which was established by the Santa Fe City Council in 1988. The purpose and intent of PRRC zoning is described in SFCC §14-4-3(J)(1) and generally provides comprehensive zoning for large scale resort – residential development. The Design Guidelines will guide the development of the Resort. Development of the lots is contingent upon approval of a Subdivision Plat and a Development Plan and will be subject to the 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 will approve administratively, final Development plans, for all portions of the Resort. The Development Plans for the Resort tract shall be consistent with the Design Standards.

Archaeology

Archeological surveys were conducted of the entire Monte Sereno land area and Clearance Permits have been issued and included with the Subdivision Plan and Development Plan application.

Early Neighborhood Notification

Two Early Neighborhood Notification ("ENN") meetings have been held. One on June 14, 2021, and another, due to the Master Plan amendment application, on September 9, 2021. The discussion centered around _____. Notes from the September 9, 2021, ENN meeting are submitted herewith for your review. Notes from the prior the ENN meeting have been previously provided.

In support of this request, the following documentation is submitted herewith, or has been previously provided, for your reference:

1. Master Plan Application
2. Agent Authorization Letter
3. Warranty Deed (previously submitted)
4. Legal Lot of Record
5. Legal Description (previously submitted)
6. Monte Sereno Annexation and Development Agreement
7. Design Guidelines
8. ENN Meeting Notes
9. Traffic Impact Analysis (previously submitted)
10. ARC Clearance for Monte Sereno (previously submitted)
11. Monte Sereno previously approved Master Plan
12. Monte Sereno Resort Management Agreement
13. Monte Sereno Resort CCRs

The Development Review Fees are calculated as follows:

Master Plan Amendment	$500.00
Six Posters: (3) for Planning Commission / 3 for City Council	$180.00
Total:	**$680.00**

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

Regards,

Al Lilly

Al Lilly
Vice President of Operations
21 Club Holdings, LLC
al@21clubholdings.com

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 86.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) = TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT=	120 PARKING SP.
NO. OF PARKING SPACES PROVIDED.	
49 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=98 SP	
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	130 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 3,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE.	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP/200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED. (IN 3 PARKING AREAS).	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS:NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE:	APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS:	APPROX. 11.5 AC
TOTAL:	12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

STORM WATER AGREEMENT

THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees 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 Monte Sereno 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(s) ("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 fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. 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 t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly.

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14-8.2(D)(4)(C)(11).

City of Santa Fe

By: _____
Title: _____
Date: _____

Monte Sereno Resort Management Company

By: _____
Title: _____
Date: _____

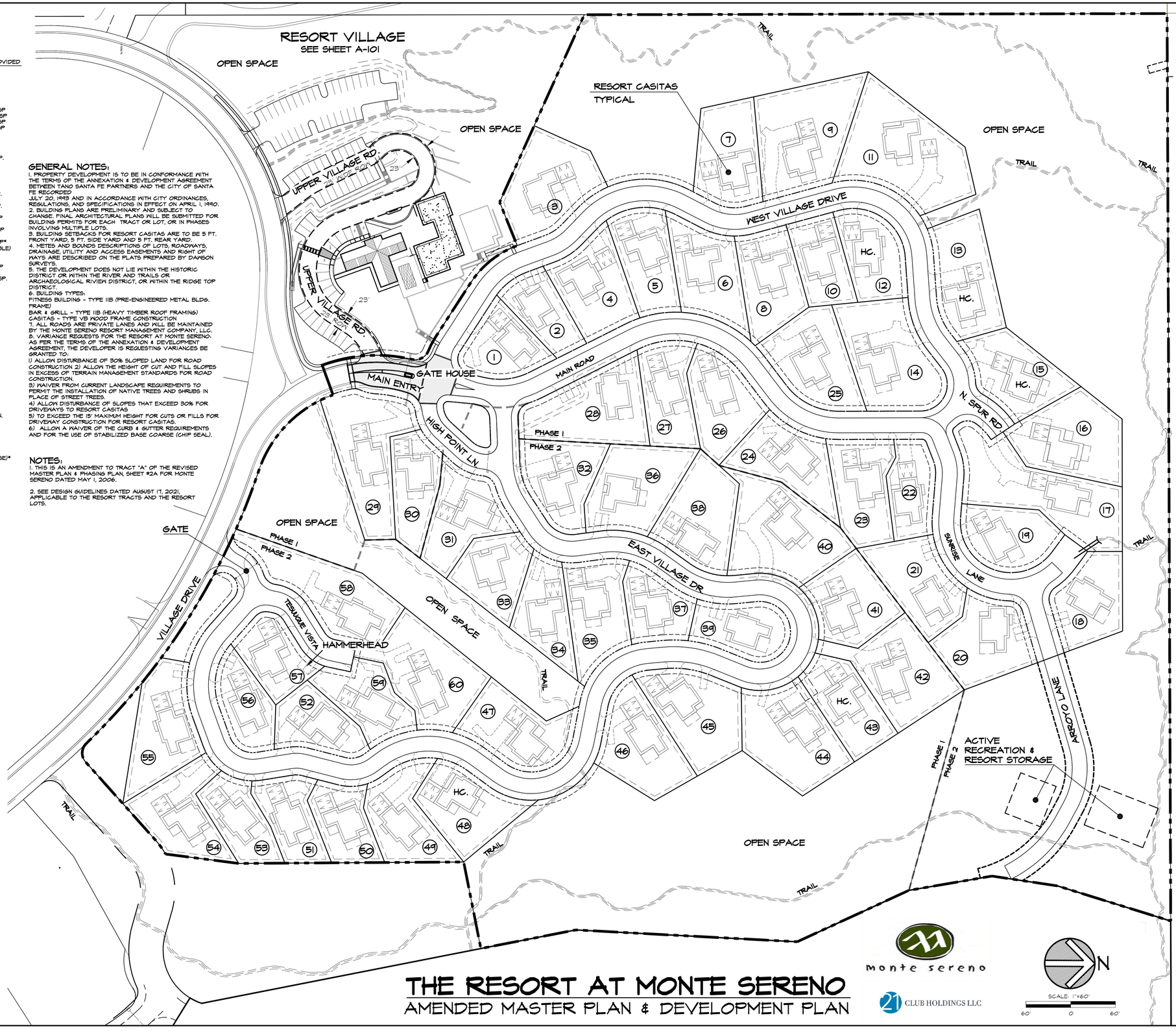
GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1993 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
8. VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO: AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO:
1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COARSE (CHIP SEAL).

NOTES:

1. THIS IS AN AMENDMENT TO TRACT "A" OF THE REVISED MASTER PLAN & PHASING PLAN, SHEET #2A FOR MONTE SERENO DATED MAY 1, 2006.

2. SEE DESIGN GUIDELINES DATED AUGUST 17, 2021, APPLICABLE TO THE RESORT TRACTS AND THE RESORT LOTS.



THE RESORT AT MONTE SERENO
AMENDED MASTER PLAN & DEVELOPMENT PLAN

monte sereno

21 CLUB HOLDINGS LLC

N

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

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

SHEET TITLE
AMENDED MASTER PLAN & DEVELOPMENT PLAN

PROJECT NAME:
THE RESORT
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS								
DATE								
BY								

A-100
08/18/2021

THE RESORT AT MONTE SERENO

SANTA FE, NEW MEXICO

DESIGN STANDARDS AND DESIGN GUIDELINES

Introduction

The Resort at Monte Sereno is a Resort Hotel Project ("Resort" or "Resort Project") upon which the commercial activities comprising the Resort Hotel will be conducted, including, but not limited to, food and beverage facilities, spa and fitness facilities, lobby, front desk and administrative office facilities and other ancillary facilities (collectively, the "Resort Village"). The overnight lodging accommodations of the Resort Hotel Project are contained in sixty (60) casitas (each a "Resort Casita" and collectively the "Resort Casitas"). Each Resort Casita shall contain a minimum of two (2) rental units for a total of 120 Resort guest units. In addition to the Resort Village and the Resort Casitas, the Resort Hotel Project contains certain common areas all as depicted on the Development Plan and Subdivision Plat for the Resort at Monte Sereno.

The Resort Casitas to be constructed within the Resort must conform to one of the pre-approved plans or agreed upon modifications to the plans as approved by the developer, 21 Club Holdings, LLC ("Developer") and its Architectural Control Committee ("ACC") for the Resort. The Resort Casitas will be accessed off a shared, private road that will be gated.

The Resort's Design Guidelines apply to the development, design and construction of all Resort Village facilities and to the construction of all Resort Casitas. The ACC will be responsible for review and approval of all architectural plans. Compliance with these Design Guidelines is mandatory to ensure a harmonious, cohesive and uniform Resort project. The Design Guidelines are presented with the application for Master Plan Amendment to be incorporated herein.

Background

The Monte Sereno Development is governed by an Annexation and Development Agreement dated May 5, 1993 (the "A&D') between the Developer and the City of Santa Fe ("City"). The A&D provides for a single-family residential lot development and for a resort hotel. The A&D provides that the hotel units may be located in multiple structures and allows for related resort amenities that may also be in multiple structures.

Zoning

The zoning for Monte Sereno, including the site for the Hotel is Planned Resort – Residential Community ("PRRC"), which is contained in the City Code under "Non-residential and Mixed Use Districts." The zoning specifically allows for resort use and is described in the City Code as follows:

> The purpose of the planned resort-residential community district is to provide for the comprehensive and coordinated planning of large-scale resort-residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities, and building types within the range of the economic market the development proposes to serve." SFCC 14-4.3(J)(1) (A&D, Section 1.2).

The PRRC zoning specifically allows for the adoption of special development standards or design guidelines to be applied within a master plan area when such regulations are necessary to implement specific goals of the master plan. SFCC §14-3.9.

The Resort Project will have Preliminary Development Plan approval for the Resort Casitas and the Resort Village structures. Building permits for individual structures within the Hotel Project, which permits will constitute Final Development Plan approval for that aspect of the Resort Project shall be approved administratively by the City Land Use Department upon compliance with these Design Guidelines and other applicable City requirements.

Adoption of these Design Standards and Design Guidelines

These Design Standards and Design Guidelines ("Design Guidelines") are adopted as an amendment to the Master Plan for Monte Sereno. Development of all lots and structures within the Resort will be in conformance with the Final Subdivision Plat and the Preliminary Development Plan for the Resort and any applicable City policies and regulations. The Design Guidelines provide for cohesive and uniform development of the Resort. Development of individual lots and structures as portions of the Development Plan shall be first approved by the ACC for the Resort and then administratively reviewed and approved by the City.

Management Structure of Resort

The A&D provides that the Resort Hotel may be under multiple ownership so long as it is under single management. The Developer will enter into a contract with a Resort Management Company that will manage all aspects of the Resort including all operational and fiscal duties and responsibilities. The Management Company will also manage any membership program in the Resort amenities for Monte Sereno residential owners who are not owners of the Resort Casitas. A Rental Manager will be engaged to manage rental of the Resort Casitas subject to all commercially typical aspects of the employment of a rental manager.

I. STATEMENT OF DESIGN INTENT

The Design Guidelines represent design standards that provide direction in the planning, design, and construction of all structures in order to develop a Resort of the highest quality. It is also the intent of the Design Guidelines to protect the health, safety and welfare of the property owners and the resort guests.

The Design Guidelines ensure that structures within the Resort are compatible and consistent with each other, and with the surrounding environment. The structures in the Resort Village shall be "soft contemporary Santa Fe style." This type of construction and architecture is a creative interpretation of Pueblo or Territorial style architecture and will include the innovative use of materials and design, and unique methods of construction, to provide a more contemporary architectural style. It is the intent to provide a unique design for the Resort Village, which will involve architectural design that will set it apart from the design of the Resort Casitas, while also using complimentary building materials and earth tone exterior colors.

Each building site within the Resort Village is unique in terms of its inherent constraints and opportunities which necessitates that certain structures will be customized to respond to the unique site conditions. The Design Guidelines provide for some flexibility in design, such that the proposed Resort structures blend with the rugged terrain and natural environment and maximize the amount of undeveloped open space.

II. THE DESIGN REVIEW PROCESS

Schematic architectural plans have been designed for all proposed Resort Casitas and Resort structures located in the Resort Village. These schematic plans are included within these Design Guidelines and have been approved by the City as part of the Amended Master Plan and Development Plan approval process. More detailed architectural plans and civil engineering plans will be submitted to the City at the time of each building permit application. It is anticipated that modifications will be made to the schematic architectural plans to respond to the unique site conditions that may be present in various building sites. This may include adjustments to the building footprint and elevations, as well as different garage and parking conditions. Builders of the Resort Casitas will complete and submit the required construction documents.

Steeper terrain on some of the building sites will require that some of the Resort Casitas step down the hill, providing for a lower level "walkout" space. A typical building elevation of the walkout rental units is included within these Design Guidelines to establish the maximum building heights. Prior to construction, detailed architectural plans will be prepared for each building site and approved by the ACC, and then submitted to the City. Individual building permit applications shall then be reviewed and approved administratively by the City's Land Use Department. The ACC has the responsibility for enforcing adherence to the Design Guidelines.

- **ROADWAYS**

All roads within the Resort Project will be private roads. All roads will be constructed without curb and gutter as allowed by the A&D and to preserve a rural atmosphere.

- **ARCHITECTURAL CONTROL**

Developer, through the ACC, will oversee the Resort development in accordance with the Design Guidelines. The proposed work will occur entirely on land owned and surrounded by Developer, and all work will be supervised by the ACC.

- **Submittal Requirements:**

The preferred *Drawings Sheet Size:* 24" x 36".

The Builders of the Resort Casitas, and any Builder for the Resort Village structures will complete and submit construction documents to the ACC for review and approval before submitting to the City for building permits.

Each submittal is required to include the following construction documents:

1. *Site Plan* must show the approved building site or sites and the setbacks as per the recorded survey plat. The *Site Plan* must also include all site features identified in the Submittal Checklist as shown below:

   SITE PLAN –

   Indicate all information regarding right-of-ways, including:

- Delineation of the Building Sites ☐
- The Resort Structure(s) ☐
- Driveway, walkways, and parking areas ☐
- Construction Frost Free Hydrant ☐
- Lined Washout pit location ☐
- Dumpster location ☐
- Patios, pools, spas, site walls, proposed utility service facilities and locations ☐
- All utility connections ☐
- Building and wall sections ☐

2. The *Grading and Drainage Plan* must be certified by a licensed Engineer or Architect. The base information **MUST** be obtained from a professional topographical survey. Show all drainage flow within the "Building Site" (indicated with proposed contour lines at 2' intervals and directional arrows), as well as all detention ponds, swales, and catch basins. The benchmark and spot elevations must be provided; along with all pipe drains and culverts; and details for drainage of courtyards, patios, retaining walls, and low areas in close proximity to a building. Driveway entries must be tied into existing road grades.

The plan must ensure adequate drainage flow and show detention ponds (if required) and provide detailed drainage calculations as will be submitted to the City for building permits and placement for all other drainage features such as swales, pipes and culverts. In addition, all applicants must conform to the City Code regarding terrain management (Section 14-8.2F).

3. The *Lot Survey* must be prepared by a registered land surveyor and must show lot boundaries and dimensions, and existing two (2) foot contour lines. The *Lot Survey* must include the "as-built" road conditions and utilities relative to the *Building Site* including spot grades at or near driveway entrance.

4. *Floor Plans* must identify all rooms, the total area of the proposed structures (heated & unheated) and the outside dimensions of all masses.

5. *Roof Plans* must show areas of massing, drainage, sloped roofs, all skylights, and all roof-mounted equipment such as air conditioning units, solar collectors, TV antennas, and satellite dishes. The roof plans must also include all spot elevations along parapet walls and ridgelines (building heights of various masses and the existing contours as per the *Survey Plan*).

6. *Exterior Elevations* must show all sides of the structures, with both existing and proposed grade lines shown, finished floor levels shown, and all exterior materials and all exterior colors specified. The elevations of all parapets and roof ridgelines shall be identified.

7. The *Landscape Plan* must include a Tree Preservation Plan (TPP). The TPP must provide the location of all existing trees, as well as an accurate count and the identification of all significant trees within the approved Building Site. All trees to be saved, removed, or transplanted during the course of construction should be clearly marked. The applicant must conform to the City's Landscape Ordinance inclusive of replacement requirements. The Landscape Plan is to delineate the approved Building Site and should include the disturbed areas as shown on the grading & drainage plan, the driveway, all exterior walks, patios, and other decorative elements including accent rocks, water features, sculpture, landscape lighting, and any proposed water collection devices. The location, species and size of all proposed trees, shrubs and ground covers must be identified on the *Landscape Plan.* All areas and parking areas shall be adequately screened from public R.O.W.'s and from adjacent properties. All areas disturbed during construction must be re-vegetated with native grass, trees and shrubs as soon as construction is complete.

8. *Material and Color Samples* are required for all final submittals and shall include samples of all exterior materials and colors, as well as window and glazing specifications. These must be in compliance with the Design Guidelines and the approved list of colors.

9. *Benchmark.* Establish a permanent benchmark in a protected location and establish the elevation of highest natural grade adjacent to the structure (required at the time of Final Plan Submittal and prior to construction commencement).

- **TOP OF SLAB & TOP OF PARAPET ELEVATIONS (T.O.S. & T.O.P)**

The ACC requires confirmation that all foundation stem-walls and poured pads comply with the elevations and locations provided and approved in the Final Submittal. The Top of Slab Elevations (T.O.S.) must be prepared by a licensed surveyor

The ACC also requires confirmation that all building masses comply with the elevations and locations provided and approved in the Final Approved Plans.

- **ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES**

For any changes to final approved plans prior to construction, but after final approval of plans, the applicant must first submit and obtain ACC approval for any changes to the approved drawings before construction may start.

- **LIQUID WASTE DISPOSAL**

All Resort Casitas are required to install a grinder pump and modular sewage storage well. Developer recommends the Environment One® submersible grinder pump (or equal) and modular sewage storage well (low-pressure grinder pump system) to grind and pressurize the wastewater entering the private collection system.

III. SITE PLANNING, ENGINEERING AND CONSTRUCTION

- **SITE PLANNING AND ENGINEERING**

While it is the intent of Developer to predominantly provide single floor guest units, this is not feasible with steeper terrain on some of the building sites. Wherever possible, buildings and improvements should step down the slopes so that split and multi-level finished floor elevations are related to the existing contours. Retaining walls and landscaping will be required to "soften" steeper slopes and to "break-up" the proposed height of the cut and fill slopes.

- **PARKING SPACES AND SCREENING**

Each Resort Casita must include parking for at least two automobiles.

- **SITE GRADING AND DRAINAGE**

All cut slopes must not exceed: (2:1 slope) two horizontal to one vertical (3:1 preferred maximum) and fill slopes shall not exceed a (3:1 slope) three horizontal to one vertical (4:1 is a preferred maximum fill slope). Any cut or fill equal to or steeper than 3:1 shall be revegetated and stabilized with jute netting.

Structures, driveways, and any improvements should be designed to fit the existing contours of the site as nearly as possible and should require minimal excavation. All culverts, bridges, or

other drainage structures must be finished with headwalls, wing walls, or other devices to prevent the erosion of slopes or soils and/or the exposure of the conduit or any unfinished structure. These structures may be finished in integrally colored concrete, moss rock, approved colored pre-cast concrete block, or stucco of an approved color. Culverts must be sized to accommodate the site drainage and roadway drainage shown on the drainage plan for the Resort.

- **DETENTION PONDS**

The City approved Subdivision Plat and Development Plan provide for common area detention ponds. All lot drainage shall be directed to flow into water detention ponds in accordance with the engineering plans.

- **BUILDING SETBACKS**

No building construction shall take place outside of the approved building site. Minimum setbacks for buildings from lot lines are as follows:

A. Front, Side and Rear yards: 5 feet min.
B. Minimum distance between buildings on adjacent lots: 10 feet

- **DRIVEWAY DESIGN AND DRIVEWAY ENTRANCE**

Only one driveway entrance is permitted for each Resort Casita, except as approved otherwise by the ACC. The finished gradient of any proposed driveway is not to exceed 15% for any part of its length. Any Resort Casita served by a driveway with a length of 150 feet or greater and a grade of 10% or more must include a residential fire suppression system. Masonry retaining walls and landscaping should be utilized to soften slopes. All areas are to be re-vegetated as per the minimum landscape requirements.

- **UTILITIES**

Developer has provided transformers for basic electrical service. All utility lines shall be run underground. Driveway design should provide adequate access to all utility meters and hook-up points, including those for gas, water, electricity, sewer, telephone and internet. Whenever possible, utilities should be run underneath the driveway to minimize the disturbance to the Resort Casita. All disturbed areas are to be re-vegetated with native vegetation.

- **SITE WALLS**

Please see Screen Walls / Site Walls**.**

- **SWIMMING POOLS, HOT TUBS, & SUNDECKS AT THE RESORT VILLAGE**

Swimming pools and hot tubs must be constructed according to all applicable regulations. Pools and hot tubs should be visually connected to the Resort Village structures through the use of walls or courtyards and must be adequately landscaped.

● RESORT CASITA IDENTIFICATION AND SIGNS

Each Resort Casita will have an identification sign at the road and then smaller individual signs to identify the two rental units within each Resort Casita. These signs will be uniform in design, materials, color and letter/numeral size, which will be provided by the ACC. The signs will have a maximum height of 30 inches and a maximum length of 30 inches; and the maximum letter/numeral size is limited to 8" in height. They will be lighted by one low-voltage light fixture that must not exceed 30 watts and should be mounted on the sign as a down light.

● LIGHTING

It is the intent of these Design Guidelines to allow for the minimum lighting necessary to provide for safety, security, and the enjoyment of outdoor living, while not negatively impacting neighboring properties or affecting the natural quality and darkness of the desert sky.

Interior Lighting

Care should be taken with interior lighting design to ensure that no light spills to the exterior of the Resort Casita and causes glare when seen from neighboring properties or common areas. No light sources pointing up or out, or visible through windows, clerestories, or skylights are allowed. Darkly tinted glazing must be used on all skylights and clerestories, and dark tinting of glass areas or the use of window coverings on doors and windows may be required to reduce light spill from interior spaces.

Exterior Lighting

All standard exterior lighting for the Resort Casitas will be uniform, as provided by the ACC and must comply with City Ordinance Sec. 14-8.9 and with the following additional guidelines: When there is a conflict, the more stringent guideline will apply.

Security Lighting provides bright illumination during emergency situations only. It must be circuited and controlled separately from any and all other lights. Security lights must be contained within appropriate exterior canisters and may not be bare bulbs. Security lights may be placed high up on an exterior wall and are not limited by the height restrictions for exterior lighting. This lighting should almost never be on.

Standard Exterior Lighting is used to illuminate vehicular and pedestrian areas. Motion-detector controlled driveway down-lighting may be used to provide illumination for access from the street to a garage, and the lights shall have an automatic shutoff function. All exterior lights are to be 'down-lit' and shielded. This lighting should be illuminated only when needed so that people may see to safely move around the property.

Exterior Living Lighting is intended to illuminate exterior living areas such as patios or landscaping behind walls and used only during waking hours (interpreted to be off by 11 p.m., which is consistent with the State of New Mexico's Night Sky Protection Law). There shall be no uplights, other than on a limited basis for Specimen Trees.

Categories of Lighting

Driveway Lights – Safety Lighting
Flood Lights – Security Lighting
Landscaping Lights – Exterior Living Lighting

Fixture Types

Exterior fixtures **MUST** be down lights – no upward projection of light, no horizontal projection of light. Driveway lighting to be spaced a minimum of 15' on center and shall be down-lit and shielded.

Bulbs & Wattage Limits

Total wattage of bulbs in an exterior fixture is 40 watts, except for address identification signs that require a maximum of 30 watts. This is the total for all bulbs in a fixture, not for each bulb. Bulbs in lantern type fixtures must be coated, not clear. Security lighting can use 75 watt bulbs.

Shielding

Regardless of the function, the light sources (lamps and bulbs) of all exterior lighting must be completely shielded from view to eliminate glare from any normal standing, sitting or driving view angles from any neighboring property or common area. For example, lantern type fixtures with an exposed bulb are not permitted.

Aiming

All exterior lights, with the exception of Specimen Tree Lighting, must be down lights.

SPECIMEN TREE LIGHTING

A. Quantity – A maximum of three (3) upward directed Exterior Living lights are allowed for each Resort Casita.
B. Location/Use – Upward directed lights will be limited to illumination of only large, mature specimen trees as specifically approved by Developer.

IV. ARCHITECTURAL DESIGN

• BUILDING HEIGHTS

The maximum height of a building mass for Resort structures at the Resort Village shall be 35 ft. The maximum building height for the Resort Casitas shall be 24 ft. As per City Code, the maximum height is measured from the average of the highest point and the lowest point of the finished grade at the perimeter of the structure. Also note that due to steep terrain and grading constraints, two-story Resort Casitas are planned for approximately 30% of the lots. The lower level is not to be used for guest accommodations. A depiction of an allowable two-story, "walk-out" Resort Casita is attached hereto as Appendix A.

● SURVEYING BENCHMARKS

All Builders are required to establish a survey Benchmark in a protected area on-site pre-construction. A licensed surveyor must certify that the slab elevations are as per the approved plans and that the parapet elevations are constructed as per the approved plans during the course of construction. After framing, Builder must certify that the finished height of the Resort Casitas, or the Resort Village structures, comply with these Design Guidelines and the Final Approved Plans. Should the heights exceed the guidelines set forth herein or an approved variance there-from, Builder must immediately bring the structure into full compliance prior to completing construction.

● RETAINING WALLS

When retaining walls are required in a cut, they may not exceed 6 feet in height. When cut or fill slopes exceed six feet, then retaining walls shall be stepped.

● BUILDING COLORS

Exterior wall colors must be earth toned and approved by the ACC, all of which must have an L.R.V. of 50% or less.

Builders are to submit color sample boards, illustrating all exterior colors and materials, with the final application. The sample board must not exceed 9" x 12"). Note: The ACC may reject a mix of proposed materials and colors, if in the opinion of the ACC, these colors do not meet the intent of these Design Guidelines and are not in harmony with the colors allowed for the Resort Casitas.

● GARAGE DOORS

The style of garage doors shall be uniform for all Resort Casitas.

● ROOFS / SATELLITE DISHES / TV ANTENNAS / ROOF MOUNTED EQUIP.

All roofs shall be in accordance with the schematic architectural plans approved by the ACC and the City. Note that pitched roofs will be permitted for the Resort structures within the Resort Village. All Resort Casitas will have flat roofs.

Roof-mounted mechanical equipment is prohibited on any roof unless it is screened and is not visible from the road or public spaces. Developer must approve all roof materials. All vents and miscellaneous roof-mounted metals shall be painted to match the exterior wall color.

All submittals for new construction must show the proposed location of any satellite dish, TV antennas, and/or roof-mounted equipment, including necessary false parapets or other wall screening. Resort Casita owners who wish to install a satellite dish, TV antenna, or any roof-mounted equipment are also required to submit their plan to the ACC for approval.

For Resort Casitas situated well below road level, mechanical units require ground installation.

- **MATERIALS AND EXTERIOR SURFACES**

The predominant material for the exterior surface of all Resort Casitas shall be stucco. However, buildings within the Resort Village may include alternate exterior surfaces (steel, wood, composite and/or concrete) with earth tone colors. Glass may not be mirrored. The use of stone within the Resort Village as a complimentary building material is encouraged. With ACC approval, wood may only be used as an incidental material for beams, vigas, trim, detailing or latilla railings. All concrete shall be integrally colored. With the exception of exposed aggregate concrete surfaces, uncolored concrete is not allowed for any visible exterior use.

- **BUILDING PROJECTIONS**

All projections from a building, including but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways, shall be visually integrated into the overall design and match the color of the building.

- **SOLAR COLLECTORS**

Placement of solar collectors and related equipment must be reviewed and approved by the ACC.

- **SCREEN WALLS / SITE WALLS / FENCING**

Screen walls, site walls and fencing should be visual extensions of the architectural design of the proposed Resort Casita or Resort Village structures. They may be used to distinguish private areas such as the courtyard area and patios, and shall be used for screening of hot tubs, sun decks, guest parking, and service areas, swimming pools within the Resort Village and utility pedestals.

Freestanding screen / site walls may not exceed 6’ 0” in height and must be in accordance with Section 14-8.5 of the City Code. Screen / site walls should be varied in height and shapes with offsets and/or buttressing, planters, curves and gates. The predominant materials include masonry construction (block or adobe) with a stucco exterior finish, or an approved stone exterior. With ACC approval, stone, wrought iron and coyote fencing may be incorporated into the design. Wood fences are not permitted, except for the use of coyote fencing in combination with stucco pilasters on the corners and spaced within the fence at a maximum spacing of 20 ft. on center upon ACC approval. Coyote fencing of individual wall lengths of less than 10 feet require no pilasters. Fencing is allowed with ACC approval to provide city mandated security for swimming pools or hot tubs in the Resort Village.

- **SERVICE YARD**

All above ground garbage and trash containers, outdoor mechanical equipment and outdoor storage of any kind must be screened from adjacent properties or public spaces utilizing site walls and/or landscaping. The ACC may require additional trees to help provide further protection from visual and noise pollution. Consideration should be given to the addition of

sound absorbing material for the interior of the equipment enclosures, and/or providing a sound absorbing cover for the equipment.

All fuel tanks, water tanks, and similar storage facilities must either be shielded from view by walls or structures or must be located underground with all visible projections screened from view. Use and construction must comply with all applicable codes and ordinances.

- **WATER CONSERVATION**

The following items are required by the Design Guidelines to conserve water consumption:

- Water saving fixtures shall be installed in all new construction. Water saving fixtures shall include, but not be limited to, low flush toilets, low flow fixtures, and insulation of hot water pipes and hot water tanks. Toilets shall use no more than 1.6 gallons per flush; showerhead flows shall not exceed 2.5 gallons per minute; and faucet flow shall not exceed 2.5 gallons per minute.

- Evaporative coolers must circulate bleed-off water.

- Dishwashers shall use no more than 13 gallons in a regular cycle and shall have a cycle adjustment, which allows reduced water to be used for reduced loads.

- Washing machines shall use no more than 43 gallons in the regular cycle and shall have cycle or water level adjustments, which permit reduced amounts of water to be used for reduced loads.

- Hot water systems for potable water must have a recirculating pump or must utilize so-called “instant hot water” heaters near points of use to minimize the waste of water while waiting for it to become hot.

- Drought-tolerant plant materials are required for all landscaped areas.

- Areas identified as “Temporary Irrigation” of new plants must be discontinued as soon as the plant materials have become established within two years or bury for longer term alternate uses.

- Pool covers must be installed and used reasonably to reduce evaporation, as well as pool maintenance and water heating.

- **TRAIL EASEMENT**

The Resort Trail System will involve trail easements across the Resort Village and across several of the Resort Casita lots. These are identified on the survey plat.

V. LANDSCAPE GUIDELINES

● INTRODUCTION

It is the intent of the Landscape Guidelines to preserve the high desert environment and the natural landscape throughout the development process. All landscape elements must meet City ordinances and shall be in accordance with the City approved Development Plan.

Landscape installation is to occur immediately following the completion of the color coat of the Resort Casita or earlier as deemed reasonable. Builder is encouraged to revegetate cut and/or fill slopes as soon as possible to establish erosion control. All landscape installations are to be warranted by the landscape contractor for a period of one year. Landscape Contractor shall include at least one over-seeding of revegetation seed areas during the warranty period.

All plant material that is installed shall be maintained by the Resort Management Company.

● FIRE PITS / FIRE FEATURES

Fire pits and/or fire features are limited to GAS FIRED ONLY. No outdoor wood burning fire pits/features are allowed at the Resort.

VI. CONSTRUCTION REGULATIONS

● INTRODUCTION

The following Construction Regulations shall be made a part of the construction contract documents.

Gas and electric meters shall be installed on the side of the Resort Casita with no exceptions.

● DAILY OPERATION

Construction working hours are as follows: Monday - Friday: 7:00 a.m. to 7:00 p.m., and on Saturday: 8:00 a.m. to 4:00 p.m. Working on Sunday is prohibited. Developer must approve any variance to these regulations in writing.

● STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Builder is responsible for complying with EPA NPDES Storm Water Pollution Prevention Plan permitting requirements.

- **CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, AND TEMPORARY FACILITIES**

Any Builder who intends to use a construction trailer, field office, or any other temporary facility (including viewing platforms) within the Resort Village shall first apply for and obtain written approval from the ACC. To obtain such approval, you must submit a copy of the Architect's site plan that notes proposed locations of the construction trailer, field office or temporary facility.

- **DEBRIS AND TRASH REMOVAL**

Construction sites must have a dumpster and approved trash containers on-site during the entire construction period. The location of the dumpster / trash containers must be shown on the Site Plan and approved by the ACC.

Builders must clean up all trash and debris on the construction sites after lunch and at the end of each day. Trash and debris shall be removed from each construction site frequently and shall not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent them from being blown from each construction site. Builders are prohibited from dumping, burying, or burning trash, vegetation or other materials anywhere on the Resort property.

- **CONCRETE / STUCCO WASHOUT AREA**

A temporary concrete and/or stucco washout area shall be constructed to be utilized for the site or sites and must be lined with plastic lining material. The washout area must be cleaned once it is 75% full. This facility shall be removed and revegetated upon completion of the Resort Casita. DO NOT wash concrete or stucco into arroyos or any unprotected area on the lot.

- **SANITARY FACILITIES**

Each Builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building Site or in an area approved by the ACC. Portable toilets shall be tan in color.

- **PROHIBITED PRACTICES**

Builders will be held responsible for the conduct of their agents, representatives, and sub-contractors while on the premises of the Resort. The following rules must be followed:

- Careless disposal of cigarettes or any other flammable material is prohibited.
- Carrying any type of firearms within the Resort is prohibited.
- Using disposal methods or equipment other than those approved by the ACC is prohibited.
- Changing oil on any vehicle or equipment on the site itself or at any other location within the Resort is prohibited.
- Construction personnel may not bring pets (dogs or other animals) into the Resort.

- The use of loud radios and other audio equipment, which may interfere with neighboring properties, is not permitted on construction sites at the Resort.
- Littering is not permitted on construction sites or elsewhere within the Resort.

- **DUST AND NOISE**

Builder shall be responsible for controlling dust and noise.

- **CONSTRUCTION ACCESS**

All construction access is to be via the north entry at the frontage road (Opera Drive) at SR 84/285**.** While the Resort Casitas are under construction, the construction sites may be accessed only via the approved driveway for the lot unless the ACC approves an alternative access point. Builder is required to apply base course or rock cobble to the construction access drive to help keep mud and dirt off the main roads in the communities.

- **CONSTRUCTION SIGNAGE**

Temporary construction signs shall be limited to one pre-approved standardized sign per lot. Please contact Pronto! Signs at 505-989-7396 and provide the information below. Please display the building permit per City requirements. The location of the sign shall be subject to the review and approval of the ACC. No other signs are allowed without approval of the ACC. The following information must appear on the standardized construction sign:

Lot number and address
Builder's name
One contact phone number

Construction signs may not be installed prior to obtaining a building permit and must be removed at the time the Resort Casita is substantially complete or when the ACC directs the sign to be removed.

- **ENFORCEMENT**

The Design Guidelines may be enforced by the ACC, City, the Resort Management Company or the Resort Owner's Association and its Board, or by . Each shall have all of the rights and remedies provided for herein, or which may be available at law or equity including the imposition and collection of any fines imposed for violations of these Design Guidelines and the imposition of liens for the same.

- **AMENDMENTS**

All amendments to these Design Guidelines shall be subject to approval by the City Land Use Department.

THE RESORT AT MONTE SERENO

APPENDIX A:
ILLUSTRATIONS
(See Attached)

Building Elevations attached for:

- Resort Village
- Resort Casitas
- Resort Casitas with walk-out
- Cross Section of walk-out Resort Casita

APPENDIX A: RESORT VILLAGE ILLUSTRATIONS

SCHEMATIC ELEVATIONS

RESORT CLUBHOUSE & FITNESS EAST ELEVATION

NOT TO SCALE

RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

NOT TO SCALE

APPENDIX A: RESORT VILLAGE ILLUSTRATIONS

SCHEMATIC ELEVATIONS

RESORT CLUBHOUSE & FITNESS EAST ELEVATION

NOT TO SCALE

RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

NOT TO SCALE

APPENDIX A: STORAGE STRUCTURE ILLUSTRATIONS

SCHEMATIC ELEVATIONS

(TYP) STORAGE STRUCTURES

NOT TO SCALE

SHORT ELEVATION A

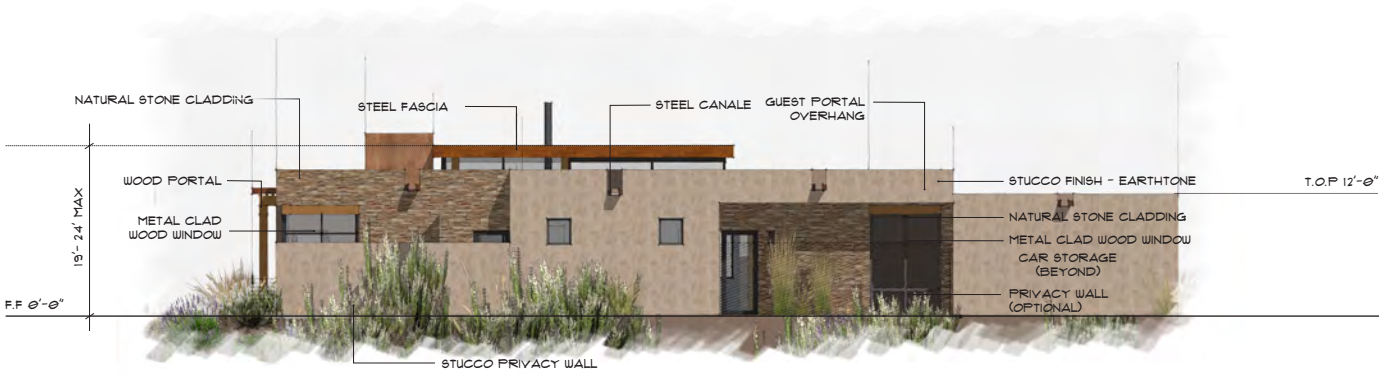
SHORT ELEVATION B

APPENDIX A: RESORT CASITA ILLUSTRATIONS

SCHEMATIC ELEVATIONS

(TYP) RESORT CASITA EAST ELEVATION

NOT TO SCALE



(TYP) RESORT CASITA NORTH ELEVATION

NOT TO SCALE

APPENDIX A: RESORT CASITA ILLUSTRATIONS

SCHEMATIC ELEVATIONS

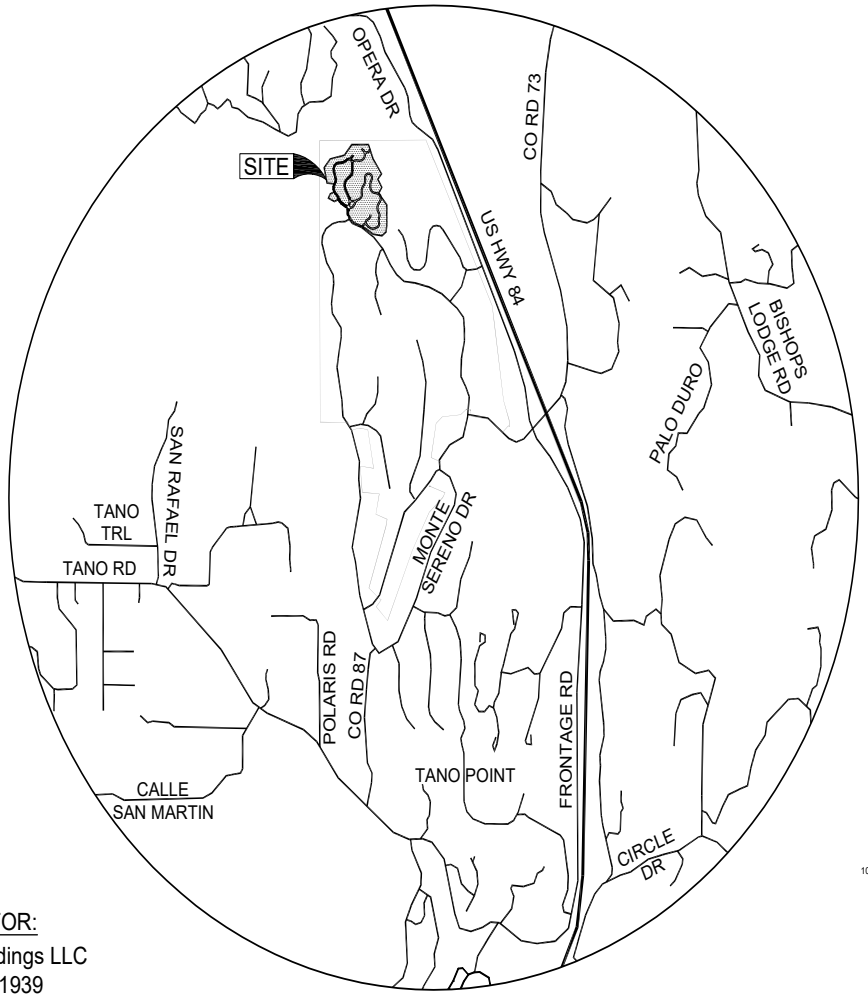
(TYP) RESORT WALKOUT CASITA ELEVATION

NOT TO SCALE

(TYP) RESORT WALKOUT CASITA CROSS SECTION

NOT TO SCALE

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO



PREPARED FOR:

21 Club Holdings LLC
P.O. Box 31939
Santa Fe, NM 87594-3193

JUNE 2021

CITY OF SANTA FE, NEW MEXICO

SECTION 36, T18N, R09E

CASE # _____

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BUILDING PERMIT No's: (GRADING)_____ (LANDSCAPE/UTILITIES)_____

INFRASTRUCTURE CONSTRUCTION ADDRESS_____

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

_____
PRINTED NAME, NMPE NO._____, DATE _____.

PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)

CITY OF SANTA FE DRAINAGE NOTES:

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

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

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

monte sereno

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, NEW MEXICO

SFEC Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

REV.	SHEETS	CITY ENGR.	DATE	REV.	SHEETS	CITY ENGR.	DATE

APPROVAL OF REVISIONS

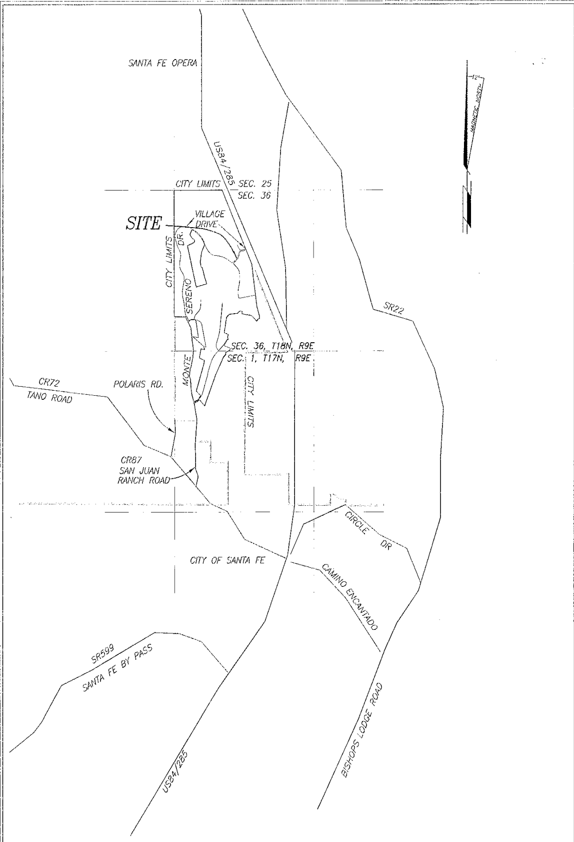
CITY OF SANTA FE

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

COVER SHEET AND INDEX OF SHEETS

SHEET G-100



REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- LOTS 8 THROUGH 12, 17 AND 18 ARE APPROVED RESIDENTIAL LOTS OF "THE COMPOUND PHASE 2, AT MONTE SERENO", CASE #2017-68 RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48. THIS PLAT ADJUSTS THE INTERIOR BOUNDARIES OF THESE LOTS AND THE EXTERIOR BOUNDARY OF THE NORTHWEST CORNER OF LOT 8, ADDING 1,146 SQ.FT.± OF TRACT M, A RESULTANT PORTION DUE TO THE RELOCATION OF THE R/W BY PLAT 850/03-07.
- TRACT F1 IS AN APPROVED OPEN SPACE TRACT IN PHASE 4 PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006. THIS PLAT ADJUSTS THE BOUNDARY OF PHASE 3 AND 4, MOVING TRACT F1 INTO PHASE 3 AND DEDICATING IT AS PUBLIC OPEN SPACE.
- LOTS 8 THROUGH 10, 17 AND 18 WILL HAVE INDIVIDUAL DRIVEWAYS FROM MONTE SERENO DRIVE. LOTS 11 AND 12 WILL BE ACCESSED BY A SHARED PRIVATE ACCESS FROM MONTE SERENO DRIVE.

REFERENCE DOCUMENTS

1. THE COMPOUND PHASE 2 AT MONTE SERENO, A REPLAT OF MONTE SERENO PHASE 3, RECORDED AS INST. #1855717 IN BOOK 833 PAGES 14-18, AMENDED AND RE-RECORDED AS #1858473 IN BOOK 834 PAGES 44-48.
2. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38.
3. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
4. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
5. WARRANTY DEED 665/904-906.

ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

THE SURVEYED TRACTS LIE WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP No. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 23rd DAY OF DEC., 2020 TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

UTILITY COMPANIES

David R Aikin 5/5/2021
COMCAST DATE

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

[signature] 4/27/2021
PNM ELECTRIC SERVICE DATE

[signature] 5-10-2021
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.

Doug Dale 5/5/2021
Qwest Corporation d/b/a CenturyLink QC DATE

CITY OF SANTA FE APPROVAL CASE #2021-3436

8781009

[signature] 5/18/21
CITY ENGINEER FOR LAND USE DATE

Noah Berke 5/19/21
CITY PLANNER DATE

NOTES:

1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.

2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS, AND EASEMENTS FOR INCLUSION OF ADDITIONAL LAND WITHIN THE DECLARATION AS LOTS 8-12, 17, 18 AND 214 IN PHASE 2 OF THE COMPOUND PHASE 2 AT MONTE SERENO RECORDED AS INST.#1865181.

3. STORM WATER DETENTION: "ON LOT AND/OR CENTRALIZED PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.

4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.

6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT. ALL CONSTRUCTION OF RESIDENCES OR OTHER BUILDINGS MUST OCCUR WITHIN THESE BUILDING SITES.

7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE.
THERE ARE PUBLIC ROAD GRADES EXCEEDING 10% IN PHASE 3.

8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.

9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS OR AS PER CITY APPROVED BUILDING SITES, "WHICHEVER IS MORE RESTRICTIVE(NOTE #6).

10. THE PLANNING COMMISSION ON 1/05/06 GRANTED VARIANCES FOR; 1) DISTURBANCE OF 30% SLOPED LAND FOR ROAD 2) THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE ORDINANCE 14-8.4G2 TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DRIVEWAYS ON THE FOLLOWING LOTS: 127,139,142,145,153,154,158,160,163,164,179,180,184,185,188,209 TO DISTURB 30% SLOPE IN EXCESS OF 1000 SQ.FT., AND ALSO TO EXCEED CUTS AND FILLS IN EXCESS OF TERRAIN MANAGEMENT STANDARDS.

11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $0.

12. THERE ARE NO BUILDING SITES LOCATED IN THE ESCARPMENT DISTRICT.

13. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.

14. INDIVIDUAL LOT IMPROVEMENT WILL BE SUBJECT TO C.O.S.F. ORDINANCE No. 2009-38 (WATER REQUIREMENTS ORDINANCE) AND RESOLUTION No. 2010-20 (ADMINISTRATIVE PROCEDURES FOR WATER DEMAND OFFSET REQUIREMENTS).

15. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

16. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.

COUNTY ACKNOWLEDGEMENT

[signature] May 11, '21
SANTA FE COUNTY TREASURER DATE

Inst# 1953714

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:25 o'clock P M, and was duly recorded in book 878, page(s) 9-12 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
[signature]
Deputy

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE RE-PLATTED, THOSE LANDS SHOWN HEREON AND THE LOT LINES AND EASEMENTS WITHIN THE COMPOUND PHASE 2 AT MONTE SERENO, AS SHOWN ON PLAT RECORDED AS INST. #1855717 ON THE 24TH DAY OF APRIL, 2018 IN PLAT BOOK 833, PAGES 14-18 AND AMENDED AND RE-RECORDED AS INST. #1858473 ON THE 25TH DAY OF MAY, 2018 IN PLAT BOOK 834 PAGES 44-48, ARE VACATED AND SUPERCEDED BY THE LOT LINES AND EASEMENTS AS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS, MAINTENANCE IS THE RESPONSIBILITY OF THE H.O.A. FOR PHASE 3.

TRACT F1 IS HEREBY DEDICATED TO THE CITY OF SANTA FE AS OPEN SPACE, TO BE MAINTAINED IN ITS NATURAL/EXISTING STATE BY THE MONTE SERENO HOMEOWNERS ASSOCIATION. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL TO BE MAINTAINED BY THE MONTE SERENO HOMEOWNERS ASSOCIATION.

ACCESS THROUGH TRACT F1 IS HEREBY GRANTED OVER AN EXISTING PUBLIC SANITARY SEWER EASEMENT TO PROVIDE INGRESS/EGRESS TO LOT 8.

THE 15' WIDE TRAIL EASEMENT AS SHOWN ON LOTS 8 THROUGH 11 IS FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION FOR PHASE 3.

PRIVATE ACCESS EASEMENTS ARE GRANTED FOR THE SHARED USE OF LOTS 9 AND 10. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY & DRAINAGE EASEMENTS.

TRACT 1 IS RETAINED BY 21 CLUB HOLDINGS LLC. WITH PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE USING LOT OWNERS. THIS EASEMENT IS SUBJECT TO PUBLIC UTILITY, DRAINAGE EASEMENTS AND EMERGENCY TURNAROUND.

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

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

"QWEST CORPORATION D/B/A CENTURYLINK QC" FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF 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 ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (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 SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 110.89 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

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 OWNERS, THE MONTE SERENO HOMEOWNERS ASSOCIATION 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.

OWNER: 21 CLUB HOLDINGS LLC.
[signature]
ALFRED S. LILLY, DIRECTOR

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FORGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS LLC. THIS 10 DAY OF MAY, 2021.

Anna M. Bohannon 12/16/23
NOTARY PUBLIC MY COMMISSION EXPIRES

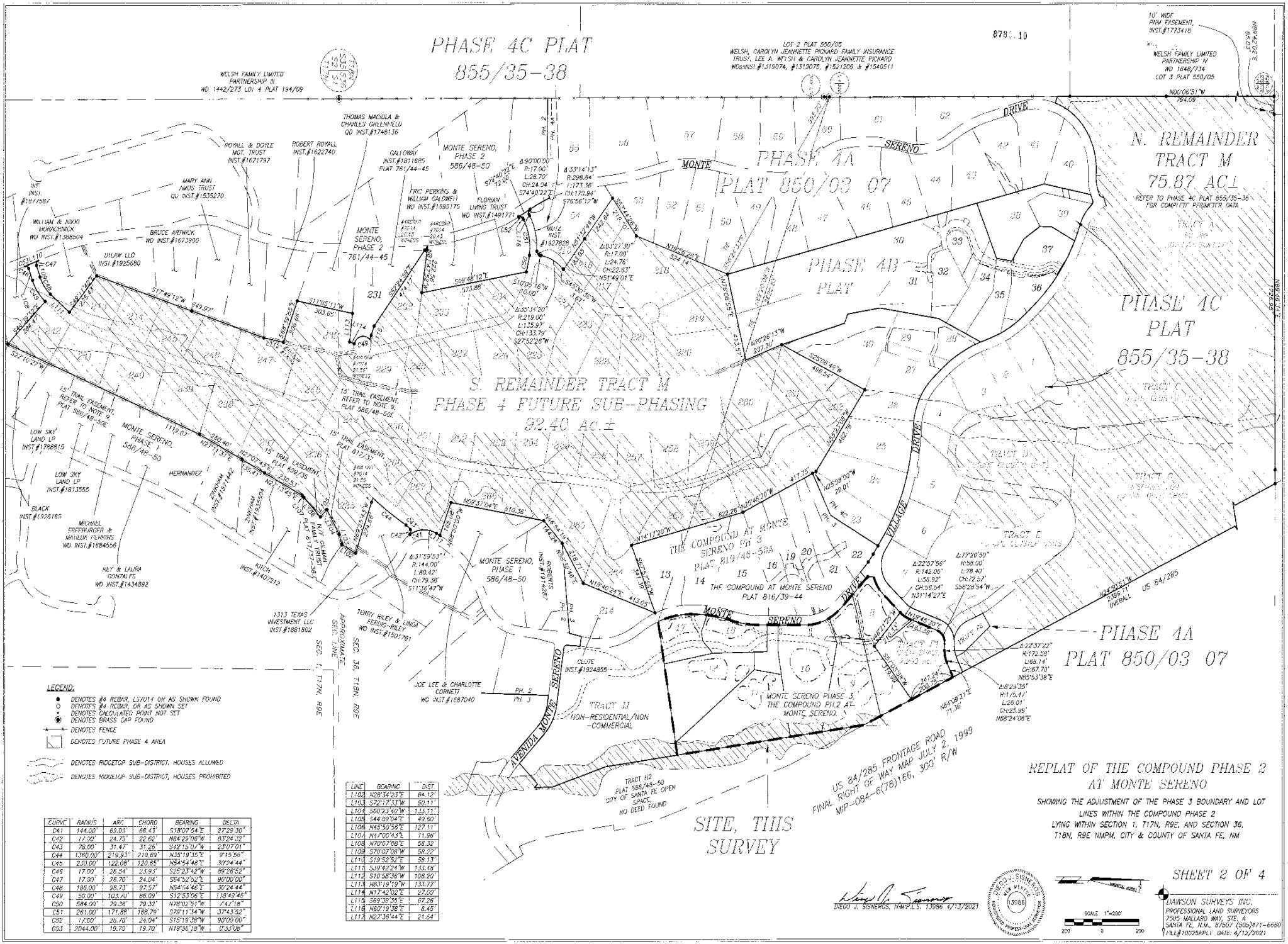
(OFFICIAL SEAL, ANNA M. BOHANNON, Notary Public, State of New Mexico, My Comm. Expires 12/16/23)

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: 21 CLUB HOLDINGS LLC
UPC LOT 8: 1-054-103-242-296
UPC LOT 9: 1-054-103-267-276
UPC LOT 10: 1-054-103-273-253
UPC LOT 11: 1-054-103-288-221
UPC LOT 12: 1-054-103-276-201
UPC LOT 17: 1-054-103-256-185
UPC LOT 18: 1-054-103-256-212
UPC TRACT F2: 1-054-103-266-312
PLSS DESIGNATION: SECTION 1, T17N, R9E, NMPM, & SECTION 36, T18N, R9E, NMPM
CITY & COUNTY: SANTA FE
STATE: NEW MEXICO

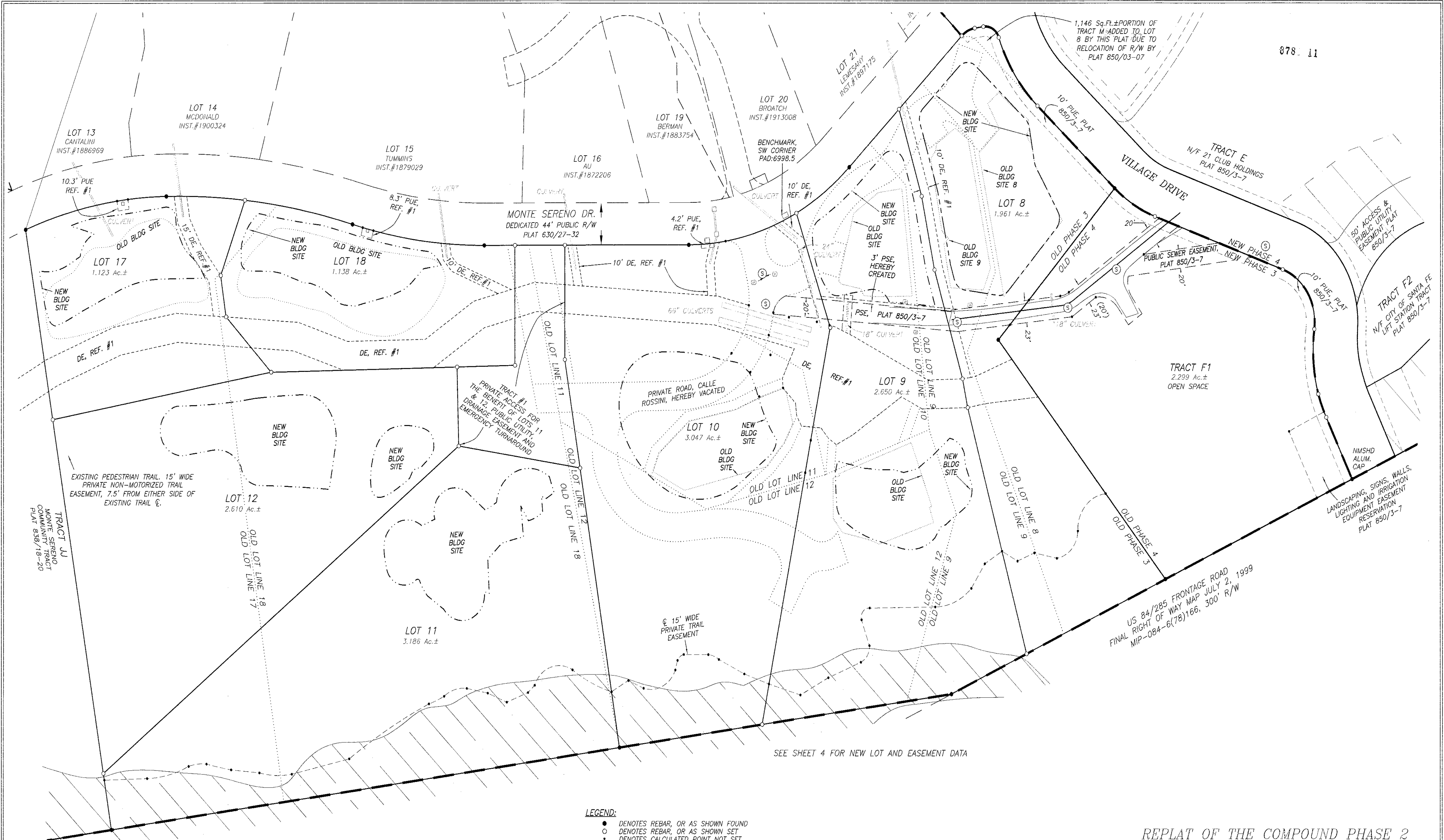
SHEET 1 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
C42	17.00'	24.75'	22.62'	N84°26'06"W	83°24'32"
C43	78.00'	31.47'	31.26'	S42°15'01"W	23°07'01"
C44	1360.00'	219.83'	219.69'	N35°19'35"E	9°15'56"
C45	250.00'	122.08'	120.85'	N84°54'46"E	30°24'44"
C46	17.00'	26.54'	23.91'	S25°23'42"W	89°26'52"
C47	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
C48	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
C49	50.00'	105.70'	86.09'	S12°53'06"E	118°49'45"
C50	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
C51	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
C52	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
C53	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"

LINE	BEARING	DIST.
L102	N28°34'03"E	84.13'
L103	S72°17'33"W	50.11'
L104	S60°23'40"W	143.13'
L105	S44°09'04"E	49.50'
L106	N45°50'56"E	127.11'
L107	N17°00'43"E	11.96'
L108	N70°07'08"E	58.32'
L109	S70°07'08"W	58.27'
L110	S19°52'52"E	58.13'
L111	S39°42'24"W	133.18'
L112	S10°58'36"W	108.20'
L113	N83°19'19"W	133.77'
L114	N17°42'02"E	27.00'
L115	S69°39'35"E	67.26'
L116	N60°19'58"E	6.45'
L117	N27°36'44"E	21.64'



SEE SHEET 4 FOR NEW LOT AND EASEMENT DATA

EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48-50E AND 850/3-7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.999583883.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS — NEW MEXICO — 13986 — REGISTERED PROFESSIONAL SURVEYOR

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- Ⓢ DENOTES SANITARY SEWER VALVE OR STUB-OUT
- .... DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 834/44-48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- BLDG DENOTES BUILDING
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED
- BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
- 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.

DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

OLD/NEW LOT & BUILDING SITE CONFIGURATION OVERLAY

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

MAGNETIC NORTH

SCALE 1" = 50' FEET
50 0 50

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10025RPLT DATE: 4/12/2021

NEW LOT DATA

REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO

SHOWING THE ADJUSTMENT OF THE PHASE 3 BOUNDARY AND LOT LINES WITHIN THE COMPOUND PHASE 2 LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

878 12

EXISTING EASEMENT NOTES:

THERE ARE EXISTING CUT/FILL SLOPE EASEMENTS WITHIN THE LOTS ADJOINING THE MONTE SERENO DR. AND VILLAGE DR. RIGHT OF WAYS, PLATS 586/48--50E AND 850/3-7.

CONTROL REFERENCE AND BASIS OF BEARING:

BEARINGS ARE DERIVED FROM THE NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD) PROJECTION DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND REFERENCED TO 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.999583885.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 4/13/2021

DIEGO J. SISNEROS 13986 NEW MEXICO PROFESSIONAL SURVEYOR

THE COMPOUND AT MONTE SERENO PH 3 PLAT 815/46-50A

MONTE SERENO DR. DEDICATED 41' PUBLIC R/W PLAT 630/27-32

VILLAGE DRIVE PUBLIC RIGHT-OF-WAY PLAT 850/3-7

BASECOURSE ROAD

DIRT ROAD

US 84/285 FRONTAGE ROAD FINAL RIGHT OF WAY MAP JULY 2, 1999 MP-084-6(78)166, 300' R/W

RIDGETOP SUB-DISTRICT

LOT 8 1.961 Ac.± #3137 MONTE SERENO DR.

LOT 9 2.650 Ac.± #3135 MONTE SERENO DR.

LOT 10 3.047 Ac.± #3133 MONTE SERENO DR.

LOT 11 3.196 Ac.± #3129 MONTE SERENO DR.

LOT 12 2.610 Ac.± #3131 MONTE SERENO DR.

LOT 17 #3123 MONTE SERENO DR. 1.123 Ac.±

LOT 18 1.134 Ac.± #3121 MONTE SERENO DR.

TRACT 1 0.4705 Ac.± PRIVATE ACCESS FOR THE BENEFIT OF LOTS 11 & 12, PUBLIC UTILITY, DRAINAGE EASEMENT AND EMERGENCY TURNAROUND

TRACT E N/F 21 CLUB HOLDINGS PLAT 850/3-7

TRACT F1 2.259 Ac.± OPEN SPACE

TRACT F2 N/F CITY OF SANTA FE LIFT STATION TRACT PLAT 850/3-7

TRACT JJ THE COMMUNITY SERENO TRACT PLAT 838/19-22

LOT 14 MCDONALD INST.#1900324

LOT 15 TUMBARO INST.#1815029

LOT 16 AG INST.#1812206

LOT 19 BERMAN INST.#1883754

LOT 20 ERGATCH INST.#1913006

LOT 21 KENESHAW INST.#1827175

LOT 22 CASTRO INST.#1910687

LOT 7 N/F 21 CLUB HOLDINGS PLAT 850/3-7

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

PRIVATE ACCESS FOR THE SHARED USE OF LOTS 9 AND 10, PUBLIC UTILITY & DRAINAGE EASEMENT

THE FINISHED PAD ELEVATION FOR LOT #10 BUILDING SITE SHALL NOT BE LOWER THAN 6992.0'

BUILDING SITE A

BUILDING SITE B

3' PSE HEREBY CREATED

HATCHED PORTION OF PUBLIC SEWER EASEMENT, PLAT 850/3-7, HEREBY GRANTED AS ACCESS EASEMENT FOR THE BENEFIT OF LOT 8

PUBLIC SEWER EASEMENT PLAT 850/3-7

PSE, PLAT 850/3-7

BENCHMARK, SW CORNER PAD:6998.5

10' PUE, PLAT 850/3-7

10.3' PUE REF. #1

8.3' PUE REF. #1

4.2' PUE, REF. #1

10' DE, REF. #1

DE, REF. #1

28' SETBACK FROM BANK

27' SETBACK FROM BANK

31' SETBACK FROM BANK

15' DE, REF. #1

5' ACCESS & PUBLIC UTILITY EASEMENT PLAT 850/3-7

LANDSCAPING, SIGNS, WALLS, LIGHTING AND IRRIGATION EQUIPMENT EASEMENT RESERVATION PLAT 850/3-7

NMSHD ALUM. CAP

6' WIDE PRIVATE TRAIL EASEMENT

6' WIDE PRIVATE TRAIL EASEMENT

LEGEND:

- ● DENOTES #4 REBAR LS13986, OR AS SHOWN
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ····· DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY PLAT 634/44-48, VACATED OR RELOCATED AS SHOWN
- DENOTES BUILDING SITE, THIS PLAT
- PSE DENOTES PUBLIC SEWER EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- FAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

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. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACIES ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

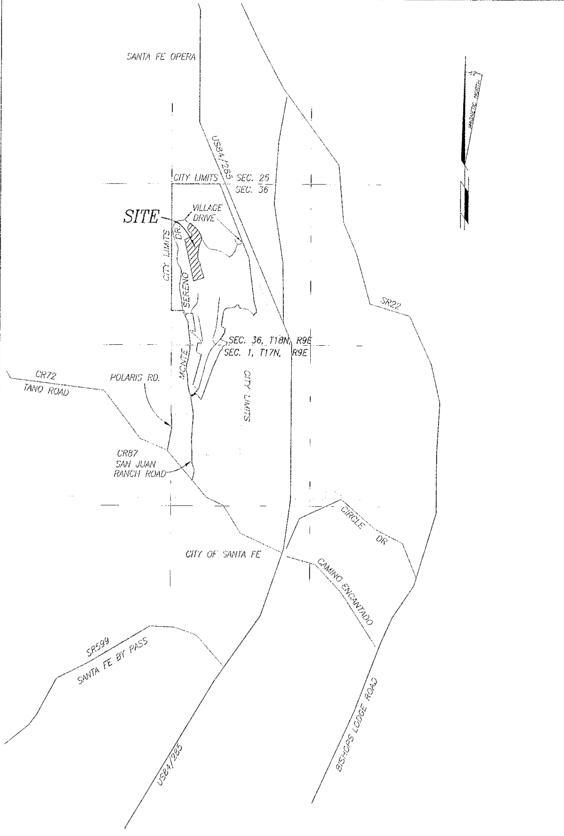
LINE	BEARING	DIST.
L1	S78°09'33"W	30.50'
L2	N08°39'23"W	10.53'
L3	N81°16'29"E	43.47'
L4	N00°06'12"W	36.94'
L5	N01°42'54"W	51.41'
L6	N05°10'16"E	34.08'
L7	N12°57'20"W	70.88'
L8	N11°02'55"E	25.10'
L9	N22°30'31"E	24.78'
L10	N71°32'52"W	97.30'
L11	N42°52'48"W	11.03'
L12	N29°51'49"W	23.32'
L13	N23°18'13"E	70.07'
L14	N75°06'04"W	10.26'
L15	N00°09'15"E	29.54'
L16	N26°14'31"E	34.06'
L17	N19°20'22"E	31.54'
L18	N16°41'35"E	39.40'
L19	N29°01'14"W	31.98'
L20	N22°22'35"W	42.34'
L21	S70°26'52"W	28.46'
L22	N00°55'25"W	78.84'
L23	N57°25'03"W	30.36'
L24	N32°07'54"W	74.41'
L25	N28°42'00"E	21.17'
L26	N22°44'27"W	21.52'
L27	N11°47'09"E	27.66'
L28	N13°00'46"E	15.64'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	28.00'	17.90'	17.60'	N26°58'21"W	36°37'57"
C2	11.00'	23.53'	21.70'	N30°59'38"E	79°18'01"
C3	176.00'	85.76'	84.92'	N56°41'02"E	27°55'13"
C4	272.00'	79.65'	79.37'	N36°54'00"W	16°46'41"
C5	272.00'	134.86'	133.48'	N14°18'25"W	28°24'27"
C6	415.16'	143.36'	142.10'	N11°33'44"W	20°54'16"
C7	765.00'	94.68'	94.62'	N02°26'14"E	7°05'28"
C8	765.00'	131.90'	131.73'	N10°55'20"E	9°52'43"
C9	576.00'	160.50'	159.98'	N07°52'45"E	15°57'53"
C10	142.00'	56.92'	56.54'	N31°14'37"E	22°57'56"
C11	58.00'	78.40'	72.57'	N58°28'54"E	77°26'50"
C12	172.56'	68.14'	67.70'	N65°53'38"E	22°37'22"
C13	175.47'	26.01'	25.99'	N08°24'08"E	8°29'35"
C14	121.71'	51.88'	51.49'	N14°06'45"W	24°25'18"
C15	47.49'	21.87'	21.67'	N06°26'43"W	26°22'53"
C16	451.26'	30.15'	30.15'	N11°31'07"E	3°49'42"
C17	96.22'	39.23'	38.96'	N01°53'36"E	23°21'47"
C18	619.72'	111.65'	111.49'	N30°49'58"W	10°19'20"
C19	109.73'	20.00'	19.96'	N23°10'38"W	10°26'43"
C20	35.50'	29.23'	28.41'	N16°37'30"W	47°10'07"
C21	31.13'	55.10'	48.19'	N19°20'54"W	101°24'26"
C22	152.04'	52.40'	52.14'	N28°43'53"E	19°44'14"
C23	31.44'	46.81'	42.46'	N26°30'02"W	84°56'22"
C24	10.52'	10.08'	9.70'	N39°31'25"W	54°53'51"
C25	23.98'	13.65'	13.69'	N21°45'17"E	30°33'27"
C26	17.76'	21.42'	20.14'	N59°15'56"W	69°06'37"
C27	9.53'	18.45'	15.70'	N51°22'39"W	110°56'00"
C28	38.43'	46.78'	47.43'	N24°04'54"W	47°01'57"
C29	29.63'	41.25'	38.00'	N46°17'54"W	79°44'52"
C30	37.12'	56.26'	51.03'	N45°11'02"W	86°51'13"
C31	85.00'	54.91'	53.96'	N67°20'25"W	37°00'38"
C32	139.05'	27.39'	27.34'	S67°06'06"W	11°17'03"
C33	158.91'	98.31'	96.75'	S55°01'15"W	35°26'41"
C34	108.91'	64.57'	63.60'	S58°23'38"W	28°41'57"
C35	169.05'	37.54'	37.46'	S66°22'56"W	12°43'19"
C36	25.00'	21.29'	20.66'	S64°25'13"W	48°47'58"
C37	115.00'	24.05'	24.01'	N77°10'12"W	11°58'57"
C38	22.00'	11.10'	10.99'	S20°48'15"E	29°00'08"

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
1205 MALLARD WAY, STE. A
SANTA FE, N.M. 87507 (505)471-6860
FILE#10025RPLT DATE: 4/13/2021

SCALE 1" = 50' FEET



THE COMPOUND PHASE 3 AT MONTE SERENO

AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4, AMENDMENT #3

- PHASE 4 IS AN APPROVED PHASE CONSISTING OF 117 SINGLE FAMILY RESIDENTIAL LOTS, 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE PURSUANT TO P&DR CASE#S 2006-17 AT THEIR MEETING OF JULY 6TH 2006.
- LOT 231 HAS BEEN MOVED INTO PHASE 2 AND LOTS 8-22 AND 214 HAVE BEEN MOVED INTO PHASE 3 BY PREVIOUS PLATS.
- PHASE 4 NOW CONSISTS OF 100 SINGLE FAMILY RESIDENTIAL LOTS AND 55 CLUSTER UNITS, COMMERCIAL TRACTS AND PRIVATE OPEN SPACE.
- A COMBINED 42 SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN APPROVED BY PHASE 4 AMENDMENTS #1 AND #2 LEAVING A TOTAL OF 58 SINGLE FAMILY RESIDENTIAL LOTS TO BE CREATED.
- THIS PLAT ADJUSTS THE BOUNDARY OF SUB-PHASE 4C, MOVING EXISTING LOTS 36 & 37 PREVIOUSLY APPROVED BY CASE#2019-37, RECORDED AS INST.#1898262, INTO SUB-PHASE 4B AND FURTHER SUBDIVISION OF 6 RESIDENTIAL LOTS.
- THE RE-PLATTING OF EXISTING LOTS 36, 37 AND CREATING 6 LOTS RESULTS IN 8 SINGLE FAMILY RESIDENTIAL LOTS AND ONE APPURTENANT PRIVATE OPEN SPACE FOR LOTS 30 & 31. TOTAL REMAINING PHASE 4 LOTS WILL BE 52 UPON THE APPROVAL OF THIS PLAT.
- SHARED PRIVATE ACCESS EASEMENT, "CALLE FENICE" IS BEING RELOCATED AND RENAMED TO "ALLEGRETTO WAY". LOTS 30-37 WILL BE SERVED BY THIS SHARED PRIVATE ACCESS EASEMENT FROM "VILLAGE DRIVE".

LOT DENSITY:
AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, ARTICLE 5.1,
THE NUMBER OF CLUSTER UNITS MAY BE INCREASED IF THE NUMBER OF RESIDENTIAL LOTS ARE DECREASED SO LONG AS THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS AND CLUSTER UNITS DO NOT EXCEED 322. THE TOTAL NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS HAS BEEN REDUCED FROM 276 TO 267. BASED ON THIS REDUCTION, THE TOTAL NUMBER OF CLUSTER UNITS CAN BE INCREASED FROM 46 UP TO, BUT NOT EXCEEDING, 55 CLUSTER UNITS."

REFERENCE DOCUMENTS
1. MONTE SERENO PHASE 4 AMENDMENT #2, PHASE 4C, A SUB-PHASE OF MONTE SERENO PHASE 4 PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS BOOK 855 PAGE 35-38..
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS NMPLS #13986 RECORDED AS INST.#1779254 PLAT BOOK 794 PAGE 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:
LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SHEET INDEX:

SHEET 2: PARENT TRACT

SHEET 3: LOT DATA
TRACT EASEMENT DATA
ADDRESSES

SHEET 4: LOT EASEMENT AND ROAD DATA DETAILS

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 3rd DAY OF OCT., 2019. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2020

UTILITY COMPANIES

David R Aikin 5/5/2021
COMCAST DATE

IN APPROVING THIS PLAT, PNM 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

[signature] 4/27/2021
PNM ELECTRIC SERVICE DATE

[signature] 5-10-2021
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.

Doug Dale 5/5/2021
Qwest Corporation, d/b/a CenturyLink QC DATE

APPROVED BY THE CITY PLANNING COMMISSION

AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6th, 2006

ADMINISTRATIVE AMENDMENT, THIS PLAT, CASE#2019-74

Noah Berke 5/19/21
LAND USE CITY PLANNER DATE

[signature] 5/18/21
LAND USE/CITY ENGINEER DATE

NOTES:
1. EACH LOT SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.

2. THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHASE 4B OF THE MONTE SERENO SUBDIVISION, RECORDED AS INSTRUMENT No.1953724 OF THE RECORDS OF SANTA FE COUNTY, NM.

3. STORM WATER DETENTION: "COMMUNITY PONDING" IS REQUIRED TO MITIGATE INCREASED STORM WATER RUN-OFF FROM LOT DEVELOPMENT. INCREASED STORM WATER RUN-OFF FROM ROADS IS TO BE HANDLED BY CENTRALIZED PONDS.

4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.

6. BUILDING SITES HAVE BEEN DELINEATED ON EACH LOT, WHICH MEET THE SETBACK REQUIREMENTS AND THE TERRAIN MANAGEMENT REQUIREMENTS FOR THE CITY OF SANTA FE.

7. HOMES IN MONTE SERENO WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE HOME REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.

8. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.

9. BUILDING SETBACKS: FRONT YARD 10' (20' FACE OF GARAGE), 5' SIDE YARD, 10' REAR YARD OR BUILDING SITE LOCATION, WHICHEVER IS MORE RESTRICTIVE(SEE NOTE 6). THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.

10. THE PLANNING COMMISSION ON 7/6/06 GRANTED VARIANCES TO; 1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROADS 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION. 3) CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DISTURB SLOPES THAT EXCEED 30% FOR DRIVEWAYS ON LOTS 24 , 27, 34, 35, 38, 39, 62, 236, AND 237. 5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION ON LOTS 34 AND 39.

11. A CONTRIBUTION OF $17,000 FROM MONTE SERENO IS REQUIRED BY THE CITY OF SANTA FE FOR TRAFFIC MITIGATION AT THE RIDGE TOP INTERCHANGE WITH HIGHWAY 599. THE AMOUNT WAS ESTABLISHED BASED ON A PROJECTION OF TRAFFIC FROM THE 275 SINGLE FAMILY LOTS. THE CONTRIBUTION IS TO BE PAID AT THE RATE OF $62 PER PLATTED LOT. PRIOR TO PLAT RECORDING, DEVELOPER SHALL PROVIDE PROOF OF PAYMENT TO THE LAS ESTRELLAS MASTER ASSOCIATION, INC. IN THE AMOUNT OF $372.00

12. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

13. THE ANNEXATION AND DEVELOPMENT AGREEMENT ALLOWS FOR THE DEVELOPMENT OF, CONSTRUCTION ON AND LOCATION OF STRUCTURES ON, ANY PORTION OF ALL APPROVED BUILDABLE SITES WITHIN THE RIDGETOP SUB-DISTRICT FOR LOTS 4, 26, 237 THROUGH 245, 248, 249, 255, 256, AND 258 THROUGH 268.

14. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, CONSTRUCTION MAY TAKE PLACE ON ALL APPROVED "BUILDING SITES" OUTSIDE OF THE ESCARPMENT DISTRICT WITHOUT RESTRICTION, EVEN IF A PORTION OF THE LOT IS WITHIN THE ESCARPMENT DISTRICT.

15. AS PER THE TERMS OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, A FEE OF 2% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY OF SANTA FE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT BY EACH OWNER AS AN AFFORDABLE HOUSING DEVELOPMENT FEE AND A FEE OF 1% OF THE GROSS SALES PRICE OF EACH RESIDENTIAL LOT SHALL BE PAID TO THE CITY BY THE DEVELOPER AT THE TIME OF CLOSING OF EACH LOT AS A BUSINESS/CRAFTS INCUBATOR FEE.

16. INDIVIDUAL LOT IMPROVEMENT IS SUBJECT TO CITY WATER DEMAND ADMINISTRATIVE PROCEDURES.

17. DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE.

18. THE FOREGOING NOTES ARE FROM THE MONTE SERENO PHASE 4 PLAT APPROVED AS P&DR CASE # S 2006-17 AT THEIR MEETING OF JULY 6TH, 2006. ALL NOTES MAY NOT BE APPLICABLE TO THE SUBJECT LOTS OF THIS PHASE.

COUNTY ACKNOWLEDGEMENT

[signature] May 11, 21
SANTA FE COUNTY TREASURER DATE

Inst # 1953723
COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 20 day of May, 2021 A.D. at 1:58 o'clock P M, and was duly recorded in book 878, page(s) 13-16 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.
[signature]
Deputy

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO

878 13

DEDICATION AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S) AND THIS SUB-PHASE, 4B IS NOW KNOWN AS THE COMPOUND PHASE 3 AT MONTE SERENO. THIS SUBDIVISION CONTAINS 261.44 ACRES, MORE OR LESS.

"ALLEGRETTO WAY", SHOWN HEREON IS A SHARED PRIVATE DRIVE. THE EASEMENT FOR ALLEGRETO WAY IS GRANTED FOR USE BY LOTS 30-37 AS INGRESS & EGRESS. SAID EASEMENT IS SUBJECT TO PUBLIC UTILITY EASEMENTS. THIS SHARED PRIVATE DRIVE IS ALSO GRANTED FOR ACCESS EASEMENTS FOR EMERGENCY VEHICLES. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO HOMEOWNERS ASSOCIATION". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE PRIVATE SHARED DRIVEWAY EASEMENTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS GRANTED FOR THE USE OF LOT 32. THIS EASEMENT IS ALSO GRANTED FOR PUBLIC UTILITIES, DRAINAGE AND EMERGENCY VEHICLES.

GATE & LANDSCAPE EASEMENTS ARE HEREBY GRANTED FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF GATES, SIGNS, WALLS, LIGHTING, LANDSCAPING, IRRIGATION AND ASSOCIATED EQUIPMENT. MAINTENANCE IS THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

PRIVATE OPEN SPACE APPURTENANT TO LOTS 30 & 31, TO REMAIN IN IT'S NATURAL STATE EXCEPT FOR COMMUNITY TRAILS, IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

A FLOATING TRAIL EASEMENT IS HEREBY GRANTED AS NOTED WITHIN THE DRAINAGE AND TRAIL EASEMENT(DTE) FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL(SEE SHEET 4. MAINTENANCE OF THE TRAILS SHALL BE THE RESPONSIBILITY OF THE MONTE SERENO HOMEOWNERS ASSOCIATION.

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

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

QWEST CORPORATION, d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF 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 ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

STORM WATER 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 BY THE "MONTE SERENO HOMEOWNERS ASSOCIATION" 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.

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE MONTE SERENO HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S), S. REMAINDER TRACT M: 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

[signature]
BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF MAY, 20 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

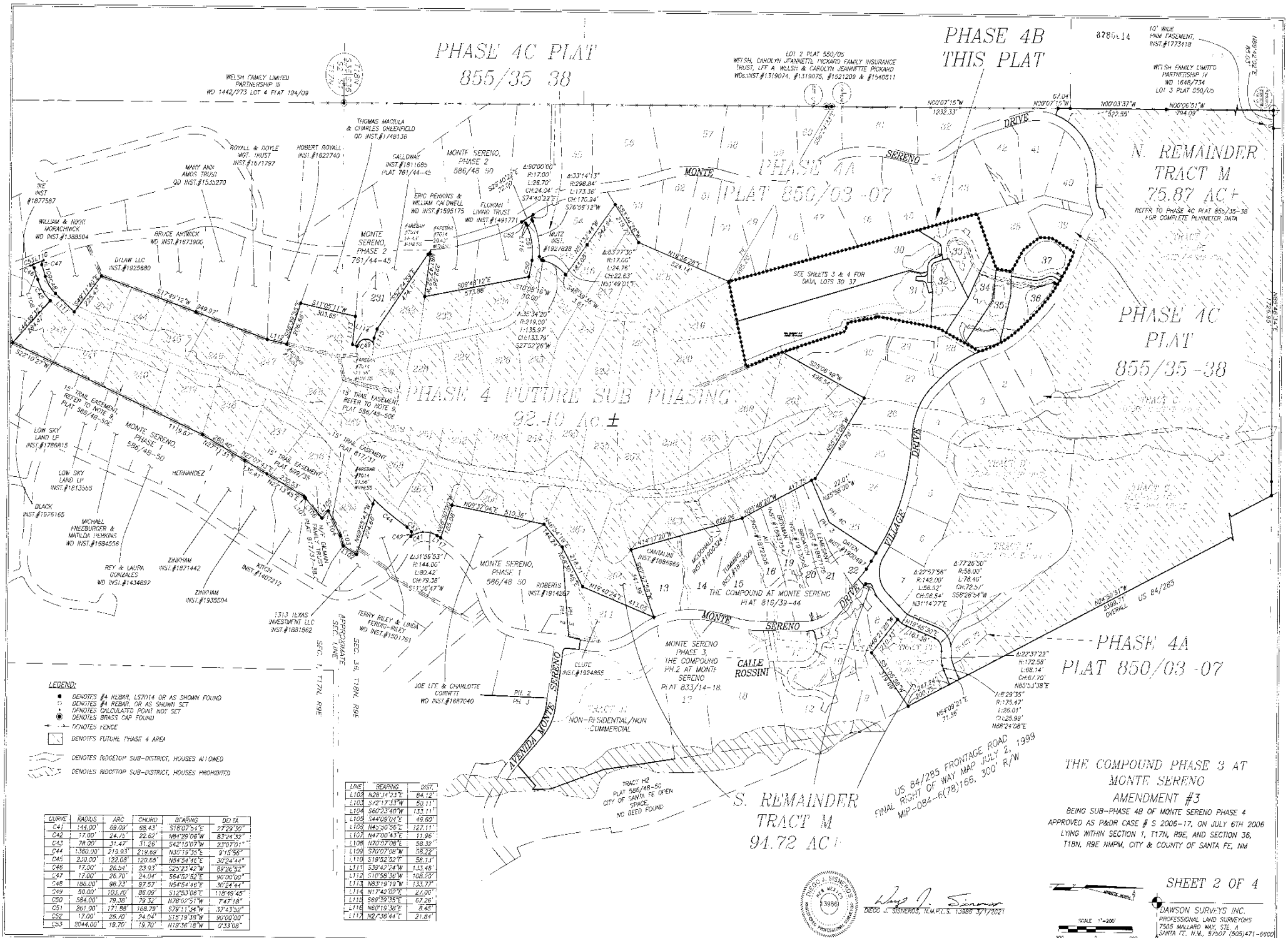
Ana M. Bohannon 12/16/23
NOTARY PUBLIC MY COMMISSION EXPIRES:

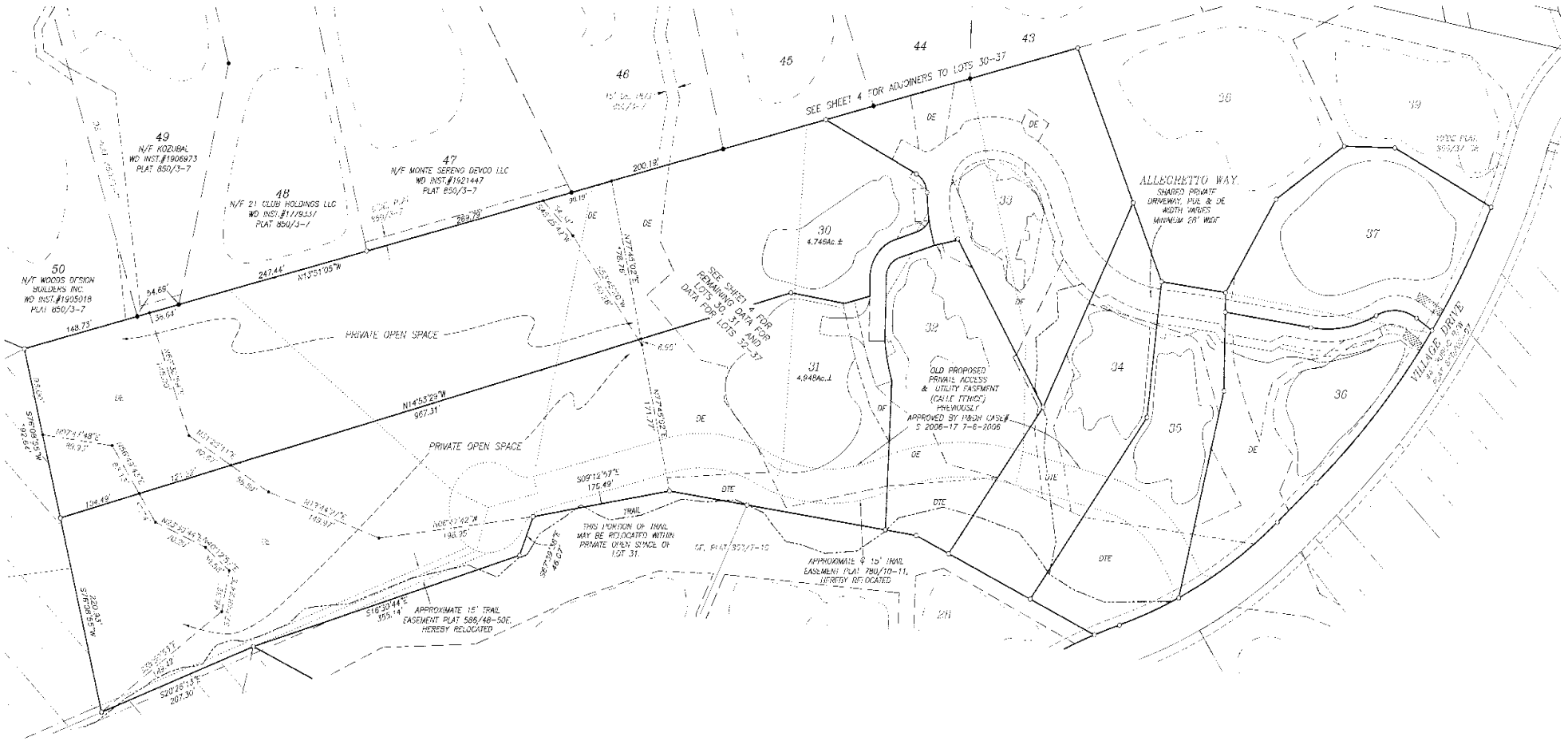
OFFICIAL SEAL
ANNA M. BOHANNON
Notary Public
State of New Mexico
My Comm. Expires 12/16/23

SHEET 1 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE:3/1/2021

TRACT M UPC# 1-054-103-114-259


PHASE 4C PLAT
855/35 38
PHASE 4B
THIS PLAT
PHASE 4A
PLAT 850/03 -07
N. REMAINDER
TRACT M
75.87 AC ±
REFER TO PHASE 4C PLAT 855/35-38
FOR COMPLETE PERIMETER DATA
PHASE 4C
PLAT
855/35 -38
PHASE 4 FUTURE SUB PHASING
92.10 Ac ±
S. REMAINDER
TRACT M
94.72 AC ±
THE COMPOUND PHASE 3 AT
MONTE SERENO
AMENDMENT #3
BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM
US 84/285 FRONTAGE ROAD
FINAL RIGHT OF WAY MAP JULY 2, 1999
MP-084-6(78),166, 300' R/W
MONTE SERENO
AVENIDA MONTE SERENO
VILLAGE DRIVE
CALLE ROSSINI
LEGEND:
DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
DENOTES #4 REBAR, OR AS SHOWN SET
DENOTES CALCULATED POINT NOT SET
DENOTES BRASS CAP FOUND
DENOTES FENCE
DENOTES FUTURE PHASE 4 AREA
DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED
DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED
SEE SHEETS 3 & 4 FOR DATA, LOTS 30 37
TRACT H
NON-RESIDENTIAL/NON COMMERCIAL
TRACT H2
PLAT 586/48-50
CITY OF SANTA FE OPEN SPACE
NO DEED FOUND
DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2021
SHEET 2 OF 4
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6900
FILE#10333AMD3 DATE:3/1/2021
SCALE 1"=200'
V-105



LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC) DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND AT ELEVATION 6800 ASL. GROUND TO GRID SCALE FACTOR IS 0.99958.

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND

..... DENOTES OLD LOT LINE OR UTILITY EASEMENT APPROVED BY P&DR CASE #S 2006-17 RELOCATED AS SHOWN

DENOTES BUILDING SITE, THIS PLAT

DE DENOTES DRAINAGE EASEMENT
PUE DENOTES PUBLIC UTILITY EASEMENT
PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

——— 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.
DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

THE COMPOUND PHASE 3 AT MONTE SERENO AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 3/1/2021

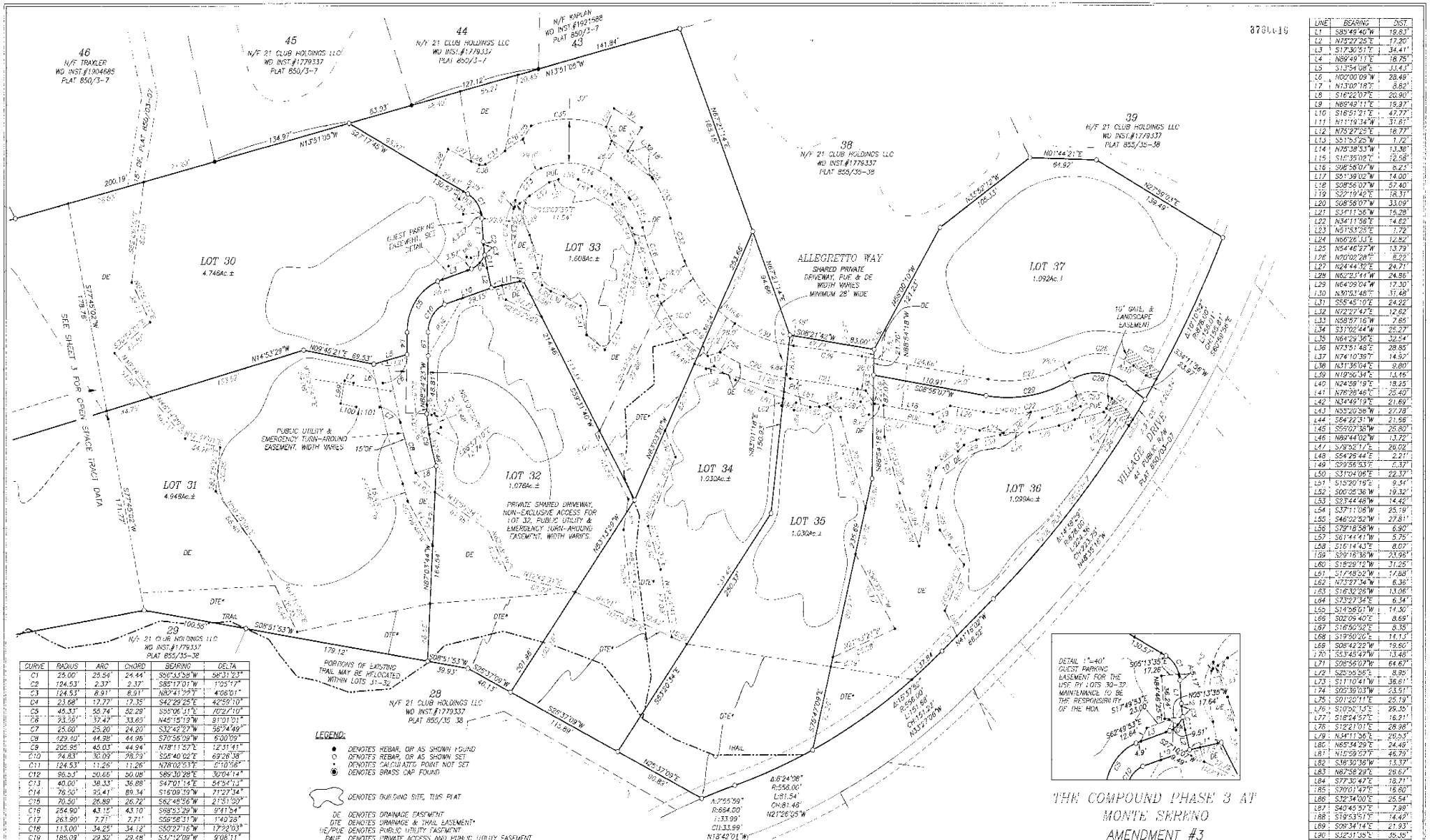
DIEGO J. SISNEROS 13986 NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR

OPEN SPACE DATA

SCALE 1" = 60' FEET
60 0 60

SHEET 3 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7500 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10333AMD3 DATE: 3/1/2021



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	25.54'	24.44'	S90°33'58"W	58°31'23"
C2	124.53'	2.37'	2.37'	S85°17'01"W	1°05'17"
C3	124.53'	8.91'	8.91'	N82°41'09"E	4°06'01"
C4	23.68'	17.77'	17.35'	S42°29'25"E	42°59'10"
C5	45.33'	55.74'	52.29'	S55°06'31"E	70°27'10"
C6	93.56'	37.43'	33.65'	N45°15'19"W	91°01'01"
C7	25.60'	25.20'	24.20'	S32°42'07"W	56°24'49"
C8	129.50'	44.98'	44.76'	S70°56'09"W	6°00'09"
C9	205.95'	45.03'	44.94'	N78°11'57"E	12°31'41"
C10	74.83'	30.09'	28.79'	S56°40'02"E	69°26'38"
C11	124.53'	11.26'	11.26'	N78°02'53"E	5°10'56"
C12	96.53'	50.66'	50.08'	S89°30'28"E	30°04'14"
C13	40.00'	38.33'	36.88'	S47°01'14"E	54°54'13"
C14	76.50'	95.41'	89.34'	S16°09'39"W	71°27'34"
C15	70.50'	26.89'	26.72'	S62°48'56"W	21°51'00"
C16	254.90'	43.15'	43.10'	S88°53'29"W	9°41'54"
C17	263.90'	7.71'	7.71'	S59°58'31"W	1°40'28"
C18	113.00'	34.25'	34.12'	S50°27'16"W	17°22'03"
C19	185.09'	29.56'	29.48'	S57°12'09"W	9°08'11"
C20	174.13'	71.70'	71.20'	S18°06'42"W	23°35'46"
C21	1491.00'	66.14'	66.13'	S07°34'58"W	2°32'18"
C22	151.00'	92.47'	91.03'	S08°36'32"E	35°05'17"
C23	35.00'	36.87'	35.19'	S04°01'23"W	60°21'06"
C24	17.50'	11.17'	10.98'	S52°28'34"W	36°33'17"
C25	17.50'	10.99'	10.81'	N16°12'48"E	35°58'14"
C26	60.00'	66.21'	62.90'	N62°35'04"E	63°13'42"
C27	123.00'	81.50'	80.02'	N12°02'50"W	37°57'54"
C28	50.61'	64.16'	51.61'	S03°32'19"W	61°19'12"
C29	137.00'	86.21'	84.80'	S09°06'36"E	36°03'53"
C30	146.13'	90.80'	60.17'	N18°06'42"E	23°45'46"
C31	123.34'	73.39'	72.22'	N47°01'03"E	34°02'57"
C32	226.90'	38.41'	38.36'	N68°53'29"E	9°41'54"
C33	98.50'	37.56'	37.34'	N82°48'56"E	21°51'00"
C34	104.50'	50.32'	49.83'	N39°05'47"E	27°35'16"
C35	113.50'	74.73'	73.38'	N00°38'11"E	37°43'22"
C36	16.85'	19.13'	19.66'	N29°08'25"W	14°42'40"
C37	115.38'	22.42'	22.38'	N30°55'16"W	11°07'59"
C38	8.00'	6.35'	6.19'	N02°39'39"W	45°24'14"
C39	1429.00'	67.46'	67.46'	N07°34'58"E	2°42'18"
C40	264.90'	37.63'	37.60'	S70°12'01"W	8°08'22"
C54	151.34'	0.63'	0.63'	S30°05'36"W	0°12'02"

LINE	BEARING	DIST.
L1	S85°49'40"W	19.83'
L2	N75°27'25"E	17.20'
L3	S17°30'51"E	34.41'
L4	N89°49'11"E	18.75'
L5	S13°54'08"E	33.43'
L6	N00°00'09"W	28.49'
L7	N13°07'18"E	6.82'
L8	S16°22'07"E	20.90'
L9	N89°49'11"E	19.37'
L10	S18°51'21"E	47.77'
L11	N11°19'34"W	31.61'
L12	N75°27'25"E	18.77'
L13	S51°53'25"W	1.72'
L14	N75°38'53"W	13.38'
L15	S12°35'08"E	12.56'
L16	S06°56'07"W	6.23'
L17	S51°39'02"W	14.00'
L18	S08°56'07"W	57.40'
L19	S22°19'42"E	18.37'
L20	S08°56'07"W	33.09'
L21	S37°11'56"W	15.28'
L22	N34°11'56"E	14.62'
L23	N51°53'25"E	1.72'
L24	N66°26'33"E	12.52'
L25	N54°46'27"W	13.79'
L26	N20°02'28"E	8.28'
L27	N24°44'30"E	24.71'
L28	N62°23'41"W	24.86'
L29	N64°09'04"W	17.30'
L30	N30°53'48"E	31.48'
L31	S55°48'10"E	24.22'
L32	N72°27'47"E	12.62'
L33	N58°57'16"W	7.65'
L34	S31°02'44"W	25.27'
L35	N84°29'36"E	32.54'
L36	N73°51'48"E	28.85'
L37	N74°10'39"E	14.92'
L38	N31°35'04"E	9.80'
L39	N19°50'34"E	13.16'
L40	N24°58'19"E	18.25'
L41	N76°28'46"E	25.40'
L42	N34°49'19"E	21.69'
L43	N55°20'08"W	27.78'
L44	S64°22'31"W	21.56'
L45	S55°07'38"W	26.80'
L46	N89°44'02"W	13.72'
L47	S78°52'12"E	26.02'
L48	S54°28'44"E	2.27'
L49	S09°56'53"E	0.37'
L50	S31°04'06"E	22.37'
L51	S15°20'19"E	9.34'
L52	S00°05'36"W	19.32'
L53	S27°44'48"W	14.42'
L54	S37°11'06"W	25.19'
L55	S46°02'52"W	27.81'
L56	S79°18'58"W	6.90'
L57	S01°44'41"W	5.76'
L58	S16°14'43"E	8.07'
L59	S29°15'36"W	20.96'
L60	S18°29'12"W	31.25'
L61	S17°48'52"W	17.88'
L62	N73°27'34"W	6.36'
L63	S16°32'26"W	13.06'
L64	S73°27'34"E	6.34'
L65	S14°06'01"W	14.30'
L66	S02°09'40"E	8.69'
L67	S16°50'52"E	8.35'
L68	S19°50'26"E	14.13'
L69	S08°42'22"W	19.60'
L70	S53°45'47"W	13.48'
L71	S08°56'07"W	64.67'
L72	S25°55'56"E	8.95'
L73	S11°10'41"W	38.61'
L74	S00°39'03"W	23.51'
L75	S01°05'11"E	25.19'
L76	S10°05'13"E	29.35'
L77	S18°24'57"E	16.21'
L78	S12°21'01"E	28.98'
L79	N54°11'56"E	20.53'
L80	N65°34'29"E	24.45'
L81	N15°59'07"E	46.79'
L82	S36°30'36"W	13.37'
L83	N87°58'29"E	26.67'
L84	S77°36'47"E	18.71'
L85	S70°01'47"E	16.66'
L86	S32°34'00"E	25.54'
L87	S40°45'50"E	7.39'
L88	S19°53'51"E	14.49'
L89	S08°34'14"E	21.93'
L90	S32°51'35"E	35.35'
L91	S11°45'22"E	30.45'
L92	S23°39'01"E	8.19'
L93	N63°50'50"E	10.00'
L94	S78°09'06"E	32.66'
L95	N75°16'28"E	18.85'
L96	N53°50'46"E	15.21'
L97	N49°13'49"E	22.45'
L98	N61°18'18"E	24.27'
L99	N78°39'50"W	19.69'
L100	S17°17'36"W	15.39'
L101	S00°00'00"E	22.79'

LOT #	ADDRESS
31	4001 ALLEGRETTO WAY
36	4003 ALLEGRETTO WAY
35	4002 ALLEGRETTO WAY
34	4004 ALLEGRETTO WAY
33	4008 ALLEGRETTO WAY
32	4015 ALLEGRETTO WAY
31	4013 ALLEGRETTO WAY
30	4011 ALLEGRETTO WAY

LEGEND:

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND

DENOTES BUILDING SITE, THIS PLAT

DE DENOTES DRAINAGE EASEMENT
DTE DENOTES DRAINAGE & TRAIL EASEMENT*
PUE/DUE DENOTES PUBLIC UTILITY EASEMENT
PAUE DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
AS DENOTES ARCHAEOLOGY SITE

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

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. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

* FLOATING PRIVATE TRAIL EASEMENT FOR THE PROVISIONS OF TWO SINGLE TRAIL LOCATIONS. APPROXIMATE TRAIL LOCATIONS SHOWN WITHIN LOTS 30-37. TRAIL TO BE BUILT WHERE TERRAIN ALLOWS.

THE COMPOUND PHASE 3 AT MONTE SERENO
AMENDMENT #3

BEING SUB-PHASE 4B OF MONTE SERENO PHASE 4
APPROVED AS P&DR CASE # S 2006-17, ON JULY 6TH 2006
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS N.M.P.L.S. 11986 1/1/2020

LOT DATA 30--37

SCALE 1" = 40' FEET

SHEET 4 OF 4

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, STE. A
SANTA FE, N.M., 87507 (505)471 6660
FILE#10333AM03 DATE: 3/1/2021

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

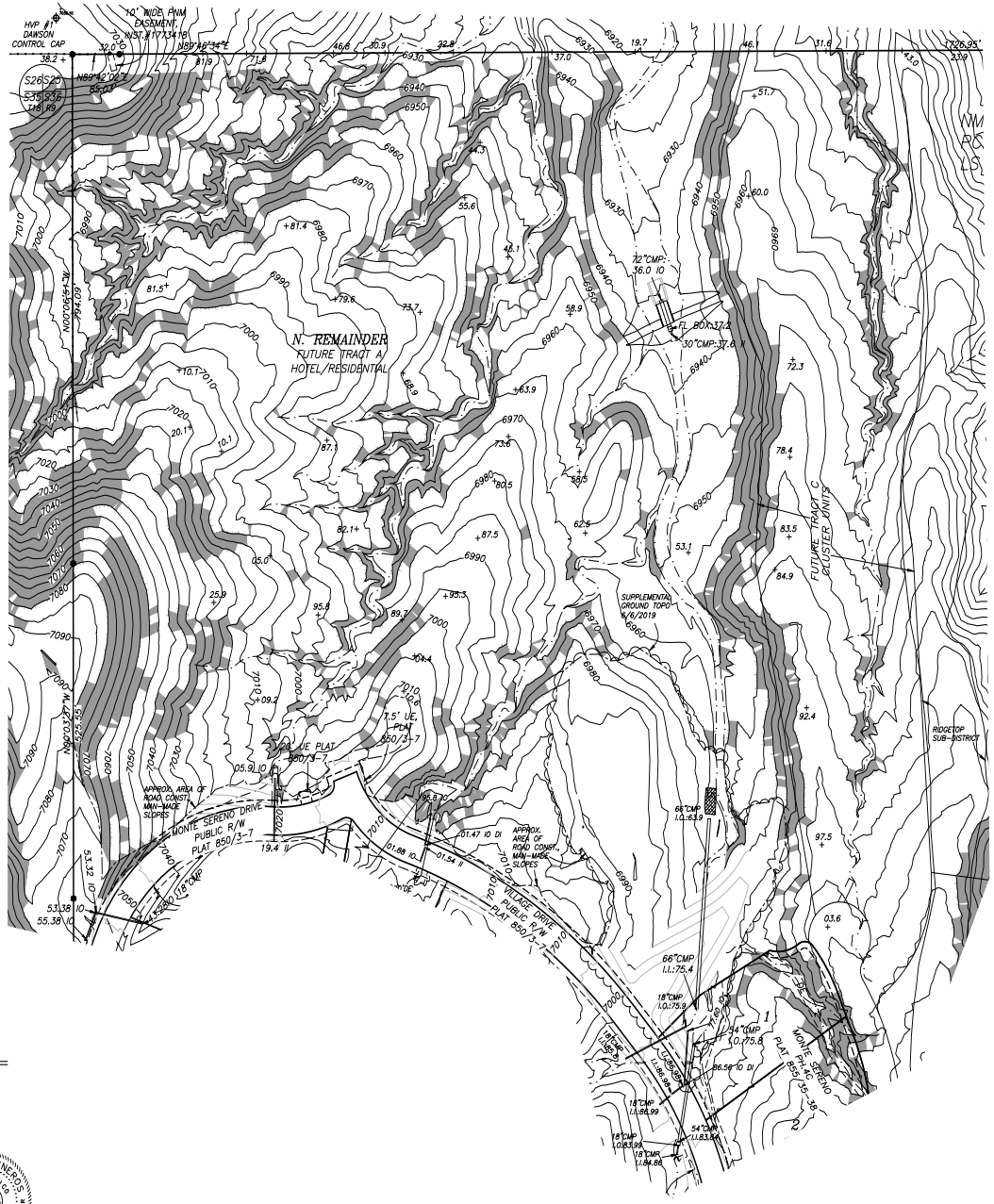
BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES > 30%, UTILIZING 5FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION. FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 6TH DAY OF JUNE, 2019 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. THIS MAP WAS UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPE ANALYSIS & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC SURVEY &
30% & OVER SLOPE ANALYSIS OF A PORTION OF THE N. REMAINDER, TRACT M

AS SHOWN ON PLAT RECORDED AS BOOK 878, PAGES 9-12 & BOOK 878, PAGES 13-16.
WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM
CITY & COUNTY OF SANTA FE, NM

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10270TOPO VILLAS RESORT
DATE:6/9/2021

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINE, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THIS PROPERTY MAY BE SUBJECT TO ALL VALID COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD. A TITLE SEARCH OF THE SUBJECT LOTS HAS NOT BEEN PERFORMED. SEE PLATS REFERENCED HEREON FOR FULL PERIMETER DATA.

ROAD CONTOURS SHOWN ARE PROVIDED FROM ENGINEERING PLANS.

ALL IMPROVEMENTS MAY NOT BE SHOWN.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

CONTROL DATUM

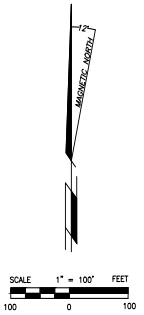
BEARINGS ARE GRID, REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83(1992), CENTRAL ZONE. DISTANCES ARE REFERRED TO 6800AMSL.

ELEVATIONS ARE NAVD88 GEIOD '99 DERIVED FROM STATIC OBSERVATION BASELINES FROM 1992 SANTA FE COUNTY CONTROL NETWORK.

ALL REFERENCE TO NAD83(1992) AND NAVD88(1992) DERIVED FROM SANTA FE COUNTY GIS & NGS BLUE BOOK CONTROL MONUMENTS.

DAWSON SURVEYS LEGEND:

- WIRE FENCE
- SLOPES < 20%
- SLOPES 20% to 30%, UTILIZING 2FT CONTOUR INTERVALS
- UE PUBLIC UTILITY EASEMENT
- 00.0 + SPOT ELEVATION VERIFICATION
- CMP METAL CULVERT
- IO INVERT OUT
- II INVERT IN



TOPOGRAPHIC SURVEY &
20%-30% SLOPE ANALYSIS
OF A PORTION OF THE N. REMAINDER, TRACT M

AS SHOWN ON PLAT RECORDED AS BOOK 878, PAGES 9-12 & BOOK 878, PAGES 13-16.
WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM
CITY & COUNTY OF SANTA FE, NM

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT PHOTO CONTROL FOR FOR THE CONTOURS PROVIDED BY AEROTECH MAPPING WAS PERFORMED UNDER MY SUPERVISION. FURTHERMORE THE AREA OF SUPPLEMENTAL SURVEY WAS PERFORMED ON THE GROUND, UNDER MY PERSONAL SUPERVISION ON THE 3RD DAY OF OCTOBER, 2018 AND IS A TRUE REPRESENTATION OF A TOPOGRAPHIC SURVEY. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND MAP ARE CORRECT, TRUE AND AND MEET THE MINIMUM NATIONAL MAPPING STANDARDS. MAP UPDATED 6/9/2021 TO SHOW AS-BUILT STORM STRUCTURES, SLOPES & NEW PLAT REFERENCES.

Diego J. Sisneros 6/9/2021

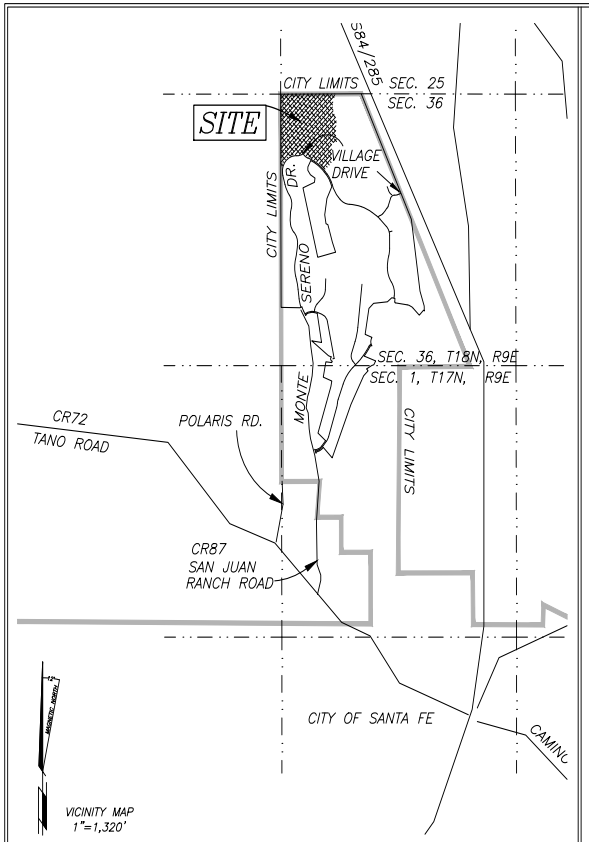
DIEGO J. SISNEROS, N.M.P.L.S. #13986

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

V-109

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10270TOPO VILLAS RESORT
DATE:6/9/2021



RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

PURPOSE STATEMENT: PHASE 4D

- THIS PLAT CREATES 60 RESORT PARCELS
- LOTS WILL BE SERVED BY THE PRIVATE RIGHT OF WAYS CONNECTING TO THE PULBIC RIGHT OF WAY "VILLAGE DRIVE", PLAT INST.#1887681 IN BOOK 850 PAGES 3-7.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #1 PLAT BOOK 850 PAGES 03-07.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SHEET INDEX:

- SHEET 2: OVERALL TRACT M & A / SITE MAP
- SHEET 3: CURVE, LINE AND ADDRESS TABLES
- SHEET 4: PHASE 1 AT 1"=50'
- SHEET 5: PHASE 2 AT 1"=50'

APPROVED BY THE CITY PLANNING COMMISSION
AS P&DR CASE # AT THEIR MEETING OF , 2006

PLANNING COMMISSION CHAIR DATE

PLANNING COMMISSION SECRETARY DATE

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER DATE

CITY PLANNER DATE

NOTES:

1. EACH RESORT PARCEL SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.

2. THE RESORT PARCELS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS AND EASEMENTS FOR RESORT CASITAS AT MONTE SERENO SUBDIVISION, RECORDED AS INST.#

3. STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS.

4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.

6. RESORT CASITAS WILL BE REQUIRED TO INSTALL AUTOMATIC FIRE SUPPRESSION SYSTEMS IF THE FOLLOWING OCCURS: 1) THE DRIVEWAY BETWEEN THE PUBLIC ROAD AND THE HOME EXCEEDS 10% IN GRADE AND 150' IN LENGTH, OR 2) THE PUBLIC ROAD GRADE EXCEEDS 10% AND ACCESS TO THE DWELLING REQUIRES USING A SECTION OF THE ROADWAY THAT EXCEEDS 10% GRADE; HOWEVER, THERE ARE NO ROADS IN PHASE 4 THAT EXCEED 10% IN GRADE.

7. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.

8. BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.

9. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

DRAINAGE EASEMENT (DE) LOCATIONS SHOWN WERE DETERMINED FROM MAPPING AND MAPPING INTERPRETATION DONE BY OTHERS. THE DIMENSIONS SHOWN ARE FOR GENERAL IDENTIFICATION ONLY, THE TRUE LOCATION OF THE DE'S ARE TO BE DETERMINED BY THE PHYSICAL LOCATION OF THE IDENTIFIED DRAINAGE

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S). THIS SUBDIVISION CONTAINS 168.27 ACRES, MORE OR LESS.

THE 38' WIDE PRIVATE RIGHT OF WAYS, "EAST VILLAGE DRIVE", "WEST VILLAGE DRIVE", "TESUQUE VISTA", "HIGH POINT LANE", "NORTH SPUR ROAD", "SUNRISE LANE", AND "ARROYO LANE" ARE HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE RIGHT OF WAY AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

THE 23' WIDE PRIVATE ACCESS AND UTILITY EASEMENT, "UPPER VILLAGE DRIVE" IS HEREBY CREATED FOR INGRESS EGRESS AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY". EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE RIGHT OF WAY AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: 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.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
Qwest Corporation, d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF 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 ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (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.

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 21 CLUB HOLDINGS(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 AND STORM WATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORM WATER MANAGEMENT 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

BY SIGNING THIS PLAT 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S): 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

BY: ALFRED S. LILLY, ITS DIRECTOR

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___DAY OF _____, 202 BY ALFRED S. LILLY, DIRECTOR OF 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE __rd DAY OF ., 2021. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

UTILITY COMPANIES

COMCAST DATE

IN APPROVING THIS PLAT, PNM 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE 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

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
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(s) _____ of the records of Santa Fe County.

KATHARINE E. CLARK
County Clerk, Santa Fe County, N.M.

Deputy

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

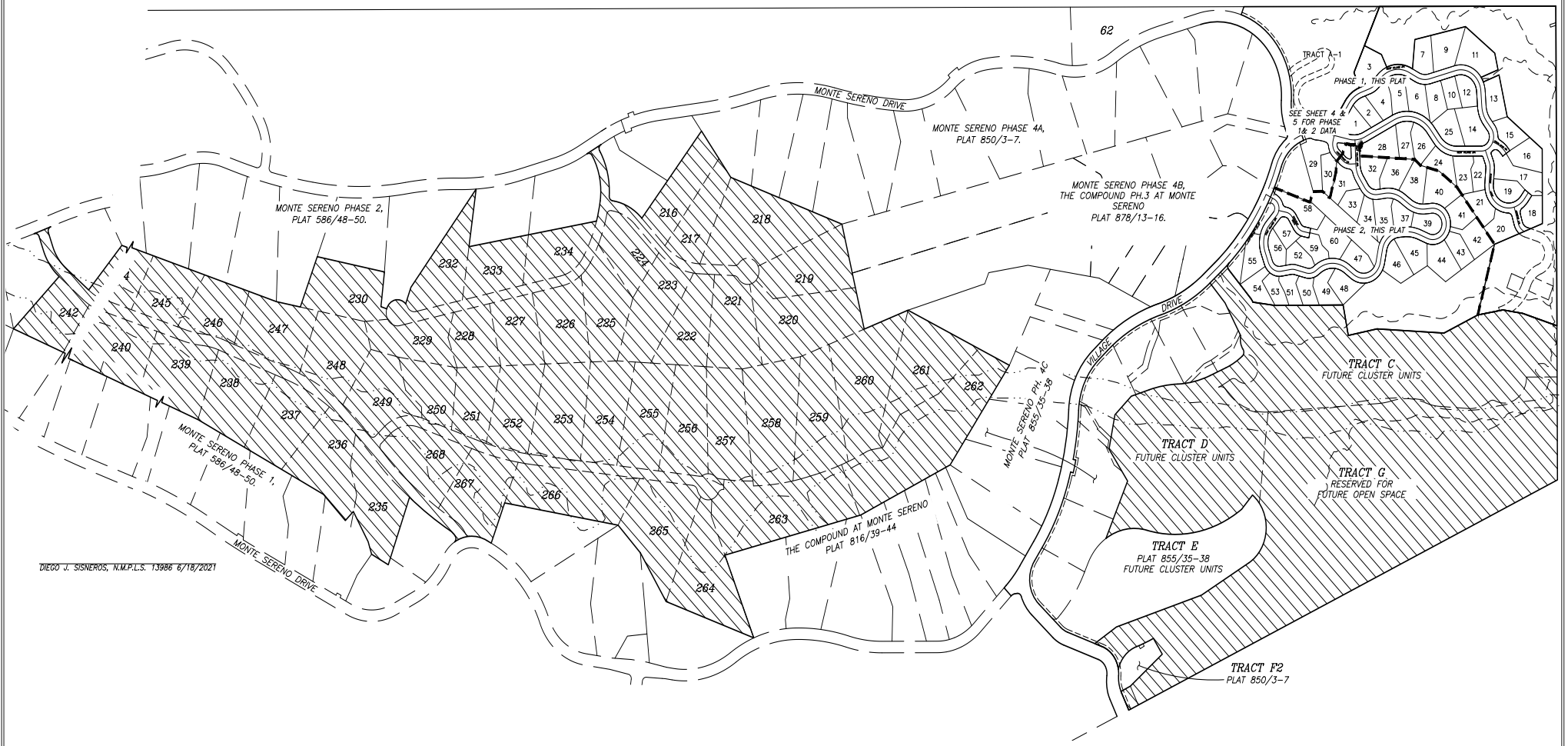
OWNERS: 21 CLUB HOLDINGS
PARENT PARCEL: TRACT A....., RECORDED AS INST.#
IN BOOK PAGES &
TRACT A UPC: 1-054-103- - .
TRACT M UPC: 1-054-103-119-259.
PLSS LOCATION: SEC. 1, T17N, R9E, & SEC. 36,
T18N, R9E, NMPM,
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

V-110

SHEET 1 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449SUB DATE:6/17/2021



DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/18/2021

LEGEND:

- DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- DENOTES #4 REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

MAGNETIC NORTH

SCALE 1"=200'

200 0 200

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OVERALL TRACT M AND SITE MAP

V-111

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/18/2021

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	88.00'	60.27'	59.10'	S07°11'05"E	39°14'37"
C2	19.00'	34.24'	29.79'	S71°11'21"W	103°15'16"
C3	88.00'	5.04'	5.04'	N55°32'38"W	3°16'47"
C4	88.00'	51.78'	51.03'	N37°02'56"W	33°42'38"
C5	126.00'	49.42'	49.10'	S34°48'03"E	22°28'17"
C6	58.00'	26.16'	25.94'	S33°06'54"E	25°50'35"
C7	96.00'	43.30'	42.93'	N33°06'54"W	25°50'35"
C8	88.00'	14.02'	14.01'	N41°28'21"W	9°07'41"
C9	149.00'	2.12'	2.12'	S26°23'56"E	0°48'57"
C10	149.00'	75.65'	74.84'	S11°26'43"E	29°05'28"
C11	88.00'	83.30'	80.22'	N09°47'26"W	54°14'09"
C12	149.00'	103.55'	101.48'	S23°00'32"W	39°49'03"
C13	88.00'	15.55'	15.53'	N22°23'20"E	10°07'22"
C14	96.00'	45.37'	44.95'	N13°54'37"E	27°04'48"
C15	58.00'	43.17'	42.18'	S06°07'35"W	42°38'51"
C16	149.00'	7.60'	7.60'	S44°22'46"W	2°55'24"
C17	96.00'	26.08'	26.00'	N07°24'49"W	15°34'03"
C18	108.00'	134.49'	125.96'	S20°28'34"W	71°20'49"
C19	70.00'	123.60'	108.16'	N35°23'07"E	101°09'55"
C20	126.00'	74.43'	73.35'	N69°02'42"E	33°50'45"
C21	36.00'	80.26'	64.64'	S64°00'44"E	127°43'54"
C22	88.00'	81.32'	78.46'	S26°19'36"W	52°56'46"
C23	149.00'	18.10'	18.09'	S49°19'14"W	6°57'32"
C24	88.00'	51.98'	51.23'	S69°02'42"W	33°50'45"
C25	108.00'	36.00'	35.84'	S76°25'03"W	19°06'03"
C26	125.00'	58.80'	58.26'	S42°48'27"W	26°57'10"
C27	19.00'	19.51'	18.67'	S58°44'59"W	58°50'14"
C28	74.00'	46.56'	45.79'	S70°08'42"W	36°02'47"
C29	86.00'	38.54'	38.22'	S81°48'58"W	25°40'28"
C30	6.00'	7.64'	7.14'	N74°31'09"W	73°00'15"
C31	74.00'	6.23'	6.23'	N40°25'51"W	4°49'38"
C32	19.00'	26.44'	24.36'	N02°58'22"W	79°44'37"
C33	87.00'	29.72'	29.57'	N46°41'05"E	19°34'16"
C34	31.00'	30.75'	29.50'	S45°22'41"W	56°49'50"
C35	19.00'	23.95'	22.39'	N70°06'09"W	72°12'29"
C36	106.00'	36.01'	35.84'	N43°43'55"W	19°28'00"
C37	68.00'	175.79'	130.77'	S20°35'39"W	148°07'07"
C38	106.00'	59.75'	58.97'	N17°32'49"E	32°17'56"
C39	19.00'	24.01'	22.44'	N37°35'44"E	72°23'45"
C40	69.00'	41.74'	41.10'	N56°27'51"E	34°39'31"
C41	106.00'	87.75'	85.27'	N57°24'47"E	47°25'59"
C42	74.00'	1.86'	1.86'	N00°52'03"W	1°26'33"
C43	6.00'	7.39'	6.93'	N33°41'42"E	70°34'03"
C44	48.00'	21.51'	21.33'	N81°48'58"E	25°40'28"
C45	106.00'	25.02'	24.96'	N87°53'29"E	13°31'26"
C46	126.00'	18.07'	18.05'	N03°57'43"E	8°12'59"
C47	126.00'	86.05'	84.39'	N27°38'08"E	39°07'51"
C48	111.00'	72.53'	71.24'	N34°04'53"E	37°26'13"
C49	126.00'	12.31'	12.31'	N50°00'01"E	5°35'56"
C50	111.00'	81.70'	79.86'	N05°43'19"W	42°10'10"
C51	19.00'	24.81'	23.08'	N54°49'48"W	74°48'26"
C52	126.00'	20.63'	20.61'	N22°06'59"W	9°22'49"
C53	164.07'	18.63'	18.62'	N23°12'10"W	6°30'22"
C54	165.07'	26.70'	26.67'	N15°18'56"W	9°16'06"
C55	19.00'	11.32'	11.15'	N07°23'25"E	34°08'07"
C56	59.00'	21.78'	21.66'	N13°52'57"E	21°09'04"
C57	155.42'	40.76'	40.65'	N10°50'28"E	15°04'07"
C58	19.00'	21.53'	20.40'	N50°50'17"E	64°55'31"
C59	69.00'	25.38'	25.24'	N72°45'45"E	21°04'35"
C60	125.00'	7.47'	7.47'	S13°20'37"E	3°25'27"
C61	69.00'	23.59'	23.47'	N52°25'49"E	19°35'17"
C62	31.00'	24.50'	23.87'	S65°16'46"W	45°17'11"
C63	6.00'	10.20'	9.01'	N43°22'58"W	97°23'22"
C64	891.00'	84.07'	84.04'	N68°52'45"W	5°24'22"
C65	164.07'	129.22'	125.91'	N49°01'09"W	45°07'35"
C66	207.55'	117.17'	115.62'	S04°25'28"E	32°20'43"
C67	17.00'	25.38'	23.09'	S22°49'41"W	85°33'20"
C68	211.00'	102.83'	101.82'	S79°34'03"W	27°55'25"
C69	327.00'	427.48'	397.68'	S56°04'42"W	74°54'06"
C70	126.00'	81.34'	79.93'	S38°41'26"E	36°59'09"

C71	126.00'	22.74'	22.71'	S62°21'11"E	10°20'20"
C72	19.00'	26.52'	24.42'	S27°32'34"E	79°57'34"
C73	69.00'	44.82'	44.04'	N24°01'35"E	37°13'11"
C74	19.00'	22.74'	21.40'	N39°41'58"E	68°33'56"
C75	126.00'	37.04'	36.91'	N65°33'39"E	16°50'33"
C76	77.75'	22.40'	22.32'	N48°53'11"E	16°30'24"
C77	77.75'	41.54'	41.04'	N25°19'45"E	30°36'29"
C78	99.00'	87.42'	84.61'	S41°39'36"E	50°35'39"
C79	77.75'	24.16'	24.07'	N01°07'20"E	17°48'21"
C80	88.00'	34.66'	34.44'	N03°30'08"E	22°33'57"
C81	99.00'	19.05'	19.02'	S10°51'06"E	11°01'21"
C82	88.00'	32.06'	31.88'	N25°13'16"E	20°52'20"
C83	126.00'	36.55'	36.42'	N27°20'52"E	16°37'09"
C84	169.00'	34.63'	34.57'	S00°31'49"W	11°44'30"
C85	41.00'	148.54'	79.64'	S81°46'14"E	207°34'21"
C86	169.00'	46.06'	45.91'	S14°12'31"W	15°36'52"
C87	126.00'	54.09'	53.67'	N06°44'26"E	24°35'42"
C88	39.75'	45.04'	42.67'	S24°40'46"W	64°55'14"
C89	88.00'	47.04'	46.48'	S72°27'11"W	30°37'36"
C90	126.00'	64.45'	63.75'	S06°52'24"W	29°18'30"
C91	126.00'	31.07'	30.99'	S28°35'33"W	14°07'47"
C92	88.00'	53.34'	52.53'	S18°17'33"W	34°43'47"
C93	79.00'	64.57'	62.79'	S17°51'35"W	46°50'00"
C94	88.00'	9.96'	9.95'	S02°18'53"E	6°29'05"
C95	79.00'	77.14'	74.11'	S69°15'03"W	55°56'57"
C96	79.00'	19.05'	19.00'	N75°52'00"W	13°48'57"
C97	79.00'	39.54'	39.13'	N54°37'12"W	28°40'39"
C98	79.00'	81.09'	77.58'	N10°52'26"W	58°48'53"
C99	61.00'	22.98'	22.84'	N16°07'58"W	21°35'05"
C100	131.00'	62.55'	61.95'	N08°20'15"E	27°21'22"
C101	79.00'	4.80'	4.80'	N20°16'29"E	3°28'56"
C102	95.00'	28.52'	28.41'	N70°29'12"W	17°12'10"
C103	61.00'	55.54'	53.64'	N53°00'24"W	52°09'46"
C104	88.00'	43.32'	42.88'	N22°08'57"E	28°12'09"
C105	95.00'	69.68'	68.13'	N15°14'15"E	42°01'32"
C106	69.00'	20.99'	20.91'	N27°39'52"W	17°25'48"
C107	88.00'	68.24'	66.54'	N14°09'57"W	44°25'38"
C108	69.00'	40.18'	39.62'	N02°15'54"W	33°22'06"
C109	70.62'	12.27'	12.26'	N04°09'23"W	9°57'25"
C110	31.00'	12.74'	12.65'	N02°38'31"E	23°33'14"
C111	70.62'	43.86'	43.16'	N18°36'56"E	35°35'13"
C112	99.50'	22.00'	21.95'	S54°39'44"W	12°40'02"
C113	70.62'	32.18'	31.91'	N49°27'56"E	26°06'48"
C114	922.00'	42.24'	42.24'	N52°23'27"W	2°37'30"
C115	122.17'	73.13'	72.04'	N87°15'34"E	34°17'49"
C116	70.62'	9.35'	9.35'	N66°19'00"E	7°35'19"
C117	57.00'	91.33'	81.87'	S09°39'24"E	91°48'49"
C118	126.00'	47.39'	47.11'	S25°28'31"W	21°33'00"
C119	69.00'	28.37'	28.17'	S02°38'31"W	23°33'14"
C120	31.00'	27.48'	26.59'	S10°58'49"E	50°47'54"
C121	32.62'	45.11'	41.60'	S30°29'17"W	79°14'45"
C122	84.17'	90.13'	85.89'	N79°12'47"W	61°21'09"
C123	19.00'	19.97'	19.06'	N18°26'40"W	60°12'42"
C124	21.00'	17.00'	16.54'	N34°51'25"E	46°23'29"
C125	59.00'	41.79'	40.92'	N37°45'40"E	40°35'00"
C126	21.00'	16.93'	16.48'	S34°57'15"W	46°11'49"
C127	61.10'	54.11'	52.36'	S32°05'19"W	50°44'43"
C128	19.00'	19.81'	18.93'	S42°38'11"W	59°44'21"
C129	59.00'	47.53'	46.26'	S49°25'31"W	46°09'42"
C130	19.00'	22.93'	21.56'	S60°54'46"W	69°08'12"
C131	922.00'	6.93'	6.93'	N65°52'27"W	0°25'50"
C132	891.00'	1.35'	1.35'	N66°07'58"W	0°05'11"
C133	59.00'	5.78'	5.78'	N14°39'45"E	5°36'49"
C134	126.00'	64.81'	64.09'	S21°38'41"E	29°28'09"
C135	126.00'	47.52'	47.24'	S03°53'42"W	21°36'39"
C136	122.17'	57.69'	57.16'	S62°03'52"E	27°03'20"
C137	922.00'	129.87'	129.76'	N57°44'19"W	8°04'14"
C138	19.00'	23.74'	22.22'	N07°07'35"W	71°34'32"
C139	21.00'	36.98'	32.38'	N79°06'30"E	100°53'38"
C140	18.00'	27.49'	24.90'	N87°55'07"W	87°30'20"
C141	922.00'	111.24'	111.17'	N47°37'20"W	6°54'45"

LINE	BEARING	DIST.
L1	S12°26'13"W	9.86'
L2	S19°33'43"W	16.14'
L3	S26°48'24"E	41.45'
L4	N20°11'37"W	13.66'
L5	S20°11'37"E	39.95'
L6	S46°02'12"E	32.06'
L7	N20°11'37"W	26.28'
L8	N46°02'12"W	32.06'
L9	S26°48'24"E	43.12'
L10	N27°27'01"E	39.02'
L11	S27°27'01"W	32.53'
L12	S15°11'50"E	23.72'
L13	N15°11'50"W	45.36'
L14	N15°11'50"W	9.27'
L15	N85°58'04"E	2.77'
L16	N52°07'19"E	30.14'
L17	N05°38'35"W	30.51'
L18	S00°08'47"E	37.56'
L19	S52°07'19"W	14.66'
L20	S52°07'19"W	15.48'
L21	S56°17'02"W	0.28'
L22	N33°42'58"W	19.00'
L23	S43°54'15"W	48.11'
L24	N85°20'48"W	34.17'
L25	S68°58'44"W	25.38'
L26	N33°42'58"W	19.00'
L27	S00°07'56"E	46.65'
L28	S36°32'05"W	38.00'
L29	S16°57'47"W	17.00'
L30	S73°47'36"W	32.44'
L31	N53°27'55"W	29.39'
L32	N85°20'48"W	19.49'
L33	S53°27'55"E	29.39'
L34	N80°27'29"W	39.59'
L35	N73°47'36"E	32.32'
L36	N62°30'30"W	28.65'
L37	S82°51'44"W	24.25'
L38	N00°08'47"W	36.11'
L39	N68°58'44"E	26.44'
L40	S52°44'31"W	34.75'
L41	S42°08'53"W	33.44'
L42	N70°24'26"W	42.97'
L43	N52°47'59"E	50.00'
L44	N26°48'24"W	1.64'
L45	S87°45'59"W	29.06'
L46	S70°03'01"W	1.00'
L47	S15°03'21"E	24.38'
L48	S11°37'54"E	11.03'
L49	S01°24'45"E	41.38'
L50	S38°00'57"W	41.63'
L51	N42°38'11"E	20.56'
L52	S84°37'53"E	43.59'
L53	S42°38'11"W	20.56'
L54	N05°18'43"E	32.64'
L55	S70°13'42"E	41.21'
L56	S70°35'56"E	43.29'
L57	S70°03'01"W	1.39'
L58	N69°07'23"W	33.12'
L59	N00°06'51"W	12.33'

L60	S12°26'13"W	5.56'
L61	S38°00'57"W	44.43'
L62	N84°37'53"W	43.59'
L63	N42°38'11"E	18.22'
L64	N57°08'23"E	33.56'
L65	N57°08'23"E	7.48'
L66	S38°00'57"W	11.22'
L67	N07°46'51"W	32.91'
L68	S71°57'28"E	29.93'
L69	N35°39'26"E	36.46'
L70	S05°20'26"E	22.26'
L71	S22°00'57"W	39.54'
L72	N05°33'25"W	26.96'
L73	S57°08'23"W	41.04'
L74	S87°45'59"W	32.16'
L75	N86°09'16"E	38.91'
L76	S07°46'51"E	13.84'
L77	S07°46'51"E	19.07'
L78	S35°39'26"W	36.46'
L79	N42°08'53"E	33.44'
L80	N15°05'04"E	30.66'
L81	S05°33'25"E	26.96'
L82	N52°44'31"E	34.75'
L83	S13°02'15"W	48.55'
L84	N05°20'26"W	22.26'
L85	N22°00'57"E	39.54'
L86	N79°05'17"W	50.00'
L87	N36°15'01"E	36.87'
L88	N80°11'12"W	33.19'
L89	N36°22'46"W	13.51'
L90	N62°51'51"W	31.44'
L91	N14°25'09"E	28.06'
L92	N84°47'23"W	17.21'
L93	N09°08'06"W	42.82'
L94	N14°25'09"E	21.94'
L95	N42°09'22"W	46.80'
L96	N10°02'20"E	38.64'
L97	N70°06'39"E	43.20'
L98	S36°15'01"W	36.87'
L99	S09°08'06"E	18.88'
L100	N66°15'16"E	34.18'
L101	S36°22'46"E	9.21'
L102	S70°06'39"W	43.20'
L103	S09°08'06"E	23.94'
L104	N48°33'01"W	49.44'
L105	N11°39'41"E	6.02'
L106	N58°03'10"E	44.06'
L107	S58°03'10"W	44.10'
L108	N38°26'48"W	30.13'
L109	N11°51'21"E	29.45'
L110	N78°08'39"W	20.50'
L111	N11°51'21"E	40.76'
L112	N69°21'13"E	42.62'
L113	N41°27'26"E	36.36'
L114	N83°16'57"E	26.71'
L115	S36°22'46"E	4.30'
L116	N78°08'39"W	17.50'
L117	N11°51'21"E	29.61'
L118	S10°02'20"W	38.64'
L119	S48°33'01"E	49.27'

ADDRESS TABLE

RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

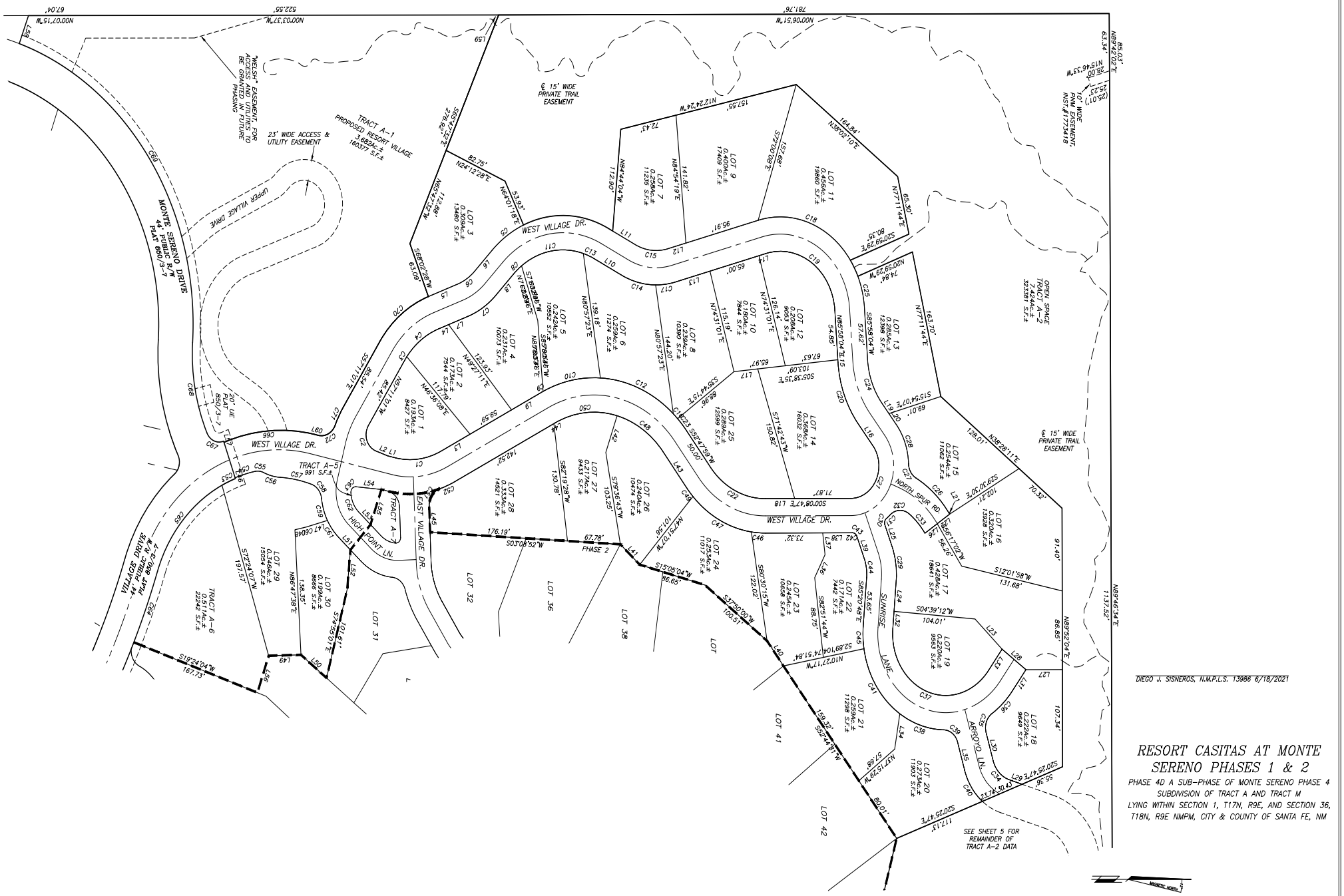
PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

CURVE, LINE AND ADDRESS TABLES

V-112

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/17/2021



DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/18/2021

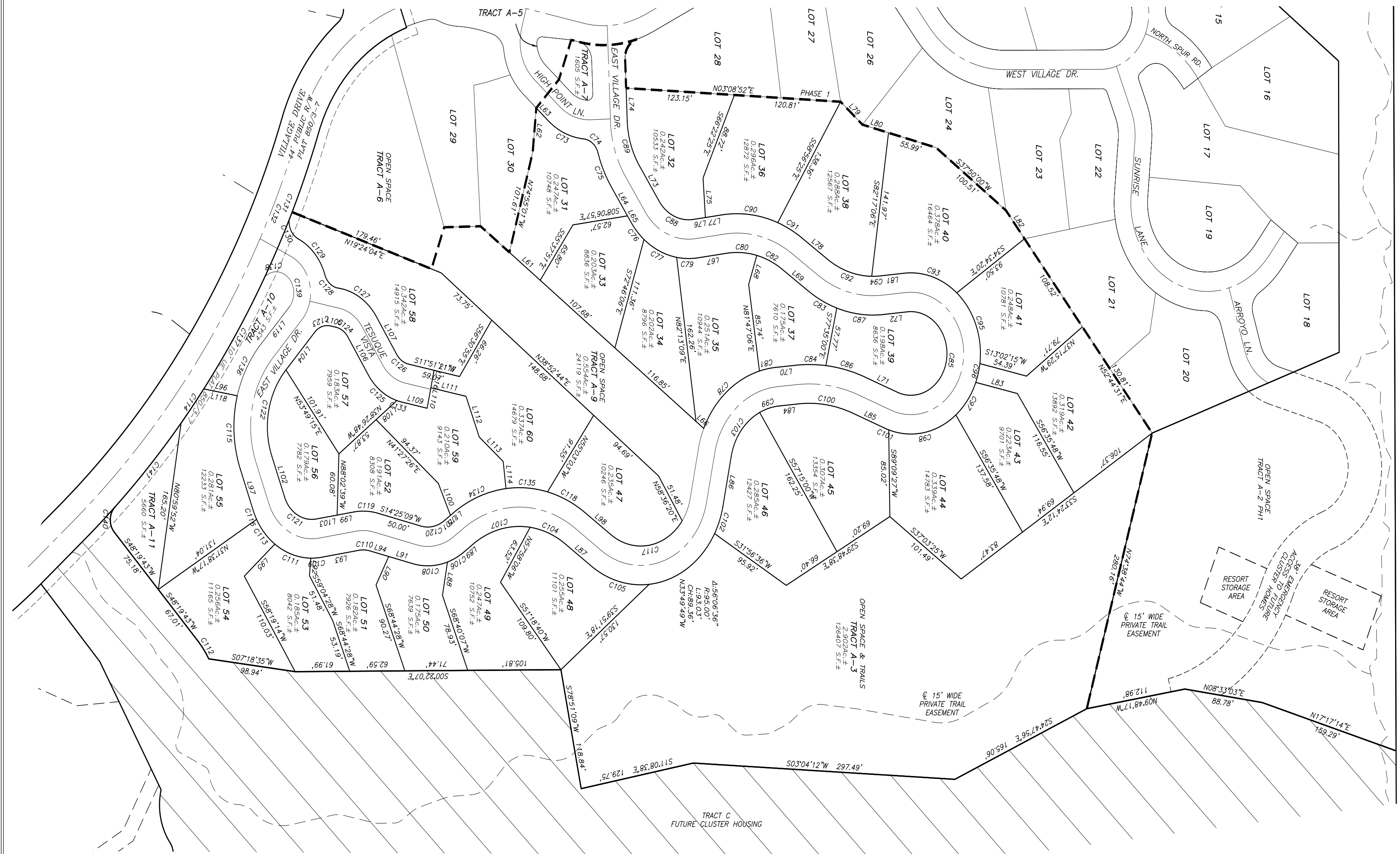
RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

V-113

SHEET 4 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/18/2021



RESORT CASITAS AT MONTE SERENO PHASES 1 & 2

PHASE 4D A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

MAGNETIC NORTH

SCALE 1"=50'

50 0 50

SHEET 5 OF 5

DIEGO J. SISNEROS, N.M.P.L.S. 13986 6/17/2021

V-114

PHASE 2 LOTS

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:6/17/2021

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 86.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) = TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT= 120 PARKING SP.	
NO. OF PARKING SPACES PROVIDED.	
49 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=98 SP	
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	130 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 9,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE.	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP/200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED. (IN 3 PARKING AREAS).	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS:NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE:	APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS:	APPROX. 11.5 AC
TOTAL:	12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

STORM WATER AGREEMENT

THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees 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 Monte Sereno 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(s) ("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 fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. 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 t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly.

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14-8.2(D)(4)(C)(11).

City of Santa Fe

By: _____
Title: _____
Date: _____

Monte Sereno Resort Management Company

By: _____
Title: _____
Date: _____

GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1993 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
8. VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO: AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO:
1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COARSE (CHIP SEAL).

THE RESORT AT MONTE SERENO
DEVELOPMENT PLAN

monte sereno

21 CLUB HOLDINGS LLC

N

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

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

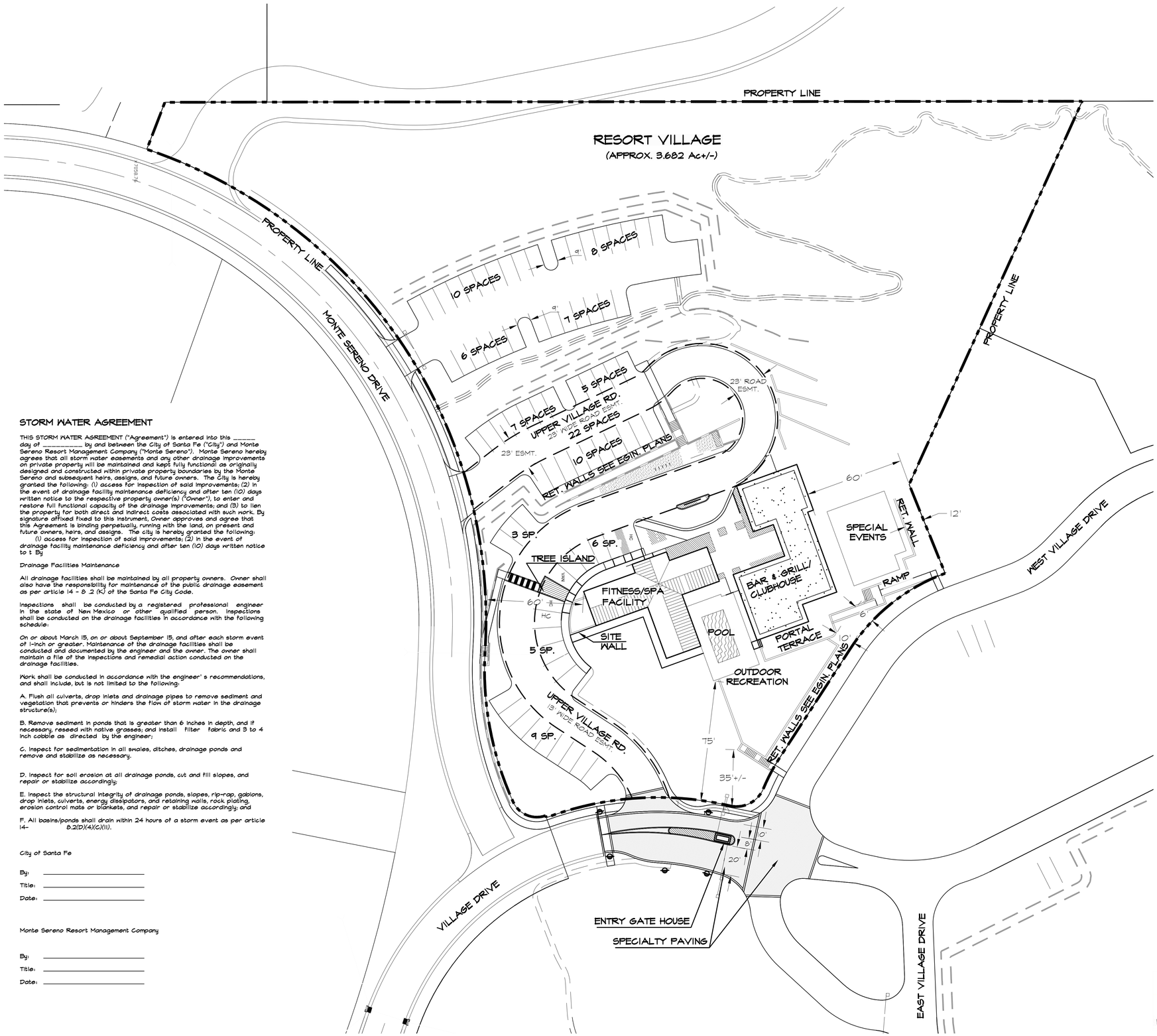
SHEET TITLE
DEVELOPMENT PLAN

PROJECT NAME:
THE RESORT
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS								
DATE								
BY								

A-100
06/17/2021

D:\1-PROJECTS\21CLUB\MONTE SERENO RESORT SITE\DWG\2021-06-19 MS RESORT CASITAS.dwg, 6/19/2021 9:38:15 PM, ARCH D



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THIS STORM WATER AGREEMENT ("Agreement") is entered into this _____ day of _____, _____ by and between the City of Santa Fe ("City") and Monte Sereno Resort Management Company ("Monte Sereno"). Monte Sereno hereby agrees 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 Monte Sereno 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(s) ("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 fixed to this instrument, Owner approves and agree that this Agreement is binding perpetually, running with the land, on present and future owners, heirs, and assigns. 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 t By

Drainage Facilities Maintenance

All drainage facilities shall be maintained by all property owners. Owner shall also have the responsibility for maintenance of the public drainage easement as per article 14 - 8 .2 (K) of the Santa Fe City Code.

Inspections shall be conducted by a registered professional engineer in the state of New Mexico or other qualified person. Inspections shall be conducted on the drainage facilities in accordance with the following schedule:

On or about March 15, on or about September 15, and after each storm event of 1-inch or greater. Maintenance of the drainage facilities shall be conducted and documented by the engineer and the owner. The owner shall maintain a file of the inspections and remedial action conducted on the drainage facilities.

Work shall be conducted in accordance with the engineer' s recommendations, and shall include, but is not limited to the following:

A. Flush all culverts, drop inlets and drainage pipes to remove sediment and vegetation that prevents or hinders the flow of storm water in the drainage structure(s);

B. Remove sediment in ponds that is greater than 6 inches in depth, and if necessary, reseed with native grasses; and install filter fabric and 3 to 4 inch cobble as directed by the engineer;

C. Inspect for sedimentation in all swales, ditches, drainage ponds and remove and stabilize as necessary.

D. Inspect for soil erosion at all drainage ponds, cut and fill slopes, and repair or stabilize accordingly;

E. Inspect the structural integrity of drainage ponds, slopes, rip-rap, gabions, drop inlets, culverts, energy dissipators, and retaining walls, rock plating, erosion control mats or blankets, and repair or stabilize accordingly; and

F. All basins/ponds shall drain within 24 hours of a storm event as per article 14- 8.2(D)(4)(C)(ii).

City of Santa Fe

By: _____

Title: _____

Date: _____

Monte Sereno Resort Management Company

By: _____

Title: _____

Date: _____

PROJECT DATA & PARKING REQUIREMENTS

THE RESORT AT MONTE SERENO INCLUDES APPROX. 36.5 AC
ZONING: PRRC (PLANNED RESORT-RESIDENTIAL COMMUNITY DISTRICT)

RESORT DEVELOPMENT PLAN (SHEET A-100)
RESORT VILLAGE PLAN (SHEET A-101)

LAND USES:	PARKING PROVIDED
60 RESORT CASITA LOTS (EA.CASITA INCLUDES 2 GUEST UNITS) =	
TOTAL OF 120 RESORT UNITS	
PARKING REQUIREMENT: 1 SP/RENTAL UNIT= 120 PARKING SP.	
NO. OF PARKING SPACES PROVIDED:	
48 CASITAS HAVE COVERED OR ENCLOSED PARKING FOR 2 CARS=	48 SP
11 CASITAS HAVE UNCOVERED PARKING FOR 2 CARS =	22 SP
ADDITIONAL COMMON AREA PARKING ON SITE=	10 SP
TOTAL PROVIDED:	180 SP
RESORT VILLAGE:	
FITNESS CENTER & BAR & GRILL / CLUBHOUSE FACILITY	
FITNESS/SPA FACILITY: 3,100 SF	
PARKING REQT.: 30% OF PERMITTED OCCUPANCY	
ASSUME TOTAL OCCUPANCY OF 40 PEOPLE:	12 SP.
BAR & GRILL / CLUBHOUSE FACILITY: 4500 SF INTERIOR	
PLUS 2000 SF PORTAL AREA = 6500 SF	
PARKING REQT.: 1 SP/200 SF OF NET LEASABLE AREA	
33 SP.	
RETAIL: 1,000 SF	
PARKING REQT.: 1 SP./200 SF NET LEASABLE AREA	5 SP.
ADMINISTRATION: 1,000 SF	
PARKING REQT.: 1 SP/350 SF NET LEASABLE AREA=	3 SP.
OUTDOOR SPECIAL EVENTS: 20 PEOPLE	12 SP
TOTAL PARKING REQUIRED:	65 SP
TOTAL PARKING PROVIDED: (IN 3 PARKING AREAS):	77 SP*
*4 PARKING SPACES ARE TO BE HANDICAP SPACES (1 IS VAN ACCESSIBLE)	
ACTIVE RECREATION & RESORT STORAGE AREA (NE CORNER OF SITE)	
MAX. 6000 SF STORAGE PLUS SPORTS FIELD 10 SP ON SITE:	10 SP
TOTAL PARKING PROVIDED:	217 SP.

PARKING LOT STANDARDS:
TYP. PARKING SPACE = 9'0" X 19'0"
TYP. DRIVING AISLE = 23'0"

BICYCLE PARKING: 10 SPACES PROVIDED

TOTAL RESORT BUILDINGS:

RESORT CASITAS:	150,000 SF
RESORT RECREATION/STORAGE AREA:	6,000 SF
RESORT VILLAGE	11,600 SF
TOTAL:	167,000 SF

LOT COVERAGE
LOT COVERAGE PROPOSED: 10.5%

BUILDING HEIGHT: 36 FT. MAXIMUM AT THE RESORT VILLAGE
24 FT. MAXIMUM AT THE RESORT CASITAS

OPEN SPACE:
OPEN SPACE REQUIREMENTS: NO ADDITIONAL OPEN SPACE IS REQUIRED, BUT ADDITIONAL OPEN SPACE IS BEING PROVIDED AS DESCRIBED BELOW. ALL REQUIRED OPEN SPACE IS INDICATED ON THE CITY APPROVED MASTER PLAN.

OPEN SPACE PROVIDED FOR RESORT VILLAGE: APPROX. 1.0 AC
OPEN SPACE PROVIDED FOR RESORT CASITAS: APPROX. 11.5 AC
TOTAL: 12.5 AC (34%)

LEGAL DESCRIPTION: SEE SURVEY PLATS
HANDICAP ACCESSIBLE GUEST UNITS:
120 RESORT GUEST UNITS. 6 HANDICAP ROOMS PROPOSED (3 FOR EA. PHASE)*
*HC = DESIGNATION ON DEVELOPMENT PLAN

GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1993 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
8. VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO: AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO:
1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION.
3) WAIVER FROM CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES.
4) ALLOW DISTURBANCE OF SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS
5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.
6) ALLOW A WAIVER OF THE CURB & GUTTER REQUIREMENTS AND FOR THE USE OF STABILIZED BASE COARSE (CHIP SEAL).

THE RESORT AT MONTE SERENO

monte sereno

CLUB HOLDINGS LLC

Lilly PLANNING ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 1791, Santa Fe, New Mexico 87504

SHEET TITLE: DEVELOPMENT PLAN

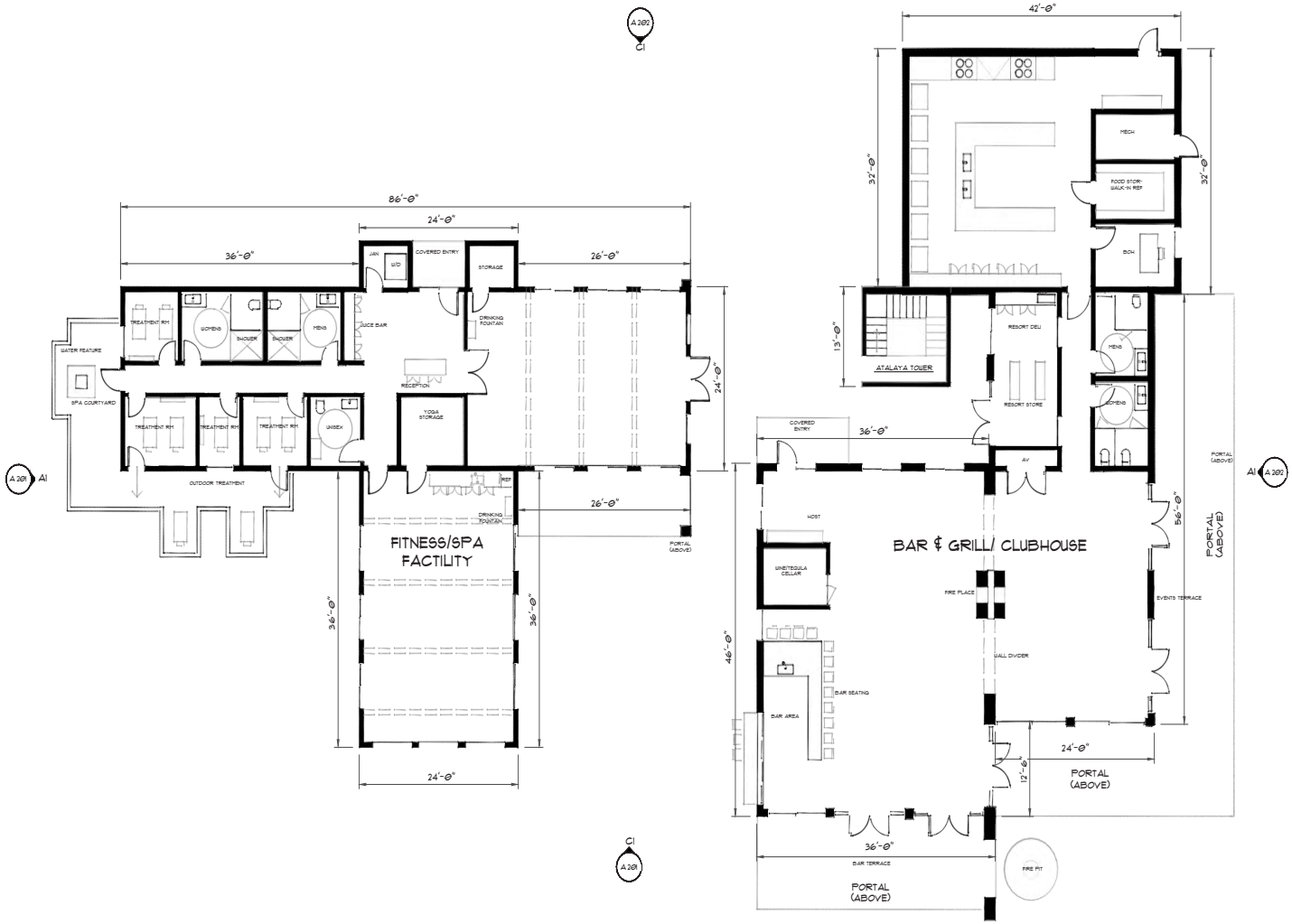
PROJECT NAME:
RESORT VILLAGE
AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS	BY	
DATE		

A-101

06/17/2021

D:\1-PROJECTS\21CLUB\MONTE SERENO RESORT SITE\DWG\2021-06-19 MS RESORT CASITAS.dwg, 6/19/2021 9:36:22 PM, ARCH D



A1 RESORT VILLAGE PRELIMINARY PLANS

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

OVERALL PLAN NOTES:

RESORT BAR & GRILL/CLUBHOUSE	6,500 SF
PORTALS	2,000 SF
RESORT FITNESS & SPA	3,100 SF
TOTAL SF	11,600 SF

GENERAL NOTES:

1. PROPERTY DEVELOPMENT IS TO BE IN CONFORMANCE WITH THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT BETWEEN TANO SANTA FE PARTNERS AND THE CITY OF SANTA FE RECORDED JULY 20, 1995 AND IN ACCORDANCE WITH CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.
2. BUILDING PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL ARCHITECTURAL PLANS WILL BE SUBMITTED FOR BUILDING PERMITS FOR EACH TRACT OR LOT, OR IN PHASES INVOLVING MULTIPLE LOTS.
3. BUILDING SETBACKS FOR RESORT CASITAS ARE TO BE 5 FT. FRONT YARD, 5 FT. SIDE YARD AND 5 FT. REAR YARD.
4. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY AND ACCESS EASEMENTS AND RIGHT OF WAYS ARE DESCRIBED ON THE PLATS PREPARED BY DAWSON SURVEYS.
5. THE DEVELOPMENT DOES NOT LIE WITHIN THE HISTORIC DISTRICT OR WITHIN THE RIVER AND TRAILS OR ARCHAEOLOGICAL RIVIEW DISTRICT, OR WITHIN THE RIDGE TOP DISTRICT.
6. BUILDING TYPES:
FITNESS BUILDING - TYPE IIB (PRE-ENGINEERED METAL BLDG. FRAME)
BAR & GRILL - TYPE IIB (HEAVY TIMBER ROOF FRAMING)
CASITAS - TYPE VB WOOD FRAME CONSTRUCTION
7. ALL ROADS ARE PRIVATE LANES AND WILL BE MAINTAINED BY THE MONTE SERENO RESORT MANAGEMENT COMPANY, LLC.
8. VARIANCE REQUESTS FOR THE RESORT AT MONTE SERENO.
AS PER THE TERMS OF THE ANNEXATION & DEVELOPMENT AGREEMENT, THE DEVELOPER IS REQUESTING VARIANCES BE GRANTED TO: 1) ALLOW DISTURBANCE OF 30% SLOPED LAND FOR ROAD CONSTRUCTION 2) ALLOW THE HEIGHT OF CUT AND FILL SLOPES IN EXCESS OF TERRAIN MANAGEMENT STANDARDS FOR ROAD CONSTRUCTION, 3) CURRENT LANDSCAPE REQUIREMENTS TO PERMIT THE INSTALLATION OF NATIVE TREES AND SHRUBS IN PLACE OF STREET TREES. 4) DISTURB SLOPES THAT EXCEED 30% FOR DRIVEWAYS TO RESORT CASITAS AND 5) TO EXCEED THE 15' MAXIMUM HEIGHT FOR CUTS OR FILLS FOR DRIVEWAY CONSTRUCTION FOR RESORT CASITAS.

THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

171 SANGRE DE CRISTO CIRCLE
CEDAR CREST, NM 87008
MUCHOCREATIVE.COM © 2021

SHEET TITLE: RESORT VILLAGE FLOOR PLAN

PROJECT NAME: RESORT VILLAGE AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS
DATE | BY

A-200

06/17/2021

ELEVATION NOTES:

ALL GLAZING SHALL BE CLEAR AND NON - REFLECTIVE

ALL WINDOWS SHALL BE RECESSED MIN 4" FROM FINISH FACE OF STUCCO

ALL WINDOWS TO BE BLACK, TAN, OR BROWN COLOR

EXTERIOR MATERIAL KEY:

- CORTEN STEEL PANEL
- STUCCO FINISH - EARTHTONE
- CULTURED STONE VENEER
- ROUGH SAWN TIMBER
- CORRUGATED METAL (SEALED)
- NATURAL STONE CLADDING
- COLORED CONCRETE

C1 RESORT CLUBHOUSE & FITNESS EAST ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

A1 RESORT CLUBHOUSE & FITNESS SOUTH ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

171 SANGRE DE CRISTO CIRCLE
CEDAR CREST, NM 87008
MUCHOCREATIVE.COM 2021

SHEET TITLE

RESORT VILLAGE ELEVATIONS

PROJECT NAME:

RESORT VILLAGE AT MONTE SERENO

SANTA FE, NEW MEXICO 87506

REVISIONS

BY	DATE

A-201

06/17/2021

ELEVATION NOTES:

ALL GLAZING SHALL BE CLEAR AND NON - REFLECTIVE

ALL WINDOWS SHALL BE RECESSED MIN 4" FROM FINISH FACE OF STUCCO

ALL WINDOWS TO BE BLACK, TAN, OR BROWN COLOR

EXTERIOR MATERIAL KEY:

- CORTEN STEEL PANEL
- STUCCO FINISH - EARTHTONE
- CULTURED STONE VENEER
- ROUGH SAWN TIMBER
- CORRUGATED METAL (SEALED)
- NATURAL STONE CLADDING
- COLORED CONCRETE

C1 RESORT CLUBHOUSE & FITNESS WEST ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

A1 RESORT CLUBHOUSE & FITNESS NORTH ELEVATION

SCALE - 1/8" = 1'-0"

0' 8' 16' 32'

THE RESORT AT MONTE SERENO

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21 CLUB HOLDINGS LLC

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CEDAR CREST, NM 87008
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SHEET TITLE

RESORT VILLAGE ELEVATIONS

PROJECT NAME:

RESORT VILLAGE AT MONTE SERENO

SANTA FE, NEW MEXICO 87506

REVISIONS

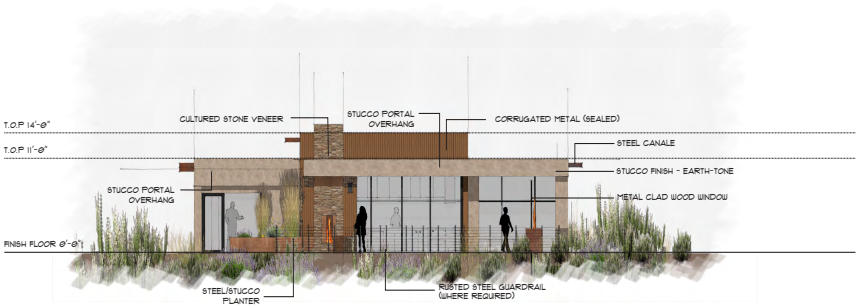
BY	DATE

A-202

06/17/2021

C1 (TYP) RESORT CASITA 'A' NORTH ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

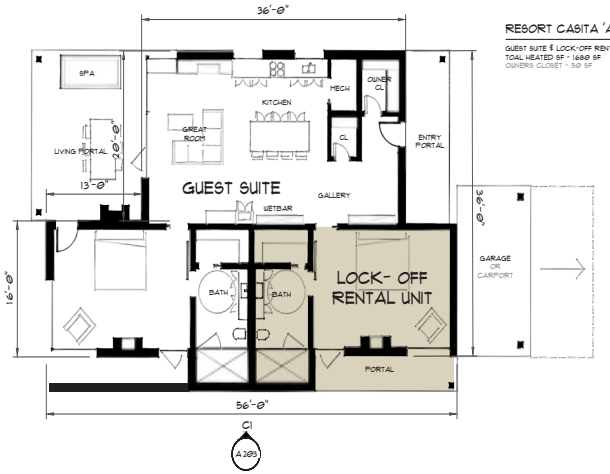


B1 (TYP) RESORT CASITA 'B' EAST ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

A1 (ATL) RESORT CASITA 'B' EAST ELEVATION

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

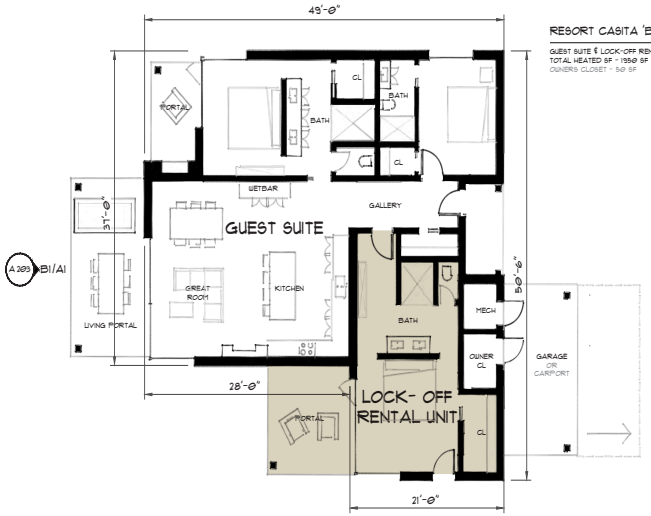


RESORT CASITA 'A2' PLAN NOTES:

GUEST SUITE & LOCK-OFF RENTAL UNIT
TOAL HEATED SF - 1680 SF
OWNERS CLOSET - 50 SF

C2 (TYP) RESORT CASITA GUEST ROOM PLAN

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'



RESORT CASITA 'B3' PLAN NOTES:

GUEST SUITE & LOCK-OFF RENTAL UNIT
TOTAL HEATED SF - 1350 SF
OWNERS CLOSET - 50 SF

A2 (TYP) RESORT CASITA 3 GUEST ROOM PLAN

SCALE - 1/8" = 1'-0" 0' 8' 16' 32'

THE RESORT AT MONTE SERENO

monte sereno

21 CLUB HOLDINGS LLC

171 SANGRE DE CRISTO CIRCLE
CEDAR CREST, NM 87008
MUCHOCREATIVE.COM © 2021

SHEET TITLE
RESORT CASITAS PLANS & ELEVATIONS

PROJECT NAME:
RESORT VILLAGE AT MONTE SERENO
SANTA FE, NEW MEXICO 87506

REVISIONS	BY
DATE	

A-203

06/17/2021

LEGEND

- PROJECT BOUNDARY
- AREA OF DISTURBANCE
- SAMPLE AREA
- TOPO LINE

SIGNIFICANT TREES

THE PROPERTY INCLUDES 824 SIGNIFICANT EVERGREEN TREES (NO DECIUOUS TREES) AS DEFINED BY CITY OF SANTA FE LAND USE CODE 14-8.4 (F)(5) THAT WILL BE IMPACTED BY PROJECTED DISTURBANCE FROM GRADING OPERATIONS AND NEW CONSTRUCTION. IT IS ESTIMATED THAT APPROX. 3,074 SIGNIFICANT EVERGREEN TREES WILL BE PRESERVED IN NON-DISTURBED AREAS ON SITE.

SIGNIFICANT TREE QUANTITIES ARE DERIVED FROM SAMPLING TWO AREAS ON SITE (SAMPLE AREA A - WEST FACING SLOPE AND SAMPLE AREA B - EAST FACING SLOPE) TO DETERMINE THE AVERAGE SIGNIFICANT TREE DISTRIBUTION BY SPECIES. QUANTITIES WERE THEN PROJECTED FOR AREA OF DISTURBANCE AND THE OVERALL SITE TO DETERMINED THE QUANTITY OF SIGNIFICANT TREES IMPACTED.

SIGNIFICANT TREE COUNTS AVERAGED 13 TREES / 5,200 SF WITH APPROXIMATELY 48% PINON SIGNIFICANT TREE DISTRIBUTION. THE TOTAL ESTIMATED AREA OF DISTURBANCE / TREE REMOVAL IS APPROXIMATELY 346,900 SF. THIS QUANTITY IS SUBJECT TO CHANGE AS REVISIONS ARE MADE TO THE CIVIL GRADING PLAN. SEE CIVIL PLANS FOR FINAL GRADING EXTENTS. TOTAL ESTIMATED EXISTING SIGNIFICANT TREES AND PROPOSED / REPLACED QUANTITIES WILL BE UPDATED IN ACCORDANCE WITH APPLICABLE CODES.

EXISTING CONDITIONS		PROPOSED			
SIGNIFICANT TREES	TOTAL	REMOVE	PRESERVE	REPLACE**	REQUIRED (MIN.)*
DECIDUOUS (> 6" DIA.)	0	0	0	SEE L-200	0
EVERGREEN (> 8' HEIGHT)	2,022	434	1,588	222	0
PINON (> 8' HEIGHT)	1,866	400	1,466	162	746
NOXIOUS SPECIES (> 12" DIA.)	0	0	0	0	0
TOTAL	3,888	834	3,054	384	746

* PER SECTION 14-8.4 (F)(5)(b), A MINIMUM OF 40% OF PINON SIGNIFICANT TREES SHALL BE PRESERVED, RELOCATED ON SITE, OR REPLACED. ACCORDINGLY, A MINIMUM OF 746 PINON TREES WILL BE PRESERVED OR REPLACED.
** REPLACEMENT TREES WILL BE A COMBINATION OF DECIDUOUS TREES (> 2" CAL.) AND EVERGREEN TREES (> 6' HEIGHT), SEE LANDSCAPE PLAN.

TREE PRESERVATION PLAN KEYED NOTES

1. TREE TO BE PRESERVED, TYP; CONTRACTOR TO PROTECT TREES BEYOND AREA OF DISTURBANCE.
2. TREE TO BE REMOVED WITHIN AREA OF DISTURBANCE, TYP; CONTRACTOR TO REMOVE TREE, INCLUDING FULL DEPTH OF ROOT STRUCTURE. WHERE POSSIBLE, SALVAGE TREES AND REPLANT WITHIN PROJECT AREA ACCORDING TO THE LANDSCAPE PLAN.
3. SAMPLE AREA FOR ESTABLISHING EXISTING NATIVE PLANT DENSITY AND SPECIES TYPE.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

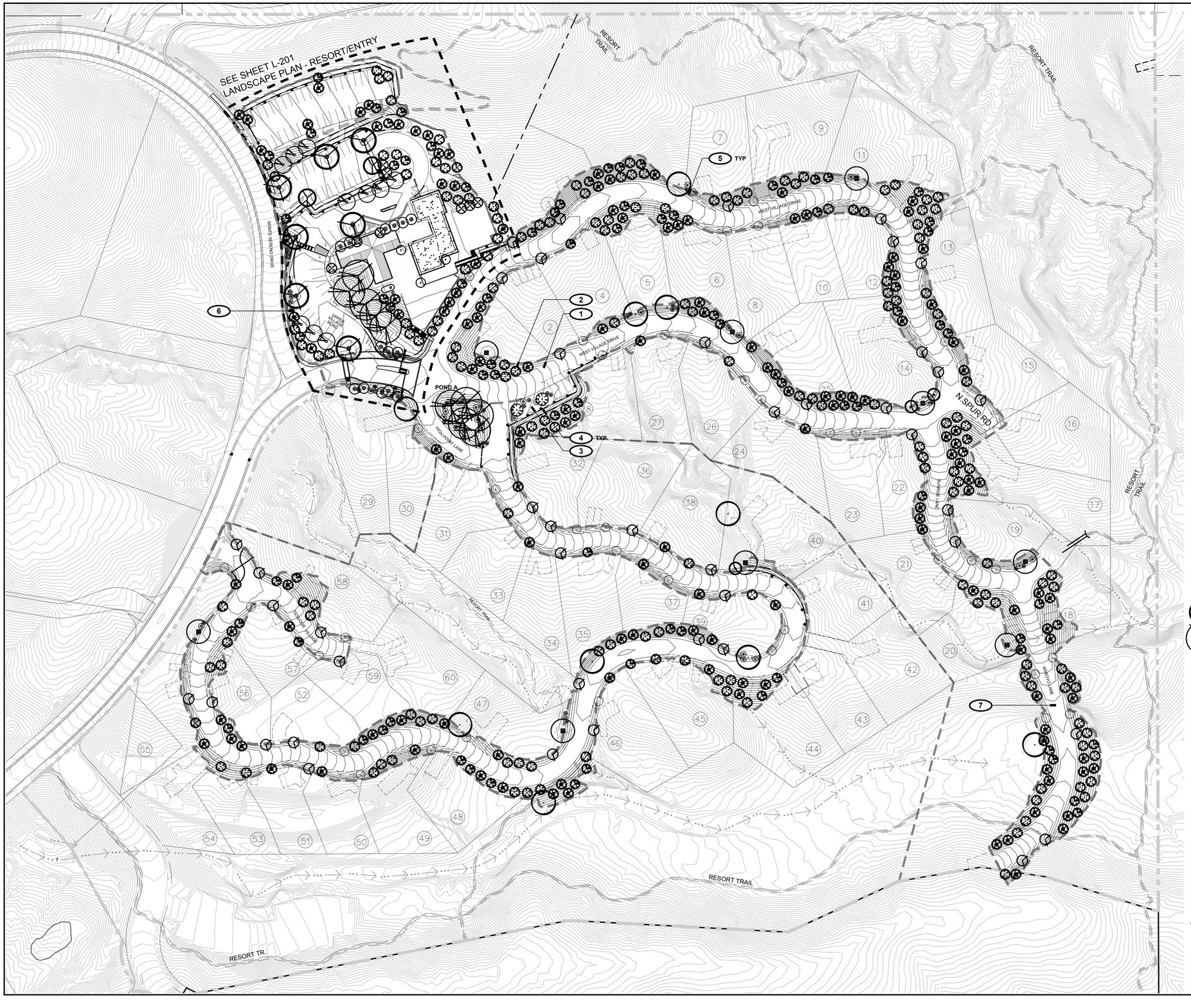
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

TREE INVENTORY / PRESERVATION PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-100



PLANTING LEGEND

- PROPERTY BOUNDARY
- PLANTING AREA C (NATIVE SHRUBS + PERENNIALS)
- TREE, PROPOSED
- LIMIT OF DISTURBANCE
- RETAINING WALL

PLANTING - CODE REQUIREMENTS

STREET TREES / SLOPE SCREENING

STREETSCAPE GRADING REQUIRES SLOPE SCREENING AND REVEGETATION PER THE APPROVED 1993 ANNEXATION AND DEVELOPMENT AGREEMENT (14-90A.8 LANDSCAPING), AVERAGE TREE DENSITY (12 TREES / 2,500 SF OR ± 15' O.C. SPACING) DETERMINED BY CONDUCTING AN INVENTORY OF EXISTING TREES 4' HEIGHT OR GREATER WITHIN (2) 50'X50' AREAS. RETAINING WALLS CLOSER THAN 6' TO THE EDGE OF THE ROAD SHALL BE SCREENED WITH VINES AND EVERGREEN SHRUBS.

INTERIOR LOOP ROAD SLOPES > 4' HEIGHT (56,225 SF)*	REQUIRED	PROPOSED
TREES REQ. (12 TREES/ 2,500 SF)	270 TREES	314 TREES

* TOTAL SF DOES NOT INCLUDE DRAINAGE SWALES ADJACENT TO ROADWAY OR AREA OF DISTURBANCE AROUND CLUBHOUSE.
** SCREENING VEGETATION IS COMPRISED OF EVERGREEN TREES AND LARGE EVERGREEN AND DECIDUOUS SHRUBS

DETENTION POND LANDSCAPE

DETENTION POND (1 TREE + 3 SHRUBS / 500 SF)	REQUIRED	PROPOSED
POND A (2.550 SF)	5 TREES / 15 SHRUBS	5 TREES / 22 SHRUBS
ADDITIONAL PONDS (500 SF EACH)	1 TREES / 3 SHRUBS (EACH)	1 TREES / 3 SHRUBS (EACH)

SEE CIVIL PLANS FOR FINAL POND SIZE; FINAL PLANT COUNTS TO BE DETERMINED BY POND SIZE; DETENTION PONDS ASSUMED TO BE 500 SF EACH UNLESS NOTED OTHERWISE

COMMON OPEN SPACE PLANTING REQUIREMENTS

OPEN SPACE REQUIREMENTS MET AS PART OF LARGER DEVELOPMENT PROJECT PREVIOUSLY SUBMITTED.

LANDSCAPE PLAN KEYED NOTES

1. STREET IMPROVEMENTS, SEE CIVIL PLANS FOR LAYOUT AND GRADING, TYP.
2. EVERGREEN TREE DISTRIBUTION TO SCREEN SLOPES IN EXCESS OF 4' HEIGHT, TYP.
3. RAINWATER HARVESTING BASIN, SEE WATER HARVESTING PLAN; PLANTINGS TO BE A COMBINATION OF DROUGHT TOLERANT SHADE TREES AND NATIVE SHRUBS, TYP.
4. RETAINING WALL, SEE CIVIL PLANS FOR LAYOUT; INSTALL COMBINATION OF VINES AND EVERGREEN SHRUBS TO SCREEN FACE OF WALL; INSTALL TRELLIS AS NEEDED TO FACILITATE CLIMBING.
5. TREES TO BE INSTALLED 15' MIN. CLEAR OF FIRE HYDRANTS AND LIGHT POLES, TYP.
6. SEE SHEET L3 FOR RESORT AND ENTRY PLANTING.
7. FUTURE ROAD: ACCESS AND UTILITY EASEMENT, SEE CIVIL PLANS.
8. TREE LOCATIONS ARE APPROXIMATE ONLY; PLANT MATERIAL TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

PLANT LIST

SYMB	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	COMMENTS
TREES						
	Acer negundo	Box Elder	11	2"-2.5" cal.	M	40'Wx40'H
	Celtis occidentalis	Western Hackberry	9	2"-2.5" cal.	M	50'Wx60'H
	Forestiera neomexicana	New Mexican Privet	35	2"-2.5" cal.	M	12'Wx20'H, multi-stem
	Populus wislizeni	Rio Grande Cottonwood	5	2.5"-3" cal.	M	60'Wx70'H
	Prunus armeniaca	Apricot	2	2"-2.5" cal.	L	20'Wx20'H
	Prunus virginiana melanocarpa	Rocky Mtn Chokecherry	3	2"-2.5" cal.	M	20Wx25H
	Quercus gambelii	Gambel Oak	43	2"-2.5" cal.	L	20'Wx20'H
	Juniperus monosperma	One Seed Juniper	64	6'-8' BB	L	20'Wx25', evergreen, female
	Juniperus scopulorum	Rocky Mountain Juniper	118	6'-8' BB	L	20'Wx25'H, evergreen, female
	Pinus edulis	Pinon Pine	135	6'-8' BB	L	20'Wx25'H, evergreenn
SHRUBS						
	Artemesia filifolia	Sand Sage	x	5 gal	RW	4'Wx4'H, evergreen
	Chamaebatiaria millefolium	Fernbush	x	5 gal	L	7'Wx7'H, evergreen
	Chrysothamnus nauseosus	Chamisa	x	5 gal	L	5'Wx5'H
	Fallugia paradoxa	Apache Plume	x	5 gal	L	5'Wx6'H
	Krascheninnikovia lanata	Winterfat	x	1 gal	L	2'Wx2'H
	Rhus trilobata	Three-leaf Sumac	x	5 gal	L	6'Wx6'H
	Ribes aureum	Golden Currant	x	5 gal	L	5'Wx6'H
	Artemesia filifolia	Sand Sage	x	5 gal	RW	4'Wx4'H, evergreen
	Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L	8'Wx12'H, evergreen
	Cercocarpus intricatus	Little Leaf Mtn.Mahogany	x	5 gal	L	5'Wx5'H, evergreen
VINES / CACTI						
	Campsis radicans	Trumpet Vine	x	5 gal	L	30'H, flowering
	Parthenocissus quinquefolia	Virginia Creeper	x	5 gal	L	40'H
	Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW	4'Wx3'H, evergreen

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

LANDSCAPE PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-200

PLANT LIST

SYMB	BOTANICAL NAME	COMMON NAME		QTY	SIZE	WATER USE	COMMENTS
TREES							
	Amelanchier x grandiflora	Serviceberry		3	2"-2.5" cal.	M	15'Wx25'H
	Crataegus ambigua	Russian Hawthorn		8	2"-2.5" cal.	M	16'Wx20'H
	Populus wislizeni	Rio Grande Cottonwood		5	2.5"-3" cal.	M	60'Wx70'H
	Quercus buckleyi	Texas Red Oak		7	2.5"-3" cal.	M	35'Wx40'H
	Ulmus 'Frontier'	Frontier Elm		2	2"-2.5" cal.	M	20'Wx35'H
	Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'		10	2"-2.5" cal.	M	25Wx30H
	Juniperus monosperma	One Seed Juniper		14	6'-8' BB	L	20'Wx25', evergreen, female
	Juniperus scopulorum	Rocky Mountain Juniper		21	6'-8' BB	L	20'Wx25'H, evergreen, female
	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper		10	6' height	L	8'Wx15'H, evergreen
SHRUBS							
	Artemesia filifolia	Sand Sage	x	5 gal	RW		4'Wx4'H, evergreen
	Artemisia 'Powis Castle'	Powis Castle Sage	x	5 gal	L		4'Wx2'H
	Berberis Thunbergii 'Atropurpurea'	Barberry Redleaf	x	5 gal	M		4'Wx4'H, evergreen
	Krascheinnikovia lanata	Winterfat	x	1 gal	L		2'Wx2'H
	Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	x	5 gal	L		4'Wx 4'H
	Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L		8'Wx12'H, evergreen
	Cercocarpus intricatus	Little Leaf Mtn. Mahogany	x	5 gal	L		5'Wx5'H, evergreen
	Cotinus coggygria 'Royal Purple'	Smoke Tree 'Royal Purple'	x	15 gal	M		10'Wx10'H
	Chamaebatiaria millefolium	Fernbush	x	5 gal	L		7'Wx7'H, evergreen
	Chrysothamnus nauseosus	Chamisa	x	5 gal	L		5'Wx5'H
	Cytisys purgans 'Spanish Gold'	Spanish Gold Broom	x	5 gal	M		6'Wx4'H, evergreen
	Ephedra torreyana	Mormon Tea	x	1 gal	L		6'Wx3'H, evergreen
	Fallugia paradoxa	Apache Plume	x	5 gal	L		5'Wx6'H
	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	x	5 gal	M		6'Wx1'H
	Mahonia repens	Creeping Mahonia	x	1 gal	L		3'Wx18"H, evergreen
	Nolina microcarpa	Beargrass	x	5 gal	RW		6'Wx5'H, evergreen
	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	x	5 gal	L		5'Wx5'H
	Potentilla fruticose ' Red Ace'	Red Ace Potentilla	x	5 gal	M		4'Wx4'H
	Purshia mexicana	Cliffrose	x	5 gal	L		5'Wx10'H
	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	x	5 gal	M		6'W x 2'H
	Ribes aureum	Golden Currant	x	5 gal	L		5'Wx6'H
	Ribes auva-crispa 'Pixwell'	Pixwell Gooseberry	x	5 gal	L		4'Wx4'H
	Rosa 'Golden Wings'	Golden Wings Rose	x	5 gal	L		5'Wx4'H
	Rosa 'Knockout'	Shrub Rose Knock Out	x	5 gal	M		4'Wx4'H
	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	x	5 gal	L		8'Wx3'H
	Rhus trilobata	Three-leaf Sumac	x	5 gal	L		6'Wx6'H
	Ribes aureum	Golden Currant	x	5 gal	L		5'Wx6'H
	Viburnum x burkwoodii	Burkwood Viburnum	x	5 gal	M		7'Wx7'H
VINES							
	Campsis radicans	Trumpet Vine	x	5 gal	L		30'H, flowering
	Parthenocissus quinquefolia	Virginia Creeper	x	5 gal	L		40'H
CACTI							
	Agave havardiana	Havard's Century Plant	x	5 gal	RW		3'WX3'H
	Agave neomexicana	New Mexico Century Plant	x	5 gal	RW		3'WX2'H
	Dasylirion wheeleri	Sotol	x	5 gal	RW		4'WX6'H, evergreen
	Hesperaloe parviflora	Red Yucca	x	5 gal	RW		4'Wx3'H, evergreen
	Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW		4'Wx3'H, evergreen
	Yucca glauca	Narrow Leaf Yucca	x	5 gal	RW		3'Wx3'H, evergree

PLANTING LEGEND

- PROPERTY BOUNDARY
- AREA OF DISTURBANCE LIMITS
- WALL
- BIKE LOOPS
- TREES, PROPOSED

LANDSCAPE AREAS

- LAWN
- PLANTING AREA A (PERENNIALS)
- PLANTING AREA B (ORNAMENTAL GRASSES)
- PLANTING AREA C (NATIVE SHRUBS)
- CRUSHER FINES

PLANTING - CODE REQUIREMENTS

PARKING LOT LANDSCAPE

PARKING SPACES (77)	REQUIRED	PROPOSED
INTERIOR LANDSCAPE (10 SF / 1 SPACE)	770 SF	>5,000 SF
DECIDUOUS TREES (1 / 90 SF)*	9 TREES	16 TREES

* TOTAL PARKING SPACES FOR 3 PARKING AREAS

ROAD FRONTAGE (315 LF)*	REQUIRED	PROPOSED
SCREENING (4' HEIGHT, MIN.)	315 LF	315 LF

* LENGTH OF SERENO DRIVE AT CLUBHOUSE PARKING AREA; EXCLUDES PARKING LOT ENTRANCE DRIVES.

WALL / SLOPE SCREENING

GRADING REQUIRES WALL / SLOPE SCREENING AND REVEGETATION PER THE APPROVED 1993 ANNEXATION AND DEVELOPMENT AGREEMENT (14-90A.8 LANDSCAPING). AVERAGE TREE DENSITY (12 TREES / 2,500 SF OR ± 15' O.C. SPACING) DETERMINED BY CONDUCTING AN INVENTORY OF EXISTING TREES 4' HEIGHT OR GREATER WITHIN (2) 50'X50' AREAS. RETAINING WALLS CLOSER THAN 6' TO THE EDGE OF THE ROAD SHALL BE SCREENED WITH VINES AND EVERGREEN SHRUBS.

RESORT + ENTRY SLOPES > 4' HEIGHT (8,700 SF)*	REQUIRED	PROPOSED
TREES REQ. (12 TREES/ 2,500 SF)	38 TREES	63 TREES

* SCREENING VEGETATION IS COMPRISED OF EVERGREEN TREES AND LARGE EVERGREEN AND DECIDUOUS SHRUBS

DETENTION POND LANDSCAPE

DETENTION POND (1 TREE + 3 SHRUBS / 500 SF)	REQUIRED	PROPOSED
POND B (1,700 SF)	3 TREES / 9 SHRUBS	3 TREES / 15 SHRUBS

SEE CIVIL PLANS FOR FINAL POND SIZE; FINAL PLANT COUNTS TO BE DETERMINED BY POND SIZE; DETENTION PONDS ASSUMED TO BE 500 SF EACH UNLESS NOTED OTHERWISE

LANDSCAPE PLAN KEYED NOTES

1. CIVIL IMPROVEMENTS, SEE CIVIL PLANS FOR LAYOUT AND GRADING, TYP.
2. EVERGREEN TREE DISTRIBUTION TO SCREEN SLOPES IN EXCESS OF 4' HEIGHT, TYP.
3. RETAINING WALL, SEE CIVIL PLANS FOR LAYOUT; INSTALL COMBINATION OF VINES AND EVERGREEN SHRUBS TO SCREEN FACE OF WALL; INSTALL TRELLIS AS NEEDED TO FACILITATE CLIMBING.
4. PARKING LOT TREE, TYP.; CONFIRM PLACEMENT TO AVOID SITE IMPROVEMENTS; KEEP CLEARANCE OF 15 ' FROM LIGHT POLES AND FIRE HYDRANTS, TYP.
5. LANDSCAPE LIGHTING FIXTURES TO BE DARK SKY COMPLIANT AND COMPLY TO THE NEW MEXICO NIGHT SKY PROTECTION ACT, TYP.
6. BICYCLE PARKING, EMBEDDED LOOPS: INSTALL PER CITY OF SANTA FE CODE, TYP.; 10 SPACES, MIN.
7. TRAIL ACCESS TO OPEN SPACE TRAILS.
8. PLANT LOCATIONS ARE APPROXIMATE ONLY; ALL TREES AND SHRUBS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

N

SCALE: 1"=30'

30' 0 30'

REVISIONS

DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

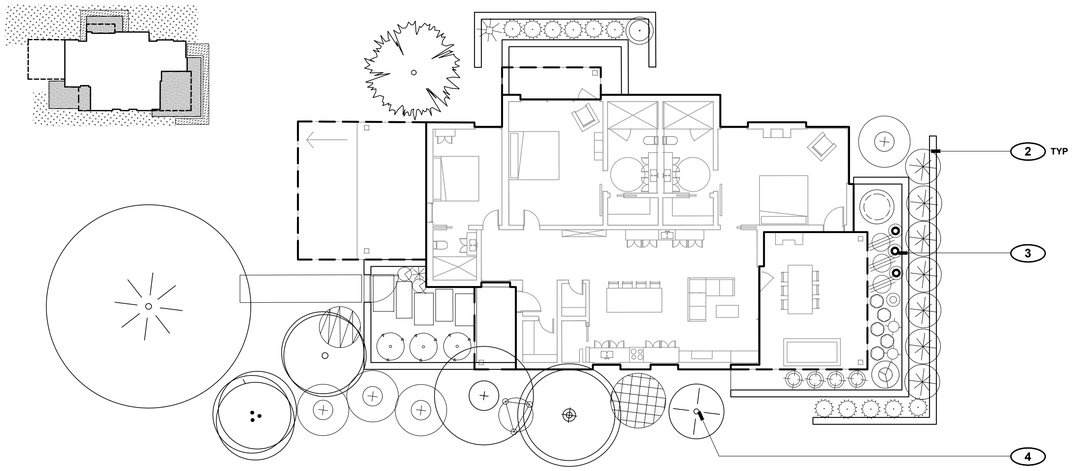
LANDSCAPE PLAN - RESORT ENTRY

SCALE	DWG NO.	DATE
1"=30'		06.21.2021
P&DR CASE #		SHEET NO. L-201

LANDSCAPE ZONE DIAGRAM

LEGEND

ZONE A - OUTDOOR USE AREA
ZONE B - TRANSITION ZONE
ZONE C - BUFFER



1 L-202

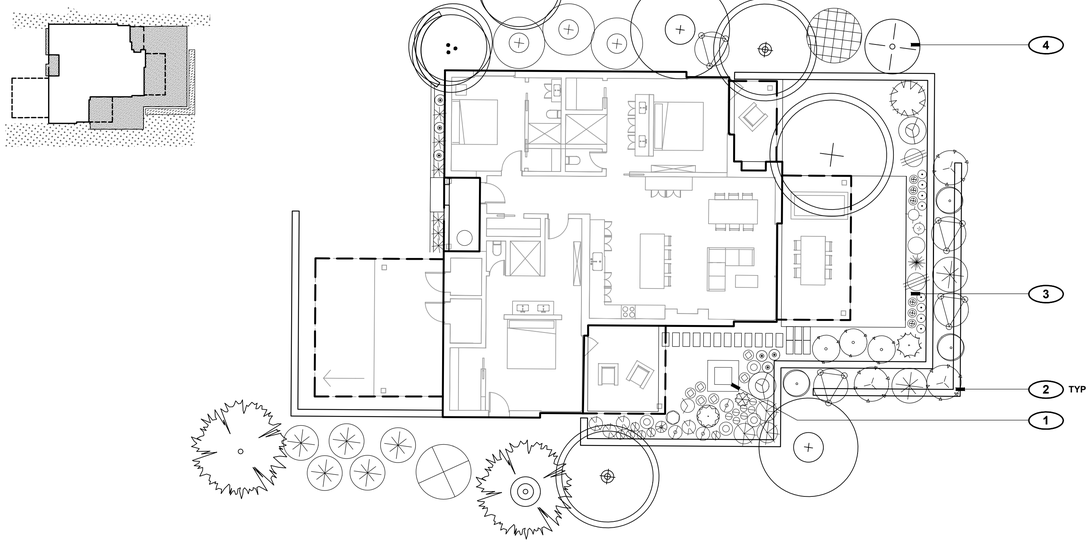
CASITA UNIT A - SAMPLE LANDSCAPE PLAN

SCALE:1" = 10'

LANDSCAPE ZONE DIAGRAM

LEGEND

ZONE A - OUTDOOR USE AREA
ZONE B - TRANSITION ZONE
ZONE C - BUFFER



2 L-202

CASITA UNIT B - SAMPLE LANDSCAPE PLAN

SCALE:1" = 10'

LANDSCAPE CONCEPTS

- LANDSCAPE PLANT PALETTE TO BE WATERWISE, CREATE A SENSE OF PLACE, AND FOLLOW THE MONTE SERENO APPROVED PLANT LIST.
- OUTDOOR USE AREAS TO BE DESIGNED AND ORIENTED TO MAKE USE OF VIEWS TOWARD THE MOUNTAINS, FOOTHILLS, AND OTHER FEATURES THAT ENHANCE THE SPACE. CONSIDERATION SHOULD BE MADE TO CREATE PLEASANT EXTERIOR SPACES THAT ARE COMFORTABLE, LOW MAINTENANCE, FLEXIBLE FOR A RANGE OF FURNITURE LAYOUTS, AND USEABLE DURING MULTIPLE SEASONS.
- WHERE POSSIBLE, PLANTING AREAS TO BE COORDINATED WITH BUILDING CANALES / DOWNSPOUTS AND SITE DRAINAGE TO MAKE USE OF PASSIVE WATER HARVESTING.
- BUILDING PERIMETER LANDSCAPE AND PLANTINGS TO FOLLOW BEST PRACTICES FOR FIREWISE DESIGN.
- LANDSCAPE AND LANDSCAPE IRRIGATION TO BE SERVICED AND MAINTAINED BY THE RESORT.

LANDSCAPE ZONES

A - OUTDOOR USE AREA
THE OUTDOOR USE AREA LANDSCAPE IS AN EXTERIOR PATIO / TERRACE / COURTYARD WITH A COMBINATION OF HARDSCAPE, SOFTSCAPE, AND PLANTING TO CREATE A PLEASANT AND FUNCTIONAL OUTDOOR USE AREA THAT TAKES ADVANTAGE OF MOUNTAIN VIEWS AND SOLAR ORIENTATION. IT IS DEFINED BY A CURB OR WALL AND SET LEVEL WITH THE BUILDING. IT MAY CONTAIN AMENITIES SUCH AS A FIREPLACE, GRILL, FOUNTAIN, SCULPTURE, ETC. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY PERENNIALS AND GRASSES, WITH SOME SHRUBS, CACTI, OR TREES. IT IS MARKED BY HIGHER WATER USE DUE TO THE DENSITY AND TYPES OF PLANTINGS.

B - TRANSITION ZONE
THE TRANSITION ZONE LANDSCAPE IS LOCATED BETWEEN THE OUTDOOR USE AREA AND THE LANDSCAPE BUFFER ZONE OR NATIVE VEGETATION. IN LOCATIONS WITH STEEPER SLOPES, THE TRANSITION ZONE IS A TERRACED LANDSCAPED AREA THAT HELPS TRANSITION STEEPER SLOPES. IT IS DEFINED BY A RETAINING WALL / CURB. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY GRASSES, SHRUBS, AND CACTI. IT IS MARKED BY MEDIUM TO LOW WATER USE.

C - BUFFER
THE BUFFER ZONE LANDSCAPE IS LOCATED ALONG THE SIDES OF CASITAS THAT ARE ADJACENT TO ROADS, NEIGHBORING CASITAS, OR OTHER FEATURES THAT NEED SCREENING. IT IS DEFINED BY PLANTINGS THAT SCREEN VIEWS FROM INTERNAL PRIVATE SPACES AND THAT MAKE USE OF SURFACE RAINWATER. WITHIN 15' OF THE BUILDING, PLANTINGS ARE INTENDED TO BE DOMINANTLY DECIDUOUS AND ADHERE TO FIREWISE PRINCIPLES. PLANTINGS WITHIN THIS ZONE ARE DOMINANTLY SHRUBS AND SMALL TREES. IT IS MARKED BY MEDIUM TO LOW WATER USE.

WATER BUDGET - CASITAS + COMMON AREA

THE CASITA WATER BUDGET IS ESTIMATED BY AVERAGING THE LANDSCAPE PLANTING AREAS ADJACENT TO A TYPICAL UNIT (BASED ON PLANS FOR UNITS A3 + B3), MULTIPLYING BY THE NUMBER OF UNITS (60 UNITS), AND DETERMINING THE WATER NEEDS FOR EACH AREA. IT IS ASSUMED NATIVE GRASS RESEEDING WILL BE IRRIGATED WITHIN 10' OF THE BUILDING OR PERIMETER WALLS.

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		98,400	59,471	150%	89206
Planting Area A (perennial)		27,900	20,925	100%	20925
Planting Area B (ornamental grasses)		15,900	7,500	100%	7500
Planting Area C (native shrubs)		52,200	7,830	100%	7830
Trees (evergreen + small native trees)	120		1,920	100%	1920
Trees (shade trees)	240		5,760	100%	5760

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total	
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%		
0.0	0.0	57,538	145,762	245,494	383,585	345,226	326,047	237,823	134,255	76,717	0.0	1,952,446	
0.0	0.0	13,497	34,191	57,586	89,978	80,980	76,481	55,786	31,492	17,996	0.0	457,985	
0.0	0.0	4,838	12,255	20,640	32,250	29,025	27,413	19,995	11,288	6,450	0.0	164,153	
0.0	0.0	5,050	12,784	21,548	33,669	30,302	28,619	20,875	11,784	6,734	0.0	171,375	
0.0	0.0	3,715	9,412	15,852	24,768	22,291	21,053	15,356	8,669	4,954	0.0	126,069	
0.0	0.0	3,715	9,412	15,852	24,768	22,291	21,053	15,356	8,669	4,954	0.0	126,069	
0	**0**	**88,353**	**223,827**	**376,971**	**589,017**	**530,116**	**500,665**	**365,191**	**206,156**	**117,803**	**0**		

Year 1 - Demand **2,998,098** gal./yr
9.20 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		98,400	59,471	50%	29735
Planting Area A (perennial)		27,900	20,925	85%	17786
Planting Area B (ornamental grasses)		15,900	7,500	85%	6375
Planting Area C (native shrubs)		52,200	7,830	50%	3915
Trees (evergreen + small native trees)	120		1,920	75%	1440
Trees (shade trees)	240		5,760	75%	4320

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	19,179	48,587	81,831	127,862	115,075	108,682	79,274	44,752	25,572	0.0	650,815
0.0	0.0	11,472	29,063	48,948	76,481	68,833	65,009	47,418	26,768	15,296	0.0	389,288
0.0	0.0	4,112	10,417	17,544	27,413	24,671	23,301	16,996	9,594	5,483	0.0	139,530
0.0	0.0	2,525	6,397	10,774	16,835	15,151	14,309	10,437	5,892	3,367	0.0	85,688
0.0	0.0	929	2,353	3,963	6,192	5,573	5,263	3,839	2,167	1,238	0.0	31,517
0.0	0.0	2,786	7,059	11,889	18,576	16,718	15,790	11,517	6,502	3,715	0.0	94,552
0	**0**	**41,004**	**103,876**	**174,949**	**273,357**	**246,022**	**232,354**	**169,482**	**95,675**	**54,671**	**0**	

Year 2+3 - Demand **1,391,389** gal./yr
4.27 ac-ft/yr

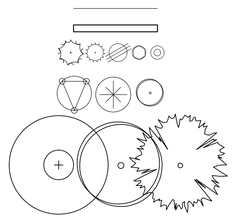
Planting Area Demand Assumptions / Six (6) month irrigation period

Planting Area A (perennial)	0.75 gallons per week per square foot
Planting Area B (ornamental grasses)	0.60 gallons per week per square foot
Planting Area C (native shrubs)	0.15 gallons per week per square foot (4 gallons per week per shrub)
Trees (evergreen + small native trees)	16.00 gallons per week: 8 -1gal / hr emitters per tree run 1 hour twice a week
Trees (shade trees)	24.00 gallons per week: 12 -1gal / hr emitters per tree run 1 hour twice a week
Turf Grass	1.27 gallons per week per square foot: 42"/ 32 week growing season / sf = 1.31" / week (2.5 - 3.0") sf / week to establish)
Native Grass Seeding	0.60 gallons per week per square foot: 20"/ 32 week growing season / sf = .625" / week (1.25"-1.50") sf / week to establish)

Reduction Factor Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment Percent water allocated to plants based on climate and average needs.

LEGEND



LANDSCAPE PLAN KEYED NOTES

1. FOCAL POINT: FOUNTAIN, SCULPTURAL ELEMENT, OR OTHER FEATURE.
2. RETAINING WALL TO COMPLEMENT BUILDING MATERIALS; MAXIMUM RETAINING HEIGHT TO BE 4'; INSTALL BARRIERS AS NECESSARY TO MEET APPLICABLE CODES.
3. PLANTING FOR OUTDOOR USE AREAS WITH MOUNTAIN VIEWS TO SELECT PLANT MATERIAL THAT DOES NOT BLOCK FAR VIEWS.
4. BUILDING PERIMETER LANDSCAPE AND PLANTINGS TO FOLLOW BEST PRACTICES FOR FIREWISE DESIGN.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	COMMENTS
TREES					
Acer grandidentatum	Bigtooth Maple	x	2.5"-3" cal.	M	15'Wx15'H
Amelanchier x grandiflora	Serviceberry	x	2"-2.5" cal.	M	15'Wx25'H
Celtis occidentalis	Western Hackberry	x	2"-2.5" cal.	M	50'Wx60'H
Crataegus ambigua	Russian Hawthorn	x	2"-2.5" cal.	M	16'Wx20'H
Forestiera neomexicana	New Mexican Privet	x	2"-2.5" cal.	M	12'Wx20'H
Koelreuteria paniculata	Golden Rain Tree	x	2.5"-3" cal.	M	35'Hx35'W
Pistacia chinensis	Chinese Pistache	x	2.5"-3" cal.	M	30'Wx40'H
Populus wislizeni	Rio Grande Cottonwood	x	2.5"-3" cal.	M	60'Wx70'H
Prunus armeniaca	Apricot	x	2"-2.5" cal.	L	20'Wx20'H
Prunus virginiana melanocarpa	Rocky Mtn Chokecherry	x	2"-2.5" cal.	M	20'Wx25'H
Ulmus 'Frontier'	Frontier Elm	x	2"-2.5" cal.	M	20'Wx35'H
Ulmus propinqua 'Emerald Sunshine'	Elm 'Emerald Sunshine'	x	2"-2.5" cal.	M	25Wx30H
Juniperus monosperma	One Seed Juniper	x	6'-8' BB	L	20'Wx25', evergreen
Juniperus scopulorum	Rocky Mountain Juniper	x	6'-8' BB	L	20'Wx25'H, evergreen
Pinus edulis	Pinon Pine	x	6'-8' BB	L	20'Wx25'H, evergreen
SHRUBS					
Aronia arbutifolia 'Brilliantissma'	Brillant Red Chokeberry	x	15 gal	M	4'Wx8'H
Artemisia 'Powis Castle'	Powis Castle Sage	x	5 gal	L	4'Wx2'H
Berberis Thunbergii 'Atropurpurea'	Japanese Barberry Redleaf	x	5 gal	M	4'Wx4'H, evergreen
Buddleia alternifolia 'Argentea'	Silver Fountain Butterfly Bush	x	5 gal	M	10'Wx10'H
Kolkwitzia amabilis 'Pink Cloud'	Pink Cloud Beauty Bush	x	5 gal	M	10'Wx10'H
Krascheninnikovia lanata	Winterfat	x	1 gal	L	2'Wx2'H
Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	x	5 gal	L	4'Wx 4'H
Cercocarpus ledifolius	Curl-leaf Mtn. Mahogany	x	5 gal	L	8'Wx12'H, evergreen
Cotinus coggygria 'Royal Purple'	Smoke Tree 'Royal Purple'	x	15 gal	M	10'Wx10'H
Chamaebatiaria millefolium	Fernbush	x	5 gal	L	7'Wx7'H, evergreen
Chrysothamnus nauseosus	Chamisa	x	5 gal	L	5'Wx5'H
Cytisys purgans 'Spanish Gold'	Spanish Gold Broom	x	5 gal	M	6'Wx4'H, evergreen
Fallugia paradoxa	Apache Plume	x	5 gal	L	5'Wx6'H
Mahonia repens	Creeping Mahonia	x	1 gal	L	3'Wx18"H, evergreen
Nolina microcarpa	Beargrass	x	5 gal	RW	6'Wx5'H, evergreen
Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	x	5 gal	L	5'Wx5'H
Potentilla fruticose ' Red Ace'	Red Ace Potentilla	x	5 gal	M	4'Wx4'H
Purshia mexicana	Cliffrose	x	5 gal	L	5'Wx10'H
Ribes aureum	Golden Currant	x	5 gal	L	5'Wx6'H
Rosa 'Golden Wings'	Golden Wings Rose	x	5 gal	L	5'Wx4'H
Rosa 'Knockout'	Shrub Rose Knock Out	x	5 gal	M	4'Wx4'H
Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	x	5 gal	L	8'Wx3'H
Rhus trilobata	Three-leaf Sumac	x	5 gal	L	6'Wx6'H
Spirea x vanouttei 'Renaissance'	Renaissance Vanhoutte Spirea	x	5 gal	M	7'Wx 6'H
Syringa vulgaris	Lilac	x	5gal	M	12'Wx12'H
Viburnum x burkwoodii	Burkwood Viburnum	x	5 gal	M	7'Wx7'H
GRASSES / PERENNIALS					
Bouteloua gracilis 'Blonde Ambition'	Blue Grama Blonde Ambition	x	1 gal	L	2'Wx2'H
Calamagrostis acutiflora	Karl Foerster	x	3 gal	M	2'Wx4'H
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Idaho Fescue	x	1 gal	M	15"Wx15"H
Muhlenbergia rigens	Deergrass	x	3 gal	L	4'Wx4'H
Sorghastrum nutans 'Thin Man'	Thin Man Indian Grass	x	1 gal	M	30"WX6'H
Sporobolus airoides	Alkali Sacaton	x	1 gal	L	2'Wx3'H
Sporobolus wrightii	Giant Sacaton	x	5 gal	L	6'Wx9'H
Agastache Acapulco Salmon Pink	Acapulco Hummingbird Mint	x	1 gal	L	15"Dx24-30"H
Calirhoe involucrata	Winecups	x	1 gal	L	30"Wx5"H
Ceratostigma plumbaginoides	Plumbago	x	1 gal	L	1'Wx2'H
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	x	1 gal	L	24"Wx36"H
Echinacea purpurea 'White Swan'	White Swan Coneflower	x	1 gal	L	24"Wx36"H
Gaura lindheimeri 'Siskiyou Pink'	Gaura Siskiyou Pink	x	1 gal	M	24"Wx30"H
Iris germanica 'Immortality'	Bearded Iris Immortality	x	bulb	L	1'Wx2'H
Lavandula x intermedia 'Provence'	Provence Lavender	x	1 gal	L	24"Wx30"H
Nepeta faassenii	Catmint	x	1 gal	L	24"Wx15"H
Oenothera speciosus Rosea	Showy Pink Evening Primrose	x	1 gal	L	18"Wx10"H
Penstemon pinifolius Compactum	Pineleaf Beardtounge	x	1 gal	L	12"Wx10"H
Salvia greggii 'Cold Hardy Pink'	Cold Hardy Pink Texas Sage	x	1 gal	L	24"Wx20"H
Salvia sylvestris 'May Night'	May Night Sage	x	1 gal	L	18"Wx18"H
Rosa 'Climbing Iceberg'	Climbing Iceberg Rose	x	5 gal	M	14'H
CACTI					
Agave havardiana	Havard's Century Plant	x	5 gal	RW	3'WX3'H
Agave neomexicana	New Mexico Century Plant	x	5 gal	RW	3'WX2'H
Dasylirion wheeleri	Sotol	x	5 gal	RW	4'WX6'H, evergreen
Hesperaloe parviflora	Red Yucca	x	5 gal	RW	4'Wx3'H, evergreen
Yucca baccata	Broadleaf (Banana) Yucca	x	5 gal	RW	4'Wx3'H, evergreen
Yucca glauca	Narrow Leaf Yucca	x	5 gal	RW	3'Wx3'H, evergreen

monte sereno

THE RESORT AT MONTE SERENO

LANDSCAPE PLAN - CASITA TYPICAL

SCALE	DWG NO.	DATE
1"=10'		06.21.2021
P&DR CASE #		SHEET NO. L-202

REVISIONS

DATE	BY

RESEEDING LEGEND

- RESEEDING (NATIVE GRASSES WITH SHRUBS)
- RETAINING WALL
- LIMIT OF DISTURBANCE

RESEEDING KEYED NOTES

1. RETAINING WALL; SEE CIVIL PLANS FOR LAYOUT.
2. RESEEDING EXTENTS IS APPROXIMATE; AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE RESEEDED.
3. SEED MIX TO BE MIXTURE OF NATIVE GRASS SEEDS AND SHRUBS; ACCEPTABLE SEED MIX: 'SANTA FE TRAIL - NATIVE GRASS MIXTURE' BY CUTIS AND CURTIS SEED, OR APPROVED EQUAL; SHRUB SEED MIXTURE TO INCLUDE KRASHENINNIKOVIA LANATA (WINTERFAT), FALLUGIA PARADOXA (APACHE PLUME), AND YUCCA GLAUCA (NARROWLEAF YUCCA) OR SUBSTITUES FROM SHRUB PLANT LIST, SEE SHEET L2.
4. RESEEDING TO BE IRRIGATED FOR ESTABLISHMENT ONLY; WATER USE TO BE TAPERED SECOND YEAR AFTER INSTALLATION; SEE SHEET L6 FOR IRRIGATION.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

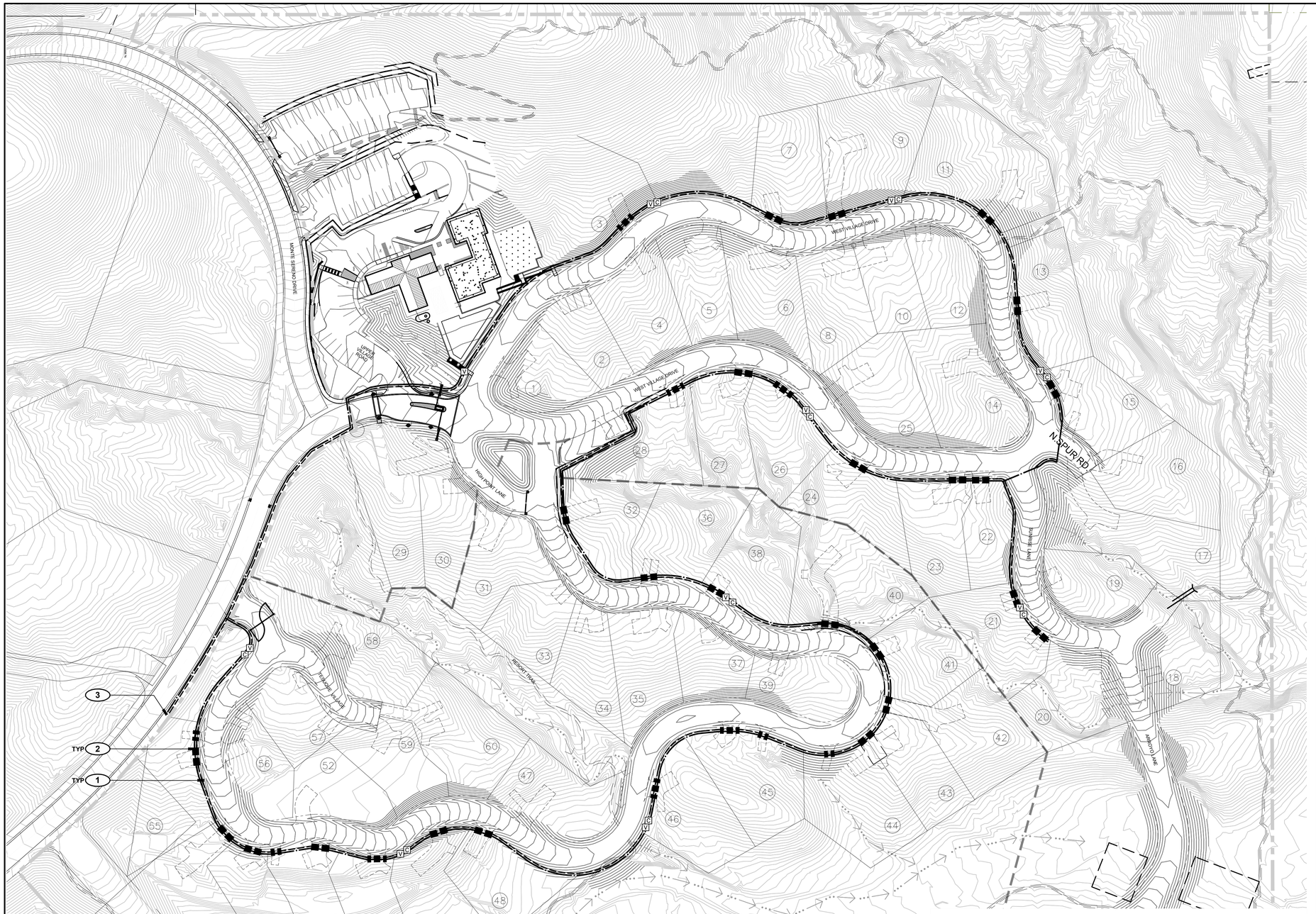
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

LANDSCAPE PLAN - RESEEDING

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-203



IRRIGATION LEGEND

- 2 INCH PVC CLAS 200 PVC MAINLINE
- 1 INCH CLASS 200 PVC LATERAL OR POLYETHYLENE DRIP TUBING
- WIRING
- 2 INCH PVC SLEEVES
- [C] CONTROLLER LOCATION
- [V] DRIP VALVE

LANDSCAPE WATER BUDGET - RESORT / ENTRY

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		9,455	5,714	150%	8572
Turf Grass		2,050	2,597	200%	5194
Planting Area A (perennial)		3,640	1,820	100%	1820
Planting Area B (ornamental grasses)		7,135	3,568	100%	3568
Planting Area C (native shrubs)		13,735	2,060	100%	2060
Trees (evergreen + small native trees)	75		1,200	100%	1200
Trees (shade trees)	23		552	100%	552

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	5,529	14,006	23,589	36,858	33,172	31,329	22,852	12,900	7,372	0.0	187,605
0.0	0.0	3,350	8,487	14,293	22,333	20,100	18,983	13,847	7,817	4,467	0.0	113,676
0.0	0.0	1,174	2,974	5,009	7,826	7,043	6,652	4,852	2,739	1,565	0.0	39,834
0.0	0.0	2,301	5,829	9,818	15,340	13,806	13,039	9,511	5,369	3,068	0.0	78,082
0.0	0.0	1,329	3,366	5,670	8,859	7,973	7,530	5,493	3,101	1,772	0.0	45,093
0.0	0.0	356	902	1,519	2,374	2,136	2,018	1,472	831	475	0.0	12,082
0.0	0.0	356	902	1,519	2,374	2,136	2,018	1,472	831	475	0.0	12,082
0	**0**	**14,395**	**36,466**	**61,417**	**95,963**	**86,367**	**81,569**	**59,497**	**33,587**	**19,193**	**0**	

Year 1 - Demand **488,453** gal./yr
1.50 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		9,455	5,714	50%	2857
Turf Grass		2,050	2,597	100%	2597
Planting Area A (perennial)		3,640	1,820	85%	1547
Planting Area B (ornamental grasses)		7,135	3,568	85%	3032
Planting Area C (native shrubs)		13,735	2,060	50%	1030
Trees (evergreen + small native trees)	75		1,200	75%	900
Trees (shade trees)	23		552	75%	414

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	1,843	4,669	7,863	12,286	11,057	10,443	7,617	4,300	2,457	0.0	62,535
0.0	0.0	1,675	4,243	7,147	11,167	10,050	9,492	6,923	3,908	2,233	0.0	56,838
0.0	0.0	998	2,528	4,257	6,652	5,987	5,654	4,124	2,328	1,330	0.0	33,859
0.0	0.0	1,956	4,955	8,345	13,039	11,735	11,083	8,084	4,564	2,608	0.0	66,370
0.0	0.0	864	1,683	2,835	4,430	3,987	3,765	2,746	1,550	886	0.0	22,546
0.0	0.0	581	1,471	2,477	3,870	3,483	3,290	2,399	1,355	774	0.0	19,698
0.0	0.0	267	676	1,139	1,780	1,602	1,513	1,104	823	356	0.0	9,061
0	**0**	**7,984**	**20,225**	**34,063**	**53,224**	**47,901**	**45,240**	**32,999**	**18,628**	**10,645**	**0**	

270,908 gal./yr
0.83 ac-ft/yr

LANDSCAPE WATER BUDGET - STREETSCAPE

YEAR 1 Water Demand (establishment period)

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		133,470	80,666	150%	120999
Planting Area C (native shrubs)		1,970	296	100%	296
Trees (evergreen + small native trees)	402		6,432	100%	6432
Trees (shade trees)	17		408	100%	408

YEAR 1 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	78,044	197,712	332,989	520,295	468,266	442,251	322,583	182,103	104,059	0.0	2,648,303
0.0	0.0	191	483	813	1,271	1,144	1,080	788	445	254	0.0	6,468
0.0	0.0	263	667	1,123	1,754	1,579	1,491	1,088	614	351	0.0	8,930
0.0	0.0	263	667	1,123	1,754	1,579	1,491	1,088	614	351	0.0	8,930
0	**0**	**78,761**	**199,528**	**336,048**	**525,075**	**472,567**	**446,314**	**325,546**	**183,776**	**105,015**	**0**	

Year 1 - Demand **2,672,630** gal./yr
8.20 ac-ft/yr

YEAR 3 Water Demand

Landscape Water Demand Calculations	Quantity	SF	Weekly Demand (gallons)	Reduction Factor	Weekly Demand (gallons)
Native Grass Seeding		133,470	80,666	50%	40333
Planting Area C (native shrubs)		1,970	296	50%	148
Trees (evergreen + small native trees)	402		6,432	75%	4824
Trees (shade trees)	17		408	75%	306

YEAR 3 - Water Demand

January	February	March	April	May	June	July	August	September	October	November	December	Total
0%	0%	15%	38%	64%	100%	90%	85%	62%	35%	20%	0%	
0.0	0.0	26,015	65,904	110,996	173,432	156,089	147,417	107,528	60,701	34,686	0.0	882,768
0.0	0.0	95	241	407	635	572	540	394	222	127	0.0	3,234
0.0	0.0	3,111	7,882	13,276	20,743	18,669	17,632	12,861	7,260	4,149	0.0	105,583
0.0	0.0	197	500	842	1,316	1,184	1,118	816	461	263	0.0	6,697
0	**0**	**29,419**	**74,528**	**125,521**	**196,126**	**176,513**	**166,707**	**121,598**	**68,644**	**39,225**	**0**	

Year 2+3 - Demand **998,282** gal./yr
3.06 ac-ft/yr

Notes:
1. Reseeding area sf includes all distrubed area due to grading minus 3' offset of roadway (shoulder).

Planting Area Demand Assumptions / Six (6) month irrigation period

Planting Area A (perennial)	0.50 gallons per week per square foot
Planting Area B (ornamental grasses)	0.50 gallons per week per square foot
Planting Area C (native shrubs)	0.15 gallons per week per square foot (4 gallons per week per shrub)
Trees (evergreen + small native trees)	16.00 gallons per week: 8 -1 gal / hr emitters per tree run 1 hour twice a week
Trees (shade trees)	24.00 gallons per week: 12 -1 gal / hr emitters per tree run 1 hour twice a week
Turf Grass	1.27 gallons per week per square foot: 42" / 32 week growing season / sf = 1.31" / week
Native Grass Seeding	0.60 gallons per week per square foot: 20" / 32 week growing season / sf = .625" / week

Reduction Factor — Reduction factor assumes a reduction in water use for drought tolerant plants once they have been established.

Monthly Water Alotment — Percent water allocated to plants based on climate and average needs.

LANDSCAPE IRRIGATION

IRRIGATION TO BE PROVIDED AS FOLLOWS:
- DRIP IRRIGATION TO TREES AND PLANTER AREAS WITH SHRUBS / PERENNIALS (SEPARATE ZONES FOR TREES)
- IRRIGATION ZONES TO BE ORGANIZED BY HYDROZONE
- SPRAY IRRIGATION FOR LAWN AREA
- TEMPORARY SPRAY IRRIGATION FOR RESEEDING EXTENTS
- IRRIGATINO SYSTEM TO BE A PRESSURE COMPENSATION SYSTEM WITH A SMART CONTROLLER AND WEATHER SENSOR; IRRIGATION SYSTEM TO MEET CITY OF SANTA FE CODE REQUIREMENTS
- IRRIGATION SYSTEM TO BE DESIGNED BY LANDSCAPE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT

LANDSCAPE IRRIGATION KEYED NOTES

1. MAINLINE APPROXIMATE LAYOUT
2. SLEEVING, INSTALL AT ROAD CROSSINGS AND FUTURE DRIVEWAY LOCATIONS.
3. POINT OF CONNECTION AT EXISTING WATER METER.

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

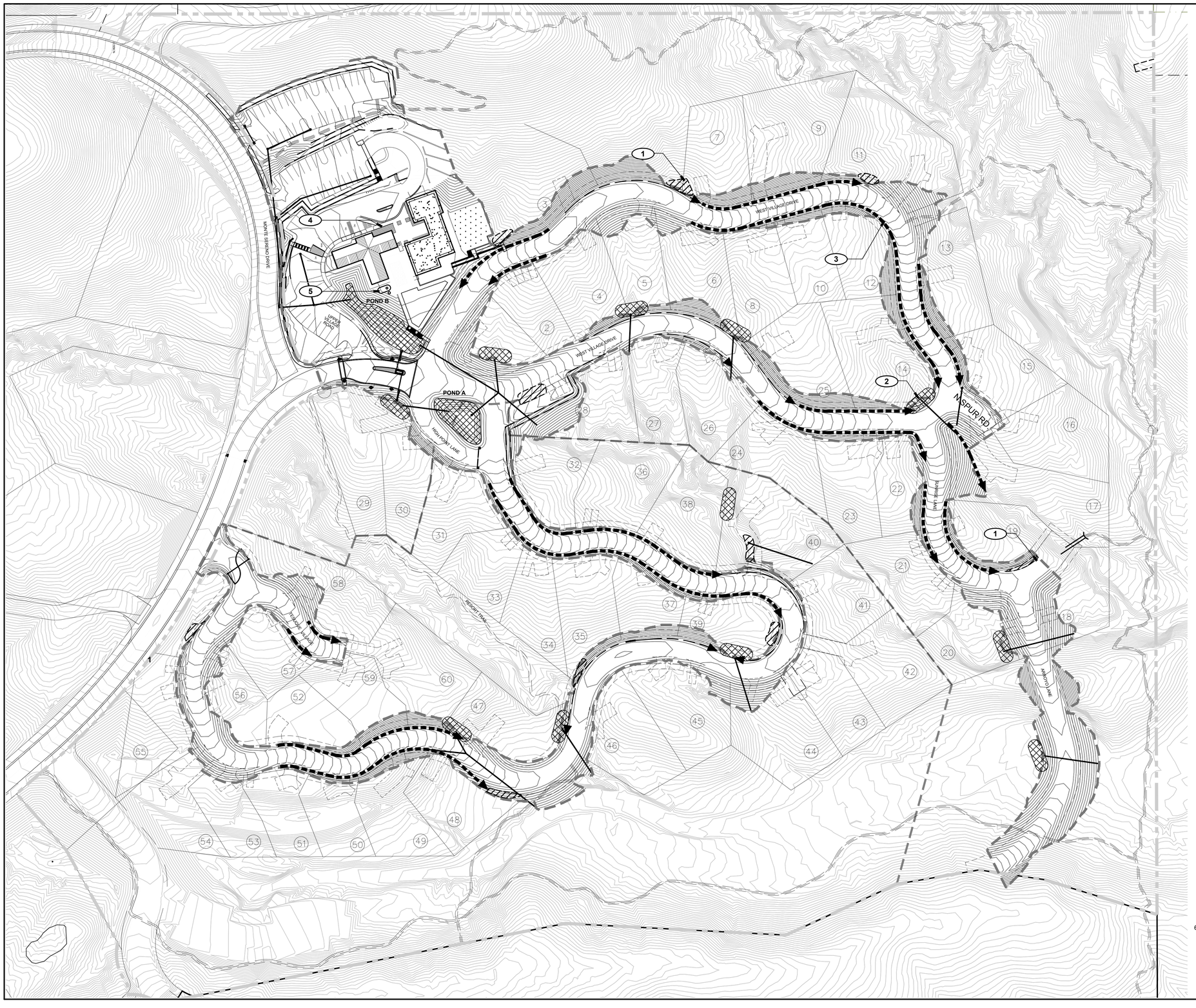
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

SCHEMATIC IRRIGATION PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-300



WATER HARVESTING LEGEND

- PROJECT BOUNDARY
- STORM WATER DETENTION POND
- RAINWATER HARVESTING BASIN
- SURFACE SWALE
- SURFACE SWALE WITH CHECK DAMS
- CISTERN
- MINOR DRAINAGE
- STORMWATER PIPE

NOTE:
ALL PLANING AREAS INTENDED TO SERVE AS LOCATIONS FOR STORMWATER INFILTRATIONS.

WATER HARVESTING KEYED NOTES

PASSIVE WATER HARVESTING:
THE PRIMARY OBJECTIVE OF THE GRADING PLAN AND WATER HARVESTING STRATEGY IS TO MAKE BENEFICIAL USE OF RAINWATER THAT FALLS ON THE SITE TO HELP SUPPORT LANDSCAPING AND MINIMIZE EROSION. THIS PROJECT PROPOSES TO HARVEST WATER FROM IMPERMEABLE SURFACES BY DIRECTING RUNOFF TOWARDS LANDSCAPE PLANTING AREAS. ROADWAY SURFACE RUNOFF TO BE DIRECTED TO SIDE SWALES TO MANAGE FLOWS, ALLOW FOR INFILTRATION, AND HELP SUPPORT STREETSCAPE PLANTINGS. INFILTRATION BASINS (RAINWATER HARVESTING BASINS) TO BE PLACED AT JUNCTIONS WITH UPSTREAM DRAINAGES AND END POINTS OF STEEPER SURFACE SWALES.
ACTIVE WATER HARVESTING:

A RAINWATER COLLECTION CISTERN IS PROPOSED FOR THE RESORT VILLAGE COMMON AREA TO SERVE AS THE PRIMARY SOURCE OF LANDSCAPE IRRIGATION WATER FOR THE LANDSCAPE BY THE RESORT BUIDLINGS AND PARKING AREA. RAINWATER TO BE COLLECTED FROM ADJACENT ROOFS AND PIPED TO THE UNDERGROUND CISTERN(S).CISTERN TO HAVE A POTABLE WATER BACKUP.

KEY NOTES

1. WATER HARVESTING BASIN TYPICAL; FINE GRADING; COORD WITH CIVIL PLANS.
2. STORMWATER DETENTION BASIN TYPICAL, SEE CIVIL PLANS.
3. WATER HARVESTING SWALE; INSTALL CHECK DAMS AS NEEDED TO SLOW WATER.
4. SLOPE HARDSCAPE AREAS TO ADJACENT LANDSCAPE PLANTING AREAS, TYPICAL.
5. CISTERN, BURIED; SIZE, QUANTITY AND FINAL LOCAION TO BE DETERMINED

N

SCALE: 1"=60'

60' 0 60'

REVISIONS

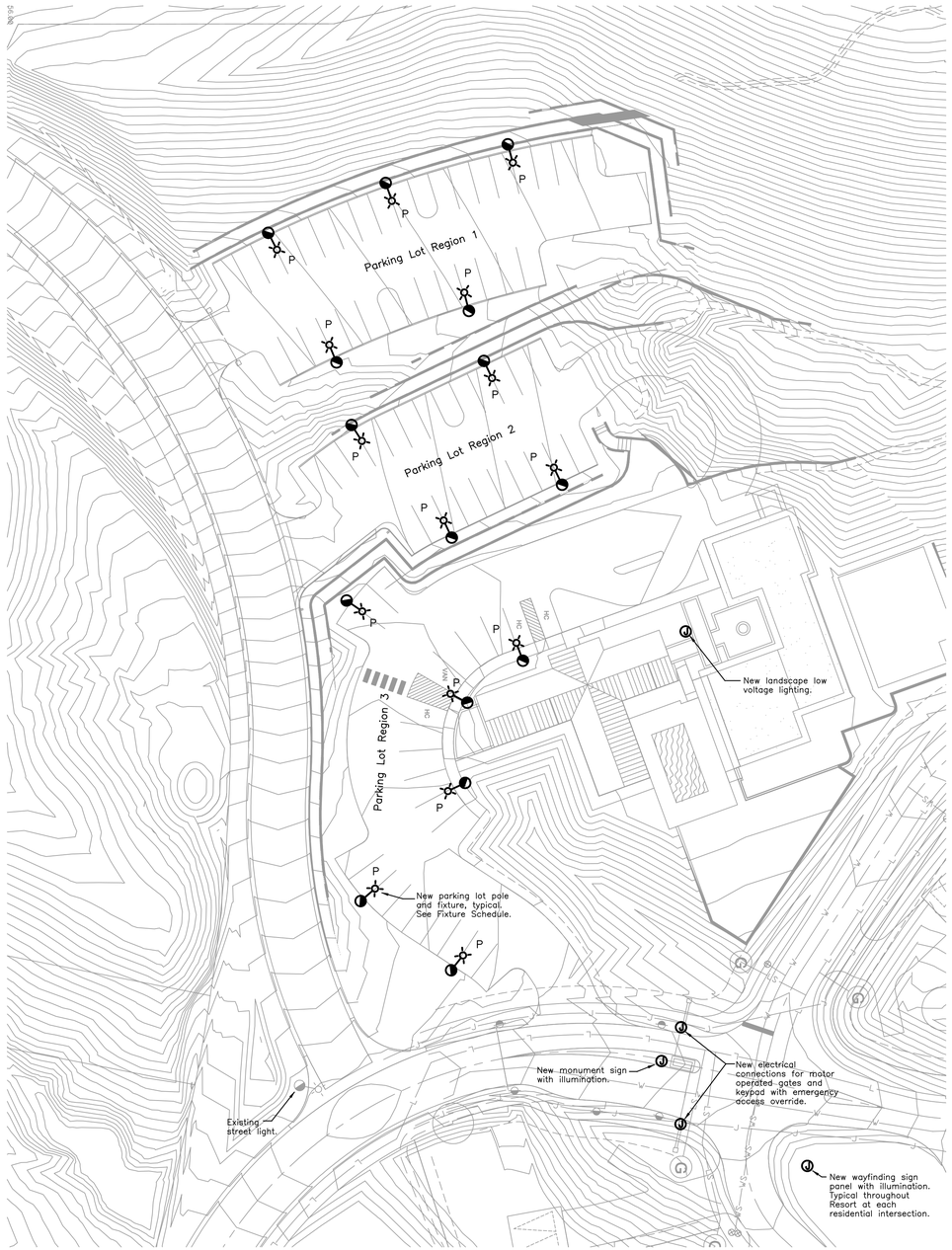
DATE	BY

monte sereno

THE RESORT AT MONTE SERENO

WATER HARVESTING PLAN

SCALE	DWG NO.	DATE
1"=60'		06.21.2021
P&DR CASE #		SHEET NO. L-301



North

Proposed Lighting Plan - Resort Parking Lot

Scale: 1" = 30'

Fixture Schedule

Type	Lamps	VA	Watts	Mounting	Description
P	LED	TBD	TBD	16' pole (19' overall)	Full cut off LED fixture on 16' pole. 2700K CCT, 70 CRI, Type 3 distribution, dark bronze finish, house side shields where necessary adjacent to residential areas. Lumark PRV series, subject to owner review and City of Santa Fe code compliance.
pole				Concrete base, 3' height	16' pole, 5" square straight steel, dark bronze. Cooper Lighting # SSS5A16SF, subject to owner review and City of Santa Fe code compliance.

General Notes

A. This sheet is provided for City of Santa Fe development plan review and is not intended for construction.

B. The intent of this drawing is to show approximate parking lot and area lighting, pole/fixture locations and characteristics.

C. All exterior lighting shall comply with the New Mexico Night Sky Protection Act and City of Santa Fe Code of Ordinances.

D. Parking lot lighting illumination levels shall be at a minimum required for safety. Average maintained horizontal footcandles at grade shall not exceed those identified in City of Santa Fe Code of Ordinances Section 14.8.9, Table 14-8.9-2. Maximum maintained horizontal footcandles at grade shall not exceed 1.5 times the same values in Table 14-8.9-2.

E. Sign illumination shall comply with City of Santa Fe Code of Ordinances Section 14.8.10.B.1.

F. All exterior light sources shall be on timeclock and photocell control for dusk-to-dawn operation.

G. Parking lot regions identified on plan (3 total), shall be circuited separately, with centrally located hand-off-auto control. The intent is to provide option for manual override to shut off lights in temporarily unused parking areas.

Proposed Fixture Cutsheets (or approved equals)

Project		Catalog #		Type	P
Prepared by		Notes		Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

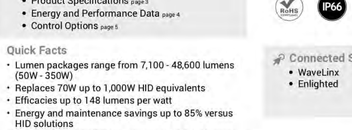
Product Certifications

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details

Prevail

Prevail XL



COOPER Lighting Solutions

TD510038EN | page 1
April 13, 2021 5:28 PM

Steel Poles

SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		pole
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A386 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

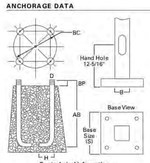
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A205FM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling Z=Custom[2] (Specify Sweep Arm)[4] 2=Type 2 Drilling	1=Single 2=2 at 180° 3=Triple[4] 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub[3] B=3/4" Tapped Hub[3] C=Convenience Outlet[4] E=GFCI Convenience Outlet[4] G=Ground Lug H=Additional Hand Hole[5] V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5" below pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

COOPER Lighting Solutions

TD513013EN
April 14, 2021 5:42 PM

Electrical Symbol Legend

	Pole and pole mounted fixture. Type as indicated in fixture schedule.
J	Junction box for electrical point of connection.

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REV. NO.	REVISION DESCRIPTION	APPROVED	DATE

DeLapp & Associates, Inc. dba
DeLapp Engineering®
1190 Harrison Road, Suite 3a
Santa Fe, NM 87507
(505) 983-5557; (505) 982-5724 Fax
jmdelapp@DeLapp.com; http://DeLapp.com

The Resort at Monte Sereno
Santa Fe, NM

Lighting Plan
Resort Parking Lot

Preliminary
Not For Construction

DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
CBE	JMD	21024	E-100
PLOT SCALE		DATE	SHEET OF
1 = 1		06/21/21	

18 JUN 2021 13:31:03
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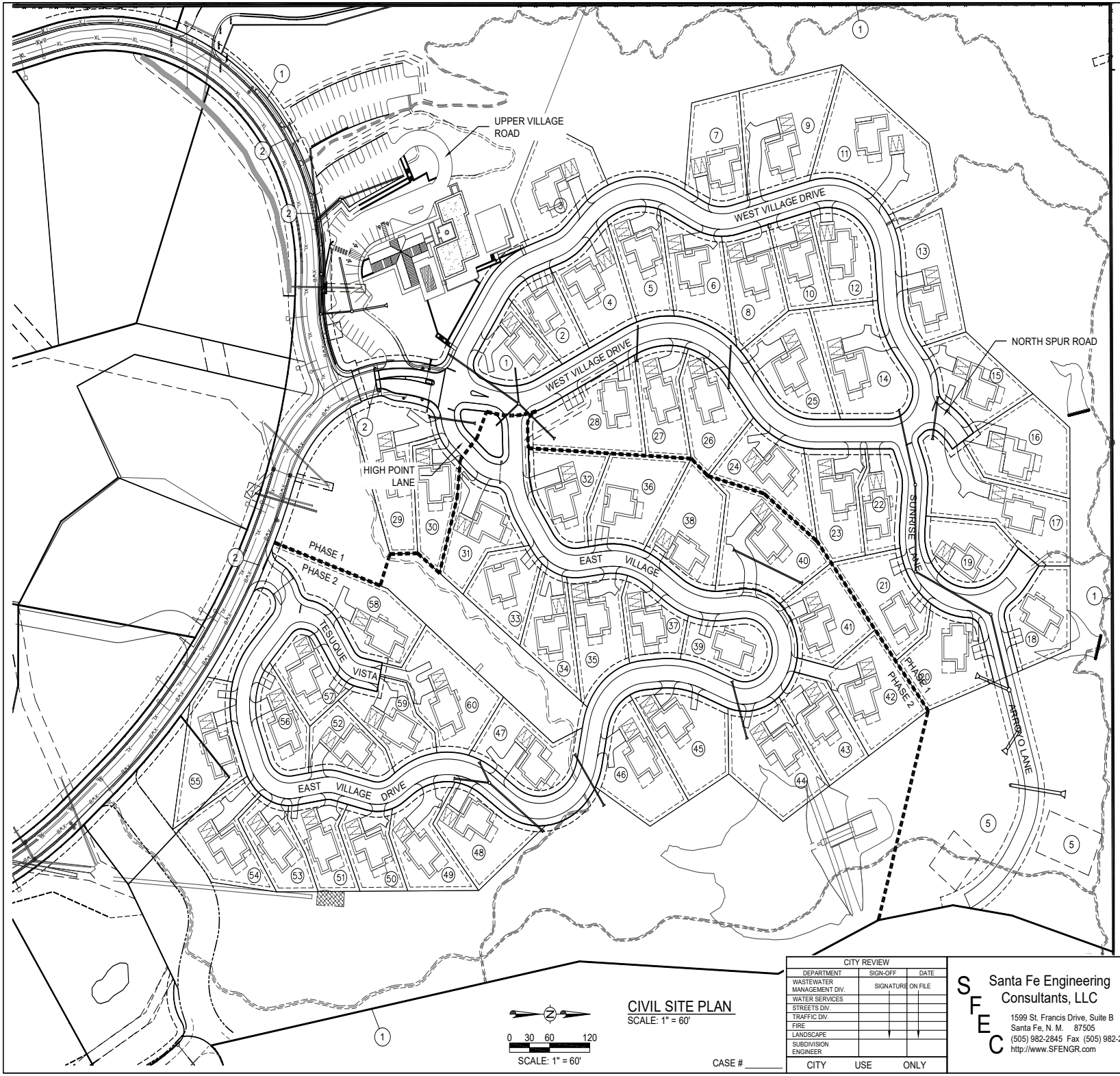


SHEET KEYNOTES

1. PROPERTY LINE
2. TIE TO EXISTING ROADWAY
3. PROPOSED STORM SEWER SEE C-600 SERIES SHEETS
4. PROPOSED RETAINING WALL, SEE C-300 SERIES SHEETS
5. PROPOSED STORAGE UNIT, SEE ARCHITECTURAL SHEETS

0 30 60 120
SCALE: 1" = 60'

CIVIL SITE PLAN
SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

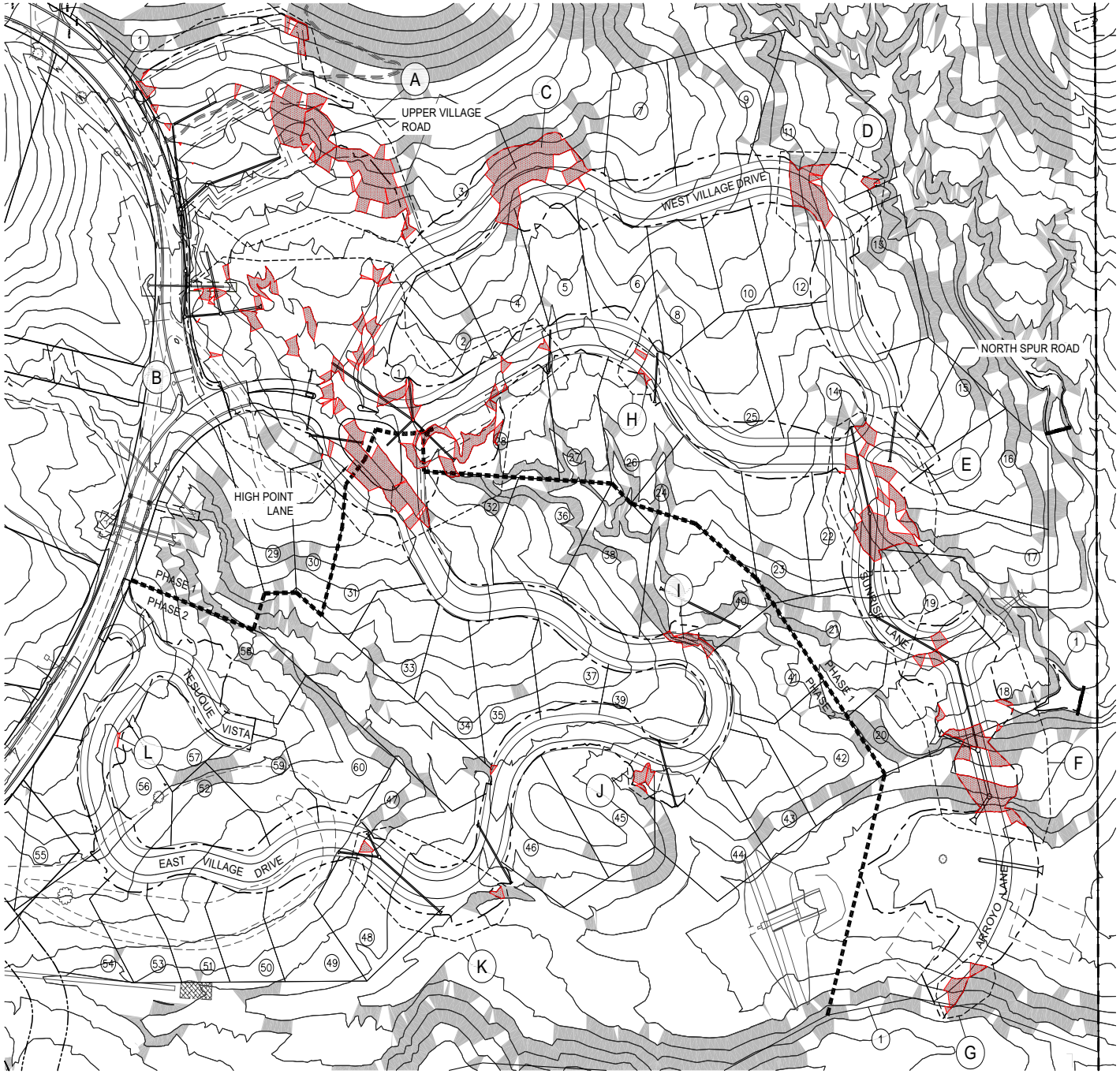
CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-100

ENGINEERS SEAL

DATE

REVISIONS



SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

AREA OF 30% AND GREATER SLOPE

AREA OF DISTURBED 30% AND GREATER SLOPE

GRADING LIMITS

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 5' CONTOUR INTERVAL BASED UPON TOPOGRAPHY AND SLOPE ANALYSIS PROVIDED BY DAWSON SURVEYS, INC.

SLOPE ANALYSIS CALCULATIONS

AREAS OF NATURAL 30% AND GREATER DISTURBED SLOPES		COMMENTS
AREA ID	AREA OF DISTURBANCE (SF)	
A	10908.79	
B	12671.34	
C	6323.37	
D	2765.26	
E	4580.18	
F	4718.34	
G	855.72	
H	174.54	
I	717.61	
J	445.67	
K	270.53	
L	28.34	
TOTAL = 44,460 SF		

SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

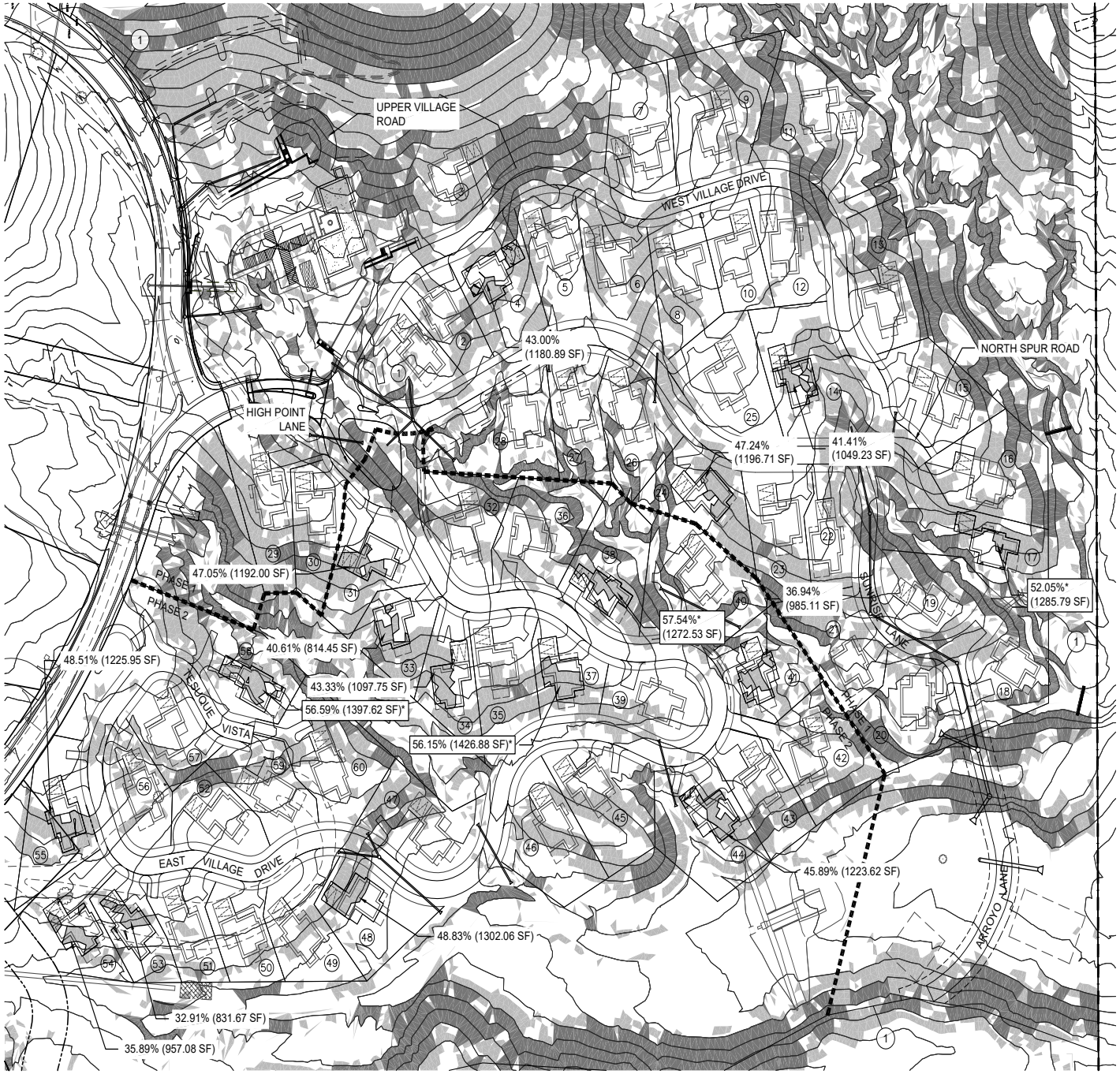
SLOPE ANALYSIS CALCULATIONS - ROAD VARIANCES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-101

ENGINEERS SEAL

DATE

REVISIONS



SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

AREA OF 20% TO 30% SLOPE

AREA OF 30% AND GREATER SLOPE

NOTE:
THIS SLOPE ANALYSIS WAS CALCULATED USING A 1' CONTOUR INTERVAL. FOR CLARITY, ONLY THE 5' MAJOR CONTOURS ARE SHOWN ON THIS SHEET.

BUILDING PADS ARE SHOWN FOR FEASIBILITY ONLY.

* VARIANCE REQUESTED FOR GREATER THAN 50% OF THE PAD IS IN 20% SLOPE.

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

SCALE: 1" = 60'

0 30 60 120

SCALE: 1" = 60'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SLOPE ANALYSIS CALCULATIONS - PAD COMPLIANCE

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-101A

ENGINEERS SEAL

DATE

REVISIONS

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. All grading shall comply with the specifications presented in the geotechnical report or NMDOT specifications whichever are more stringent.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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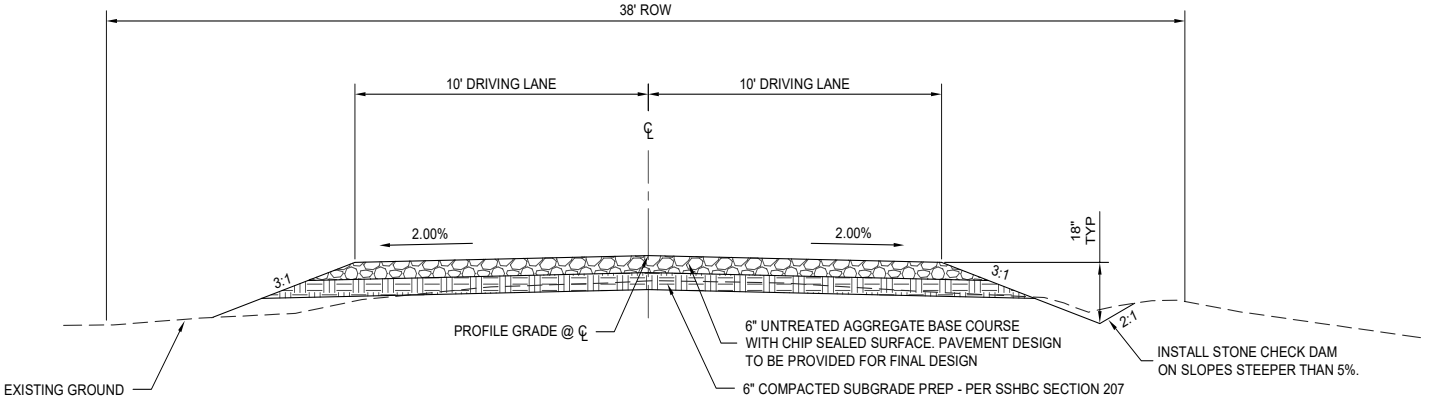
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

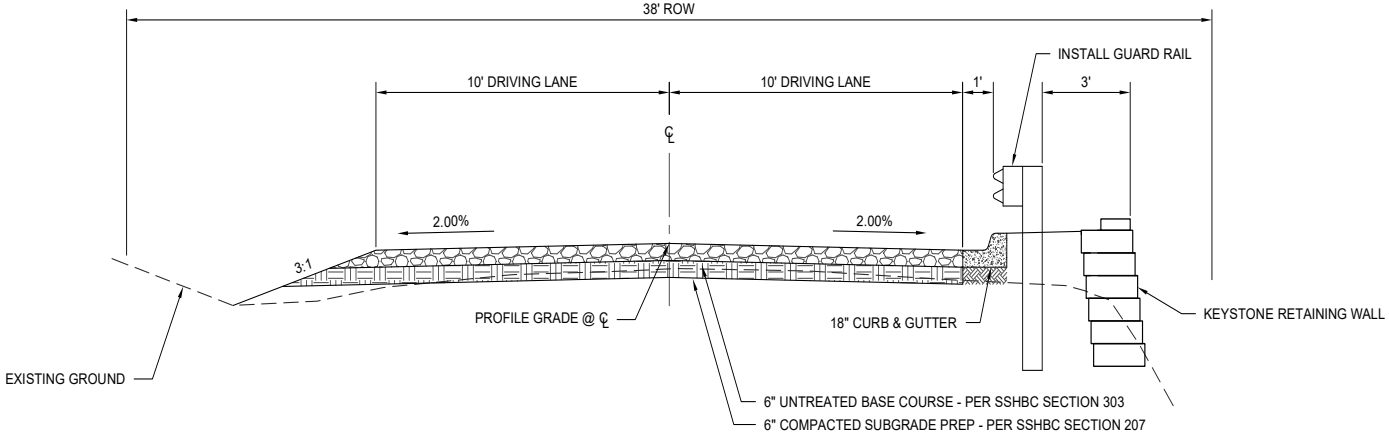
GENERAL NOTES

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-102

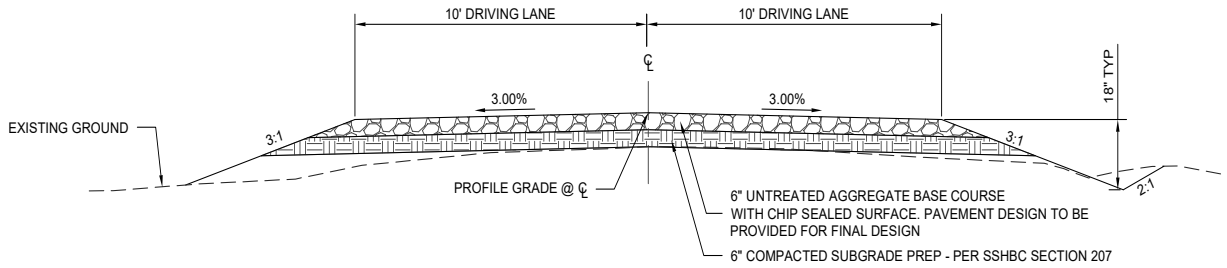
REVISIONS | DATE | ENGINEERS SEAL



TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION WITH RETAINING WALL



TYPICAL GRAVEL ROAD SECTION

ENGINEERS SEAL	
DATE	
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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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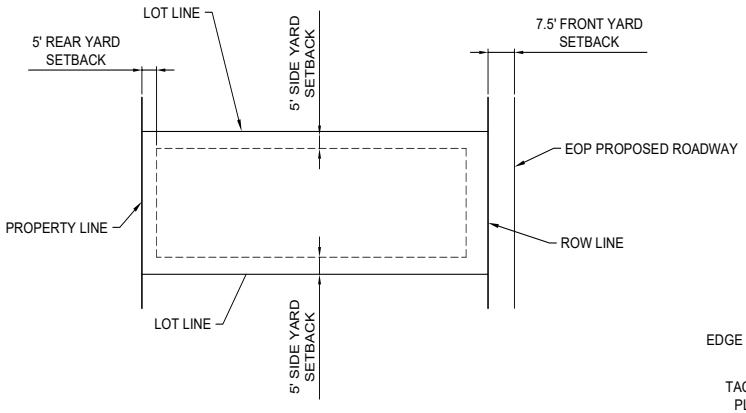
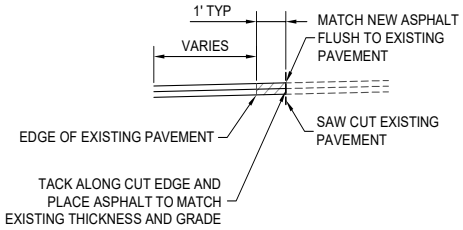
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

TYPICAL SECTIONS

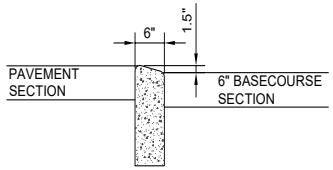
DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-103



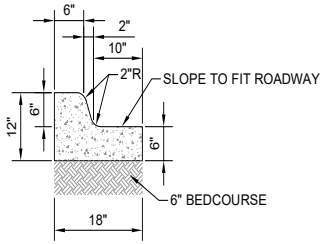
TYPICAL LOT LAYOUT



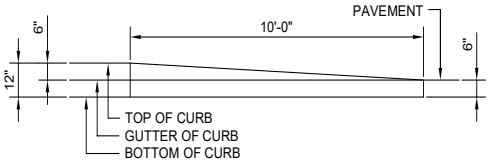
TYPICAL SAW CUT DETAIL



HEADER CURB



18" CURB AND GUTTER



CURB & GUTTER TRANSITION PROFILE

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TYPICAL DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-104

CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.
4. A copy of the approved plans shall be available at the construction site at all times during working hours.
5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.
6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).
8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.
10. Core drilling is required for all new connections to an existing manhole.
11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.
12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.
14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.
16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4631 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.
17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.
19. Water meters will not be placed until a final acceptance letter has been issued by the Wastewater Division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer Easement.
21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.
22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.
25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.
26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
27. No public pressure sewer system piping may be installed in a common trench with other utilities.
28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.
29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.
30. Any 8 inch public sanitary sewer main line placed with a grade of less than 0.60% shall be removed and reconstructed at the Contractor's expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.
33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.
35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.
36. Sewer backflow check valves are required on private sewer service laterals per the City's Plumbing Code. Final determination shall be made by the City of Santa Fe Plumbing Inspection Division

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINAIRES SHALL BE METERED AND INCLUDE LED TYPE FIXTURES EQUIVALENT TO CONVENTIONAL 250 HIGH PRESSURE SODIUM. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

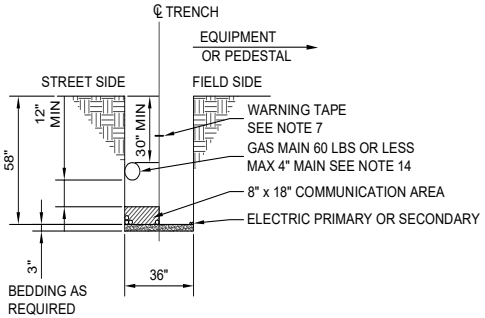
GENERAL NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

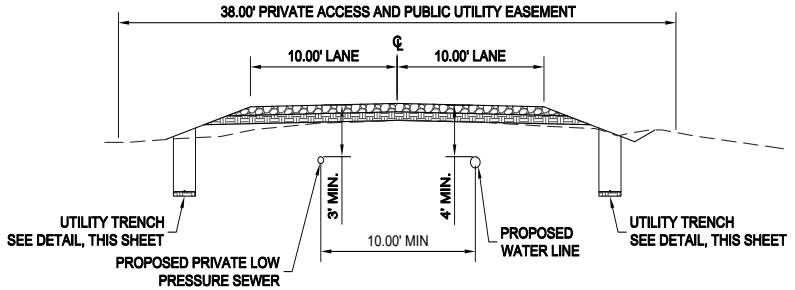
WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



TYPICAL JOINT TRENCH DETAIL



TYPICAL UTILITY LOCATION DETAIL

SCALE: N.T.S.

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PNM	AMANDA MONTANO	(505) 473-3241
CENTURY LINK	DOUG DALE	(505) 473-2194
COMCAST	DAVID AIKIN	(505) 438-1930
NM GAS COMPANY	FRANK ARAGON	(505) 470-0668
SANGRE DE CRISTO WATER COMPANY	BRIAN SNYDER	(505) 955-4277
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND	(505) 955-4637

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

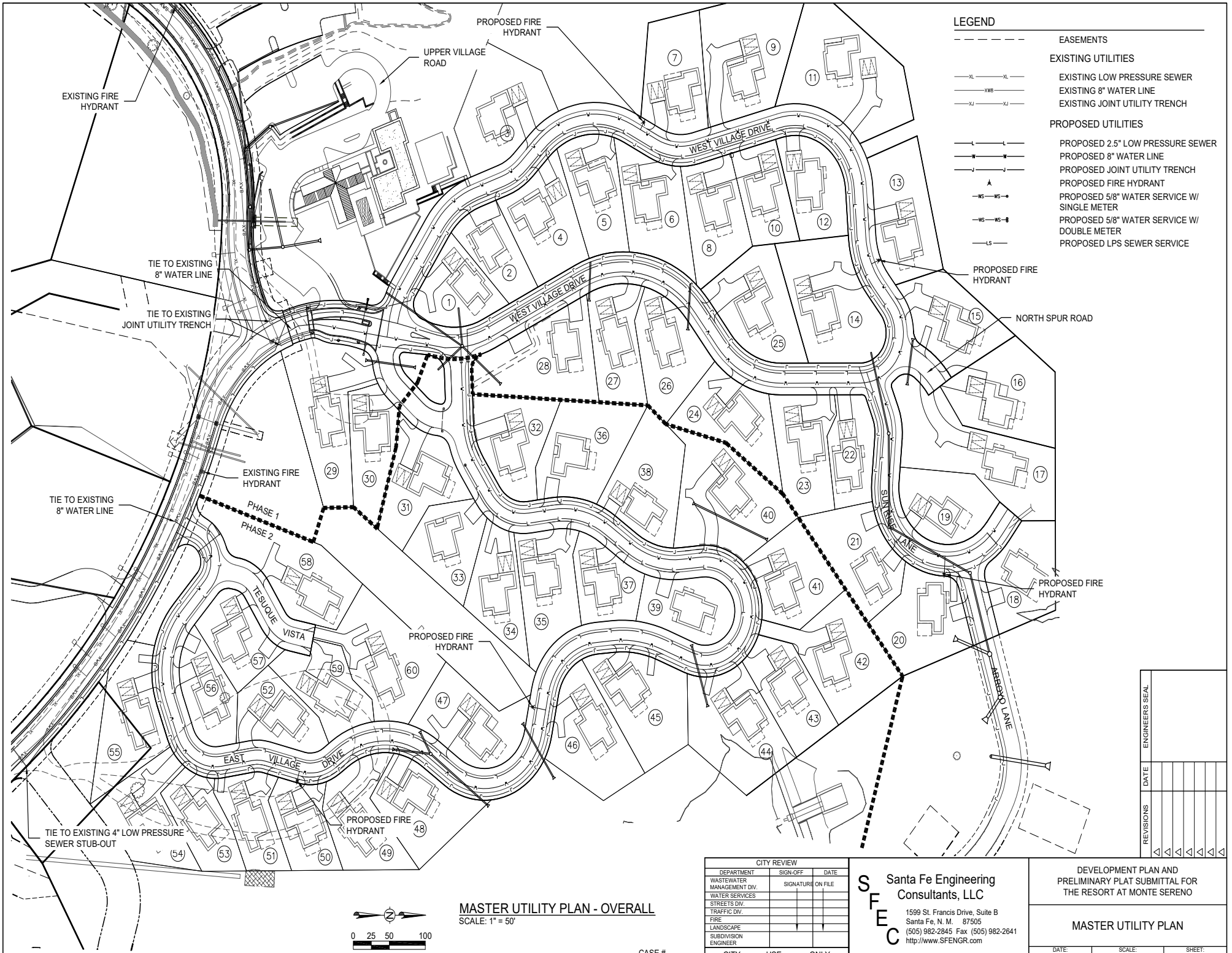
UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-200

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - OVERALL

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

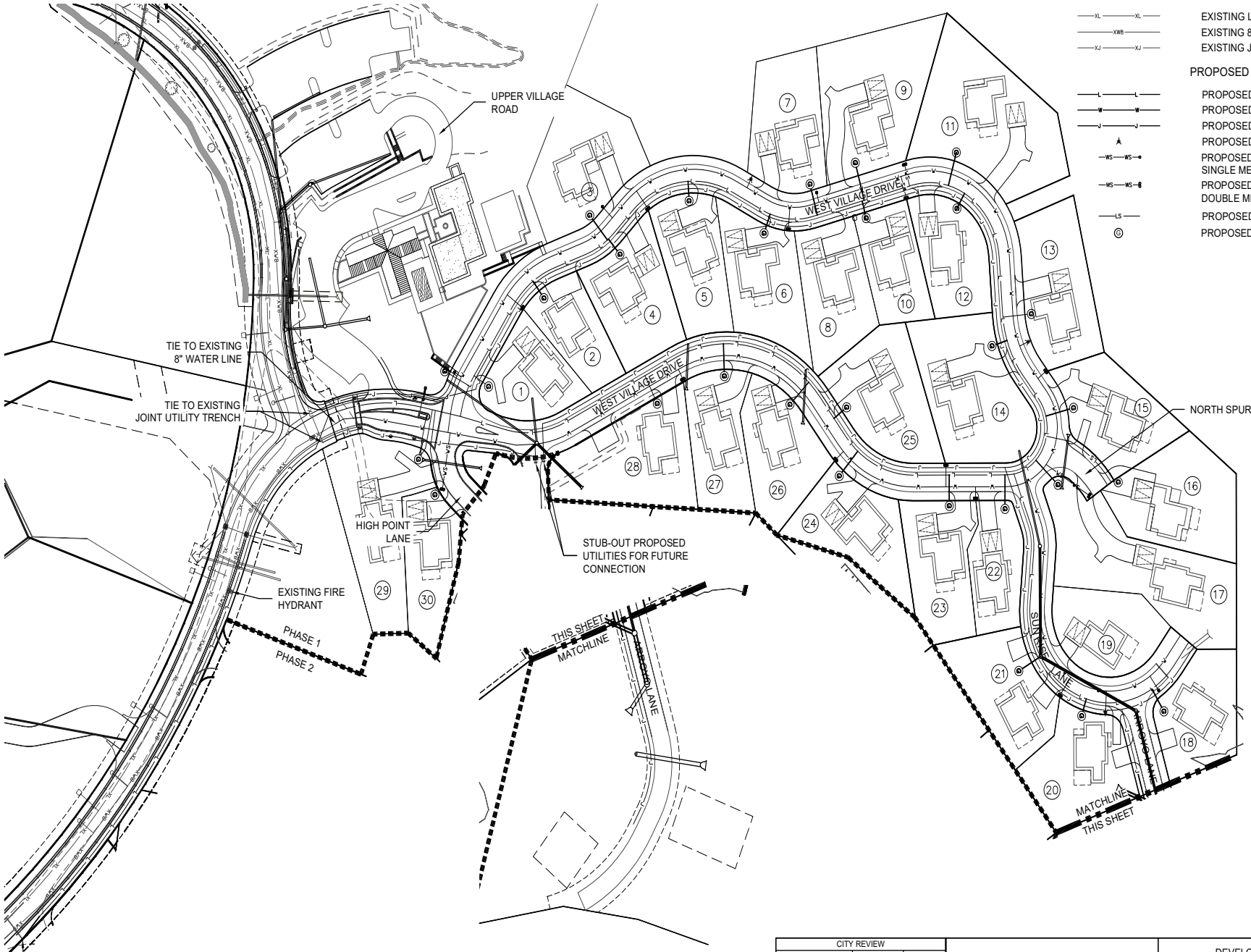
MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-201

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - PHASE 1

SCALE: 1" = 50'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

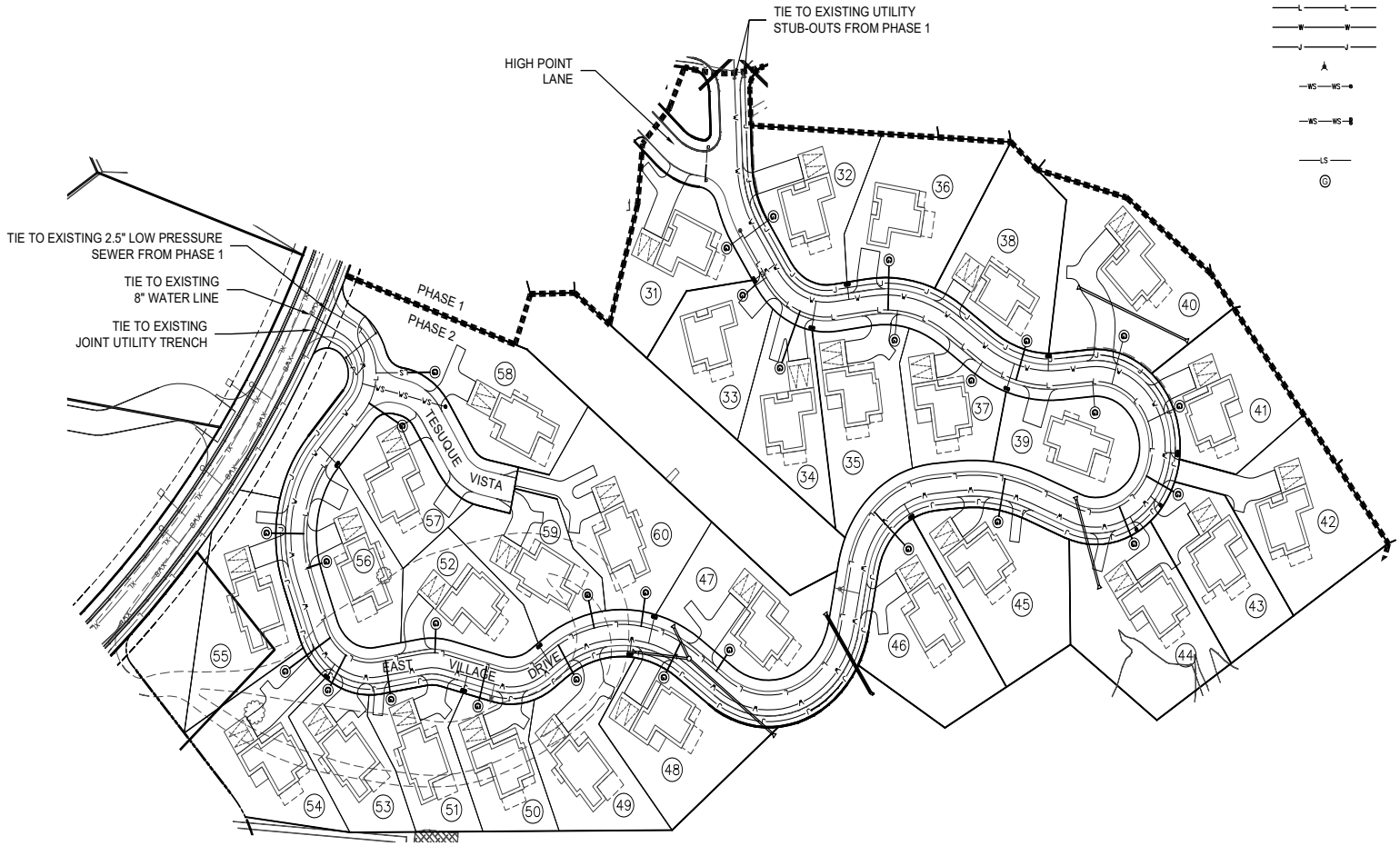
MASTER UTILITY PLAN - PHASE 1

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-202

ENGINEERS SEAL

DATE

REVISIONS



MASTER UTILITY PLAN - PHASE 2

SCALE: 1" = 50'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

MASTER UTILITY PLAN - PHASE 2

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-203

ENGINEERS SEAL

DATE

REVISIONS

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.

CITY OF SANTA FE DRAINAGE NOTES

1. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF. STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION, SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

DUST CONTROL:

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

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

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

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

Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc., during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

CITY OF SANTA FE REQUIREMENTS

1. THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. CITY CODE ALLOWS PASSIVE WATER HARVESTING TECHNIQUES, SWALES, BERMS, CHECK DAMS, VEGETATED GROUND COVER, PERMEABLE PAVEMENTS, TREE WELLS, DRY WELLS, CISTERNS, AND OTHER TECHNIQUES APPROPRIATE FOR RETAINING AND INFILTRATING WATER ON SITE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS AND SWALES.

   PRE DEVELOPED PEAK DISCHARGE = 226 CFS
   POST DEVELOPED PEAK DISCHARGE = 195 CFS

2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

POND INFORMATION

NAME	BASIN	VOLUME (CF)
POND 3	Q2	709
POND 4	Q3	2,393
POND 6	Q11	2,255
POND 8	Q18	9,198
POND 10	Q14	3,391
POND 1E	Q5E	4,464
POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

EARTHWORK NOTES:

1. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS NOTED IN THE NMDOT SSHBC.
2. APPROXIMATE UNADJUSTED EARTHWORK VOLUMES (NOT INCLUDING SUB/OVER EXCAVATION IF REQUIRED):

   CUT = 19,500 C.Y.
   FILL = 38,900 C.Y.

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

_____
ERIC A. CORNELIUS, N.M.P.E. NO. 22790
SANTA FE ENGINEERING CONSULTANTS, LLC.

ENGINEER'S SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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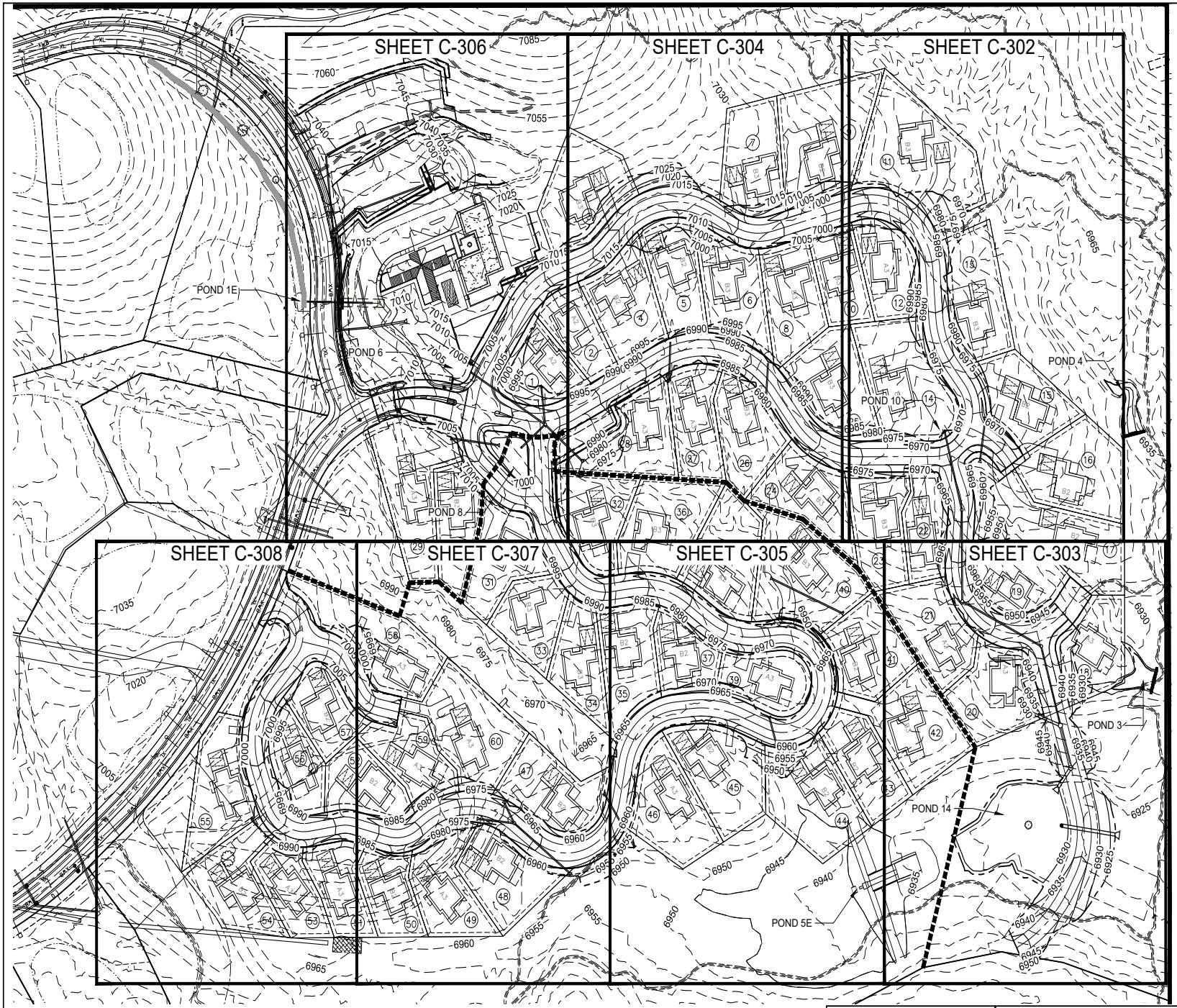
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE NOTES

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-300



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POND 1E	Q5E	4,464
POND 5E	POND 5 EX	108,233
POND 14	Q24	84,266
TOTAL POND VOLUME PROVIDED		214,909

ENGINEER'S SEAL

DATE

REVISIONS

0 30 60 120

SCALE: 1" = 60'

GRADING AND DRAINAGE PLAN OVERALL

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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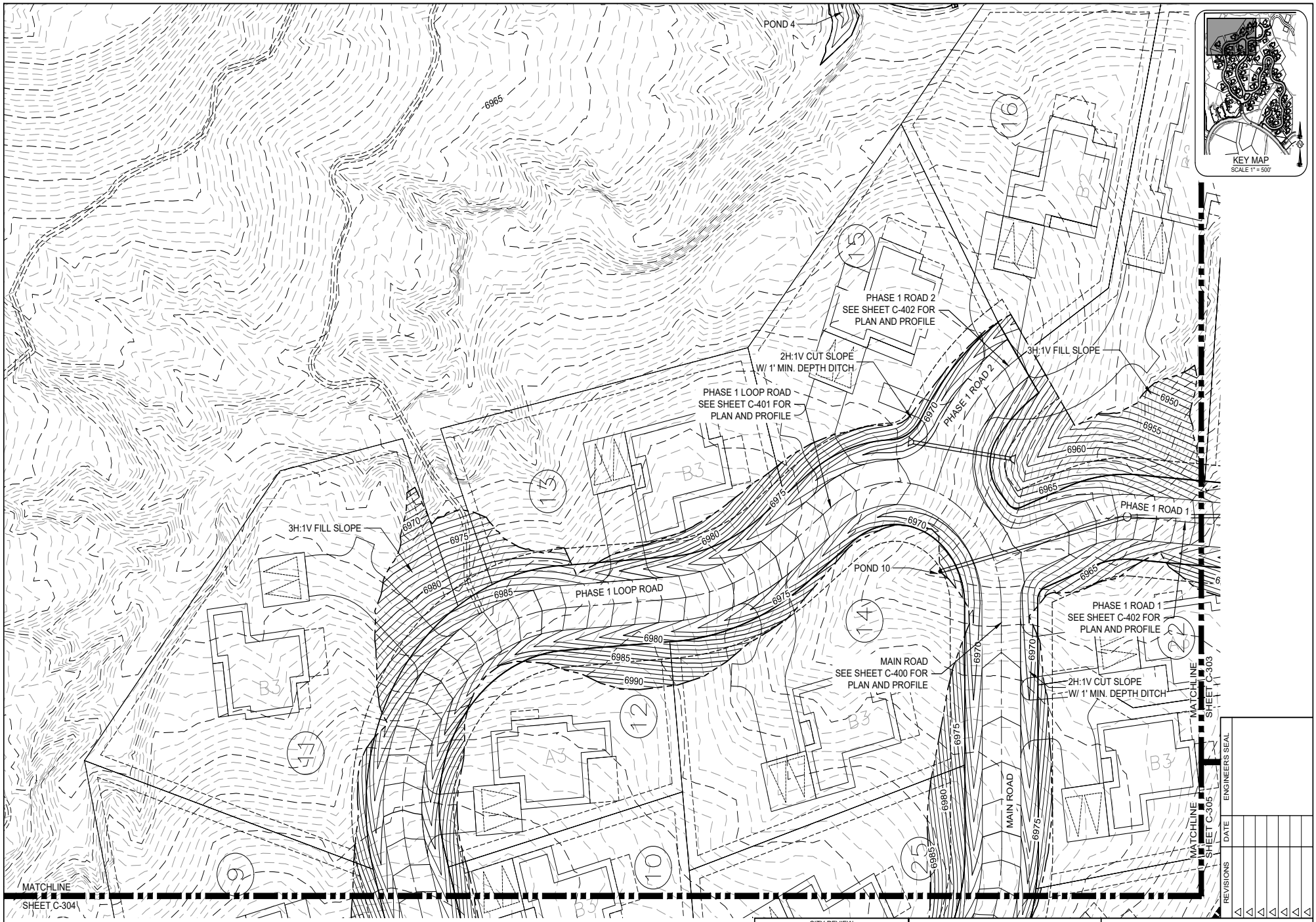
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

GRADING AND DRAINAGE PLAN OVERALL

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 60'	C-301



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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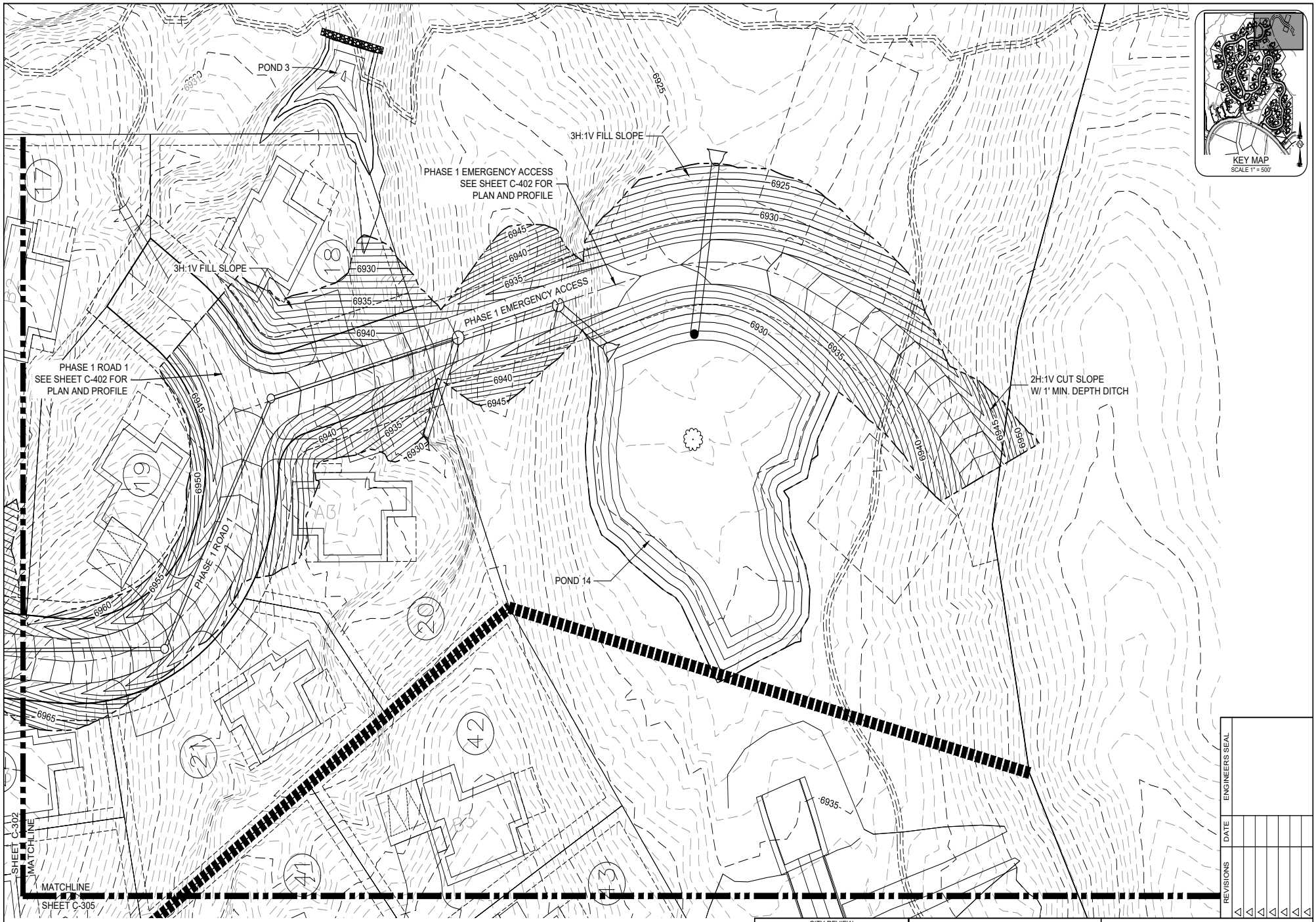
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-302

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
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FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
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TRAFFIC DIV.		
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LANDSCAPE		
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DEVELOPMENT PLAN AND
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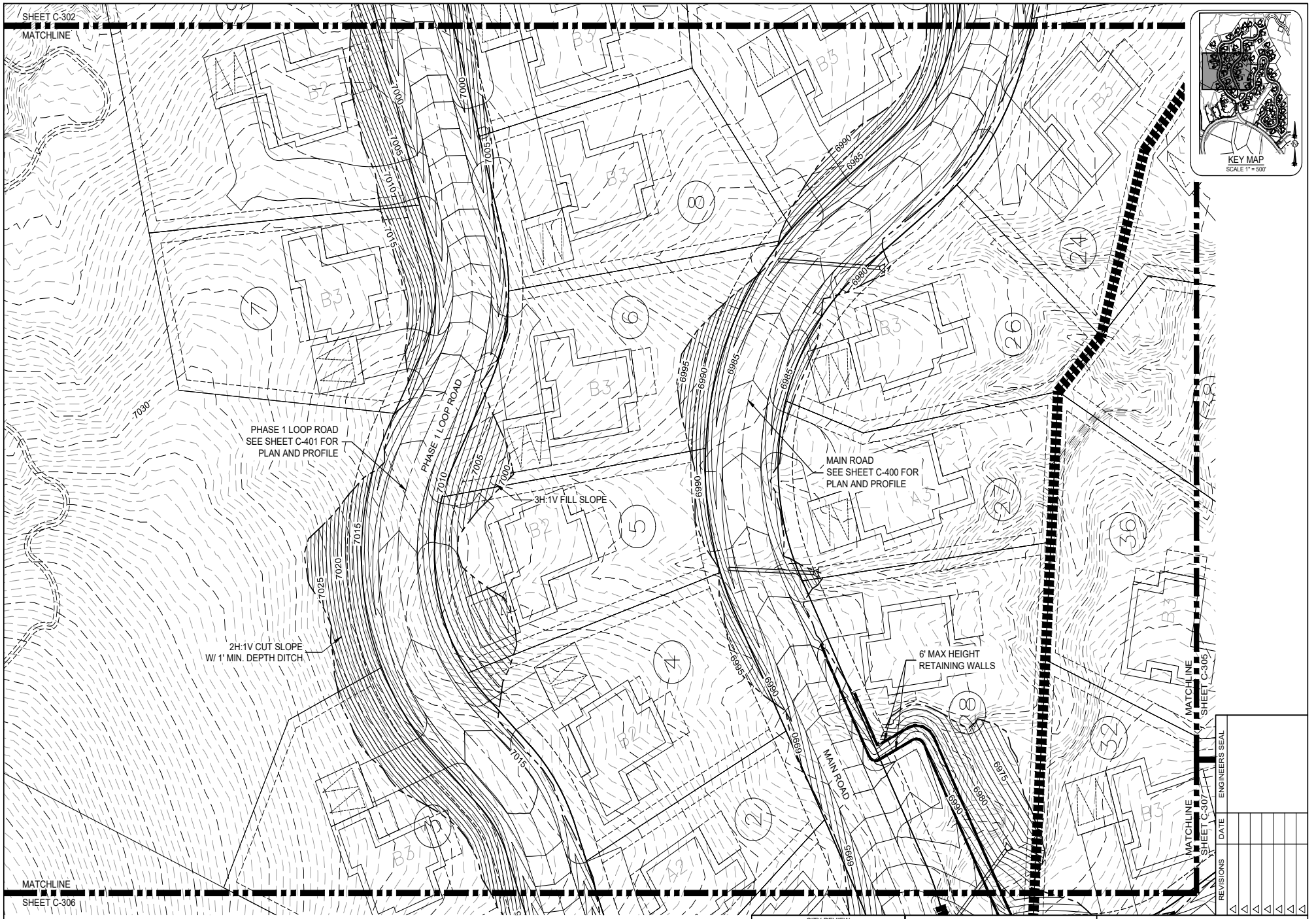
DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-303

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
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CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

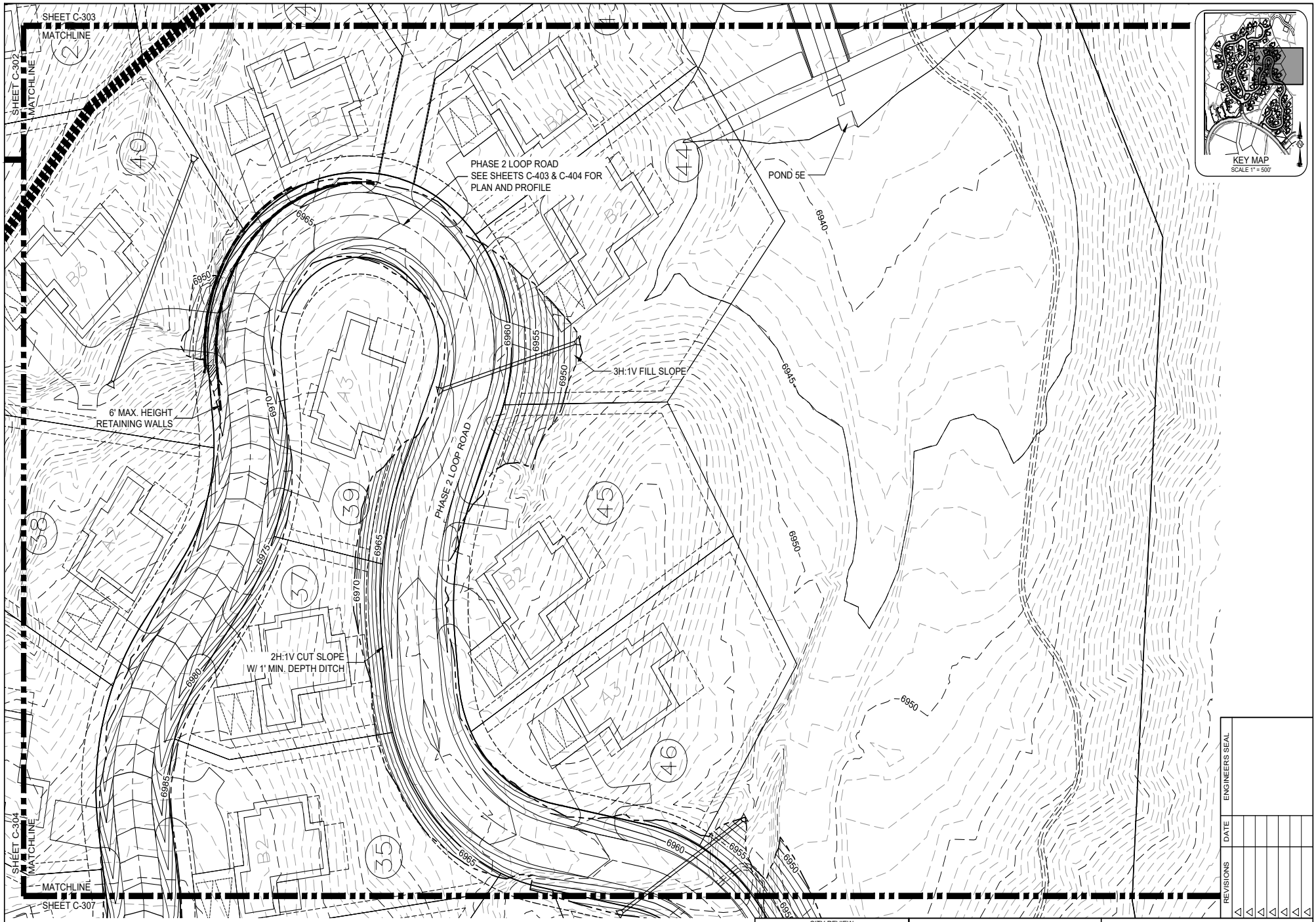
DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-304

ENGINEER'S SEAL

DATE

REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
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CASE # _____

CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND
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THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-305

ENGINEER'S SEAL

DATE

REVISIONS

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40
SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
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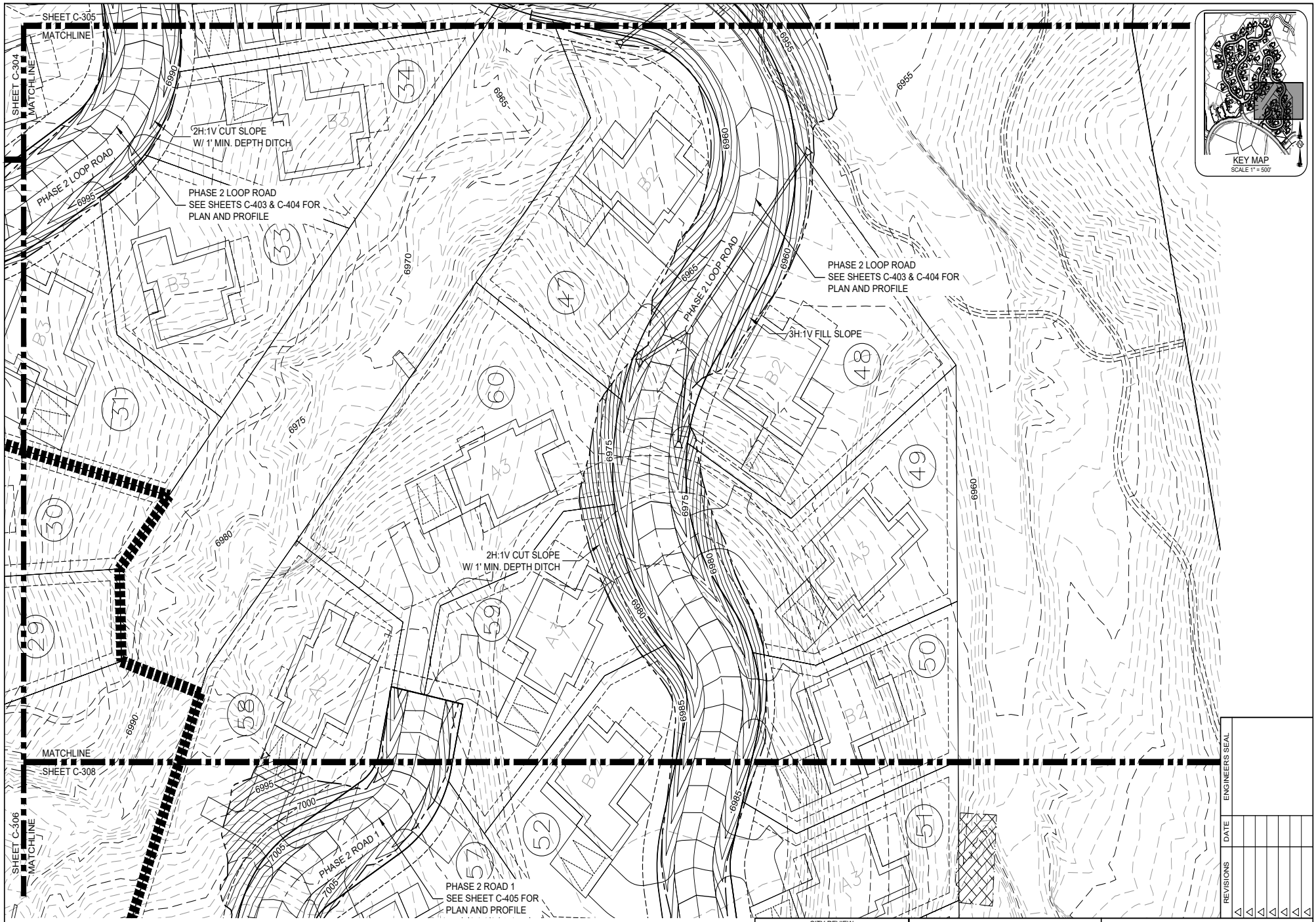
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-306

ENGINEER'S SEAL
DATE
REVISIONS



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

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Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

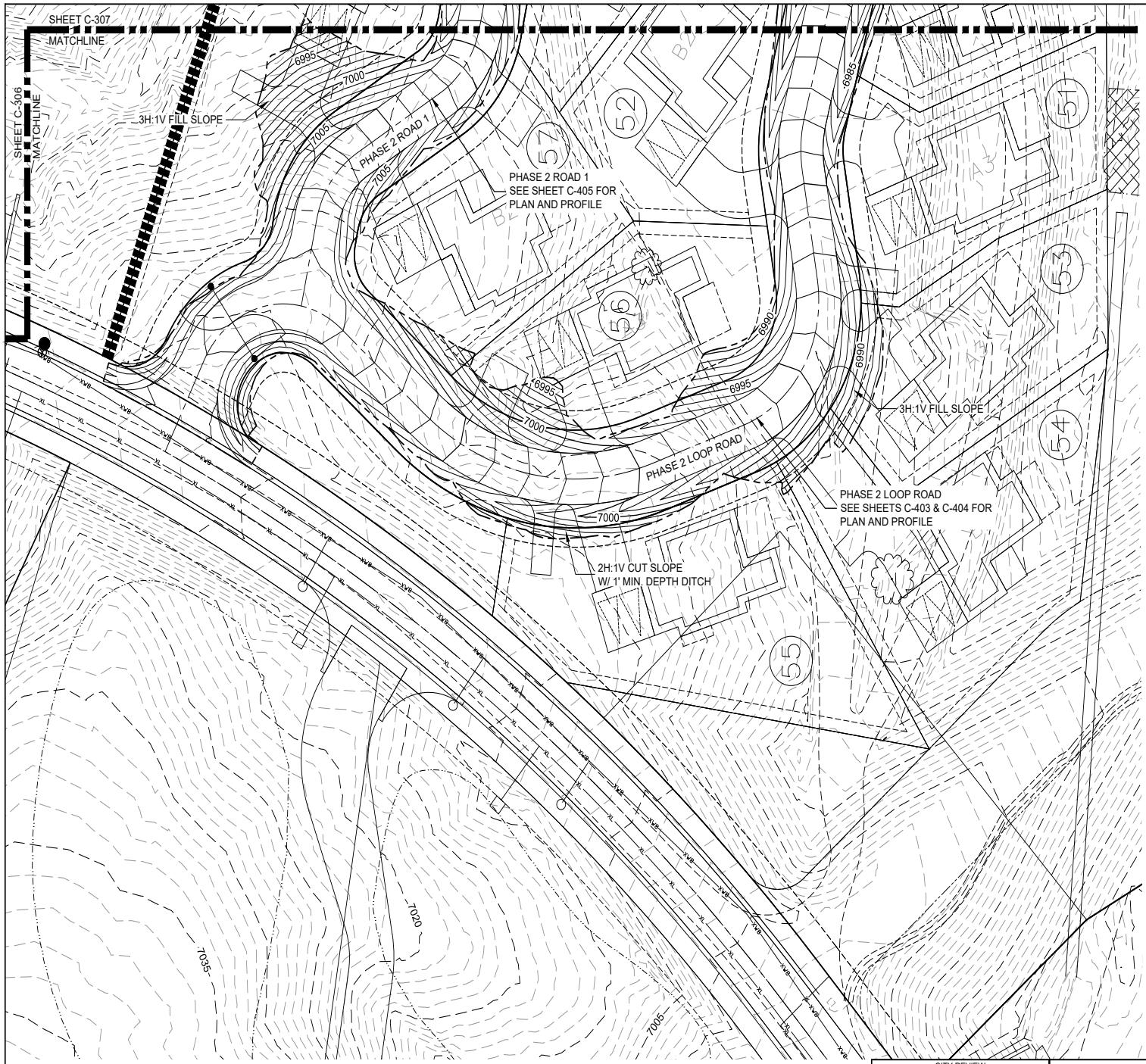
DETAILED GRADING AND DRAINAGE PLAN

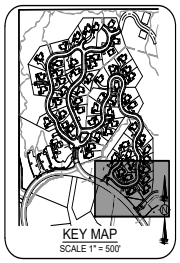
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-307

ENGINEER'S SEAL

DATE

REVISIONS





GRADING AND DRAINAGE PLAN

SCALE: 1" = 20', CONTOUR INTERVAL = 1'

0 10 20 40

SCALE: 1" = 20'

LEGEND

	FINISHED CONTOUR	TOR/BOR:	TOP / BOTTOM OF RAMP ELEVATION
	EXISTING CONTOUR	TOC:	TOP OF CONCRETE ELEVATION
	DIRECTION OF FLOW	INV:	INVERT / FLOWLINE ELEVATION
	RETAINING WALL	TOW:	FINISHED GROUND AT TOP OF WALL
	PROPERTY LINE / ROW	BOW:	FINISHED GROUND BOTTOM OF WALL
FF ELEV:	FINISHED FLOOR ELEVATION	STEP:	ELEVATION AT TOP / BOTTOM OF STEP

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

DETAILED GRADING AND DRAINAGE PLAN

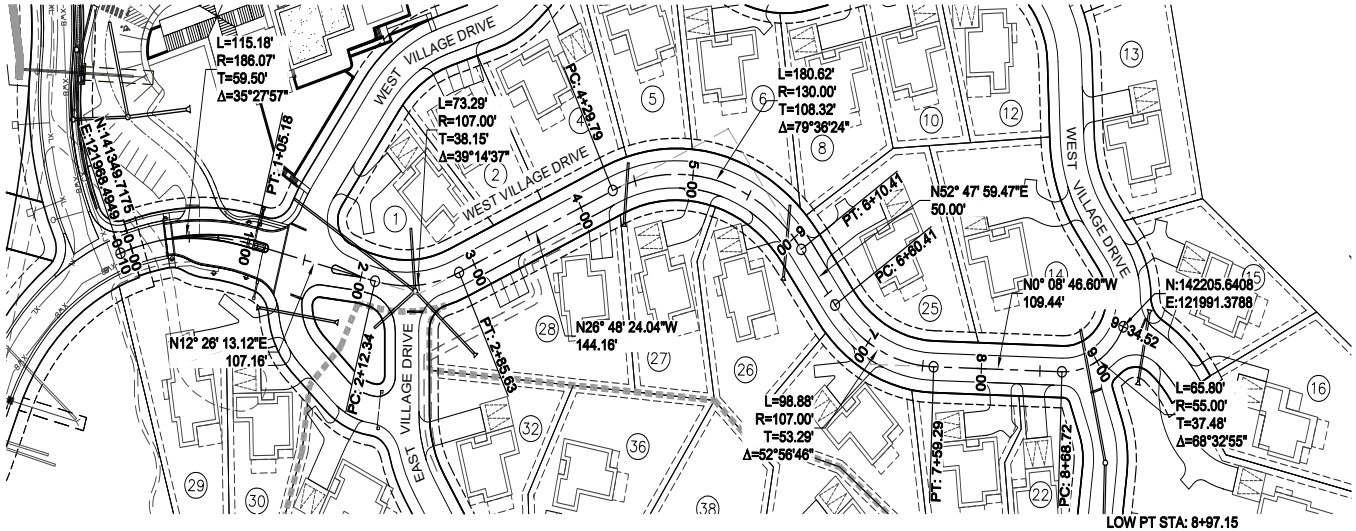
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 20'	C-308

ENGINEER'S SEAL

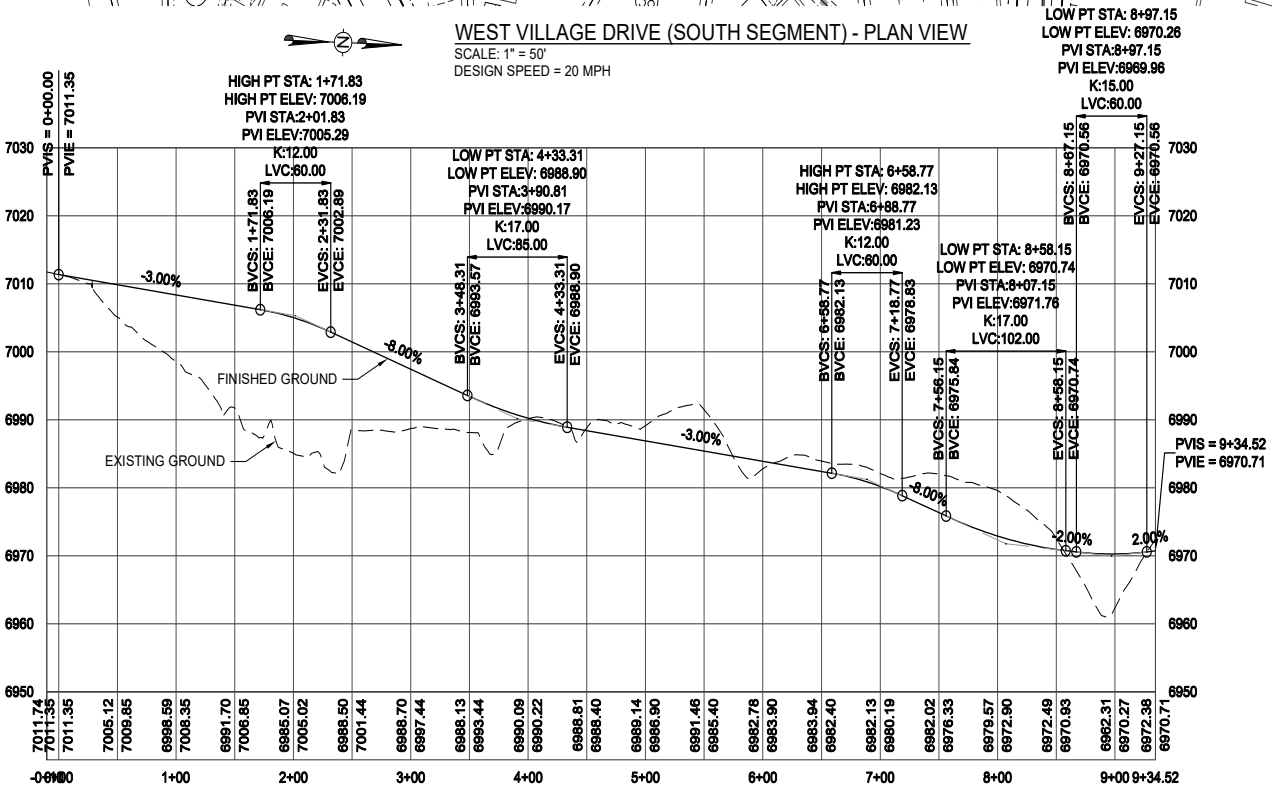
DATE

REVISIONS

KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



WEST VILLAGE DRIVE (SOUTH SEGMENT) - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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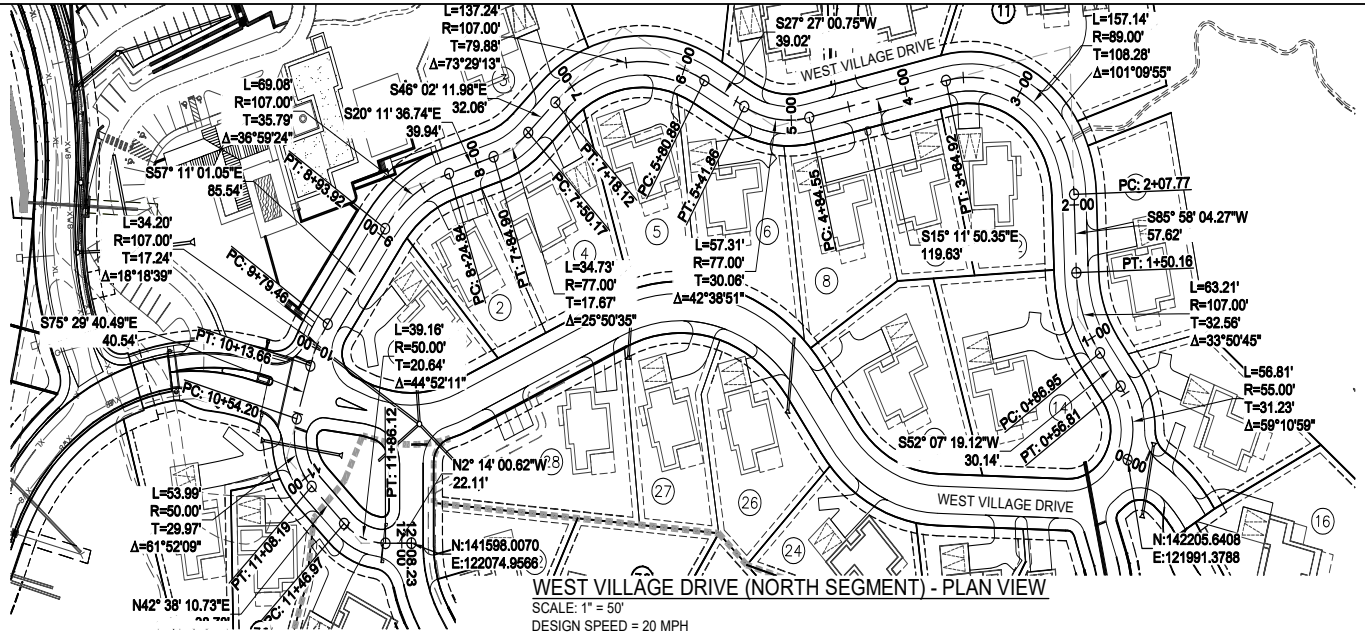
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

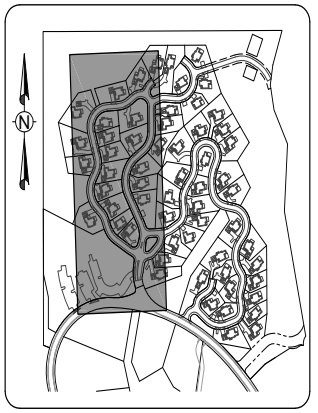
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-400

ENGINEERS SEAL
DATE
REVISIONS

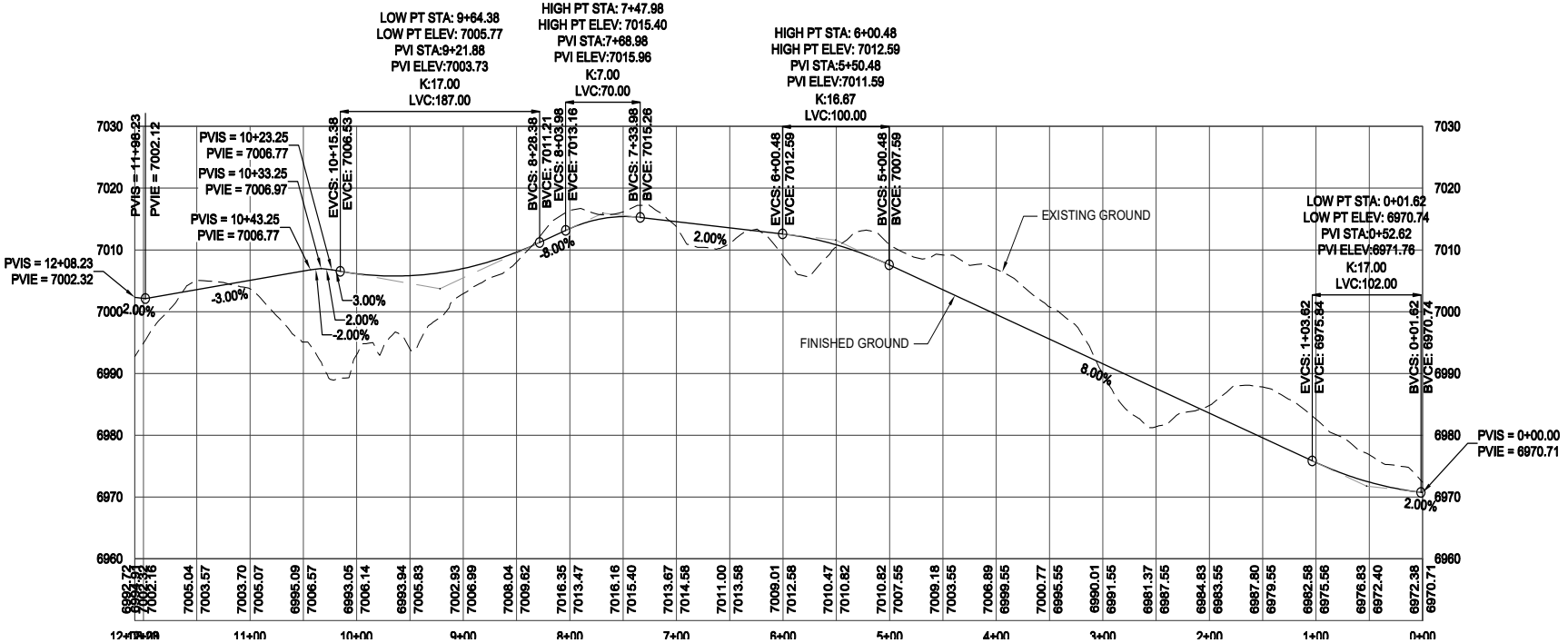


WEST VILLAGE DRIVE (NORTH SEGMENT) - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



WEST VILLAGE DRIVE (NORTH SEGMENT) - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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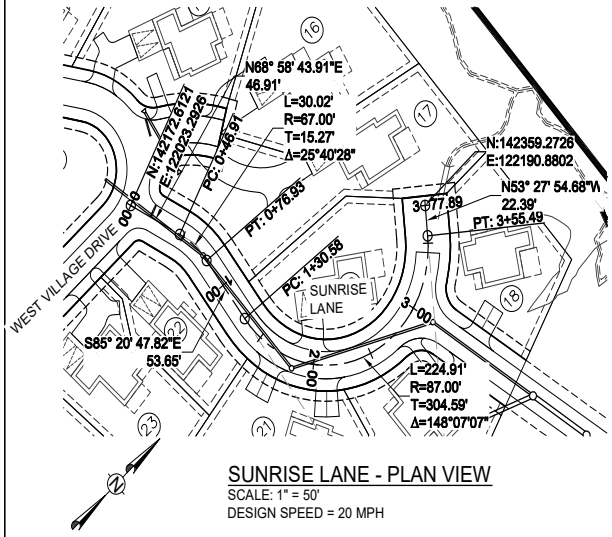
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

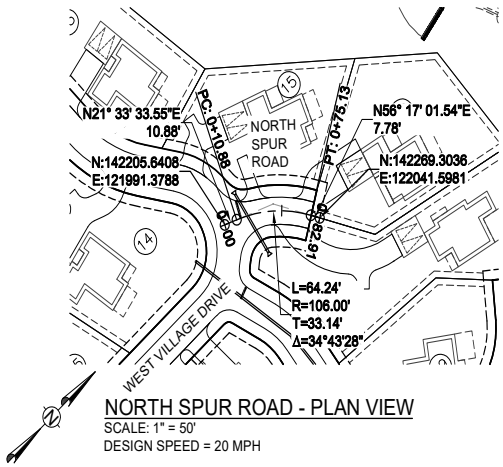
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-401

ENGINEERS SEAL

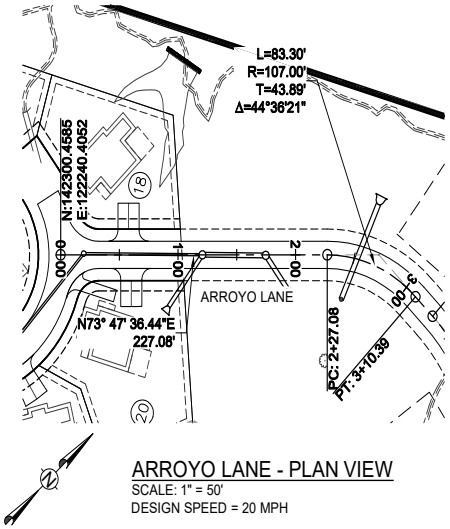
REVISIONS	DATE



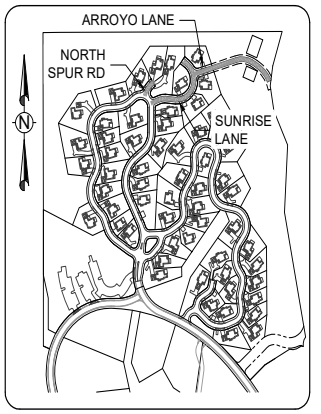
SUNRISE LANE - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



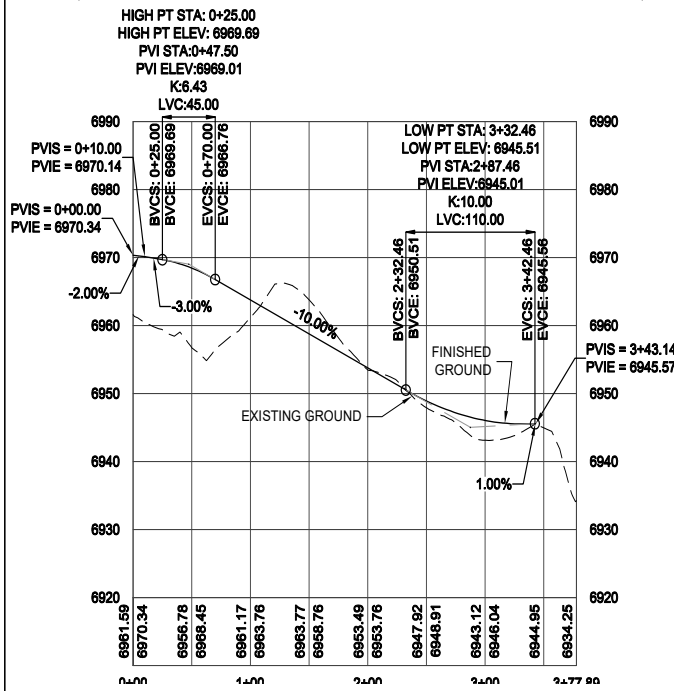
NORTH SPUR ROAD - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



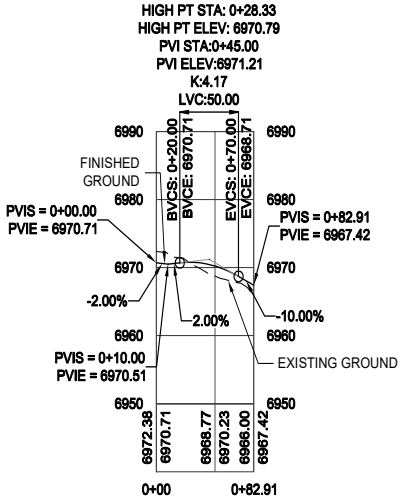
ARROYO LANE - PLAN VIEW
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



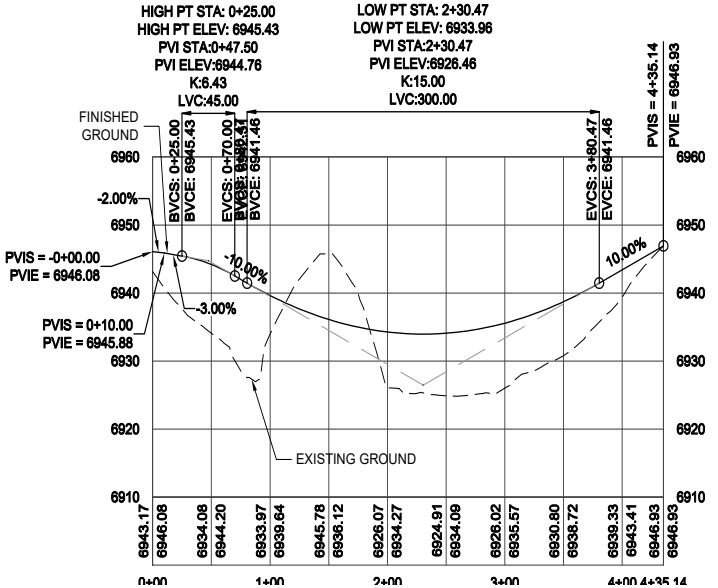
KEYMAP
SCALE: 1" = 300'



SUNRISE LANE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



NORTH SPUR ROAD - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'



ARROYO LANE - PROFILE VIEW
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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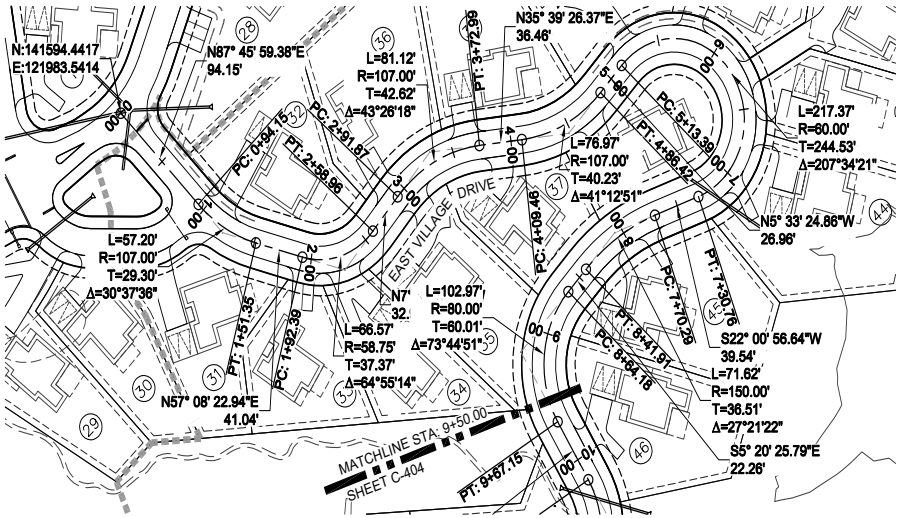
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-402

ENGINEER'S SEAL
DATE
REVISIONS



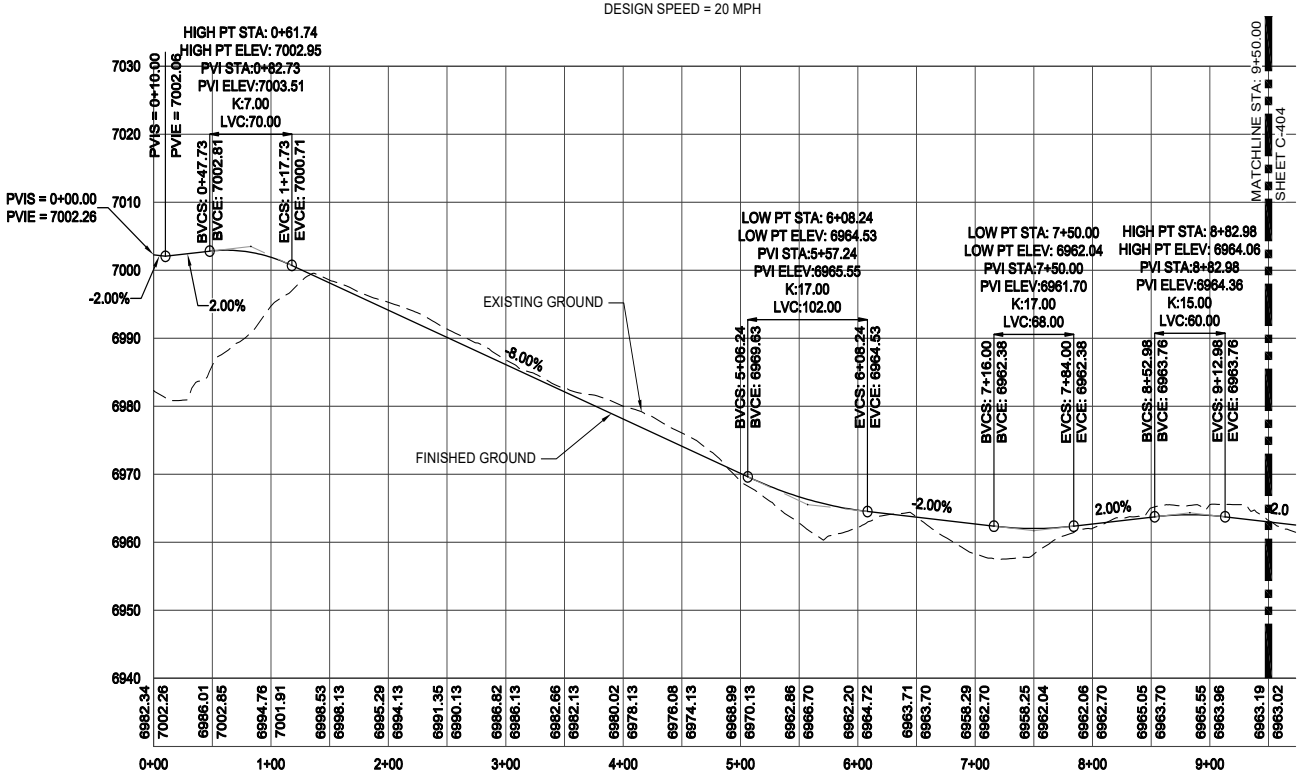
EAST VILLAGE DRIVE - PLAN VIEW

SCALE: 1" = 50'

DESIGN SPEED = 20 MPH

KEYMAP

SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

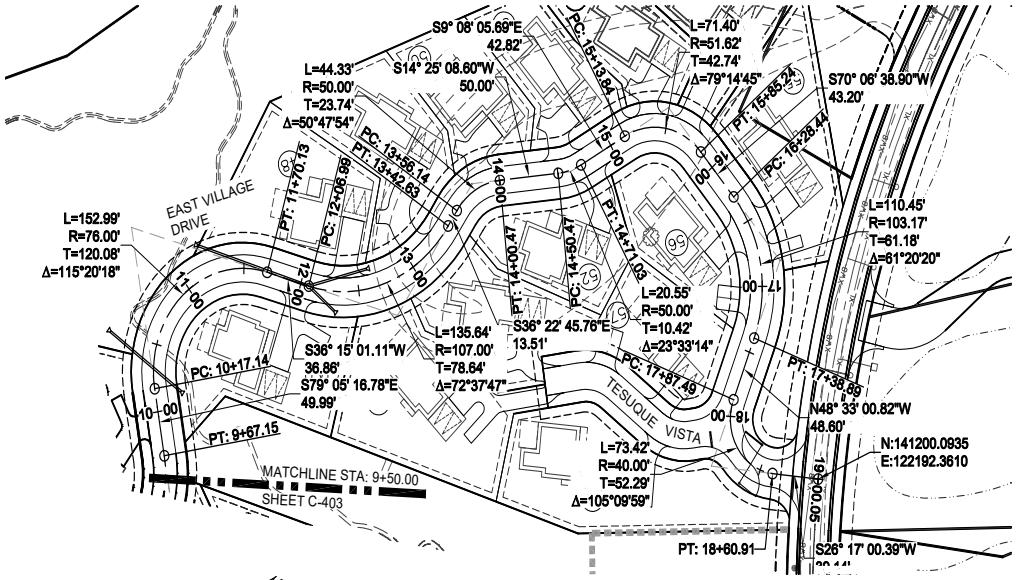
ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-403

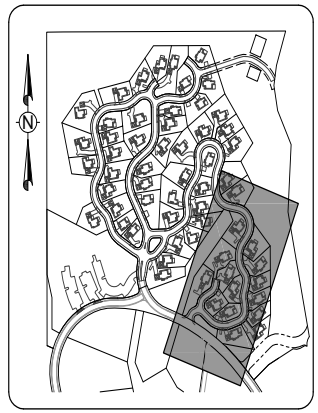
ENGINEERS SEAL

DATE

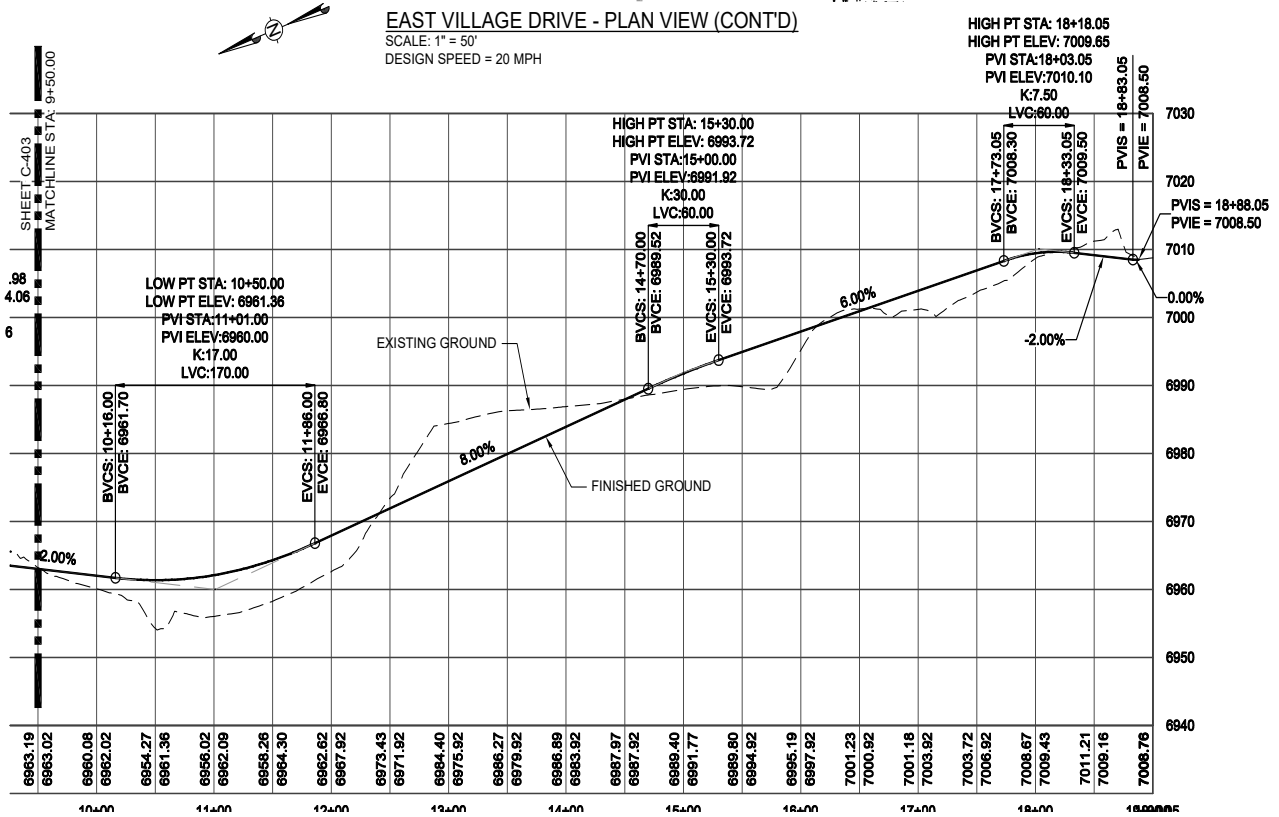
REVISIONS



EAST VILLAGE DRIVE - PLAN VIEW (CONT'D)
SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP
SCALE: 1" = 300'



EAST VILLAGE DRIVE - PROFILE VIEW (CONT'D)
SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

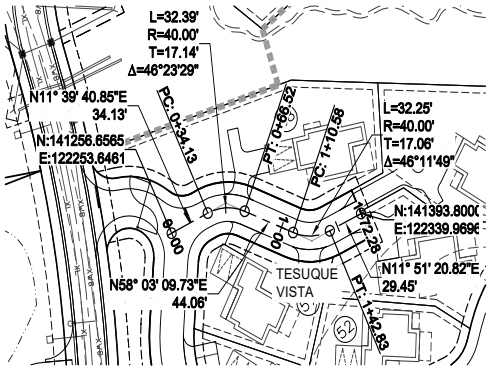
ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-404

ENGINEERS SEAL

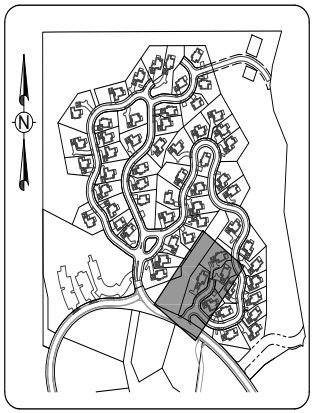
DATE

REVISIONS



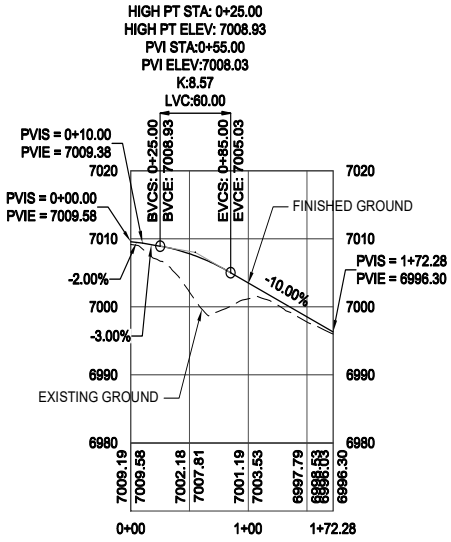
TESUQUE VISTA - PLAN VIEW

SCALE: 1" = 50'
DESIGN SPEED = 20 MPH



KEYMAP

SCALE: 1" = 300'



TESUQUE VISTA - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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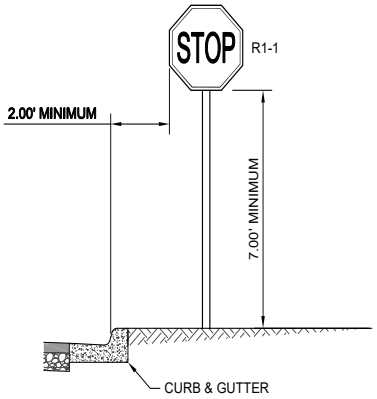
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY PLAN AND PROFILES

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 50'	C-405

REVISIONS	DATE	ENGINEERS SEAL



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.

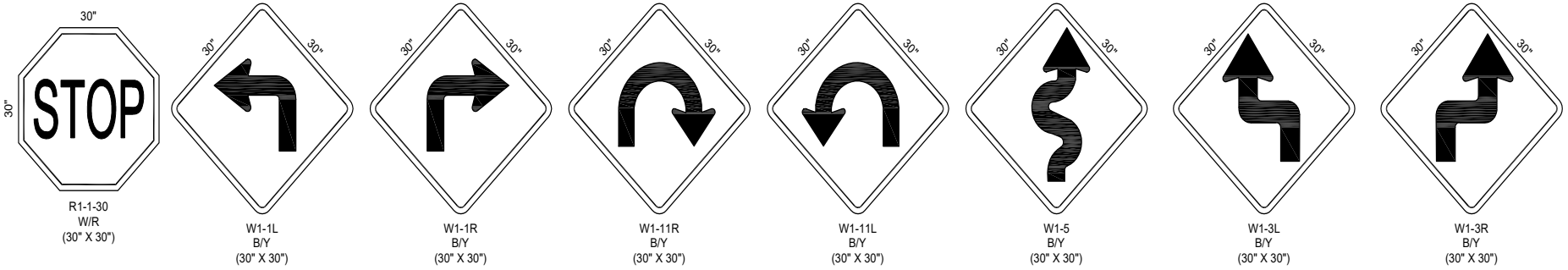
CITY OF SANTA FE SIGNING AND STRIPING NOTES:

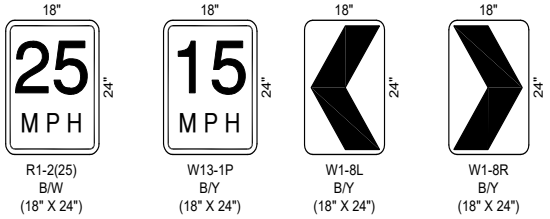
SIGN AND POST REQUIREMENTS

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); *CURRENT* EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - *CURRENT* EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4 LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES

1. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE; AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
3. CROSSWALK STRIPES SHALL BE 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE, ARRANGED IN A CONTINENTAL PATTERN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P. 384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. *RETRO-REFLECTORIZED PAINTED PAVEMENT MARKING STRIPES* - FOR HIGH-BUILT *PAINT*, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC.





PROPOSED SIGN FACE DETAILS

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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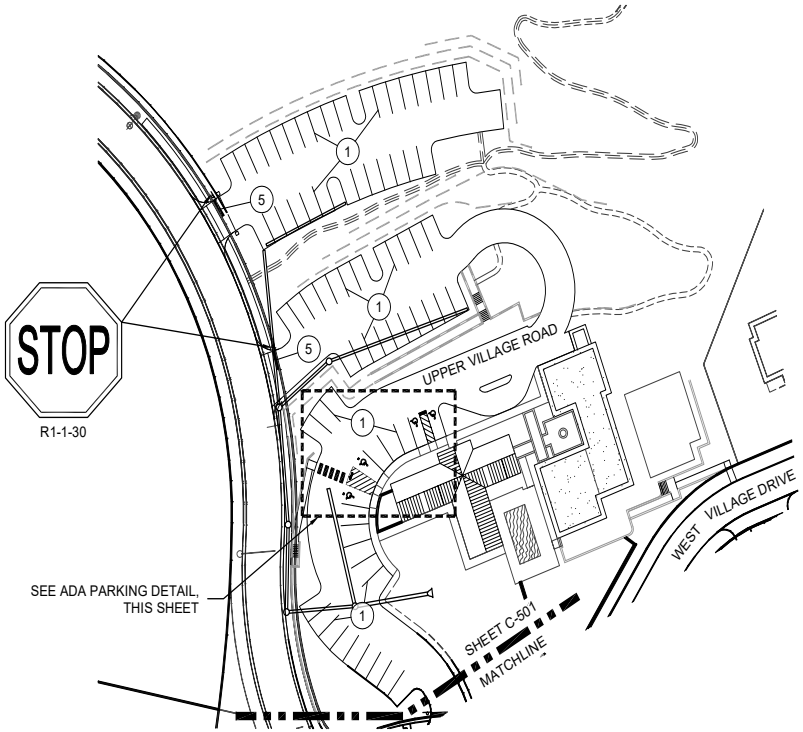
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-500

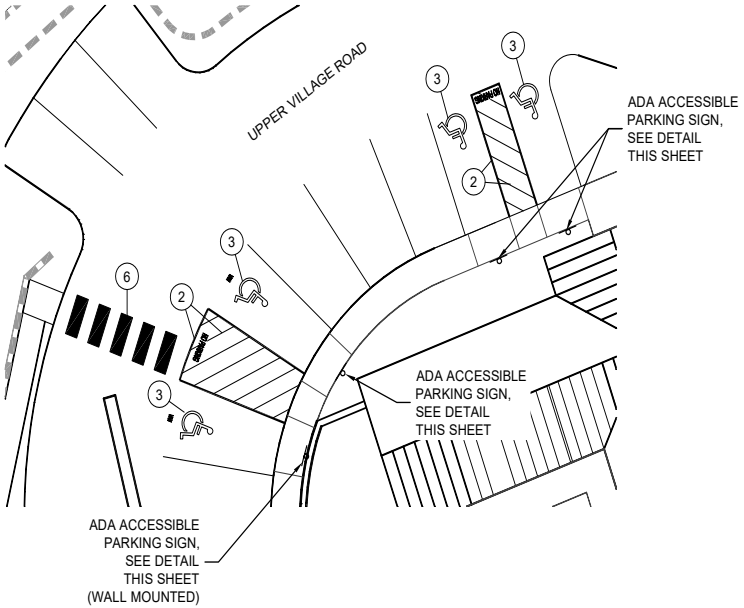


SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

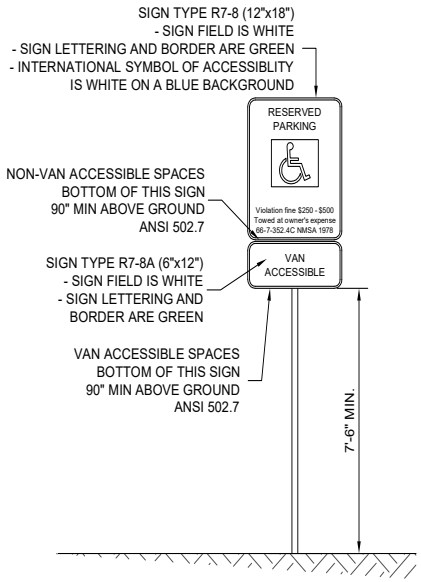


ADA PARKING DETAIL

SCALE: 1" = 10'

0 5 10 20

SCALE: 1" = 10'



ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

STRIPING KEY	#
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	1
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	2
HOT THERMO PRE-FORMED ADA ACCESSIBLE PAVEMENT MARKING	3
RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID WHITE [PAINT] (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)	4
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]	5
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING - 24" SOLID WHITE [TAPE]	6

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

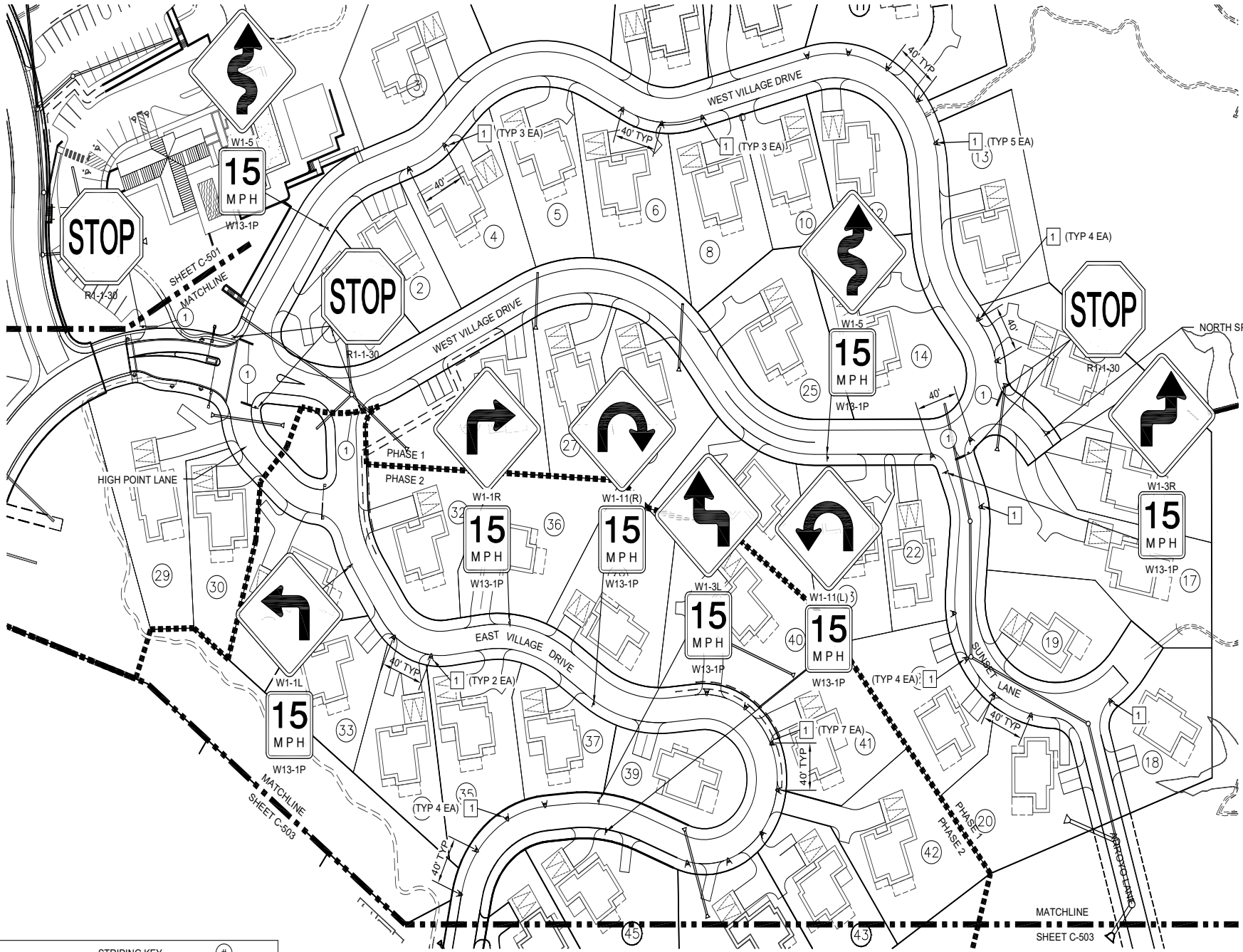
CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	AS NOTED	C-501



STRIPING KEY	#
RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]	1

SIGNING KEY	#
W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE	1

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

SIGNING AND STRIPING PLAN

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

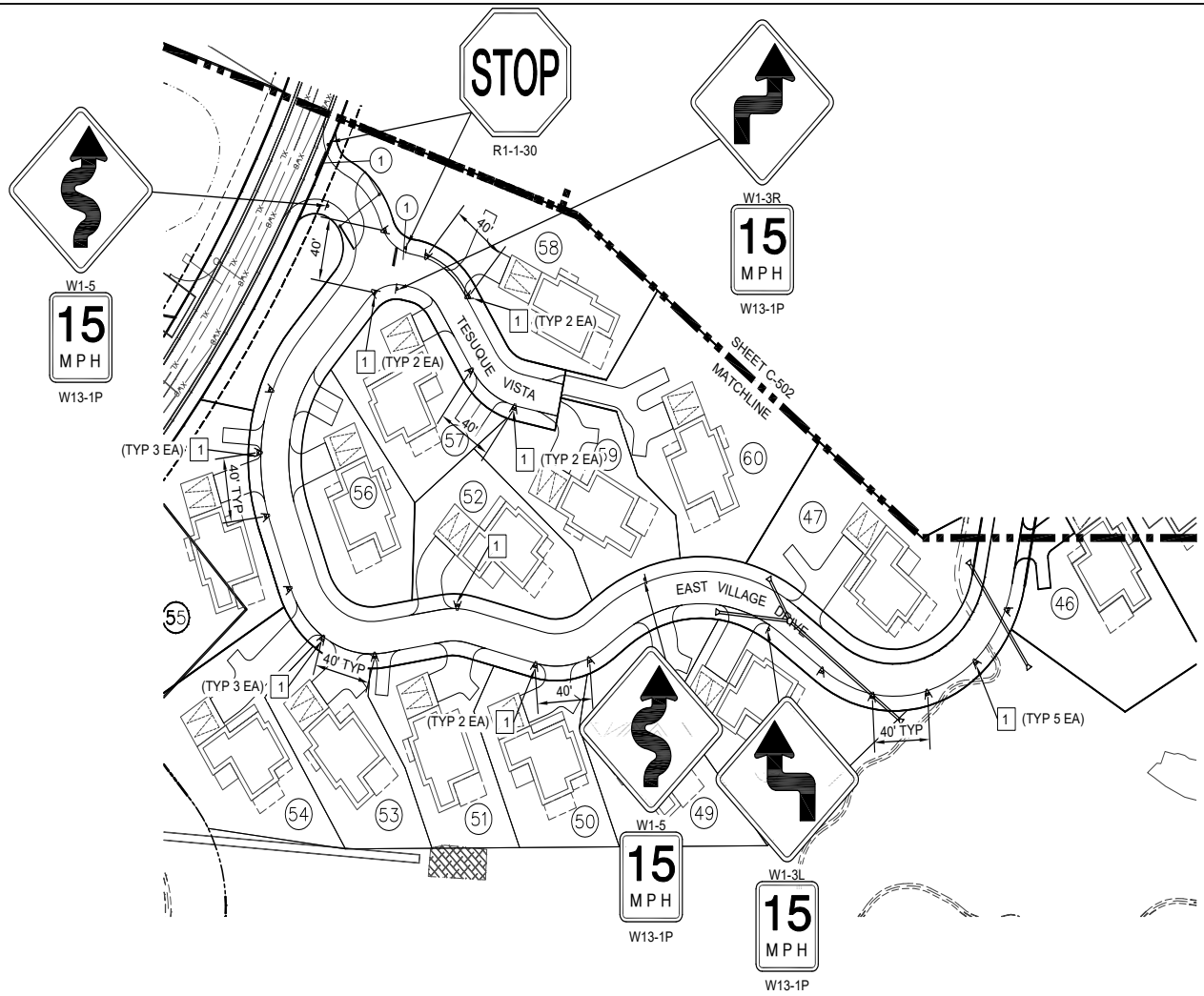
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 40'	C-502

ENGINEERS SEAL

DATE

REVISIONS



SIGNING AND STRIPING PLAN (CONT'D)

SCALE: 1" = 40'

0 20 40 80

SCALE: 1" = 40'

NOTE:
HORIZONTAL ALIGNMENT WARNING SIGNS (W1-1, W1-3, W1-5, W1-11) ARE TO BE PLACED 100' MAX. IN ADVANCE OF THE CURVE , AND 100' MIN. FROM OTHER SIGNAGE

STRIPING KEY	(#)
(1)	RETROREFLECTORIZED PRE-FORMED PAVEMENT MARKING STOP BAR - 12" SOLID WHITE [TAPE]

SIGNING KEY	[#]
[1]	W1-8 CHEVRON SIGNS DOUBLE MOUNTED (BACK TO BACK) PER MUTCD FIGURE 2C-2. SEE SHEET C-500 FOR SIGN SIZE

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

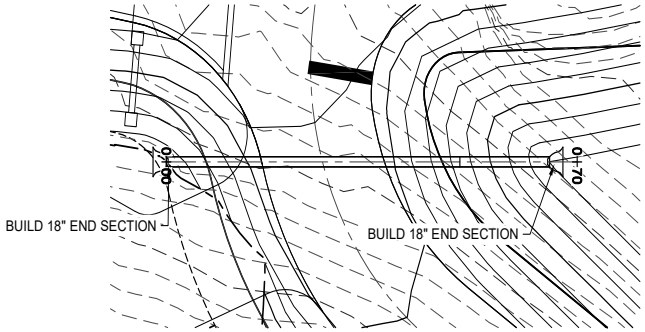
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 40'	C-503

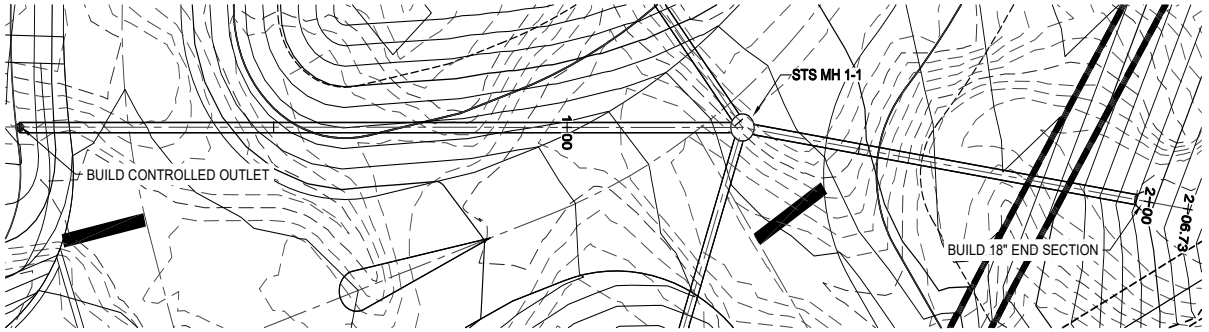
ENGINEERS SEAL

DATE

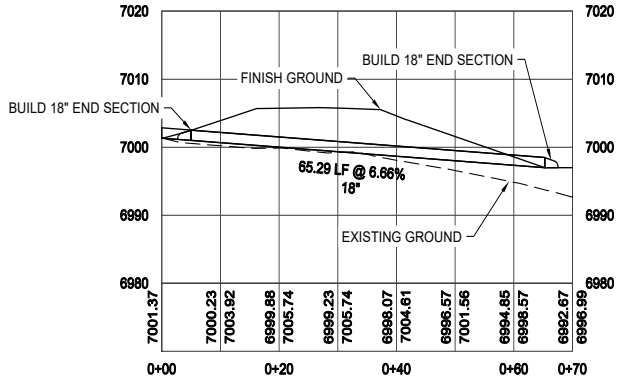
REVISIONS



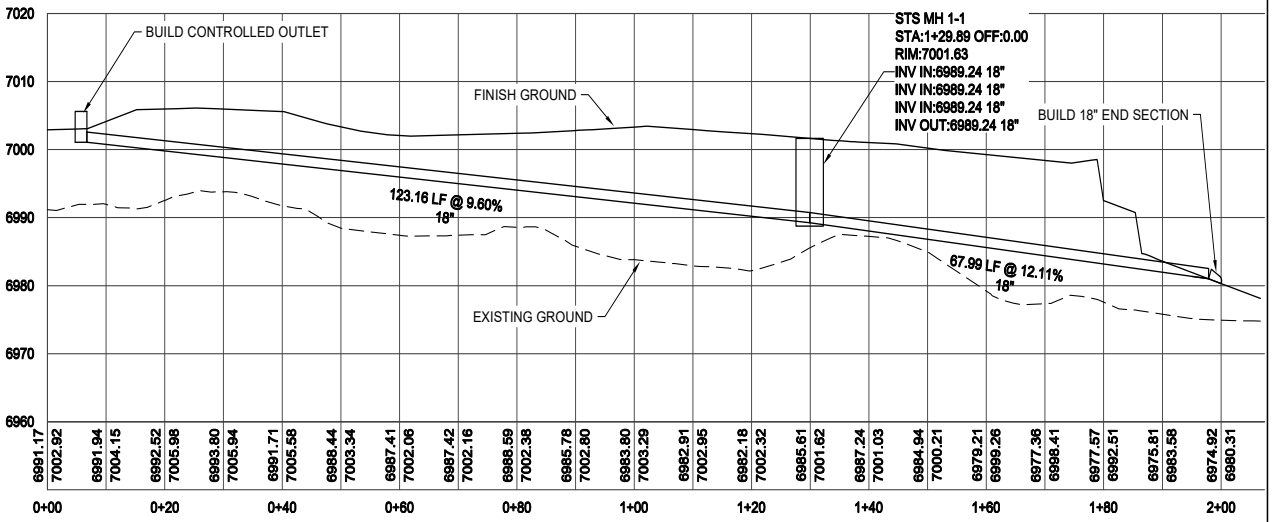
PHASE 1 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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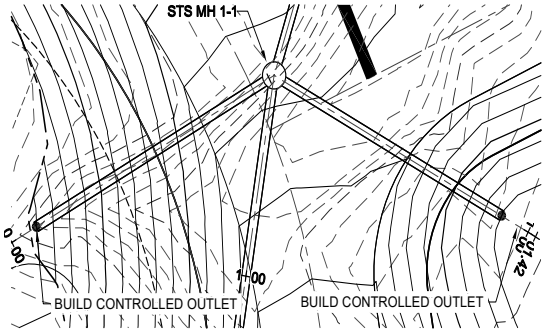
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

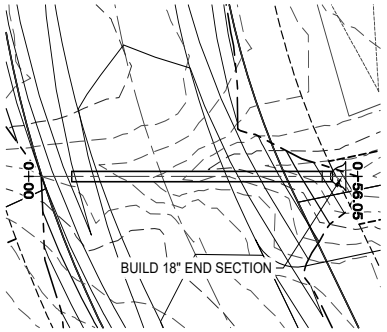
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-600

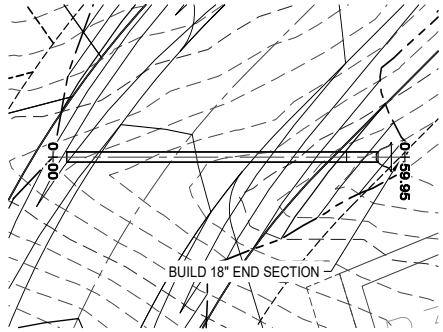
ENGINEERS SEAL
DATE
REVISIONS



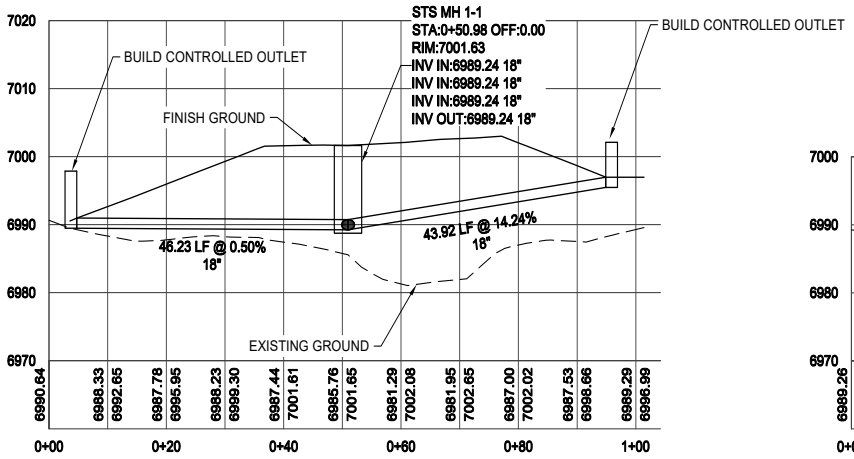
PHASE 1 STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



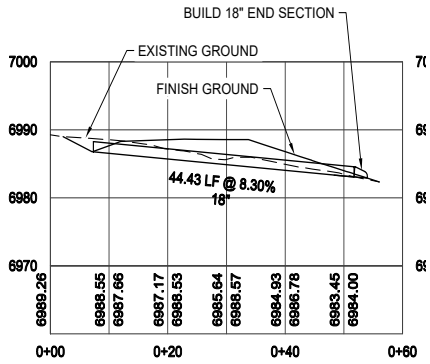
PHASE 1 STORM SEWER NO 4 - PLAN VIEW
SCALE: 1" = 10'



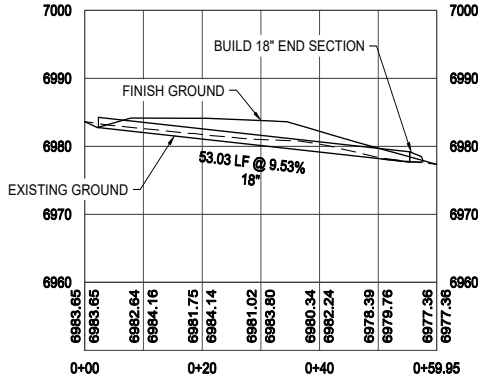
PHASE 1 STORM SEWER NO 5 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 4 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

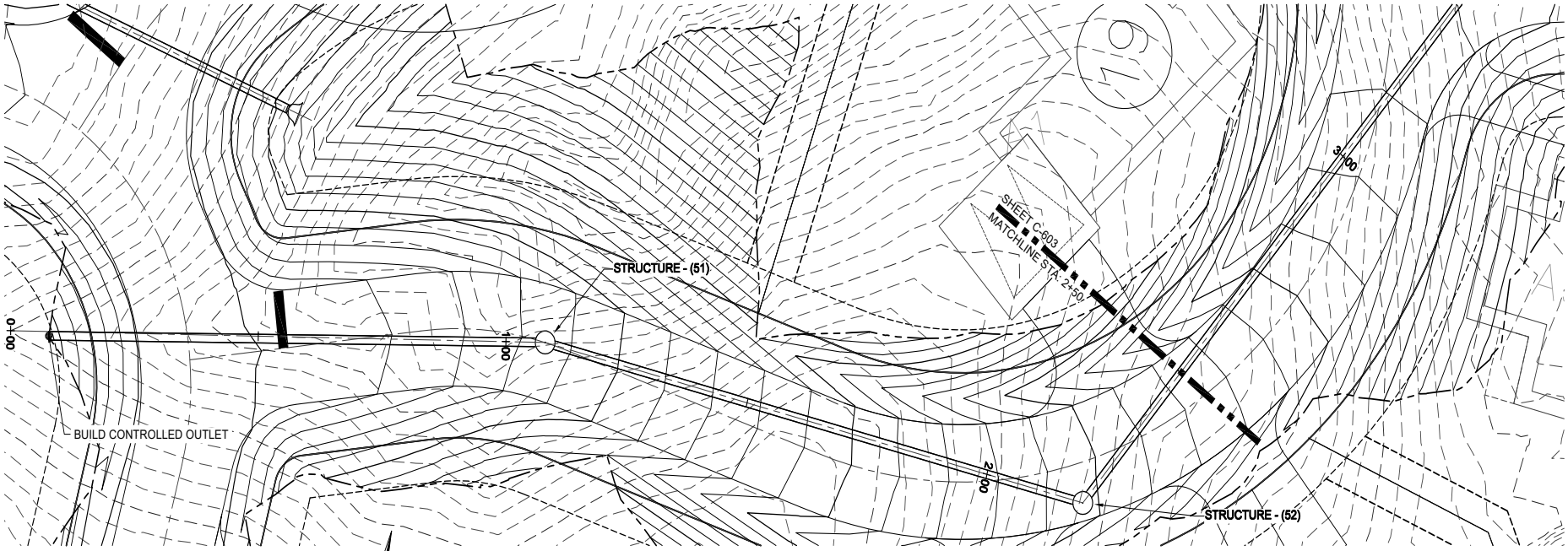
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-601

ENGINEERS SEAL

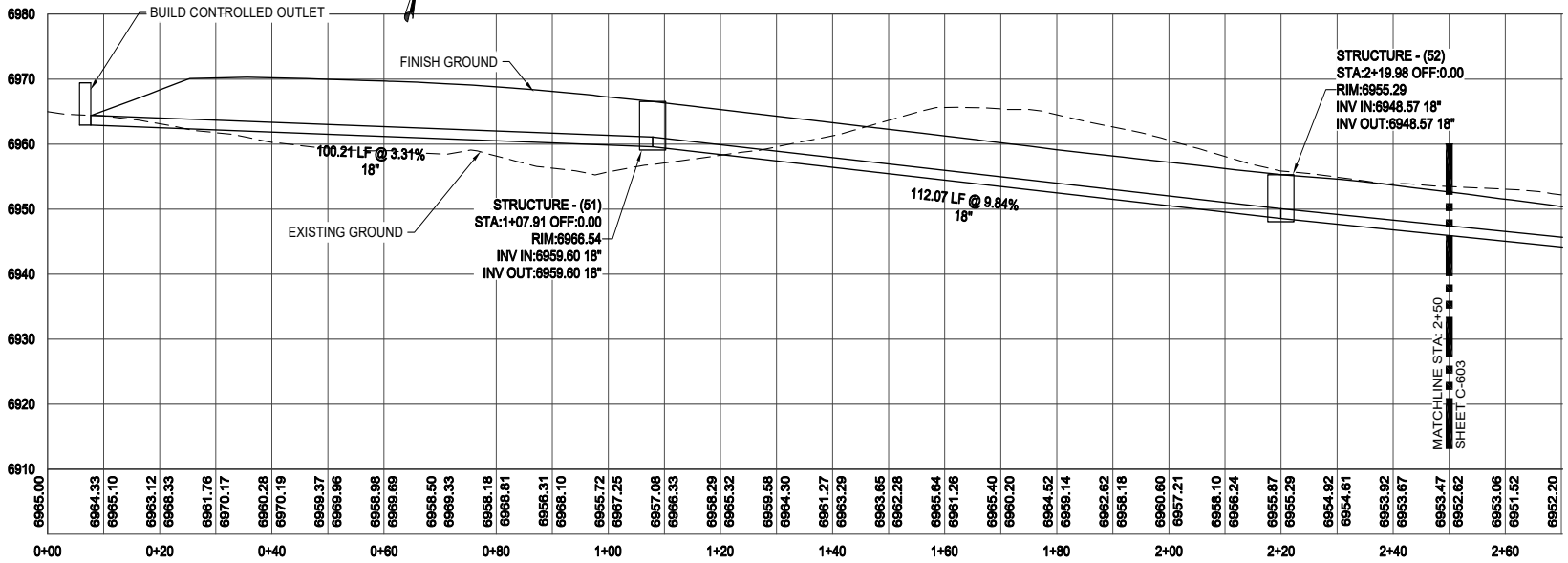
DATE

REVISIONS



PHASE 1 STORM SEWER NO 6 - PLAN VIEW

SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

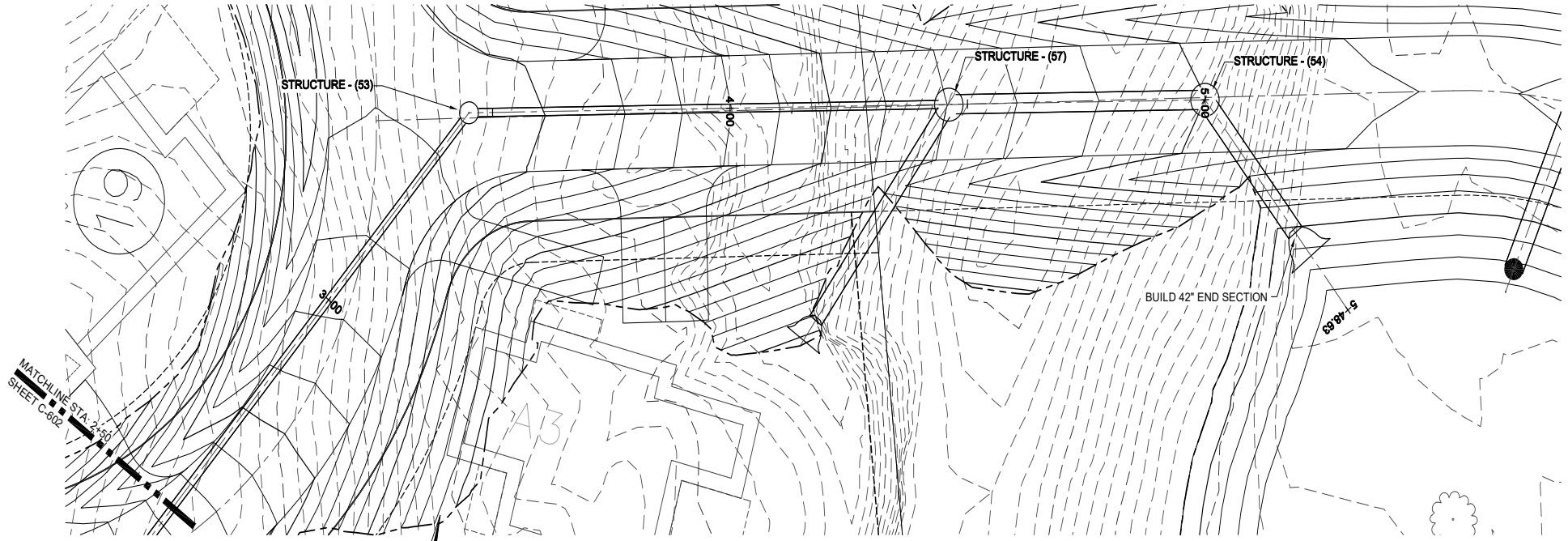
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-602

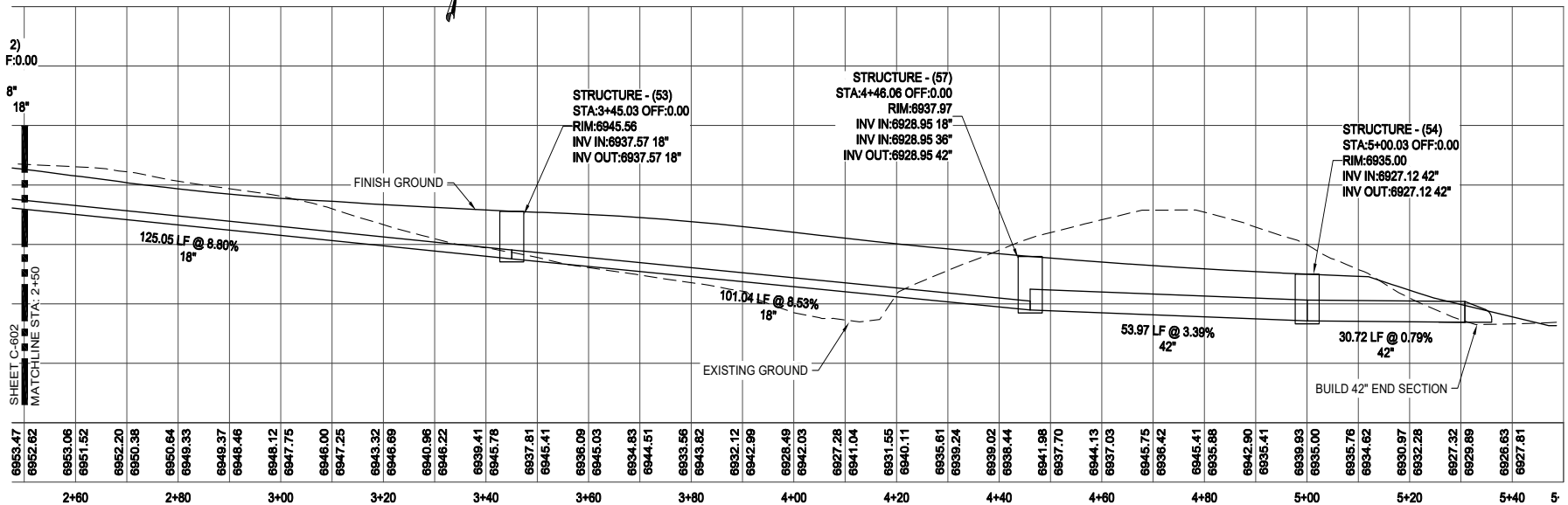
ENGINEERS SEAL

DATE

REVISIONS



PHASE 1 STORM SEWER NO 6 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 6 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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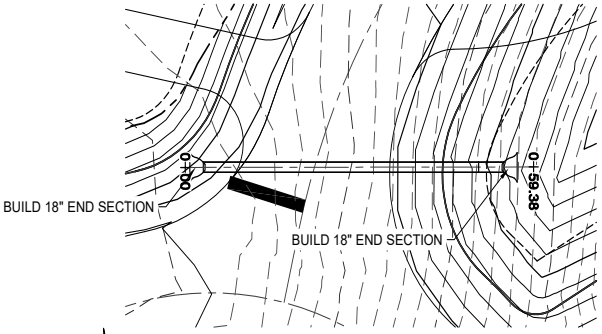
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

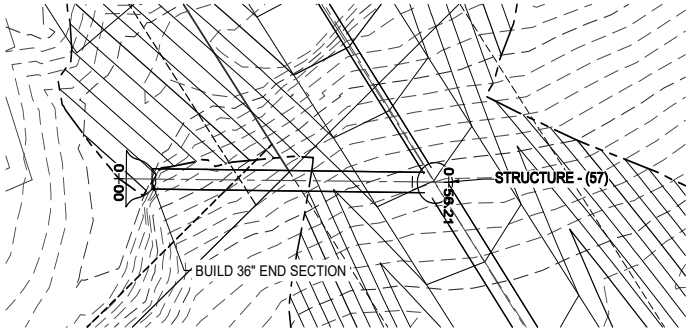
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-603

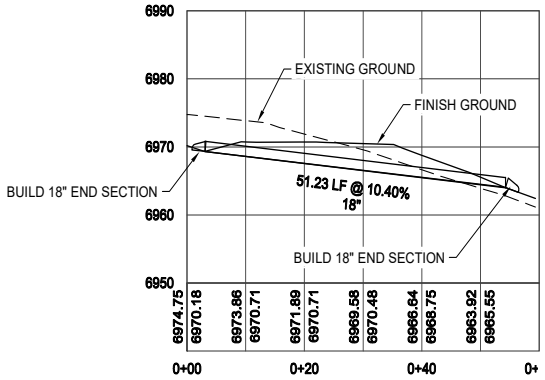
ENGINEERS SEAL
DATE
REVISIONS



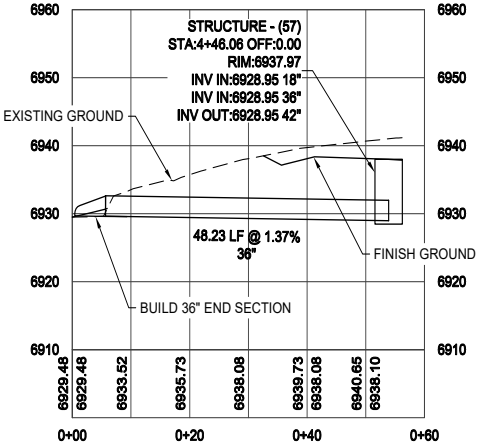
PHASE 1 STORM SEWER NO 7 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 8 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 7 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 1 STORM SEWER NO 8 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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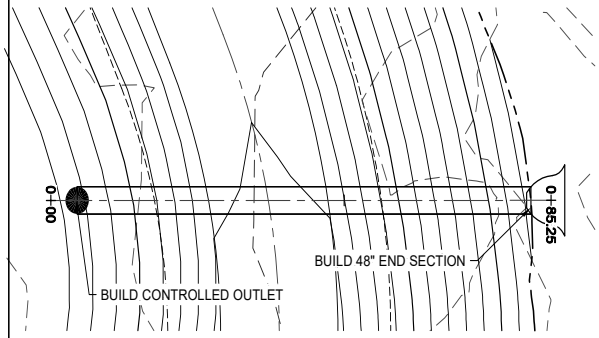
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

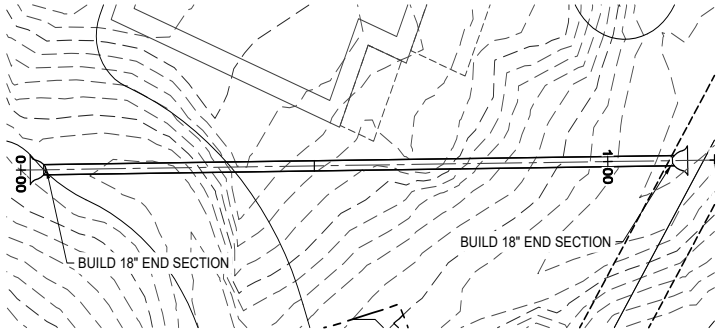
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-604

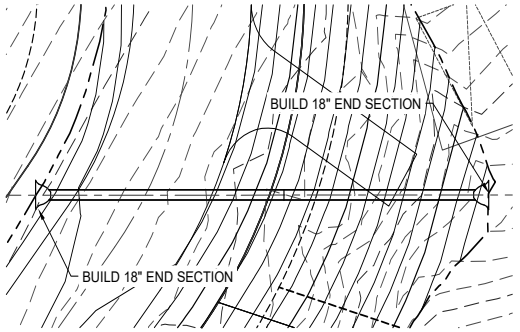
REVISIONS	DATE	ENGINEERS SEAL



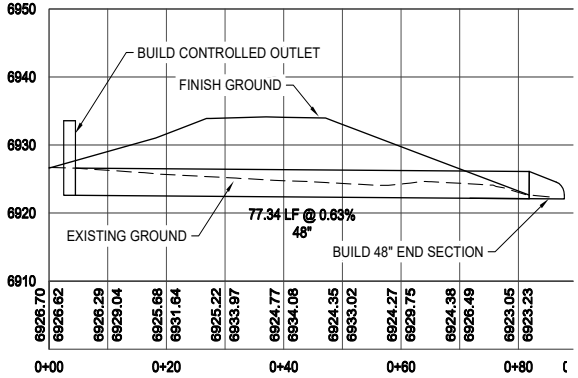
PHASE 1 STORM SEWER NO 9 - PLAN VIEW
SCALE: 1" = 10'



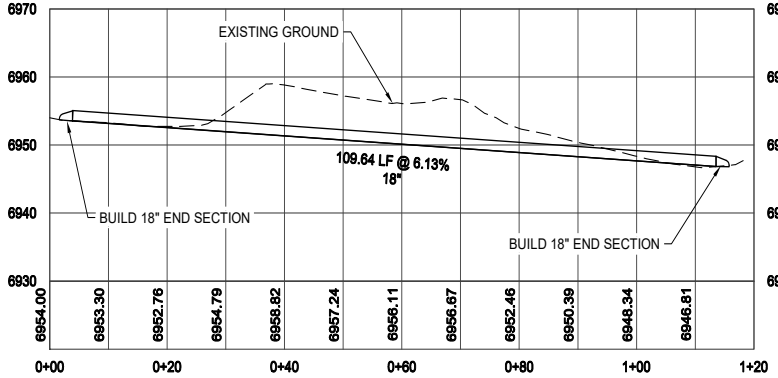
PHASE 2 STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'



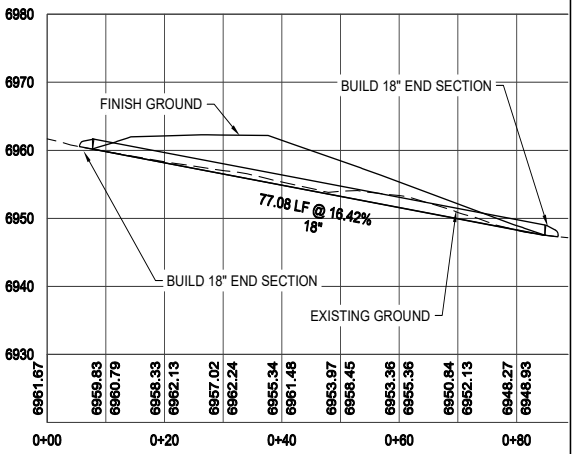
PHASE 2 STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



PHASE 1 STORM SEWER NO 9 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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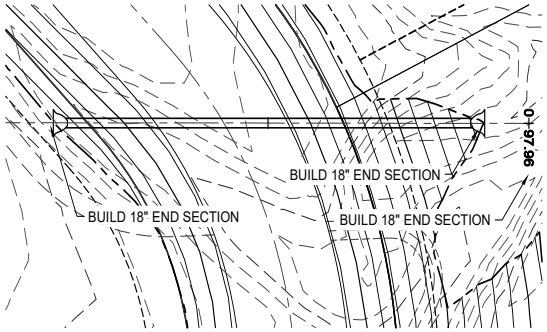
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

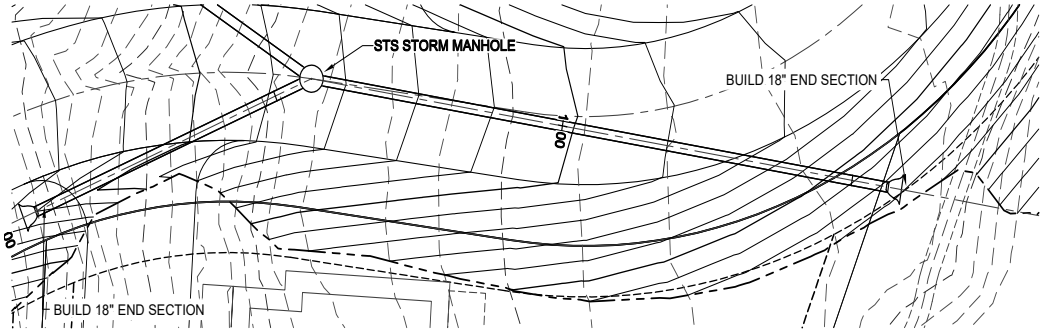
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-605

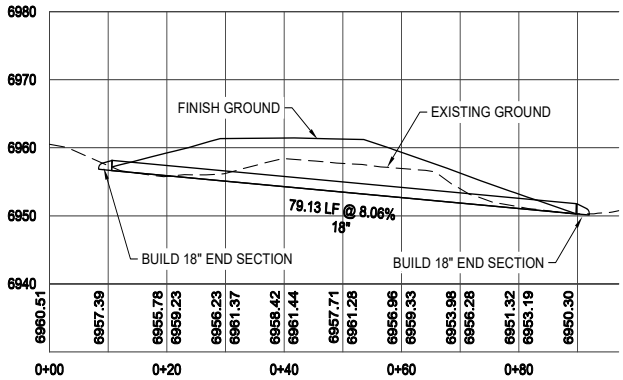
ENGINEERS SEAL
DATE
REVISIONS



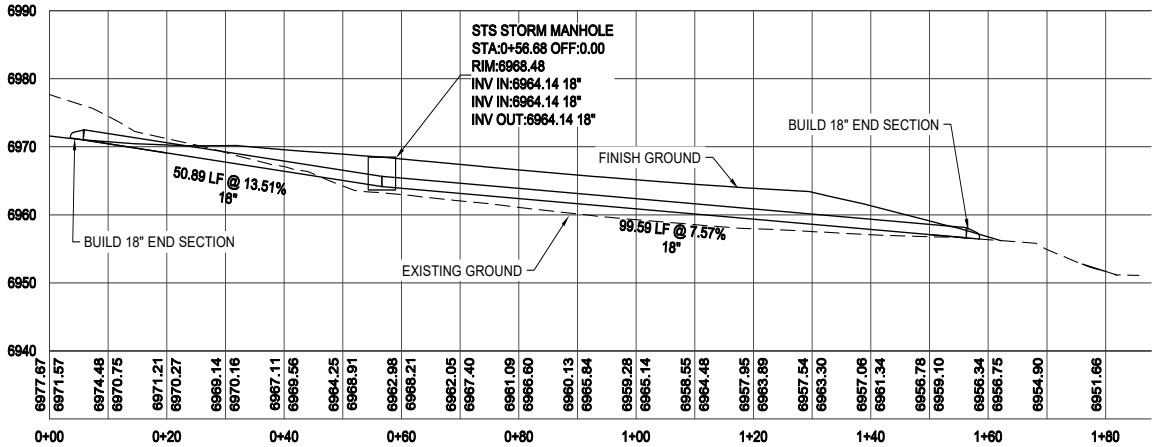
PHASE 2 STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 4 - PLAN VIEW
SCALE: 1" = 10'



PHASE 2 STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



PHASE 2 STORM SEWER NO 4 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

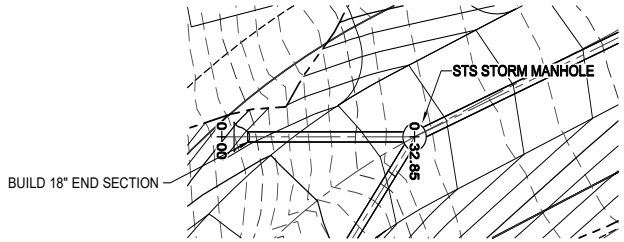
CASE # _____

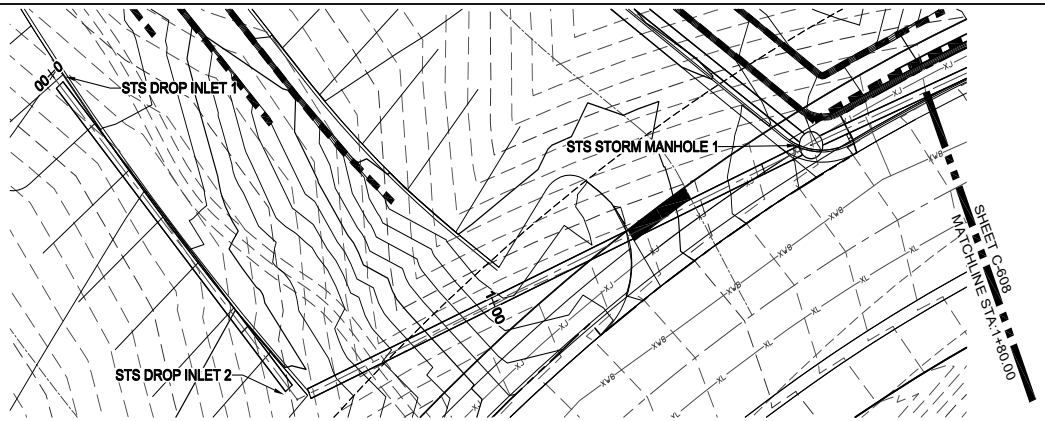
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

STRUCTURE SECTIONS

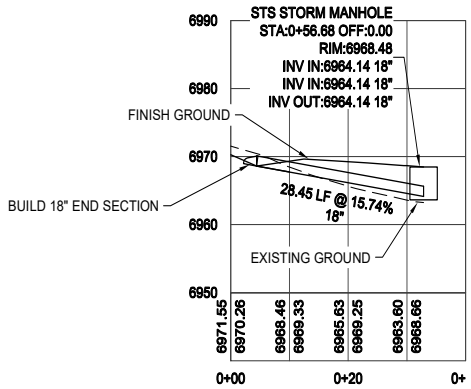
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-606

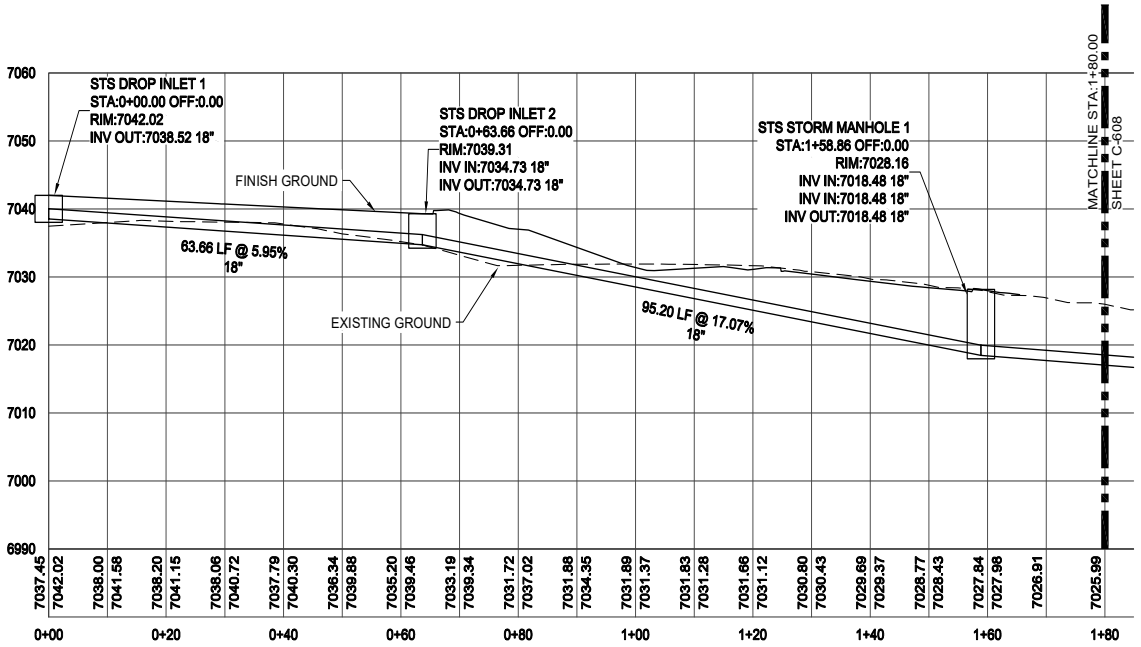




PHASE 2 STORM SEWER NO 5 - PLAN VIEW
SCALE: 1" = 10'

WEST STORM SEWER NO 1 - PLAN VIEW
SCALE: 1" = 10'





PHASE 2 STORM SEWER NO 5 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

WEST STORM SEWER NO 1 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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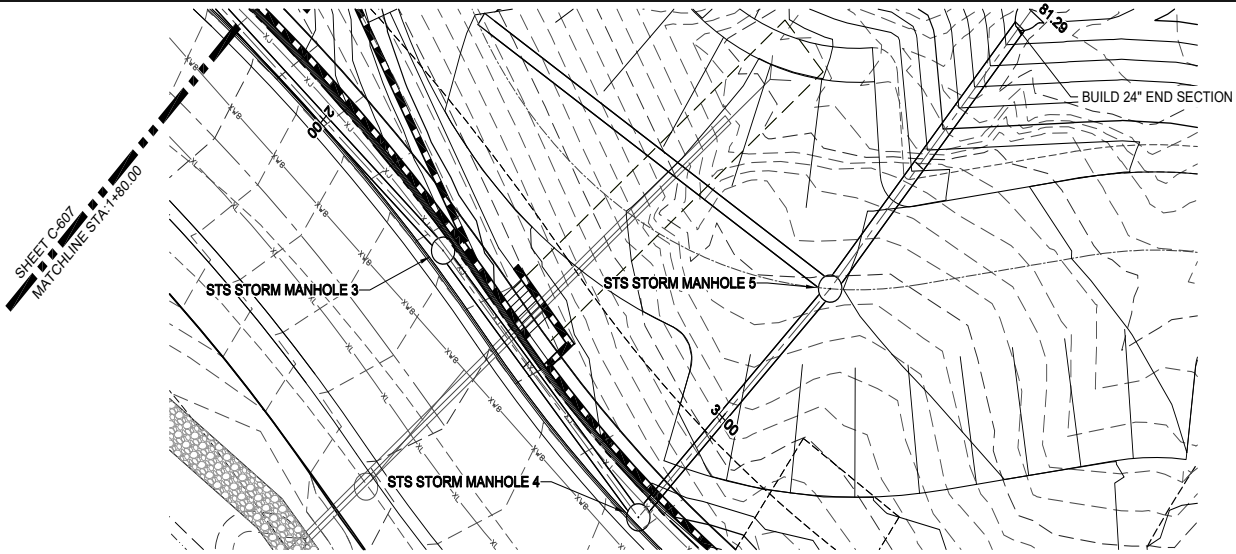
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

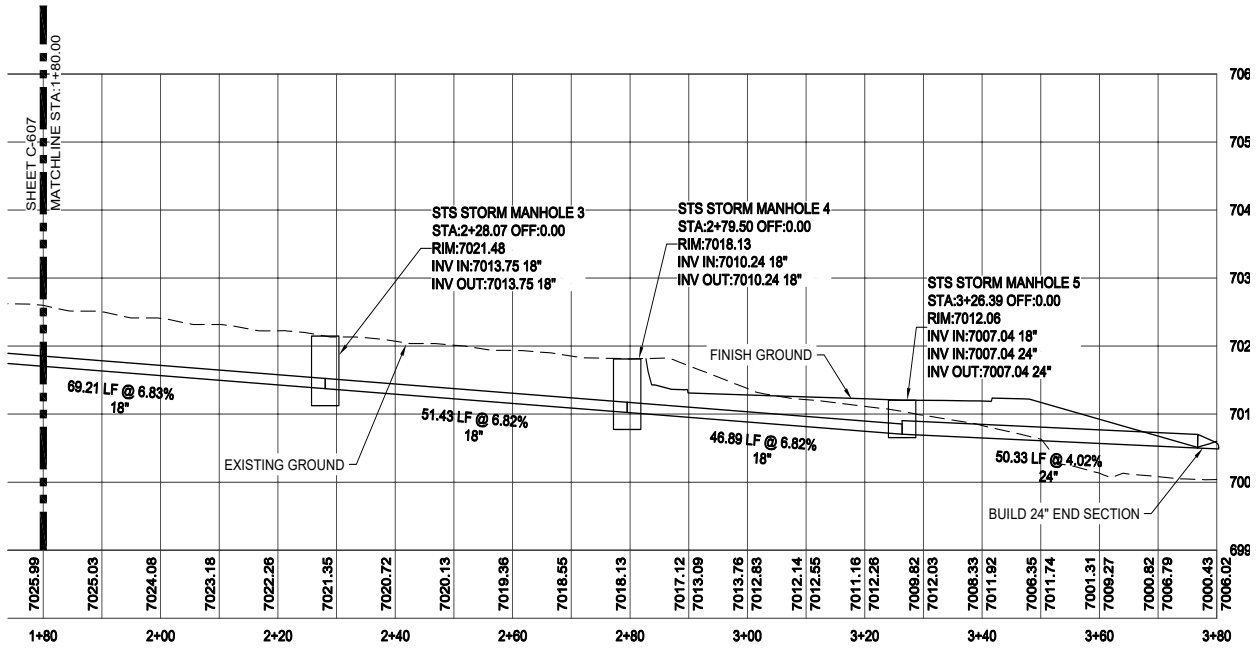
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-607



WEST STORM SEWER NO 1 - PLAN VIEW (CONT'D)

SCALE: 1" = 10'



WEST STORM SEWER NO 1 - PROFILE VIEW (CONT'D)

SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20

SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

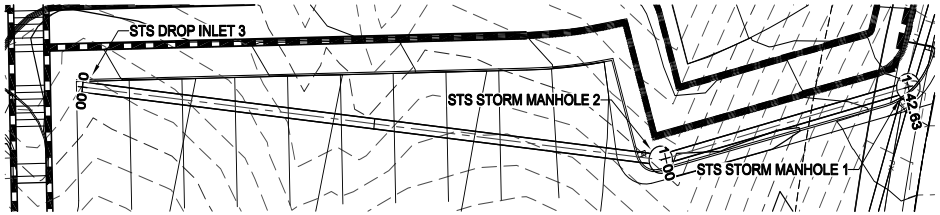
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-608

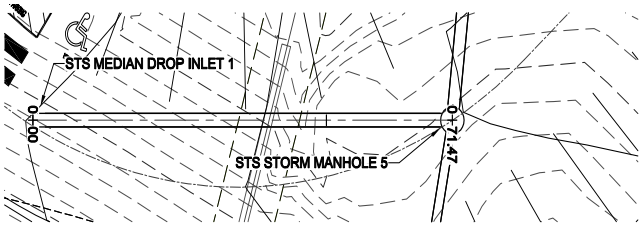
ENGINEERS SEAL

DATE

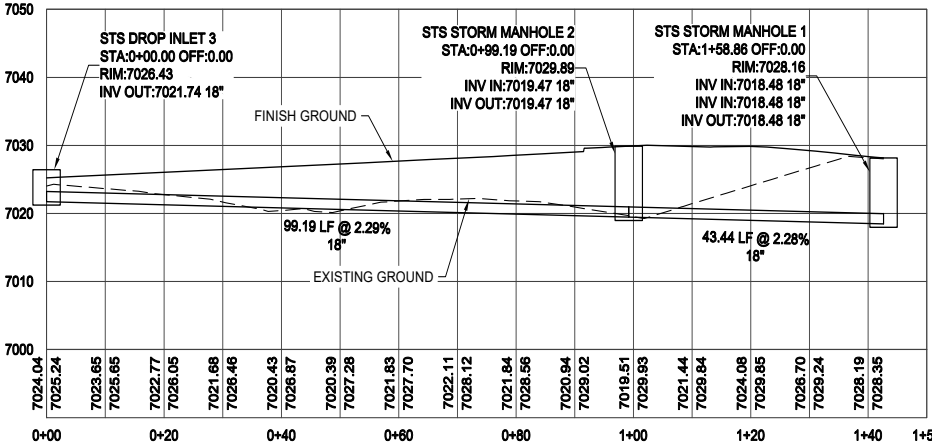
REVISIONS



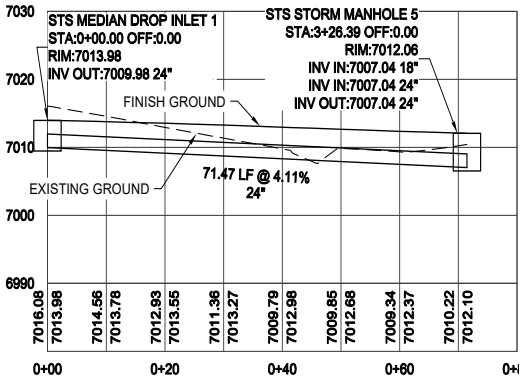
WEST STORM SEWER NO 2 - PLAN VIEW
SCALE: 1" = 10'



WEST STORM SEWER NO 3 - PLAN VIEW
SCALE: 1" = 10'



WEST STORM SEWER NO 2 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'



WEST STORM SEWER NO 3 - PROFILE VIEW
SCALE HORIZ: 1" = 10'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

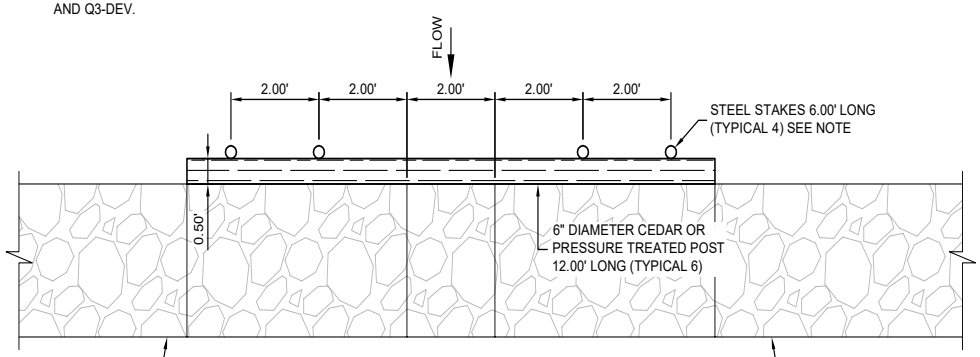
STRUCTURE SECTIONS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-609

ENGINEERS SEAL
DATE
REVISIONS

NOTES:

1. STEEL STAKES MAY BE RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4" x 3/8" STEEL ANGLES. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
2. STOP LOGS TO BE INSTALLED ON GABION CHECK DAMS Q2-DEV AND Q3-DEV.

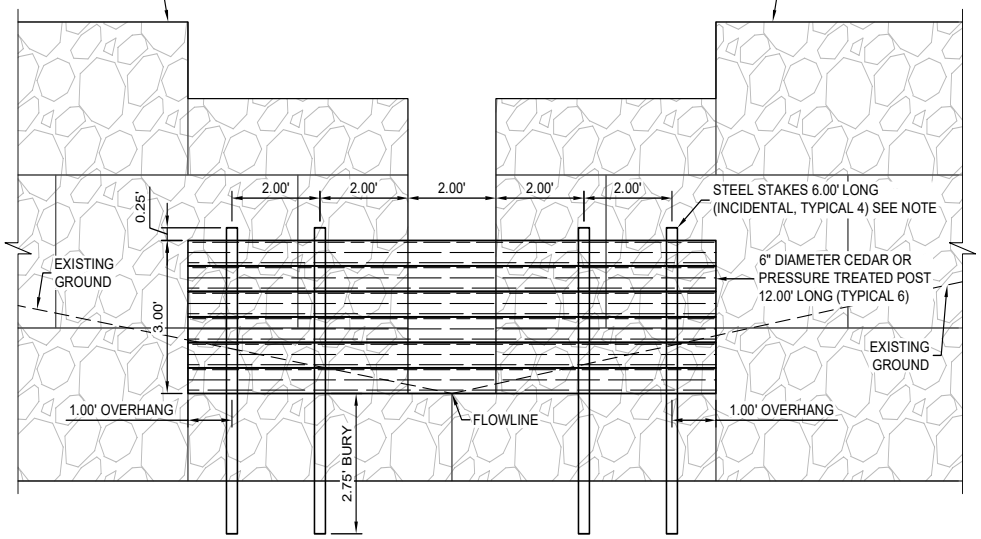


GABION CHECK DAM STOP LOG DETAIL - PLAN VIEW

SCALE: N.T.S.

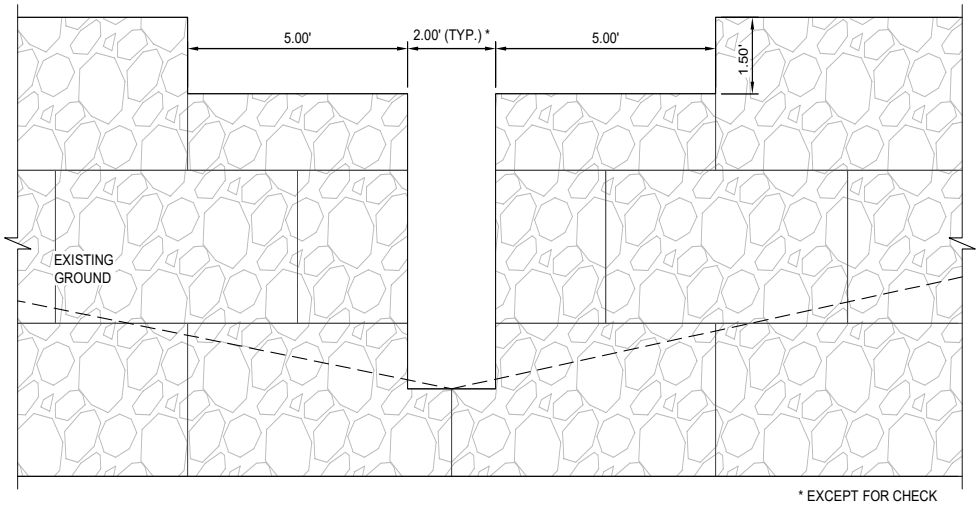
GABION CHECK DAM SEE SHEET SERIES 17

GABION CHECK DAM SEE SHEET SERIES 17



GABION CHECK DAM STOP LOG DETAIL - PROFILE VIEW

SCALE: N.T.S.



* EXCEPT FOR CHECK DAM NO 3 WHICH IS 1'

GABION CHECK DAM WEIR DETAIL

SCALE: N.T.S.

STOP LOG NOTES:

1. THE PURPOSE OF THE STOP LOGS ARE TO PROVIDE A MECHANISM TO MEASURE SILT ACCUMULATION AND TO CONTROL THE RELEASE RATE FROM THE GABION IF REQUIRED.
2. DURING CONSTRUCTION THE STOP LOG WILL BE SET TO CAPTURE ALL SEDIMENTS. THE PONDS WILL BE INSPECTED AFTER EACH STORM DURING CONSTRUCTION AND SEDIMENT ACCUMULATED WILL BE DOCUMENTED. THIS WILL PROVIDE DATA AS RECOMMENDED BY THE NEW "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLAN" FOR SEDIMENT TRANSPORT CALCULATIONS.
3. AFTER THE CONSTRUCTION IS COMPLETED THE SILT WILL BE REMOVED IF REQUIRED AND THE STOP LOGS WILL BE SET TO AN APPROPRIATE ELEVATION TO CAPTURE FUTURE SEDIMENT FOR A REASONABLE AMOUNT OF TIME.
4. ALL DATA IS TO BE PROVIDED TO CITY STAFF FOR INCLUSION IN THE "SANTA FE RIVER AND ARROYO DE LOS CHAMISOS MASTER PLANS."
5. STOP LOGS MAY BE ADJUSTED TO INCREASE OR DECREASE THE SEDIMENT LOAD AS DETERMINED BY DOWNSTREAM CONDITIONS (AGGRADING OR DEGRADING).

NOTE:
SEE REPORT TITLED "TERRAIN MANAGEMENT REPORT - SOILS, GRADING, AND DRAINAGE FOR PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO, SANTA FE, NEW MEXICO" PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED JUNE 2021 FOR DESIGN ASSUMPTIONS, DRAINAGE CALCULATIONS, AND HYDROGRAPHS.

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

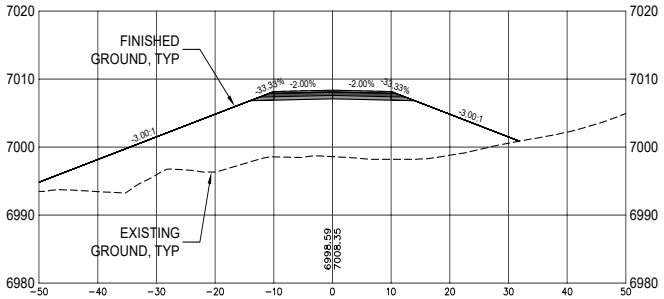
STOP LOG DETAIL

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-610

ENGINEERS SEAL

DATE

REVISIONS



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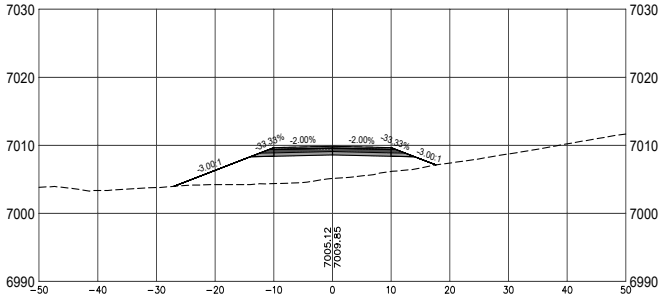

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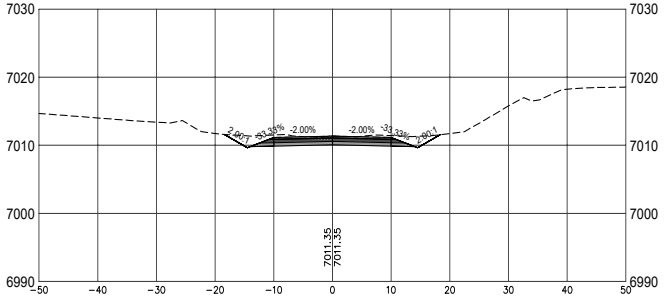

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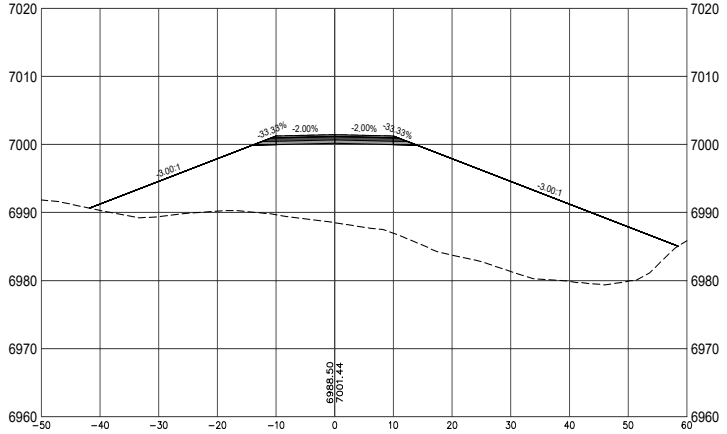

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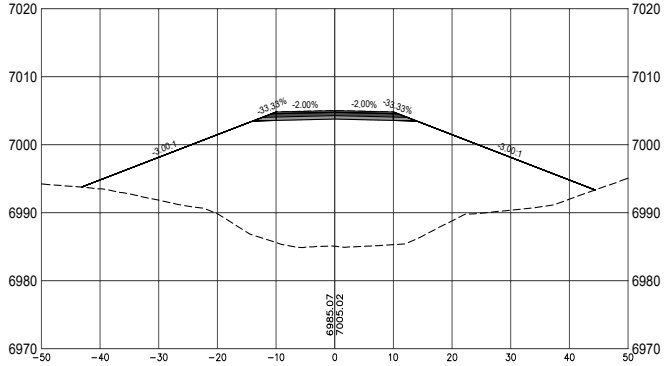

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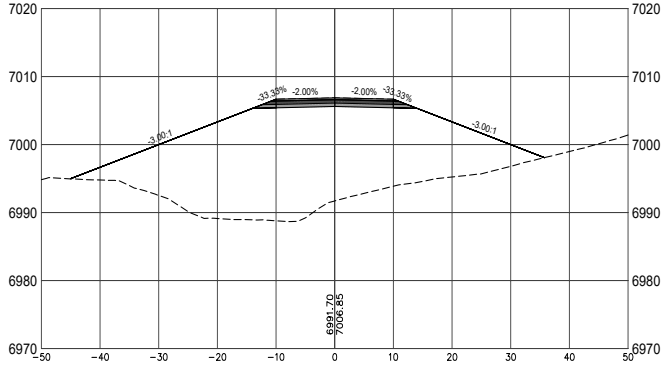

1+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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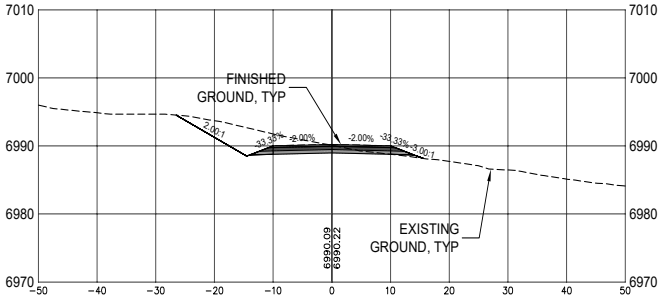
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-700

REVISIONS	DATE	ENGINEERS SEAL



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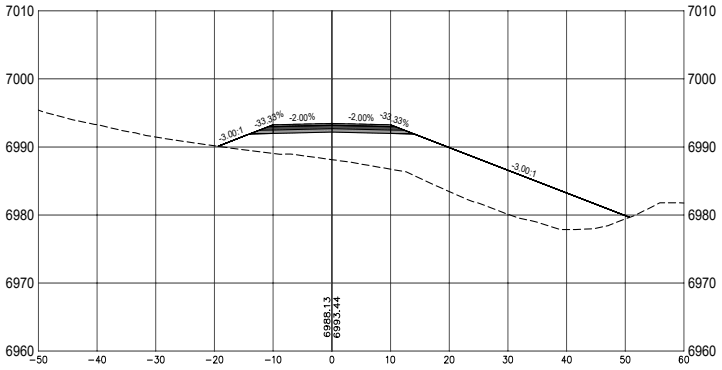

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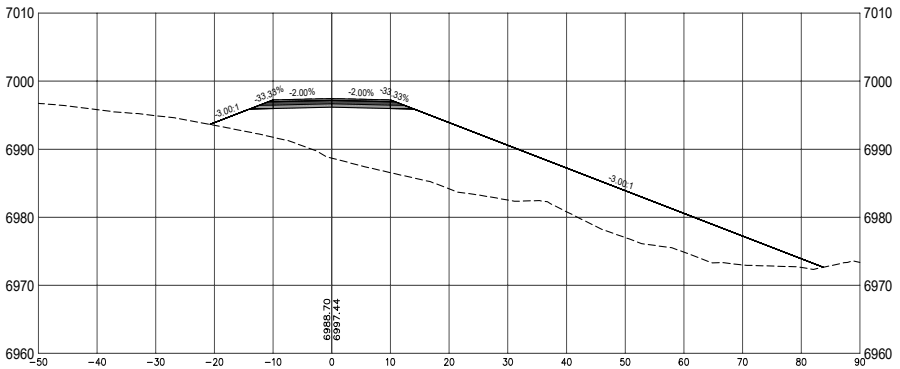

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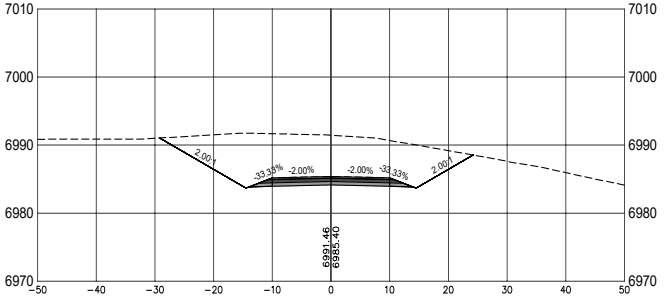

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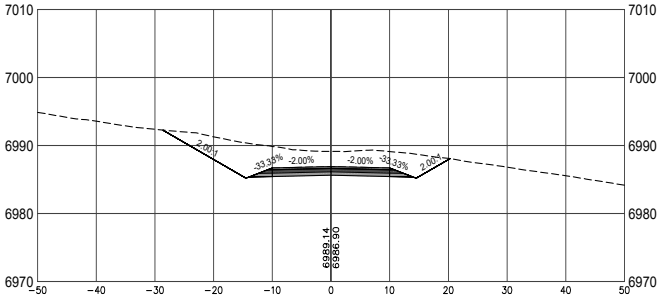

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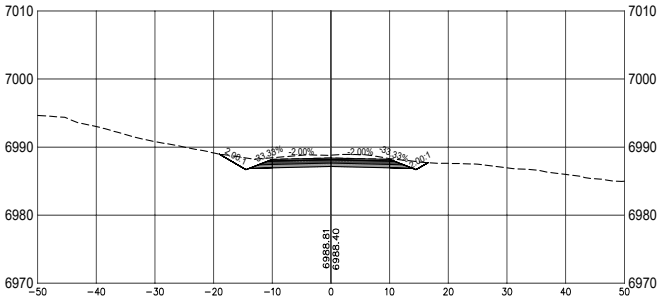

4+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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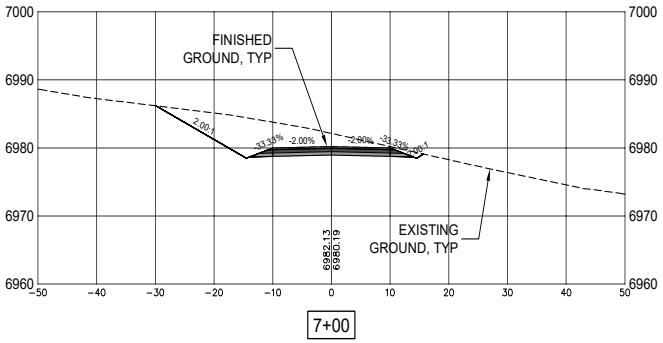
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-701

REVISIONS	DATE	ENGINEERS SEAL



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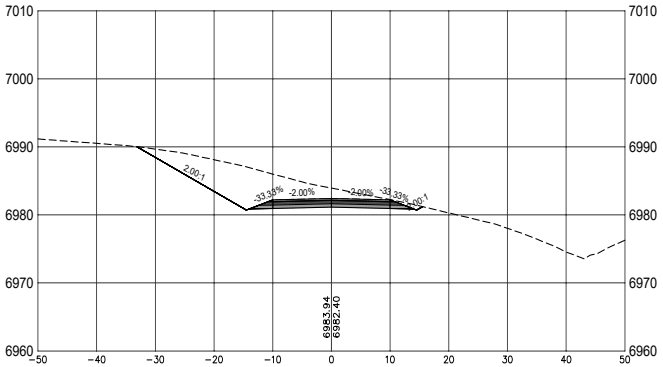

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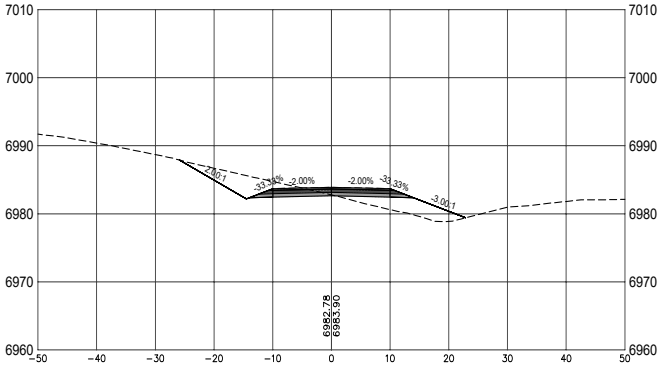

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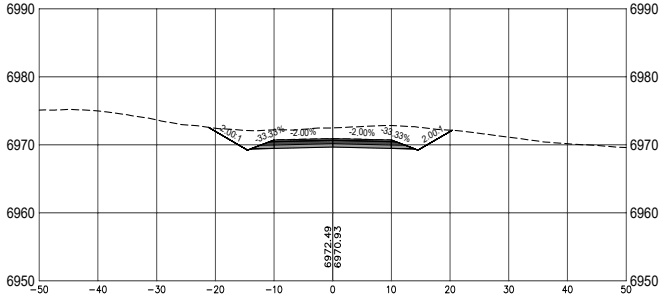

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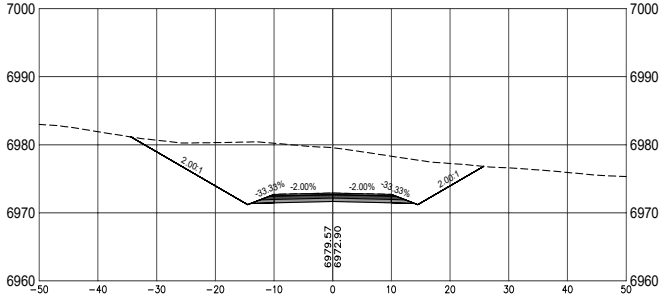

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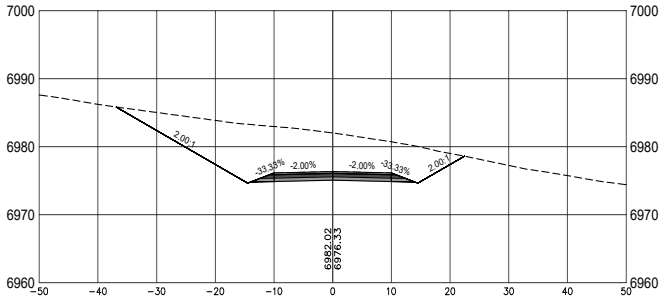

7+50

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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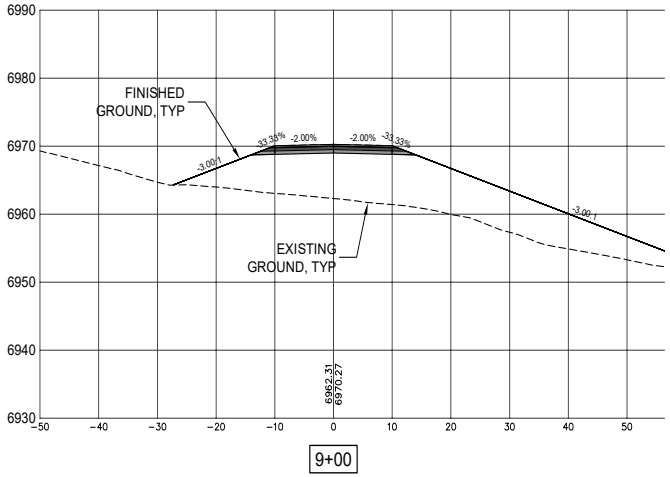
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-702

REVISIONS	DATE	ENGINEERS SEAL



WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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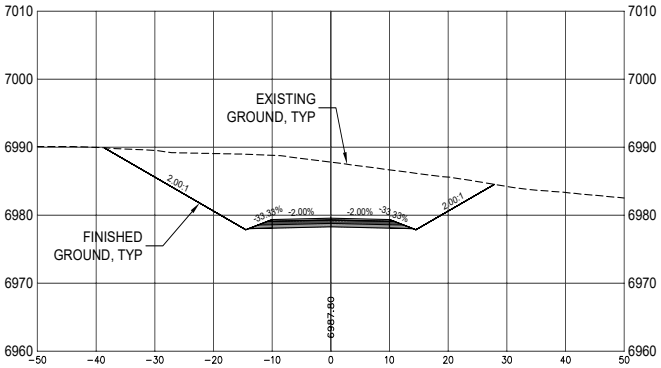
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - WEST VILLAGE DR (SOUTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-703

REVISIONS	DATE	ENGINEERS SEAL
◁ ◁ ◁ ◁ ◁ ◁ ◁		



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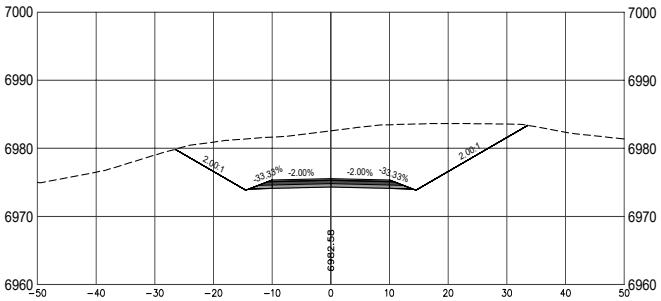

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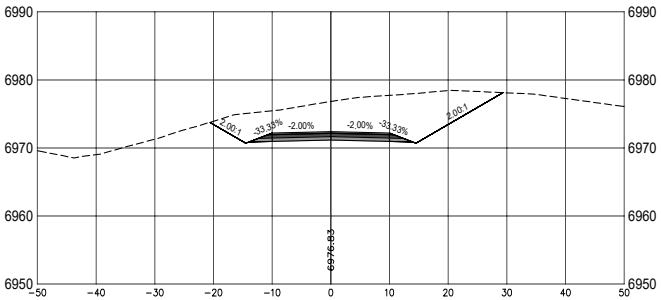

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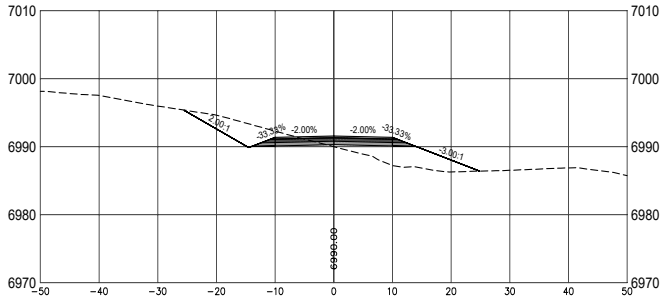

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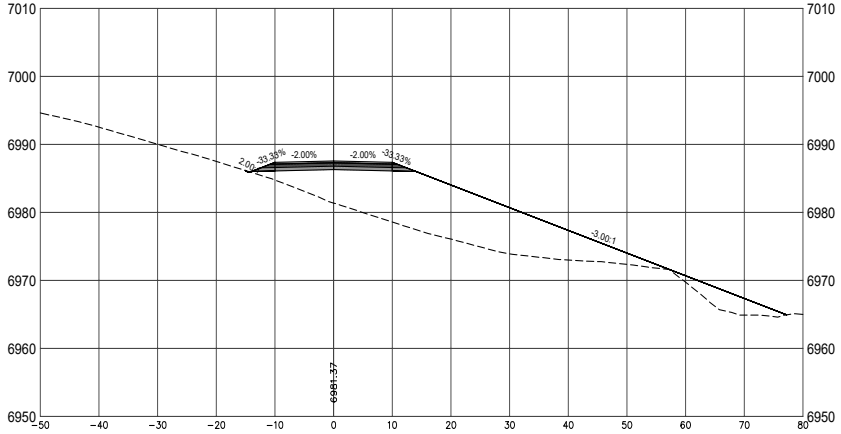

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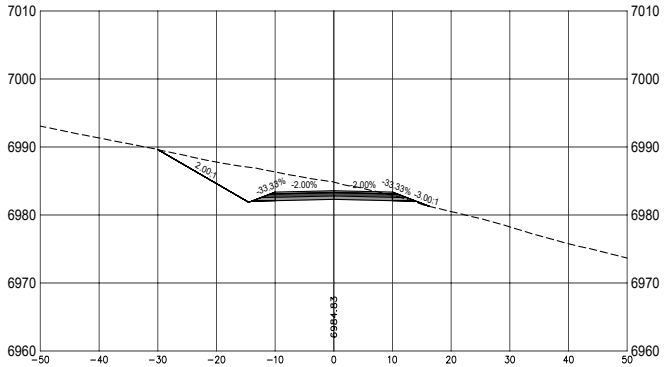

2+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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1599 St. Francis Drive, Suite B
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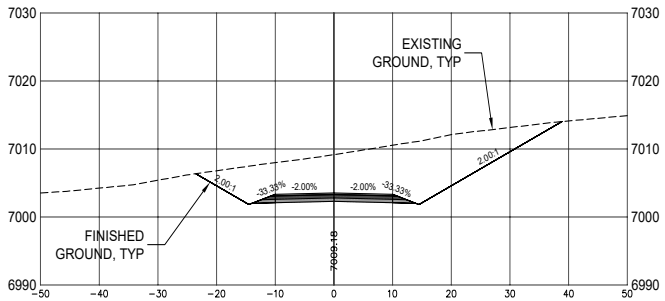
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-704

REVISIONS	DATE	ENGINEERS SEAL



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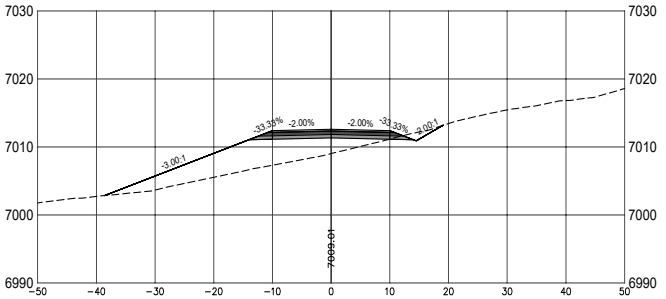

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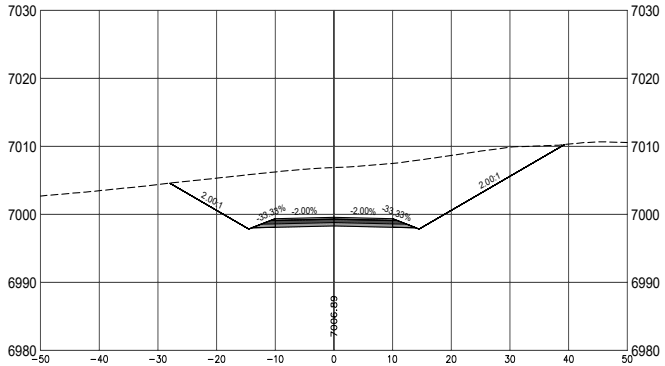

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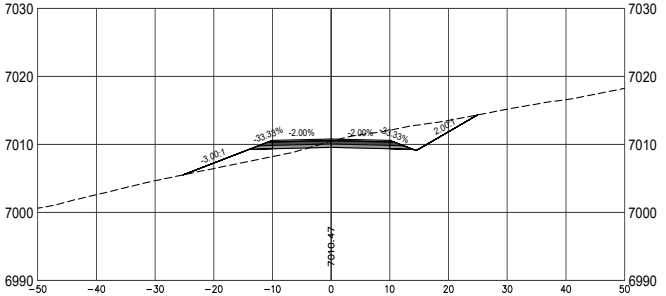

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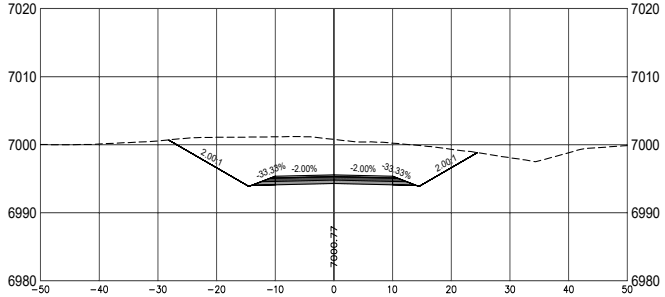

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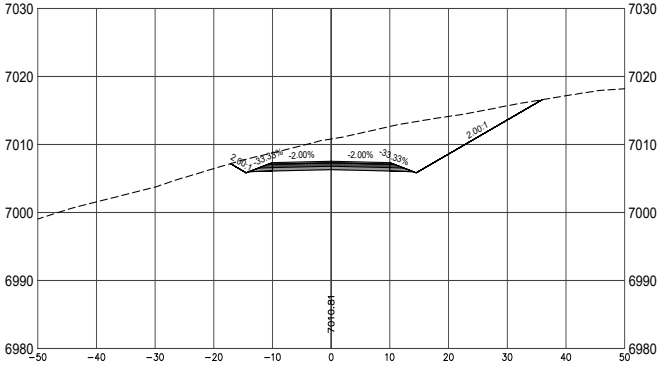

5+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

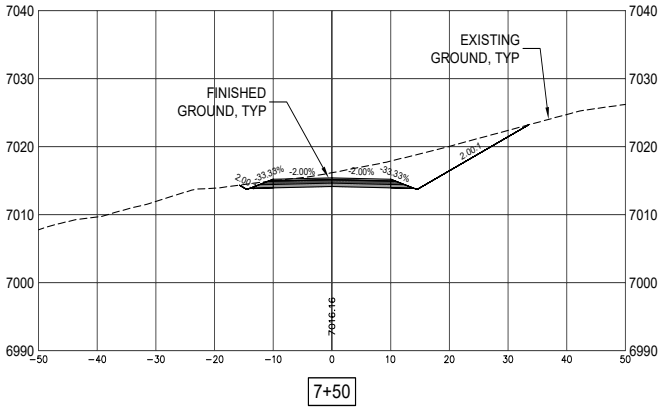
ROADWAY CROSS SECTIONS -WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-705

ENGINEERS SEAL

DATE

REVISIONS



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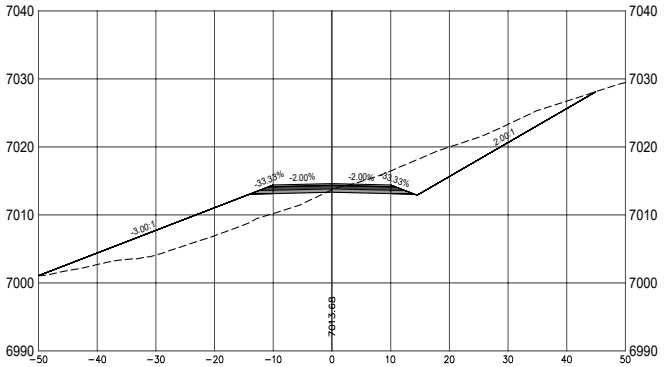

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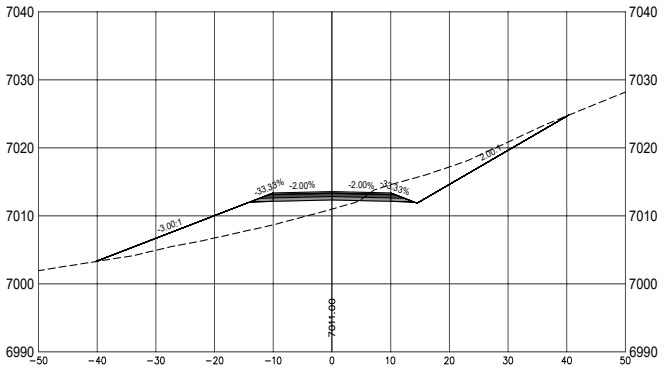

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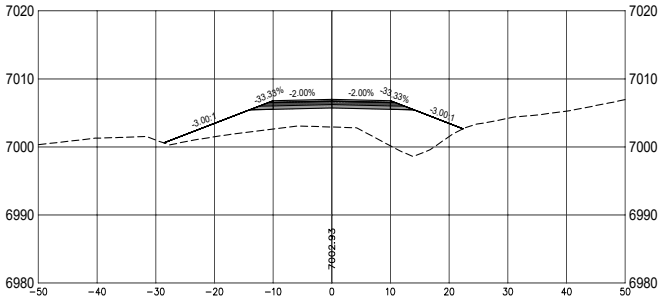

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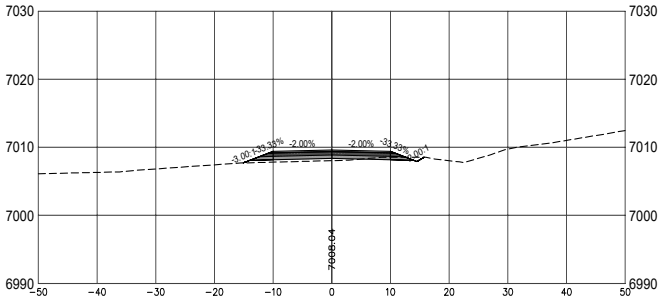

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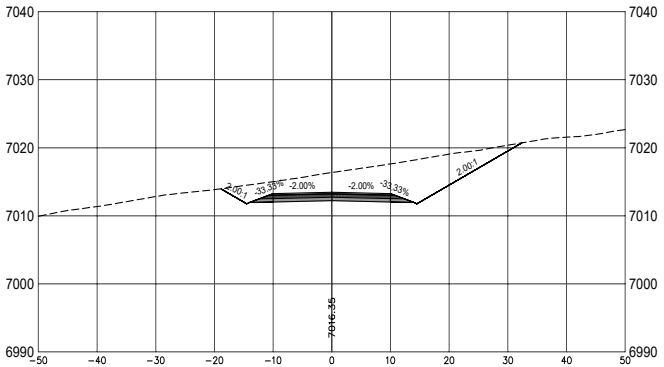

8+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

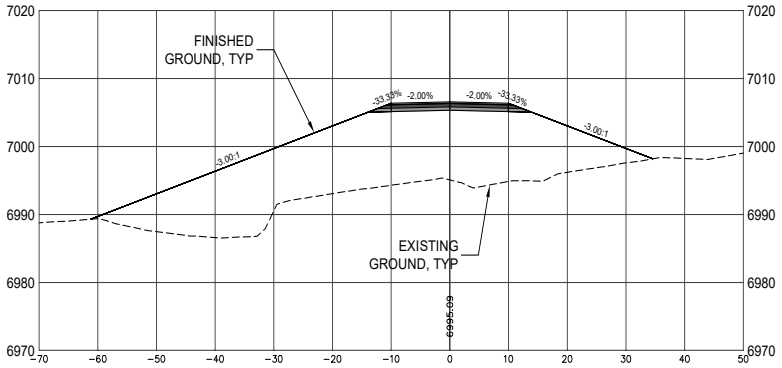
ROADWAY CROSS SECTIONS - WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-706

ENGINEERS SEAL

DATE

REVISIONS



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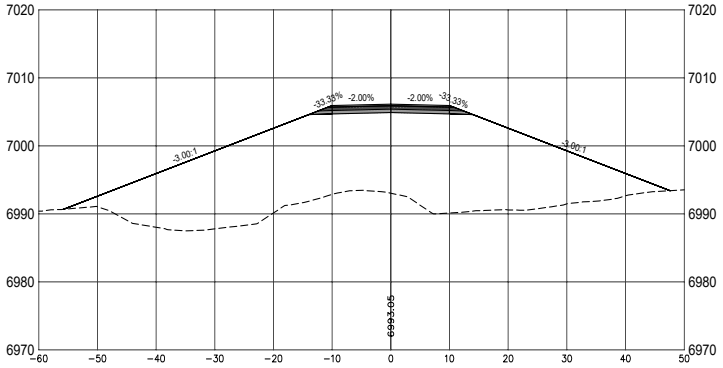

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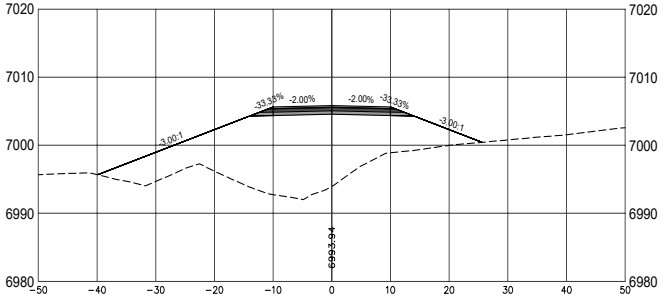

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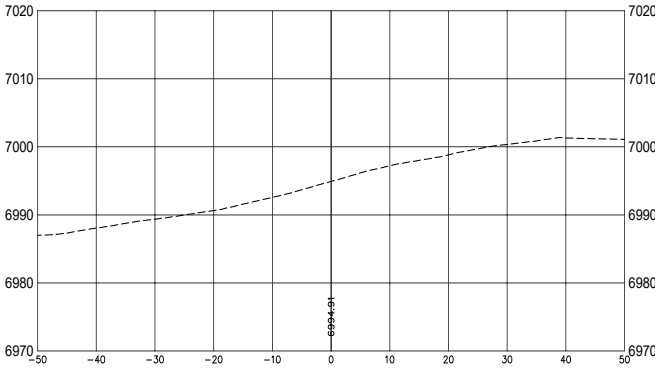

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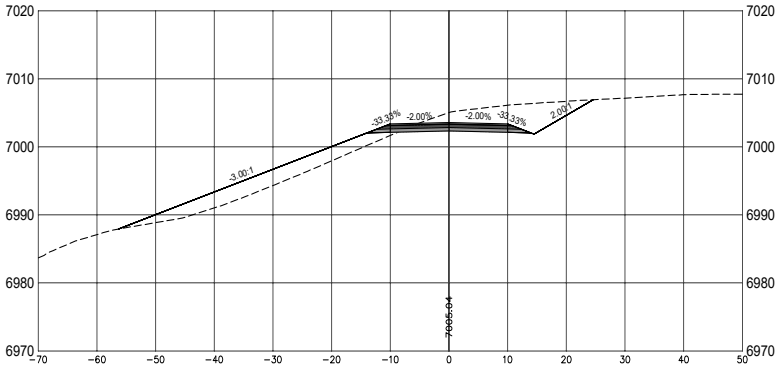

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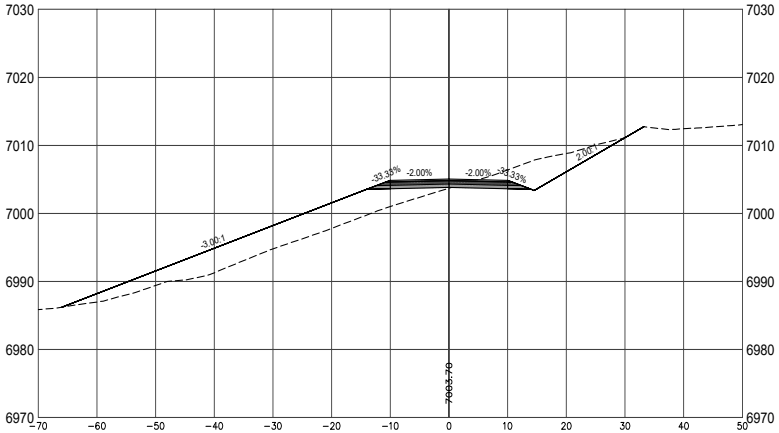

11+00

WEST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

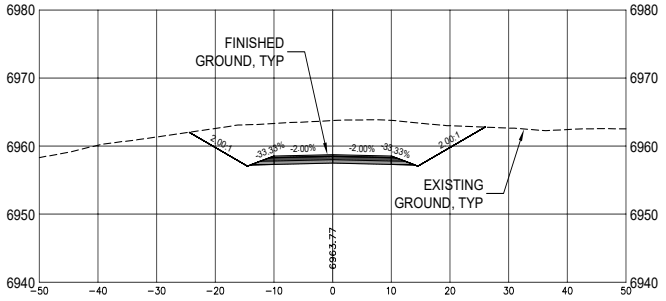
ROADWAY CROSS SECTIONS - WEST VILLAGE DR (NORTH)

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-707

ENGINEERS SEAL

DATE

REVISIONS



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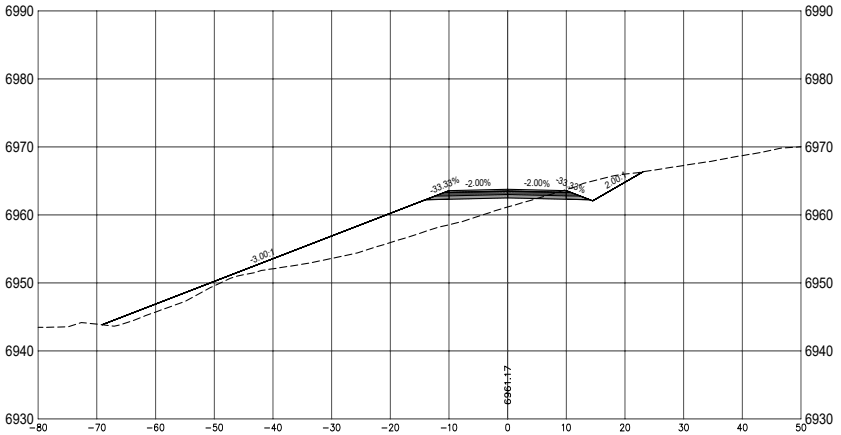

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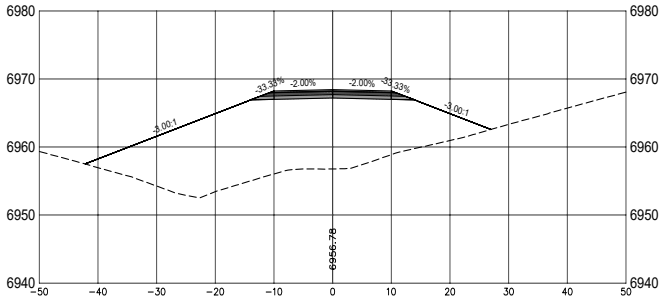

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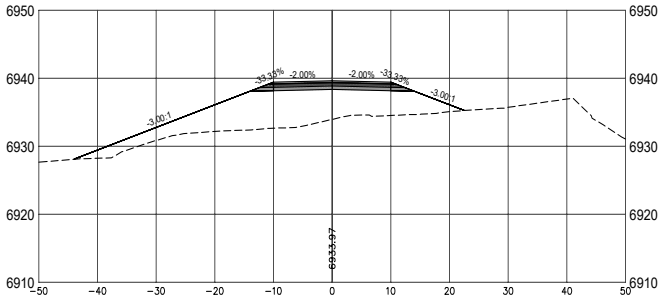
SUNRISE LANE



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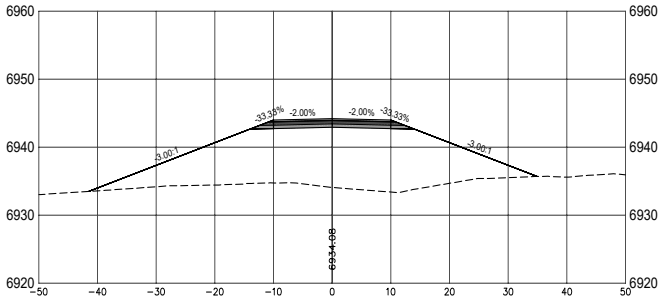

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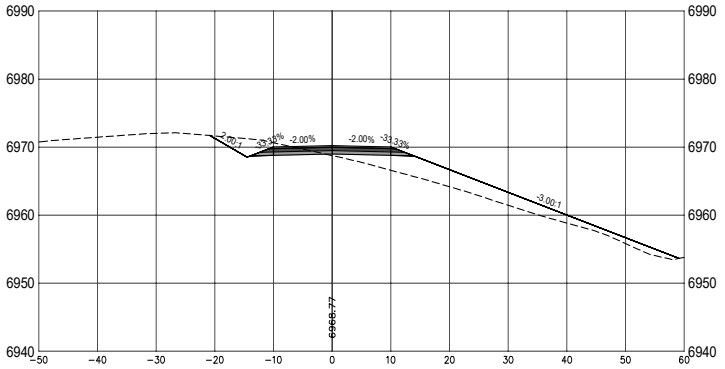
ARROYO LANE



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NORTH SPUR RD

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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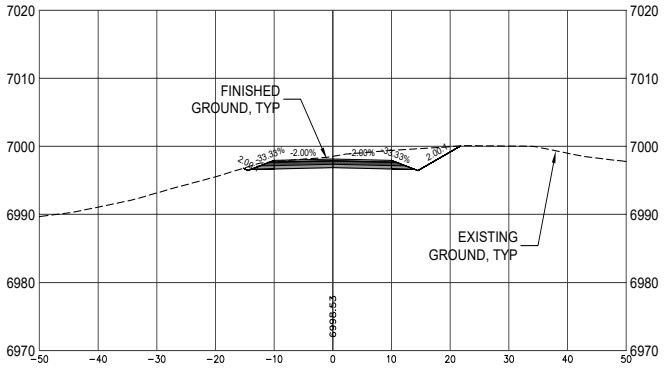
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
PHASE 1 ROADS

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-708

REVISIONS	DATE	ENGINEERS SEAL



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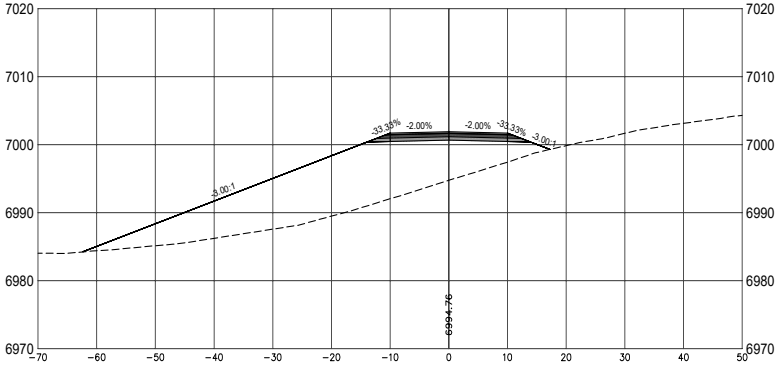

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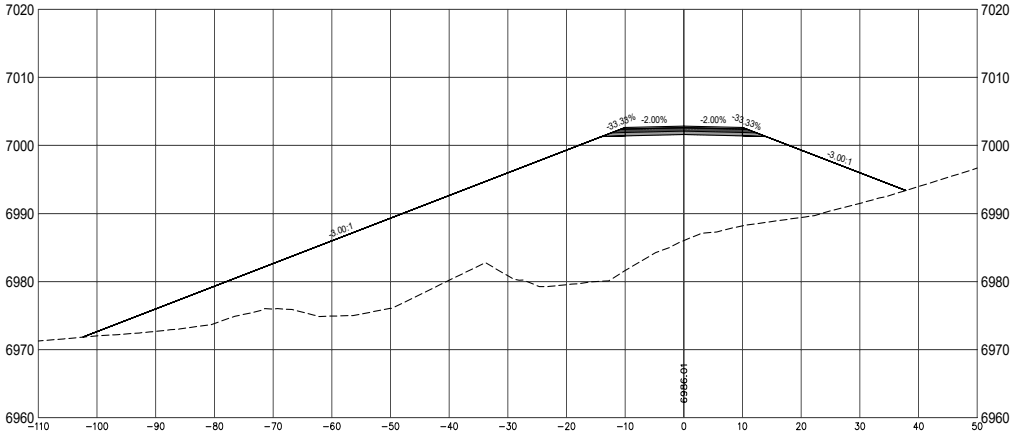

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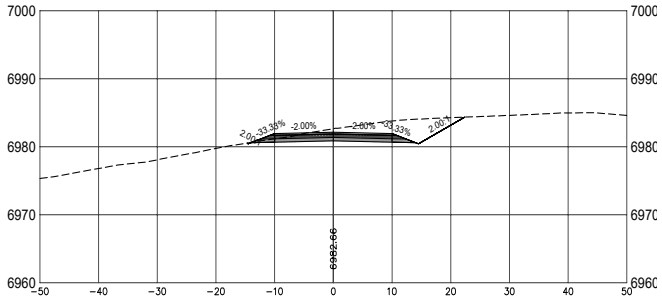

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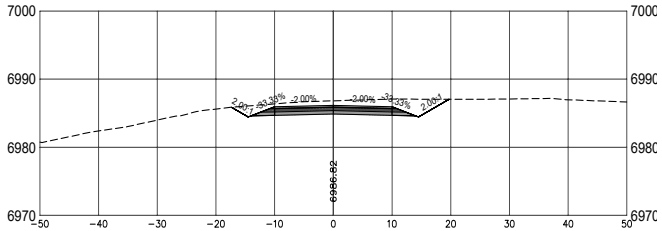

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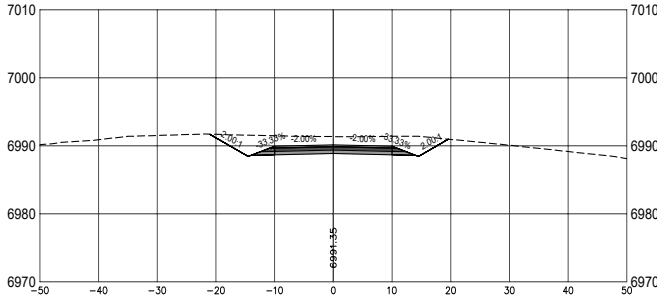

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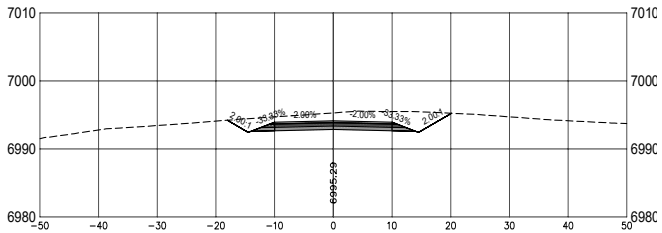

2+00

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

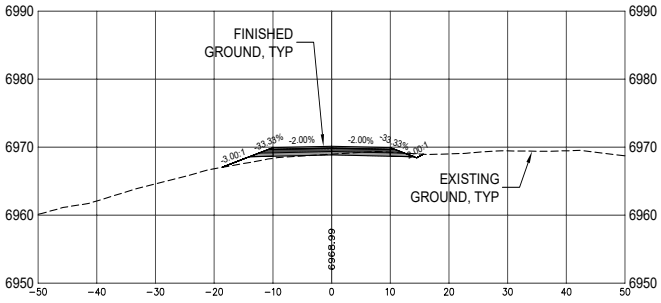
ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-709

ENGINEERS SEAL

DATE

REVISIONS



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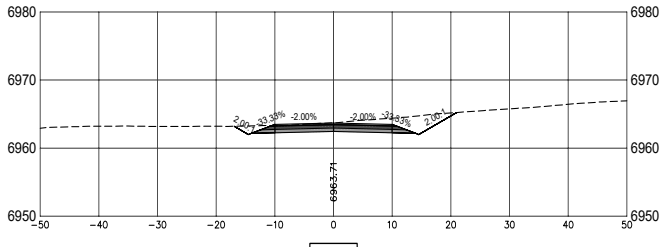

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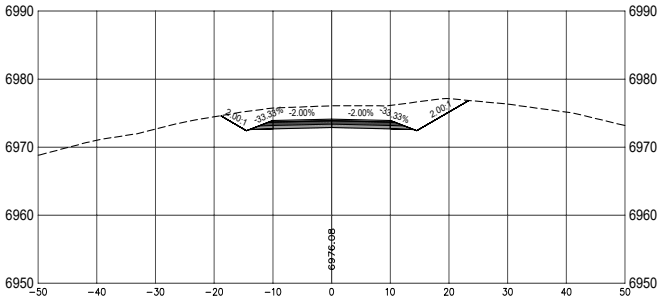

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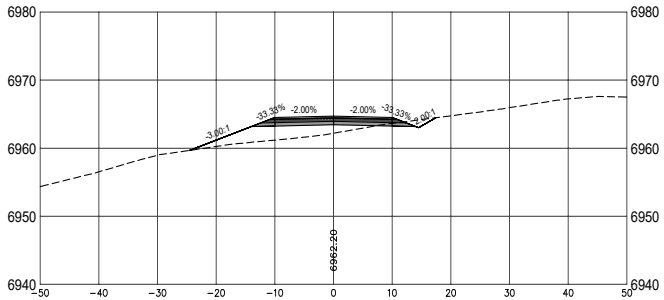

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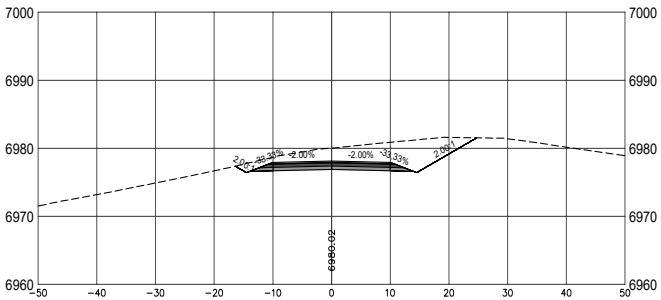

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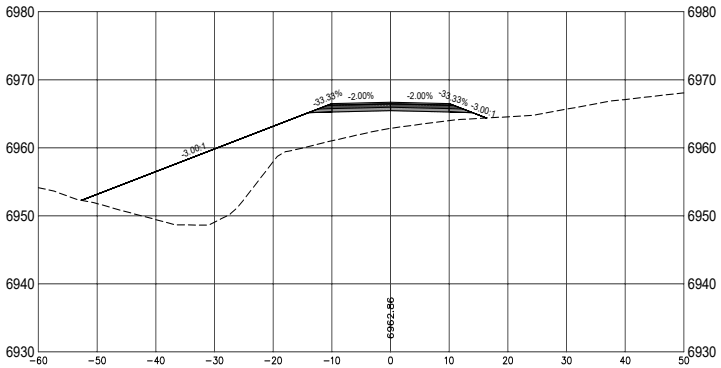

5+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

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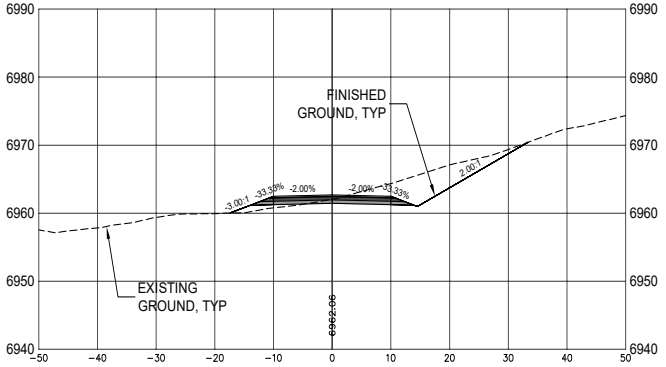
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-710

REVISIONS	DATE	ENGINEERS SEAL



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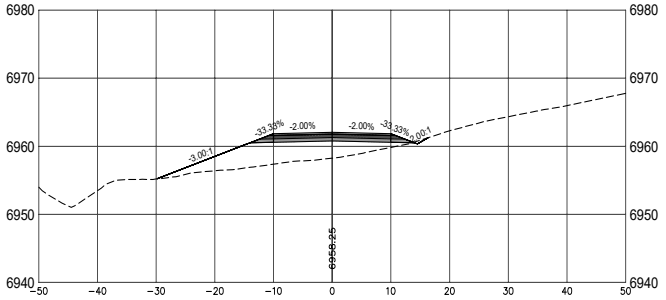

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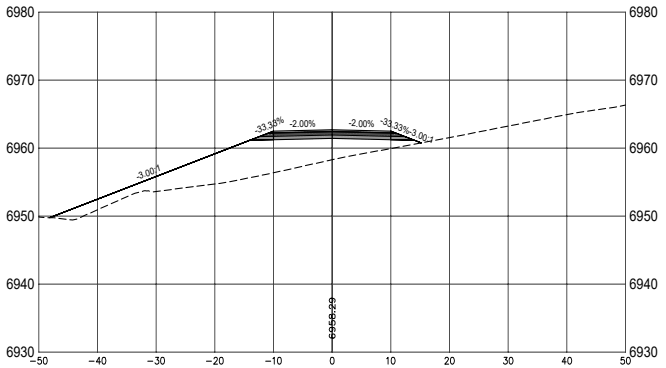

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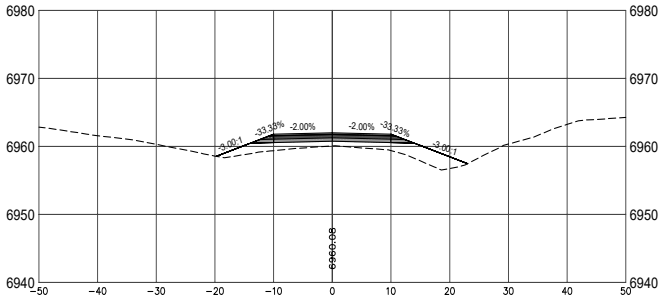

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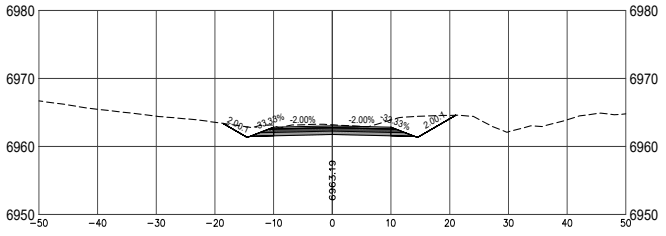

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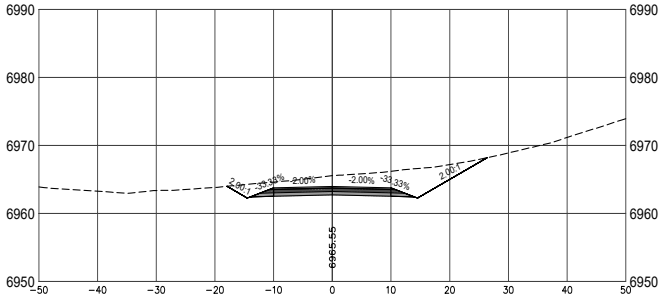

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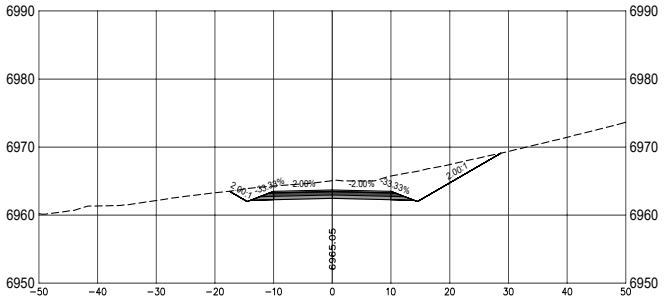

8+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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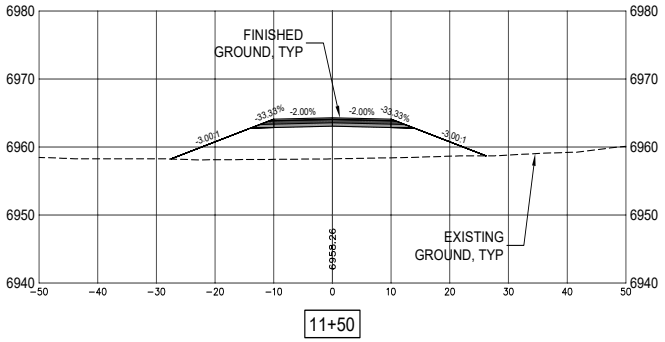
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-711

REVISIONS	DATE	ENGINEERS SEAL



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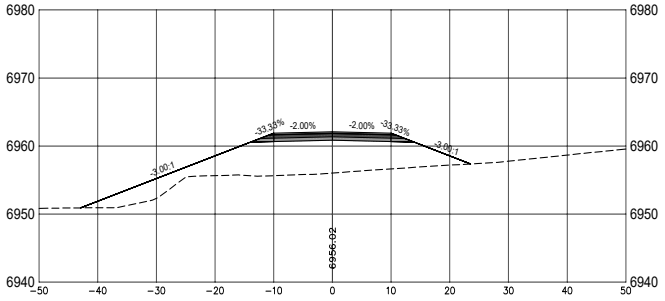

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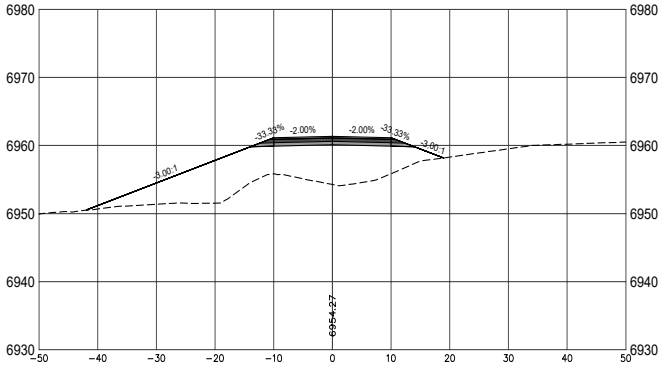

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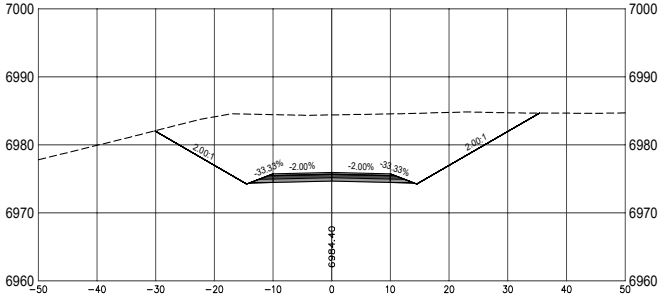

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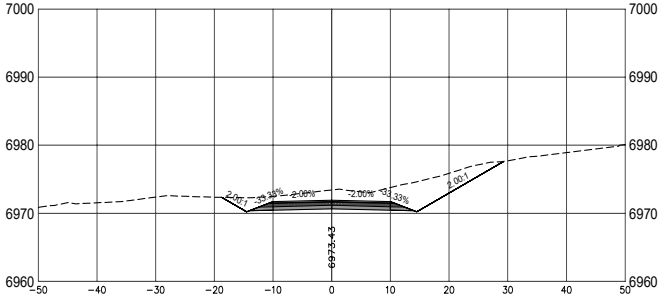

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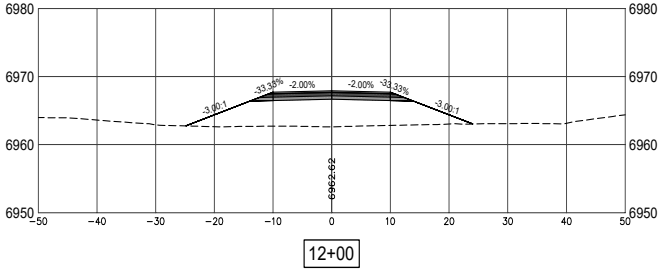

12+00

EAST VILLAGE DR

0 5 10 20

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

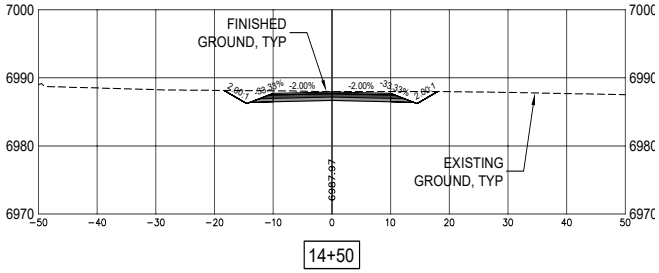
ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-712

ENGINEERS SEAL

DATE

REVISIONS



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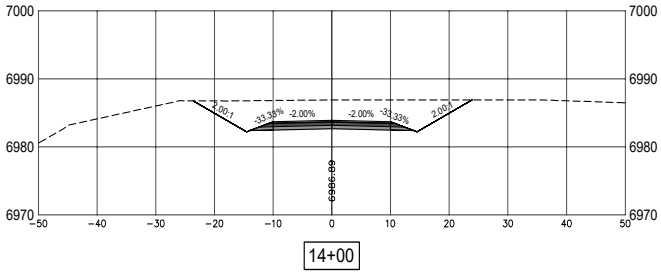

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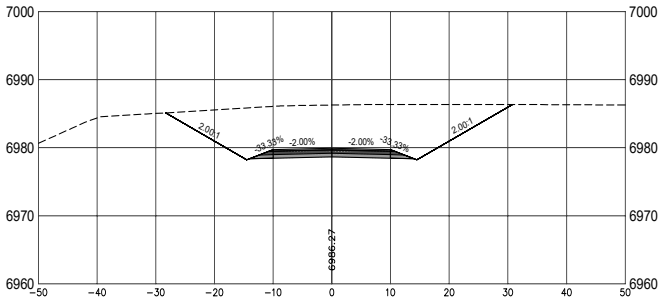

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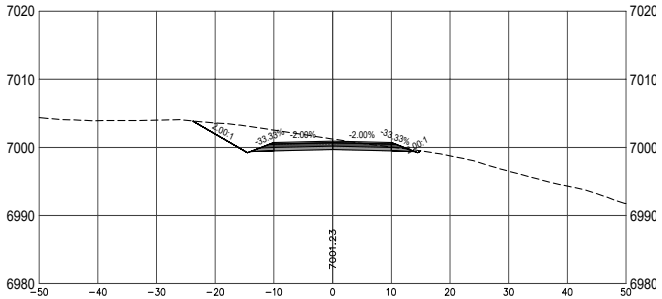

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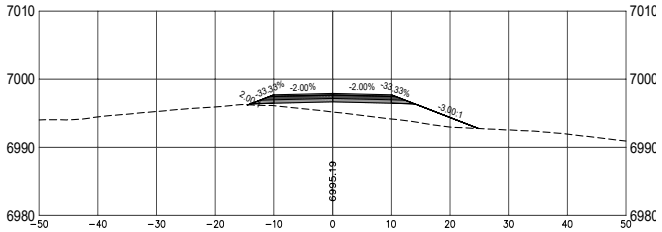

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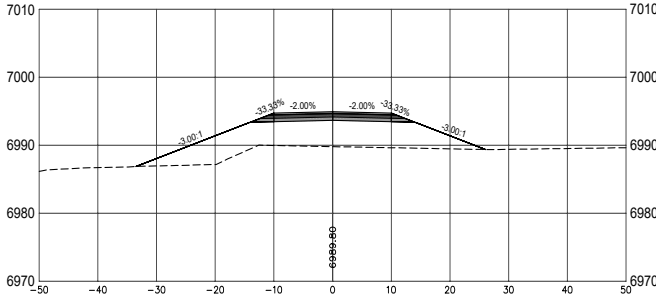

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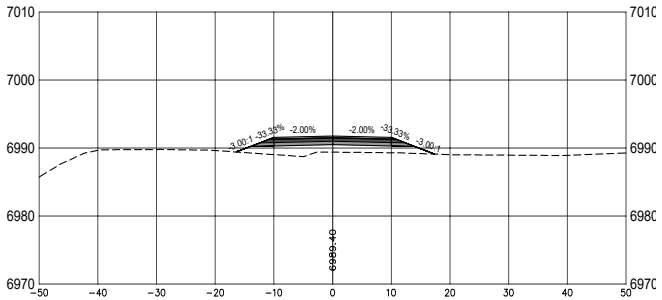

15+00

EAST VILLAGE DR

SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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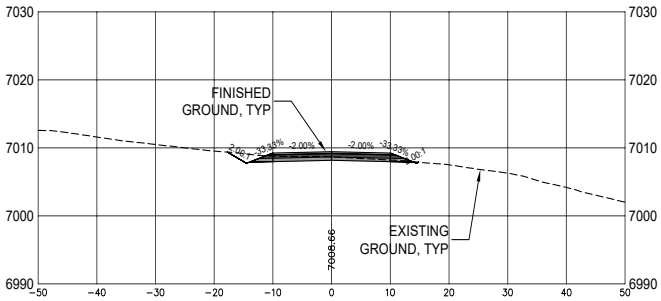
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-713

REVISIONS	DATE	ENGINEERS SEAL



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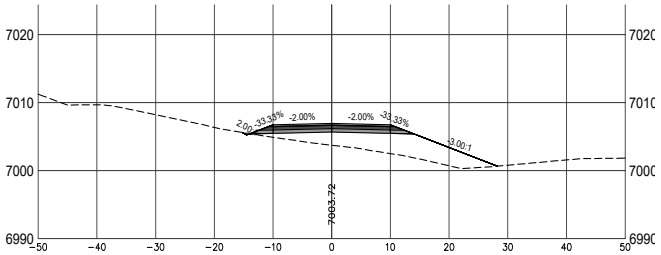

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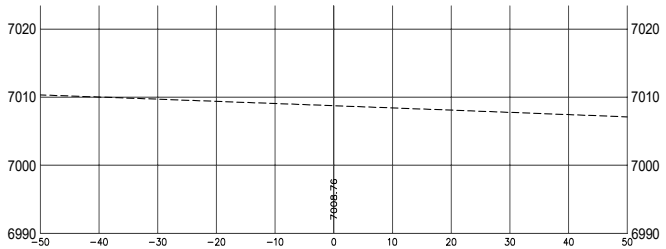

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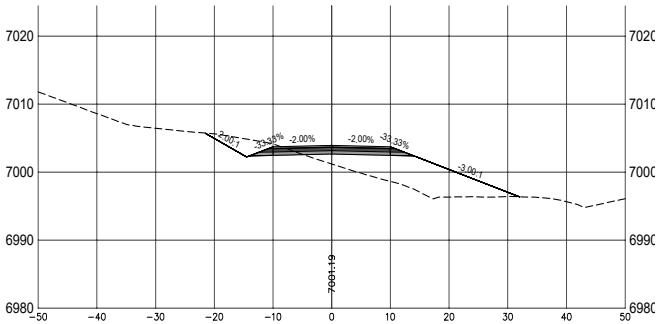

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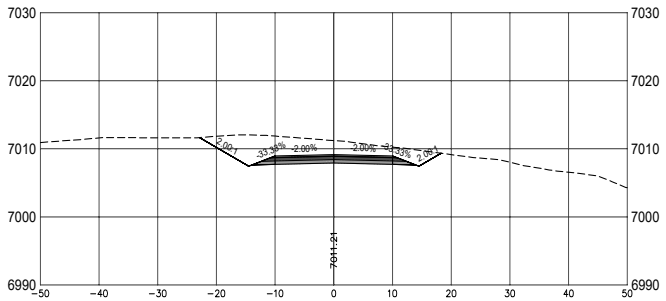

18+50

EAST VILLAGE DR

0 5 10 20
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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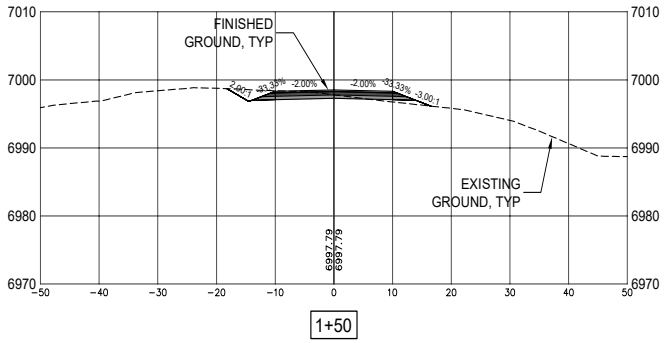
DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS - EAST VILLAGE DR

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-714

REVISIONS	DATE	ENGINEERS SEAL



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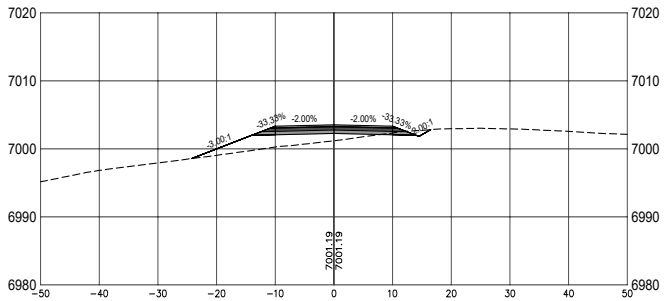

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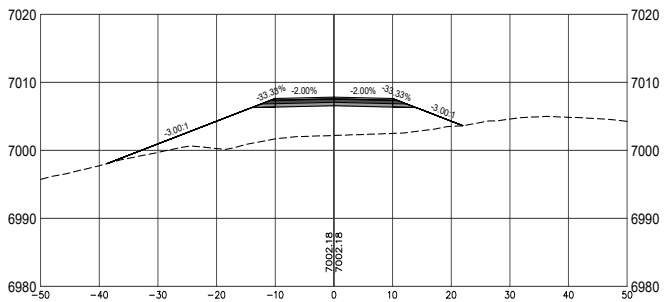

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TESUQUE VISTA

0 5 10 20
SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

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DEVELOPMENT PLAN AND
PRELIMINARY PLAT SUBMITTAL FOR
THE RESORT AT MONTE SERENO

ROADWAY CROSS SECTIONS -
TESUQUE VISTA

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 10'	C-715

REVISIONS	DATE	ENGINEERS SEAL
◁ ◁ ◁ ◁ ◁ ◁ ◁		

STORM WATER POLLUTION PREVENTION PLAN
THE RESORT AT MONTE SERENO
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site is currently undeveloped and mainly in its natural condition. There are no arroyos adjacent to the site. .

1.1 Owner Operator:

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 18 North, Range 9 East, Section 36, in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35˚45'11" N
Longitude: 105˚56'38" W

1.3 The total area of the site:

37.129 ± acres

1.4 The area of the site that is expected to be disturbed:

8.075 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 6 "Storm Water Region 6 NPDES General Permit for Storm Water Discharge from Construction Activity," there are no endangered or threaten species, or designated critical habitat, which are likely to be adversely affected by the construction activity's storm water discharge or storm water discharge related activities.

1.6 Intended sequence of major construction activities:

1. Install Best Management Practices (BMP's). The contractor shall minimize soil disturbance and insure the proper stockpiling of materials.

2. Site Grading. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans and Grading and Drainage Plans. Soil disturbance shall be minimized.

3. Installation of Utilities including trenching, stockpiling of excavated materials and backfilling. The contractors shall use site-specific controls as shown on the Temporary Erosion Control Plans.

4. Stabilization. The contractors shall use site-specific controls as shown on the Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See sheet G-100.

1.7.2 Drainage patterns:

Grading and Drainage Plans, C-300 series.

1.7.3 Approximate slopes after major grading.

Permanent Erosion Control Plan, C-902.

1.7.4 Outline area of disturbance:

Permanent Erosion Control Plan, sheet C-902.

1.7.5 Outline of areas which won't be disturbed:

See SWPPP Plan, this sheet.

1.7.6 Location of major structural and non-structural concepts:

Temporary Erosion Control Plan, sheet C-901.

1.7.7 Areas where stabilization practices are expected to occur.

Permanent Erosion Control Plan, sheet C-902.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours or the next working day of the end of a storm event. If a portion of the site has been finally or temporarily stabilized, and runoff is unlikely due to winter conditions, or during seasonal arid periods, inspections shall be conducted on a monthly basis.

Inspections shall be documented on the inspection and maintenance form. Inspections shall be continued by the Owner and final stabilization of an area is achieved and/or the Notice of Termination is submitted.

2.6 Record Keeping:

A copy of the SWPP Plan will be maintained onsite for the use of all Operators and those identified in the SWPP Plan as having on site responsibilities. Items that will be maintained and attached to the SWPPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector assigned by the Contractor. The SWPPP package and reports shall be available to EPA representatives at all times during construction.

Land Disturbance Log containing: dates when major soil disturbing activities occur, dates when construction activities temporarily or permanently cease on a portion of the site, and dates when stabilization measures are initiated.

Spill Tracking

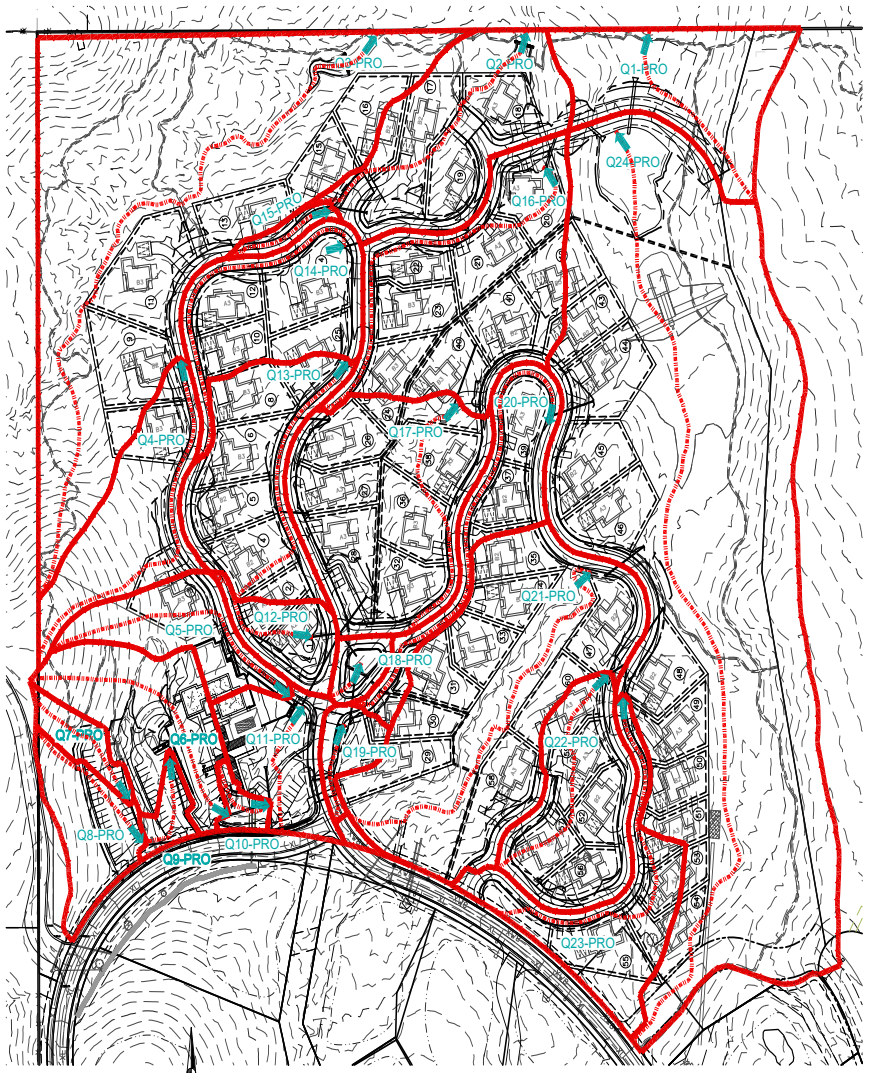
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

2.7 Plan Amendment:

This SWPP Plan will be amended when:

There is a change in design, construction, operation, or maintenance.

If the inspection report identifies problems or inadequacies with the current BMPs, the SWPP Plan shall be modified as necessary to include additional or modified BMP's designed to correct the problems.



N

0 50 100 200

SCALE: 1" = 100'

DEVELOPED CONDITIONS DRAINAGE MAP

SCALE: 1" = 100', CONTOUR INTERVAL = 5'

CITY REVIEW		
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FIRE		
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SUBDIVISION ENGINEER		
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DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

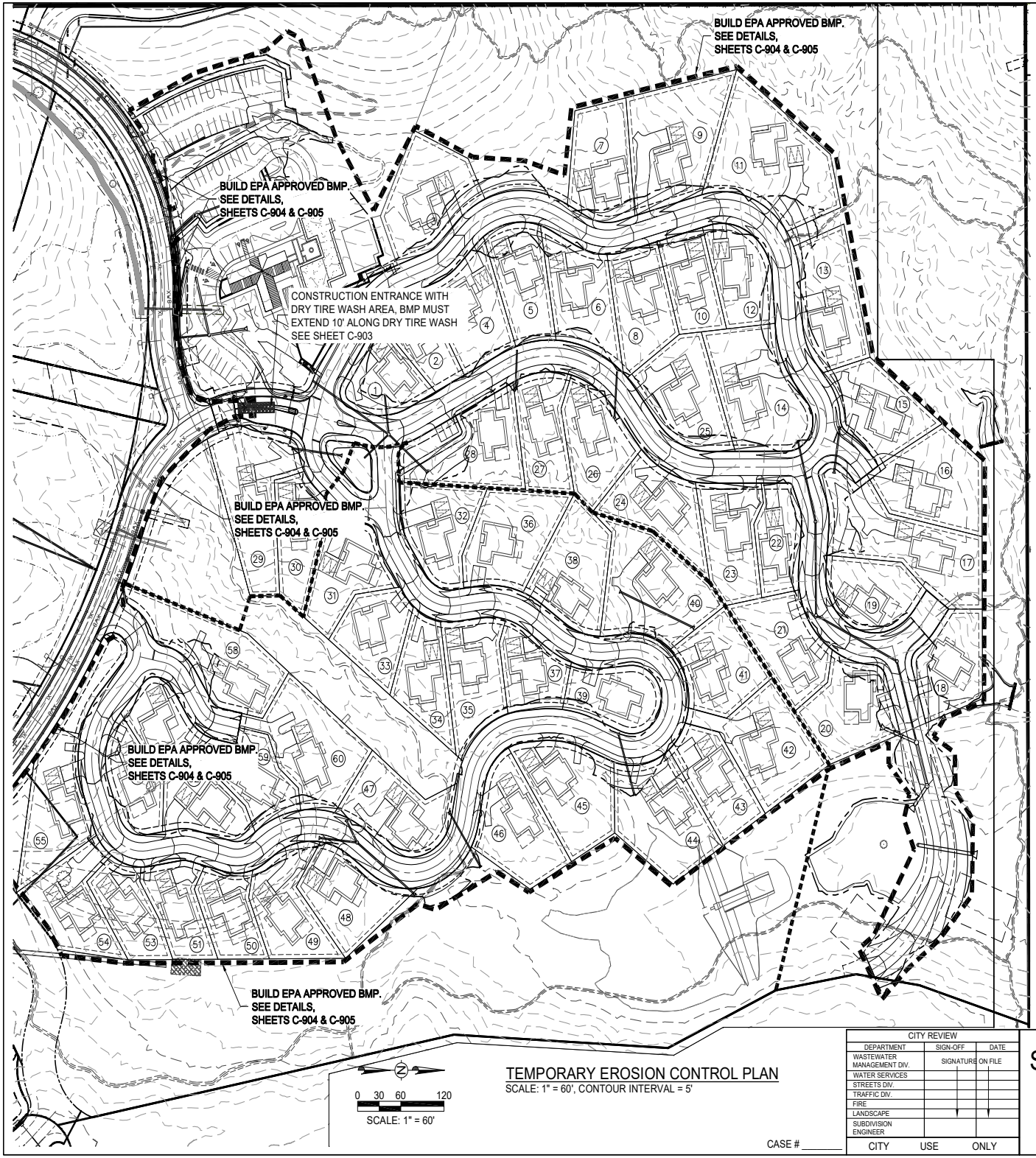
STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 100'	C-800

ENGINEERS SEAL

DATE

REVISIONS



BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

LEGEND

EPA APPROVED BMP. SEE SHEETS C-904 & C-905 FOR DETAILS

ENGINEERS SEAL

DATE

REVISIONS

0 30 60 120
SCALE: 1" = 60'

TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

CITY REVIEW		
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TRAFFIC DIV.		
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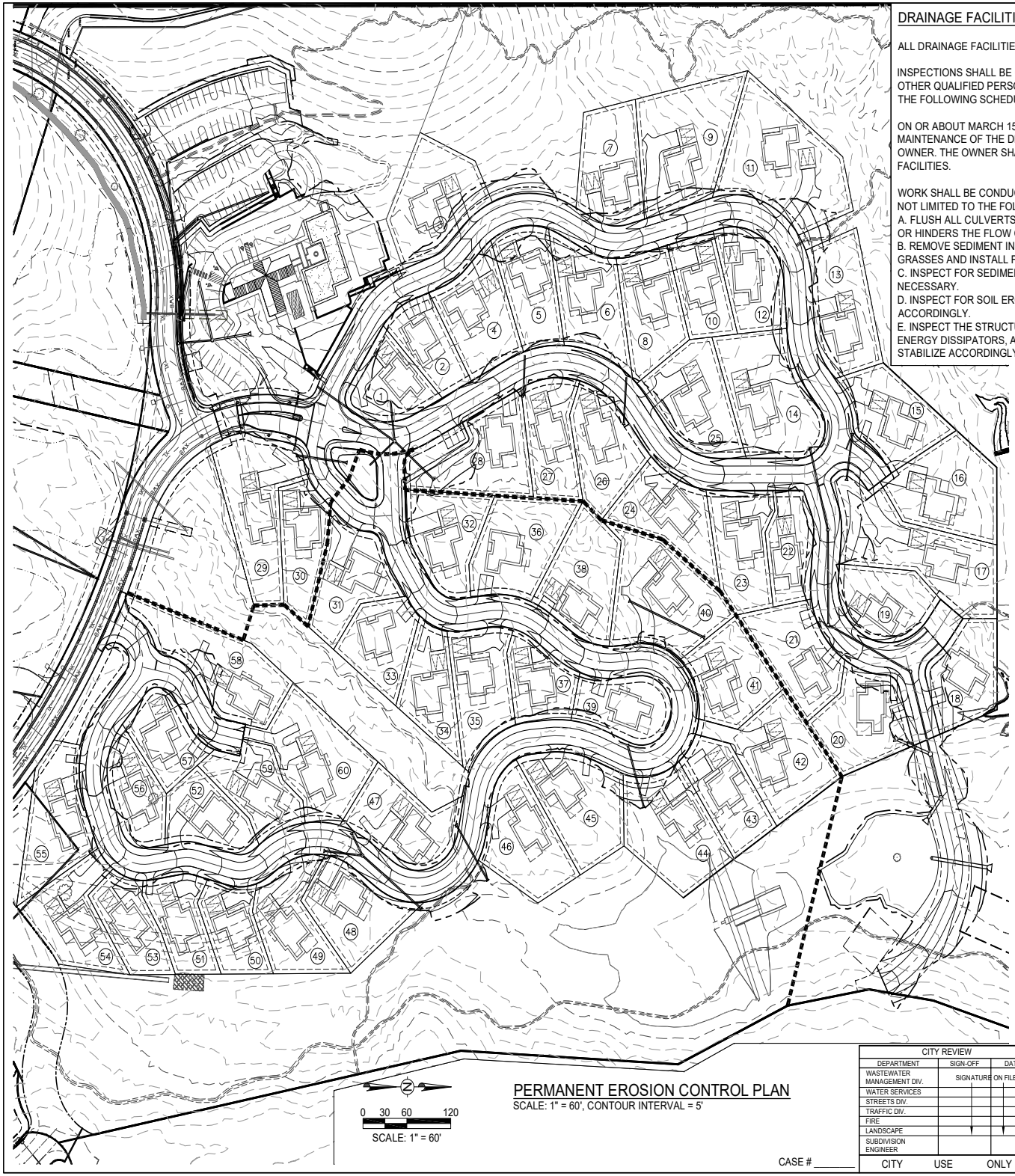
DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
JUNE 2021	1" = 200'	C-801



DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

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

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

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
2. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

WATER LEVEL MEASUREMENT

1. THE CONTRACTOR SHALL INSTALL A STAFF GAUGE AT EACH POND TO MEASURE SEDIMENT ACCUMULATION. STAFF GAUGE MARKINGS SHALL BE IN 0.25' INCREMENTS WITH 0 AT THE BOTTOM OF THE POND AND LABELED FOOT MARKS TO THE TOP OF THE POND. UV RESISTANT MATERIALS SHALL BE USED INCLUDING: FIBERGLASS, STAINLESS STEEL, PVC, ALUMINUM / DIE-BOND BACKED, LEXAN OR POLYCARBONTE COATED MYLAR. SHOP DRAWING SUBMITTALS ARE REQUIRED PRIOR TO CONSTRUCTION. SEE DETAIL, SHEET C-903.
2. THE STAFF GAUGE SHALL BE CLEANED DURING SPRING AND FALL MAINTENANCE TO REMOVE ANY ACCUMULATION ON THE GAUGE.

ENGINEERS SEAL

DATE

REVISIONS

N

0 30 60 120

SCALE: 1" = 60'

PERMANENT EROSION CONTROL PLAN

SCALE: 1" = 60', CONTOUR INTERVAL = 5'

CASE # _____

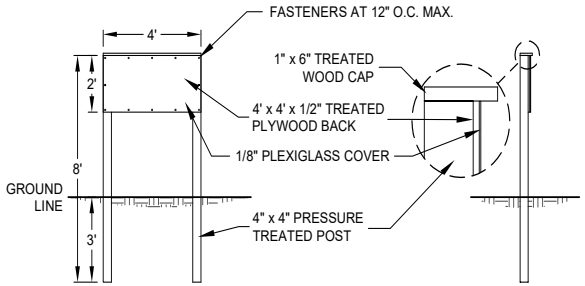
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

PERMANENT EROSION CONTROL PLAN

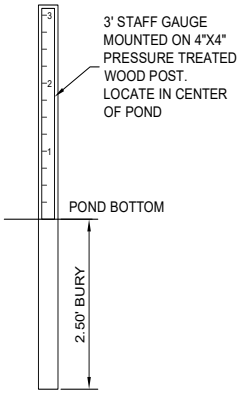
DATE:	SCALE:	SHEET:
JUNE 2021	1" = 200'	C-802



N.P.D.E.S. PERMIT POSTING BOARD
(LOCATED AT MAIN ENTRANCE)

CITY OF SANTA FE NPDES STORMWATER MANAGEMENT NOTES

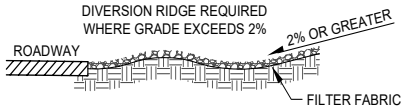
1. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE SFCC CHAPTER XIII STORMWATER UTILITY INCLUDING THE STORMWATER UTILITY SERVICE CHARGE AND STORMWATER ILLICIT DISCHARGE CONTROL REQUIREMENTS.
2. DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT NO. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT NO. NMR 100000.
3. CONSTRUCTION GENERAL DISCHARGE PERMIT NO. NMR100000- A STORMWATER POLLUTION PREVENTION PLAN MUST BE PREPARED BY A QUALIFIED PROFESSIONAL AND A NOTICE OF INTENT (NOI) FOR COVERAGE MUST BE FILED WITH THE EPA. CONSTRUCTION STORMWATER DISCHARGES **ARE NOT PERMITTED** UNTIL A MINIMUM OF SEVEN (7) CALENDAR DAYS AFTER EPA ACKNOWLEDGEMENT OF A COMPLETE NOI.
4. CITY OF SANTA FE STORMWATER ILLICIT DISCHARGE CONTROL- SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED.
5. CITY OF SANTA FE TERRAIN AND STORMWATER REGULATIONS- SFCC 14-8.2 REQUIRES THAT CONSTRUCTION DISTURBED AREA SHALL BE PROTECTED AGAINST EROSION. SEDIMENT MUST BE CONTAINED ON THE DISTURBED AREA BY THE USE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SUCH AS SILT FENCING, SWALES, BERMS, GEOTEXTILES, SEDIMENT BASINS AND TRAPS. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT FROM THE SITE WHILE STILL ALLOWING THE ENTRY OF STORMWATER. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
6. THE CONTRACTOR SHALL NOT REMOVE SILT FENCE AND MULCH SOCKS OR OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UNTIL DISTURBED AREAS ARE STABILIZED. SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER COMPLETION OF CONSTRUCTION OR OTHER SOIL DISTURBANCE ACTIVITIES ON THE SITE. IF THE TIME OF YEAR IS NOT CONDUCIVE TO PLANTING, THEN PLANTING MAY BE DELAYED UNTIL THE NEXT APPROPRIATE PLANTING SEASON PROVIDED THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED WITH AN APPROPRIATE SEED BASE TO PROVIDE EROSION CONTROL FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. TEMPORARY EROSION CONTROL MEASURES SHALL BE SELECTED, DESIGNED AND INSTALLED TO ACHIEVE 70 PERCENT VEGETATIVE COVER WITHIN THREE YEARS.



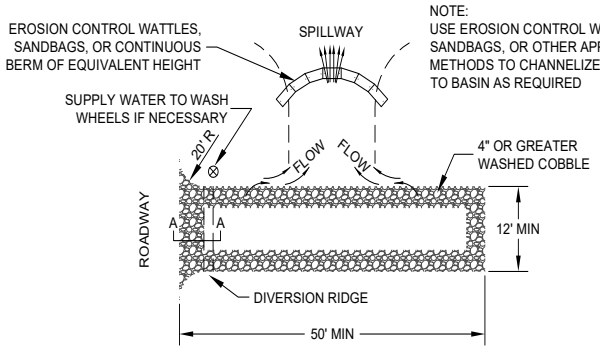
POST AND STAFF GAUGE
SCALE: N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL MINIMIZE SEDIMENT TRACKING OR TRANSPORT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE ADDING ADDITIONAL LAYERS OF GRAVEL, REPAIR AND/OR CLEANOUT OF MEASURE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAYS.
3. VEHICLE WASHING SHALL BE CONDUCTED IN A STABILIZED AREA WITH APPROPRIATE STORM WATER CONTROLS IN PLACE.



SECTION A-A



PLAN VIEW

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # _____

Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

DEVELOPMENT PLAN AND PRELIMINARY PLAT SUBMITTAL FOR THE RESORT AT MONTE SERENO

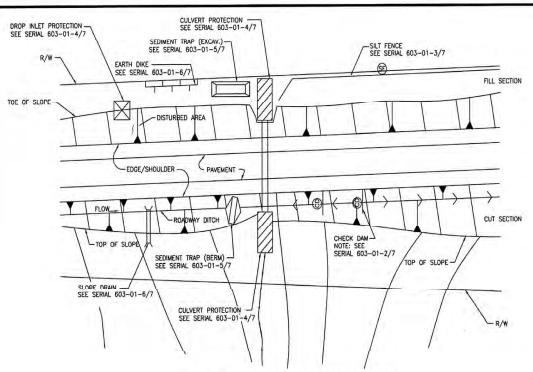
STORM WATER CONTROL DETAILS

DATE:	SCALE:	SHEET:
JUNE 2021	N.T.S.	C-803

ENGINEERS SEAL

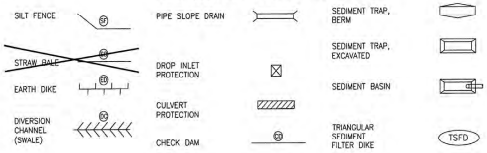
DATE

REVISIONS



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES



TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

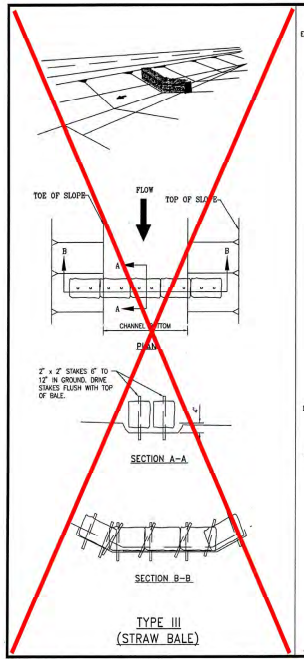
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

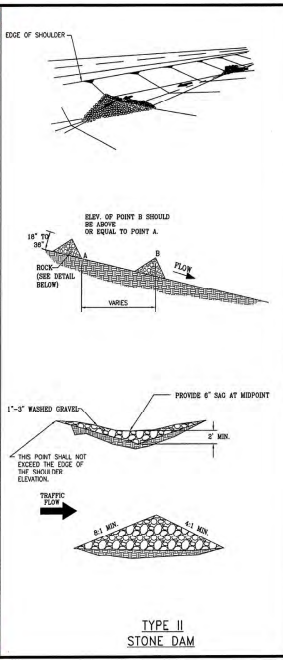
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

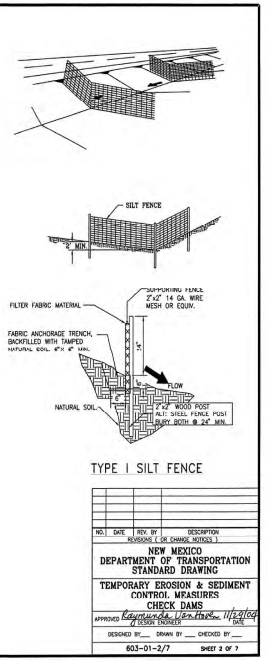
603-01-1/7 SERIAL 1 OF 7



TYPE III (STRAW BALE)



TYPE II STONE DAM



TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

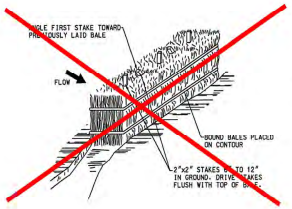
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

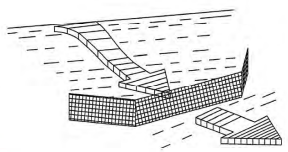
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 SHEET 2 OF 7



TYPE II STRAW BALE OPTION



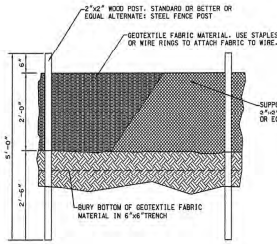
TYPE I SILT FENCE

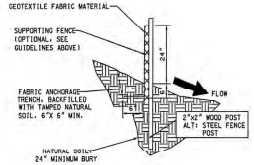
NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS. OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS). SNOW FENCE. PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES, A SUPPORTING FENCE SHALL BE PROVIDED, WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.





NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

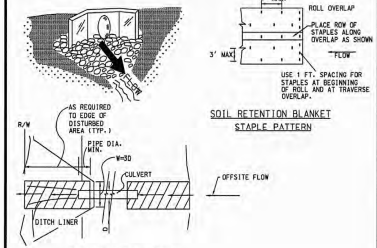
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SILT FENCE

APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

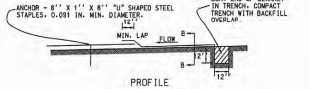
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

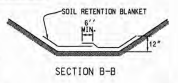


TYPICAL DITCH LINER INSTALLATIONS AT CULVERTS

SOIL RETENTION BLANKET STAPLE PATTERN



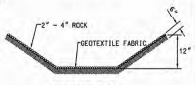
PROFILE DITCH LINER



SECTION B-B

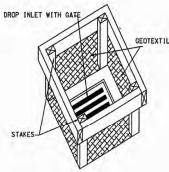
NOTES: CULVERT PROTECTION

1. WHEN CULVERT PROTECTION IS SPECIFIED, EITHER SOIL RETENTION BLANKETS OR SOIL RETENTION ROCK MAY BE PROVIDED.
2. THE CULVERT PROTECTION WIDTH REQUIRED SHALL BE IN ACCORDANCE WITH THESE DETAILS UNLESS SPECIFIED OTHERWISE.
3. THE SOIL RETENTION BLANKET INSTALLATION SHOWN OUTLINES MINIMUM REQUIREMENTS. MANUFACTURER'S RECOMMENDATIONS SHALL BE USED IF THEY ARE MORE STRINGENT.



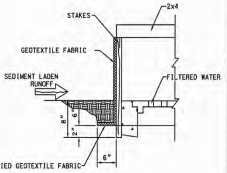
SECTION B-B

CULVERT PROTECTION

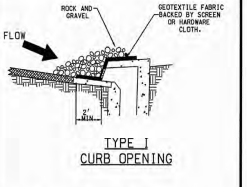


TYPE I

NOTE: WHEN SPECIFIED, ROCKS OR STRAW BALES CAN BE SUBSTITUTED FOR SILT FENCE.



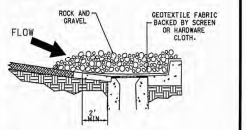
DROP INLET PROTECTION



TYPE I CURB OPENING

NOTES: GRAVEL INLET PROTECTION

1. THIS INSTALLATION IS FOR A TYPE I CURB DROP INLET ONLY. THE TYPE II, III TO "N" INSTALLATION IS SIMILAR.
2. THE SPACING OF THE LONGITUDINAL BRACING SHALL NOT EXCEED 5 FT.



TYPE II CURB DROP INLET

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

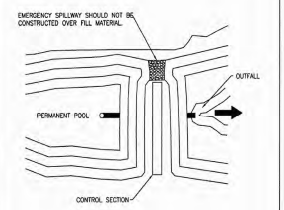
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CULVERT & DROP INLET PROTECTION

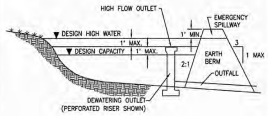
APPROVED Raymundo Montoya 11/21/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

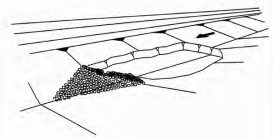


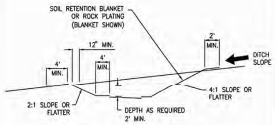
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



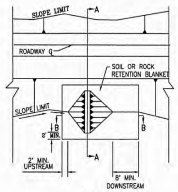


SEDIMENT BASIN, EXCAVATED

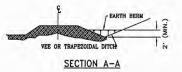
NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

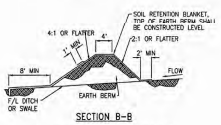
SEDIMENT TRAP



PLAN



SECTION A-A



SECTION B-B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

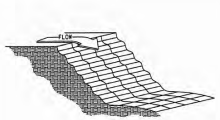
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

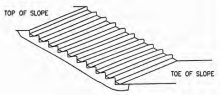
APPROVED _____ DESIGN ENGINEER _____ DATE

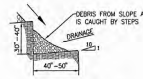
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-5/7 SHEET 5 OF 7



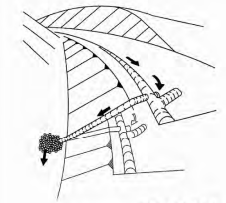
GROOVING SLOPES

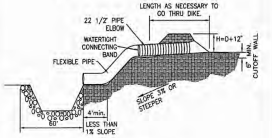


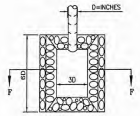


STAIR STEPPING CUT SLOPE

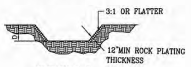
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F-F

SLOPE DRAIN

NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 - 6.0	18
6.0 - 9.0	21
9.0 - 12.0	24
12.0 - 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

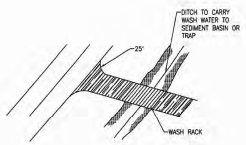
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

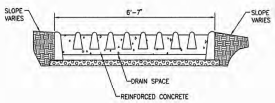
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED _____ (DESIGN ENGINEER) _____ DATE

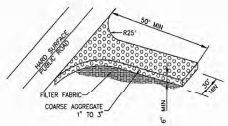
DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

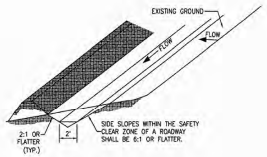




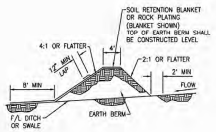
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

DIVERSION DIKE

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICES)			

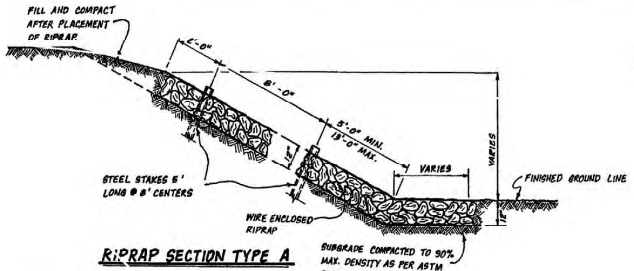
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
OFFSITE TRACKING PREVENTION & DIVERSION DIKE

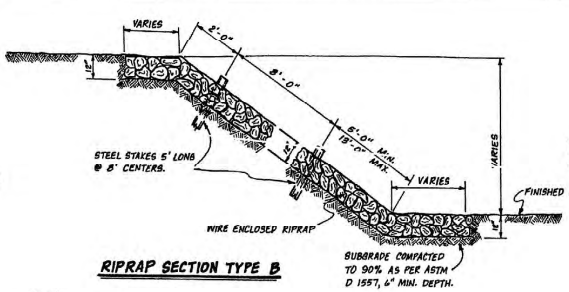
APPROVED _____ DESIGN ENGINEER _____ DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY___

603-01-7/7 SHEET 7 OF 7



RIPRAP SECTION TYPE A



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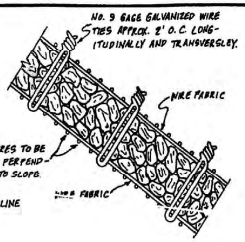
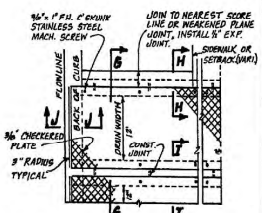
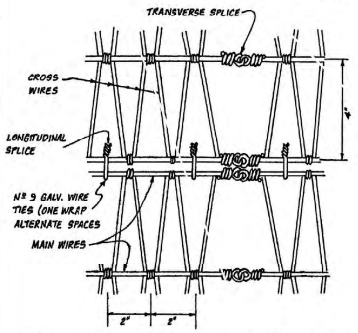


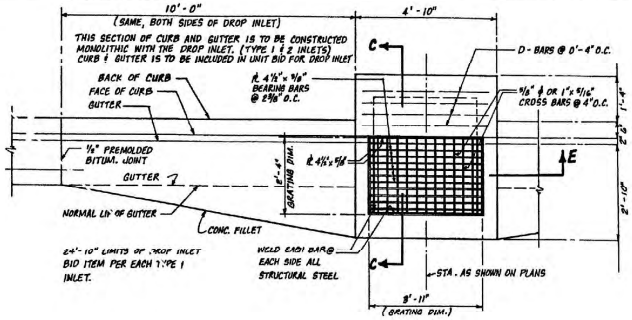
TYPICAL SECTION



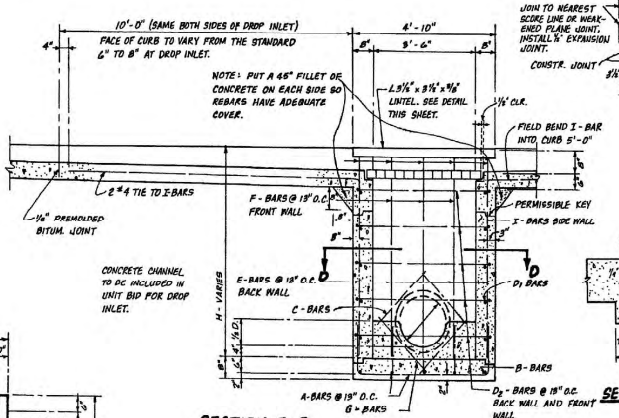
SINGLE AND DR MULTIPLE CULVERT PLAN



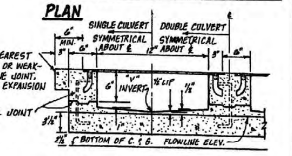
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



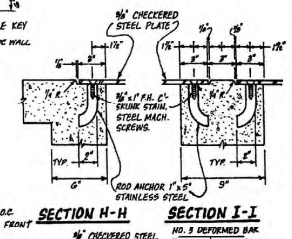
TYPE-1 INLET PLAN



SECTION E-E

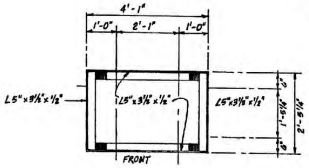


SECTION G-G

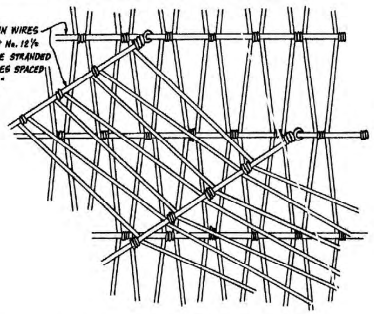


SECTION H-H

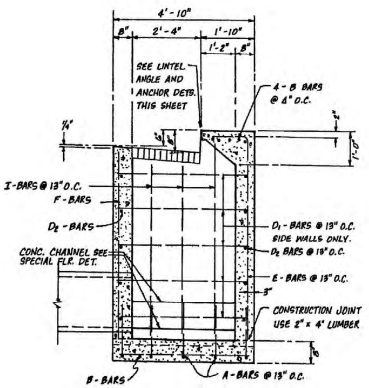
SECTION I-I



GRATING FRAME DETAIL



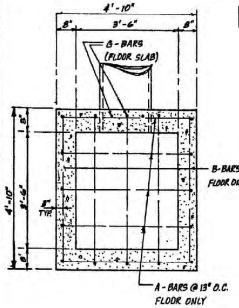
DETAIL OF SPLICE @ SKEWED INTERSECTION



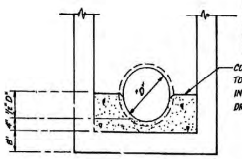
SECTION C-C

RE-BAR SCHEDULE

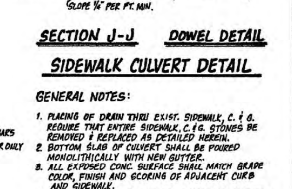
BAR TYPE	SIZE & SHAPE	BAR No.	BAR TYPE & QUANTITY
A	1'-8" / 4'-6" / 4'-6"	#4	TYPE-1-8 REQUIRED TYPE-2-15 REQUIRED TYPE-2-6 REQUIRED
B	4'-2" / 8'-6"	#4	TYPE-1-6 REQUIRED TYPE-2-2 REQUIRED
C	8'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-1 REQ'D PER FT. HT. TYPE-2-1 REQ'D PER FT. HT.
D_2	VARIES 4'-6" / 8'-6"	#4	TYPE-1-2 REQ'D PER 13" HT. TYPE-2-2 REQ'D PER 13" HT.
E	"H" LESS 0'-4"	#4	TYPE-1-5 REQUIRED TYPE-2-9 REQUIRED
F	"H" LESS 0'-8"	#5	TYPE-1-9 REQUIRED TYPE-2-11 REQUIRED
G	2'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	8'-6" / VARIES "H" LESS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB



SECTION D-D

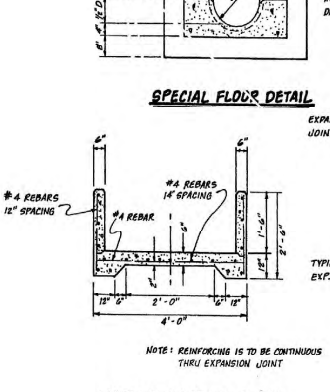


SPECIAL FLOOR DETAIL



SECTION J-J

DOWEL DETAIL



CONCRETE DRAINAGE SWINDOW

NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL

SECTION F-F

SIDEWALK CULVERT DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK, C. & G. REQUIRE THAT ENTIRE SIDEWALK, C. & G. STONES BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS.
5. FOR ALL CONCRETE, THE MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 POUNDS PER SQUARE INCH, 1 - BAG MIX AND THAT THE MINIMUM COARSE AGGREGATE SIZE ALLOWED WILL BE 1 INCH. PERCENTAGE OF AIR - ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

RIPRAP - GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALVANIZED "V" MESH OF THE FOLLOWING CONSTRUCTION: MAIN WIRES; TWO No. 12½ GAGE STRANDED WIRES SPACED AT 4'. CROSS WIRES; SINGLE No. 12½ GAGE WIRES SPACED AT 2' WITH NOT LESS THAN TWO TURNS AROUND THE MAIN WIRES. APPROXIMATE WEIGHT: 48 POUNDS PER 100 SQUARE FEET.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" O.D. STANDARD STRENGTH GALVANIZED STEEL PIPE OR 4 x 4 x ⅜ STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS ONLY ONE ROW OF STEEL STAKES, 2 FEET FROM THE TOP EDGE OF THE RIPRAP, WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. AS AN ALTERNATE, WIRE FABRIC MAY BE GALVANIZED STEEL WIRE MEETING THE REQUIREMENTS FOR CLASS 3, FINISH 5, MEDIUM TENSILE STRENGTH COATED WIRE AS SET FORTH IN FEDERAL SPECIFICATION QQ-W-461. THE WIRES SHALL BE CONTINUOUS, HAVE A DIAMETER OF NOT LESS THAN 0.118 INCH AND SHALL BE TRIPLE TWISTED TO FORM A UNIFORM HEXAGONAL MESH PATTERN WITH A MAXIMUM OPENING SIZE OF 3" x 4½".
5. DETAIL FROM N.M.S.H.D. DETAIL, SERIAL BRR-001-05.

REVISION		
SYMBOL	DATE:	BY:

CITY OF SANTA FE

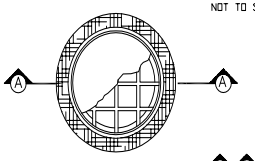
DRAINAGE DETAILS

DRAWN BY: Charlie Gonz. CHECKED BY: DATE: SHT

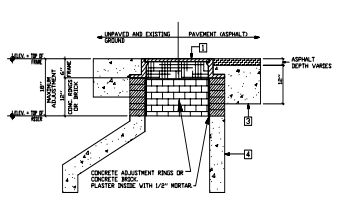
LEGEND

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

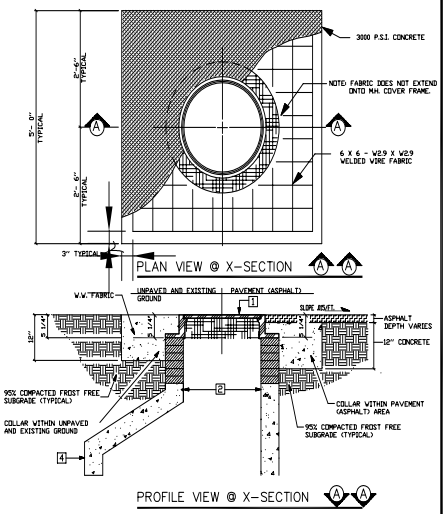


MANHOLE FRAME & COVER DETAIL/DWG # SAS-4

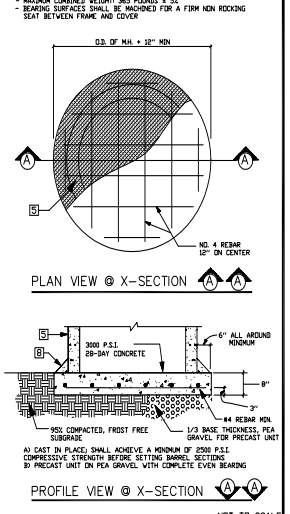


NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5



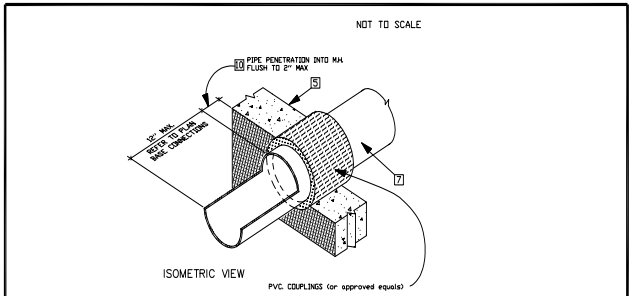
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



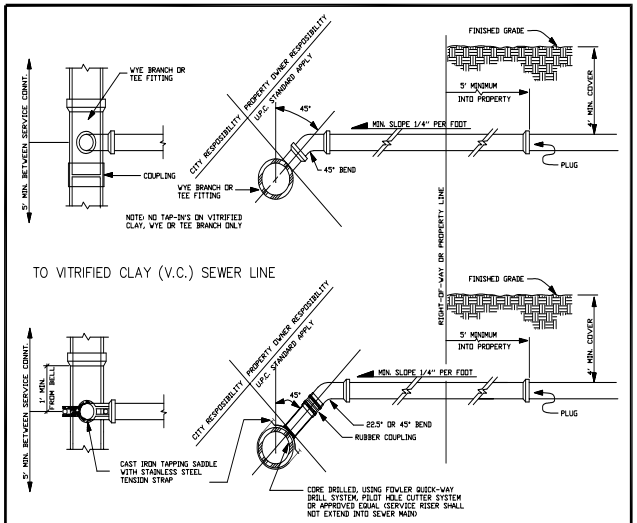
NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

NOT TO SCALE

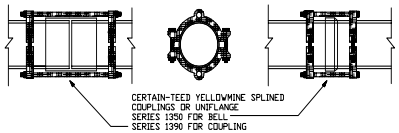


MANHOLE ADAPTER DETAIL/DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

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

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

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

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

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

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

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

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER; ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, MERREY "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 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, M.W. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

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

FIELD QUALITY CONTROL

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

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

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 801.7 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.

WATER QUALITY DIVISION UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

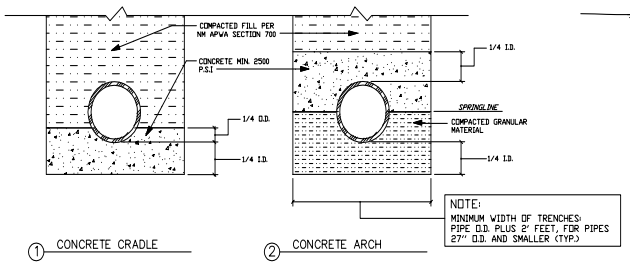
DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 9-3-92	
CADD REVISION BY: G. CHAVEZ	2 12-10-92	SHEET C-901
APPROVED BY: E. BROWN	3 11-16-94	

SCDT2-4 - 6/7/00

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

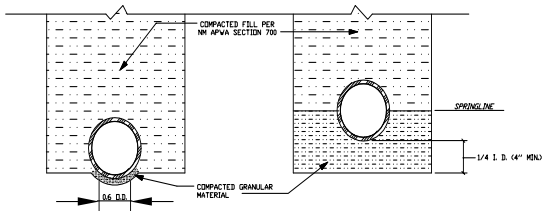
NOT TO SCALE

CLASS "A"



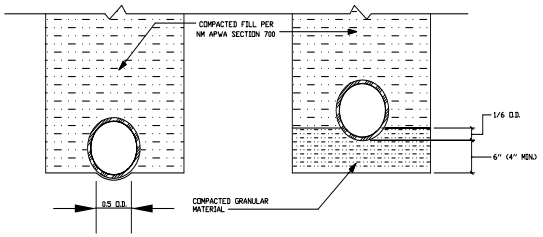
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

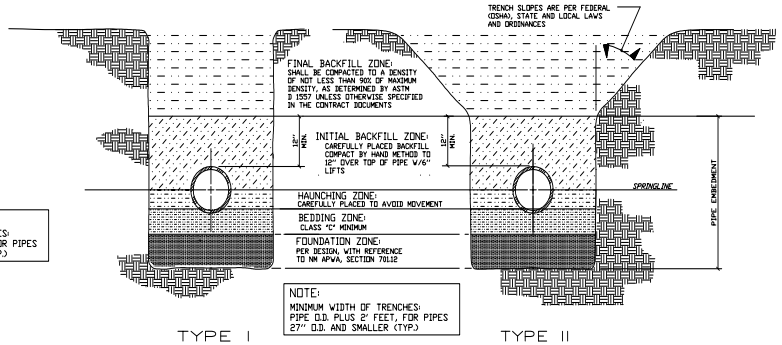


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

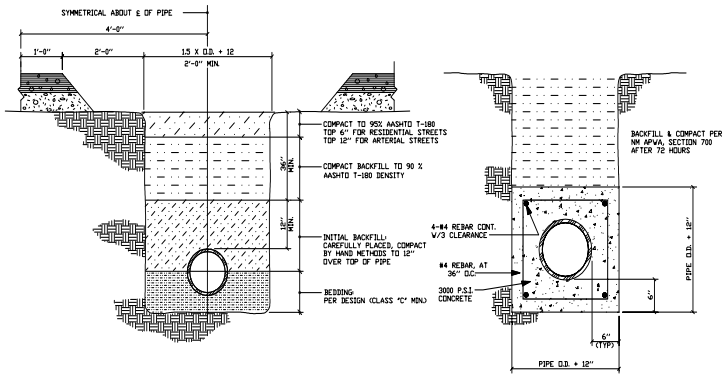
CLASS "C"



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 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH HYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",DEMECO, MERSEY "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 #20.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

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

FIELD QUALITY CONTROL

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

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

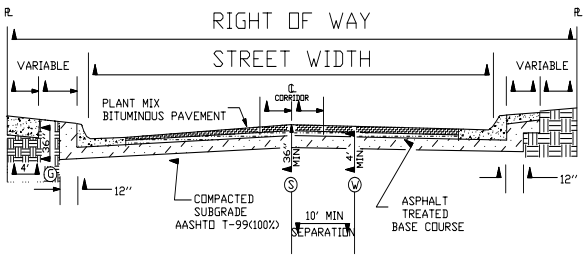
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

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

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

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

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

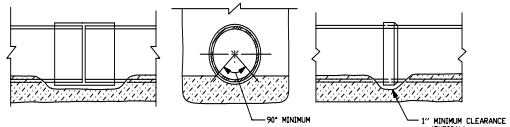


LEGEND

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

NOT TO SCALE

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



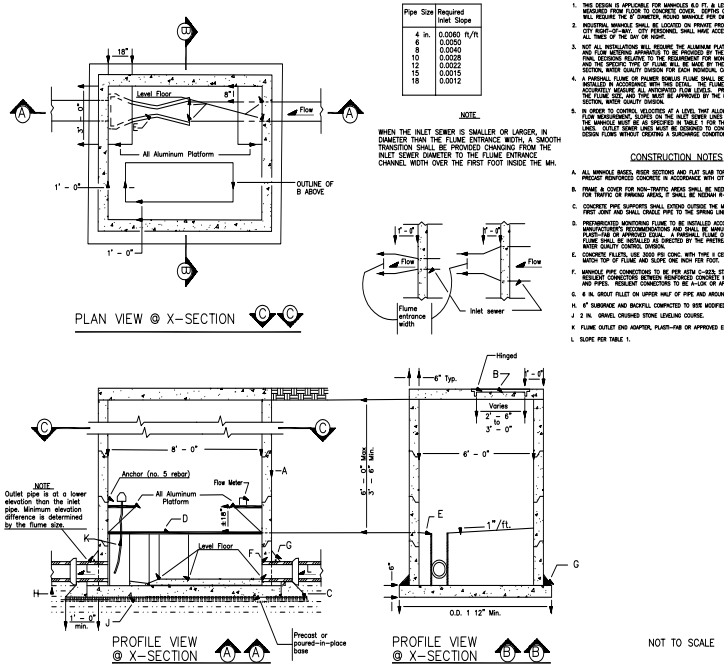
NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

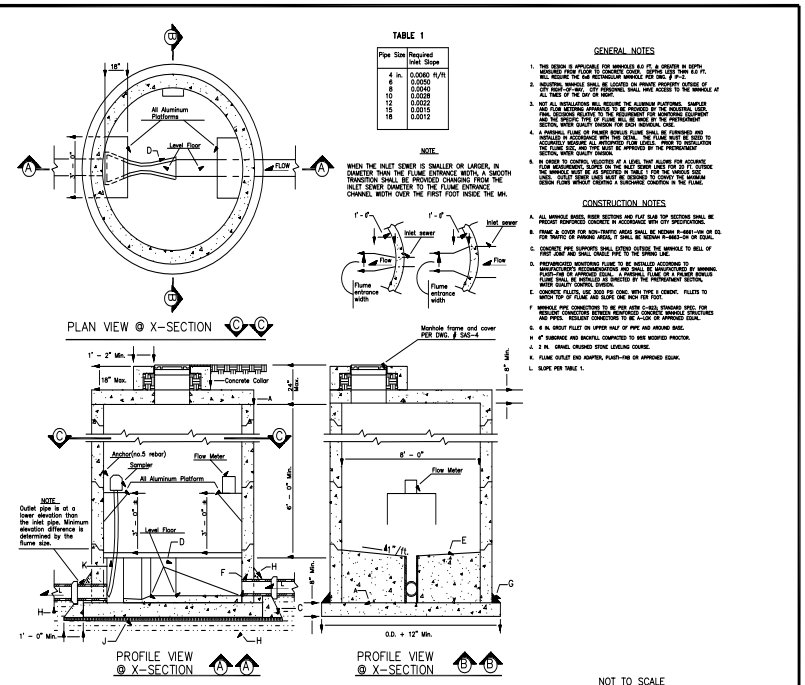
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET C-902
APPROVED BY: E. BROWN	11-16-94	

SCDT3-4 - 6/7/00

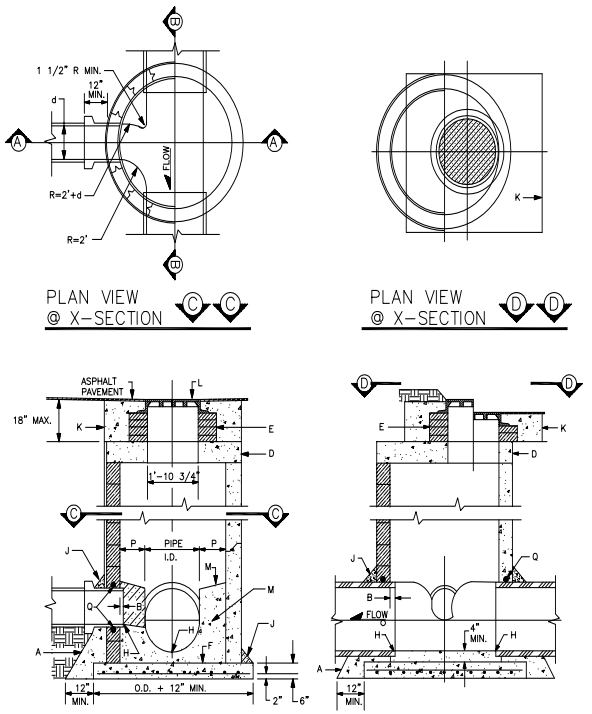


SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



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

SCDT4-4X - 6/7/00



MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

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.

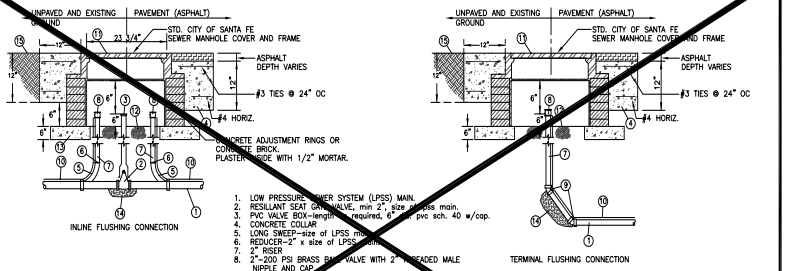
CONSTRUCTION NOTES

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 GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJ. OF M.H. FRAME TO PAVEMENT GRADE. PLASTER INSIDE WITH 1/2" MORTAR.
F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR M.H. DEPTH OF 16' OR GREATER. NO 4 BARS AT 12" O.C. EA. WAY FOR M.H. LESS THAN 16' IN DEPTH.
H. INV. ELEV. OF STUB OR LATERAL AS SHOWN ON PLANS.
J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
K. USE A 5'x 5' CONCRETE PAD IN ALL AREAS SLOPE FOR GRADER USE UNPAVED AREAS.
L. FRAME AND COVER, SEE DWG. # SAS-4
M. CONCRETE FILL, 3000 PSI
N. SLOPE 1" PER FT. FROM PIPE CROWN
P. SHELF TO BE 9" WIDE MIN.
Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE # E:\AUTO\DWG\SCDT4-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ		SHEET C-903
APPROVED BY: E. BROWN		

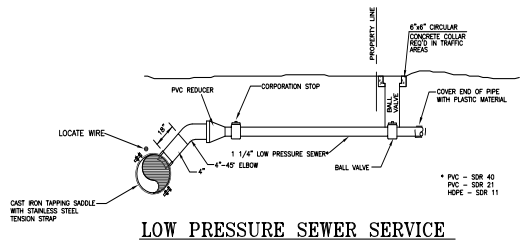


1. LOW PRESSURE SEWER SYSTEM (LPSS) MAIN.
2. RESILLANT SEAT GATE VALVE, min 2", size across main.
3. PVC VALVE BOX–length as required, 6" dia. pvc sch. 40 w/cap.
4. CONCRETE COLLAR
5. LONG SWEEP–size of LPSS main
6. REDUCER–2" x size of LPSS main
7. 2" RISER
8. 2"-200 PSI BRASS BALL VALVE WITH 2" THREADED MALE NIPPLE AND CAP
9. ELBOW–45° 1½" LONG
10. LOCATE WIRE – Min 24" length req'd above riser
11. COVER – SANTA FE STANDARD
12. GRAVEL BEDDING–for box support and surface water leaching (6" thick).
13. CONCRETE PAD–If installed in traffic area, concrete should be used in place of gravel bedding.
14. CONCRETE THRUST BLOCK
15. FINISHED GRADE

LOW PRESSURE SANITARY SEWER FLUSHING CONNECTIONS

NOT TO SCALE

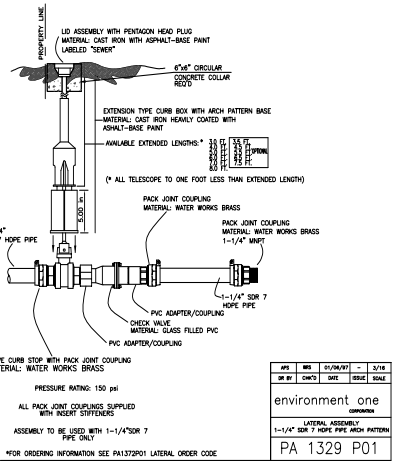
DETAIL A



LOW PRESSURE SEWER SERVICE CONNECTION TO A GRAVITY MAIN

NOT TO SCALE

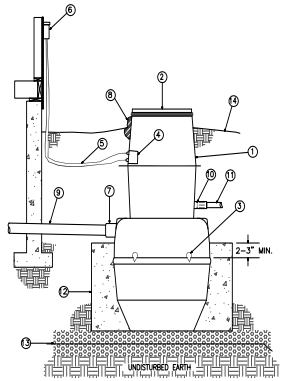
DETAIL B



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

NOT TO SCALE

DETAIL E



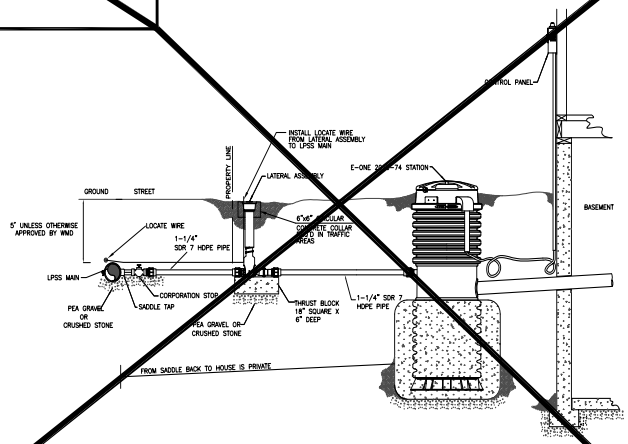
LEGEND
1. ENVIRONMENT ONE GRINDER PUMP TANK & ACCESSWAY – Fiberglass Reinforced Polyester (FRP)
2. ACCESSWAY COVER – FRP
3. LIFTING EYES – for lifting complete grinder pump.
4. ELECTRICAL JUNCTION BOX – leads from grinder pump terminate here. Electrician connects leads from disconnect box (Item 6) thru 2 watertight connectors provided (for UF cable).
5. GRINDER PUMP POWER AND ALARM LEADS– circuit to be run in accordance with applicable electrical codes.
6. RAINPROOF (Nema 3R) ENCLOSURE – equipped with circuit breakers or disconnect switch, located adjacent to GP.
7. TANK INLET – 4" PVC Socket for solvent cementing DWV pipe.
8. TANK VENT TO ROOF, 1 1/2"
9. GRAVITY SERVICE LINE – 4" DWV
10. DISCHARGE OUTLET – 1 1/4" Male pipe thread.
11. GRINDER PUMP DISCHARGE LINE – 1 1/4" nominal PSDR size.
12. CONCRETE ANCHOR – 1800 (12 cu.ft.) lbs. plus 300 (2 cu.ft.) lbs. per foot of accessway. Ex. EP 212 SB w/4' accessway – 1800 + 1200 = 3000 lbs. (20 cu.ft.). Sleeve over inlet line is required if anchor is poured to a level above the inlet.
13. BEDDING MATERIAL – 6" Minimum, rounded aggregate (pea gravel).
14. FINISHED GRADE – Grade line to be 6" below top of accessway and slope away from accessway opening.

NOTE:
GRINDER PUMP SHOWN HERE IS FROM SPECIFICATIONS PREPARED BY ENVIRO-ONE CORPORATION. REFER TO MANUFACTURES SPECIFICATION FOR INSTALLATION AND OPERATION INSTRUCTION.

LOW PRESSURE SANITARY SEWER GRINDER PUMP DETAIL

NOT TO SCALE

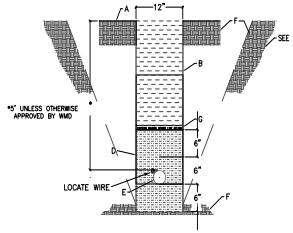
DETAIL C



TYPICAL LATERAL INSTALLATION TO LOW PRESSURE MAIN

NOT TO SCALE

DETAIL D



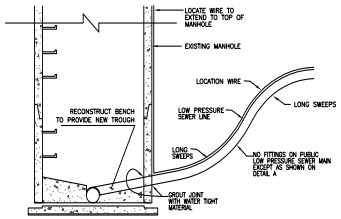
LEGEND
- A. Existing grade
- B. Backfill with excavated material unless selected material is ordered by engineer.
- C. Specific depth as defined by engineer for installation site (freeze protection, etc...).
- D. Backfill with select material in lifts as shown to 90% standard proctor density.
- E. PVC sewer pipe
- F. Undisturbed earth.
- G. Locate tape labeled sewer
- H. Locate wires to be installed as per general notes into flushing connections, terminal flushing connections and manholes Locate wire to be continuous insulated 12 gauge solid copper wire.

NOTE: All trenching shall meet OSHA requirements for ditch slopes.

LOW PRESSURE SANITARY SEWER TRENCH DETAIL

NOT TO SCALE

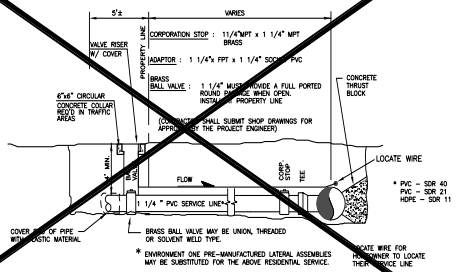
DETAIL H



LOW PRESSURE SEWER MAIN CONNECTION TO GRAVITY SEWER MAIN MANHOLE

NOT TO SCALE

DETAIL F



LOW PRESSURE SEWER SERVICE CONNECTION TO A LOW PRESSURE SEWER MAIN

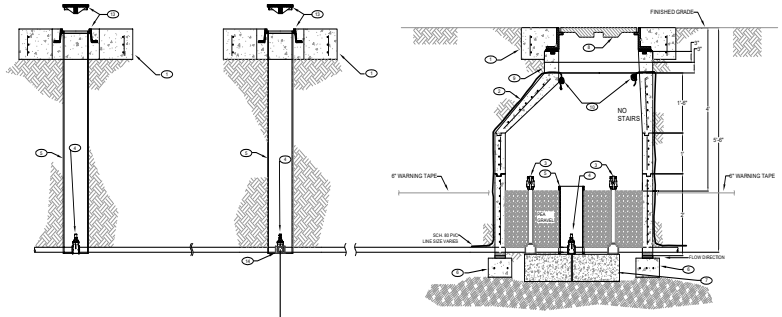
NOT TO SCALE

DETAIL G

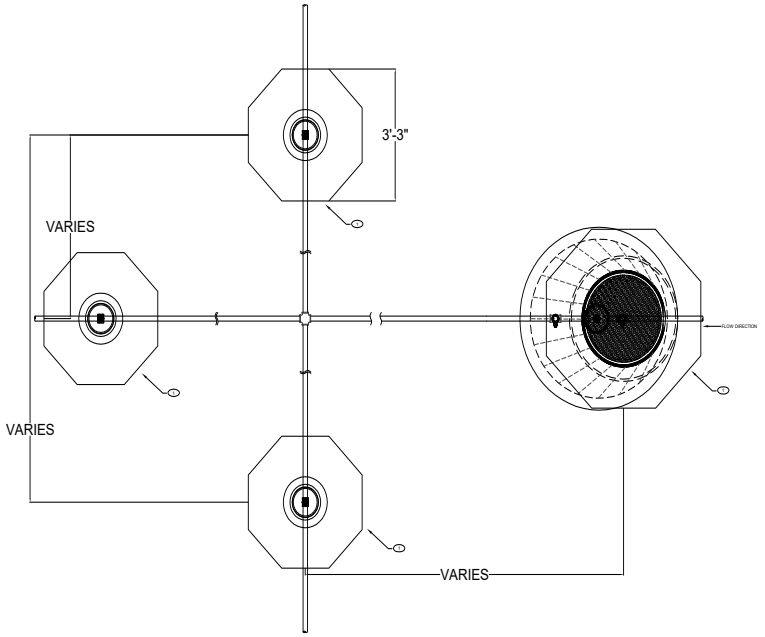
WATER QUALITY DIVISION — UTILITY DEVELOPMENT

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS FOR LOW PRESSURE SEWER

DATE:	REVISIONS		FILE #
DRAWN BY:	△ 06/10/04	△	
CADD RENDITION BY:	△	△	SHEET C-904
APPROVED BY:	△	△	

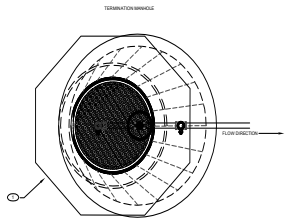


ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW

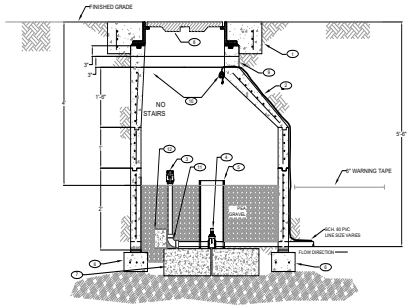


ISOLATION VALVE BOXES FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW

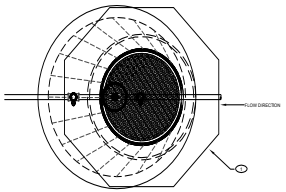
ISOLATION VALVE BOX FRAME & COVER DETAIL



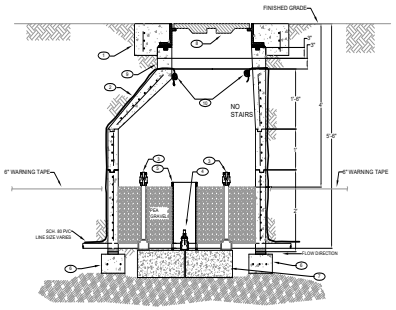
TERMINATION FOR INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



TERMINATION FOR INLINE FLUSHING L.P.S DETAIL PROFILE VIEW



INLINE FLUSHING L.P.S DETAIL - PLAN VIEW



INLINE FLUSHING L.P.S DETAIL PROFILE VIEW

GENERAL NOTES:

1. IF THIS SHEET IS NOT 24" X 36" USE GRAPHIC SCALE ACCORDINGLY
2. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
3. MASTIC AND/OR GROUT FOR WATER TIGHT SEAL AND PREVENTION OF DISPLACEMENT OF RINGS AND COVER.

KEYED NOTES:

1. 12" MIN. CONCRETE COLLAR - OCTAGON SHAPE FOR SEWER LINE IDENTIFICATION
2. 48" TYPE E MANHOLE - ECCENTRIC CONE
3. 2 IN. FULLY PORTED SCH. 80 PVC BALL VALVE & PVC RISER, 200 PSI MIN.
4. 2" RESILIENT WEDGE WATER GATE VALVE, 200 PSI MIN.
5. 8" PVC SLEEVE
6. 8" X 12" CONCRETE BLOCK
7. 8" X 16" SOLID CMU BLOCK THRUST BLOCK
8. DUCTILE IRON FRAME & COLLAR SUITABLE FOR TRAFFIC
9. CONCRETE GRADED RINGS AS REQUIRED.
10. TRACER WIRE TAPED TO TOP OF PIPE - SPLICING NOT ALLOWED. LEAVE 2' MIN. SLACK ON A HUNG SUPPORT
11. 2 IN. SCH 80 STREET 90° ELBOW
12. THRUST BLOCK
13. 8-1/8" INSIDE DIA. FRAME & COVER
14. 2 IN. SCH 80 PVC CROSS

CITY OF SANTA FE STANDARDS

L.P.S. FLUSHING DETAILS

DRAWN	JAMES_MARTINEZ
DESIGN	STAN_HOLLAND
CHECKED	DOUG_FLORES
DATE	[09-03-19]

SUBMITTED COSF | APPROVED FOR RELEASE COSF_WASTEWATER

73 Paseo Real
Santa Fe, New Mexico 87507

SHEET C-905
OF

REVIEWER: [REVIEWER] | DATE: [MM-DD-YY]

PROJECT ID | DRAWING NO | REV 0

TABLE 1–R

HELICAL CORRUGATED STEEL PIPE–2 2/3" X 1/2" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
12	0.064	0.064	0.064	0.064	0.064	0.064	12
18	0.064	0.064	0.064	0.064	0.064	0.064	12
24	0.064	0.064	0.064	0.064	0.064	0.064	12
30	0.064	0.064	0.064	0.064	0.064	0.064	12
36	0.064	0.064	0.064	0.064	0.064	0.064	12
42	0.064	0.064	0.064	0.064	0.064	0.064	12
48	0.064	0.064	0.064	0.064	0.064	0.064	12
54	0.079	0.079	0.079	0.079	0.079	0.079	12
60	0.079	0.079	0.079	0.079	0.079	0.079	12
66	0.138	0.138	0.138	0.138	0.138	0.138	12
72	0.138	0.138	0.138	0.138	0.138	0.138	12
75	0.168	0.168	0.168	0.168	0.168	0.168	12
84	0.168	0.168	0.168	0.168	0.168	0.168	12

TABLE 2–R

HELICAL CORRUGATED STEEL PIPE – 3" X 1" CORRUGATION

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
54	0.064	0.064	0.064	0.064	0.064	0.064	12
60	0.064	0.064	0.064	0.064	0.064	0.064	12
66	0.064	0.064	0.064	0.064	0.064	0.064	12
72	0.064	0.064	0.064	0.064	0.064	0.079	12
78	0.064	0.064	0.064	0.064	0.064	0.079	12
84	0.064	0.064	0.064	0.064	0.079	0.079	12
90	0.064	0.064	0.064	0.064	0.079	0.109	12
96	0.079	0.079	0.079	0.079	0.079	0.109	12
102	0.079	0.079	0.079	0.079	0.109	0.109	18
108	0.109	0.109	0.109	0.109	0.109	0.109	18
114	0.109	0.109	0.109	0.109	0.109	0.109	18
120	0.109	0.109	0.109	0.102	0.109	0.109	18
126	0.138	0.138	0.138	0.138	0.138	0.138	18
132	0.138	0.138	0.138	0.138	0.138	0.138	18
138	0.138	0.138	0.138	0.138	0.138	0.138	18
144	0.188	0.188	0.188	0.188	0.188	0.188	18

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

TABLE 4–R

STEEL SPIRAL RIB PIPE – 3/4" X 3/4" X 7 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 3/4" X 7 1/2" CORRUGATION 0.064	0.079	0.109	0.138	MIN. CVR (INCHES)
24	67	95	158		12
30	54	75	126		12
36	45	63	105		12
42	38	54	90		12
48	# 33	47	78	114	12
54	29	41	70	101	15
60		37	63	91	15
66		# 34	57	83	18
72			53	78	18
78			48	70	21
84			# 44	65	21
90				60	24
96				# 56	24
102				# 50	27

TABLE 5–R

STEEL SPIRAL RIB PIPE – 3/4" X 1" X 11 1/2"

DIAMETER OF PIPE (INCHES)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 3/4" X 1" X 11 1/2" CORRUGATION 0.064	0.079	0.109	MIN. CVR (INCHES)
24	40	40	40	12
30	39	40	40	12
36	32	40	40	12
42	28	39	40	12
48	24	34	40	12
54	21	30	40	18
60		27	40	18
66		25	40	18
72		# 22	38	18
78			35	24
84			33	24
90			# 31	24

NOTES: 1. FOR TABLES 4–R AND 5–R, COVER LIMITS INDICATED WITH # ARE FOR TRENCH INSTALLATION ONLY. FOR EMBANKMENT CONDITIONS, USE NEXT HEAVIER GAGE IF AVAILABLE.
2. SEE "INSTALLATION AND BACKFILL OF SPIRAL RIB PIPE" SECTION OF "HANDBOOK OF STEEL DRAINAGE & HIGHWAY CONSTRUCTION PRODUCTS" BY AISI OF 1994 EDITION FOR MORE DETAILS ON INSTALLATION.

GENERAL NOTES:

1. WHERE ABRASIVE OR CORROSIVE CONDITIONS EXIST, A HEAVIER WALL THICKNESS OR A PROTECTIVE COATING MAY BE REQUIRED. SEE SECTION 570 OF SPECIFICATIONS FOR CORROSION RESISTANCE NUMBER.
2. THE CONTRACTOR MAY FURNISH A HEAVIER WALL THICKNESS THAN THAT MINIMUM SHOWN IN THAT TABLE AT NO ADDITIONAL COST TO THE DEPARTMENT.
3. ALL PIPES SHALL BE PROTECTED BY A COVER OF AT LEAST 4 FEET BEFORE PERMITTING HEAVY CONSTRUCTION EQUIPMENT TO PASS OVER THEM DURING CONSTRUCTION.
4. MINIMUM COVERS SHOWN IN THE TABLES SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE TIE FLEXIBLE PAVEMENT OR TO THE TOP OF THE RIGID PAVEMENT. FOR MINIMUM COVERS, A MINIMUM 6" CUSHION OF BACKFILL MATERIAL SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE RIGID PAVEMENT AND THE TOP OF THE PIPE.
5. ALL STEEL CORRUGATED METAL AND AND STRUCTURAL PLATE SHALL CONFORM TO AASHTO SPECIFICATION M–36 AND M–167.
6. ALL PIPES ARE TO BE CAMBERED TO ACCOMMODATE SOIL SETTLEMENT AND CONSOLIDATION. THE AMOUNT OF CAMBER WILL DEPEND ON SOIL CHARACTERISTICS, COVER, LENGTH OF CULVERT, SLOPE, AND OTHER FACTORS AND SHALL BE APPROVED BY THE PROJECT MANAGER.
9. SEE 206–07–1/1 – CORRUGATED METAL CULVERT AND PIPE ARCHES BEDDING AND BACKFILL DETAILS FOR INSTALLATION.
10. SEE SECTION 570 PIPE CULVERT SPECIFICATIONS AND SECTION 571 STRUCTURAL PLATE STRUCTURES SPECIFICATIONS.
6. FOR PIPE SIZES NOT SHOWN, THE GAUGE WILL BE THAT REQUIRED BY THE MINIMUM AND MAXIMUM COVERS FOR THE NEXT LARGER TABULATED PIPE SIZE.
7. COVER HEIGHTS OVER 40 FEET SHALL BE USED ONLY AFTER A THOROUGH INVESTIGATION OF THE FOUNDATION MATERIALS.

GAUGE	THICKNESS (INCHES)
1	0.280
3	0.249
5	0.218
7	0.188
8	0.168
10	0.138
12	0.109
14	0.079
16	0.064
18	0.052

NOTE: GAUGES SHOWN ARE "US STANDARD GAUGE" FOR GALVANIZED STEEL SHEETS AND PLATES. THICKNESS SHOWN IN INCHES INCLUDE GALVANIZED COATING.

R = ROUND PIPE

DESIGN DATA:

SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12, SIXTH EDITION, WITH 2008 INTERIM REVISIONS.

DEAD LOAD: 120 POUNDS PER CUBIC FOOT EARTH.

LIVE LOAD: HL–93

SAFETY FACTORS: APPROXIMATELY, 3.0 FOR LONGITUDINAL SEAM STRENGTH 2.0, FOR PIPE WALL BUCKLING.

BACKFILL: SOIL STIFFNESS COEFFICIENT (k) = 0.22.

DENOTES THAT THE FURNISHED TABLE IS STILL BASED ON DESIGN SPECIFICATION OF LTD, NOT LRFD YET.

TABLE 6–R

STRUCTURAL PLATE PIPE – 6" X 2" CORRUGATION

DIAMETER OF PIPE (FEET)	MAX. DEPTH OF COVER ABOVE TOP OF PIPE (FEET) 15	16–20	21–25	26–30	31–35	36–40	MIN. CVR (INCHES)
	SPECIFIED WALL THICKNESS (INCH)						
5.0	0.111	0.111	0.111	0.111	0.111	0.111	12
5.5	0.111	0.111	0.111	0.111	0.111	0.111	12
6.0	0.111	0.111	0.111	0.111	0.111	0.111	12
6.5	0.111	0.111	0.111	0.111	0.111	0.111	12
7.0	0.111	0.111	0.111	0.111	0.111	0.111	12
7.5	0.111	0.111	0.111	0.111	0.111	0.111	12
8.0	0.111	0.111	0.111	0.111	0.111	0.111	12
8.5	0.111	0.111	0.111	0.111	0.111	0.111	18
9.0	0.111	0.111	0.111	0.111	0.111	0.111	18
9.5	0.111	0.111	0.111	0.111	0.111	0.111	18
10.0	0.111	0.111	0.111	0.111	0.111	0.111	18
10.5	0.111	0.111	0.111	0.111	0.111	0.140	18
11.0	0.111	0.111	0.111	0.111	0.111	0.140	18
11.5	0.111	0.111	0.111	0.111	0.111	0.140	18
12.0	0.111	0.111	0.111	0.111	0.111	0.140	18
12.5	0.111	0.111	0.111	0.111	0.111	0.140	24
13.0	0.111	0.111	0.111	0.111	0.111	0.140	24
13.5	0.111	0.111	0.111	0.111	0.140	0.140	24
14.0	0.111	0.111	0.111	0.111	0.140	0.140	24
14.5	0.111	0.111	0.111	0.111	0.140	0.140	24
15.0	0.111	0.111	0.111	0.140	0.140	0.140	24
15.5	0.111	0.111	0.111	0.140	0.140	0.170	24
16.0	0.111	0.111	0.111	0.140	0.140	0.170	24
16.5	0.140	0.140	0.140	0.140	0.140	0.170	30
17.0	0.140	0.140	0.140	0.140	0.140	0.170	30
17.5	0.140	0.140	0.140	0.140	0.140	0.170	30
18.0	0.140	0.140	0.140	0.140	0.140	0.170	30
18.5	0.170	0.170	0.170	0.170	0.170	0.170	30
19.0	0.170	0.170	0.170	0.170	0.170	0.188	30
19.5	0.170	0.170	0.170	0.170	0.170	0.188	30
20.0	0.170	0.170	0.170	0.170	0.170	0.188	30
20.5	0.188	0.188	0.188	0.188	0.188	0.218	36
21.0	0.188	0.188	0.188	0.188	0.188	0.218	36
21.5	0.218	0.218	0.218	0.218	0.218	0.218	36
22.0	0.218	0.218	0.218	0.218	0.249	0.249	36
22.5	0.218	0.218	0.218	0.218	0.249	0.249	36
23.0	0.218	0.218	0.218	0.218	0.249	0.249	36
23.5	0.249	0.249	0.249	0.249	0.249	0.249	36
24.0	0.249	0.249	0.249	0.249	0.249	0.280	42
24.5	0.249	0.249	0.249	0.249	0.249	0.280	42
25.0	0.280	0.280	0.280	0.280	0.280	0.280	42
25.5	0.280	0.280	0.280	0.280	0.280	0.280	42
26.0	0.280	0.280	0.280	0.280	0.280	0.280	42

NOTES: 1. BACKFILL AROUND PIPE MUST BE COMPACTED TO SPECIFIED AASHTO T–99 DENSITY OF 100%.
2. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

NO.	DATE	BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

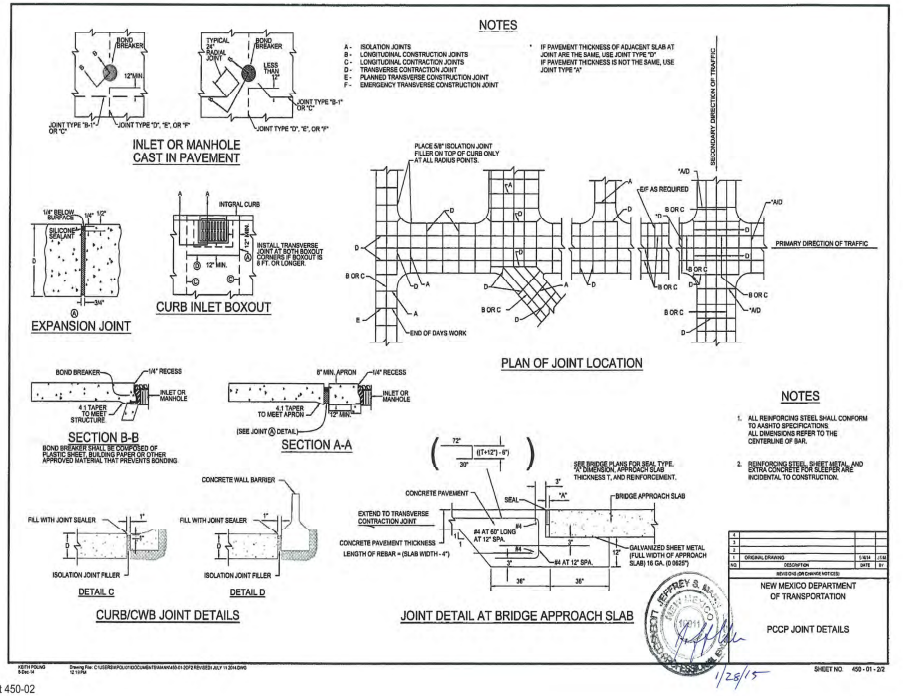
MAXIMUM AND MINIMUM COVER STEEL–ROUND PIPES HELICAL CORRUGATED METAL AND STRUCTURAL PLATES

DESIGNED BY: DRAWN BY: SKL CHECKED BY: YML/TM

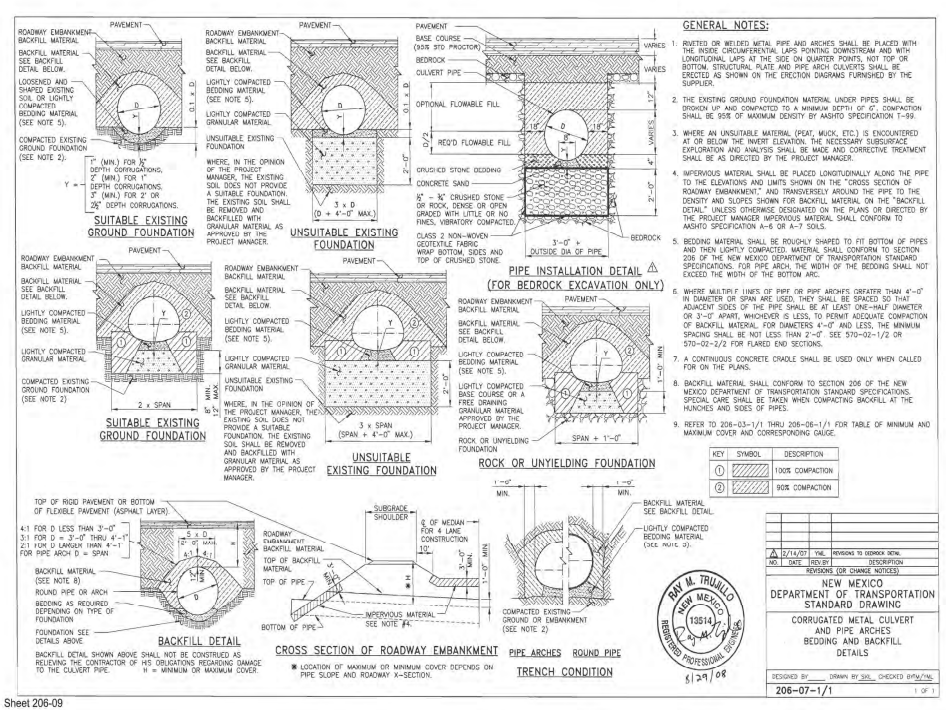
206–03–1/1 1 of 1

TIMOTHY A. BANKS NEW MEXICO 14072 REGISTERED PROFESSIONAL ENGINEER 4–10–08

Sheet 206-03



Sheet 450-02



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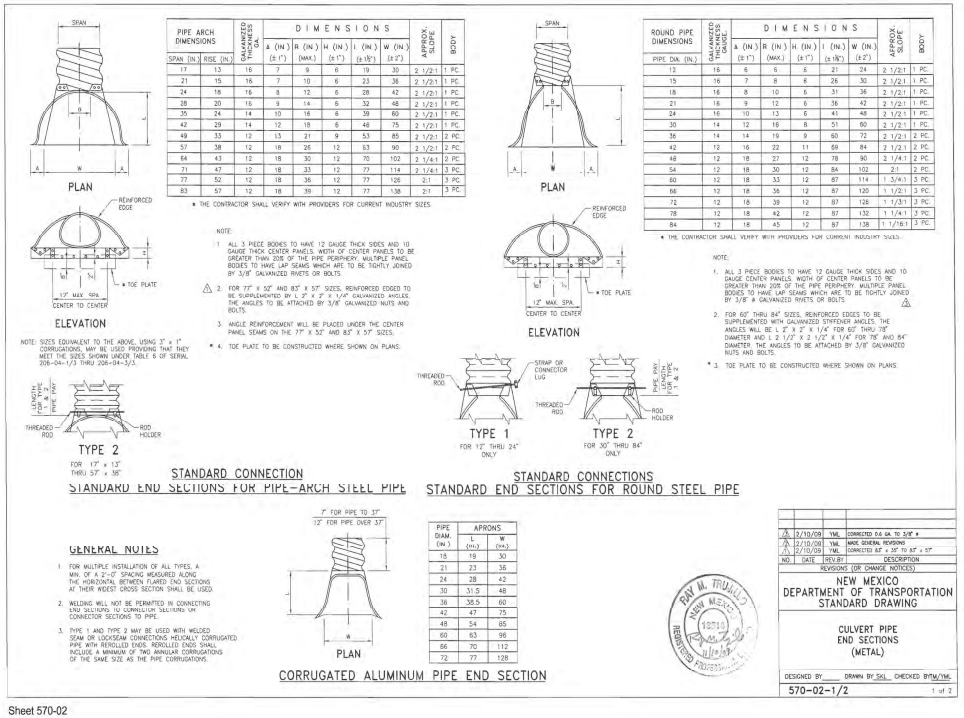

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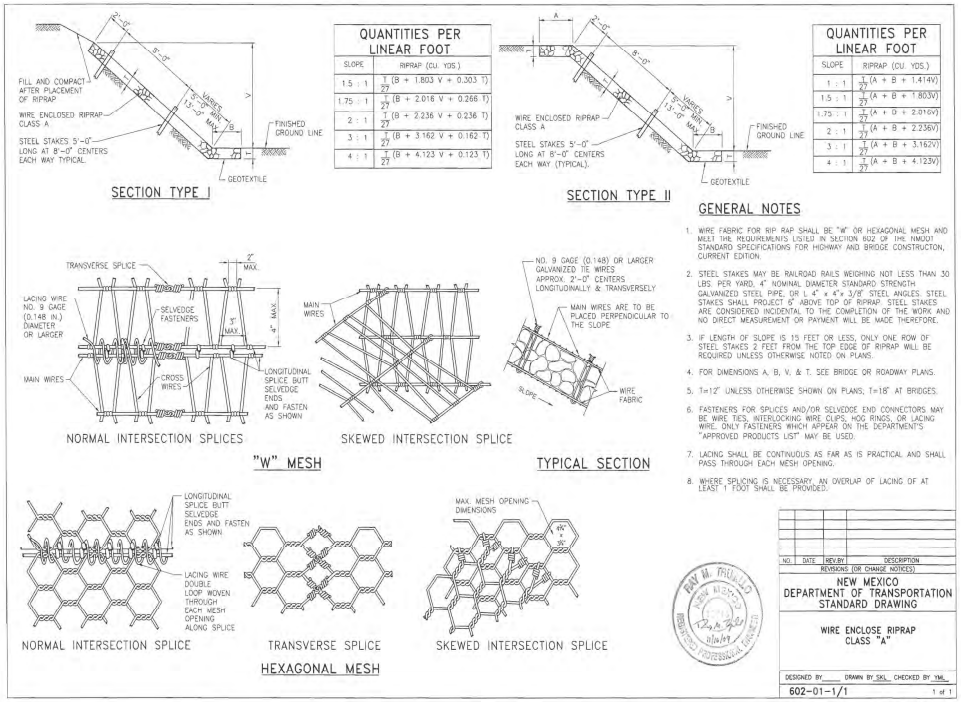

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1.5 : 1	$\frac{1}{27}$ (B + 1.803 V + 0.303 T)
1.75 : 1	$\frac{1}{27}$ (B + 2.018 V + 0.266 T)
2 : 1	$\frac{1}{27}$ (B + 2.236 V + 0.236 T)
3 : 1	$\frac{1}{27}$ (B + 3.162 V + 0.162 T)
4 : 1	$\frac{1}{27}$ (B + 4.123 V + 0.123 T)

QUANTITIES PER LINEAR FOOT	
SLOPE	RIPRAP (CU. YDS.)
1 : 1	$\frac{1}{27}$ (A + B + 1.414V)
1.5 : 1	$\frac{1}{27}$ (A + B + 1.803V)
1.75 : 1	$\frac{1}{27}$ (A + B + 2.016V)
2 : 1	$\frac{1}{27}$ (A + B + 2.236V)
3 : 1	$\frac{1}{27}$ (A + B + 3.162V)
4 : 1	$\frac{1}{27}$ (A + B + 4.123V)

GENERAL NOTES

1. WIRE FABRIC FOR RIP RAP SHALL BE "W" OR HEXAGONAL MESH AND MEET THE REQUIREMENTS LISTED IN SECTION 602 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTON, CURRENT EDITION.
2. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
3. IF LENGTH OF SLOPE IS 15 FEET OR LESS, ONLY ONE ROW OF STEEL STAKES 2 FEET FROM THE TOP EDGE OF RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. FOR DIMENSIONS A, B, V, & T, SEE BRIDGE OR ROADWAY PLANS.
5. T=12" UNLESS OTHERWISE SHOWN ON PLANS; T=18" AT BRIDGES.
6. FASTENERS FOR SPLICES AND/OR SELVEDGE END CONNECTORS, MAY BE WIRE TIES, INTERLOCKING WIRE CLIPS, HOG RINGS, OR LACING WIRE. ONLY FASTENERS WHICH APPEAR ON THE DEPARTMENT'S "APPROVED PRODUCTS LIST" MAY BE USED.
7. LACING SHALL BE CONTINUOUS AS FAR AS IS PRACTICAL AND SHALL PASS THROUGH EACH MESH OPENING.
8. WHERE SPLICING IS NECESSARY, AN OVERLAP OF LACING OF AT LEAST 1 FOOT SHALL BE PROVIDED.

NO.	DATE	REV.BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

WIRE ENCLOSE RIPRAP CLASS "A"

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

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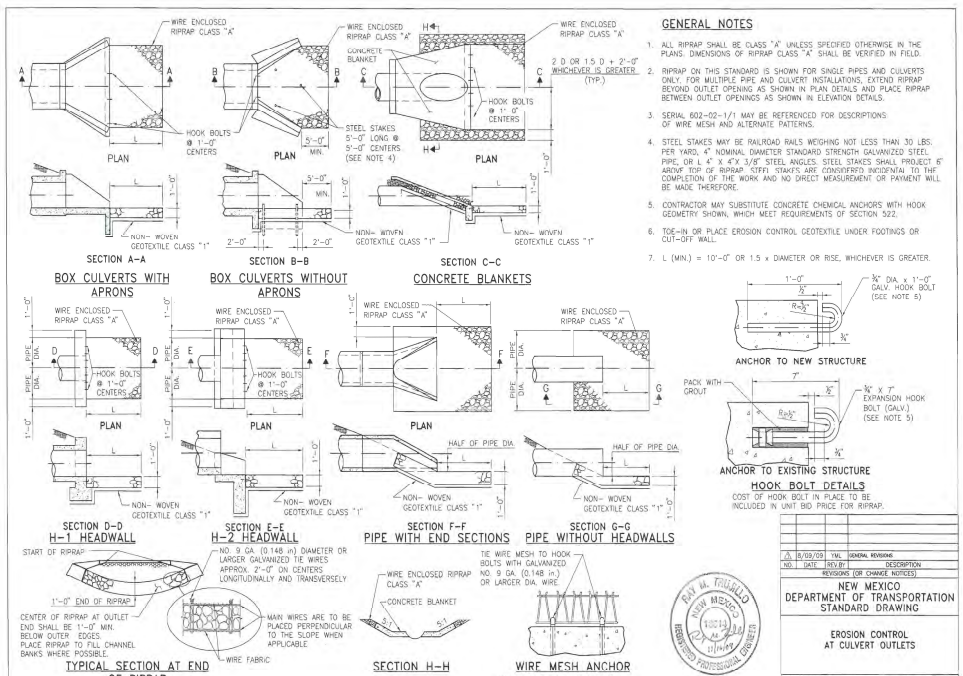
Sheet 602-01



GENERAL NOTES

1. ALL RIPRAP SHALL BE CLASS "A" UNLESS SPECIFIED OTHERWISE IN THE PLANS. DIMENSIONS OF RIPRAP CLASS "A" SHALL BE VERIFIED IN FIELD.
2. RIPRAP ON THIS STANDARD IS SHOWN FOR SINGLE PIPES AND CULVERTS ONLY. FOR MULTIPLE PIPE AND CULVERT INSTALLATIONS, EXTEND RIPRAP BEYOND OUTLET OPENING AS SHOWN IN PLAN DETAILS AND PLACE RIPRAP BETWEEN OUTLET OPENINGS AS SHOWN IN ELEVATION DETAILS.
3. SERIAL 602-02-1/1 MAY BE REFERENCED FOR DESCRIPTIONS OF WIRE MESH AND ALTERNATE PATTERNS.
4. STEEL STAKES MAY BE RAILROAD RAILS WEIGHING NOT LESS THAN 30 LBS. PER YARD, 4" NOMINAL DIAMETER STANDARD STRENGTH GALVANIZED STEEL PIPE, OR L 4" x 4"x 3/8" STEEL ANGLES. STEEL STAKES SHALL PROJECT 6" ABOVE TOP OF RIPRAP. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK AND NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
5. CONTRACTOR MAY SUBSTITUTE CONCRETE CHEMICAL ANCHORS WITH HOOK GEOMETRY SHOWN, WHICH MEET REQUIREMENTS OF SECTION 522.
6. TOE-IN OR PLACE EROSION CONTROL GEOTEXTILE UNDER FOOTINGS OR CUT-OFF WALL.
7. L (MIN.) = 10'-0" OR 1.5 x DIAMETER OR RISE, WHICHEVER IS GREATER.

NO.	DATE	REV.BY	DESCRIPTION
1	8/03/09	YML	GENERAL REVISIONS
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

EROSION CONTROL AT CULVERT OUTLETS

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

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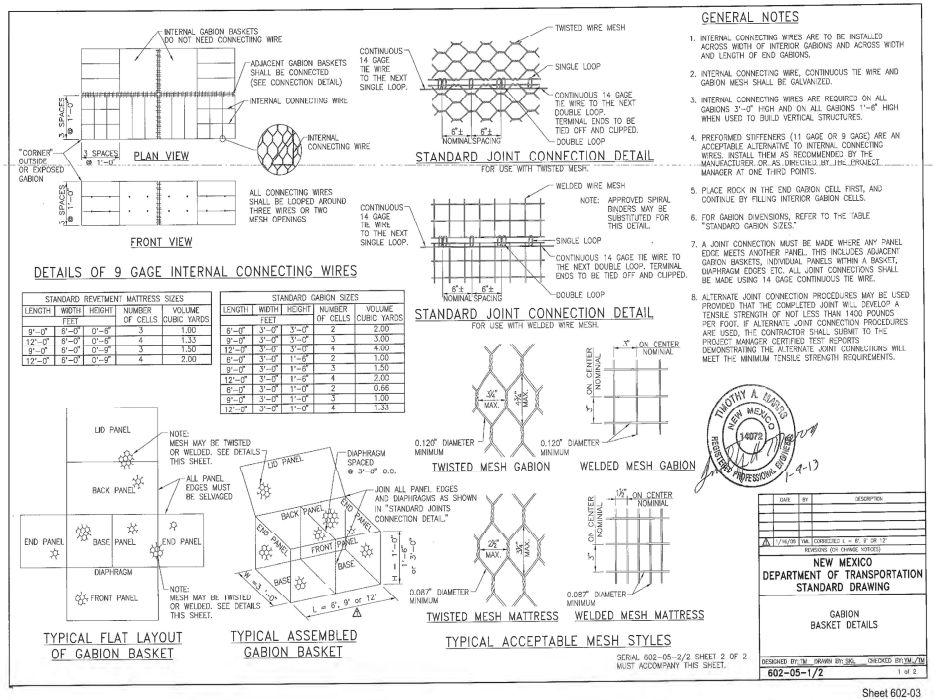
Sheet 602-02



DETAILS OF 9 GAGE INTERNAL CONNECTING WIRES

STANDARD REVETMENT MATTRESS SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
9'-0"	8'-0"	0'-8"	3	1.00
12'-0"	8'-0"	0'-8"	4	1.33
9'-0"	8'-0"	0'-9"	3	1.50
12'-0"	8'-0"	0'-9"	4	2.00

STANDARD GABION SIZES				
LENGTH	WIDTH	HEIGHT	NUMBER OF CELLS	VOLUME CUBIC YARDS
FEET				
6'-0"	3'-0"	3'-0"	2	2.00
9'-0"	3'-0"	3'-0"	3	3.00
12'-0"	3'-0"	3'-0"	4	4.00
6'-0"	3'-0"	1'-6"	2	1.00
9'-0"	3'-0"	1'-6"	3	1.50
12'-0"	3'-0"	1'-6"	4	2.00
6'-0"	3'-0"	1'-0"	2	0.66
9'-0"	3'-0"	1'-0"	3	1.00
12'-0"	3'-0"	1'-0"	4	1.33

SERIAL 602-05-2/2 SHEET 2 OF 2 MUST ACCOMPANY THIS SHEET.

GENERAL NOTES

1. INTERNAL CONNECTING WIRES ARE TO BE INSTALLED ACROSS WIDTH OF INTERIOR GABIONS AND ACROSS WIDTH AND LENGTH OF END GABIONS.
2. INTERNAL CONNECTING WIRE, CONTINUOUS TIE WIRE AND GABION MESH SHALL BE GALVANIZED.
3. INTERNAL CONNECTING WIRES ARE REQUIRED ON ALL GABIONS 3'-0" HIGH AND ON ALL GABIONS 1'-6" HIGH WHEN USED TO BUILD VERTICAL STRUCTURES.
4. PREFORMED STIFFENERS (11 GAGE OR 9 GAGE) ARE AN ACCEPTABLE ALTERNATIVE TO INTERNAL CONNECTING WIRES. INSTALL THEM AS RECOMMENDED BY THE MANUFACTURER OR AS DIRECTED BY THE PROJECT MANAGER AT ONE THIRD POINTS.
5. PLACE ROCK IN THE END GABION CELL FIRST, AND CONTINUE BY FILLING INTERIOR GABION CELLS.
6. FOR GABION DIMENSIONS, REFER TO THE TABLE "STANDARD GABION SIZES."
7. A JOINT CONNECTION MUST BE MADE WHERE ANY PANEL EDGE MEETS ANOTHER PANEL. THIS INCLUDES ADJACENT GABION BASKETS, INDIVIDUAL PANELS WITHIN A BASKET, DIAPHRAGM EDGES ETC. ALL JOINT CONNECTIONS SHALL BE MADE USING 14 GAGE CONTINUOUS TIE WIRE.
8. ALTERNATE JOINT CONNECTION PROCEDURES MAY BE USED PROVIDED THAT THE COMPLETED JOINT WILL DEVELOP A TENSILE STRENGTH OF NOT LESS THAN 1400 POUNDS PER FOOT. IF ALTERNATE JOINT CONNECTION PROCEDURES ARE USED, THE CONTRACTOR SHALL SUBMIT TO THE PROJECT MANAGER CERTIFIED TEST REPORTS DEMONSTRATING THE ALTERNATE JOINT CONNECTIONS WILL MEET THE MINIMUM TENSILE STRENGTH REQUIREMENTS.

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)
1/16/08	YML	CORRECTED L = 6', 9' OR 12'

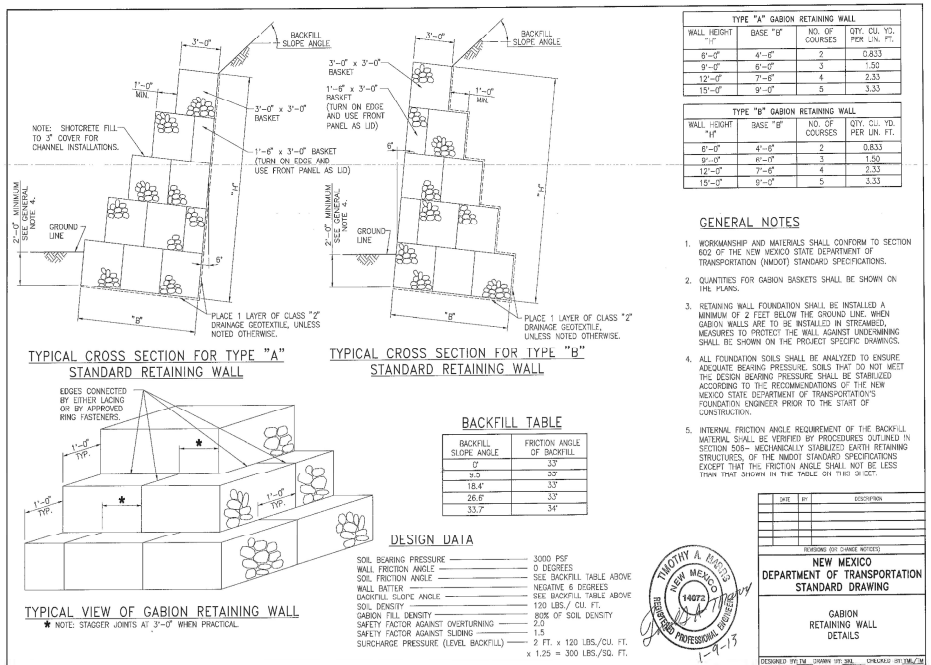
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION BASKET DETAILS

DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-1/2 1 of 2

Sheet 602-03



TYPE "A" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

TYPE "B" GABION RETAINING WALL			
WALL HEIGHT "H"	BASE "B"	NO. OF COURSES	QTY. CU. YD. PER LIN. FT.
6'-0"	4'-6"	2	0.833
9'-0"	6'-0"	3	1.50
12'-0"	7'-6"	4	2.33
15'-0"	9'-0"	5	3.33

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO SECTION 602 OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD SPECIFICATIONS.
2. QUANTITIES FOR GABION BASKETS SHALL BE SHOWN ON THE PLANS.
3. RETAINING WALL FOUNDATION SHALL BE INSTALLED A MINIMUM OF 2 FEET BELOW THE GROUND LINE. WHEN GABION WALLS ARE TO BE INSTALLED IN STREAMBED, MEASURES TO PROTECT THE WALL AGAINST UNDERMINING SHALL BE SHOWN ON THE PROJECT SPECIFIC DRAWINGS.
4. ALL FOUNDATION SOILS SHALL BE ANALYZED TO ENSURE ADEQUATE BEARING PRESSURE. SOILS THAT DO NOT MEET THE DESIGN BEARING PRESSURE SHALL BE STABILIZED ACCORDING TO THE RECOMMENDATIONS OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION'S FOUNDATION ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. INTERNAL FRICTION ANGLE REQUIREMENT OF THE BACKFILL MATERIAL SHALL BE VERIFIED BY PROCEDURES OUTLINED IN SECTION 506– MECHANICALLY STABILIZED EARTH RETAINING STRUCTURES, OF THE NMDOT STANDARD SPECIFICATIONS EXCEPT THAT THE FRICTION ANGLE SHALL NOT BE LESS THAN THAT SHOWN IN THE TABLE ON THIS SHEET.

BACKFILL TABLE

BACKFILL SLOPE ANGLE	FRICTION ANGLE OF BACKFILL
0°	33°
9.5°	33°
18.4°	33°
26.6°	33°
33.7°	34°

DESIGN DATA

SOIL BEARING PRESSURE	3000 PSF
WALL FRICTION ANGLE	0 DEGREES
SOIL FRICTION ANGLE	SEE BACKFILL TABLE ABOVE
WALL BATTER	NEGATIVE 6 DEGREES
BACKFILL SLOPE ANGLE	SEE BACKFILL TABLE ABOVE
SOIL DENSITY	120 LBS./ CU. FT.
GABION FILL DENSITY	100% OF SOIL DENSITY
SAFETY FACTOR AGAINST OVERTURNING	2.0
SAFETY FACTOR AGAINST SLIDING	1.5
SURCHARGE PRESSURE (LEVEL BACKFILL)	2 FT. x 120 LBS./CU. FT. x 1.25 = 300 LBS./SQ. FT.

DATE	BY	DESCRIPTION
		REVISIONS (OR CHANGE NOTICES)

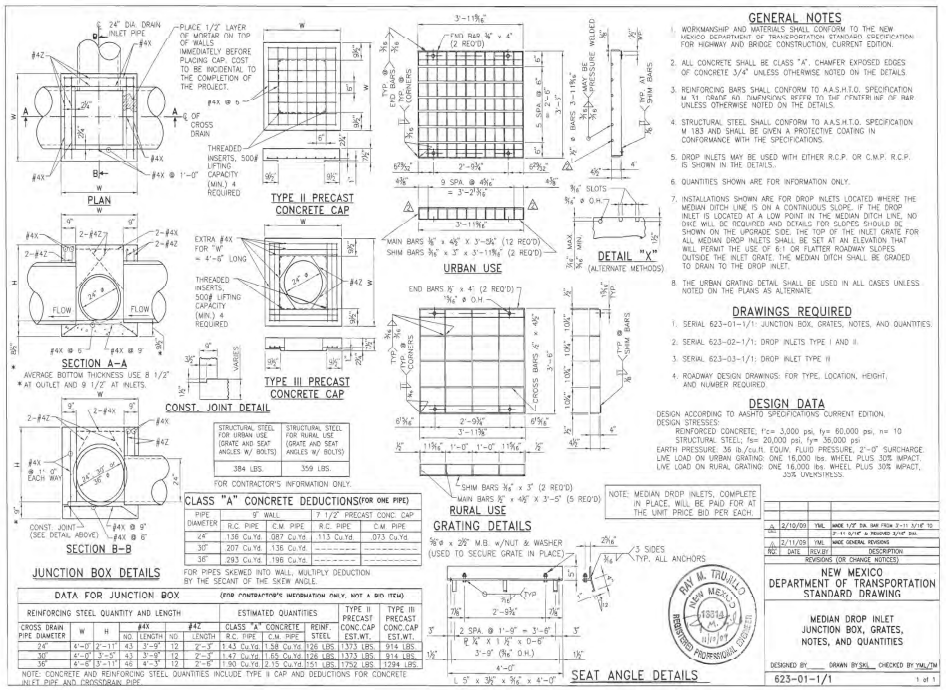
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

GABION RETAINING WALL DETAILS

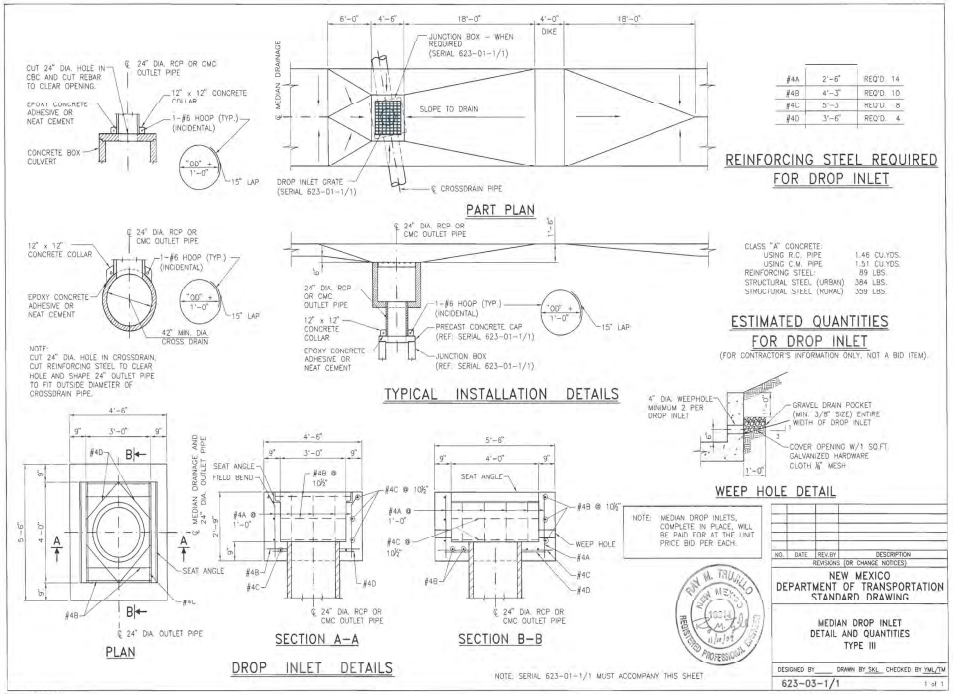
DESIGNED BY TM DRAWN BY SKL CHECKED BY YML/TM

602-05-2/2 2 of 2

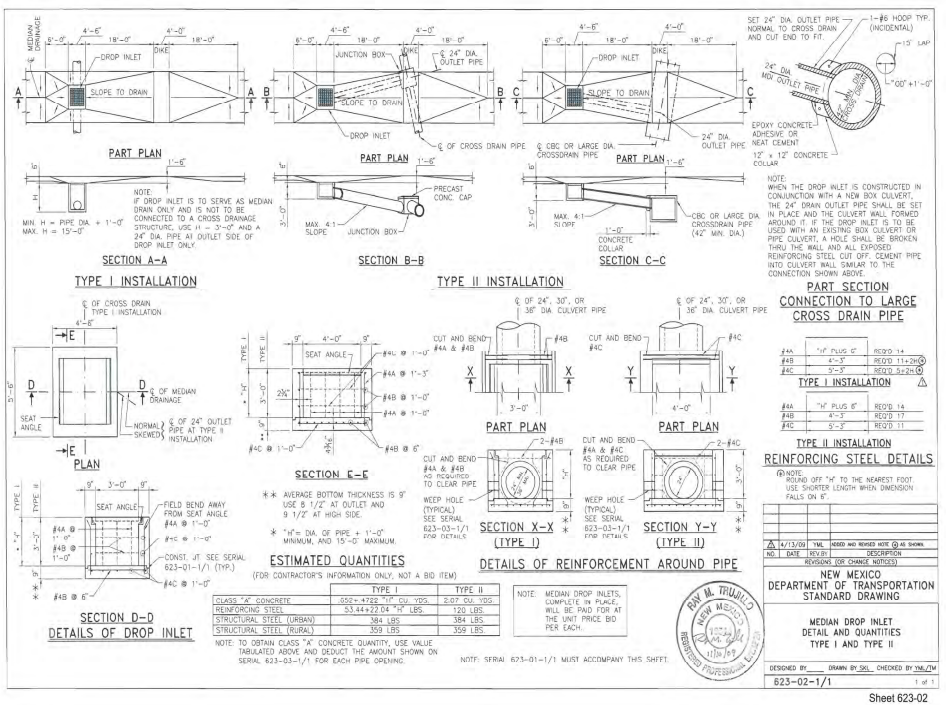
Sheet 602-04



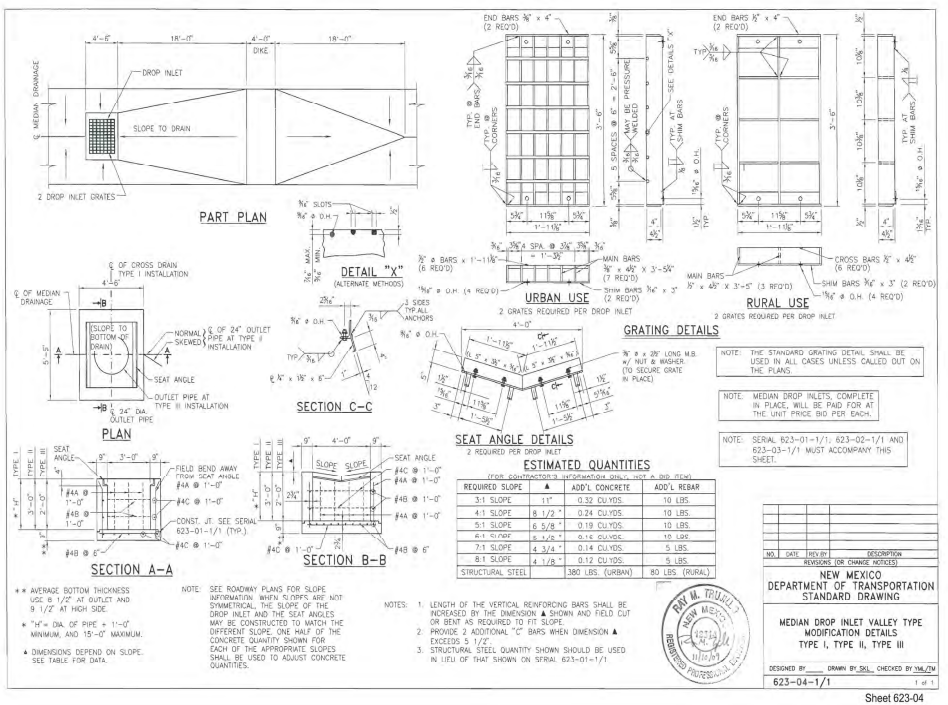
Sheet 623-01



Sheet 623-03



Sheet 623-02



Sheet 623-04

SUMMARY
FILENAME

GENERAL NOTES;

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE **PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION**. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND /OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIANACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 0" TO 10" AND SHALL BE WITHIN 36" TO 46" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FTx4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

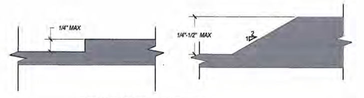
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

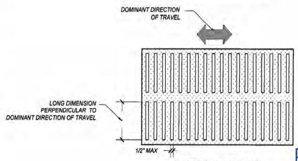
31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.

32. TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
SCALE: NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE: NONE REFER TO NOTE 6

MICHAEL J. SMELKER NEW MEXICO LICENSED PROFESSIONAL ENGINEER 1-13-15

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REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

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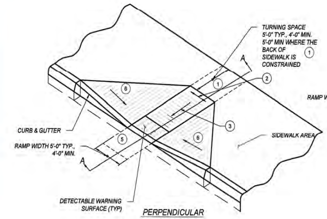
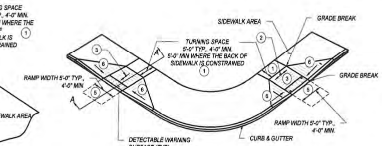
file path DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PERPENDICULAR CURB RAMP
SCALE: NONE



DUAL PERPENDICULAR CURB RAMP (PREFERRED INSTALLATION)
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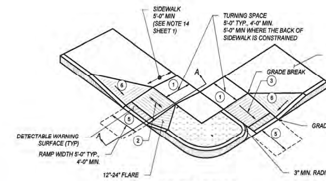

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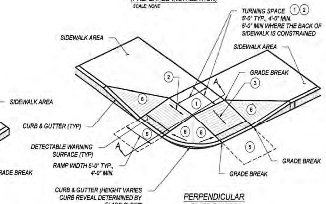
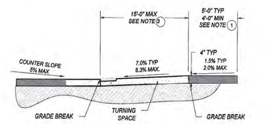


PERPENDICULAR CURB RAMPS WITH SHARED TURNING SPACE
SCALE: NONE



SECTION A-A
SCALE: NONE

KEYED NOTES

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PERPENDICULAR CURB RAMPS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

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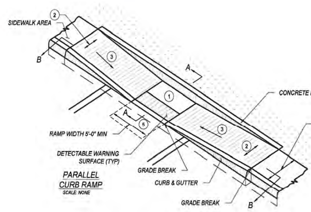
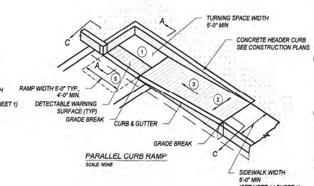
file path DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



PARALLEL CURB RAMP
SCALE: NONE



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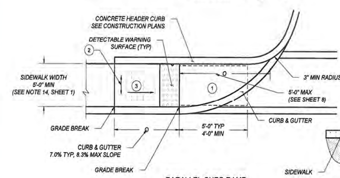

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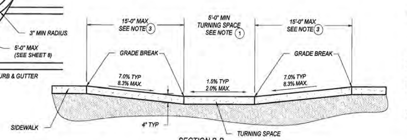
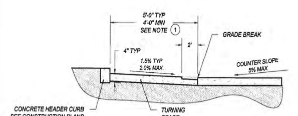
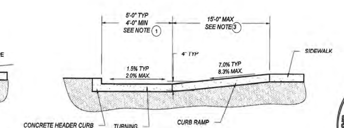


SECTION B-B
SCALE: NONE



SECTION A-A
SCALE: NONE



SECTION C-C
SCALE: NONE

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

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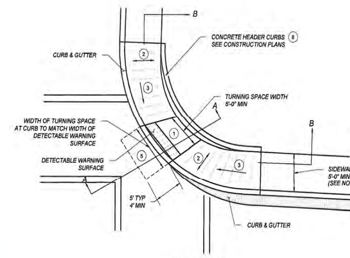
file path DRAWING SCALE = NOT TO SCALE

SUMMARY
FILENAME



SINGLE DIAGONAL PARALLAL CURB RAMP
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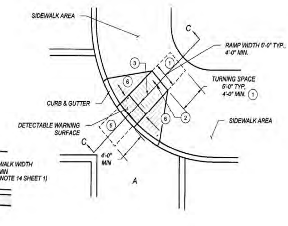

SINGLE DIAGONAL PERPENDICULAR CURB RAMP
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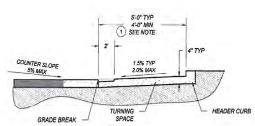
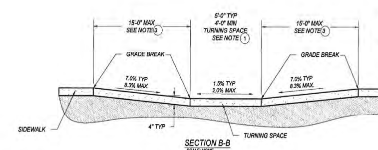
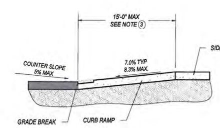


SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE



SECTION C-C
SCALE: NONE

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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DIAGONAL CURB RAMPS

APPROVED ____ DESIGN ENGINEER 1-13-15 DATE

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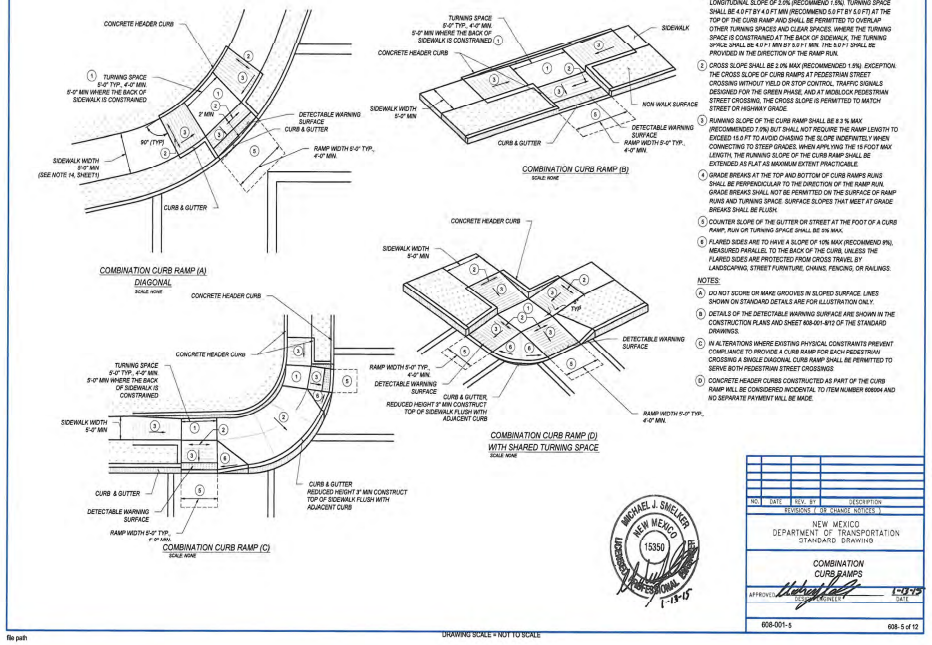
file path DRAWING SCALE = NOT TO SCALE



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NO. | DATE | REV. BY | DESCRIPTION
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

COMBINATION CURB RAMPS

APPROVED: [signature] 1-13-15
ENGINEER DATE

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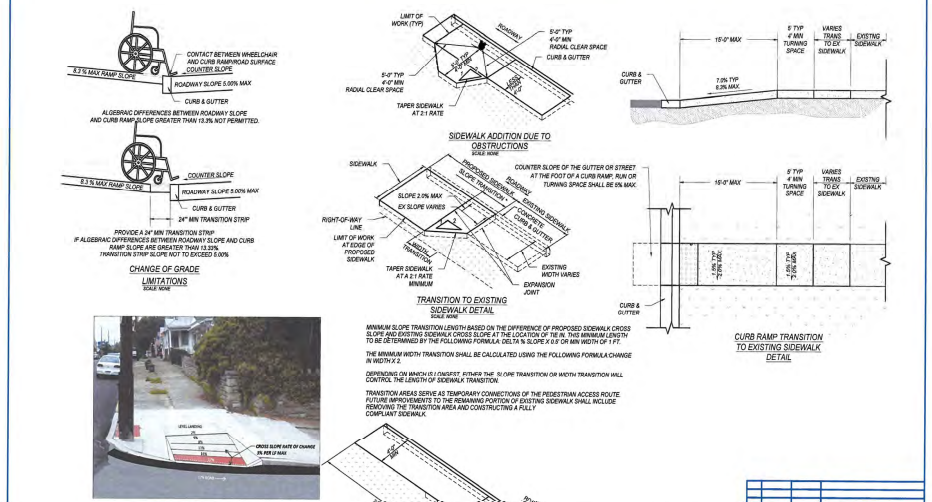


RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE

* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

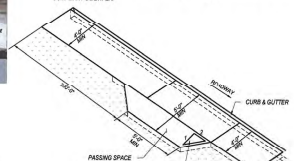
NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, AND AT MID BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5' OR MIN WIDTH OF 1' FT

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTROL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



PASSING SPACE DETAIL
SCALE: NONE

1. WHERE THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4'-0" AND LESS THAN 5'-0", PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDES TRIAN ACCESS ROUTES.

NO. | DATE | REV. BY | DESCRIPTION
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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK TRANSITION DETAILS

APPROVED: [signature] 1-13-15
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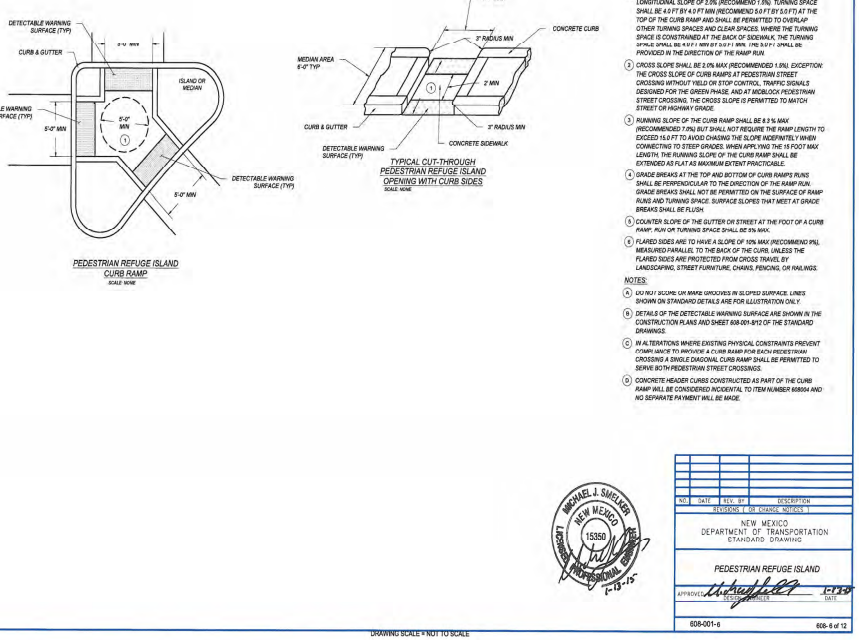

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

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NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN REFUGE ISLAND

APPROVED: [signature] 1-13-15
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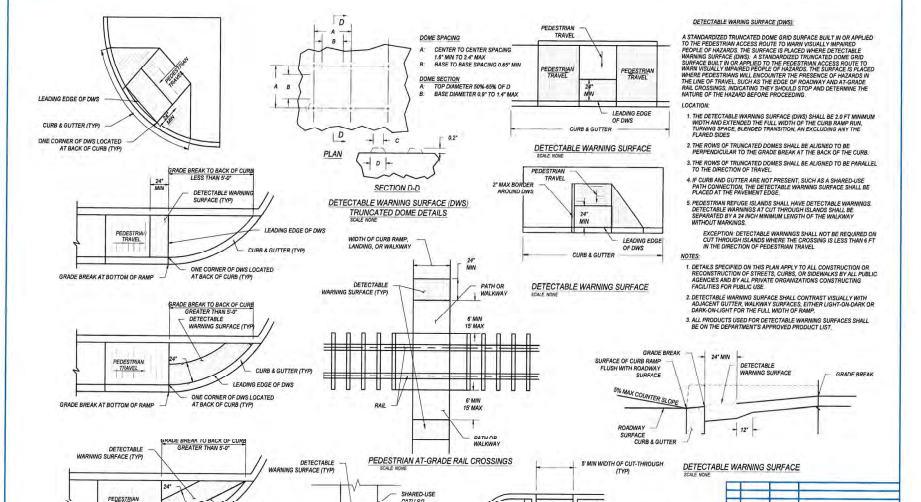


DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE DETECTABLE WARNINGS ARE REQUIRED. A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE LINE OF TRAVEL, SUCH AS THE EDGE OF ROADWAY AND AT-GRADE RAIL CROSSINGS, INDICATING THEY SHOULD STOP AND DETERMINE THE NATURE OF THE HAZARD BEFORE PROCEEDING.

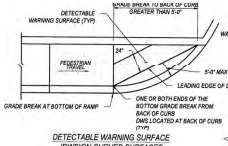
LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, TURNING SPACE, FLARED TRANSITION, AS EXCLUDING ANY THE FLARED SIDES
2. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
4. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
5. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS AT CUT THROUGH ISLANDS SHALL BE SEPARATED BY A 24 INCH MINIMUM LENGTH OF THE WALKWAY WITHOUT MARKINGS.

EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.



DETECTABLE WARNING SURFACE (DWS)ON CURVED SURFACES
SCALE: NONE

NO. | DATE | REV. BY | DESCRIPTION
REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED: [signature] 1-13-15
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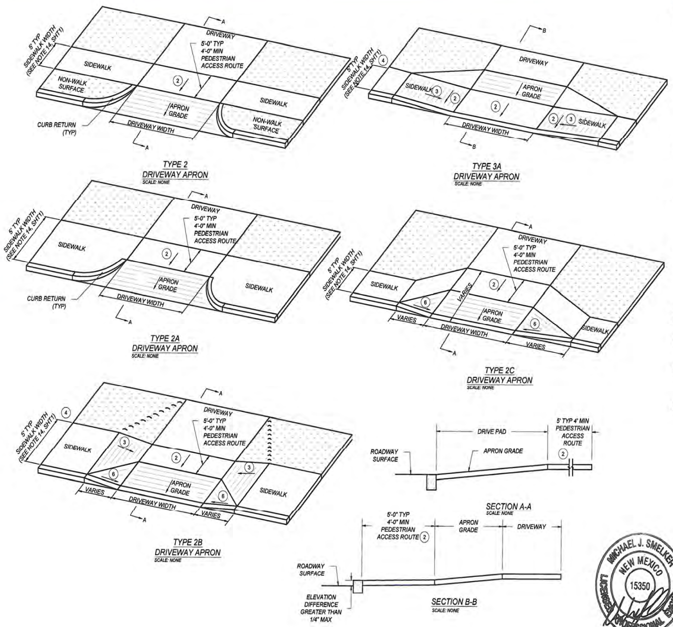
SUMMARY
FILENAME



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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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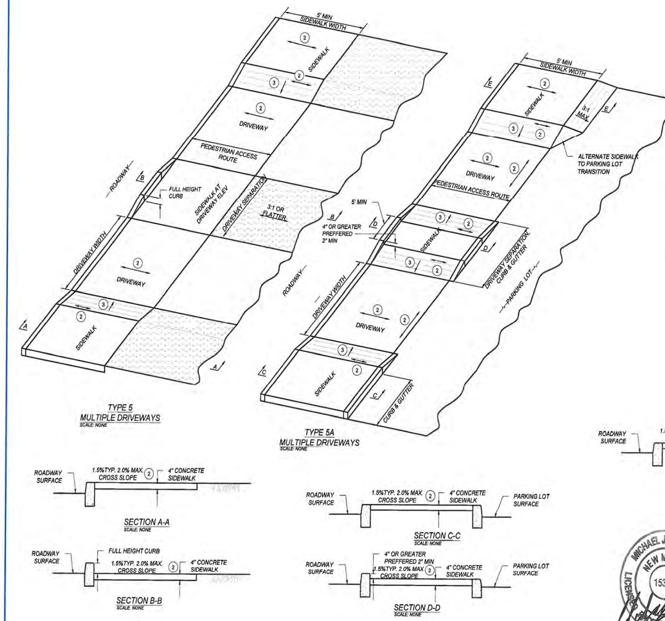
SUMMARY
FILENAME



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MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

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REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DRIVEWAY APRONS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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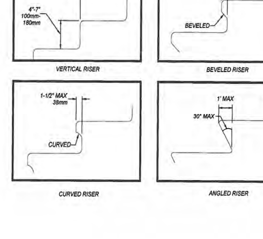
SUMMARY
FILENAME

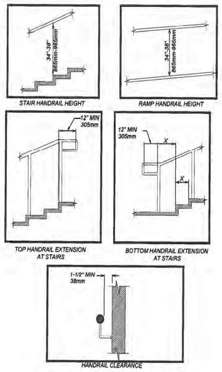
STAIRWAY REQUIREMENTS

1. STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (180mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
3. OPEN RISERS SHALL NOT BE PERMITTED.
4. STAIR TREADS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE RADIUS OF CURVATURE AT THE LENDING EDGE OF THE TREAD SHALL BE ½ INCH (13mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LANDING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (38mm) MAXIMUM BEYOND THE TREAD BELOW.
6. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
7. OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



HANDRAIL REQUIREMENTS

1. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
2. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
3. TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
4. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (38mm) MINIMUM
5. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
EXCEPTION:
HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (64mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
C. EDGES HAVE 11 INCH (32MM) MINIMUM RADIUS.
6. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OD 1-1/4" or 1.25" INCH (32mm) MINIMUM AND 2 INCH (51mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 6.25 INCH(160mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
7. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (32mm) MINIMUM RADIUS.
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
9. HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
EXCEPTIONS:
A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS
B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
10. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
11. AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
12. AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ON TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS STAIRWAY AND HANDRAILS

APPROVED DESIGN ENGINEER 1-13-15 DATE

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SUMMARY
FILENAME

ACCESSIBLE ROUTES:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE OR FACILITY

ACCESSIBLE PARKING REQUIREMENTS:

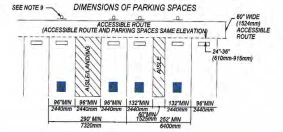
1. EACH FACILITY SHALL PROVIDE ACCESSIBLE PARKING SPACES IN COMPLIANCE WITH THE FOLLOWING TABLE:

NUMBER OF ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	8	2
301-500	12	2
501-800	16	3
801-1000	20	4
OVER 1,000	20 SPACES PLUS 1 SPACE FOR EVERY 100 SPACES, OR FRACTION THEREOF, OVER 1,000	1 OF EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF

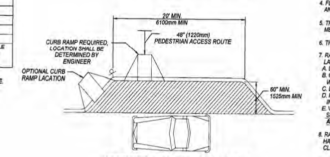
2. CAR SPACES SHALL BE 96 INCHES (2440 mm) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES AND SHALL HAVE AN ADJACENT ACCESS AISLE.
3. ACCESS AISLES SERVING PARKING SPACES SHALL CONNECT TO THE BUILDING OR FACILITY ENTRANCE BY AN ACCESSIBLE SIDEWALK. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. THE VAN ACCESS AISLE IS PREFERRED TO BE AT THE RIGHT SIDE (PASSENGER SIDE) OF THE PARKING SPACE. (AN ACCESSIBLE SIDEWALK IS 60 INCHES (1525mm) MINIMUM CLEAR WIDTH, 50:1 MAXIMUM CROSS SLOPE WITH A RUNNING SLOPE OF 20:1 MAXIMUM OR THE RUNNING SLOPE MAY FOLLOW THE ADJACENT ROAD PROFILE GRADE.) PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE MINIMUM 48 INCH CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
4. ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525mm) WIDE MINIMUM. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440mm) WIDE MINIMUM.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
7. PARKING SPACES FOR VANS SHALL HAVE A VERTICAL CLEARANCE OF 98 INCHES (2490mm) MINIMUM AT THE SPACE AND ALONG THE VEHICULAR ROUTE THERETO.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE CLEARANCE TO THE BOTTOM OF THE SIGN (R7-8) SHALL BE AT LEAST 7 FEET (2100mm), LOCATED AT THE HEAD OF THE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN (R7-8A) MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE." SIGNS MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
9. PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4 INCHES (100mm) WIDE. ACCESS AISLES STRIPING SHALL BE 30 INCHES (760mm) ON CENTER ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.
10. EACH ACCESSIBLE PARKING SPACE SHALL INCLUDE, CENTERED AT THE FOOT, A PAVEMENT MARKING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE CLEARLY VISIBLE WHEN THE SPACE IS OCCUPIED.

DIMENSIONS OF PARKING SPACES



ACCESSIBLE PASSENGER LOADING ZONE REQUIREMENTS:

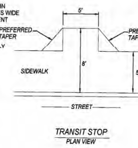
1. PASSENGER LOADING ZONES SHALL PROVIDE A 60 INCH (1525mm) WIDE ACCESS AISLE ADJACENT AND PARALLEL TO A VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL BE 20 FEET (6100mm) LONG MINIMUM.
2. ACCESS AISLES SHALL BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE, AND MARKED TO DISCOURAGE PARKING.
3. VEHICLE PULL-UP SPACES IN PASSENGER LOADING ZONES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 50:1. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
4. VERTICAL CLEARANCE OF 114 INCHES (2895mm) MINIMUM SHALL BE PROVIDED AT PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES.
5. EACH ACCESSIBLE PASSENGER LOADING ZONE SHALL BE IDENTIFIED BY A SIGN ON A POST. SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.



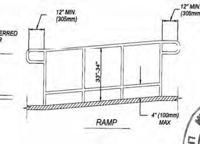
ACCESSIBLE PASSENGER LOADING ZONE
PLAN VIEW

TRANSIT STOP REQUIREMENTS

1. TRANSIT STOPS SHOULD BE LOCATED SO THAT THERE IS A LEVEL AND STABLE SURFACE FOR BOARDING VEHICLES.
2. LOCATING TRANSIT STOPS AT SIGNALIZED INTERSECTIONS INCREASE THE USABILITY FOR PEDESTRIANS WITH DISABILITIES.
3. WHERE SECURITY BOLLARDS ARE INSTALLED AT TRANSIT STOPS, THEY MUST NOT OBSTRUCT THE CLEAR SPACE AT BOARDING AND ALIGHTING AREAS OR REDUCE THE REQUIRED CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES.
4. TRANSIT STOPS SHALL COMPLY WITH PROWAG SECTION R 308 TRANSIT STOPS AND TRANSIT SHELTERS.



TRANSIT STOP
PLAN VIEW



RAMP

RAMP REQUIREMENTS:

1. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE EXCEPTION SHALL REMAIN AS SHOWN, INCLUDING THE TABLE FOR EXISTING BUILDINGS AND FACILITIES.
2. RAMP PUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 12:1. EXCEPTION: RAMPS IN OR ON EXISTING BUILDINGS OR FACILITIES SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 12:1 AND SHALL COMPLY WITH THE FOLLOWING TABLE WHERE SUCH SLOPES STEEPER THAN 8:1 SHALL NOT BE PERMITTED.

TABLE FOR EXISTING SITES, BUILDINGS AND FACILITIES

SLOPE	MAXIMUM RISE
STEEPER THAN 10:1 BUT NOT STEEPER THAN 8:1	3 INCHES (75mm)
STEEPER THAN 12:1 BUT NOT STEEPER THAN 10:1	6 INCHES (150mm)

3. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 50:1.
4. FLOOR OR GROUND SURFACES OF RAMP RUN SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
5. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (915mm) MINIMUM MEASURED BETWEEN HANDRAILS.
6. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (760mm) MAXIMUM.
7. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL COMPLY WITH THE FOLLOWING:
A. LANDINGS SHALL HAVE A SOPE NOT STEEPER THAN 50:1.
B. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
C. LANDING LENGTH SHALL BE 60 INCHES (1525mm) MINIMUM CLEAR.
D. RAMPS THAT CHANGE DIRECTION AT LANDINGS SHALL HAVE A 60 INCH BY 60 INCH (1525mm) MINIMUM LANDING.
E. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL COMPLY WITH **2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN** (2010 ADA) SECTION 404.
8. RAMPS WITH A RISE GREATER THAN 6 INCHES (150mm) SHALL HAVE HANDRAILS. HANDRAILS SHALL NOT REDUCE THE REQUIRED CLEARANCES OF A RAMP RUN OR LANDINGS.
9. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:
A. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE SIDE FLARES ARE PROVIDED.
B. SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.
C. SIDES OF RAMP TURN SPACE HAVING A VERTICAL DROP-OFF OF 1/2 INCH (13mm) MAXIMUM WITHIN 10 INCHES (255mm) HORIZONTALLY OF THE MINIMUM LANDING AREA.

10. EDGE PROTECTION MAY BE PROVIDED BY EXTENDING A FLOOR OR GROUND SURFACE, OF THE RAMP RUN OR LANDING, 12 INCHES (305mm) MINIMUM BEYOND THE INSIDE FACE OF A HANDRAIL OR AN EDGE PROTECTION CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4-INCH (100mm) DIAMETER SPHERE BELOW A HEIGHT OF 4 INCHES (100mm).
11. OUTDOOR RAMPS AND APPROACHES TO RAMPS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

MICHAEL J. SMELKER NEW MEXICO 15350 LICENSED PROFESSIONAL ENGINEER 1-13-15

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS PARKING AND PASSENGER LOADING ZONES

APPROVED DESIGN ENGINEER 1-13-15 DATE

608-001-12 608- 12 of 12

file path DRAWING SCALE = NOT TO SCALE