City of Santa Fe

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION JANUARY 06, 2022 AT 6:00 PM MEETING VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Planning Commission meeting will be conducted virtually.

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. December 2, 2021

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2021-4377. Caja del Oro Subdivision General Plan Amendment.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).**POSTPONED FROM DECEMBER 2, 2021**

2. **Case #2021-4378. Caja del Oro Subdivision Rezoning.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of

New Mexico, Applicant, requests rezoning approval from R-1 (Residential-1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **POSTPONED FROM DECEMBER 2, 2021**

3. **Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Development Plan for an 88 single-family home development. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **POSTPONED FROM DECEMBER 2, 2021**

4. **Case #2021-4381. Caja del Oro Subdivision Preliminary Subdivision Plat.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Preliminary Subdivision Plat for 88 single-family lots. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **POSTPONED FROM DECEMBER 2, 2021**

5. **Case #2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment.** Mifsud Associates Architects, LLC, Agent, for Esplanade Development, LLC, Owner, requests approval of a development plan amendment for a 9,000 square foot commercial addition at 6421 and 6423 Airport Road. The properties are zoned SC-1 (Neighborhood Shopping Center District) and are within the Airport Road Overlay District. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

6. **Case #2021-4545. Aleksander Estates Subdivision Final Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests final development plan approval for a subdivision of

59 single-family residential lots on approximately 8.38 acres. The property is zoned R-7 (Residential- seven dwelling units per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325

7. **Case #2021-4546. Aleksander Estates Final Subdivision Plat**. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests final subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-7 (Residential- seven dwelling units per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

8. **Case #2021-4548. Plaza del Monte Final Development Plan.** JenkinsGavin, Inc., Agent, for Plaza del Monte, LLC, Owner, requests approval of a final development plan to establish development standards for 30 residential lots located at Camino Santiago and Bishop's Lodge Road. The property is zoned R-29 (Residential – twenty-nine dwelling units per acre), is within the Downtown and Eastside Historic District, and is approximately 6.62 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

9. **Case #2021-4549. Plaza del Monte Final Subdivision.** JenkinsGavin, Inc., Agent, for Plaza del Monte, LLC, Owner, requests approval of a final subdivision plat for 30 residential lots located at Camino Santiago and Bishop's Lodge Road. The property is zoned R-29 (Residential – twenty-nine dwelling units per acre), is within the Downtown and Eastside Historic District, and is approximately 6.62 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

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.

City of Santa Fe

AGENDA

**REGULAR MEETING OF
THE PLANNING COMMISSION
JANUARY 06, 2022 AT 6:00
PM
MEETING VIRTUALLY**

SUMMARY INDEX
PLANNING COMMISSION MINUTES
DECEMBER 2, 2021

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D. Approval of Minutes		
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November 18, 2021	Approved as presented	3
E. Findings & Conclusions	None	3
F. Old Business	None	3
G. New Business		
Case #2021-4375. 2868 Rufina Street General Plan	Approved	3-9
Case #2021-4376. 2868 Rufina Street Rezoning	Approved	3-9
Case #2021-4377, Caja del Oro Subdivision General Plan	Postponed to January 6, 2022	9-10
#4378, Rezoning	"	
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H. Staff Communications	None	10
I. Matters from the Commission	None	10
J. Adjournment	Adjourned at 7:12 pm	10

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, December 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
Commissioner Pilar Faulkner
Commissioner Jessica Lawrence
Commissioner Dan Pava
Commissioner Dominic Sategna

Members Absent
Commissioner Janet Clow, Secretary (excused)
Two vacancies

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

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

B. PLEDGE OF ALLEGIANCE

Commissioner Lawrence led the pledge.

C. APPROVAL OF AGENDA

Mr. Esquibel stated that due to noticing issues, the Casa del Oro cases #2021-4377, 4378, 4379, and 4381 needed to be postponed to January 6, 2022.

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

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

D. APPROVAL OF MINUTES

1. November 4, 2021

MOTION: Commissioner Faulkner moved to approve the minutes of November 4, 2021 as presented. Commissioner Lawrence seconded the motion.

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

2. November 18, 2021

MOTION: Commissioner Faulkner moved to approve the minutes of November 18, 2021 as presented. Commissioner Lawrence seconded the motion.

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

E. APPROVAL OF FINDINGS/CONCLUSIONS

None

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Case #2021-4375. 2868 Rufina Street General Plan Amendment.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Industrial to Community Commercial. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street. (Donna Wynant, Case Manager).

2. **Case #2021-4376. 2868 Rufina Street Rezoning.** Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant, requests approval of a rezoning from I-1 (Light Industrial) to C-2 (Commercial) for future development of a mixed-use site development, including 12,237 square feet of commercial space and 68 dwelling units. The property is approximately 2.39 acres of land and is located at 2868 Rufina Street. (Donna Wynant, Case Manager).

EXECUTIVE SUMMARY

The Applicant requests a General Plan Amendment from "Industrial" to "Community Commercial" and Rezoning from I-1 (Light Industrial) to C-2 (General Commercial) for a ±2.39-acre parcel at 2868 Rufina Street located at the southwest corner of Rufina Street and Clark Road. The property is zoned I-1 and is presently vacant. The Applicant proposes to rezone the property to C-2, which would permit a mixed-use development.

The Application materials include a conceptual site plan to show how the property could be developed if rezoned. The General Plan amendment and rezoning cases will proceed to the Governing Body for final decision, and if approved, a separate development plan application will be submitted for Planning Commission review and approval prior to actual development. Compliance with development standards such as setbacks, height and open space will be determined when the development plan application is submitted.

Because the Application includes a conceptual site plan and not a specific development plan at this point, review by the Commission should focus more on General Plan and rezoning amendment criteria, rather than on details of future development. The approval criteria include:

- determining appropriate land use patterns
- evaluating whether infrastructure, such as roads and utilities, will be able to support the proposed type and intensity of development.

STAFF RECOMMENDATION

The Commission should recommend Approval/Denial of the general plan amendment request (Case #2021-4375) and the rezoning request (Case #2021-4376) with the conditions of approval and technical corrections listed in this report. General plan amendment and rezoning do not get conditions and should not be used in the approval of these two cases. The applicant did meet approval criteria in both cases. No members of the public were in attendance at the ENN meeting. If approved by the Governing Body, the applicant will return to the Planning Commission for approval of the development plan.

APPLICANT'S PRESENTATION

Jennifer Jenkins, 130 Grant Avenue, Suite 101, was sworn in. She described the property location and surrounding site. The property is zoned, I-1, Industrial, and the neighborhood is in transition and fairly diverse. She noted the residential, business park,

and commercial corridor on the Future Land Use Map. The area's zoning was reviewed. The applicant's request to rezone from I-1 to C-2 is to be able to do mixed-use construction. The conceptual site plan was reviewed and access points into the project were noted. One comes from Rufina on Clark, making a continuous loop through the project. Three buildings are proposed, the first is a mixed-use with commercial space on the ground floor. Buildings 2 and 3 are residential, for sale condominiums. Homewise has focused more on mixed-use, and this area has a lot of employment opportunity.

Ms. Jenkins indicated the ground floor of buildings two and three will provide tucked parking underneath and along the driveway, and there will be a central parking area. There will be an outdoor courtyard, sidewalk and street tree improvements on Clark Road and Rufina Street. There will be 12 on-street parking spaces on Clark Road.

Ms. Jenkins said the Siler/Rufina nexus was designated an opportunity zone and identified in need of investment. The City's Economic Development Department studied what is needed and would make the most sense. This project addresses the need for mixed-use development, commercial dining, green space and affordable/middle-market housing identified. Homewise typically exceeds the minimum 20% affordable housing rate and this will have 40-50% affordable housing. The Main Street Program recently selected this area as a key opportunity for redevelopment in residential and a commercial corridor.

Ms. Jenkins said a Parking Demand Analysis (PDA) was prepared. City Code parking requirements can be reduced with the approval of a shared parking plan. Also, the accumulative parking spaces for mixed-use occupancies may be reduced if occupancy occurs at different times. PDA assessed the parking demand for this type of project and the applicant proposed a shared parking program on that basis.

The Institute of Transportation Engineers (ITE) that establish standards for traffic studies, provides parking generation data as well. They show demand for the project is 25% lower than the current Code requirement. The 104 parking spaces proposed more than satisfies the requirement of the ITE. In addition, the project is a short walking distance from public transportation, employment, services and amenities which significantly reduces the need. Similar communities in comparison to Santa Fe, are much lower. The shared parking analysis feasibility indicates peak parking demand occurs at different times of the day and shared parking strategies are suggested.

Ms. Jenkins asked the Commission to support the shared parking approach. They will need to know the parameters required before Homewise will invest. The details can be presented at the time of their final development plan presentation.

Mr. Esquibel added this hearing is only to consider rezoning and general plan amendment and criteria as listed in the staff report. The Commission will consider the traffic study at the presentation of the final development.

Chair Gutierrez clarified that the traffic and parking were both things the Commission should avoid tonight.

Mr. Esquibel said they can be discussed, but the cases before the Commission are the general plan amendment and the rezoning. Conditions of approval are not placed on ordinances and typically are addressed in the development plan.

PUBLIC HEARING

There being no one wishing to comment, Chair Gutierrez closed the public hearing.

COMMISSION DISCUSSION

Vice Chair Hogan asked Ms. Jenkins to elaborate about the nexus and how she sees that as it applies to the project.

Ms. Jenkins responded that the primary crux is the housing opportunities and a mixed use environment. Seven or eight years ago the City recognized the need for diverse use and zoning was modified to allow food service. The general plan is clear there should be a mix of uses in all of the City's neighborhoods. This is an opportunity to provide affordable housing, commercial space and support local small businesses.

Vice Chair Hogan asked what the Main Street Program offers.

Ms. Jenkins said the program started as revitalization effort that evolved to capture redevelopment not fitting the Main Street definition. Organizations have collaborated on state and city opportunities to attract attention and re-envision possibilities in the area.

Vice Chair Hogan asked if there is a plan for Rufina Street that integrates and improves how a streetscape evolves, like the Main Street project.

Ms. Jenkins said she wasn't aware of any but hopes there will be some investment in streetscape. As the area develops, especially in the Siler yard, they will see more pedestrian activity.

Commissioner Lawrence said she uses Clark Road regularly and it is pretty narrow and overgrown. She asked for additional information on improvements planned. This project would increase traffic and parking, which implies widening.

Ms. Jenkins said Clark Road currently has a 50 foot right-of-way and is not proposed to change. There is an occasional curb and gutter, but was developed at a low standard. The applicant will have a 5 foot sidewalk, 5 foot planting strip with street trees, curb and gutter and a row of on-street parking (about 12 spaces) on the west side of Clark. That will force drive lanes to the east and allow the drive lanes to be aligned on the other side.

Commissioner Pava asked if it was typical to describe the findings of the zone change with as much detail.

Ms. Jenkins explained this is a presentation of the conceptual site plan, which is limited by the zoning and constraints of the site. The next step is to present the development plan and that will have specifics. As she understood, the findings memorialize what is presented and is not intended to limit development.

Mr. Esquibel added that typically those criteria are set in Chapter 14 specifically to address how a rezoning will meet the general plan criteria. Each finding is specific to categories within the general plan that allows rezoning and the change to the rezoning map. This finding is more specific, but Ms. Wynant was able to explain why she believed the criteria has been addressed. He said the applicant may want to review the findings for the general plan and rezoning for a better idea whether the Commission will agree criteria was met. The issues relevant to the criteria were glossed over in the presentation, but staff believes the applicant has addressed the concerns and this could move forward to the Governing Body, with approval.

Commissioner Pava said the zoning map appears as an island of C2, which used to be called “spot zoning”. He didn’t think this is spot zoning and nothing in the findings directly addresses why it is not. He wasn’t sure it necessary, but wanted to raise the issue prior to a motion.

Mr. Esquibel said the property meets general rezoning requirements and is eligible to rezone itself without being categorized as spot zoning.

Commissioner Sategna asked about connectivity and if connecting the property to the adjacent property has been discussed because that would provide more parking.

Ms. Jenkins pointed out there is a pedestrian connection to the office complex next door. They also have an agreement from next door to lease 13 parking spaces.

Commissioner Sategna asked if connecting the roadway across the property lines had been considered, especially if sharing the parking.

Ms. Jenkins explained that was selected but didn’t work. She noted a traffic study was submitted with the application. There were no issues with proximity of the adjacent driveway, but it didn’t make sense.

Commissioner Sategna asked the total number of residences proposed.

Ms. Jenkins said about 69 with 116 parking spaces including the on-street parking on Clark Road

Commission Faulkner asked if there is an example that shows where shared parking was effective.

Ms. Jenkins said there are not a lot of mixed use projects with residential and commercial activities within the same project. She didn’t know.

Commissioner Faulkner said moving into the category that currently doesn't have a lack of development is innovating. She asked Ms. Jenkins thoughts on the challenges she would face and things that may have to be changed during the project's timeline.

Ms. Jenkins said a lot of time was spent on developing the site plan. She did not expect dramatic changes. The buildings have not been designed and they are just now looking at potential accommodations. Homewise has done a lot of research to understand what people want. She thought the site itself would be consistent with what is proposed.

Commissioner Faulkner said her concern is often when a project is finalized they see a lot of changes that eliminate amenities or affordable housing. She asked if anything could shift the formula for the amount of affordable housing. The jobs Ms. Jenkins mentioned in the area are low wage, most are retail and restaurant jobs. That would not provide the income for someone to live in a $400,000 condominium. The walkable jobs in the area are not indicative of market value housing.

Ms. Jenkins said the employment referred to is not just on Cerrillos, but in the whole area and the employment opportunities are diverse. She asked Jamie Jaramillo, Planning Manager for Homewise to comment.

Jamie Jaramillo, 1301 Siler Road, Building D, was sworn in. She addressed Commissioner Faulkner's question indicating one of the biggest discussions was parking regarding how things might change. Homewise believes the number of dwelling units are supported by the number of parking spaces, with the additional shared parking with Homewise. She urged the Commission to support the shared parking concept and acknowledge that the assigned number of parking units is appropriately determined. They would have to change their program if required to have the full number of parking spaces.

Commissioner Faulkner said her understanding is the Commission cannot consider, approve or disapprove parking tonight. She was concerned that the shared parking works only if the jobs in the area are walkable and offset the need. She is aware there may be a litany of job opportunities, but they are in the same pay range. It will not be someone making over $150,000. The question becomes if the parking project is anchored on jobs that match the cost of the units being sold.

Attorney Feghali said this hearing is on the rezoning and general plan amendment, not parking. Those issues will be heard with the development plan.

Commissioner Faulkner said she was curious why this was brought up, other than to test the waters. The area doesn't appear to have many walkable jobs above minimum wage. This seems to be a pie in the sky understanding of the jobs that are actually available unless 50% affordable, otherwise the parking doesn't make sense.

Chair Gutierrez said this is food for thought for when the developers return.

Commissioner Pava asked the maximum height allowed.

Ms. Jenkins said the maximum height is 45 feet in the C-2 zone and currently two and three story buildings are proposed.

Mr. Esquibel concurred for the record.

Chair Gutierrez asked why the developer and Homewise preferred C-2 zoning instead of mixed use. Every discussion refers to mixed use, even during the elections. People were saying mixed use is what is needed to be livable and walkable.

Ms. Jenkins said she is not a fan of Mixed Use zoning in Code because it is prescriptive and limiting. Mixed use doesn't allow creativity or diversity in the development program or respond to market conditions and demands. She said the C-2 is a great mixed use zoning that checks all the boxes and gives maximum flexibility.

Chair Gutierrez noted that some of the answers to meeting criteria quotes mixed use.

Ms. Jenkins clarified *mixed use* is a term the applicant uses to define their program of what is proposed. It is not meant to refer to the City's zoning category.

Chair Gutierrez said during his time on the Commission he had not seen a lot of successful mixed-use projects.

MOTION: Commissioner Sategna moved to recommend approval of Case #2021-4375 and 4376, and the related Findings of Fact and Conclusions of Law for Cases #2021-4375 and 4376. Vice Chair Hogan seconded the motion.

Commissioner Faulkner confirmed the motion doesn't support the parking.

Chair Gutierrez confirmed with Commissioners Pava and Sategna their satisfaction with the height requirement as stated in the record.

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

3. **Case #2021-4377. Caja del Oro Subdivision General Plan Amendment.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Homes of New Mexico, Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots

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Cases postponed to January 6, 2022.

H. STAFF COMMUNICATIONS

None

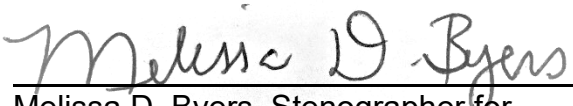
I. MATTERS FROM THE COMMISSION

Chair Gutierrez wished everyone happy holidays.

J. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 7:12 pm.

Submitted by:



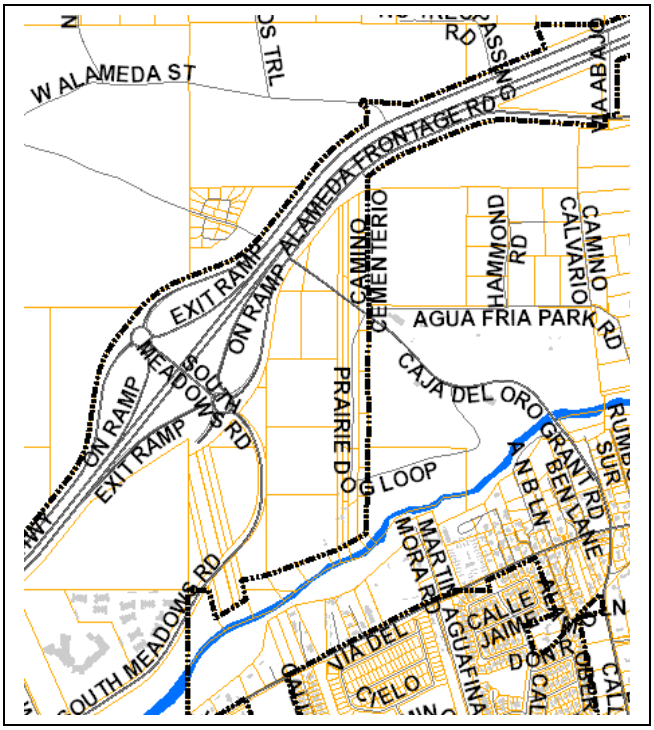
Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Brian Gutierrez, Chair

Land Use Department
Planning Commission Staff Report

Case No:	2021-4377, 2021-4378, 2021-4379 and 2021-4381
Hearing Date:	January 6, 2022
Applicant:	The Pulte Group of New Mexico
Request:	General Plan Amendment, R-10 Rezoning, Preliminary Development Plan, and Preliminary Subdivision
Location:	16.21 acres on both sides of Caja del Oro Grant Road, east of the Alameda Frontage Road
Case Mgr.:	Donna Wynant
Zoning:	C-2 (General Commercial) and R-1 (Residential- one dwelling unit per acre)
Pre-app Mtg:	April 8, 2021
ENN Mtg:	May 11, 2021 & August 10, 2021
Proposal:	88 single-family residential lots



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Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan. James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Development Plan for an 88 single-family home development. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located

at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325).

Case #2021-4381. Caja del Oro Subdivision Preliminary Subdivision Plat. James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Preliminary Subdivision Plat for 88 single-family lots. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325).

I. RECOMMENDATION:

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the General Plan Amendment (Case #2021-4377).

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the rezoning to R-10 (Case #2021-4378)

The Commission should **RECOMMEND APPROVAL BY THE GOVERNING BODY** of the preliminary development plan (Case #2021-4379), 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 (Case #2021-4381), 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 Caja del Oro General Plan Amendment, and/or the rezoning request would render the proposed preliminary development plan and preliminary subdivision infeasible, in which case a **recommendation for denial of the preliminary development plan and preliminary subdivision would be appropriate**.

Ten motions will be required, in the following order, for this case:

- *Recommend the Governing Body approve or deny the General Plan Amendment (Case #2021-4377).*
- *Recommend the Governing Body approve or deny the Rezoning (Case #2021-4378).*
- *Approve or deny the Preliminary Development Plan (Case #2021-4379), subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Preliminary Subdivision (Case #2021-4381), subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-4377 (Exhibit A(1)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-4378 (Exhibit A(2)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-4379 (Exhibit A(3)).*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2021-4381 (Exhibit A(4)).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval to **the preliminary development plan** (Case #2021-4379) and **the preliminary subdivision** (Case #2021-4381)

#	Condition of Approval	Dept. or Division	To be completed:
1	Update the street design to match City code: • Change the minimum sidewalk width to 5' with a 5' landscape buffer throughout the subdivision per City code • Add a bike lane to Caja del Oro Grant (also referenced in the Santa Fe Metropolitan Bicycle Master Plan) • Narrow the vehicle travel lanes on Caja del Oro Grant Rd and internal roads	Land Use/MPO	Prior to Final Subdivision and Development Plan Submittal
2	Consider first a roundabout at Caja del Oro Grant and the subdivision entrances	Land Use/MPO	Prior to Final Subdivision Approval
3	Build the trail along Alameda outside of the subdivision walls to make it publicly accessible. Increase width to 8'	Land Use/MPO	Prior to Final Subdivision Approval
4	Connect to Camino Cementario or provide a stub out for a future possible connection	Land Use/MPO	Prior to Final Subdivision Approval
5	Reduce the turning radii at the intersection of Caja del Oro Grant and Alameda Frontage Road	Land Use/MPO	Prior to Final Subdivision Approval
6	Submit an approved Development Water Budget in addition provide 9.8% contingency per SFCC 14-8.13(E)(1)	Public Utilities/Water Division	Prior to Final Subdivision Approval
7	If over the 10AFY threshold applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a).	Land Use/MPO Public Utilities/Water Division	Prior to Building Permit Application
8	Drainage report issues – The report needs to summarize how much storage is required to meet the required reduction in flow to predevelopment levels. The narrative must also state where required storage volume will be provided. It sounds like there are two ponds that will reduce the flow but no explanation is provided.	Land Use/Technical Review	Prior to Final Subdivision

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

III. EXECUTIVE SUMMARY:

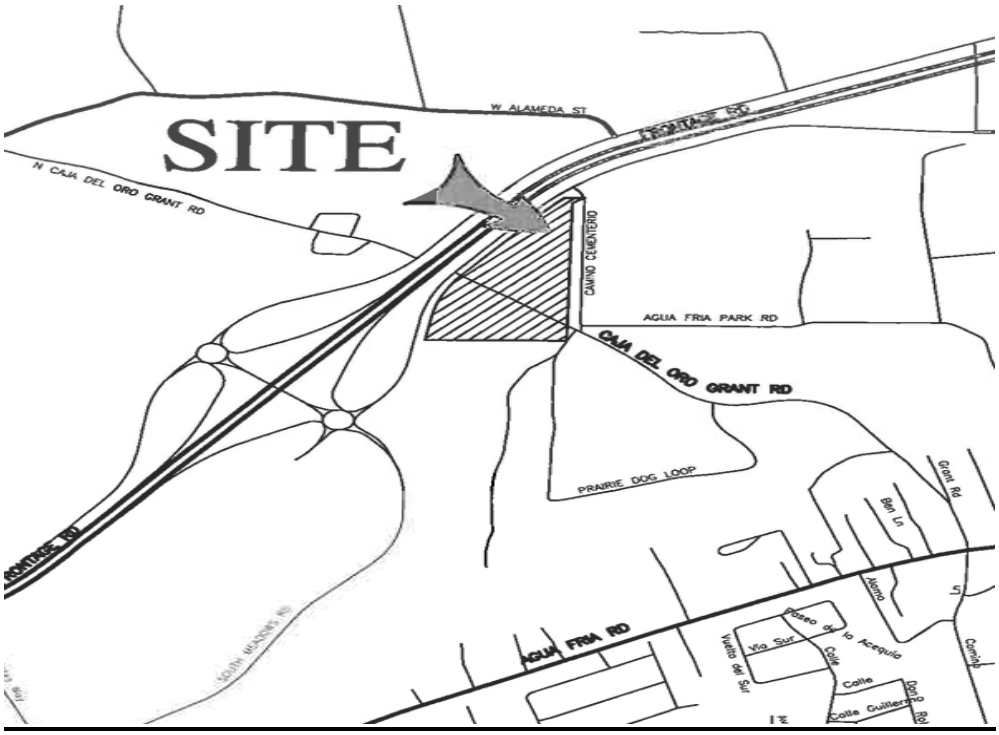
The Applicant seeks to develop an 88-lot single-family home subdivision on approximately 16.21 acres along both sides of Caja del Oro, just south of the W. Alameda Frontage Road. The Applicant is requesting several development requests associated with the development of this property, consisting of the following:

1. An amendment to the General Plan Future Land Use classification from Very Low Density Residential (1 to 3 dwelling units per acre) to Medium Density Residential (7 to 12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre).
2. A rezoning request from R-1 (Residential- one dwelling unit per acre) to R-10 (Residential- ten dwelling unit per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre).
3. Preliminary development plan approval for an 88 single-family home development; and
4. Preliminary subdivision approval for an 88-lot single family subdivision.

The General Plan Amendment, and R-10 rezoning are necessary to develop the property at the proposed density. The development plan will establish development standards for the proposed 88 single-family home development.

The subject site is owned by Don Juan's Land LLC, a Limited Liability Company registered in New Mexico. Carlos Garcia, Managing Member for Don Juan's Land LLC has signed the application form and Pulte Homes of New Mexico, Inc. will perform all the processing of the development applications to the city and purchase the property subject to entitlements.

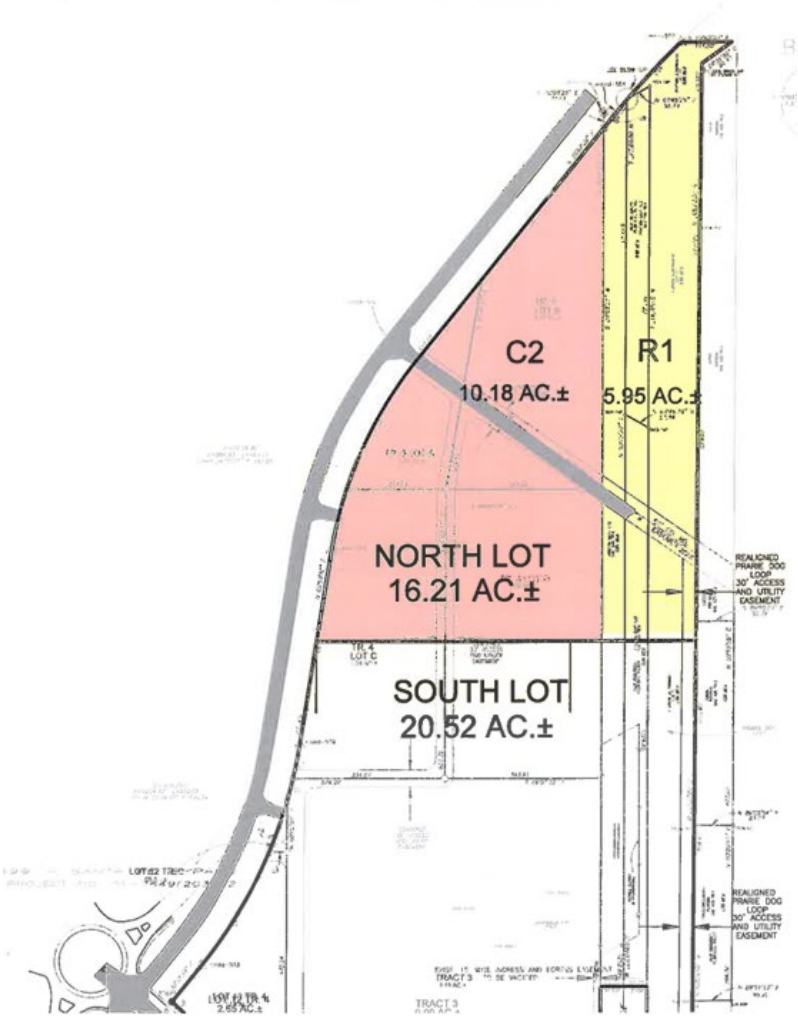
There are two parcels within this development one, south of Caja del Oro Grant Road and one north of Caja del Oro Grant Road as shown on the vicinity map below.



IV. PROJECT DESCRIPTION

The subject site is comprised of eight lots with the following addresses: 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. The overall premises is approximately 16.21 acres in size (16.4 acres minus the 50 foot Caja del Oro Grant Road easement that bifurcates the area). The lots will be consolidated through a separate ***administrative*** process (case #2021-4380) and recorded concurrently with the Development Plan/Final Subdivision Plat. The plat includes the larger parcels zoned C-2 and the strips of land zoned R-1. A plat entitled "Lot Line Consolidation Plat Prepared for, Don Juan's Land LLC" has been prepared to consolidate the various lots that are part of the request and is included in the overall plan set.

The current zoning and lot pattern, as illustrated below, shows 10.18 acres of land zoned C-2 (General Commercial) and 5.95 acres as R-1 (Residential, one dwelling unit per acre). The Applicant requests the overall site to be zoned to R-10 (Residential, 10 dwelling units per acre). A strip of land, comprised of two lots and zoned R-1, lies between the subject site and Camino Cementerio which runs along the east side of the overall site. Camino Cementerio marks the city limits line, to the east of which is the Traditional Village of Agua Fria, under the jurisdiction of the County of Santa Fe.



The land in the vicinity of this project to the east is generally zoned R-1 single family residential and beyond Camino Cementerio in the County of Santa Fe is in the Traditional Village of Agua Fria. A small cemetery is located to the east with a vacant lot and roadway, Camino Cementerio, between the project and the cemetery. Land further to the east, owned by Santa Fe County, consists of the Agua Fria Fire Station, Romero Park, the Health Clinic and the Nancy Rodriquez Community Center.

The overall property is therefore accessed by Caja del Oro Grant Road with no direct access onto Camino Cementerio or onto the West Alameda Frontage Road, which is a NMDOT facility which serves as the east frontage road for the NM 599 right-of-way.

The property generally slopes from the north to the south with an average slope of less than five percent. No flood plain exists on the property. No historical material was found on the property considered to be significant per archaeological survey standards.

Background Information

The C-2 portion of the property received approval for a shopping center for approximately this section of the property while the property remained under extraterritorial zoning jurisdiction. This property was part of a larger city-initiated annexation where the city zoned all the properties that were included in the

annexation. It was the city's decision to zone the property C-2, General Commercial reflecting the prior approvals that had occurred on the property. The three long narrow lots are zoned R-1, which is the least dense residential district in the city. It is generally applied to ensure the city has the opportunity to review a subdivision plat or development plan when development of the property does take place.

A request is submitted for an amendment to the City General Plan from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre). The C-2 zoning district requires an amendment to the General Plan reducing the intensity of the project from Community Commercial to Medium Density Residential (7-12 dwellings/acre). The purpose of these requests is discussed in the section of the report addressing the "general plan criteria" required by the City Code.

The C-2 General Commercial zoning does not allow single family residential dwellings as a permitted use in the C-2 zoning district. The R-1 zoning to the R-10 zoning district will bring the entire property under a uniform zoning district. The R-10 zoning allows for smaller lot sizes than the less dense residential districts. The higher density zoning and associated development plan allows for more flexibility in design of the home relative to the lot with approval of the setbacks determined by the Planning Commission. The R-10 zoning accommodates the design of the attached paired townhome units. While the zoning is R-10 the actual density is less than 6 dwellings per acre.

A preliminary subdivision plat for 88 lots is submitted along with the other development requests. If all the development requests are approved, a final subdivision plat would be submitted for review and subsequent action by the Planning Commission.

A preliminary development plan is submitted with this Application. This plan shows the relationship of the house to the lot, minimum and maximum lot sizes, building setbacks, overall density and off lot parking. The preliminary development plan and preliminary plat remains with the Planning Commission. The general plan amendment and rezoning will be heard by the City Council. With the approval of the general plan amendment and rezoning the final development plan and final subdivision plat is heard and acted upon by the Planning Commission.

V. GENERAL PLAN AMENDMENT – Low Density to Medium Density Residential A request is submitted for an amendment to the City General Plan Future Land Use Map designation from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) While R-10 zoning is requested, the proposed density is approximately 5.36 dwelling units per acre.

The General Plan can be amended, subject to meeting the approval criteria in SFCC Section14-3.2(E):

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met:** (Yes/No) **YES**

The project is consistent with the goals of the General Plan regarding economic development. The General Plan has established community commercial use near the interchange of NM 599 with the South Meadows Road extension to support the area. The growth in this area of the city began to occur with the city-initiated annexation of land in 2009. Infrastructure followed with the County installation of a water line in South Meadows Road and the completion of New Mexico 599 and the roundabout that connected NM 599 to South Meadows Road. A 240-unit complex is under construction on South Meadows, between Agua Fria and NM 599 and the Madera Apartments consisting of 355 units will soon begin construction on the east side of South Meadows Road. The El Camino Real middle school was established on South Meadows Road several years ago in anticipation of growth in the area.

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met:** (Yes/No) **YES**

The city's general plan describes the majority of land area within the project boundary as community commercial. Community commercial allows for a wide range of land uses. Medium density residential is an appropriate use within the community commercial future land use designation. Medium densities are also consistent with and supported by the growth management policies of Chapter 4 of the General Plan. (Chapter 4-1-G2) Guiding policies for growth management call for a concentration of populations at greater densities in developing areas with centrally located neighborhood centers. In addition, the proposed density can be supported by existing fundamental infrastructure in the area.

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met:** (Yes/No/N/A) **YES**

With the exception of institutional uses such as the County fire station, County park and County community center, the land is largely vacant along Caja del Oro Grant Road. This use will be the first development of substantial size that takes place along Caja del Oro Grant Road.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
This project is greater than two acres in size.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;
Approval of the general plan amendment, zoning and subdivision will allow for the purchase of 88 homes in a section of the urban area that has not experienced single family housing. Single family housing has been concentrated in Tierra Contenta and Las Soleras. This is an opportunity for buyers to purchase homes that may be more convenient to their place of work, especially given the proximity to NM 599.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) [Criterion 1(c) above] if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met:** (Yes/No) **YES**
The construction of the proposed housing product promotes the general welfare by enabling the purchase of dwellings with a proven demand and favorable price point for the Santa Fe market.	
Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Criterion Met:** (Yes/No/N/A) **N/A**
Not applicable. The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits. City jurisdiction includes all the land within the city limits. County jurisdiction includes all the land outside the city limits.	
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and	**Criterion Met:** (Yes/No) **YES**
This request contributes to the coordinated and harmonious development of Santa Fe by providing for a building product that has proven to have a high demand in the City. This area is considered the phase 1 growth area for Santa Fe. City utilities are available with sewer on Caja del Oro Grant Road and water on South Meadows Road. The extension of the 12 inch water line to the east boundary of the project facilitates the County connection to a community water system and significantly improves the firefighting capacity for the area.	
Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met:** (Yes/No) **YES**
This is in conformance with other city policies, ordinances, regulations and plans. No variances are requested with this application indicating compliance with the city zoning regulations. Policies regarding construction of city roads, sewer and water will be followed in the development of infrastructure for this area.	
Criterion 8 [14-3.2(E)(2)]: In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the General Plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the General Plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that: **(a) the growth and economic projections contained within the General Plan are erroneous or have changed;**	**Criterion Met:** (Yes/No) **YES**

(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.**	

(a) The general plan included this area as phase 1 for future development. Whatever growth or economic projections were provided in the 1999 general plan would represent dated data that does not take into account the circumstances that have taken place over the last 20 plus years of growth in Santa Fe. One major apartment project is under construction on South Meadows road and another has been approved for construction on South Meadows Road. The growth pattern for the area has recently changed, which is not reflected in the city's general plan.

(b) There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for a housing product proposed by the applicant. There are even fewer of these zoning districts that satisfy the existing city access standards and have the existing utility infrastructure capable of serving a project of this size.

(c) There is a surge in apartment development in Santa Fe. The zoning districts that allow for residential densities in the range or 18-21 dwellings per acre, are R-21, C-1 and C-2 zoning districts. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction. It is difficult for developers constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

VI. GENERAL PLAN AMENDMENT – Community Commercial to Medium Density Residential

A request is submitted for an amendment to the City General Plan Future Land Use Map designation from Community Commercial to Medium Density Residential (7-12 dwellings per acre). While R-10 zoning is requested, the proposed density is approximately 5.36 dwelling units per acre.

The General Plan can be amended, subject to meeting the approval criteria in SFCC Section14-3.2(E):

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met:** (Yes/No) **YES**

The growth projections from the general plan are over 20 years old and are no longer relevant to Santa Fe's projected growth. The growth in this area of the city began to occur with the city-initiated annexation of land in 2009. Infrastructure followed with the County installation of a water line in South Meadows Road and the completion of New Mexico 599 and the roundabout that connected NM 599 to South Meadows Road. A 240-unit complex is under construction on South Meadows, between Agua Fria and NM 599 and the Madera Apartments consisting of 355 units was recently approved across South Meadows Road. The El Camino Real middle school was placed in this area in anticipation of growth in the area. The completion of NM 599 with the construction of the roundabout at South

Meadows and the connection of South Meadows to Agua Fria have considerably improved the access to this part of the urban area.	
Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met:** (Yes/No) **YES**
The city general plan describes the majority of land area within the project boundary as community commercial. Community commercial allows for a wide range of land uses. Medium density residential is an appropriate use within the community commercial future land use designation.	
Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met:** (Yes/No/N/A) **YES**
(i) With the exception of institutional uses such as the County fire station, County Park and County community center, the land is largely vacant along Caja del Oro Grant Road. This use will be the first development of substantial size that takes place along Caja del Oro Grant Road. (ii) The proposed development is approximately 16.21 acres, well over the two-acre minimum required for a General Plan Amendment. (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public; Approval of the general plan amendment, zoning and subdivision will allow for the purchase of 88 homes in a section of the urban area that has not experienced single family housing. Single family housing has been concentrated in Tierra Contenta and Las Soleras. This is an opportunity for buyers to purchase homes that may be more convenient to their place of work, especially given the proximity to NM 599.	
Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) [Criterion 1(c) above] if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met:** (Yes/No) **YES**
The construction of the proposed housing product promotes the general welfare by enabling the purchase of dwellings with a proven demand and favorable price point for the Santa Fe market.	
Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Criterion Met:** (Yes/No/N/A) **N/A**
Not Applicable. The extraterritorial bodies that in the past heard rezoning and subdivision cases no longer applies to cases inside the city limits. City jurisdiction includes all the land within the city limits. County jurisdiction includes all the land outside the city limits.	

Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and	**Criterion Met:** (Yes/No) **YES**
This request contributes to the coordinated and harmonious development of Santa Fe by providing for a building product that has proven to have a high demand in the Las Soleras development. This area is considered the phase 1 growth area for Santa Fe. City utilities are available with sewer on Caja del Oro Grant Road and water on South Meadows Road. The extension of the 12 inch water line to the east boundary of the project facilitates the County connection to a community water system and significantly improves the firefighting capacity for the area.	
Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met:** (Yes/No) **YES**
No variances are requested with this application. The request is in compliance with city zoning regulations. Construction of roads and sewer and water infrastructure will be in conformance with infrastructure standards in Chapter 14.	
Criterion 8 [14-3.2(E)(2)]: In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the General Plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the General Plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that: *(a) the growth and economic projections contained within the General Plan are erroneous or have changed;* *(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or* *(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.*	**Criterion Met:** (Yes/No) **YES**
(a) The general plan included this area as phase 1 for future development. Whatever growth or economic projections were provided in the 1999 general plan would represent dated data that does not take into account the circumstances that have taken place over the last 20 plus years of growth in Santa Fe. One major apartment project is under construction on South Meadows road and another has been approved for construction on South Meadows Road. The growth pattern for the area has recently changed, which is not reflected in the city general plan. (b) There are few areas in Santa Fe with R-10 or R-12 zoning districts that would allow for a housing product proposed by Pulte. There are even fewer of these zoning districts that satisfy the existing	

city access standards and have the existing utility infrastructure capable of serving a project of this size. There is a surge in apartment development in Santa Fe. The zoning districts that allow for residential densities in the range or 18-21 dwellings per acre, are R-21, C-1 and C-2 zoning districts. Land zoned for these districts that would allow for higher density residential development, especially meeting the access and utility requirements, is being utilized for apartment construction. It is difficult for developers constructing single family homes at 6-10 dwellings per acre to compete against the price of land associated with apartment development.

VII. REZONE APPROVAL CRITERIA – R-1 and C-2 to R-10

The Applicant requests 10.18 acres of land zoned C-2 (General Commercial) and 5.95 acres as R-1 (Residential, one dwelling unit per acre) to be zoned to R-10 (Residential, 10 dwelling units per acre).

The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the Planning Commission and the Governing Body must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Criterion 1 [14-3.5(C)(1)(a)]: one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;** **(iii) a different use category is more advantageous to the community, as articulated in the General Plan or other adopted city plans;**	**Criterion Met:** (Yes/No) **YES**
(i) there was a mistake in the original zoning; The C-2 zoning reflects what was approved in the extraterritorial area. The assumption was that there would be sufficient residential development to support a shopping center. The pattern for location of shopping centers has proven that substantial residential development is needed to support a shopping center. The R-1 zoning is a holding zone until such time as a specific land use is requested. The city generally has the opportunity with R-1 zoning to analyze a project through a development or subdivision review process. **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;** The construction on NM 599 and the completion of South Meadows Road from Agua Fria to the roundabout at NM 599, including utilities in South Meadows Road has changed the nature of this area from rural to residential. (iii) **a different use category is more advantageous to the community, as articulated in the General Plan or other adopted city plans;** Several studies requested by or prepared by the city have demonstrated the need for housing in Santa Fe. The studies have identified a significant percent of the workers in Santa Fe living outside the city and having to commute to Santa Fe. Those people living	

outside the city generally spend their earnings outside Santa Fe. Section 9.1.6 of the Santa Fe General Plan states the following: "The most important element of planning for affordable housing is higher density. Part of what has made Santa Fe so appealing - neighborhoods with five to nine units per acre- will help achieve affordable housing goals." It has been 24 years since that was written and the definition of what is considered affordable has changed significantly. Nonetheless a higher density does allow for a more moderately priced dwelling.	
Criterion 2 [14-3.5(C)(1)(b)]: all the rezoning requirements of Chapter 14 have been met;	**Criterion Met:** (Yes/No) **YES**
Yes all rezoning requirements have been met. No variances are submitted with the applications for development of this property.	
Criterion 3 [14-3.5(C)(1)(c)]: the rezoning is consistent with the applicable policies of the General Plan, including the future land use map;	**Criterion Met:** (Yes/No) **YES**
A request has been included in the Application for a modification of the general plan, Future Land Use map from very low density residential (1 dwelling unit per acre) to Medium Density (7-12 dwelling units per acre). If recommended for approval by the Planning Commission, this brings the general plan recommendation into conformance with the proposed zoning application.	
Criterion 4 [14-3.5(C)(1)(d)]: the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met:** (Yes/No) **YES**
The lack of housing in Santa Fe has been well documented in several of the studies prepared for the city. This is an unusual housing product that is best suited to a higher density residential zoning such as R-10. There is a limited supply of land in Santa Fe that is zoned for that residential density.	
Criterion 5 [14-3.5(C)(1)(e)]: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met:** (Yes/No) **YES**
With the exception of city water the existing infrastructure is in place to serve this development. A 12 inch water line will be brought to and through the site to serve this development and potentially to serve other uses in the area. A fire station is in close proximity to Caja del Oro and a new fire station is planned on South Meadows, south of the 599 interchange. The two small on-site parks and the nearby county park and river trail will accommodate the impacts of the proposed development.	
Criterion 6 [14-3.5(C)(2)]: Unless the proposed change is consistent with applicable General Plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different**	**Criterion Met:** (Yes/No) **YES**

from or inconsistent with the prevailing use and character in the area; **(b) affect an area of less than two acres, unless adjusting boundaries between districts;** **(c) or benefit one or a few landowners at the expense of the surrounding landowners or general public.**	
(a) The opening of the El Camino Real Academy, the construction and approval of two major apartment projects, the completing and signalization of the Agua Fria and South Meadows intersection has substantially changed the character of this area. The city-initiated annexation has also changed the character of the area from rural, characterized by one and 2.5 acre lots to urban where residential densities are in line with the policies of the general plan where minimum density of five dwellings per acre is specified in the general plan. (b) The land at 12.41 acres is well over the minimum of two acres to rezone. (c) In this case there are very few surrounding land owners. Alameda and NM 599 are located on the western boundary of the property. The land to the east is either vacant or occupied by a cemetery and the land to the south is owned by the same property owner that is controlled by the seller of the land to Pulte. There is little impact to surrounding land owners by unique situational location of the subject property.	
Criterion 7 [14-3.5(D)(1)]: If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met:** (Yes/No) **YES**
The proposed rezoning will allow for a subdivision of 88 homes and all improvements for infrastructure are proposed in the preliminary subdivision plat request. Impact fees will be imposed on the development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services. An evaluation of any required off-site improvements will be evaluated with this development plan.	
Criterion 8 [14-3.5(D)(2): If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met:** (Yes/No) **YES**
Impact fees may be imposed on the development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services.	

VIII. PROJECT ANALYSIS: PRELIMINARY DEVELOPMENT PLAN AND SUBDIVISION

Project Description

Site Data

North Lot (Tract 4-5)

- Existing zoning: C-2 General Commercial and R-1, Residential, 1 dwelling per acre.
- Size of parcel: 16.4 acres includes 50' easement for Caja del Oro Grant
- Total number of lots: 88
- Market rate lots: 71
- Affordable housing lots: 17 with a .6 remainder
- Average density: 5.36 dwellings per acre
- Land in pond/open space/park: .85 acre feet

All building lots are larger than 3,000 square feet, therefore, no offsetting common open space is required to satisfy minimum lot size.

Access and Traffic

Caja del Oro Grant Road is an easement between the two parcels and is part of the total area for the property under consideration for entitlements Caja del Oro Grant Road was part of the settlement agreement between the city and county as part of the City initiated annexation. It has two 10 foot wide lanes and is classified as a major collector street. It appears that it is indeterminate if the city or county is responsible for the ownership and maintenance of the roadway. Alameda Road is located on the eastern boundary of the property. This roadway also is the frontage road to NM 599 and is owned and maintained by the New Mexico Department of Transportation (NMDOT).

There is a cemetery to the east that is owned and maintained by the Catholic Church. The cemetery is one lot to the east from the eastern boundary of Caja de Oro with a separation of approximately 100 feet between Caja del Oro and the cemetery boundary. There are two undeveloped roadways on the south side of Caja del Oro Grant Road. One of those, Prairie Dog Loop crosses the southeast corner of the southern parcel. Hernandez Lane intersects with Prairie Dog Loop south of the proposed Caja del Oro development. An easement has been preserved across this property for the existing Prairie Dog Loop which is a private road, 15-20 feet in width.

Both north and south parcels will use Caja del Oro Grant Road as the access to the project. The two access points for each parcel will align with each other. Both access points exiting Caja del Oro Grant Road will have a stop condition. No stop condition is proposed on Caja del Oro Grant Road at the intersections to both parcels. An emergency access is proposed from each parcel to Alameda. Eric

Wrage, PE, the traffic engineer with Bohannan Huston Inc. has prepared a Traffic Impact Study for the project. The conclusion of the study is that the traffic generated by the project will have a minimum impact on adjacent roadway system and with one exception for a westbound left turn lane at Caja del Oro Grant Road and Alameda all intersections that were evaluated will operate at acceptable levels of service. The one exception is the PM Peak, left turn on Caja del Oro to Alameda where the peak traffic occurs. (See Exhibit E: Applicant Materials- TIA)

Pedestrian and Bicycle Connectivity and Trails

There are no sidewalks on Caja del Oro Grant Road, nor along Alameda. There is limited pedestrian access in this area of the city including along Agua Fria, which is the closest connecting road to Caja del Oro Grant Road. The Metropolitan Transportation Organization mapping does not show any planned trails for this area that was recently annexed by the city.

There is no public bus route that serves the immediate area and apparently none is planned in the future. There is a bus route on Agua Fria and a bus stop at Agua Fria and Caja del Oro Grant Road .8 mile from the development. The need for a bus route may change in the future when the South Meadows Apartments are completed along with the El Camino Real Middle School located on South Meadows Road.

Grading and Drainage/Terrain Management

A storm water pollution protection plan (SWPPP) has been prepared as part of the Application materials for the project. A Notice of Intent (NOI) will be submitted to the Environmental Protection Agency (EPA) prior to the commencement of any grading that may occur on site.

The contractor for the project will be required to implement various measures to reduce dust leaving the site. The mitigation of dust will include, at a minimum, the watering of areas disturbed during the grading of the site.

Landscaping and Open Space

In addition to the central pond there is a central area in each of the two parcels that is designed as a landscape area with trees, grass, and benches as the common open space element to each parcel. These central islands also serve to provide for just less than one off lot parking space per dwelling.

The requirement for neighborhood parks is .006 acre per dwelling. Eighty-eight dwellings requires .528 acres of park land. A total of 0.85 acres of park land is provided for this development. The city does not accept park areas of less than one acre for maintenance. The homeowner's association, therefore, will be responsible for maintenance of the park land.

Fire

There is an existing 12-inch water line on South Meadows Road that terminates before the roundabout at NM 599. This line will be extended to the south boundary of the project and brought through the south parcel to Caja de Oro Grant Road and then to the eastern boundary of the subject property. Eight-inch

lines will be extended from the 12 inch line to serve for fire protection purposes. Locations for fire hydrants are shown on the engineering plans but these will have to be confirmed by the Fire Department.

Water Budget

Of the 88 lots 71 are market rate and are subject to the water offset requirements of the city. All lots are less than 6,000 square feet and the water offset requirement is .15 acre feet per dwelling unit plus the annual landscape requirement and the .098 percent required for system line loss. The total water requirement is:

71 dwellings x .15 ac. ft. = 10.65 ac. ft.
Landscape: .70 ac. ft.
11.35 ac. ft. x 1.098 = 12.462 ac. ft.

Water rights instead of water credits are required since water demand exceeds the 10-acre foot maximum where water credits can be used to offset the water requirements of the City Code.

Utilities

Water

- As mentioned under Fire Protection a 12-inch city water line will be extended from South Meadows Road up to Caja de Oro Grant Road. The City Water Division has modeled the water demand for this project and the area and has recommended the size and alignment for the water service to this development. The 12-inch line will be available to serve the County properties along Caja del Oro Grant Road mentioned in the report that are currently served by on-site wells.

Sewer

- There is a city sewer line on Caja del Oro Grant Road east of the development. The development will connect to the existing 8-inch sewer in Caja del Oro Grant Road. Discussions have occurred with the City Wastewater Division, and they do not foresee any problems with connecting to this line which is currently the end of the city sewer line on Caja del Oro Grant Road.

Natural Gas

- There is a supply gas line in Caja del Oro Grant Road that serves the fire station and Nancy Rodriguez Community Center. The design for the gas line by the New Mexico Gas Company does not take place until the final subdivision plat is approved. It is assumed that a two-inch line will be connected to the main line in Caja del Oro Grant Road and will be extended as a two-inch line throughout the entire development for both parcels.
- There is an existing 10 inch gas line that crosses the north end of the north parcel. This line has a 50 foot easement and residential dwellings are located outside the easement.

Electric

- PNM overhead electric service is available on Caja del Oro. Information on the capacity of this line and ability to serve the Subdivision cannot be determined at this time. The design of the electric system by PNM does not commence until the final plat is approved. There appears to be sufficient existing infrastructure available to serve the projected build-out of the subdivision.

Telephone

- Telephone cable is available on Caja del Oro Grant Road and since it is located within the urban service area of Santa Fe it is the responsibility of Century Link to bring in additional service lines at no cost to the development. Century Link is dependent on PNM Electric to establish the design for the communication system.

Comcast Cable

- Although cable has not been identified along Caja del Oro Grant Road, it appears that a fiber optics cable is in the process of being installed for the length of Caja del Oro. The design for cable from the fiber optics to the house is also dependent on the electric design from PNM to serve the project.

Impact on Schools

- A report was submitted to the Santa Fe Public Schools as provided for in the City Code. Gabe Romero from Santa Fe Public Schools indicated that *"Given the estimated build out projections for the development plan, current capacities at assigned schools will be adequate to serve the anticipated student population from this development."* (Exhibit E: Applicant Materials- Appendix E)

Santa Fe HOMES Program

The Santa Fe Homes Ordinance requires that 20 percent of the homes within the project (17.6) be constructed and made available to qualifying families based on the mandated standards set forth in the Ordinance. A fee of $49,575 will be paid for the .6 remainder to the City of Santa Fe Affordable Housing Trust Fund for affordable housing. (Exhibit E: Applicant Materials- Appendix G)

Homeowners Association and Private Covenants

Subsection 14-8.2(K)(1) of the City Code requires that covenants and homeowners' documents be submitted for review to assure that each lot owner understands the requirement to maintain landscape easements and storm water ponds which remain under the ownership of the homeowners association. Restrictive covenants and HOA documents which includes the provisions to maintain commonly owned facilities is attached to this report. (See Exhibit E: Applicant Materials- Appendix H)

IX. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Under sections 14-3.8 (B)(3) and 14-2.3(C)(1) of Chapter 14 of the Land Development Code the Planning Commission is granted authority to approve or disapprove a development plan.	

Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
The public interest is not defined; however ordinances, such as Chapter 14, were adopted by elected officials who serve as the public interest. This proposal satisfies the regulations in Chapter 14 and fulfills the 4-4-G-1 section of the General Plan with regards to infill with residential development.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**
The closest buildings are the Fire Station, which has an approximate height of 20-24 feet, The Nancy Rodriguez Community Center, which is a larger community building and the La Familia Medical Center which is larger than most residential structures.	

X. PRELIMINARY SUBDIVISION PLAT

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

The criteria for approval of a Preliminary Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No) **YES**
An archaeological report has been prepared by Ron Winters, Archaeologist. No sites of historical significance were found within any of the tracts that are included within the boundaries of this project. There a very few "significant trees" on the property with the principal vegetation being native grasses and one-seed juniper trees. There are no well-defined drainage ways located on the property.	

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No) **YES**
All conditions of approval and technical corrections must be addressed as part of the review by City staff. This land has few constraints to development. Dry utilities are located in the Caja del Oro Grant Road. The land is exceptionally flat where drainage can be easily accommodated. With the exception of a gas easement at the north end of the northern parcel there a very few limitations to development of the property. Access is provided by NM 599, which is a state highway and Alameda Road which is a State Highway as well. There is sewer in close proximity to the subdivision located on Caja de Oro Grant Road capable of serving the development. A major water line will be brought in from off-site. The Applicant is working with the MPO and the City's traffic engineer to address their conditions of approval to be reflected in the Final Subdivision Plat: ▪ Required changes to the streets design to meet minimum 5' wide sidewalks with 5' wide planter strips; a bike lane along Caja del Oro Grant Road; ▪ A narrowing of the vehicle travel lanes on Caja del Oro Grant Road and internal roads; ▪ An 8' wide required trail along Alameda outside of the subdivision walls; ▪ Create an easement to provide for a future stub out to Camino Cementerio; ▪ Reduce the turning radii at the intersection of Caja del Oro Grant and Alameda Frontage Road	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No) **YES**
The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for health, safety or welfare. The interior roadways are designed as public roads and the city utility infrastructure is designed to comply with the standards of Article 9. At the time of this report, the applicant has made changes to the street sections to meet Chapter 14 requirements for sidewalk and planter strips. The City Water Division has modeled the domestic demand and fire-flow requirements for the subdivision and the main line serving the project is based on the city's specifications.	

Criterion 4: A *plat* shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.	**Criterion Met:** (Yes/No) **YES**
This is vacant land and there are no existing non-conformities. The general plan amendment and rezoning of the R-1 parcels, if approved, will bring the density and the design of the subdivision into conformance with the provisions of Chapter 14. No variances have been requested for this property.	
Criterion 5: A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.	**Criterion Met:** (Yes/No) **YES**
The rezoning of the property from R-1 to R-10 is dependent on the approval of the general plan amendment. With approval of the general plan amendment the rezoning would be consistent with the procedures provided in Chapter 14 of the city code. The preliminary plat can only be approved if the city council approves the rezoning and general plan amendment. The Applicant is not requesting any exceptions with this proposal.	

XI. EARLY NEIGHBORHOOD NOTIFICATION

An ENN meeting was held on May 11, 2021 and a second ENN was held on August 10, 2021 due to the increase in the number of dwellings from 80 dwellings at the first meeting to 88 dwellings at the second meeting. (See Exhibit D for meeting notes.)

XII. EXPIRATION

The General Plan amendment and the rezoning, if approved by the Governing Body, will run with the land, are transferrable, and will not expire.

Per SFCC Section 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).” Therefore, should the Commission approve the preliminary development plan and adopt Findings of Fact and Conclusions of Law at this hearing, the expiration date would be December 2, 2024.

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

XIII. ATTACHMENTS

EXHIBIT A: Draft Findings of Fact and Conclusions of Law
1. Case #2021-4377
2. Case #2021-4378
3. Case #2021-4379
4. Case #2021-4381

EXHIBIT B: Development Review Team Memoranda
1. Compiled Technical Corrections
2. Terrain Management Review
3. ADA Site Review
4. MPO Review
5. Fire Prevention Review
6. Landscape Review
7. Wastewater Review

EXHIBIT C: Maps and Photos
1. Future Land Use
2. Current Zoning
3. Aerial Views
4. Street Views

EXHIBIT D: Early Neighborhood Notification
1. ENN Guidelines
2. Meeting Notes
3. School Notification

EXHIBIT E: Applicant Materials
1. Siebert Project Report
2. Santa Fe Homes Proposal
3. Proposed Development Plan & Subdivision

APPROVED BY:

Title	Name	Initials
Interim Planning and Land Use Director	Jason Kluck	*jmk*
Land Use Planner Manager	Noah Berke, AICP, CFM	NLB
Land Use Department Case Manager	Donna Wynant, AICP	*DJW*

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Draft Findings of Fact/Conclusions of Law

1. Case #2021-4377
2. Case #2021-4378
3. Case #2021-4379
4. Case #2021-4381

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

Case #2021-4377 – Caja del Oro General Plan Amendment
Owner's/Applicant's Name – The Pulte Group of New Mexico
Agent's Name – James Siebert, of James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 2, 2021 upon the application (Application) of James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico. The Applicant requests approval of a general plan future land use map amendment to change the designation from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.

In related Case #2021-4378, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-10 (Residential – 10 dwelling units per acre) Additionally, in related Case #2021-4379, the Applicant seeks preliminary development plan approval for an 88 single-family residential home development. Finally, in related case #2021-4381, the Applicant requests approval of a preliminary subdivision plat for 88 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant seeks a rezoning from R-1 to R-10, which would allow for the proposed single-family residential development consisting of 88 single-family residential lots on approximately 16.21 acres of land located on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.
2. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
3. Under SFCC 1987 Section 14-3.2(D)(1), the Application for a general plan amendment may be considered by the planning commission and the governing body concurrently with other applications.
4. 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)].

5. A pre-application conference was held on April 8, 2021.
6. The Applicant conducted virtual ENN meetings on May 11, 2021 and on August 10, 2021 using Zoom. Several members of the public were in attendance at both meetings.
7. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meetings were properly given.
8. The ENN meeting was attended by representatives of the Applicant and City staff. Several members of the public were in attendance.
9. 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 Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the amendment to the general plan to Governing Body.
11. 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.
12. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-4378, 2021-4379 and 2021-4381; 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.
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. Pursuant to SFCC 1987 14-3.2(E)(1)(a), the Commission finds that the Project is consistent with growth projections for Santa Fe, economic development goals, and existing land use conditions such as access and availability of infrastructure. The General Plan has established. medium to high density residential uses in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists, including roads (NM 599 and South Meadows Road), services (city water and sewer), and schools.
16. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposed general plan amendment would be consistent with other parts of the general plan. Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan, which call for a concentration of populations at greater densities in developing areas.
17. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c) the Commission finds the amendment does not:
    (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
    (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
    (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public.

18. The Commission finds that the criterion in SFCC 1987 14-3.2(E)(1)(d) is not applicable because the criterion in SFCC 1987 Section 14-3.2(E)(1)(c) is met.
19. The Commission finds that the criterion in SFCC 1987 14-3.2(E)(1)(e) is not applicable to this case.
20. Pursuant to SFCC 1987 14-3.2(E)(1)(f), the Commission finds that approving a proposal for housing on the Property would promote the general welfare and contribute to the harmonious development of Santa Fe.
21. Pursuant to SFCC 1987 14-3.2(E)(1)(g), the Commission has considered conformity with other city policies.
22. The Commission finds that the additional criteria in SFCC 1987 14-3.2(E)(2) are not applicable to this case because the proposal would not amend the land use policies section of the general plan.
23. The Commission finds that the additional criteria in SFCC 1987 14-3.2(E)(3) are not applicable to this case because the proposal does not involve the adoption of a neighborhood plan.

CONCLUSIONS OF LAW

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

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.
2. The Applicant has the right under the SFCC to propose an amendment to the general plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the general plan and to make recommendations regarding the proposed amendment to the general plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested general plan amendment because all applicable code requirements and criteria for recommendation of approval of the proposed amendment to the general plan have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the general plan amendment, as requested in the Application for Case #2021-4377.

_____ _____

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 #2021-4378 – Caja del Oro Rezoning
Owner's/Applicant's Name – The Pulte Group of New Mexico
Agent's Name – James Siebert, of James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 2, 2021 upon the application (Application) of James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico. The Applicant requests approval of a rezoning from R-1 (Residential- 1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre) for approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road (Property).

In related Case #2021-4377, the Applicant requests approval of a general plan future land use map amendment to change the designation from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). Additionally, in related Case #2021-4379, the Applicant seeks preliminary development plan approval for an 88 single-family residential home development. Finally, in related case #2021-4381, the Applicant requests approval of a preliminary subdivision plat for 88 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant seeks a rezoning from R-1 to R-10, which would allow for the proposed single-family residential development consisting of 88 single-family residential lots on approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.
2. 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.
3. SFCC 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 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
4. A pre-application conference was held on April 8, 2021.
5. The Applicant conducted virtual ENN meetings on May 11, 2021 and on August 10, 2021 using Zoom. Several members of the public were in attendance at both meetings.

6. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
7. 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).
8. 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.
9. Staff recommended that the Commission recommend approval of the rezoning to the Governing Body.
10. Pursuant to SFCC 1987 Sections 14-2.3(C)(7)(c) and 14-3.5(B)(1), the Commission has the authority to review and make recommendations to the Governing Body regarding rezonings.
11. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-4377, 2021-4379 and 2021-4381; 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.
12. 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.
13. 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.
14. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(ii)-(iii), the Commission finds that the character of the surrounding area has changed due to increased residential development and that the proposed R-10 zoning is more advantageous to the community to allow for additional single-family residential development while allowing higher density, which allows housing to be developed at a more affordable rate.
15. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that all the rezoning requirements of Chapter 14 have been met.
16. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the proposed rezoning is consistent with the applicable policies of the general plan, including growth management policies for infill development at medium densities in developing areas with centrally located neighborhood centers. Additionally, the rezoning will be consistent with the future land use map if the proposed general plan amendment is approved by the Governing Body.
17. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds that rezoning the property to accommodate infill by creating a 88-lot subdivision 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.
18. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

19. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(a), the Commission finds that the proposed change in density will not result in a change in character inconsistent with the prevailing use and character of the area, and that the R-10 zoning is consistent with the surrounding density.
20. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(b), the Commission finds that the proposed rezoning is permissible because it would not affect an area of less than two acres.
21. Pursuant to SFCC 1987 Section 14-3.5(C)(2)(c), the Commission finds that the proposed rezoning will not benefit one or a few landowners at the expense of the surrounding landowners or general public.
22. Pursuant to SFCC 1987 Section 14-3.5(D), the Commission finds that the proposed additional density can be accommodated by the existing and proposed road infrastructure.

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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Applicant has the right under the SFCC to propose the rezoning of the Property.
3. 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.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested rezoning because all applicable code requirements and criteria for recommendation of approval of the proposed rezoning have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the proposed rezoning to R-10, as requested in the Application for Case #2021-4378.

_____ _____
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 #2021-4379 – Caja del Oro Preliminary Development Plan
Owner's/Applicant's Name – The Pulte Group of New Mexico
Agent's Name – James Siebert, of James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 2, 2021 upon the application (Application) of James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico. The Applicant requests approval of a preliminary development plan for 88 single-family homes on approximately 16.21 acres. The properties are zoned C-2 (General Commercial) and R-1 (Residential- 1 dwelling unit per acre) and are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road (Property).

In related Case #2021-4377, the Applicant requests approval of a general plan future land use map amendment to change the designation from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). Additionally, in related Case #2021-4378, the Applicant seeks a rezoning from R-1 (Residential- 1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre). Finally, in related case #2021-4381, the Applicant requests approval of a preliminary subdivision plat for 88 single-family homes.

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

FINDINGS OF FACT

General

1. The Applicant requests approval of a preliminary development plan for 88 single-family homes on approximately 16.21 acres. The properties are zoned C-2 (General Commercial) and R-1 (Residential- 1 dwelling unit per acre) and are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road (Property).
2. Santa Fe City Code (SFCC) 1987 Section 14-2.2-1 provides that a development plan shall be reviewed and decided on by the planning commission.
3. 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 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
4. A pre-application conference was held on April 8, 2021.
5. The Applicant conducted virtual ENN meetings on May 11, 2021 and on August 10, 2021 using Zoom. Several members of the public were in attendance at both meetings.
6. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.

7. The ENN meeting was attended by representatives of the Applicant and City staff. Several members of the public attended both meetings.
8. 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 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 that the Governing Body approve the preliminary development plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
10. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-4377, 2021-4378, and 2021-4381; 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.
11. 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).
12. 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).
13. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
14. 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 making a recommendation to the Governing Body to approve a development plan.
15. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to review and make a recommendation on the proposed preliminary development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(2), and 14-4.2(E)(2), and Table 14-2.1-1.
16. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The subject property is located in an area with medium to high density and commercial land use patterns, and institutional uses that include the El Camino Real Academy to the west and the site of a future fire station in addition to high density apartment developments, proposed and under construction. The proposed use and scale of the Project is compatible with land uses in the vicinity.
17. 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.
18. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
19. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

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 procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Commission has the authority to review and make a recommendation to the Governing Body to approve the preliminary development plan.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission should approve the preliminary development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the proposed preliminary development plan, subject to the conditions and technical corrections set forth in the Staff Report and exhibits.

_____ _____
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 #2021-4381 – Caja del Oro Preliminary Subdivision Plat
Owner's/Applicant's Name – The Pulte Group of New Mexico
Agent's Name – James Siebert, of James W. Siebert and Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on December 2, 2021 upon the application (Application) of James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico. The Applicant requests approval of a preliminary subdivision plat for 88 single-family residential lots on approximately 16.21 acres (Property). The property is zoned R-1 (Residential – 1 dwelling unit per acre) and C-2 (General Commercial) and is located on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.

In related Case #2021-4377, the Applicant requests approval of a general plan future land use map amendment to change the designation from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). Additionally, in related Case #2021-4378, the Applicant seeks a rezoning from R-1 (Residential- 1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre). Finally, in related case #2021-4379, the Applicant requests approval of a preliminary development plan for an 88 single-family residential home development.

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

FINDINGS OF FACT

General

1. The Applicant request approval of a preliminary subdivision plat for 88 single-family residential lots on approximately 16.21 acres.
2. 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.
3. Santa Fe City Code (SFCC) Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 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)].
4. A pre-application conference was held on April 8, 2021.
5. The Applicant conducted virtual ENN meetings on May 11, 2021 and on August 10, 2021, using Zoom.
6. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.

7. The ENN meeting was attended by representatives of the Applicant and City staff. Several members of the public were in attendance at both meetings.
8. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
9. Staff recommended that the Commission should approve the preliminary subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.
10. 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 disapprove preliminary subdivision plats.
11. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-4377, 2021-4378, and 2021-4379; 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.
12. 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).
13. 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).
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 14-3.7(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.
16. 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 site is vacant with little vegetation, and there are no historical or significant natural features or drainages on the site.
17. 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. The subject parcel does not lie within a flood zone. It is relatively flat with a gentle slope from north to south with a grade of less than 5%.
18. Pursuant to SFCC 1987 Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
19. 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, and no variances or exceptions are requested or needed.
20. The Applicant is willing and able to comply with the Conditions and technical corrections set forth in the staff report and exhibits.

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, subject to the Conditions and technical corrections set forth in the Staff Report and exhibits because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

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

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date:
Assistant City Attorney

Technical Corrections
Caja del Oro Grant Road
General Plan Amendment, Rezoning,
Preliminary Development Plan and
Preliminary Subdivision Plat

#	DRT Comments	Dept. or Division	To be completed by:
1	Water budget along with Landscaping and 9.8% contingency per SFCC 14-8.13(E)(1)	Public Utilities/Water Division	Prior to Building Permit Application
2	Detectable warnings must be used for all entry onto roadways on accessible paths.	Land Use/Technical Review	Prior to recordation or permitting
3	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Land Use/Technical Review	
4	Due to the Shademaster Bore, please replace the Shademaster Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	Land Use/Terrain Management	Prior to permit review
5	Increase the quantity of evergreen tree varieties to at least three.	Land Use/Landscape Review	Prior to Final Plat
6	Provide additional screening at the south side retention pond in the gravel berm area.	Land Use/Landscape Review	Prior to Final Plat
7	14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.	Land Use/Landscape Review	Prior to Final Plat
8	City staff respectfully request the use of a gravel mulch that is washed and screened.	Land Use/Landscape Review	Prior to Final Plat
9	A security fence around ponds three feet and deeper with a maintenance gate is required.	Land Use/Landscape Review	Prior to Final Plat
10	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.	Land Use/Landscape Review	Prior to Final Plat
11	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Land Use/Landscape Review	Prior to Final Plat
12	Provide a list of zones with type of irrigation, i.e. Drip, Bubbler, and Popup etc. In addition, provide the plant	Land Use/Landscape	Prior to Final Plat

	materials irrigated, i.e. Tree, Shrub, Native Seeding, etc.	Review	
13	14. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Land Use/Landscape Review	Prior to Final Plat
14	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Land Use/Landscape Review	Prior to Final Plat
15	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Land Use/Landscape Review	Prior to Final Plat
16	14-8.4(J)(1) Wall and Fences: For any project to which this Subsection 14-8.4(J) applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material.	Land Use/Landscape Review	Prior to Final Plat
17	Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three(3) feet in height above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height.	Land Use/Landscape Review	Prior to Final Plat
18	14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Land Use/Landscape Review	Prior to Final Plat
19	14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Land Use/Landscape Review	Prior to Final Plat
20	Label all ponding areas on Grading and Drainage sheets and show volumes detained/retained in each area. If landscaped areas are used for ponding volume requirements, label those volumes in each area.	Land Use/Technical Review	Prior to Final Subdivision
21	Provide detail of ponds showing how ponds will drain and overflow. Pipe is mentioned draining southern pond in drainage report and not even shown on plans. Detail exit pipe area and erosion mitigation.	Land Use/Technical Review	Prior to Final Subdivision
22	Ponds that will retain water deeper than 3’ will require minimum height of 5’ fencing	Land Use/Technical	Prior to Final Subdivision

		Review	
23	Label road names or designations on plan views of plan/profile sheets. Use North Arrows on plan views. Label ponds on these sheets.	Land Use/Technical Review	Prior to Final Subdivision
24	One pond has the same elevation shown at the top of the pond (6570) as at the bottom of the pond.	Land Use/Technical Review	Prior to Final Subdivision
25	Overall grading plan should show how water will enter ponds. It should also show the storm drains from the ponds connected to the storm drain.	Land Use/Technical Review	Prior to Final Subdivision
26	Is the SD in Caja del Oro Grant existing? If so label as such	Land Use/Technical Review	Prior to Final Subdivision
27	Include pond measurement post and staff gauge shown below in each pond. Pond should be lined with filter fabric.	Land Use/Technical Review	Prior to Final Subdivision
28	Include Drainage Facilities Design Note, Drainage Facilities Maintenance Note, and Engineer's Stormwater Infrastructure Certification and Gunnison's Prairie Dog Note shown below on the plat.	Land Use/Technical Review	Prior to Final Subdivision
29	Include and Dust Control Note shown below on the plans.	Land Use/Technical Review	Prior to Final Subdivision
30	Alleys need concrete valley gutter.	Land Use/Technical Review	Prior to Final Subdivision
31	Sidewalks must be 5' wide. It's difficult to tell if there is a sidewalk or trail behind and through some of the lots. Provide an ADA sheet that shows the sidewalks/trails through the development.	Land Use/Technical Review	Prior to Final Subdivision
32	Roadway design does not conform to any of the designs allowed in City Code Chapter 14-9.2	Land Use/Technical Review	Prior to Final Subdivision
33	No parking signs should have "No Parking" with an arrow pointing down the street at the ends of the road and arrows going both directions for signs placed in the middle of the street. Is there meant to be no parking on both sides of all streets? This is not clear from the signing.	Land Use/Technical Review	Prior to Final Subdivision
34	Use stand up curb and gutter on all streets, not mountable curbs.	Land Use/Technical Review	Prior to Final Subdivision
35	Provide Design Professional Seal and signature with date signed on all drawing sheets.	Land Use/Technical Review	Prior to Final Subdivision
36	Detectable warnings must be used for all entry onto roadways on accessible paths.	Land Use/Technical Review	Prior to Final Subdivision
37	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Land Use/Technical Review	Prior to Final Subdivision

38	ADA parking spaces must be included in the head-in parking spaces that are being provided for the project (i.e. in those on-street spaces located near the open space areas labeled as "pond", "pond"/"pond/park".)	Land Use/Technical Review	Prior to Final Subdivision
39	**See additional comments regarding "General ADA Site Compliance Requirements for all phases of development of this project, as applicable" in the attached Terrain Management memo in Exhibit B.**	Land Use/Technical Review	Prior to Final Subdivision
40	**See all other comments in the Terrain Management memo regarding:** • Drainage facilities design note • Drainage facilities maintenance note • Gunnison's Prairie Dog note • Dust control note • Engineer's stormwater infrastructure certification	Land Use/Technical Review	Prior to Final Subdivision
41	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)	Fire review	At the time of any new construction or remodel.
42	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 review	At the time of any new construction or remodel.
43	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	Fire review	At the time of any new construction or remodel.
44	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)	Fire review	At the time of any new construction or remodel.
45	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.	Fire review	At the time of any new construction or remodel.
46	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.	Fire review	At the time of any new construction or remodel.
47	Shall have water supply that meets fire flow requirements as per IFC (Appendix B) Shall comply with Section D102.1 Access and Loading (75,000 lbs).	Fire review	At the time of any new construction or remodel.

48	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 Table D103.4)	Fire review	At the time of any new construction or remodel.
49	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Fire review	At the time of any new construction or remodel.
50	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.	Fire review	At the time of any new construction or remodel.
51	Shall comply with D105 Aerial Fire Apparatus Access Roads	Fire review	At the time of any new construction or remodel.
52	Shall comply with Section D106 Multiple-Family Residential Developments.	Fire review	At the time of any new construction or remodel.
53	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire review	At the time of any new construction or remodel.

Technical Corrections
Caja del Oro Grant Road
General Plan Amendment, Rezoning,
Preliminary Development Plan and
Preliminary Subdivision Plat

#	DRT Comments	Dept. or Division	To be completed by:
1	Water budget along with Landscaping and 9.8% contingency per SFCC 14-8.13(E)(1)	Public Utilities/Water Division	Prior to Building Permit Application
2	Detectable warnings must be used for all entry onto roadways on accessible paths.	Land Use/Technical Review	Prior to recordation or permitting
3	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Land Use/Technical Review	
4	Due to the Shademaster Bore, please replace the Shademaster Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	Land Use/Terrain Management	Prior to permit review
5	Increase the quantity of evergreen tree varieties to at least three.	Land Use/Landscape Review	Prior to Final Plat
6	Provide additional screening at the south side retention pond in the gravel berm area.	Land Use/Landscape Review	Prior to Final Plat
7	14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.	Land Use/Landscape Review	Prior to Final Plat
8	City staff respectfully request the use of a gravel mulch that is washed and screened.	Land Use/Landscape Review	Prior to Final Plat
9	A security fence around ponds three feet and deeper with a maintenance gate is required.	Land Use/Landscape Review	Prior to Final Plat
10	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.	Land Use/Landscape Review	Prior to Final Plat
11	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Land Use/Landscape Review	Prior to Final Plat
12	Provide a list of zones with type of irrigation, i.e. Drip, Bubbler, and Popup etc. In addition, provide the plant	Land Use/Landscape	Prior to Final Plat

	materials irrigated, i.e. Tree, Shrub, Native Seeding, etc.	Review	
13	14. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Land Use/Landscape Review	Prior to Final Plat
14	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Land Use/Landscape Review	Prior to Final Plat
15	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Land Use/Landscape Review	Prior to Final Plat
16	14-8.4(J)(1) Wall and Fences: For any project to which this Subsection 14-8.4(J) applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material.	Land Use/Landscape Review	Prior to Final Plat
17	Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three(3) feet in height above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height.	Land Use/Landscape Review	Prior to Final Plat
18	14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Land Use/Landscape Review	Prior to Final Plat
19	14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Land Use/Landscape Review	Prior to Final Plat
20	Label all ponding areas on Grading and Drainage sheets and show volumes detained/retained in each area. If landscaped areas are used for ponding volume requirements, label those volumes in each area.	Land Use/Technical Review	Prior to Final Subdivision
21	Provide detail of ponds showing how ponds will drain and overflow. Pipe is mentioned draining southern pond in drainage report and not even shown on plans. Detail exit pipe area and erosion mitigation.	Land Use/Technical Review	Prior to Final Subdivision
22	Ponds that will retain water deeper than 3’ will require minimum height of 5’ fencing	Land Use/Technical	Prior to Final Subdivision

		Review	
23	Label road names or designations on plan views of plan/profile sheets. Use North Arrows on plan views. Label ponds on these sheets.	Land Use/Technical Review	Prior to Final Subdivision
24	One pond has the same elevation shown at the top of the pond (6570) as at the bottom of the pond.	Land Use/Technical Review	Prior to Final Subdivision
25	Overall grading plan should show how water will enter ponds. It should also show the storm drains from the ponds connected to the storm drain.	Land Use/Technical Review	Prior to Final Subdivision
26	Is the SD in Caja del Oro Grant existing? If so label as such	Land Use/Technical Review	Prior to Final Subdivision
27	Include pond measurement post and staff gauge shown below in each pond. Pond should be lined with filter fabric.	Land Use/Technical Review	Prior to Final Subdivision
28	Include Drainage Facilities Design Note, Drainage Facilities Maintenance Note, and Engineer's Stormwater Infrastructure Certification and Gunnison's Prairie Dog Note shown below on the plat.	Land Use/Technical Review	Prior to Final Subdivision
29	Include and Dust Control Note shown below on the plans.	Land Use/Technical Review	Prior to Final Subdivision
30	Alleys need concrete valley gutter.	Land Use/Technical Review	Prior to Final Subdivision
31	Sidewalks must be 5' wide. It's difficult to tell if there is a sidewalk or trail behind and through some of the lots. Provide an ADA sheet that shows the sidewalks/trails through the development.	Land Use/Technical Review	Prior to Final Subdivision
32	Roadway design does not conform to any of the designs allowed in City Code Chapter 14-9.2	Land Use/Technical Review	Prior to Final Subdivision
33	No parking signs should have "No Parking" with an arrow pointing down the street at the ends of the road and arrows going both directions for signs placed in the middle of the street. Is there meant to be no parking on both sides of all streets? This is not clear from the signing.	Land Use/Technical Review	Prior to Final Subdivision
34	Use stand up curb and gutter on all streets, not mountable curbs.	Land Use/Technical Review	Prior to Final Subdivision
35	Provide Design Professional Seal and signature with date signed on all drawing sheets.	Land Use/Technical Review	Prior to Final Subdivision
36	Detectable warnings must be used for all entry onto roadways on accessible paths.	Land Use/Technical Review	Prior to Final Subdivision
37	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Land Use/Technical Review	Prior to Final Subdivision

38	ADA parking spaces must be included in the head-in parking spaces that are being provided for the project (i.e. in those on-street spaces located near the open space areas labeled as "pond", "pond"/"pond/park".)	Land Use/Technical Review	Prior to Final Subdivision
39	**See additional comments regarding "General ADA Site Compliance Requirements for all phases of development of this project, as applicable" in the attached Terrain Management memo in Exhibit B.**	Land Use/Technical Review	Prior to Final Subdivision
40	**See all other comments in the Terrain Management memo regarding:** • Drainage facilities design note • Drainage facilities maintenance note • Gunnison's Prairie Dog note • Dust control note • Engineer's stormwater infrastructure certification	Land Use/Technical Review	Prior to Final Subdivision
41	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)	Fire review	At the time of any new construction or remodel.
42	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 review	At the time of any new construction or remodel.
43	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	Fire review	At the time of any new construction or remodel.
44	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)	Fire review	At the time of any new construction or remodel.
45	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.	Fire review	At the time of any new construction or remodel.
46	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.	Fire review	At the time of any new construction or remodel.
47	Shall have water supply that meets fire flow requirements as per IFC (Appendix B) Shall comply with Section D102.1 Access and Loading (75,000 lbs).	Fire review	At the time of any new construction or remodel.

48	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 Table D103.4)	Fire review	At the time of any new construction or remodel.
49	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Fire review	At the time of any new construction or remodel.
50	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.	Fire review	At the time of any new construction or remodel.
51	Shall comply with D105 Aerial Fire Apparatus Access Roads	Fire review	At the time of any new construction or remodel.
52	Shall comply with Section D106 Multiple-Family Residential Developments.	Fire review	At the time of any new construction or remodel.
53	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire review	At the time of any new construction or remodel.

Development Review Team
Comment Form

Date: 11/5/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2021-4377 thru 4381 Caja del Rio Residential Townhome Development**

Case Mgr: Donna Wynant

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

Technical Corrections:	Must be completed by:
1) Drainage report issues – The report needs to summarize how much storage is required to meet the required reduction in flow to predevelopment levels. The narrative must also state where required storage volume will be provided. It sounds like there are two ponds that will reduce the flow but no explanation is provided.	Prior to Final Subdivision
2) Label all ponding areas on Grading and Drainage sheets and show volumes detained/retained in each area. If landscaped areas are used for ponding volume requirements, label those volumes in each area.	Prior to Final Subdivision
3) Provide detail of ponds showing how ponds will drain and overflow. Pipe is mentioned draining southern pond in drainage report and not even shown on plans. Detail exit pipe area and erosion mitigation.	Prior to Final Subdivision
4) Ponds that will retain water deeper than 3' will require minimum height of 5' fencing	Prior to Final Subdivision
5) Label road names or designations on plan views of plan/profile sheets. Use North Arrows on plan views. Label ponds on these sheets.	Prior to Final Subdivision
6) One pond has the same elevation shown at the top of the pond (6570) as at the bottom of the pond.	Prior to Final Subdivision
7) Overall grading plan should show how water will enter ponds. It should also show the storm drains from the ponds connected to the storm drain.	Prior to Final Subdivision
8) Is the SD in Caja del Oro Grant existing? If so label as such.	Prior to Final Subdivision
9) Include pond measurement post and staff gauge shown below in each pond. Pond should be lined with filter fabric.	Prior to Final Subdivision
10) Include Drainage Facilities Design Note, Drainage Facilities Maintenance Note, and Engineer's Stormwater Infrastructure Certification and Gunnison's Prairie Dog Note shown below on the plat.	Prior to Final Subdivision

11) Include and Dust Control Note shown below on the plans.	Prior to Final Subdivision
12) Alleys need concrete valley gutter.	Prior to Final Subdivision
13) Sidewalks must be 5' wide. It's difficult to tell if there is a sidewalk or trail behind and through some of the lots. Provide an ADA sheet that shows the sidewalks/trails through the development.	Prior to Final Subdivision
14) Roadway design does not conform to any of the designs allowed in City Code Chapter 14-9.2	Prior to Final Subdivision
15) No parking signs should have "No Parking" with an arrow pointing down the street at the ends of the road and arrows going both directions for signs placed in the middle of the street. Is there meant to be no parking on both sides of all streets? This is not clear from the signing.	Prior to Final Subdivision
16) Use stand up curb and gutter on all streets, not mountable curbs.	Prior to Final Subdivision
17) Provide Design Professional Seal and signature with date signed on all drawing sheets.	Prior to Final Subdivision
18) Detectable warnings must be used for all entry onto roadways on accessible paths.	Prior to recordation or permitting
19) Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Prior to recordation or permitting
20) ADA parking spaces must be included in the head-in parking spaces that are being provided for the project (i.e. in those on-street spaces located near the open space areas labeled as "pond", "pond"/"pond/park".)	Prior to permitting
21) See additional comments (below) regarding "General ADA Site Compliance Requirements for all phases of development of this project, as applicable" in the attached Terrain Management memo in Exhibit B.	Prior to permitting
21) See all other comments (below) regarding: • Drainage facilities design note • Drainage facilities maintenance note • Gunnison's Prairie Dog note • Dust control note • Engineer's stormwater infrastructure certification	Prior to permitting

ADA Approval Comments: 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	Prior to Final Subdivision Plat

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.	

The applicant should be aware that the following code provisions or other requirements will apply:

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

On-Site ADA Site Compliance Requirements as applicable:

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

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

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

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

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5’ diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30” vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

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

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

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84” to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60” (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained.

Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

Vertical clearance: Provide and maintain 80” of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80”. The leading edge of such rails or barrier shall be located 27” max. above the floor. (307.4) Provide and maintain 98” vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114” min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)

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

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

Off-Site ADA Site Compliance Requirements as applicable:

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

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

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

All walk surface along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed): (see following pages for notes required)

DRAINAGE FACILITIES DESIGN NOTE

All storm water detention/retention areas shall drain within 24 hours of a storm event as per Article 14-8.2 (D)(4)(c)(ii)

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT AS PER ARTICLE 14-8.2(K) OF THE SANTA FE CITY CODE.

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

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

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

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

B. CHECK THE DEPTH OF SEDIMENT IN PONDS USING THE POND POST AND STAFF GAGE INSTALLED IN EACH POND. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

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

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

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

F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(ii).

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current

weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.

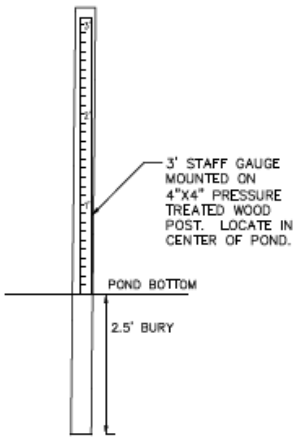
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Development Review Team

Comment Form

Date: 11/3/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan.**

Case Mgr: Donna Wynant

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 Update the street design to match City code: • Change the minimum sidewalk width to 5' with a 5' landscape buffer throughout the subdivision per City code • Add a bike lane to Caja del Oro Grant (also referenced in the Santa Fe Metropolitan Bicycle Master Plan) • Narrow the vehicle travel lanes on Caja del Oro Grant Rd and internal roads	Prior to Signature Sheet Process
2 Consider first a roundabout at Caja del Oro Grant and the subdivision entrances	
3 Build the trail along Alameda outside of the subdivision walls to make it publicly accessible. Increase width to 8'	
4 Connect to Camino Cementario or provide a stub out for a future possible connection	
5 Reduce the turning radii at the intersection of Caja del Oro Grant and Alameda Frontage Road	

Technical Corrections*:	Must be completed by:
1	

*Must made prior to recording and/or permit issuance

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

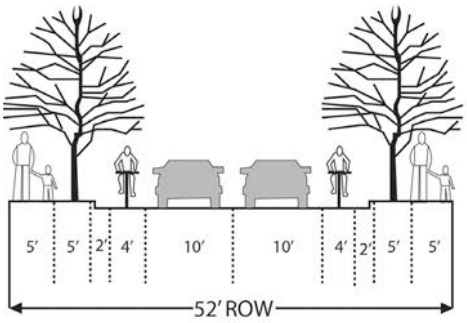
1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Street Design:

For these road types, City code requires a 5' sidewalk, 5' sidewalk setback, and 4' bike lane depending on the road type. Road widths range from 9'-10'.

Caja de Oro Grant Road is considered a collector with 2015-2020 Average Daily Traffic averaging 3,376. The typical 52' ROW collector street design is shown below from Illustration 14-9.2-1: Street Types Design.



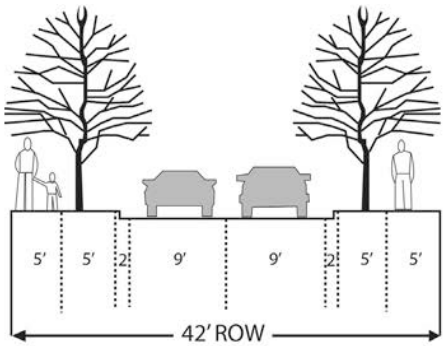
COLLECTOR

The Santa Fe Bicycle Master Plan also identifies Caja del Oro Grant Road bike lanes as a Phase A priority. The road is County owned south of this development.

PHASE A PROJECTS: ON-ROAD IMPROVEMENTS

	Type of Improvement	Improvement	Score	Miles	Cost Category
(2) City-Lead On-Road Bikeway Improvements (in rough order of priority)					
1	Stripe Bike Lane	W. San Francisco: Permit contra-flow traffic from plaza to a bike lane from Don Gaspar to Galisteo	33	0.10	$
2	Bike Lanes - Widen	Widen Old Santa Fe Trail: from E. Zia Rd. south to city limits	32	1.10	$$$
3	Stripe Bike Lane	Alcaldesa: Contra-flow bike lane from Chili Line Rd. to Market St. (with rail crossing gate)	32	0.10	$$
4	Stripe Bike Lanes	Paseo de Peralta: Lane Reduction via Restriping, W Alameda to Old Santa Fe Trail (w ped. refuges)	31	0.40	$$
5	Stripe Bike Lanes	San Mateo: Study and Implement Bike Lanes where feasible, St. Francis Dr. to Rail Trail at 2nd St.	31	1.00	$
6	Stripe Bike Lane	Sandoval: Southbound bike lane, Alameda to Montezuma, with wayfinding to Railyard	31	0.15	$
7	Stripe Bike Lanes	Pacheco St.: Study and Implement Bike Lanes where feasible (n. of San M to Siringo)	30	1.00	$
8	Stripe Bike Lanes	Wagon Rd.: Restripe with Bike Lanes (if not sharrows)	30	0.10	$
9	Stripe Bike Lanes	Alta Vista St. (Bike Route 66): RR tracks to Salvador Perez Park, orig. crosswalk, prioritize eastbound	30	0.27	$
10	Stripe Bike Lanes	Calle Mejia, Viento Dr. to cul-de-sac at Reserve	29	0.17	$
11	Bike Lanes - Widen	Widen San Felipe Rd., Airport Rd. to Agua Fria St.	29	0.30	$$
12	Stripe Bike Lanes	Hospital Dr., Lupita to St. Michael's Dr.	28	0.28	$
13	Stripe Bike Lanes	W. Alameda: Striped shoulders eastbound and westbound from St. Francis Dr.; prioritize eastbound as uphill & buffer for River Trail, to ped X-ing; sharrow/bike lane in rt.turn lane by Burger King	27	0.22	$
14	Stripe Bike Lanes	Camino Alire, Paso de la Conq. to Agua Fria: Both sides or southbound bike lane only (uphill)	26	0.26	$
-	Rt.-Turn Lane trtmnts	Various sharrows or bike lane in right turn lanes leading to bike lane, per NACTO		-	$
-	Signage	Bicycle Wayfinding on Roads & Trails		-	$
(4) County-lead On-Road Bikeway Improvements (in rough order of priority)					
a	Bike Lanes - Widen	Henry Lynch Rd.: Add shoulders	29	0.44	$$
b	Bike Lanes	STUDY: West Alameda St. Bike Lanes w/City	28	4.50	$
c	Bike Lanes	Study: Feasability Bishops Lodge Road Bike Lanes	26	4.00	$
d	Bike Lanes	Ave del Sur between Rancho Viejo Blvd. and Richards, integrating existing bike lanes in front of Amy Biehl School and unused parking bays to east	29	0.42	$$
e	Bike Lanes	Caja Del Oro - Agua Fria to NM599 Frontage	27	2.00	$
f	Bike Lanes	Rancho Viejo Blvd	24	3.00	$$$
g	Bike Lanes	STUDY: Richards Avenue, A Va Nu Po and Avenida del Sur Bike Lane Loop	25	6.00	$
h	Bike Lane	Camino la Tierra - northbound (uphill), mailboxes to Wildflower	28	0.23	$
-	Signage	Bicycle Wayfinding on Roads & Trails		-	$

The internal roads are subcollectors without on-street parking as shown below.



SUB COLLECTOR WITHOUT PARKING

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

(Ord. No. 2013-16 § 59)

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

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

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

Notes:

NA - Not Applicable

NR - Not Required

1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and *lot* access driveways. *Lot* access driveway standard applicable to access from *street* to not more than eight single family *lots*.

2. Includes Median/Turn Lane

3. Parking required on both sides of *street*, except no parking on that side of a *street* adjoining the plaza.

4. Parking may be on one side or both sides of the *street*; parking lane should not be continuous.( )

All measurements in feet, unless otherwise noted.

Roundabout on Caja del Oro Grant Road:

Roundabouts have a wide range of benefits including safety for people walking, biking, and driving, improved traffic flow, and traffic calming. This road redesign provides the opportunity to utilize a roundabout instead of stop signs at the subdivision entrances, thereby reducing vehicle conflict points. Roundabouts can easily handle traffic volumes of this size with single lane, four leg roundabouts handling volumes around 25,000 average daily traffic.
More information can be found at: https://safety.fhwa.dot.gov/intersection/roundabouts/ and https://www.fhwa.dot.gov/publications/research/safety/00067/000673.pdf

Alameda Frontage Road Public Trail:

The subdivision plans show a trail along the northern border of the subdivision and Alameda Frontage Road. To the west of Caja del Oro Grant Road it appears the trail is on the outside of the subdivision wall, where to the east it appears inside the subdivision wall. The MPO requests

this trail be widened to 8’ and fall outside the subdivision wall for public use, but retains the planned connections into the subdivision. The Santa Fe Bicycle Master Plan identifies the need for bicycle accommodations on West Alameda from their terminus at Calle Nopal to the intersection of South Meadows. This project is identified as a bike lane feasibility study for West Alameda in Phase A (above), however with recent developments west of the South Meadows roundabout, a trail here would be appropriate. The Aleksander Estates subdivision will be constructing a 10’ trail on the south side of the new road from Kate’s Way to the South Meadows intersection. With this context, a public trail along Alameda Frontage Road will align with this future trail and address the identified need for bike infrastructure.

Connect to Camino Cementario:
Increased street connectivity is supported by the General Plan, Santa Fe Metropolitan Transportation Plan, Pedestrian Master Plan, and Bicycle Master Plan. Providing either a connection or potential for a future connection to Camino Cementario allows for better street connectivity which can reduce vehicle miles traveled, greenhouse gas emissions, and vehicle congestion.

Additionally, the City code states in 14-9.2 (D)(8): “Cul-de-sacs and other dead-end streets , both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.”

Reduce the turning radii at the intersection of Caja del Oro Grant Road and Alameda Frontage:
A narrower turning radii is supported by the Federal Highways Administration as a traffic calming and safety measure. The City code allows for smaller radii which have safety benefits and are recommended by many national standards.

14-9.2 (C)(6)(F): curbs at intersections shall be designed with a minimum radius of twenty-five (25) feet. The planning commission may approve a smaller radius;

The Federal Highways Administration recommends “More typically, in new construction, the appropriate turning radius is about 15' and about 25' for arterial streets with a substantial volume of turning buses and/or trucks.” This design is safer for people crossing the street and enforces slower turns by turning vehicles.
https://safety.fhwa.dot.gov/saferjourney1/library/countermeasures/09.htm

For more information on turning radii and crash severity: https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/preliminary-investigations/curb-radii-pi-a11y.pdf
And design considerations from National Association of City Transportation Officials (NACTO)
https://nacto.org/publication/urban-street-design-guide/intersection-design-elements/corner-radii/

Development Review Team

Comment Form

Date: 11/23/21

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

<u>Case:</u> 2021-4377, 4378, 4379, 4381: Caja del Oro Subdivision General Plan Amendment, Rezoning, 8 Rufina Street General Plan Amendment, Rezoning, Preliminary Plat & Preliminary Subdivision

Case Manager: Donna Wynant

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 2009 Section 503.2.1) 2. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1) 3. 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. 4. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 5. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 6. 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) 7. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	At the time of any new construction or remodel.

8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 9. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates. 11. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads. 12. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 11/08/21

Staff person: Lawrence Rivera

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

Case: Case #2021-4381. Caja Del Oro Subdivision Preliminary

Case Mgr: Donna Wynant

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

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. Due to the Shadmaster Bore, please replace the Shademaster Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	Prior to permit review
2. Increase the quantiy of evergreen tree varieties to at least three.	Prior to permit review
3. Provide additional screening at the south side retention pond in the gravel berm area.	Prior to permit review
4. 14-8.4(F)(3)(a) Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.	Prior to permit review
5. City staff respectfully request the use of a gravel mulch that is washed and screened.	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. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe.	Prior to permit review
8. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Prior to permit review

9. Provide a list of zones with type of irrigation, i.e. Drip, Bubbler, and Popup etc. In addition, provide the plant materials irrigated, i.e. Tree, Shrub, Native Seeding, etc.	Prior to permit review
10. 14. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Prior to permit review
11. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
12. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.	Prior to permit review
13. 14-8.4(J)(1) Wall and Fences: For any project to which this Subsection 14-8.4(J) applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material.	Prior to permit review
14. Retaining Wall / Fence: 14-8.4(J)(2)(b)(i) Any wall or fence that is more than three(3) feet in height above finished grade on the side facing the street, shall be set back from the street right of way line a distance equal to or greater that the height.	Prior to permit review
15. 14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Prior to permit review
16. 14-8.4(J)(2)(b)(ii) The setback area required by Subsection (b)(i) shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.	Prior to permit review
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: November 18, 2021

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case#2021-4377 thru 4381-Caja del Oro Subdivision Preliminary Subdivision**
Case Mgr: Donna Wynant, Case Manager

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

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

Conditions of Approval:	Must be completed by:
1. None at this time	Prior to Sign Off for Final Subdivision Plat.

Technical Corrections*:	Must be completed by:
1. All PVC pipe shall be identified as SDR 26 PVC 2. The section of new sewer pipe from the tie in to the existing sewer manhole in S. Meadows to where it turns to enter the project site shall be 10 inch diameter sewer pipe. 3. All eight (8) inch sewer pipe shall have a minimum slope of no less than 0.40%. 4. Add the manhole numbers to the sewer manholes in the plan view in addition to those shown in the P&P sheets 5. The drivable surface in the Alley Detail appears to be too narrow to allow a sewer vactor truck access for maintenance of the sewer line without blocking the ingress or egress for the residents' vehicles. 6. Need to show all structure crossings of the sewer lines in the P&P sheets for both water and storm sewer lines. As an example, on sheet C-116, there is a storm sewer line crossing close to MH 12. The minimum vertical separation is 12 inches to the sewer line. The horizontal separation from the manhole is to be determined.	Prior to Sign Off for Final Subdivision Plan.

*Must made prior to recording and/or permit issuance

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

1. [None]

City of Santa Fe, New Mexico

Planning Commission

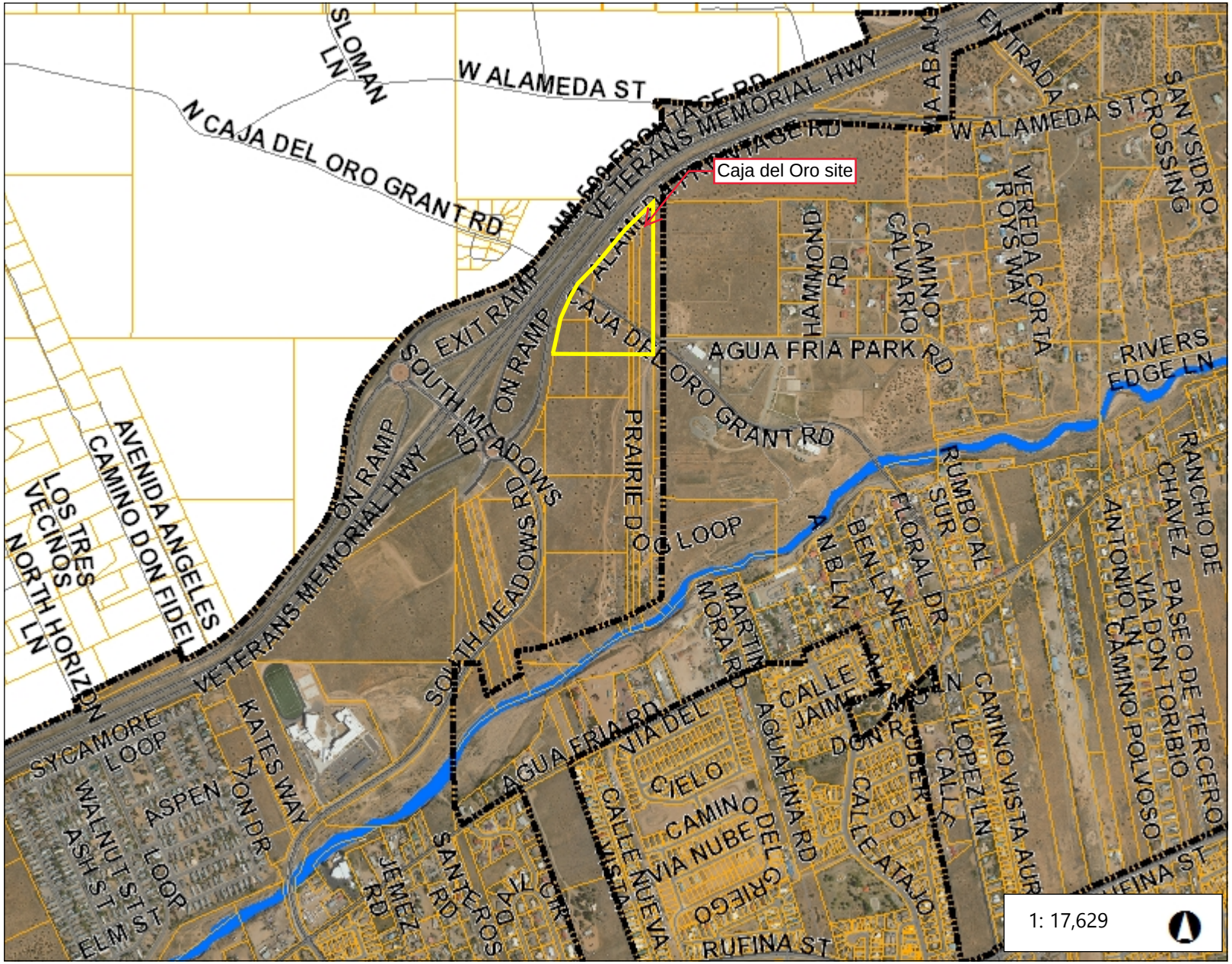
Exhibit C

Maps and Photos

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

Santa Fe
Mapping the City Different

Caja del Oro Subdivision- Aerial



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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2,938.2 0 1,469.10 2,938.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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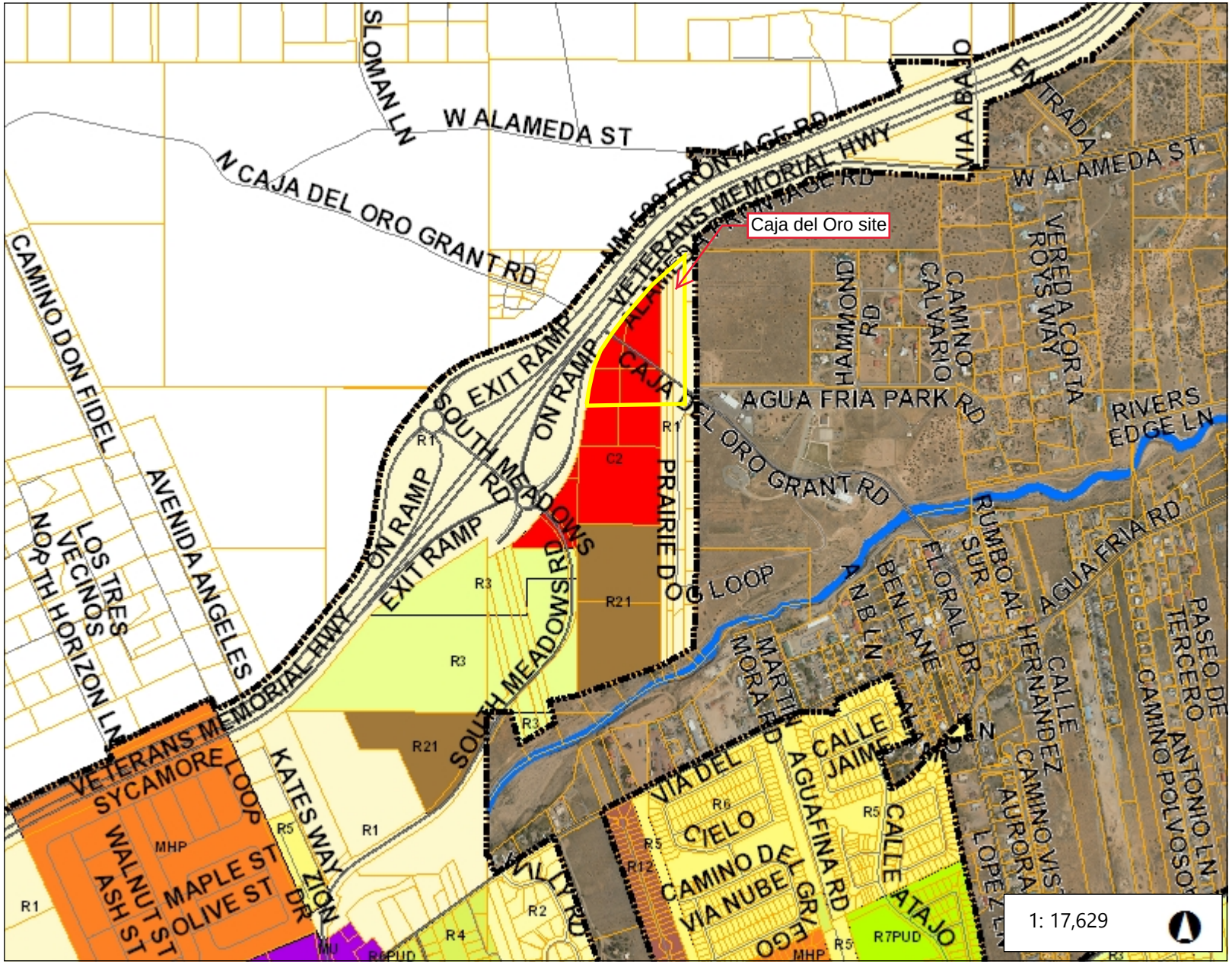
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Santa Fe
Mapping the City Different

Caja del Oro Subdivision- Zoning Map



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single- Family 1du/ac.
  - R2, (DT), (PUD),(AC) Single - Fami
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6, (PUD) S
  - R7, (I), (PUD), R8 Single - Family 7
  - RC5, RC5AC Compound 5du/ac
  - RC8, RC8AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/
  - R12, (PUD) Multiple - Family 12du/
  - R21, (PUD) Multiple - Family 21du/
  - R29, (PUD),(AC) Multiple - Family 2
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park
  - C1, (PUD) Office and Related Com
  - C2, (PUD) General Commercial
  - C4 Limited Office and Retail
  - HZ Hospital Zone
  - BCD Business Capital District

1: 17,629

Notes

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2,938.2 0 1,469.10 2,938.2 Feet

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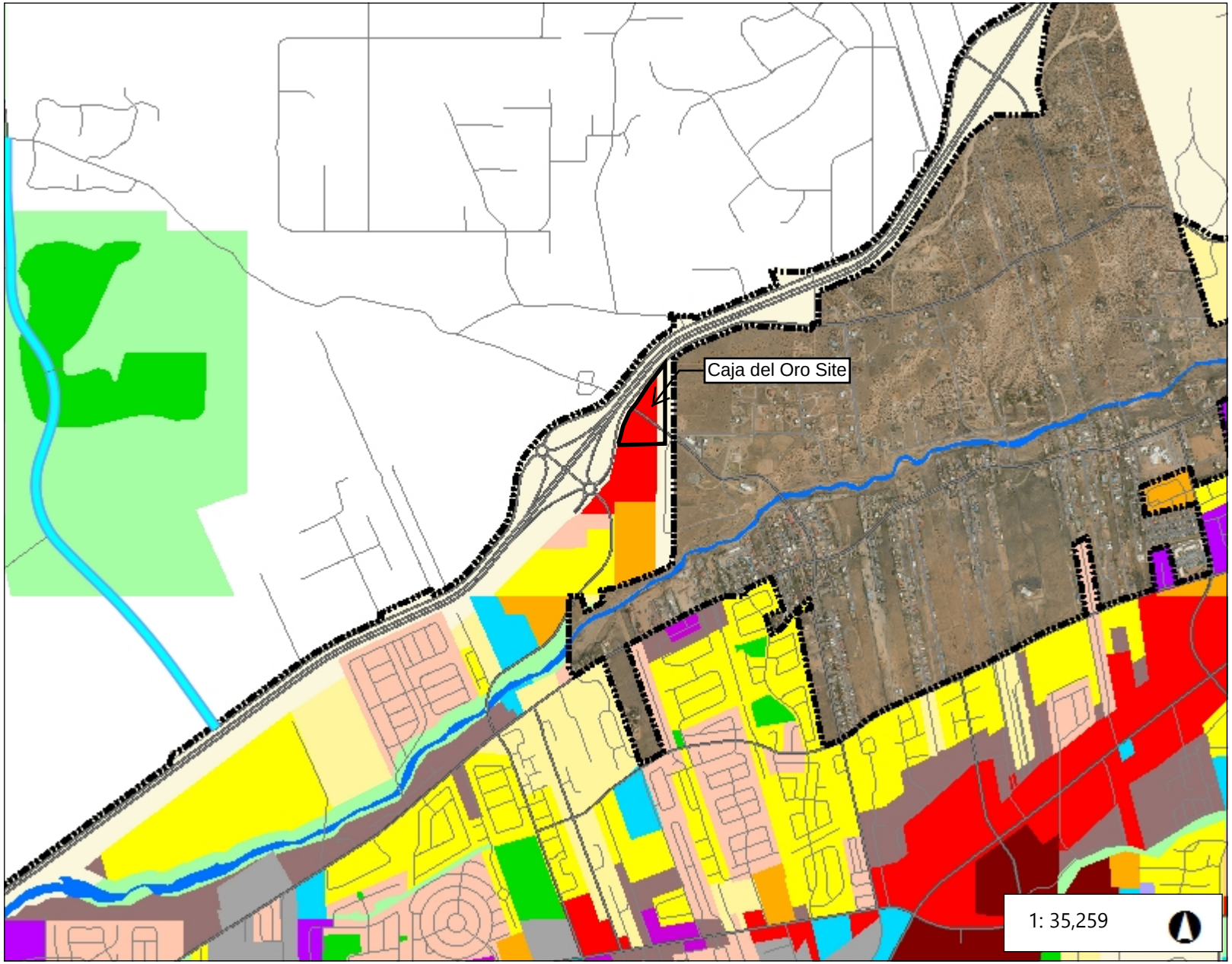
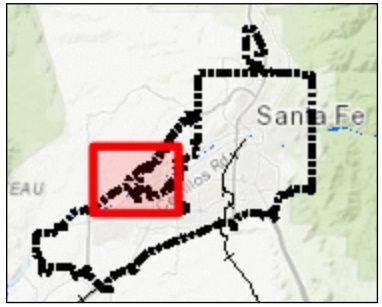
Santa Fe
Mapping the City Different

Caja del Oro Subdivision- Future Land Use Map





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe River
- Rail Road

Future Land Use

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

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5,876.4 0 2,938.21 5,876.4 Feet

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Caja del Oro Subdivision

Google Earth and Street View

View of the overall area from the south.

View along Caja del Oro Road, looking north from the intersection of Prairie Dog Loop on the left and Camino Cementario on the right.

Caja del Oro Subdivision

Google Earth and Street View

View from West Alameda frontage Road looking towards Caja del Oro Road.

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Early Neighborhood Notification Materials

1. **ENN Guidelines**
2. **Meeting Notes**
3. **School Notification**

ENN GUIDELINES

Applicant Information

Project Name: **Caja del Oro Subdivision, Rezoning, General Plan Amendment, Development plan & Preliminary Subdivision plat**

Name: **Siebert** (*Last*) **James** (*First*) **W** (*M.I.*)

Address: **915 Mercer Street** (*Street Address*) (*Suite/Unit #*)

Santa Fe, NM 87505 (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **(505) 983-5588** E-mail Address: **jim@jwsiebert.com**

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

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

There is limited development in the immediate vicinity of the project. The NM 599 frontage road (AKA Alameda) to the west of the property. To the east is principally vacant land zoned R-1, Single Family Residential. The County Fire station is located to the southeast, north of Caja del Oro Road and the Nancy Rodriguez County Community Center is located to the east, south of Caja del Oro. The dwellings will be two stories, 24 feet in height. The buildings will consist of two attached units with building separations between the two units. The interior roads do require streetlights, most likely at the intersection of Caja del Oro Grant Road and the project intersections. The is a proposed trail within what appears to be the NM 599 right-of-way and along the Santa Fe River. There are no proposed trail alignments on the subject property.

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

This is an exceptionally flat land without well defined drainages. There are no flood plains, rock out-cropping's or escarpments associated with the subject land. The only fire risk at this time is from grassland fires. There is a fire station a short distance from the property. The presence of hazardous materials is unknown at this time. There is an easement across the southeast corner of the property for Prairie Dog Loop and a 38 foot access and utility easement in the interior of the property that is a remnant from the prior shopping center approval.

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

There are no known historic sites on the property but that will have to be validated by an archaeological report. There is a small cemetery east of the northern parcel that has some history to it. It is outside the boundary of this project. There are no acequias on the property and the project is not located within downtown Santa Fe, being that area that is close to the plaza.

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

The density in the more immediate area is almost non-existent since the majority of land in the immediate area is vacant. This property was originally approved in the extraterritorial area as a mixed use development with retail shopping and higher density residential uses. As a consequence the City recognized the property at the time of the City initiated annexation as appropriate for general commercial, C-2 zoning. There are three long narrow strips of land to the east of the C-2 zoning that are vacant and zoned R-1, Single Family Residential, 1 dwelling per acre. The city general plan recognizes the previous mixed use county approval and has designated this prior commercial area as community commercial on the Future Land Use Map. The adjoining residential area to the east is designated as residential at one dwelling per acre. All areas that are annexed by the city that do not come in with a distinct land use designation are zoned at the lowest density which is one dwelling per acre. They are in essence a holding zone for future land use development based on a site specific plan.

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

The property is adjacent to the NM 599 frontage road and is a short distance from the I-25 and South Meadows roundabout interchange of South Meadows Road with NM 599. There is no close-by public transportation in this part of the city. The interior streets will be constructed to city street standards and sidewalks will be available throughout the project. Traffic on Caja del Oro Grant Road is currently limited.

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

Jobs will be created during the development of infrastructure and the construction of housing. The residents of the development will shop in Santa Fe for groceries and some retail. There are a limited number of local businesses in the immediate area to serve the future residents of this development.

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

The developer will be required to construct housing which satisfies the city affordability requirements. These homes will be provided at a lower price point than some of the homes in the Pulte housing spectrum. These homes will be more affordable to working families. No commercial is proposed for the project so there is no opportunity for affordable business space.

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

There is a fire station in close proximity to the project. The El Camino Real School is located on South Meadows Road approximately one mile from the development measured along NM 599 frontage road and South Meadows Road. The Police station is located in the Valdes Business Park which is a considerable distance from the property. The city committed to providing police protection to this area when the city initiated the annexation of the southern urban area. Water will have to be brought into the site from Caja del Oro Grant Road. At this point, without final engineering, it appears it will be necessary to extend sewer offsite to connect to a sewer line on South Meadows Road. Public transportation is not available to this area of the city.

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

City water will have to be brought to the property from off-site on Caja del Oro Grant Road. A request for investigation of the water system capacity and likely line extension has been submitted to the city Water Division. All new development is required by city code to offset its water use by either paying a fee for water conservation credits or purchasing water rights and transferring water rights to the city. It appears that the annual water use will exceed 10 acre feet, requiring the purchase and transfer of water rights to the city.

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

The attached duplex units are the more affordable of the Pulte products. In addition 20 percent of the units will satisfy the affordable housing requirement. There is no neighborhood commercial component to the project nor is that permitted by the requested R-10 zoning. There are sidewalks proposed on either side of a public road. There is a proposed community area within the development on either side of Caja del Oro

Road to be developed as an amenity area for each of the proposed developed areas on either side of Caja del Oro Road.

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

This area was located at the perimeter of the urban area. Developments such are the South Meadows apartments and the El Camino Real Middle School are changing the nature of this area. The construction of South Meadows road from Agua Fria to the NM 599 roundabout intersection and the construction of utilities have led to the urbanization of the area south of NM 599. Currently there are no plans to provide public transportation to this area. As the area continues to develop and the residential densities can justify a public transportation system there will have to be a reevaluation of this area. The employment areas closest to this development are along Airport Road and Cerrillos Road. Access is available to Airport Road and Cerrillos Road via Caja del Oro Grant Road, Lopez Lane and Rufino Street east and west of Lopez Lane.

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

Project Name	Caja del Oro Subdivision
Project Location	1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.
Project Description	Requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre); requests rezoning approval from R-1 (Residential- 1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre); requests approval of a Development Plan for an 88 single-family home development; requests approval of a Preliminary Subdivision Plat for 88 single-family lots.
Applicant / Owner	The Pulte Group of New Mexico
Agent	James Siebert, of James W. Siebert and Associates
Pre-App Meeting Date	April 8, 2021
ENN Meeting Date	May 11, 2021 and August 10, 2021
ENN Meeting Location	Virtual meeting with Zoom
Application Type	General Plan Amendment, Rezoning, Preliminary Development Plan, & Preliminary Subdivision Plat
Land Use Staff	Donna Wynant
Other Staff	N/A
Attendance	Seven members of the public; the developer's team, and City staff person.

Notes/Comments:

Meeting was started by James Siebert at 5:30 pm with a welcoming and introduction of the development team. He showed the location of the project site, the surrounding land use and the streets in the area. He pointed out that the closest residential property was along Camino Cementerio which was separated from their property by a 110' strip of land.

The request is to rezone the property from the existing C-2 and R-1 to the R-10 district. The C-2 is approximately 10 acres and the R-1 is approximately 6 acres. The proposal is to create a subdivision for 88 single family lots at a density of 5.5 dwelling unit per acre. Mr. Siebert gave a comparison between what the existing C-2 zoning could allow in terms of number of units with its anticipated traffic compared to the requested R-10 zoning. This was their second ENN with their first being held on May 11th where they proposed an 80 lot subdivision. Since they decided to eliminate the alleys that gave access to the rear of some of the homes, they were able to get 88 homes on the property with the garages facing inwards to the development. Sewer is already available at the southeast corner of the site, but the water would have to be extended from where it currently ends on South Meadows Road.

Mr. Siebert gave an overview of the likely components of the request and the timing when they anticipated going to Planning Commission for public hearing.
A question was asked about the additional lots. Mr. Siebert said they thought it would be better to just eliminate the alleys which then resulted in more land for to increase the number from 80 to 88 lots.

Mr. William Mee asked about the connection to City water, where they're now on wells, and why they would connect to City water and pay the more expensive City rates. He asked why the additional 8 units and are they affordable units. He also asked why they wouldn't just have a roundabout on Caja del Oro at the street that crossed over Caja del Oro that connected the two parts of the subdivision. Mr. Siebert stated that their traffic engineer will produce a traffic study and evaluate everything at that point which he'll be able to review at that point since it's public information.

A woman asked about the height limit of 24 feet and the arrangement of the houses with the lots and how they would face the streets. Kevin Patton of Pulte said that if people wanted to see a similar arrangement of homes they could look at the homes along Railrunner where they originally had alleys to go behind the homes, but decided to redesign the lots to where the houses faced the street with no alleys in the back.

Another neighbor asked about whether the development would connect or stub out to Camino Cementerio. A 110 foot wide strip of land separated the proposed subdivision ant the street, so at this point it would not connect.

The meeting adjourned at 6:05.

July 2, 2021

SFPS
Santa Fe Public Schools
Striving for Excellence

James W. Siebert & Associates
915 Mercer Street
Santa Fe, NM 87505
Phone (505) 983-5588
Fax (505) 989-7313

By Email: jim@jwsiebert.com

RE: Caja del Oro Grant Subdivision

Dear Mr. Siebert,

Santa Fe Public Schools has reviewed information received from your firm regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools will be adequate to serve the anticipated student population from this development.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations.

Sincerely,

Gabe D. Romero

Gabe D. Romero
Executive Director of Operations

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. **Application Report**
2. **Applicant's full plan set**
3. **Traffic Impact Analysis**

JAMES W. SIEBERT
AND ASSOCIATES, INC.

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

October 18, 2021

Noah Berke
PO Box 909
Santa Fe, NM 87504

Re: Caja del Oro Subdivision

Dear Mr. Berke:

On behalf of the Pulte Group of New Mexico, I am submitting various applications for the Caja del Oro Subdivision proposal to create 88 single family residential lots. The property is located on 1905, 1950, 0,0, and 1941 Caja del Oro Grand Road and 4,5 and 7 Hernandez Road. The land area for tthe project consists of a total of 16.21 acres on eight individual lots which will be consolidated. The lot consolidation plat accopanies this application which is an administriative action and is being provided to assist the Planning Commission in their review of the project.

The following applcations are submitted with this letter:

1. General Plan Amendments-chaging current future plan designation from Residential Mountain to Medium Density/Residential and Community Commercial to Medium Density/Residential
2. Rezoning from R-6 to R-10 and C-2 to R-10
3. Prelimnary Development plan
4. Preliminary Subdivison plat for 88 lots
5. Lot Consolidation plat for administrative action

The following items are submitted in digital format for this request

- Five applications for each action referenced above

- Digital version of Development Report containing background information, legal lot of record plat, warranty deed and response to criterion for the above applications
- Digital version of Development plan and subdivision plan set in a 24 x36 format.
- Digital version of Drainage Plan
- Digital version of Traffic Study

Fee will be determined upon acceptance of the application and will be paid by credit card after receiving invoice from City.

Please schedule the above requests to be heard by the Planning Commission on December 2, 2021.

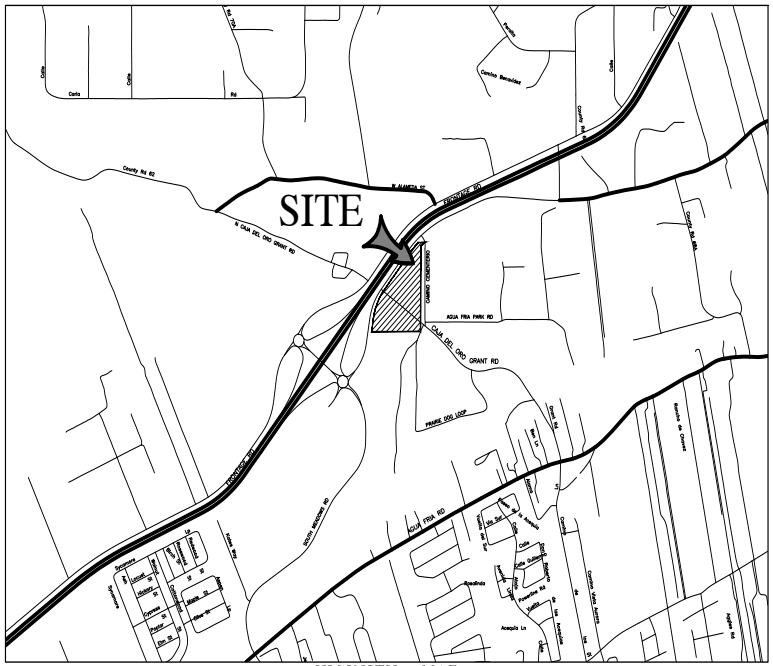
Sincerely,

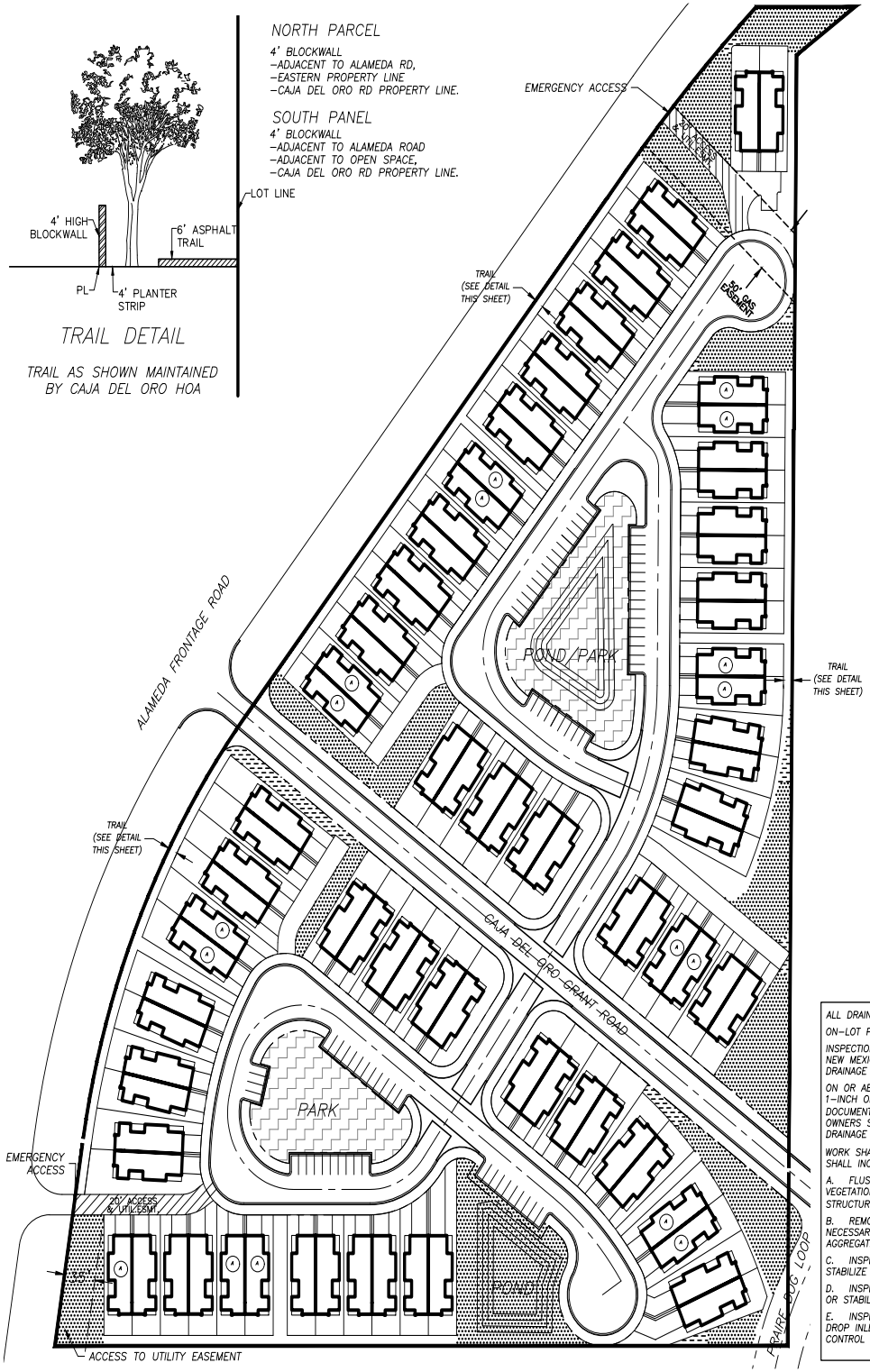
James W. Siebert

Xc: Kevin Patton
Jesus Lopez
Sheldon Greer
Carlos Garcia
Karl Sommer

CAJA DEL ORO

GENERAL PLAN AMENDMENT, REZONING, DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT


SITE
CAJA DEL ORO GRANT RD
AGUA FRIA PARK RD
AGUA FRIA RD
RICHARDS AVE
CERRILLOS RD
CAMINO ALTO
CAMINO MANUEL
CAMINO MESITA
CAMINO SAN ACACIO
Acequia Ln
Arroyo Ln
Bonanza Rd
Cielo Rd
Cielo Vista Rd
Cielo Vista Ln
Cielo Azul
Cielo Azul Ln
Cielo Azul Rd
Cielo Azul Trl
Cielo Azul Dr
Cielo Azul Ct
Cielo Azul Cir
Cielo Azul Pl
Cielo Azul Way
Cielo Azul Loop
Cielo Azul Ave
Cielo Azul Blvd
Cielo Azul Ter
Cielo Azul Pkwy
Cielo Azul Aly
Cielo Azul Path
Cielo Azul Sq
Cielo Azul Xing
Cielo Azul Run
Cielo Azul Hwy
Cielo Azul Expy
Cielo Azul Fwy
Cielo Azul Tpke
Cielo Azul Bypass
Cielo Azul Spur
Cielo Azul Loop
Cielo Azul Cove
Cielo Azul Pass
Cielo Azul Ridge
Cielo Azul Hill
Cielo Azul Mtn
Cielo Azul Peak
Cielo Azul Valley
Cielo Azul Canyon
Cielo Azul Gulch
Cielo Azul Ravine
Cielo Azul Bluff
Cielo Azul Cliff
Cielo Azul Terrace
Cielo Azul Plateau
Cielo Azul Mesa
Cielo Azul Butte
Cielo Azul Knoll



TRAIL DETAIL

TRAIL AS SHOWN MAINTAINED BY CAJA DEL ORO HOA

NORTH PARCEL

4' BLOCKWALL
–ADJACENT TO ALAMEDA RD,
–EASTERN PROPERTY LINE
–CAJA DEL ORO RD PROPERTY LINE.

SOUTH PANEL

4' BLOCKWALL
–ADJACENT TO ALAMEDA ROAD
–ADJACENT TO OPEN SPACE,
–CAJA DEL ORO RD PROPERTY LINE.

LOT LINE

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 2022. AS CASE NO.: _____

PLANNING COMMISSION CHAIRPERSON _____ DATE

SECRETARY _____ DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER _____ DATE

CITY ENGINEER _____ DATE

OWNER(S)
PULTE HOMES OF NEW MEXICO, INC.
A MICHIGAN CORPORATION

KEVIN PATTON, DIRECTOR OF LAND PLANNING & ENTITLEMENTS _____ DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME

THIS_____DAY OF_____,2021

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO
I HEARBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE DAY_____OF_____, 2020 AD, AT_____O'CLOCK_____, AND WAS DULY RECORDED IN BOOK____, PAGE(S) _____OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

SITE DATA:

SUMMARY :

CAJA DEL ORO
LOT AREA: 16.21 AC±
REQUESTED ZONING: R–10, MEDIUM DENSITY RESIDENTIAL 10 DU/AC

PERMITTED DENSITY:
16.21 AC X 10 = 162 DU

PROPOSED DWELLING UNITS:

ATTACHED DUPLEX UNITS: 88
GROSS DENSITY: 5.4 DU/AC
OFF LOT PARKING: 84 SPACES

LEGEND:

QUALIFYING COMMON OPEN SPACE–MAINTAINED BY CAJA DEL ORO HOA (1.65 AC±)

NON–QUALIFYING COMMON OPEN SPACE–MAINTAINED BY CAJA DEL ORO HOA (0.09 AC±)

EMERGENCY ACCESS

PARK/POND TO BE MAINTAINED BY CAJA DEL ORO HOA (0.85 AC±)

(A) DESIGNATED AFFORDABLE LOT TO COMPLY WITH SANTA HOMES PROPOSAL (17 PROVIDED WITH 0.6 REMAINDER)

NOTE:

NO LOT IS LESS THAN 3,000 SQ. FT.

NOTE:
TERRAIN CONSTRUCTION SHALL CONTROL DUST BY THE USE OF WATER AND APPROPRIATE AMOUNTS OF TACKIFIER. CONSTRUCTION INVOLVING THE MOVEMENT OF DIRT SHALL STOP AT WIND SPEEDS EXCEEDING 30 MPH AND OR AS A RESULT OF EXCESS DUST BLOWING INTO THE NEIGHBORHOODS AS DETERMINED BY THE CITY LAND USE DEPARTMENT.

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ON–LOT PONDING IS NOT REQUIRED.

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

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

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

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

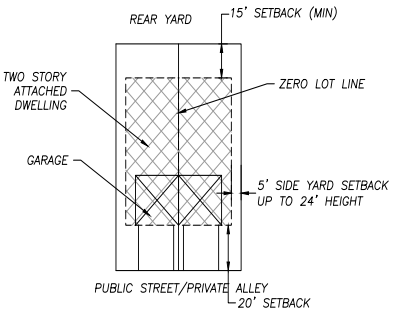
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6–INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH AGGREGATE AS DIRECTED BY THE ENGINEER.

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

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

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

TYPICAL LOT SETBACK AND LOT COVERAGE



NOTE:
LOT COVERAGE: 40% BY RIGHT
LOT COVERAGE: 55% PERMITTED WITH PRIVATE OPEN SPACE ON LOT

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET * SANTA FE NEW MEXICO 87505
(505) 983–5588 FAX (505) 989–7313

CAJA DEL ORO

DEVELOPMENT PLAN

SCALE:	1"=60'
DATE:	OCTOBER 2021
DRAWN BY:	AS
CHECKED BY:	JWS
REVISED:	09/16/21
WORKED ON:	10/15/21
FILE NAME:	202109–2021–10–21 2109–DEV
NORTH:	
SHEET:	P–200

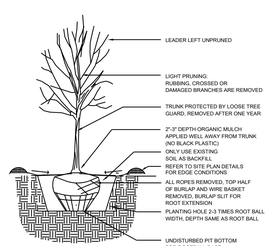
WATER BUDGET

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 90 RUN TIMES=245,880 GPY/0.76 ACRE FT.

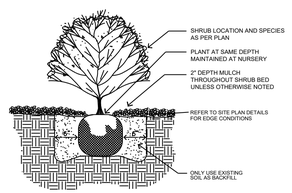
YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
257 TREES/1,542 GALLONS PER RUN CYCLE
595 SHRUBS/1,190 GALLONS PER RUN CYCLE
2,732 GALLONS PER RUN CYCLE X 77 RUN TIMES= 210,364 GPY/0.65 ACRE FT.

LANDSCAPE DATA

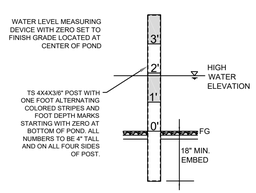
PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40)	40
PROPOSED TREES	40
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(19,559 SF/500 SF = 40 X3= 120)	120
PROPOSED SHRUBS	120
STREET TREE REQUIREMENTS	
ONE TREE MINIMUM 1 PER 25 to 30 L.F.	
(2,330 LINEAR FEET/30 = 78)	
REQUIRED/PROPOSED TREES	78/78
PROPOSED OPEN SPACE	
REQUIRED TREES/OPEN SPACE	
ONE TREE PER 500 SF OF REQUIRED OPEN SPACE	
(108,502/500 SF)	217
MINIMUM 25% EVERGREEN	55
PROPOSED TREES	217
REQUIRED SHRUBS/OPEN SPACE	
TWO SHRUBS PER 500 SF OF REQUIRED OPEN SPACE	
(118,677/500 SF x 2)	475
MINIMUM 25% EVERGREEN	119
PROPOSED SHRUBS	475
TOTAL REQUIRED SHRUBS/5 GAL	595
TOTAL PROVIDED SHRUBS/5 GAL	595
TOTAL REQUIRED TREES/2" CAL OR 6' HT	257
TOTAL PROVIDED TREES/2" CAL OR 6' HT	257



1 TREE INSTALLATION DETAIL NTS



2 SHRUB INSTALLATION DETAIL NTS



3 WATER LEVEL MEASURING DEVICE NTS

LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED AT A 2"-3" DEPTH OVER FILTER FABRIC

ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL

EXISTING NATIVE LANDSCAPE AREAS NOT DISTURBED TO BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION

PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.

STREET TREES PROVIDED AT 1 PER 25 TO 30 LF OF STREET FRONTAGE AND TO BE 2" CALIPER IN SIZE.

STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4 (G) (3) (e) (f)

STREET TREES WILL BE INSTALLED SO AS TO NOT BLOCK SIGNAGE ON STREETS.

ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.

NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.

THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING & DRAINAGE PLAN. WHENEVER POSSIBLE; DETENTION & RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

KEYED NOTES:
1. LANDSCAPING IN FRONT OF EACH LOT TO BE INSTALLED WHEN THE HOME FRONT YARD IS INSTALLED.
STREET TREE IRRIGATION WILL BE PROVIDED AT EACH LOT.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	75	STREET TREE / ELM/LOCUST/OAK/ MAPLE	2" B&B
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	24	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B
	41	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	24"BOX
	77	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	2" B&B
	89	QUERCUS BUCKLEYI / BUCKLEY OAK	2" B&B
	42	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	2" B&B
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	62	PINUS NIGRA / AUSTRIAN BLACK PINE	6` B&B
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	187	RHUS TRILOBATA / THREE LEAF SUMAC POTENTILLA/CINQUEFOIL PEROVSKIA ATRIPLICIFOLIA/RUSSIAN SAGE CARYOPTERIS X CLANDONESIS/ BLUE MIST SPIREA NEPETA/CATMINT	5 GAL
	25	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
	95	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	104	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL
	30	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL
	71	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	83	PINUS MUGO / MUGO PINE	5 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	7/8" GRAVEL W/ FILTER FABRIC
	SEEDING
	CRUSHED GRAVEL
	LAWN
	CONCRETE
	BARK MULCH
	BENCH MANUFACTURER TO BE DETERMINED
	DOGI POT MANUFACTURER TO BE DETERMINED

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
JOHN GILLIES BRALY
1281
REGISTERED LANDSCAPE ARCHITECT

Date: 10.15.2021
Revisions:

Drawn by: HA
Reviewed by: JB

CAJA DEL ORO

Santa Fe, NM

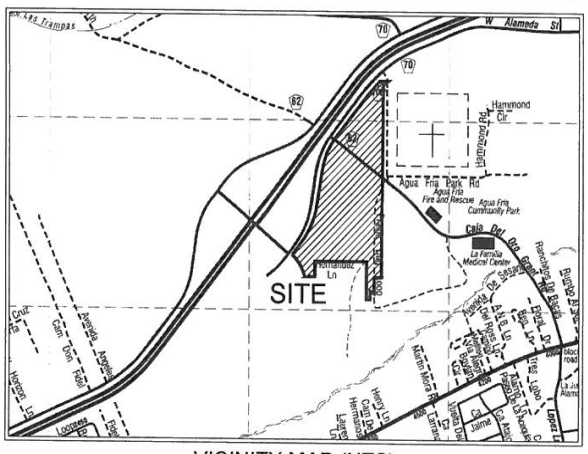
NORTH

Scale: 1" = 60'

30 0 60 120

Sheet Title:
Landscape Plan

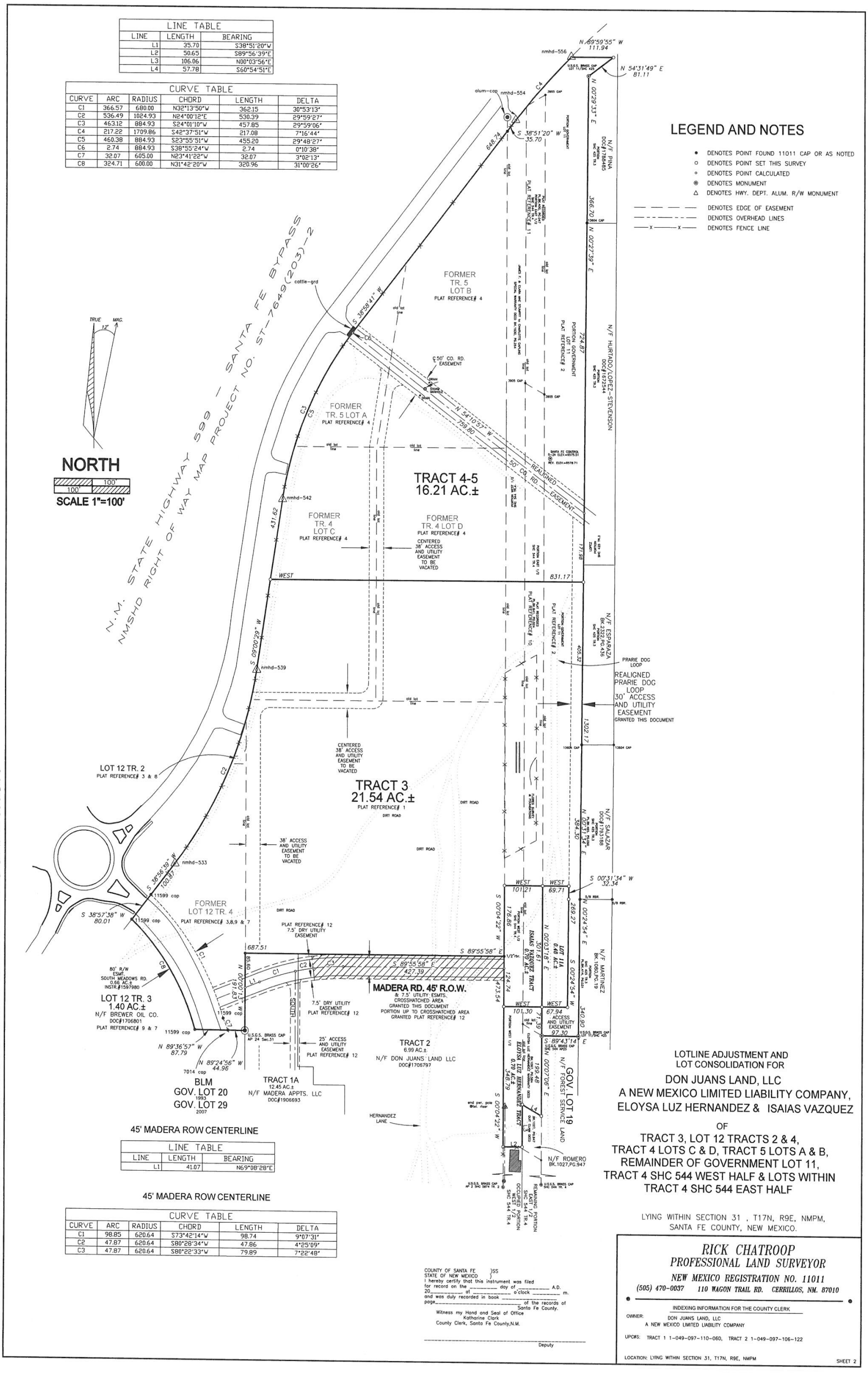
Sheet Number:
LP-01


W Alameda St
Hammond Cir
Agua Fria Park Rd
Agua Fria Fire and Rescue
Agua Fria Community Park
La Familia Medical Center
Rancho de Las Bocas Rd
Buena Vista Dr
Hermanos Ln
SITE
Cruz de Cain
Avenida Angelica
Vaquero Rd
Paseo Del Canon Este
Paseo Del Canon Oeste
Camino Del Lobo
Camino Del Alba
Camino Del Jaime
Camino Del Llano
Camino Del Rancho
Camino Del Sol
Camino Del Valle
Camino Del Venado
Camino Del Vista
Camino Del Vista Oeste
Camino Del Vista Este
Camino Del Vista Norte
Camino Del Vista Sur

CASE #2021-00 LOT LINE ADJUSTMENT & LOT CONSOLIDATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.70	S38°51'20"W
L2	50.65	S89°56'39"E
L3	106.06	N00°03'56"E
L4	57.78	S60°54'51"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	366.57	680.00	N32°13'50"W	362.15	30°53'13"
C2	536.49	1024.93	N24°00'12"E	530.39	29°59'27"
C3	463.12	884.93	S24°01'10"W	457.85	29°59'06"
C4	217.22	1709.86	S42°37'51"W	217.08	7°16'44"
C5	460.38	884.93	S23°55'51"W	455.20	29°48'27"
C6	2.74	884.93	S38°55'24"W	2.74	0°10'38"
C7	32.07	605.00	N23°41'22"W	32.07	3°02'13"
C8	324.71	600.00	N31°42'20"W	320.96	31°00'26"



LEGEND AND NOTES

- ● DENOTES POINT FOUND 11011 CAP OR AS NOTED
- ○ DENOTES POINT SET THIS SURVEY
- ◦ DENOTES POINT CALCULATED
- ◉ DENOTES MONUMENT
- △ DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- —x—x— DENOTES FENCE LINE

45' MADERA ROW CENTERLINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.07	N69°08'28"E

45' MADERA ROW CENTERLINE

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	98.85	620.64	S73°42'14"W	98.74	9°07'31"
C2	47.87	620.64	S80°28'34"W	47.86	4°25'09"
C3	47.87	620.64	S80°22'33"W	79.89	7°22'48"

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County, N.M.

Deputy

LOTLINE ADJUSTMENT AND LOT CONSOLIDATION FOR

DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY,
ELOYSA LUZ HERNANDEZ & ISAIAS VAZQUEZ

OF

TRACT 3, LOT 12 TRACTS 2 & 4,
TRACT 4 LOTS C & D, TRACT 5 LOTS A & B,
REMAINDER OF GOVERNMENT LOT 11,
TRACT 4 SHC 544 WEST HALF & LOTS WITHIN
TRACT 4 SHC 544 EAST HALF

LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

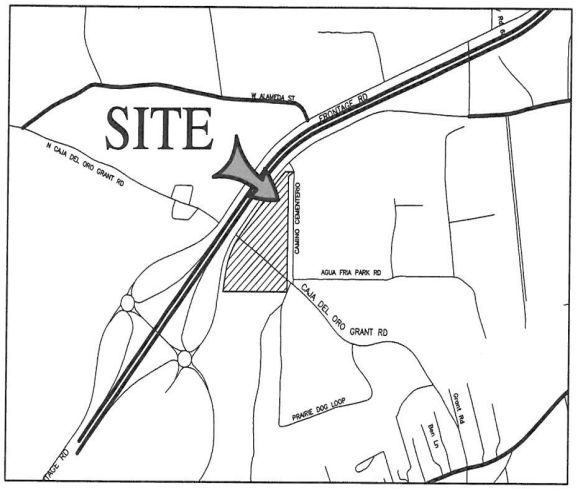
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: DON JUANS LAND, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

UPC#S: TRACT 1 1-049-097-110-060, TRACT 2 1-049-097-106-122

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM

SHEET 2



VICINITY MAP
Not To Scale

GENERAL NOTES

1. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MUITIPLY BY COMBINED FACTOR OF 0.9993846O.
3. DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
4. RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ( ).
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
6. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERMSE INDICATED HEREON.

PUBLIC UTILITY EASEMENTS

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

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

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

C. QWEST CORPORATION D/B/A CENTURYLINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

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

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

DISCLAIMER

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

CITY OF SANTA FE NOTES AND CONDITIONS

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. EACH LOT SHALL BE SERVED WITH A SEPARATE SEWER AND WATER SERVICE.
4. THESE LOTS SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION
5. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
6. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
7. NO WALLS/FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
8. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE INSPECTION.
9. ON LOT PONDING IS NOT REQUIRED.
10. ALL PROVISIONS OF THE INFRASTRUCTURE COMPLETION POLICY OF 1-1-2008 MUST BE FOLLOWED. NO BUILDING PERMITS WILL BE ISSUED UNTIL PARTIAL COMPLETION OF THE INFRASTRUCTURE IS OBTAINED. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE — DATE

CITY PLANNER — DATE

PUBLIC WORKS — DATE

COUNTY REVIEW

COUNTY TREASURER — DATE

APPROVED BY THE CITY PLANNING COMMISSION

CASE # _____

AT THEIR MEETING OF _____, 2021

PLANNING DIVISION CHAIR — DATE

PLANNING COMMISSION SECRETARY — DATE

UTILITY COMPANIES

CITY OF SANTA FE WASTEWATER — DATE

CITY OF SANTA FE WATER DIVISION — DATE

COMCAST — DATE

PUBLIC SERVICE COMPANY OF N.M. — DATE

NM GAS COMPANY — DATE

Qwest Corporation, d/b/a CenturyLink QC DISCLAIMER

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

Qwest Corporation, d/b/a CenturyLink QC — DATE

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 31, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING ALL OF TRACT 13, LAS SOLERAS SUBDIVISION, AS SHOWN ON PLAT ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, AS INSTRUMENT NO. 1592455.

SAID PARCEL CONTAINS 16.41 ACRES, MORE OR LESS.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 16.41 ACRES, MORE OR LESS. THIS SUBDIVISION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NON MOTORIZED MULTI USE BICYCLE AND PEDESTRIAN TRAIL EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC USE. CITY TRAIL EASEMENTS ARE MAINTAINED BY THE CITY.

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE HOMEOWNERS ASSOCIATION (TO BE FORMED) (OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE.

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

OPEN SPACE PARCELS TO BE MAINTAINED BY THE CAJA DEL ORO HOME OWNERS' ASSOCIATION.

OWNER(S)

TRACT____
PULTE HOMES OF NEW MEXICO, INC.
A MONTANA LIMITED LIABILITY COMPANY

KEVIN PATTON, DIRECTOR OF LAND DEVELOPMENT & ENTITLEMENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEVIN PATTON, DIRECTOR OF LAND DEVELOPMENT & ENTITLEMENT THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC — MY COMMISSION EXPIRES

PRELIMINARY PLAT OF

CAJA DEL ORO SUBDIVISION

PREPARED FOR

PULTE HOMES OF NEW MEXICO, INC.

COMPRISING TRACT 3, LOT 12 TRACTS 2 & 4, TRACT 4 LOTS C & D, TRACT 5 LOTS A & B, REMAINDER OF GOVERNMENT LOT 11, TRACT 4 SHC 544 WEST HALF & LOTS WITHIN TRACT 4 SHC 544 EAST HALF

SITUATE WITHIN

SECTIONS 31, TOWNSHIP 17 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

OCTOBER , 2021

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO:

A. CREATE A RESIDENTIAL SUBDIVISION CONTAINING 88 RESIDENTIAL LOTS.

CURRENT ZONING

CURRENT ZONING: C-2 & R-1

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON _____2021, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP — N.M.P.L.S. #11011

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the_____day of _____, 2021 A.D. at _____ o'clock_____, and was duly recorded in book_____ page(s)_____of the records of Santa Fe County.

Witness my Hand and Seal of office
Katharine E. Clark
County Clerk, Santa Fe county, N.M.

Deputy

SANTA FE COUNTY TREASURER — DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

UPC:
LOT A: 1-049-097-093-306
LOT B: 1-049-097-127-311
LOT C: 1-049-097-089-243
LOT D: 1-049-097-124-244
TRACT 4 SHC 544: 1-049-097-144-213
TRACT 4 E ½ SHC 544: 1-049-097-150-316
LOT 11 SHC 5874: 1-049-097-125-630

PLSS LOCATION: LYING WITHIN SECTIONS 31, T.17.N, R9E, N.M.P.M.

CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

210021_PRELIM PLAT. DWG

SHEET 1

CASE #2021-00 CAJA DEL ORO SUBDIVISION

LEGEND AND NOTES

- DENOTES POINT FOUND 11011 CAP OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES MONUMENT
- DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES OPEN SPACE
- DENOTES EDGE OF EASEMENT
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE

TRUE MAG. 12°

NORTH

60' 60'

SCALE 1"=60'

N.M. STATE HIGHWAY 599 – SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2

N 89°59'55" W 111.94

nmhd-556

N 54°31'49" E 81.11

U.S.G.S. BRASS CAP LOT 11/SHC 425

N 00°29'33" E

alum-cap nmhd-554

S 38°51'20" W 35.70

648.74

S 38°58'41" W

cattle-grd

CAJA DEL ORO GRANT ROAD

N 54°10'57" W 759.80

50' CO. RD. EASEMENT

38,268 s.f.

366.70

N 00°27'39" E

431.62

S 09°00'29" W 228.58

nmhd-539

nmhd-542

WEST

831.17

900.60

171.98

N/F PINA DOC#1788485 PORTION SHC 425 TR.3

N/F HURTADO/LOPEZ-STEVENSON DOC#1672544 PORTION SHC 425 TR.3

N/F ESPARAZA BK.2322,PG.436 PORTION SHC 425 TR.3

13604 CAP

OPEN SPACE E 11,884 s.f.

OPEN SPACE D 26,744 s.f.

OPEN SPACE C 26,744 s.f.

OPEN SPACE B 12,951 s.f.

OPEN SPACE A 28,538 s.f.

OPEN SPACE F 20,679 s.f.

OPEN SPACE G 10,886 s.f.

OPEN SPACE H 21,965 s.f.

OPEN SPACE I 14,984 s.f.

VARIABLE WIDTH R.O.W. ORO LN. NORTH 73,898 s.f.

VARIABLE WIDTH R.O.W. ORO LN. SOUTH 67,695 s.f.

LOT-1 3,776 s.f. … LOT-88 4,598 s.f.

20' ACCESS & UTIL.ESMT.

50' GAS EASEMENT

DRAIN

STORM MANHOLE

PRARIE DOG LOOP 30' ACCESS AND UTILITY EASEMENT

TRACT 3
21.54 AC.±
PLAT REFERENCE# 1

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20_____, at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

Deputy

PRELIMINARY PLAT OF
CAJA DEL ORO SUBDIVISION
FOR
PULTE HOMES OF NEW MEXICO
COMPRIMISING TRACT 4-5
LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: PULTE HOMES OF NEW MEXICO, INC.

UPC#S: TRACT 4-5 UPC#1-049-097-000-000

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 2

CASE #2021-00 CAJA DEL ORO SUBDIVISION

CURVE TABLE

CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	5.87	50.00	S42°19'16"W	5.86	6°43'17"
C2	19.19	30.00	S57°16'59"W	18.86	36°38'42"
C3	26.11	50.00	S60°38'37"W	25.82	29°55'25"
C4	5.35	50.00	S00°12'34"W	5.35	6°08'02"
C5	31.14	50.00	S21°07'06"W	30.64	35°41'03"
C6	14.66	50.00	S47°21'32"W	14.61	16°47'49"
C7	6.28	4.00	S45°29'33"W	5.66	90°00'00"
C8	2.73	25.00	S35°49'36"W	2.73	6°16'04"
C9	29.12	25.00	S00°40'53"E	27.51	66°44'54"
C10	5.36	100.00	N32°31'07"W	5.36	3°04'26"
C11	34.57	100.00	N21°04'39"W	34.40	19°48'31"
C12	20.29	100.00	N05°21'32"W	20.26	11°37'41"
C13	20.81	325.00	N02°17'23"E	20.81	3°40'10"
C14	30.08	325.00	N06°46'33"E	30.07	5°18'10"
C15	28.37	443.00	N02°17'23"E	28.37	3°40'10"
C16	41.00	443.00	N06°46'33"E	40.99	5°18'10"
C17	30.08	325.00	N12°04'43"E	30.07	5°18'10"
C18	41.00	443.00	N12°04'43"E	40.99	5°18'10"
C19	30.08	325.00	N17°22'53"E	30.07	5°18'10"
C20	41.00	443.00	N17°22'53"E	40.99	5°18'10"
C21	30.08	325.00	N22°41'03"E	30.07	5°18'10"
C22	41.00	443.00	N22°41'03"E	40.99	5°18'10"
C23	28.06	325.00	N33°20'39"E	28.05	4°56'48"
C24	39.27	25.00	S09°10'57"E	35.36	90°00'00"
C25	2.59	30.00	N56°39'21"W	2.59	4°56'48"
C26	44.00	25.00	N18°05'48"W	38.54	100°50'26"
C27	16.77	275.00	N34°04'14"E	16.77	3°29'37"
C28	39.27	25.00	N80°49'03"E	35.36	90°00'00"
C29	11.33	325.00	S67°31'07"E	11.33	1°59'49"
C30	32.46	325.00	S63°39'33"E	32.44	5°43'19"
C31	32.08	325.00	S57°58'13"E	32.07	5°39'22"
C32	5.44	325.00	S54°39'44"E	5.44	0°57'34"
C33	39.27	25.00	N09°10'57"W	35.36	90°00'00"
C34	39.27	25.00	N80°49'03"E	35.36	90°00'00"
C35	12.06	50.00	N61°05'36"W	12.03	13°49'17"
C36	3.71	50.00	S33°41'24"W	3.71	4°15'17"
C37	26.12	50.00	S16°35'49"W	25.82	29°55'54"
C38	33.64	50.00	S60°49'03"W	33.01	38°33'10"
C39	32.00	874.93	S35°06'25"W	32.00	2°05'45"
C40	32.01	874.93	S33°00'39"W	32.01	2°05'47"
C41	32.07	874.93	S30°54'46"W	32.06	2°06'00"
C42	32.16	874.93	S28°48'35"W	32.16	2°06'22"
C43	35.17	874.93	S26°36'18"W	35.17	2°18'11"
C44	41.11	874.93	S24°06'27"W	41.10	2°41'31"
C45	8.52	50.00	S36°39'36"W	8.51	9°45'45"
C46	21.77	360.41	S30°02'54"W	21.77	3°27'39"
C47	30.26	360.41	S24°16'47"W	30.25	4°48'40"
C48	40.50	874.93	S20°31'47"W	40.50	2°39'09"
C49	40.27	874.93	S17°53'05"W	40.27	2°38'15"
C50	30.26	360.41	S19°28'07"W	30.25	4°48'40"
C51	30.26	360.41	S14°39'27"W	30.25	4°48'40"
C52	40.23	874.93	S15°14'55"W	40.23	2°38'05"
C53	40.38	874.93	S12°36'34"W	40.37	2°38'39"
C54	30.26	360.41	S09°50'47"W	30.25	4°48'40"
C55	30.26	360.41	S05°02'08"W	30.25	4°48'40"
C56	34.52	874.93	S10°09'26"W	34.51	2°15'37"
C57	7.70	360.41	S02°01'05"W	7.70	1°13'26"
C58	21.08	50.00	S10°40'16"E	20.92	24°09'15"
C59	18.01	30.00	N72°48'19"E	17.74	34°23'22"
C60	7.98	50.00	N85°25'38"E	7.97	9°08'45"
C61	22.03	50.00	N68°13'57"E	21.85	25°14'37"
C62	5.08	50.00	S48°43'51"E	5.07	5°49'04"
C63	33.48	50.00	S70°49'12"E	32.85	38°21'37"
C64	2.21	100.00	N89°22'05"E	2.21	1°15'50"
C65	32.70	100.00	N79°22'01"E	32.56	18°44'18"
C66	37.45	100.00	N59°16'14"E	37.23	21°27'17"
C67	22.21	100.00	N42°10'49"E	22.16	12°43'32"
C68	17.82	25.00	S56°14'15"W	17.44	40°50'24"
C69	59.42	50.00	N55°57'27"E	55.98	68°05'05"
C70	24.08	50.00	N08°07'07"E	23.85	27°35'36"
C71	13.77	431.00	S21°50'16"W	13.77	1°49'51"
C72	30.40	443.00	N21°12'00"W	30.40	3°55'56"
C73	41.00	443.00	N25°49'02"W	40.99	5°18'10"
C74	41.00	443.00	N31°07'12"W	40.99	5°18'10"
C75	23.41	50.00	N19°05'34"W	23.20	26°49'45"
C76	7.17	325.00	N33°08'22"W	7.17	1°15'51"
C77	30.08	325.00	N36°25'22"W	30.07	5°18'10"
C78	41.00	443.00	N36°25'22"W	40.99	5°18'10"
C79	41.00	443.00	N43°22'52"W	40.99	5°18'10"
C80	30.08	325.00	N43°22'52"W	30.07	5°18'10"
C81	30.08	325.00	N48°41'02"W	30.07	5°18'10"
C82	16.15	325.00	N52°45'32"W	16.15	2°50'51"
C83	41.00	443.00	N48°41'02"W	40.99	5°18'10"
C84	39.27	25.00	S80°49'03"W	35.36	90°00'00"
C85	39.27	25.00	S09°10'57"E	35.36	90°00'00"
C86	17.85	30.00	N30°39'32"W	17.58	34°05'04"
C87	3.14	2.00	S45°29'33"W	2.83	90°00'00"
C88	4.19	2.00	N59°28'22"W	3.46	119°55'50"
C89	32.37	25.00	S23°28'21"W	30.15	74°10'43"
C90	7.93	50.00	S60°18'07"W	7.92	9°05'21"
C91	20.14	50.00	S76°23'00"W	20.00	23°04'26"
C92	80.78	50.00	N45°47'37"W	72.28	92°34'20"
C93	95.12	50.00	N54°59'27"E	81.41	108°59'48"
C94	30.77	25.00	S74°13'29"W	28.87	70°31'44"
C95	61.74	25.00	N70°17'32"W	47.20	141°29'41"
C96	42.20	275.00	N04°51'04"E	42.16	8°47'32"
C97	44.73	25.00	N60°30'17"E	39.00	102°30'53"
C98	14.45	275.00	S66°43'59"E	14.44	3°00'35"
C99	78.25	50.00	S09°21'02"E	70.50	89°39'51"
C100	20.14	50.00	S14°23'40"E	20.00	23°04'26"
C101	24.30	50.00	S39°51'17"E	24.06	27°50'48"
C102	11.39	325.00	N26°20'21"E	11.38	2°00'26"
C103	4.32	50.00	N56°39'21"W	4.32	4°56'48"
C104	20.01	325.00	N29°06'25"E	20.01	3°31'41"
C105	17.90	30.00	S18°43'27"W	17.64	34°11'11"
C106	7.70	50.00	N72°25'05"W	7.70	8°49'41"
C107	20.14	50.00	N88°22'08"W	20.00	23°04'26"
C108	10.27	360.41	S27°30'06"W	10.27	1°37'57"
C109	20.14	50.00	S34°17'07"E	20.00	23°04'26"
C110	87.59	50.00	S70°42'50"W	76.81	100°22'19"
C111	82.58	50.00	S36°15'23"E	73.51	94°37'59"
C112	45.30	50.00	N61°46'25"E	43.77	51°54'45"
C113	37.27	25.00	N06°53'18"W	33.91	85°24'41"
C114	22.61	25.00	N77°26'17"W	21.84	51°48'33"
C115	17.35	275.00	N49°48'49"W	17.35	3°36'54"
C116	34.24	25.00	N08°46'29"W	31.62	78°27'47"
C117	105.12	50.00	S29°46'18"E	86.80	120°27'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00	S51°02'22"E
L2	4.78	S75°36'20"W
L3	4.78	S75°36'20"W
L4	2.83	S38°57'38"W
L5	7.50	S47°42'04"E
L6	38.04	S38°57'38"W
L7	11.84	N00°27'18"E
L8	9.88	S00°25'42"W
L9	9.88	N00°27'18"E
L10	10.00	S54°10'57"E
L11	13.95	S59°07'45"E
L12	19.72	N54°10'57"W
L13	17.68	S54°10'57"E
L14	17.00	S54°10'57"E
L15	17.00	S54°10'57"E
L16	20.06	S54°10'57"E
L17	8.86	N01°37'52"E
L18	2.41	N01°37'52"E
L19	45.19	N09°00'29"E
L20	9.60	S55°36'38"W
L21	9.56	S55°36'38"W
L22	0.97	S90°00'00"E
L23	29.79	S90°00'00"E
L24	4.47	N35°49'03"E
L25	71.51	N90°00'00"W
L26	13.54	N70°11'32"W
L27	13.02	N54°10'57"W
L28	13.02	N54°10'57"W
L29	82.37	S47°42'04"E
L30	87.39	S47°42'04"E
L31	41.48	N13°37'00"W
L32	20.00	S00°29'33"W
L33	2.00	N89°30'27"W
L34	16.00	N00°29'33"E
L35	18.00	N89°30'27"W
L36	12.93	N00°29'33"E
L37	6.26	N13°37'00"W
L38	43.17	S38°57'38"W
L39	7.25	N00°27'18"E
L40	147.00	N00°27'18"E
L41	9.00	S89°32'42"E
L42	9.00	N51°02'22"W
L43	4.39	S38°57'38"W
L44	147.00	S38°57'38"W
L45	9.00	S89°32'42"E
L46	7.50	N00°27'18"E
L47	2.75	N00°27'18"E
L48	8.77	S32°28'03"W
L49	84.00	S57°31'57"E
L50	8.95	S32°28'03"W
L51	6.23	S54°10'57"E
L52	8.91	N51°02'22"W
L53	14.57	S59°07'45"E
L54	20.00	N35°49'03"E
L55	3.37	N35°49'03"E
L56	20.00	S54°10'57"E
L57	11.27	N01°37'52"E
L58	11.60	N75°53'12"W
L59	40.00	N14°06'48"E
L60	13.06	S75°53'12"E
L61	10.69	S00°01'21"W
L62	94.00	N89°58'39"W
L63	10.96	N00°01'21"E
L64	4.40	N35°49'03"E
L65	10.92	N35°49'03"E
L66	112.00	S54°10'57"E
L67	10.82	S35°49'03"W
L68	16.00	N90°00'00"E
L69	16.00	N35°49'03"E
L70	103.00	N54°10'57"W
L71	15.73	S35°49'03"W

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____ at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

PRELIMINARY PLAT OF
CAJA DEL ORO SUBDIVISION
FOR
PULTE HOMES OF NEW MEXICO
COMPRIMISING TRACT 4-5
LYING WITHIN SECTION 31 , T17N, R9E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

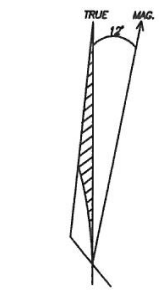
INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: PULTE HOMES OF NEW MEXICO, INC.

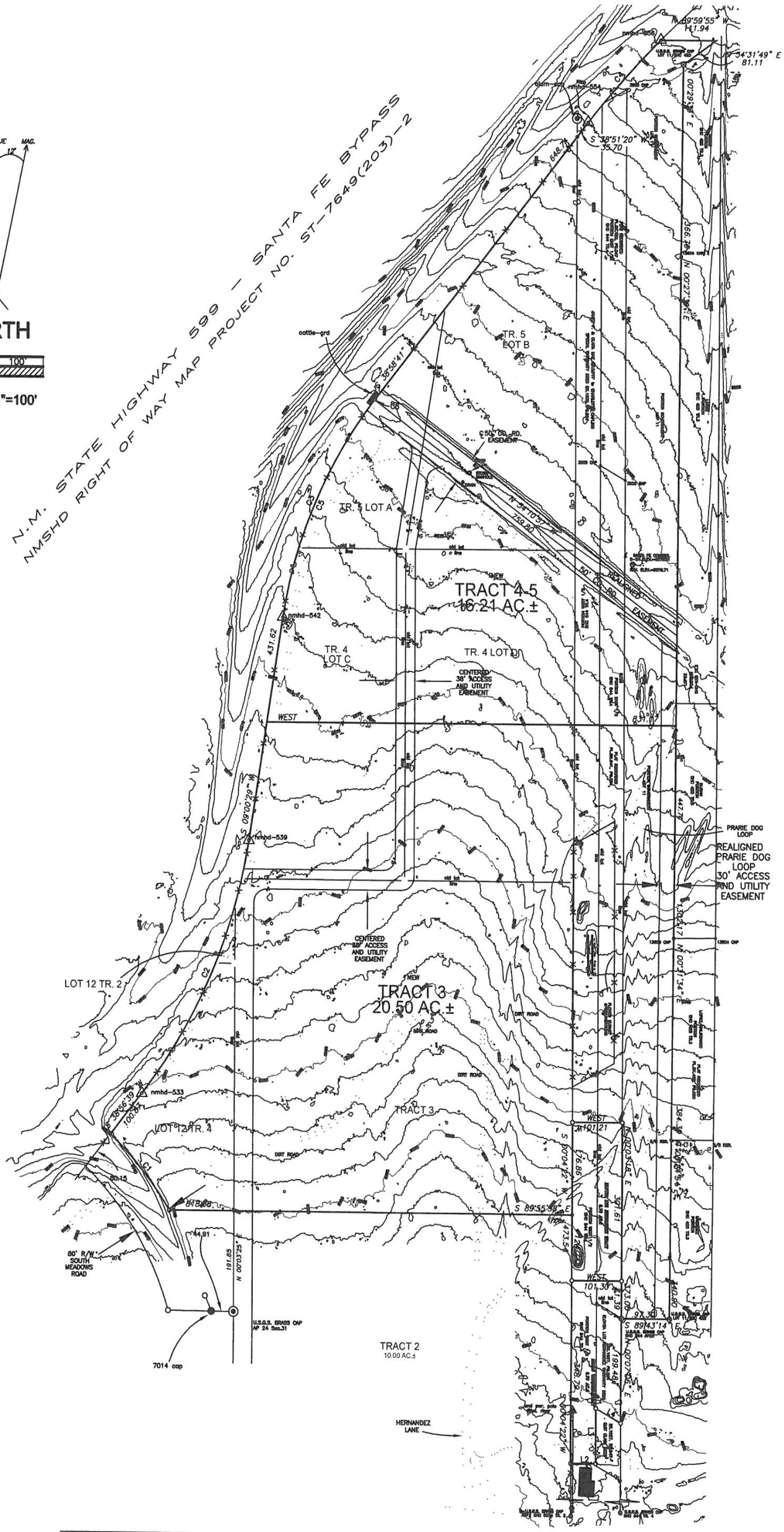
UPC#S: TRACT 4-5 UPC#1-049-097-000-000

LOCATION: LYING WITHIN SECTION 31, T17N, R9E, NMPM, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SHEET 3



N.M. STATE HIGHWAY 599 – SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.70	S38°51'20"W
L2	50.65	S89°56'39"E
L3	106.06	N00°03'56"E
L4	57.78	S60°54'51"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	188.05	680.00	N39°43'20"W	187.46	15°50'43"
C2	536.49	1024.93	N24°00'12"E	530.39	29°59'27"
C3	463.12	884.93	S24°01'10"W	457.85	29°59'06"
C4	217.22	1709.86	S42°37'51"W	217.08	7°16'44"
C5	460.38	884.93	S23°55'51"W	455.20	29°48'27"
C6	2.74	884.93	S38°55'24"W	2.74	0°10'38"

TOPOGRAPHIC & BOUNDARY SURVEY
SHOWING
EXISTING & PROPOSED LOT LINES
CAJA DEL ORO RESIDENTIAL PROJECT

LYING WITHIN SECTION 31, T.17N., R.9E., N.M.P.M., COUNTY OF SANTA FE, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

REFERENCE: DON JUANS LAND
LOCATION: LYING WITHIN SECTION 31, T.17N., R.9E., N.M.P.M., COUNTY OF SANTA FE, NEW MEXICO.

PULTE CAJA DEL ORO

CONSTRUCTION PLANS

SANTA FE, NEW MEXICO

GRADING, PAVING, AND CITY UTILITIES

OCTOBER 2021

SHEET LIST TABLE

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G-101	GENERAL NOTES
G-102	SITE PLAN
	CIVIL
C-100	GRADING PLAN
C-101	PERIMETER WALL PLAN
C-102	PERIMETER WALL DETAILS
C-103	RETAINING WALL DETAILS
C-104	OVERALL PAVING PLAN
C-105	ROADWAY ONE ROAD PLAN & PROFILE
C-106	ROADWAY TWO ROAD PLAN & PROFILE
C-107	ROADWAY TWO ROAD PLAN & PROFILE
C-108	CAJA DEL ORO GRANT ROAD PLAN & PROFILE
C-109	ROADWAY FOUR ROAD PLAN & PROFILE
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C-111	OVERALL SIGNING AND STRIPING PLAN
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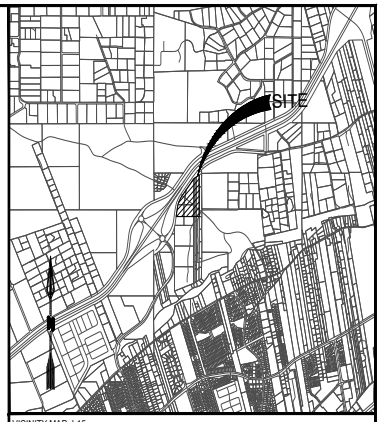
C-122	ALLEY 2.1 SANITARY SEWER PLAN & PROFILE
C-123	ALLEY 3.1 SANITARY SEWER PLAN & PROFILE
C-124	ONSITE STORM DRAIN PLAN & PROFILE
C-125	TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES
C-126	SLOPE ANALYSIS PLAN
DETAILS	
C-500	CITY OF SANTA FE STANDARD WATER DETAILS
C-501	CITY OF SANTA FE STANDARD WATER DETAILS
C-502	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-503	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-504	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-505	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-506	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-507	CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS
C-508	NM APWA STANDARD DETAILS



VICINITY MAP: I-15

OWNER CONTACT

PULTE GROUP OF NEW MEXICO, INC.
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Vice President - Land Development
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Santa Fe, NM, 87505
(505)-983-5588

CIVIL ENGINEER

RESPEC
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Albuquerque, NM, 87109
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Russ Hugg
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YELLOWSTONE LANDSCAPE
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(505)-480-3452
Email: jbraly@yellowstonelandscape.com

90% REVIEW

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Cover.dwg Sat, 10.16.21 - 12:59, LSB Sid Garlss

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APWA NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION, AND THE PROJECT CONSTRUCTION CONTRACT DOCUMENTS.

2. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS FOR THE CITY OF SANTA FE UNLESS OTHERWISE SPECIFIED.

3. IF A CONFLICT EXISTS BETWEEN THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AND THE SUBDIVISION REGULATIONS AND DESIGN STANDARDS FOR THE CITY OF SANTA FE, THEN THE LATTER SHALL GOVERN.

4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OR OWNER.

5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT ONE CALL SYSTEM, INC., 260-1990 AND THE VILLAGE OF LOS LUNAS PUBLIC WORKS DEPARTMENT (865-1377) FOR LOCATION OF EXISTING UTILITIES.

6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS TO GRADE.

7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S TRENCHING ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY OWNER AND SHALL BEAR THE COST OF REPAIRS.

8. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

9. THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE ONTO EXISTING STREETS OR ABUTTING PROPERTY. LOOSE SOIL STOCKPILED DURING CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY CLEANED UP OR PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER.

10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, WASTE MATERIAL, DEBRIS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE, DISPOSAL AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.

11. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE LIMITS OF CONSTRUCTION AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE RIGHT-OF-WAY UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED, UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THERE WILL BE NO DIRECT MEASUREMENT OR PAYMENT FOR THE DESIGN, MATERIALS, INSTALLATION AND REMOVAL OF THE SAFETY BARRIERS.

12. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.

13. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SANTA FE A MINIMUM OF 24 HOURS PRIOR TO INITIATING ANY WORK AFFECTING ANY EXISTING PUBLIC OR PRIVATE WATER LINES OR SEWER LINES.

14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OR ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED. CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.

15. MANHOLE STEPS SHALL BE INSTALLED IN ALL SEWER AND STORM DRAIN MANHOLES, JUNCTION BOXES, AND CATCH BASINS DEEPER THAN 4 FT. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.

16. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL SECTIONS OF EXISTING PAVING, CURB, GUTTER, SIDEWALK, SIGNS, AND/OR STRIPING DAMAGED DURING CONSTRUCTION OF THE PROJECT WHICH ARE OUTSIDE OF THE AREAS DESIGNATED IN THE PLANS TO BE REMOVED AND REPLACED. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.

17. ONLY THOSE PAYMENT ITEMS IDENTIFIED ON THE BID SCHEDULE SHALL CONSTITUTE A BASIS FOR PAYMENT. ALL WORK NOT SPECIFICALLY IDENTIFIED IN THE BID SCHEDULE BUT WHICH CAN BE REASONABLY INFERRED FROM THE PLANS AS NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED AS INCLUDED WITHIN THE SCOPE OF IDENTIFIED ITEMS. THIS SHALL INCLUDE CLEANUP AND RESTORATION OF THE SITE TO A CONDITION AT LEAST AS GOOD AS BEFORE THE PROJECT COMMENCED, AND REPAIR OF ANY DAMAGE TO EXISTING FEATURES CAUSED BY THE CONSTRUCTION WORK.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITIES (WATER SERVICE, ELECTRIC SERVICE, TELEPHONE SERVICE, ETC.) REQUIRED FOR CONSTRUCTION. UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE.

19. ALL TRENCH EXCAVATION AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, STATE, AND LOCAL REGULATIONS, LAWS AND ORDINANCES.

20. CONTRACTOR TO VERIFY LOCATION, ELEVATION, SIZE, AND TYPE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND WILL NOTIFY ENGINEER OF ANY CONFLICTS.

GENERAL NOTES

1. THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTIG UNNDERGROUND WATER AND SEWER LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY WATER AND SEWER LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, COUNTY AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

2. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY AND HEALTH WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

3. THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF RESPEC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

1. ALL CURVE DATA ON THE ROAD PLAN AND PROFILES REFERS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

2. ALL CURB RETURNS HAVE A 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE), UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO FIELD VERIFY DRIVEWAY LOCATIONS PRIOR TO CONSTRUCTION.

4. CENTERLINE MONUMENTATION TO BE INSTALLED PER CITY OF SANTA FE STANDARDS AS SHOWN ON THE SUBDIVISION PLAT.

5. SITE ACCESSIBILITY SHALL CONFORM TO NM DOT SERIAL PAD-001, SHEETS 1-10 AND N.M.A.D.A. SPECIFICATIONS.

6. ALL FUTURE SIDEWALKS (BY OTHERS) TO BE ADA COMPLIANT.

STREET LIGHTING NOTES:

1. THIS DRAWING SHOWS THE DESIRED STREET LIGHT LAYOUT ONLY. DESIGN OF THE ELECTRICAL WIRING AND APPURTENANCES REQUIRED TO COMPLETE THE SYSTEM WILL BE PROVIDED BY OTHERS.

2. STREET LIGHTS IN THE INTERIOR OF THE SUBDIVISION SHALL BE 100W HPS LIGHTS WITH 25' MOUNTING HEIGHT. THE STREET LIGHTS SHALL BE BRONZE SHOE BOX STYLE WITH CUTOFF FIXTURES.

3. ALL STREET LIGHTING MUST COMPLY WITH THE "NIGHT SKY PROTECTION ACT".

LEGEND

	NEW	EXISTING
CURB & GUTTER		
PAVEMENT EDGE		
STREET LIGHT		
STOP SIGN		
TYPE III BARRICADE		
CURB TRANSITION		
MATCHLINE OF NEW TO EXISTING ASPHALT PAVEMENT.		
TRANSITION CROWN PER NM APWA STD DWG 2401		

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

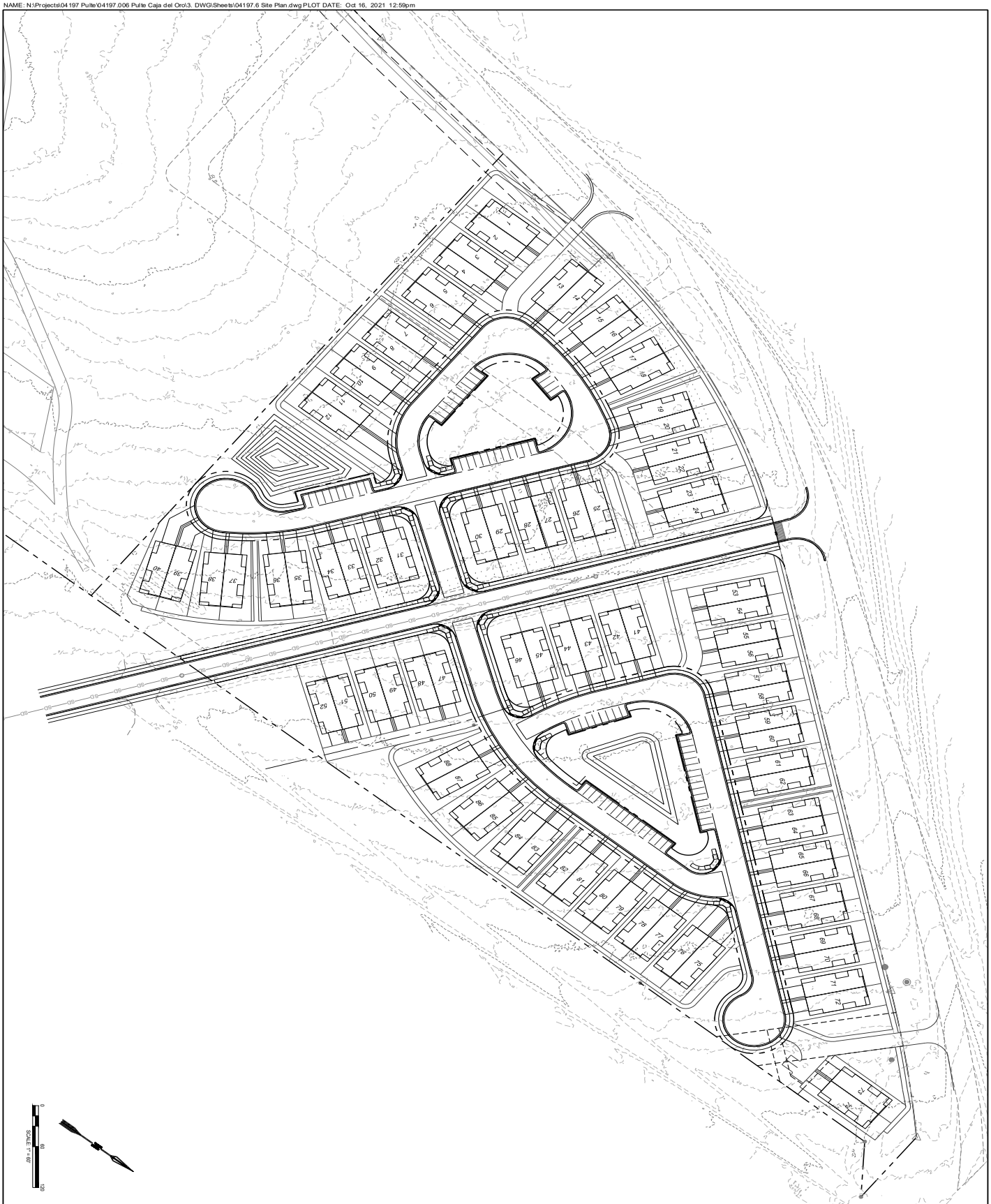
SHEET TITLE: GENERAL NOTES

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: G-101

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 General Notes.dwg PLOT DATE: Oct 16, 2021 12:59pm

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Site Plan.dwg PLOT DATE: Oct 16, 2021 12:59pm



0 60 120
SCALE: 1" = 60'

SHEET NUMBER: G-102	SUBMITTED FOR: SITE PLAN	SHEET TITLE: SITE PLAN	PROJECT NAME: PULTE CAJA DEL ORO	PROJ. #: ####	STAMP: 90% REVIEW	PRELIMINARY NOT FOR CONSTRUCTION 10/2021	THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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DATE	10.16.2021

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NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Grading Plan.dwg PLOT DATE: Oct 16, 2021 1:00pm

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DATE	10.16.2021

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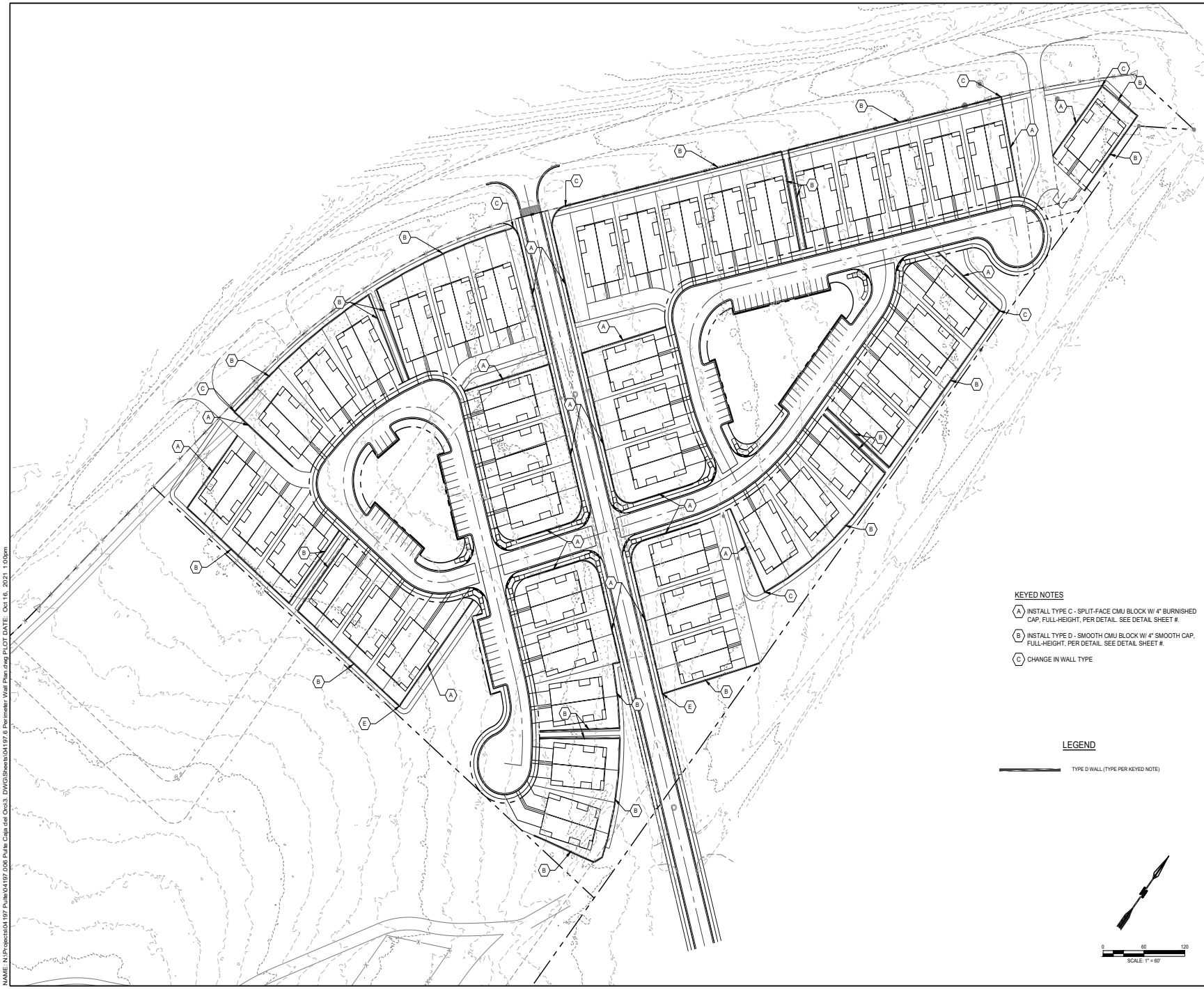
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: GRADING PLAN

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-100



NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Perimeter Wall Plan.dwg PLOT DATE: Oct 16, 2021 1:00pm

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DATE	10.18.2021

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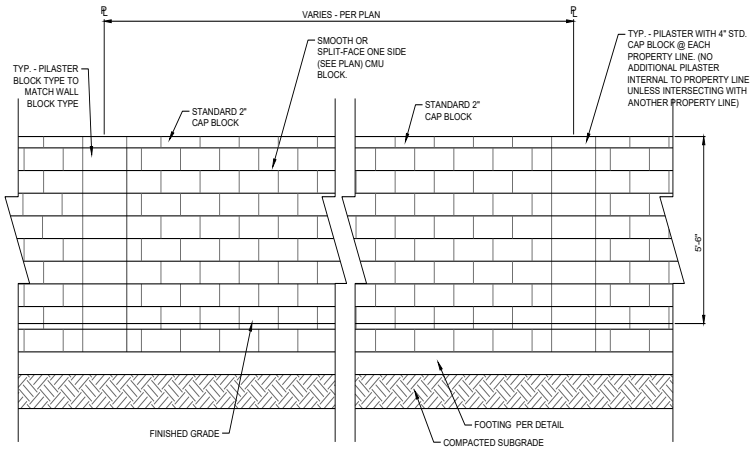
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: PERIMETER WALL PLAN

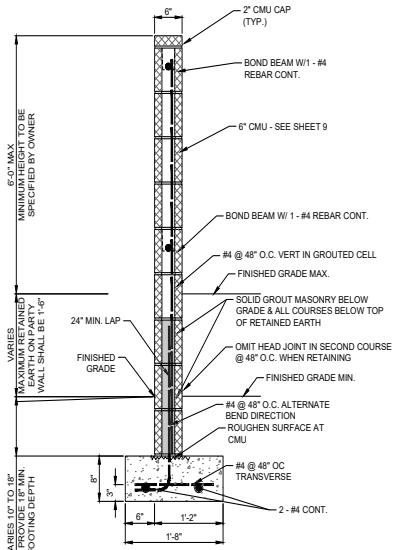
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-101



TYPES A B SPLIT-FACE OR SMOOTH FACE CMU BLOCK

NOT TO SCALE



CMU FENCE GENERAL NOTES

NOT TO SCALE

CMU FENCE GENERAL NOTES

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL CELLS WITH REBAR AND ALL MASONRY BELOW GRADE ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL.
5. CONCRETE FOR FOOTINGS AND FILLING OF CELLS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS
8. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
9. THE TOP COURSE OF BLOCK SHALL BE 2" SOLID MASONRY UNIT CAPS UNLESS OTHERWISE SHOWN.
10. DRAIN BLOCKS FOR PARTY WALLS SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL AT LOCATIONS SHOWN ON PLAN AND/OR SPECIFIED BY THE OWNER.
11. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL. (AT OWNERS DIRECTION).
12. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN:
    A. CONSTRUCT PILASTERS AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.
    B. PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS OTHERWISE SHOWN.
    C. PROVIDE 1 "J-BAR" AND VERITICAL BAR, IF NORMAL SPACING DOES NOT DO SO, OF SPECIFIED SIZE AT EACH PILASTER
    D. ALL PILASTER CELLS ARE TO BE GROUTED WITH CONCRETE BLOCK FILL.
13. IF NO PILASTERS ARE TO BE CONSTRUCTED THEN:
    A. PROVIDE APPROPRIATE EXPANSION/CONTRACTION JOINTS AT 12' O.C. MAXIMUM SPACING.
    B. PROVIDE "J-BAR" AND VERTICAL BAR OF SPECIFIED SIZE, IF NORMAL SPACING DOES NOT DO SO, AND GROUT FILL FIRST CELL ON EITHER SIDE OF EXPANSION/CONTRACTION JOINTS.
    C. DISCONTINUE BOND BEAM AT EXPANSION/CONTRACTION JOINTS.
14. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION UNLESS OTHERWISE SPECIFIED HEREIN.
15. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

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PROJ. #: ####

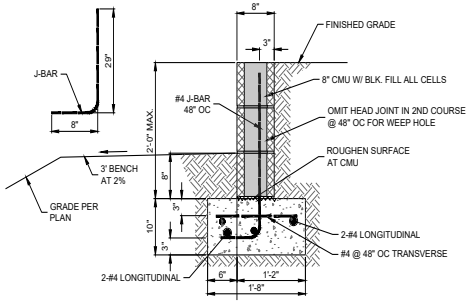
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: PERIMETER WALL DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-102

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Perimeter Wall Detail 01.dwg PLOT DATE: Oct 16, 2021 1:00pm

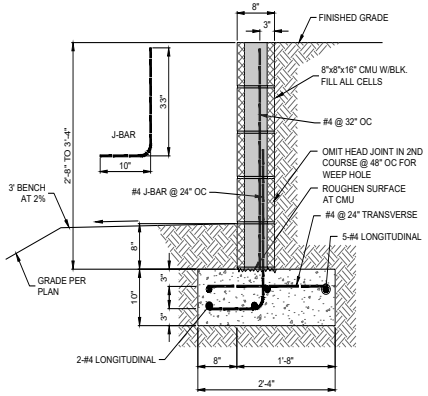


LOW RETAINING WALL - TYPE A

UP TO 2'-0"

NOTE:

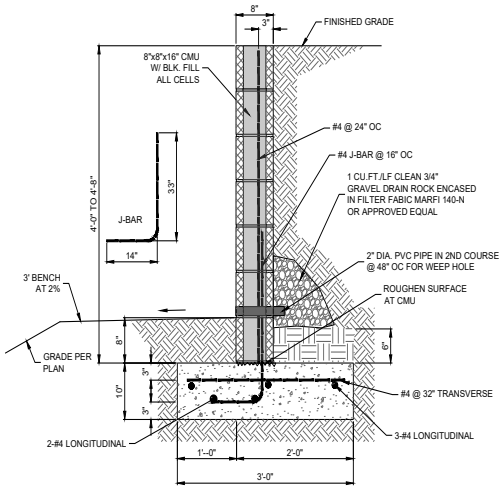
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



RETAINING WALL - TYPE B

2'-0" TO 3'-4"

NOTE:
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

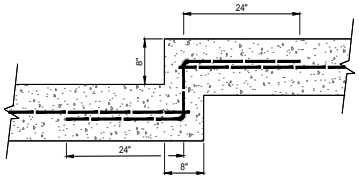


RETAINING WALL - TYPE C

4'-0" TO 4'-8"

NOTE:

FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACED, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.



FOOTING STEP DETAIL

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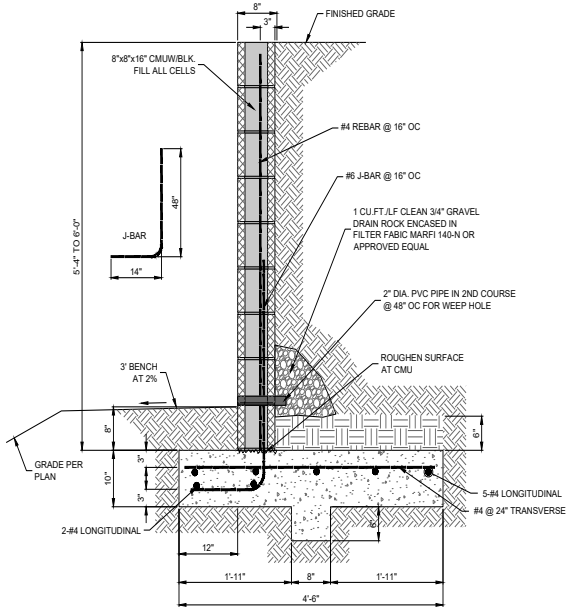


RETAINING WALL - TYPE D

5'-4" TO 6'-0"

NOTE:

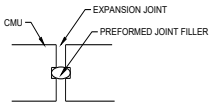
FINISHED GRADE SHALL BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL, AND NO ADDITIONAL SURFACE LOADS SHALL BE PLACE, WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT.

RETAINING WALL GENERAL NOTES

1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL BLOCKS ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL. GROUT SHALL MEET OR EXCEED 2,000 P.S.I AT 28 DAYS.
5. CONCRETE FOR FOOTINGS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"X8"X16" OR AS OTHERWISE INDICATED) AND SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C90.
8. ALL REINFORCING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A615, GRADE 40.
9. INSTALL 9 GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" OC), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" OC, MAX.).
10. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.
11. THE TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A CMU PARTY OR PERIMETER WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.
12. DRAIN BLOCKS FOR PARTY WALLS, AT LOCATIONS SHOWN ON THE PLANS AND AS SPECIFIED BY OWNER, SHALL CONSIST OF STANDARD MASONRY UNITS TURNED FACE DOWN. THEY SHALL BE INSTALLED THROUGH THE PARTY WALL ABOVE THE RETAINING WALL SECTION AFTER THE RETAINING WALL SECTION IS COMPLETE AND BACKFILLED.
13. ALL WALLS FACING PUBLIC ROW MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL. (AT OWNERS DIRECTION).
14. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTERS AT 16' ON CENTER (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
15. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION.
16. IF NO PILASTERS ARE TO BE CONSTRUCTED THE APPROPRIATE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 12' O.C. MAXIMUM SPACING.
17. ALL WALLS SHOWN HERE ON HAVE BEEN DESIGNED TO ACCEPT A 6' (MAX.) CMU PARTY WALL.
18. FOR LOCATIONS TO INCLUDE PARTY WALLS, EXTEND #4 BARS AT 48" O.C. WITH MINIMUM INBEDMENT OF 24" IN RETENTION WALL.
19. WATERPROOFING SHALL BE HYDROCIDE LIQUID MEMBRANE HLM 5000 OR APPROVED EQUAL, AND SHALL BE APPLIED FROM FINISHED GRADE TO TOP OF FOUNDATION.
20. PARTY WALL DETAILS NOT INCLUDED, TO BE PROVIDED BY OWNER.
21. WALL, INCLUDING FOOTING, SHALL NOT EXTEND INTO ANY ADJACENT PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

RETAINING WALLS WITH PILASTERS

1. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTER AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.
2. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
3. ALL PILASTER CELLS ARE TO BE GROUTED SOLID WITH CONCRETE.
4. PROVIDE ONE J-BAR OF SPECIFIC SIZE FOR EACH.
5. PROVIDE ADDITIONAL BAR(S) AS SPECIFIED FOR WALL AT EACH PILASTER IF NORMAL OPENING DOES NOT DO SO.
6. PROVIDE 2-#4 BARS AT EACH PILASTER WITH MINIMUM INBEDMENT OF 24" IN RETAINING WALL FOR LOCATIONS TO INCLUDE CMU PARTY WALL.



EXPANSION JOINT DETAIL

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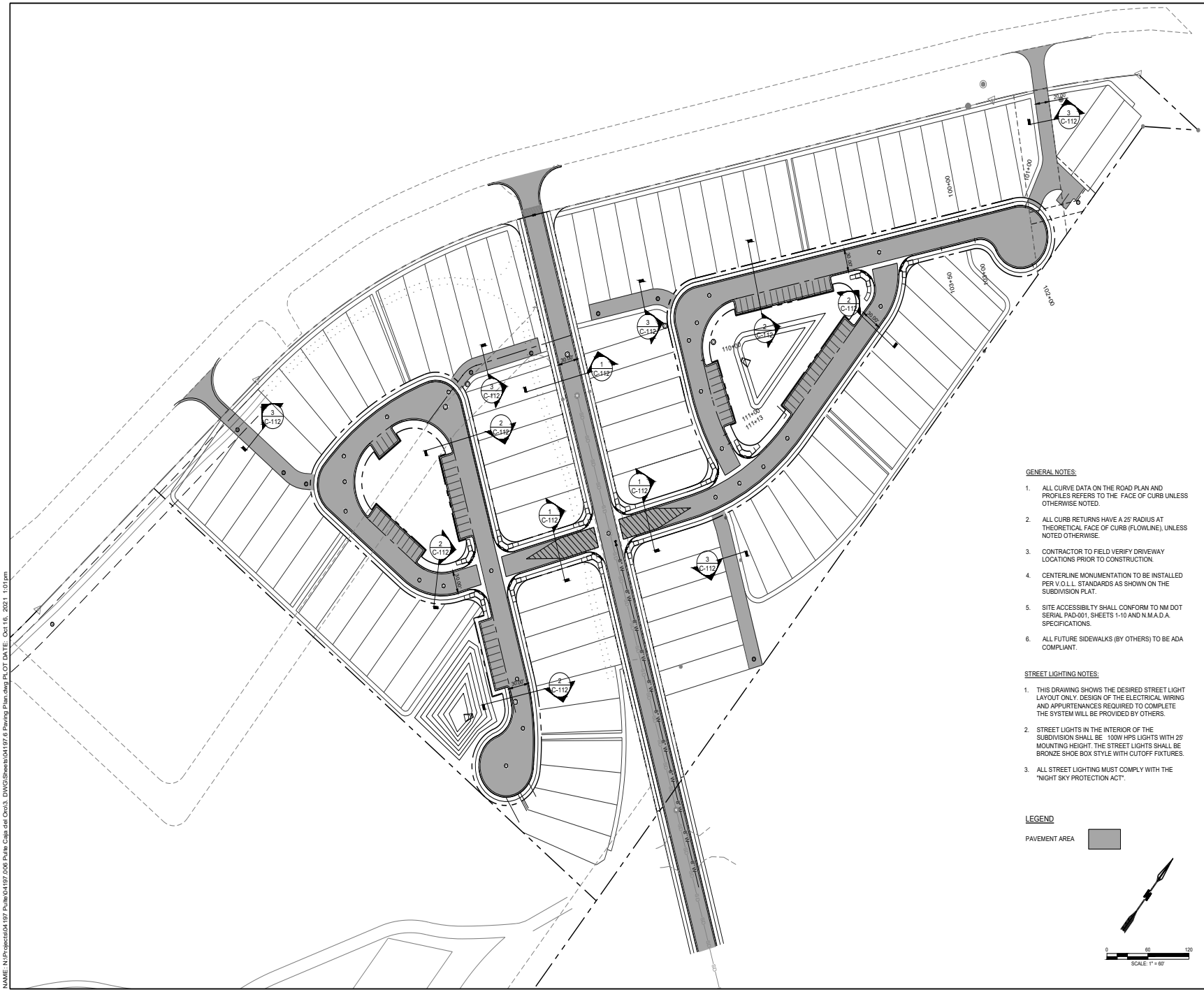
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: RETAINING WALL DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-103



GENERAL NOTES:

1. ALL CURVE DATA ON THE ROAD PLAN AND PROFILES REFERS TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS HAVE A 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE), UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO FIELD VERIFY DRIVEWAY LOCATIONS PRIOR TO CONSTRUCTION.
4. CENTERLINE MONUMENTATION TO BE INSTALLED PER V.O.L.L. STANDARDS AS SHOWN ON THE SUBDIVISION PLAT.
5. SITE ACCESSIBILTY SHALL CONFORM TO NM DOT SERIAL PAD-001, SHEETS 1-10 AND N.M.A.D.A. SPECIFICATIONS.
6. ALL FUTURE SIDEWALKS (BY OTHERS) TO BE ADA COMPLIANT.

STREET LIGHTING NOTES:

1. THIS DRAWING SHOWS THE DESIRED STREET LIGHT LAYOUT ONLY. DESIGN OF THE ELECTRICAL WIRING AND APPURTENANCES REQUIRED TO COMPLETE THE SYSTEM WILL BE PROVIDED BY OTHERS.
2. STREET LIGHTS IN THE INTERIOR OF THE SUBDIVISION SHALL BE 100W HPS LIGHTS WITH 25' MOUNTING HEIGHT. THE STREET LIGHTS SHALL BE BRONZE SHOE BOX STYLE WITH CUTOFF FIXTURES.
3. ALL STREET LIGHTING MUST COMPLY WITH THE "NIGHT SKY PROTECTION ACT".

LEGEND

PAVEMENT AREA

0 60 120
SCALE: 1" = 60'

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Plan.dwg PLOT DATE: Oct 16, 2021 1:01pm

REVISION

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DRAWN SEG
CHECKED JK
DATE 10.18.2021

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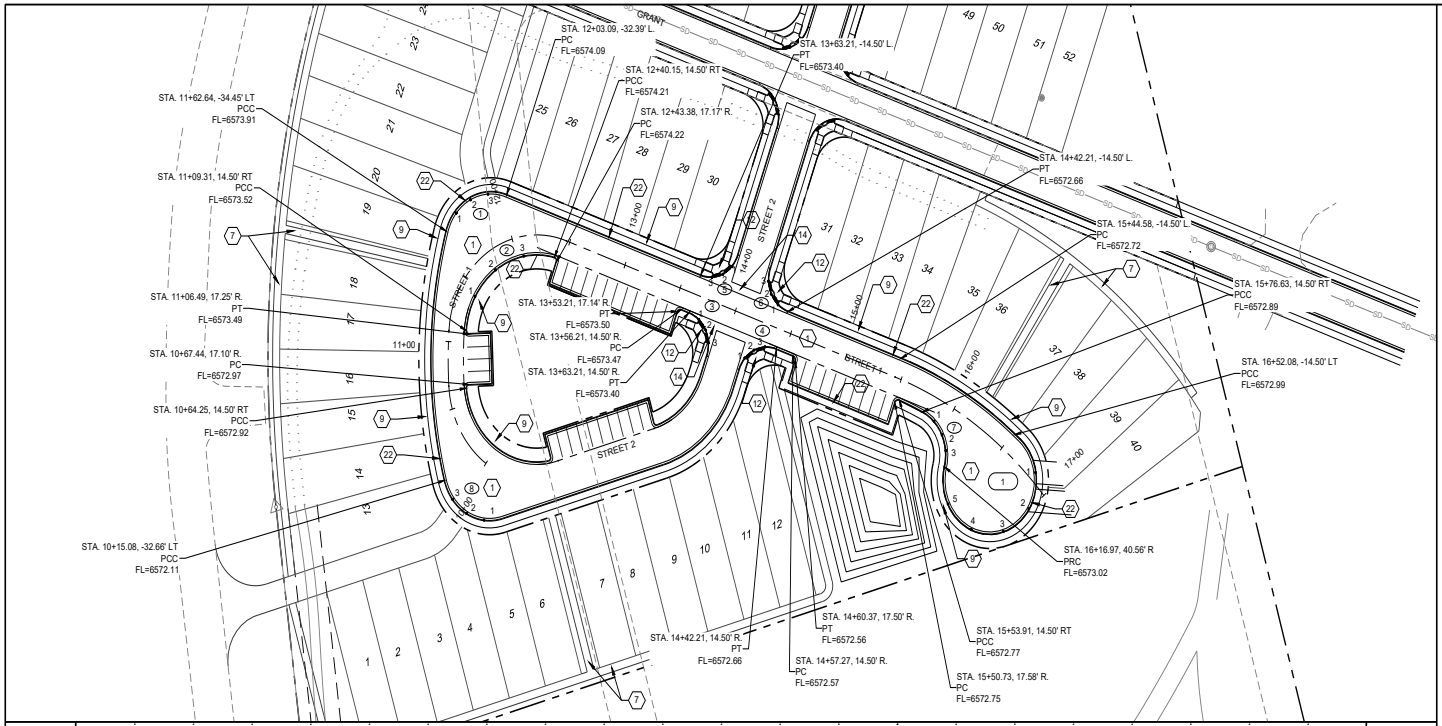
PROJ. #: ####

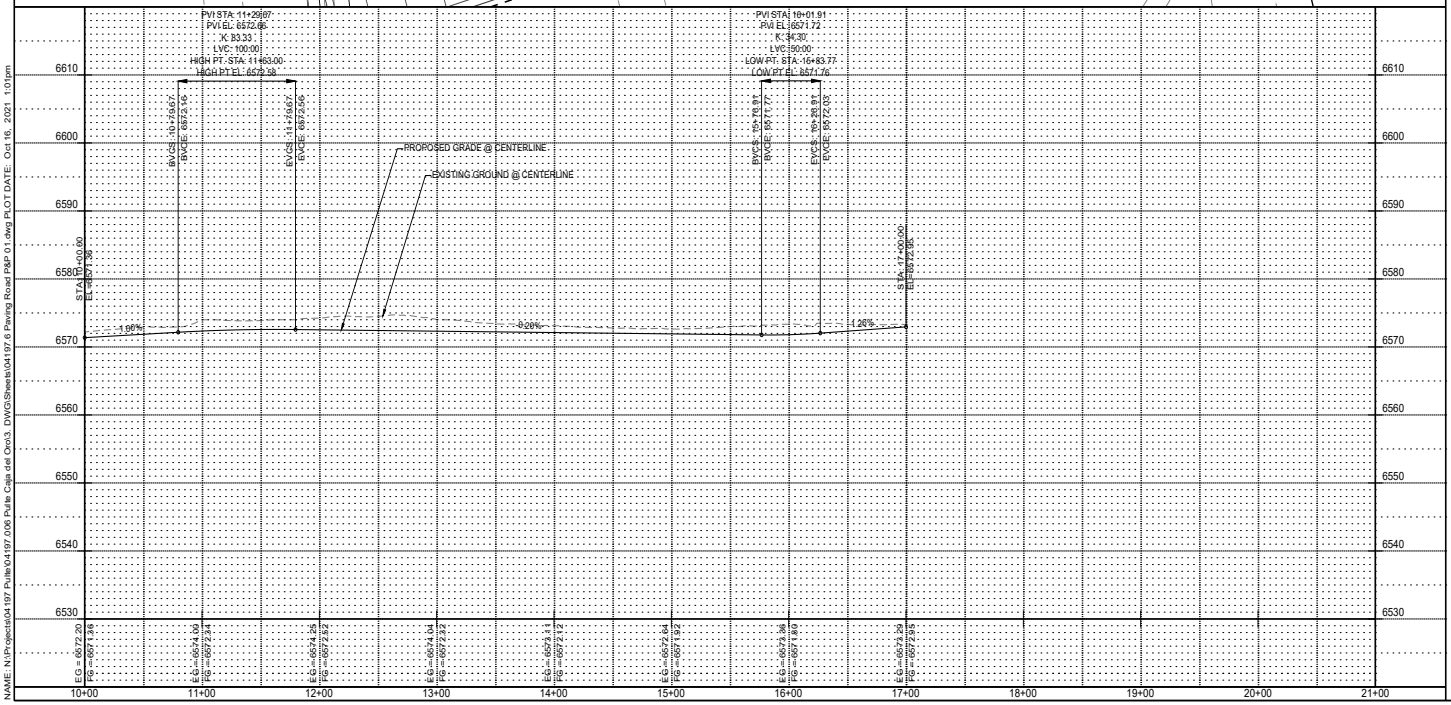
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: OVERALL PAVING PLAN

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-104





PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION
7	BUILD 6' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
9	BUILD 4' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430 (DEFERRED)
10	BUILD 4' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
12	BUILD PCC WHEELCHAIR RAMP PER NM APWA STANDARD DETAIL 2418
14	BUILD PCC VALLEY GUTTER PER NM APWA STANDARD DETAIL 2420
20	BUILD PCC STANDARD CURB AND GUTTER PER DETAIL SHEET C-112
22	BUILD PCC ROLL TYPE CURB & GUTTER PER NM APWA STANDARD DETAIL 2415
25	BUILD TRANSITION FROM STANDARD TO ROLL TYPE CURB & GUTTER

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER DETAIL SHEET C-112, UNLESS OTHER-WISE INDICATED
3. ALL CURB LAYOUT DATA IS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHERWISE INDICATED. CURB LAYOUT THAT IS A DIRECT OFFSET OF PLATTED BASELINE IS NOT SHOWN.

1	FL	2	FL	3	FL	4	FL
1	X	1	X	1	X	1	X
2	X	2	X	2	X	2	X
3	X	3	X	3	X	3	X

5	FL	6	FL	7	FL	8	FL
1	X	1	X	1	X	1	X
2	X	2	X	2	X	2	X
3	X	3	X	3	X	3	X

CUL DE SAC

	STA.	OFFSET	ELEV.
1	X	X	X
2	X	X	X
3	X	X	X
4	X	X	X
5	X	X	X

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

10 8 6 4 2
0 50 100

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.18.2021

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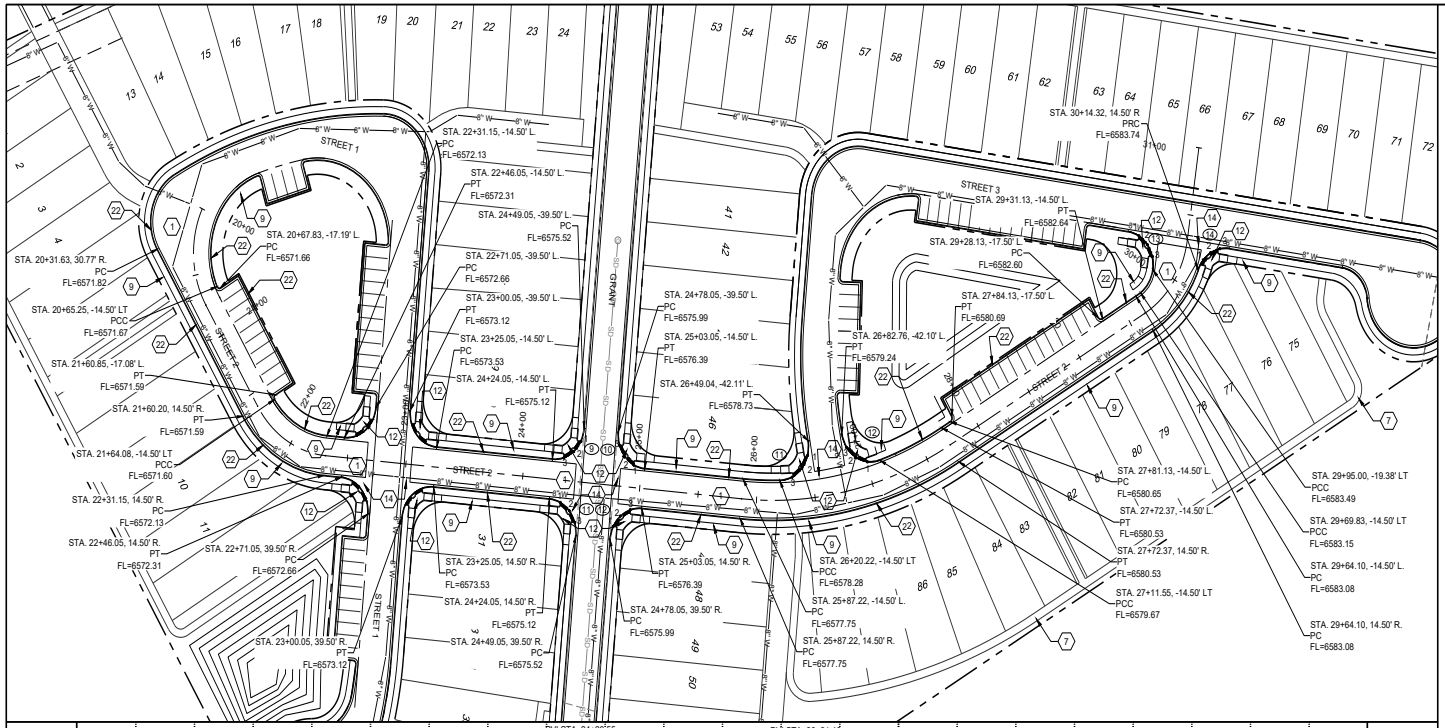
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ROADWAY ONE ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-105

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Road P&P 01.dwg PLOT DATE: Oct 16, 2021 1:01pm



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD RESIDENTIAL ASPHALT PAVING PER TYPICAL SECTION
7	BUILD 6' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
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10	BUILD 4' PCC SIDEWALK PER NM APWA STANDARD DETAIL 2430
12	BUILD PCC WHEELCHAIR RAMP PER NM APWA STANDARD DETAIL 2418
14	BUILD PCC VALLEY GUTTER PER NM APWA STANDARD DETAIL 2420
20	BUILD PCC STANDARD CURB AND GUTTER PER DETAIL SHEET C-112
22	BUILD PCC ROLL TYPE CURB & GUTTER PER NM APWA STANDARD DETAIL 2415
25	BUILD TRANSITION FROM STANDARD TO ROLL TYPE CURB & GUTTER

GENERAL NOTES

1. ALL CURB RETURNS HAVE 25' RADIUS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHER-WISE INDICATED
2. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER DETAIL SHEET C-112, UNLESS OTHER-WISE INDICATED
3. ALL CURB LAYOUT DATA IS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHERWISE INDICATED. CURB LAYOUT THAT IS A DIRECT OFFSET OF PLATTED BASELINE IS NOT SHOWN.

(9)	FL	(10)	FL	(11)	FL	(12)	FL
1	X	1	X	1	X	1	X
2	X	2	X	2	X	2	X
3	X	3	X	3	X	3	X

(13)	FL	(14)	FL	(15)	FL	(16)	FL
1	X	1	X	1	X	1	X
2	X	2	X	2	X	2	X
3	X	3	X	3	X	3	X

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION	DESIGNED	DRAWN	CHECKED	DATE
	DESIGN BY	DRAWN BY	CHECKED BY	10.16.2021

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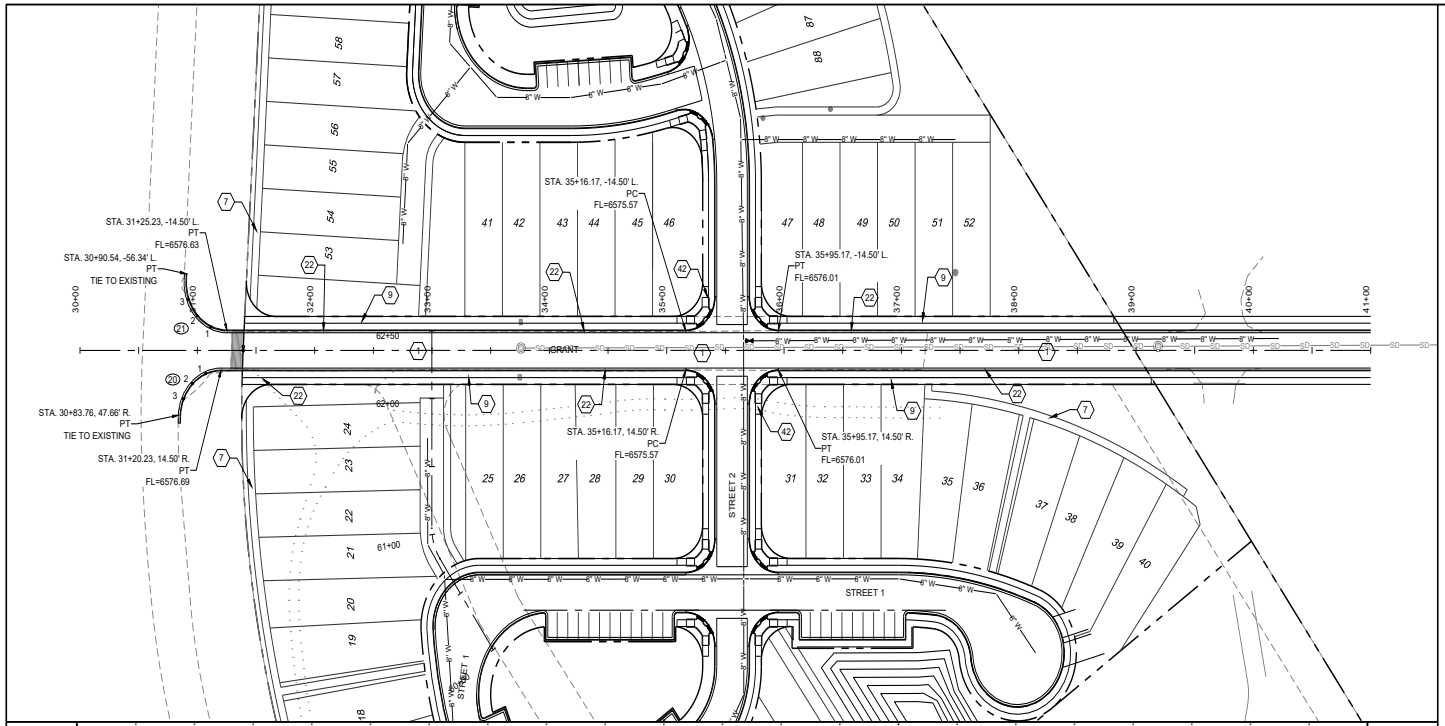
PROJECT NAME: PULTE CAJA DEL ORO

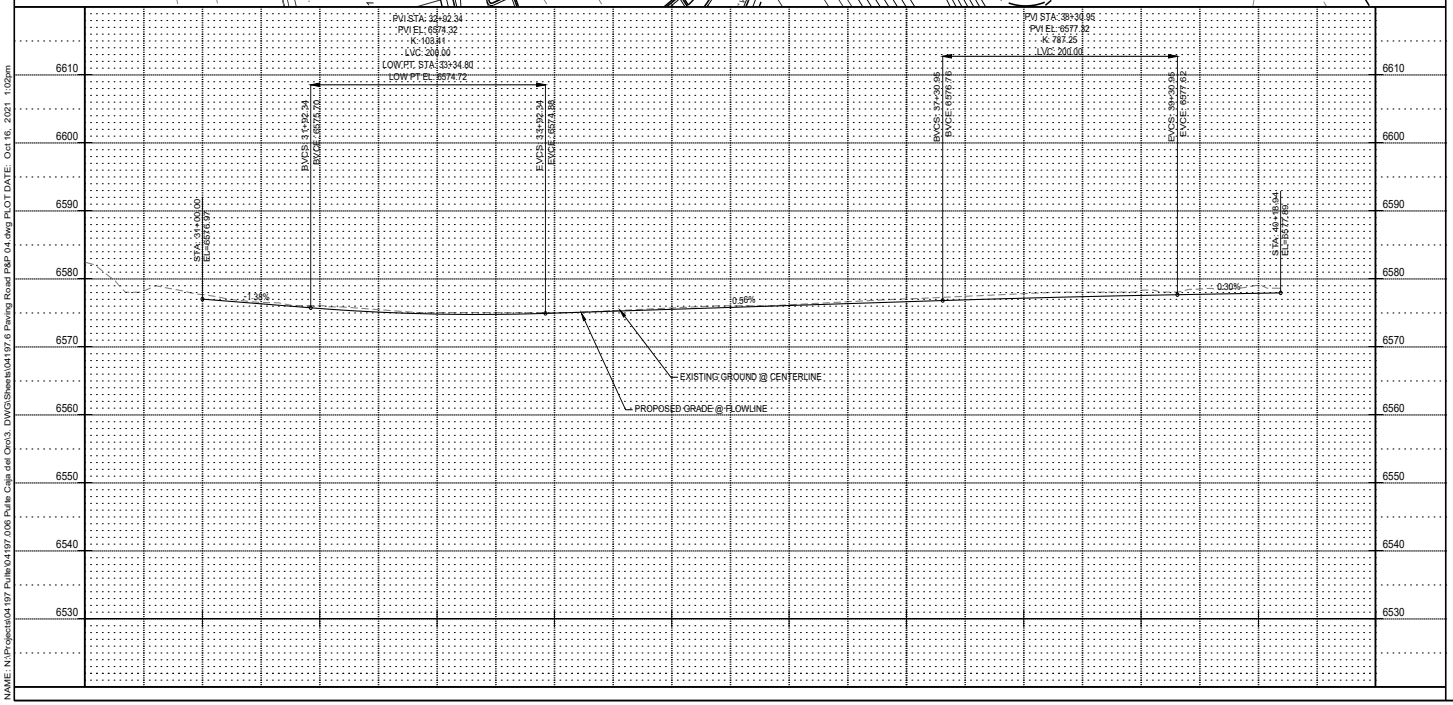
SHEET TITLE: ROADWAY TWO ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-106

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Road P&P 02.dwg PLOT DATE: Oct 16, 2021 1:01pm





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20	FL
1	X
2	X
3	X

21	FL
1	X
2	X
3	X

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.18.2021

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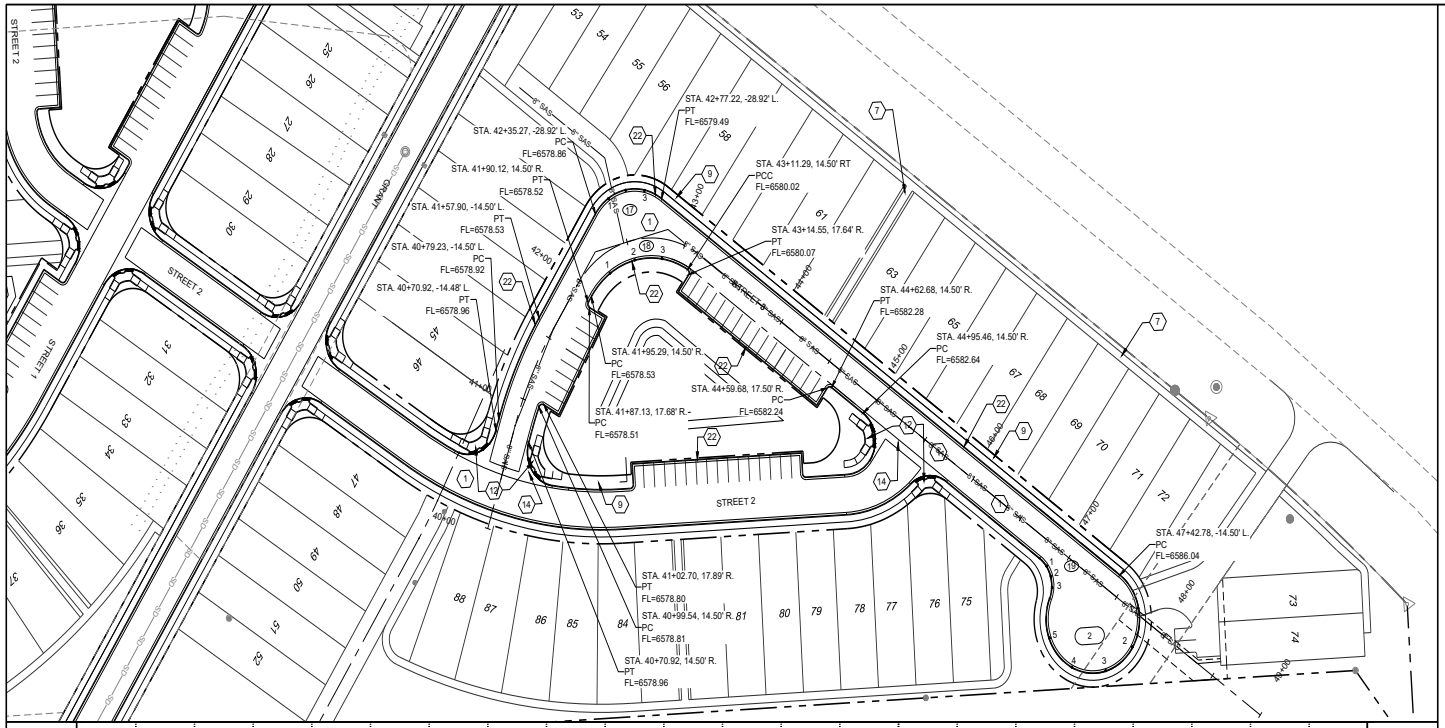
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CAJA DEL ORO GRANT ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-107

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Road P&P 04.dwg PLOT DATE: Oct 16, 2021 1:02pm



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17	FL
1	X
2	X
3	X

18	FL
1	X
2	X
3	X

19	FL
1	X
2	X
3	X

CUL DE SAC

	STA.	OFFSET	ELEV.
1	XX+XX	XX R	XX
2	XX+XX	XX R	XX
3	XX+XX	XX R	XX
4	XX+XX	XX R	XX
5	XX+XX	XX R	XX

10 8 6 4 2
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'
0 50 100

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DRAWN BY
CHECKED BY
DATE 10.16.2021

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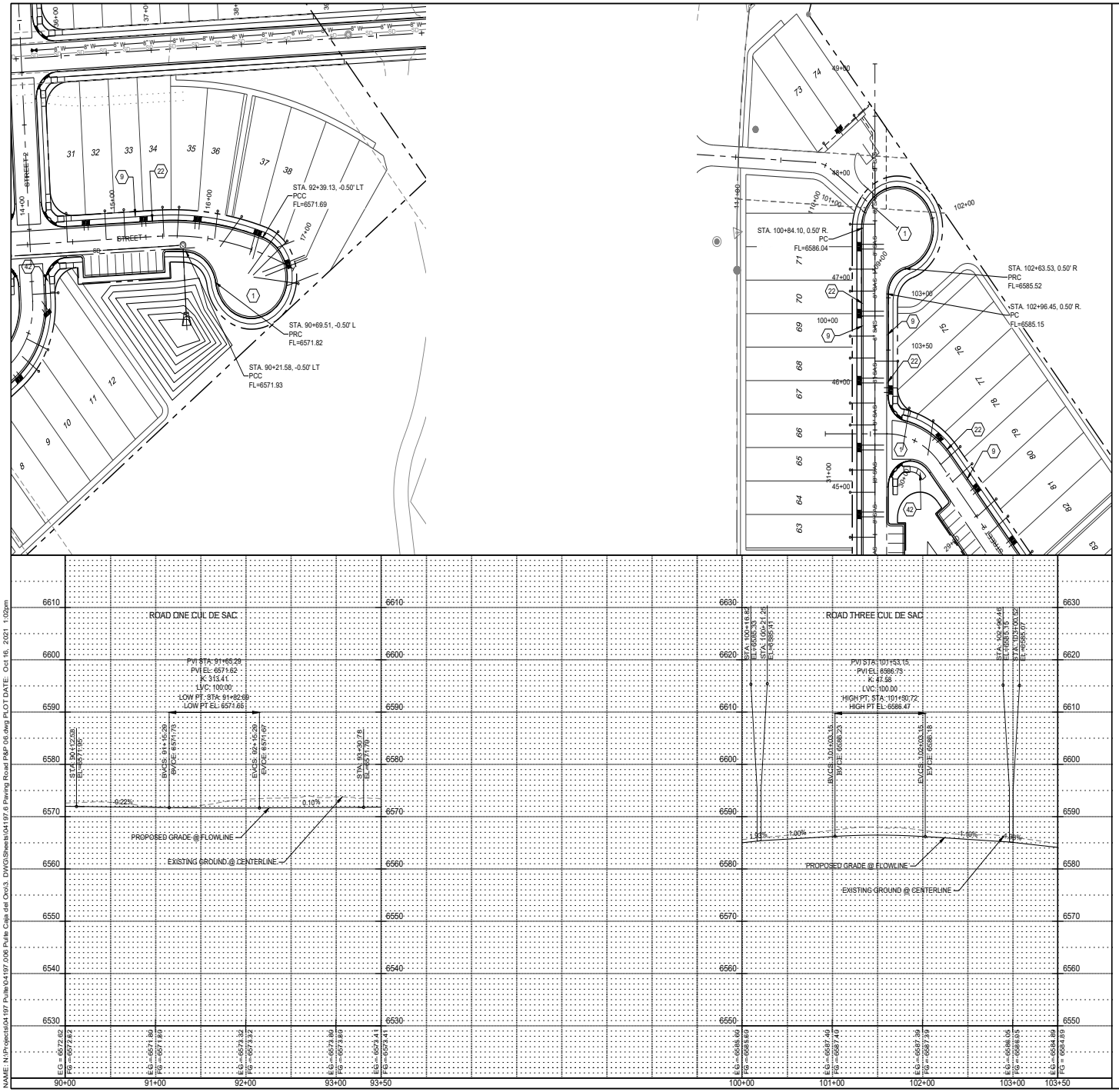
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ROADWAY THREE ROAD PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-108

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Road P&P 05.dwg PLOT DATE: Oct 16, 2021 1:02pm



PAVING CONSTRUCTION NOTES

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GENERAL NOTES

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3. ALL CURB LAYOUT DATA IS AT THEORETICAL FACE OF CURB (FLOWLINE) PER NMDOT STD DWG 623-14, UNLESS OTHERWISE INDICATED. CURB LAYOUT THAT IS A DIRECT OFFSET OF PLATTED BASELINE IS NOT SHOWN.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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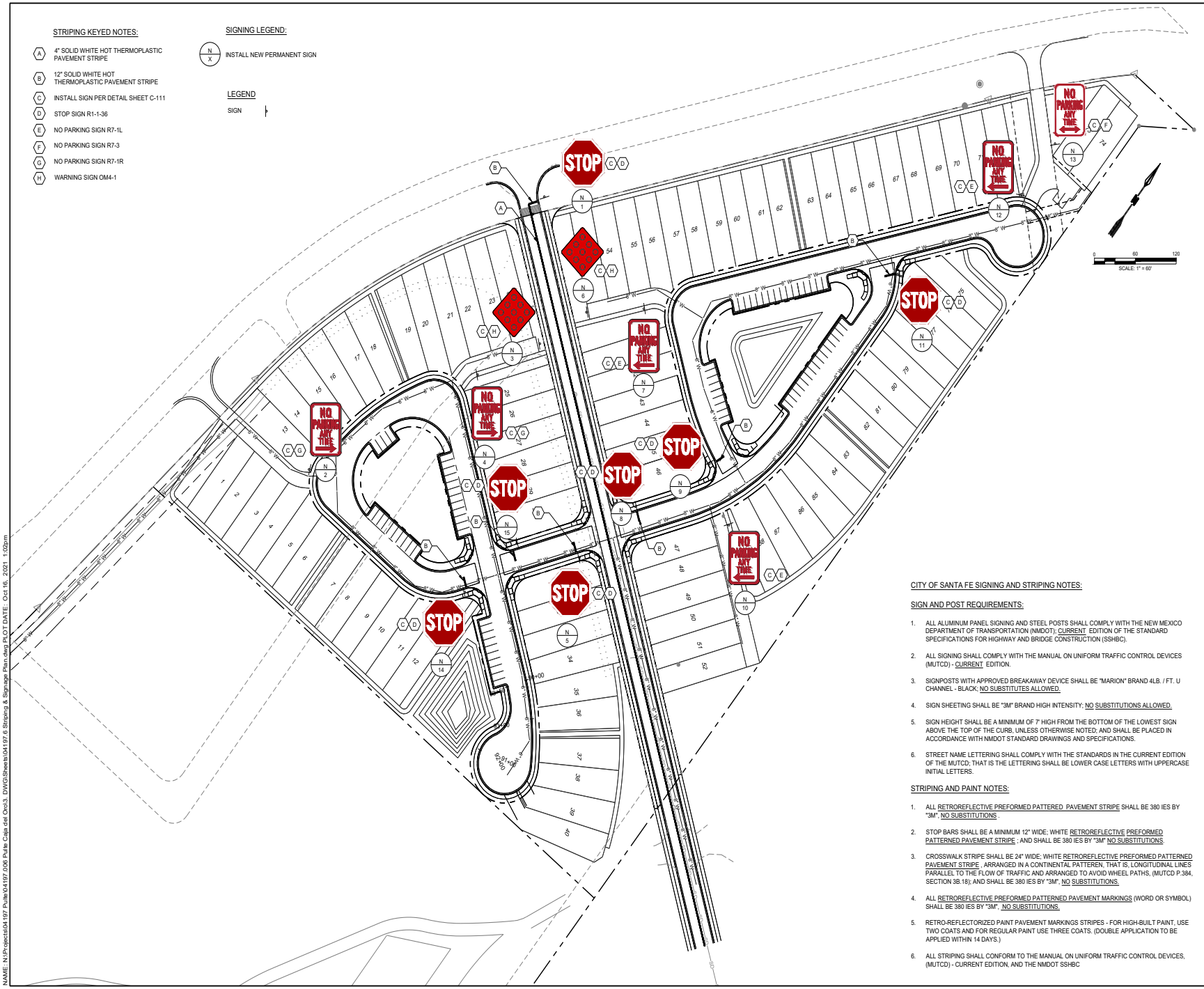
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ROAD TWO AND THREE CUL DE SAC PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-109

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Paving Road P&P 06.dwg PLOT DATE: Oct 16, 2021 1:02pm



CITY OF SANTA FE SIGNING AND STRIPING NOTES:

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT); CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (SSHBC).
2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - CURRENT EDITION.
3. SIGNPOSTS WITH APPROVED BREAKAWAY DEVICE SHALL BE "MARION" BRAND 4LB. / FT. U CHANNEL - BLACK; NO SUBSTITUTES ALLOWED.
4. SIGN SHEETING SHALL BE "3M" BRAND HIGH INTENSITY; NO SUBSTITUTIONS ALLOWED.
5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN ABOVE THE TOP OF THE CURB, UNLESS OTHERWISE NOTED; AND SHALL BE PLACED IN ACCORDANCE WITH NMDOT STANDARD DRAWINGS AND SPECIFICATIONS.
6. STREET NAME LETTERING SHALL COMPLY WITH THE STANDARDS IN THE CURRENT EDITION OF THE MUTCD; THAT IS THE LETTERING SHALL BE LOWER CASE LETTERS WITH UPPERCASE INITIAL LETTERS.

STRIPING AND PAINT NOTES:

1. ALL RETROREFLECTIVE PREFORMED PATTERED PAVEMENT STRIPE SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS .
2. STOP BARS SHALL BE A MINIMUM 12" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE ; AND SHALL BE 380 IES BY "3M" NO SUBSTITUTIONS.
3. CROSSWALK STRIPE SHALL BE 24" WIDE; WHITE RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE , ARRANGED IN A CONTINENTAL PATTEREN, THAT IS, LONGITUDINAL LINES PARALLEL TO THE FLOW OF TRAFFIC AND ARRANGED TO AVOID WHEEL PATHS, (MUTCD P.384, SECTION 3B.18); AND SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
4. ALL RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKINGS (WORD OR SYMBOL) SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.
5. RETRO-REFLECTORIZED PAINT PAVEMENT MARKINGS STRIPES - FOR HIGH-BUILT PAINT, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS. (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS.)
6. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) - CURRENT EDITION, AND THE NMDOT SSHBC

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DRAWN SEG
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DATE 10.18.2021

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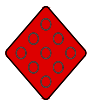
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: OVERALL SIGNING AND STRIPING PLAN

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-110



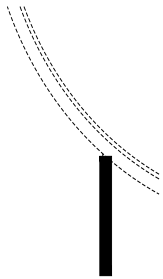
OM4-1
R/R/R
18"x18"

R7-1-L
R/W
12"x18"

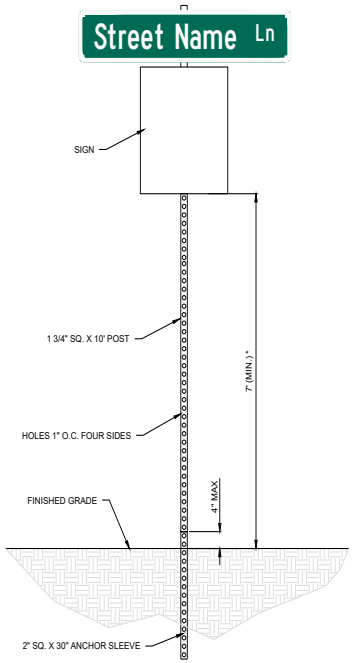
R1-1-36
W/R
36"x36"

R7-3
R/W
12"x18"

R7-1-R
R/W
12"x18"



STOP BAR 12" WHITE SOLID STRIPE
NOT TO SCALE



* SEE MUTCD FOR MINIMUM MOUNTING HEIGHT FOR EACH SIGN TYPE IN RURAL AREAS

SIGN POST DETAIL

SIGN LEGEND

W6-2-36 — MUTCD SIGN CODE
B/Y — SIGN COLOR
36"x36" — SIGN DIMENSION

SIGN ABBREVIATIONS

B - BLACK
BL - BLUE
BR - BROWN
FO - FLUORESCENT ORANGE
FY - FLUORESCENT YELLOW
FYG - FLUORESCENT YELLOW GREEN
G - GREEN
O - ORANGE
R - RED
S - SILVER
W - WHITE
Y - YELLOW

GENERAL SIGN NOTES

1. ALL STREET NAME SIGNS WILL BE PER MUTCD.

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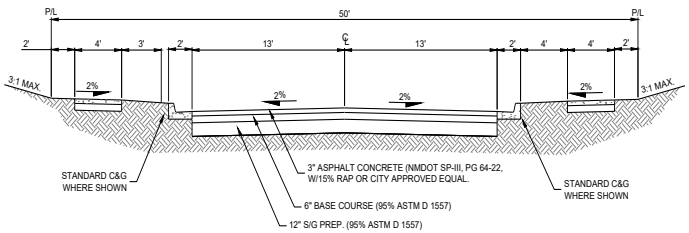
PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: SIGN, SIGN FACE, AND STRIPING DETAILS

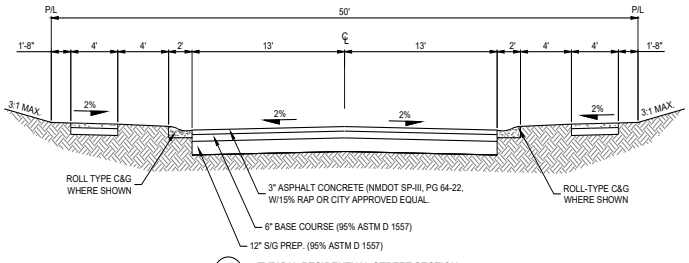
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-111



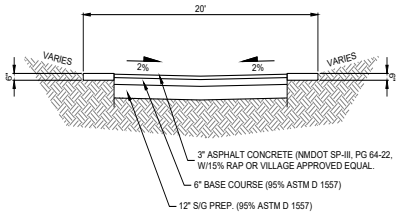
1 C-104 TYPICAL CAJA DEL ORO GRANT ROAD STREET SECTION

NOT TO SCALE



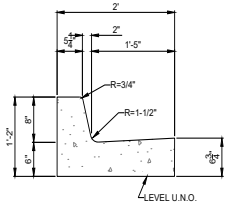
2 C-104 TYPICAL RESIDENTUAL STREET SECTION

NOT TO SCALE



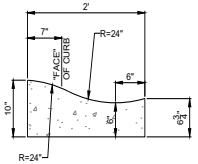
3 C-104 ALLEY CROSS SECTION

NOT TO SCALE



STANDARD CURB & GUTTER

NO SCALE



ROLL-TYPE CURB & GUTTER

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ROAD CROSS SECTION

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-112

NAME: N:\Projects\04197 Pulte\04197.006 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Road Cross Section.dwg PLOT DATE: Oct 16, 2021 1:03pm

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Composite Utility Plan.dwg PLOT DATE: Oct 16, 2021 1:03pm

DESIGNED SEG
DRAWN SEG
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DATE 10.18.2021

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: OVERALL UTILITY PLAN

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-113

SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
1	106+79.57	12.48	6572.538	6567.54
2	107+22.57	12.47	6572.157	6567.16
3	107+43.57	12.48	6571.876	6566.88
4	107+80.44	13.53	6571.432	6566.43
5	20+24.34	50.44	6571.468	6566.47
6	20+49.87	32.94	6571.790	6566.79
7	20+77.11	27.49	6572.066	6567.07
8	21+20.11	27.49	6572.131	6567.13
9	21+41.11	27.51	6572.181	6567.18
10	21+77.77	27.99	6572.097	6567.10
11	21+94.73	26.07	6571.986	6566.99
12	22+37.73	28.64	6572.037	6567.04
13	10+10.90	49.09	6571.550	6566.55
14	10+36.91	33.74	6572.166	6567.17
15	10+49.20	29.65	6572.527	6567.53
16	10+83.93	27.49	6573.062	6568.06
17	11+00.49	27.49	6573.307	6568.31
18	11+33.02	31.61	6573.551	6568.55
19	11+51.19	40.49	6573.803	6568.80
20	11+76.58	54.16	6573.927	6568.93
21	11+84.97	69.00	6574.314	6569.31
22	11+96.21	104.72	6575.088	6570.09

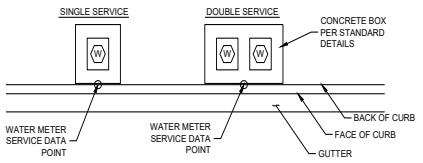
SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
23	12+01.24	121.53	6575.540	6570.54
24	12+09.18	158.08	6575.963	6570.96
25	12+06.83	44.10	6573.769	6568.77
26	12+34.11	29.03	6573.466	6568.47
27	12+50.21	27.42	6573.349	6568.35
28	12+93.21	27.50	6573.059	6568.06
29	13+14.21	27.42	6572.790	6567.79
30	13+57.21	27.50	6572.641	6567.64
31	14+44.23	27.42	6572.442	6567.44
32	14+87.23	27.50	6572.376	6567.38
33	15+08.23	27.42	6572.305	6567.31
34	15+50.67	27.57	6572.243	6567.24
35	15+67.55	27.48	6572.185	6567.19
36	16+06.96	27.48	6572.142	6567.14
37	16+31.75	27.48	6572.106	6567.11
38	16+71.16	25.67	6572.048	6567.05
39	16+82.83	21.14	6572.026	6567.03
40	17+00.00	14.98	6571.860	6566.86
41	42+24.87	36.04	6578.053	6573.05
42	41+94.96	27.51	6577.951	6572.95
43	41+73.96	27.51	6577.872	6572.87
44	41+33.20	27.48	6577.759	6572.76

SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
45	41+13.80	27.46	6577.676	6572.68
46	40+73.63	29.74	6577.634	6572.63
47	71+40.52	12.18	6577.408	6572.41
48	71+84.07	12.54	6578.202	6573.20
49	72+05.07	12.46	6578.780	6573.78
50	72+48.07	12.46	6579.534	6574.53
51	72+69.07	12.46	6580.105	6575.10
52	73+12.07	12.46	6580.859	6575.86
53	80+53.50	12.50	6576.705	6571.71
54	80+96.50	12.50	6577.163	6572.16
55	81+17.50	12.50	6577.512	6572.51
56	81+54.61	13.43	6577.897	6572.90
57	0+00.00	0.00	6578.240	6573.24
58	42+96.88	31.38	6578.631	6573.63
59	43+11.74	27.77	6578.926	6573.93
60	43+52.72	27.50	6579.494	6574.49
61	43+73.72	27.50	6579.931	6574.93
62	44+16.72	27.50	6580.721	6575.72
63	44+47.39	27.50	6581.439	6576.44
64	44+90.39	27.50	6582.138	6577.14
65	45+11.72	27.50	6582.687	6577.69
66	45+54.72	27.50	6583.386	6578.39

SAS Point Table				
Lot #	Station	Offset	Surface Elevation	Invert
67	45+75.72	27.50	6583.917	6578.92
68	46+18.72	27.50	6584.615	6579.62
69	46+39.72	27.50	6585.146	6580.15
70	46+82.72	27.50	6585.829	6580.83
71	47+03.72	27.50	6586.114	6581.11
72	47+46.72	27.50	6586.483	6581.48
73	48+24.11	56.87	6588.313	6583.31
74	48+50.86	23.20	6589.346	6584.35
75	0+00.00	0.00	6584.154	6579.15
76	30+13.41	27.53	6582.437	6577.44
77	29+91.85	26.37	6581.945	6576.95
78	29+62.76	27.49	6581.698	6576.70
79	29+41.76	27.50	6581.284	6576.28
80	28+98.76	27.50	6580.729	6575.73
81	28+77.76	27.50	6580.302	6575.30
82	28+34.76	27.50	6579.747	6574.75
83	28+03.76	27.50	6579.174	6574.17
84	27+61.73	27.49	6578.625	6573.62
85	27+45.10	27.48	6578.269	6573.27
86	27+05.69	27.48	6577.752	6572.75
87	26+89.57	27.48	6577.413	6572.41
88	26+50.16	27.48	6577.288	6572.29

Water Line Point Table					
Meter #	Lot #'s	Station	Offset	Top of Box Elevation	Meter Type
101	1/2	107+01.07	9.98	6572.113	DOUBLE
102	3/4	107+63.54	9.99	6571.466	DOUBLE
103	5/6	20+32.44	30.65	6571.130	DOUBLE
104	7/8	20+98.61	15.00	6571.594	DOUBLE
105	9/10	21+62.21	15.00	6571.828	DOUBLE
106	11/12	22+22.44	15.00	6571.770	DOUBLE
107	13/14	10+19.86	29.73	6571.288	DOUBLE
108	15/16	10+64.46	15.05	6572.297	DOUBLE
109	17/18	11+18.76	15.66	6573.004	DOUBLE
110	19/20	11+67.50	38.45	6573.576	DOUBLE
111	21/22	61+01.78	10.03	6574.563	DOUBLE
112	23/24	61+65.05	10.00	6575.665	DOUBLE
113	25/26	12+16.13	23.20	6573.183	DOUBLE
114	27/28	12+71.80	15.00	6572.807	DOUBLE
115	29/30	13+35.71	15.00	6572.259	DOUBLE
116	31/32	14+65.73	15.00	6571.999	DOUBLE
117	33/34	15+29.73	15.00	6571.871	DOUBLE
118	35/36	15+87.25	15.00	6571.766	DOUBLE
119	37/38	16+51.45	15.00	6571.699	DOUBLE
120	39/40	16+90.75	0.38	6571.656	DOUBLE
121	41/42	0+00.00	0.00	6577.578	DOUBLE
122	43/44	0+00.00	0.00	6577.410	DOUBLE

Water Line Point Table					
Meter #	Lot #'s	Station	Offset	Top of Box Elevation	Meter Type
123	45/46	0+00.00	0.00	6577.239	DOUBLE
124	47/48	71+62.57	10.00	6577.583	DOUBLE
125	49/50	72+26.57	10.00	6578.912	DOUBLE
126	51/52	72+90.57	10.00	6580.240	DOUBLE
127	53/54	80+74.67	10.00	6576.706	DOUBLE
128	55/56	81+37.50	10.00	6577.500	DOUBLE
129	57/58	42+79.19	27.95	6578.040	DOUBLE
130	59/60	43+31.22	15.00	6578.732	DOUBLE
131	61/62	43+95.22	15.00	6579.924	DOUBLE
132	63/64	44+69.22	15.00	6581.351	DOUBLE
133	65/66	45+33.22	15.00	6582.584	DOUBLE
134	67/68	45+97.22	15.00	6583.818	DOUBLE
135	69/70	46+61.22	15.00	6585.052	DOUBLE
136	71/72	47+25.22	15.00	6585.865	DOUBLE
137	73/74	48+35.53	38.48	6588.465	DOUBLE
138	75/76	0+00.00	0.00	6583.383	DOUBLE
139	77/78	29+81.04	15.00	6581.495	DOUBLE
140	79/80	29+20.26	15.00	6580.565	DOUBLE
141	81/82	28+56.26	15.00	6579.585	DOUBLE
142	83/84	27+82.26	15.00	6578.453	DOUBLE
143	85/86	27+25.39	15.00	6577.583	DOUBLE
144	87/88	26+69.86	15.00	6576.885	DOUBLE



NOTE

1. DETAIL FOR INSTALL LOCATION OF WATER METER ONLY. STANDARD DRAWING TO BE USED FOR INSTALL OF WATER METER BOXES AND CONSTRUCTION OF CONCRETE FRAMES.

WATER METER SERVICE DETAIL
NO SCALE

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG® PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)
SAFETY FACTOR 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 8" DIAMETER PIPE 3 FT
12" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:
4" THROUGH 8" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH
6 FT TO TOP OF LOWER BRANCH
12" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

GENERAL NOTES:

1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
3. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
4. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
5. ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN LINES TO BE SDR-35 PVC
7. ALL WATER LINE MAIN TO BE C-900 DR-18 PVC.
8. ALL WATERLINE INSTALLATION SHALL INCORPORATE THRUST RESTRAINTS CONFORMING TO CITY OF SANTA FE STANDARD DRAWINGS 10A AND 10B.

NOTE:

1. ASSUMES MINIMUM DEPTH OF BURY = 3 FT.
2. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
3. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

TEST PRESSURE @ 150 PSI
LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

HORIZONTAL BENDS						FIRE HYDRANT TEE
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	DEAD END OR VALVE	STD. 6-INCH BRANCH LINE
4"	18'	8'	4'	2'	39'	FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED
6"	25'	11'	5'	3'	55'	
8"	33'	14'	7'	4'	72'	
10"	39'	16'	8'	4'	87'	
12"	45'	19'	9'	5'	102'	

VERTICAL DOWNBEND						
	45°		22 1/2°		11 1/4°	
PIPE SIZE	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT
4"	16'	4'	8'	2'	4'	1'
6"	23'	5'	11'	3'	5'	1'
8"	30'	7'	14'	3'	7'	2'
10"	36'	8'	17'	4'	8'	2'
12"	42'	10'	20'	5'	10'	2'

TEES	LENGTH ALONG RUN (Lr)								
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	46	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26
RESTRAINED LENGTH ALONG BRANCH (Lb)										

REDUCERS	
	L. SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50
RESTRAINED LENGTH ON LARGE SIDE ONLY	

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

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PROJ. #: ####

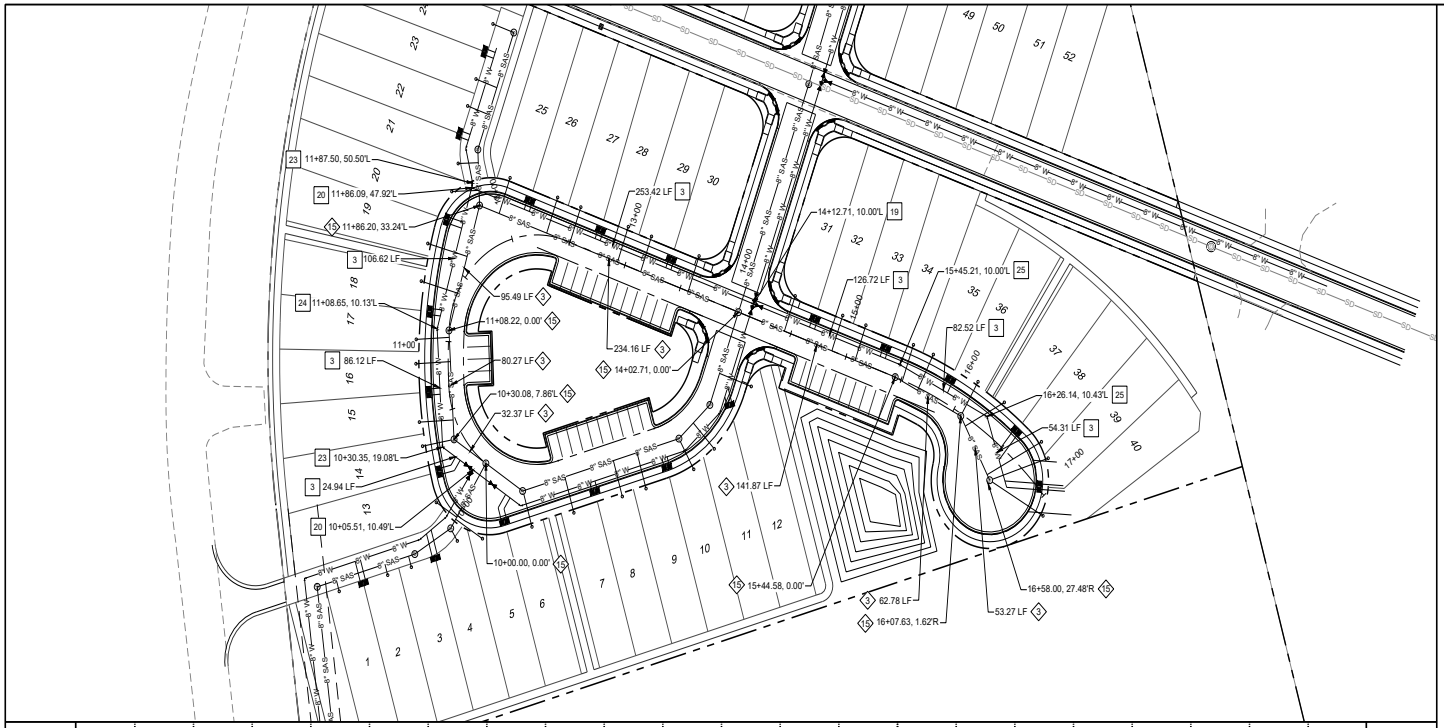
PROJECT NAME: PULTE CAJA DEL ORO

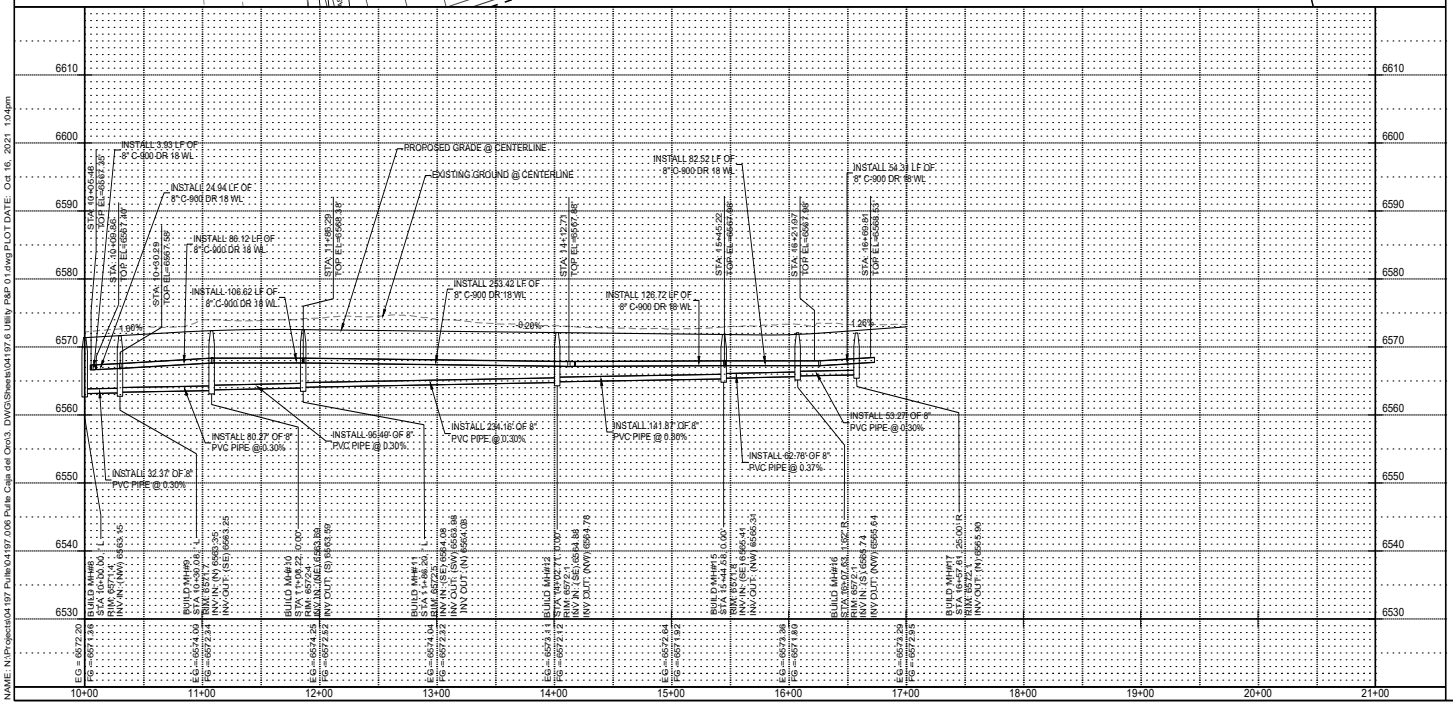
SHEET TITLE: UTILITY SERVICE TABLES, JOINT THRUST TABLES, AND UTILITY NOTES

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-114

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utilities Service Tables.dwg PLOT DATE: Oct 16, 2021 10:39pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
15	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11½° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.18.2021

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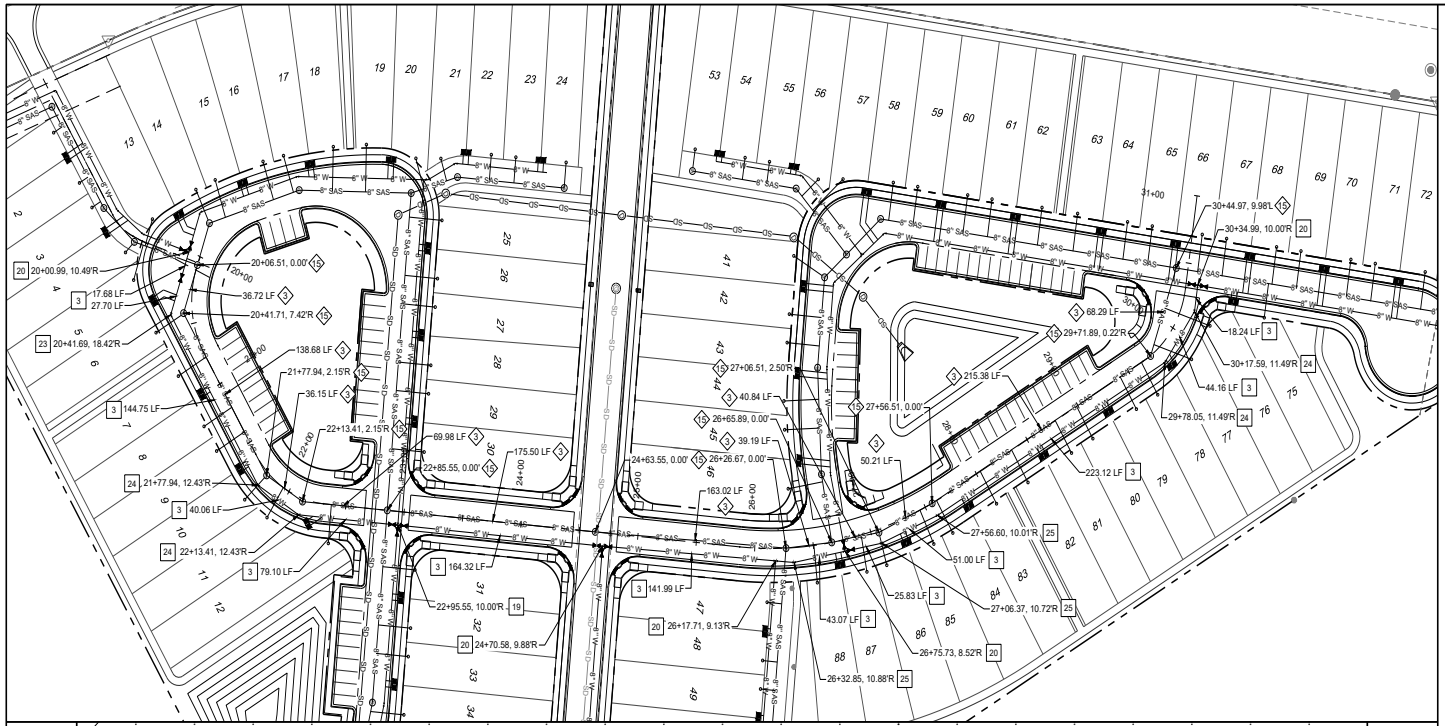
PROJECT NAME: PULTE CAJA DEL ORO

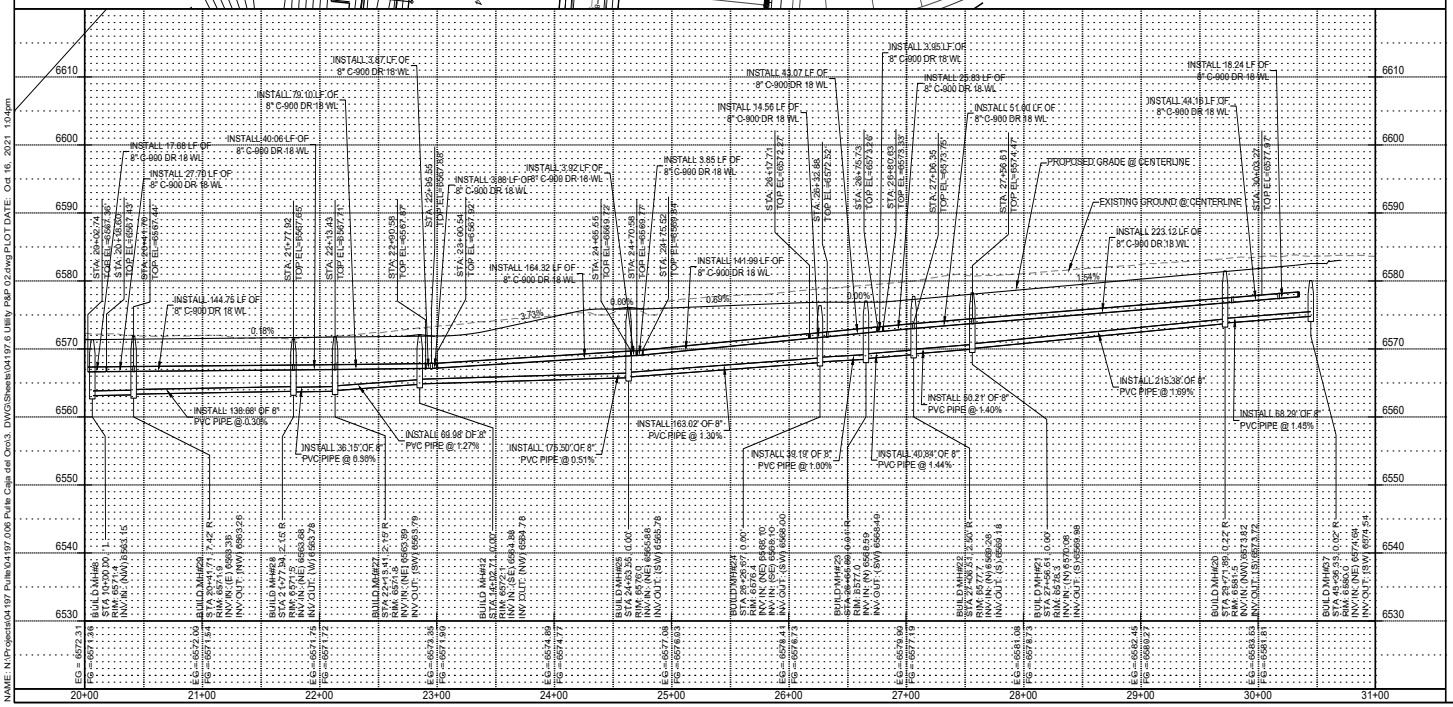
SHEET TITLE: ROADWAY ONE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-115

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 01.dwg PLOT DATE: Oct 16, 2021 1:04pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
19	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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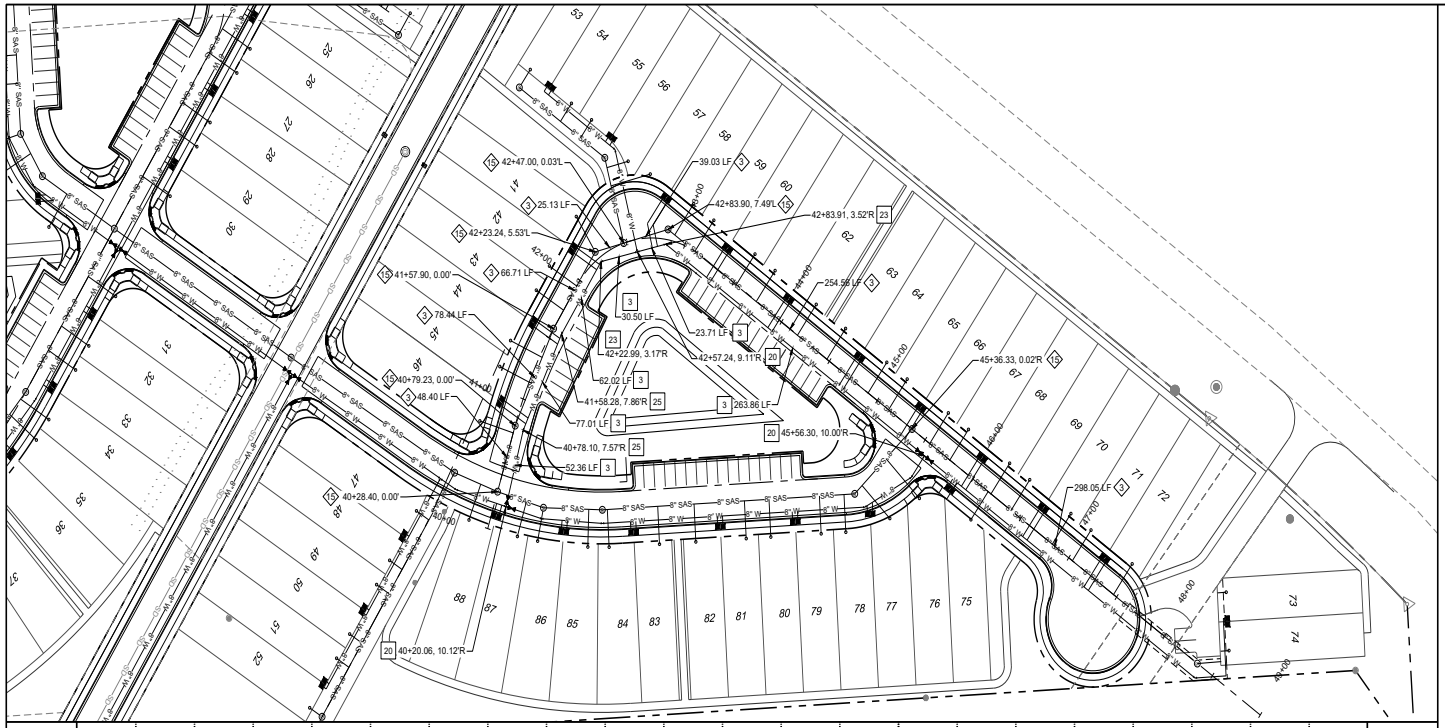
PROJECT NAME: PULTE CAJA DEL ORO

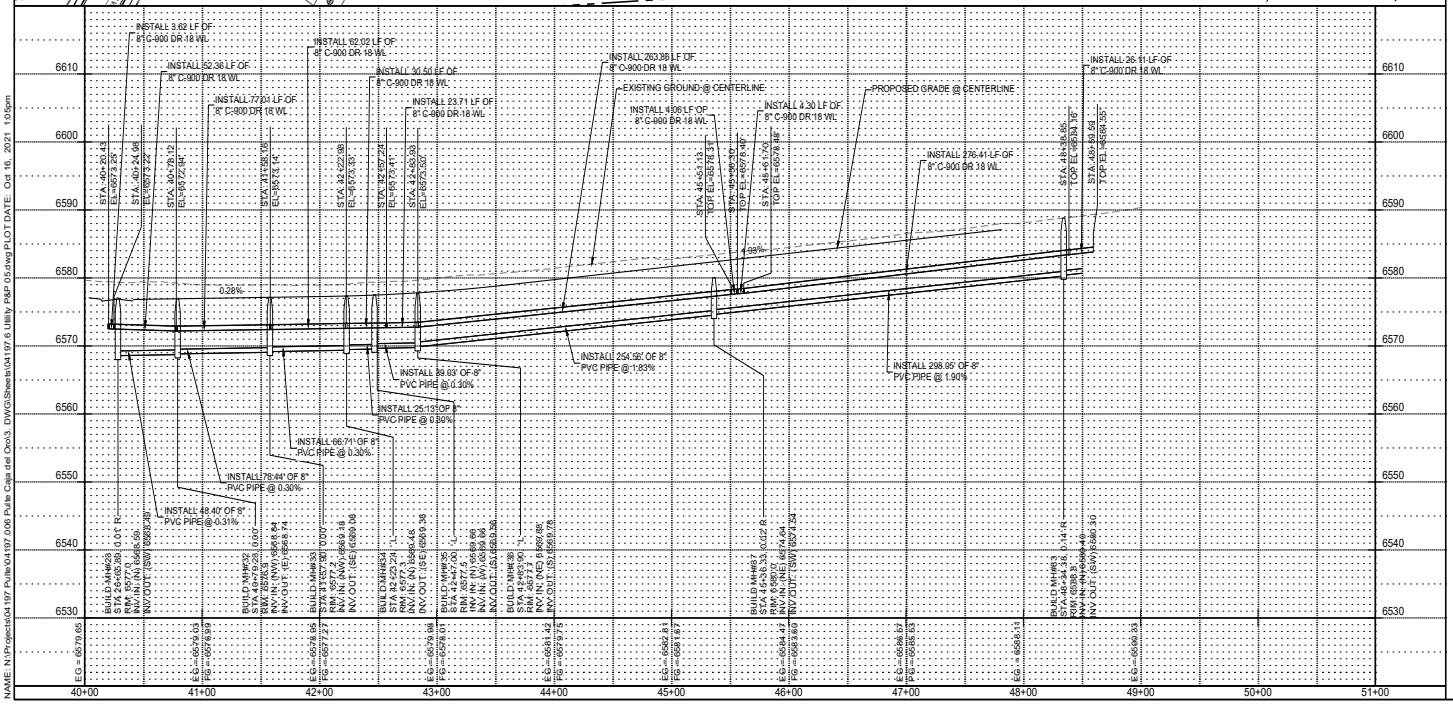
SHEET TITLE: ROADWAY TWO SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-116

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 02.dwg PLOT DATE: Oct 16, 2021 1:04pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
23	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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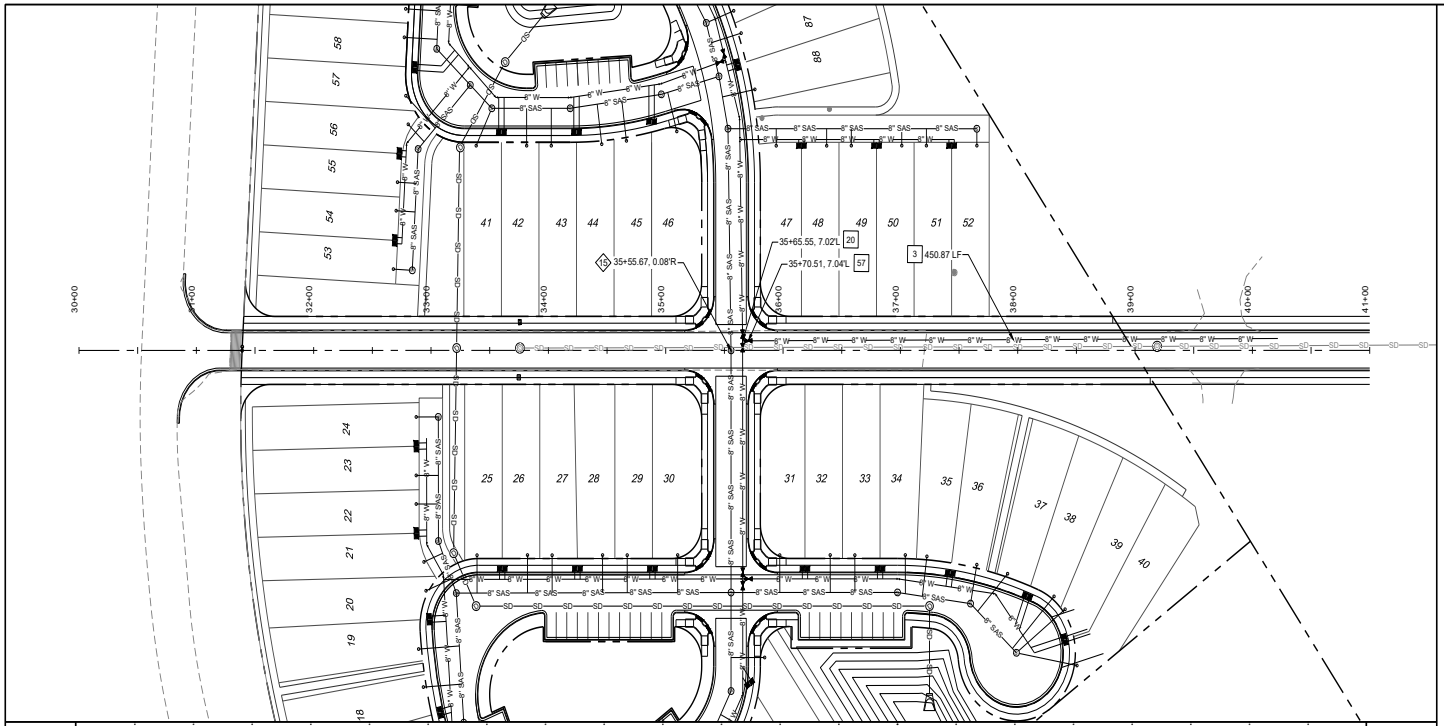
PROJECT NAME: PULTE CAJA DEL ORO

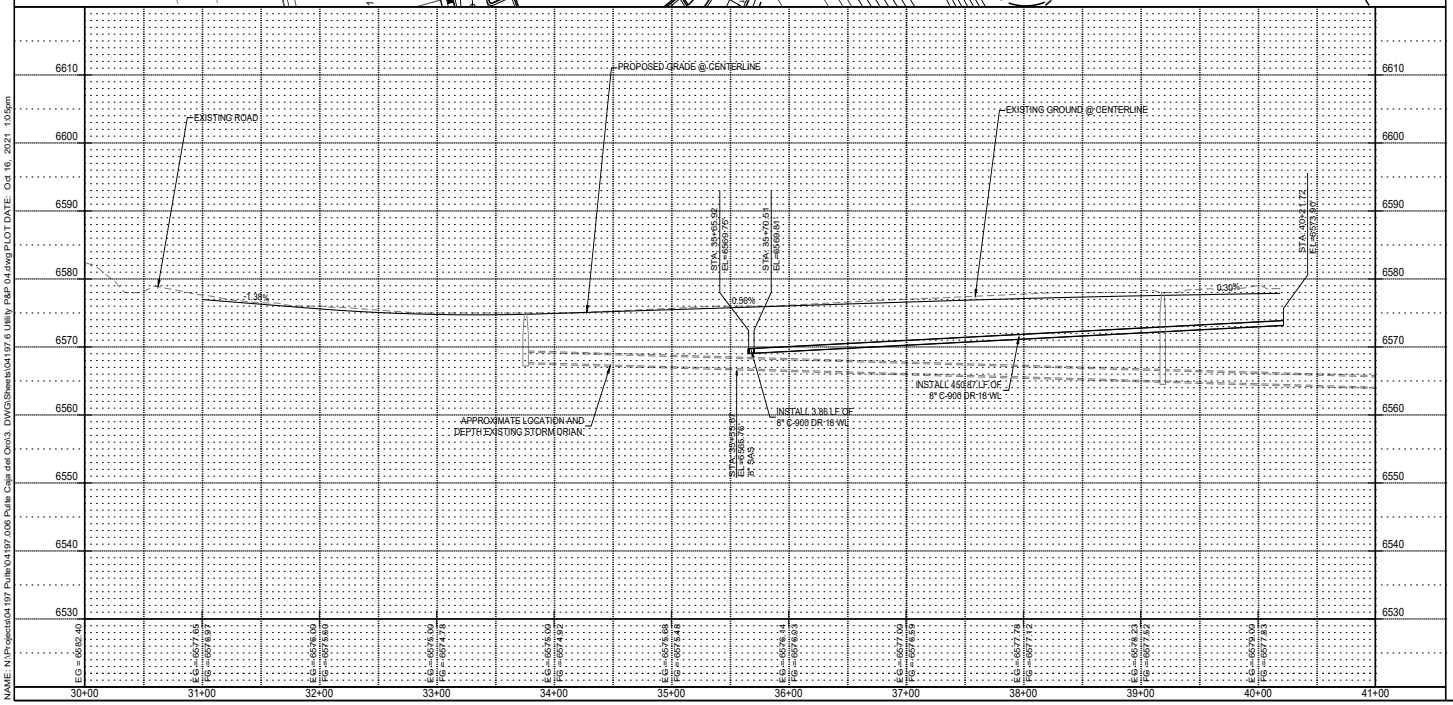
SHEET TITLE: ROADWAY THREE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-117

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 05.dwg PLOT DATE: Oct 16, 2021 10:5pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
4	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
19	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) PER COA STD DWG 2415, UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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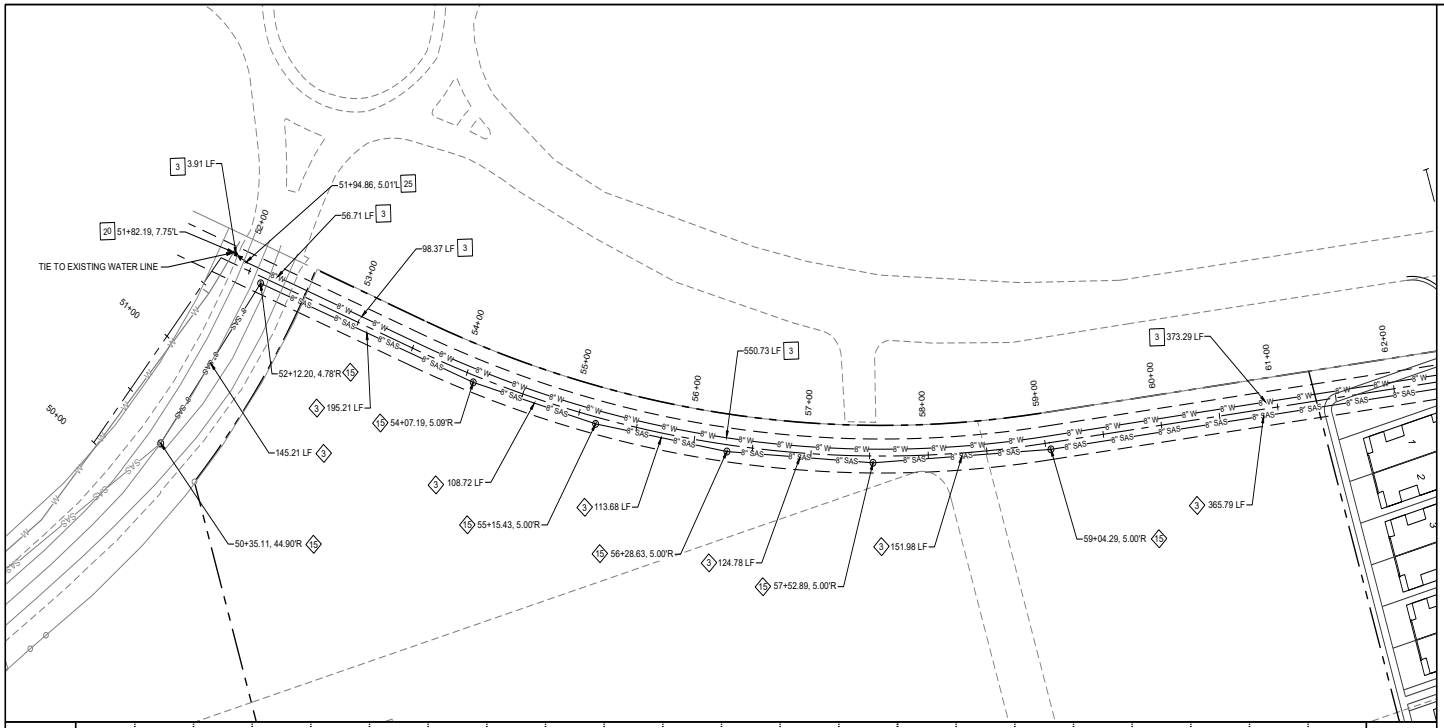
PROJECT NAME: PULTE CAJA DEL ORO

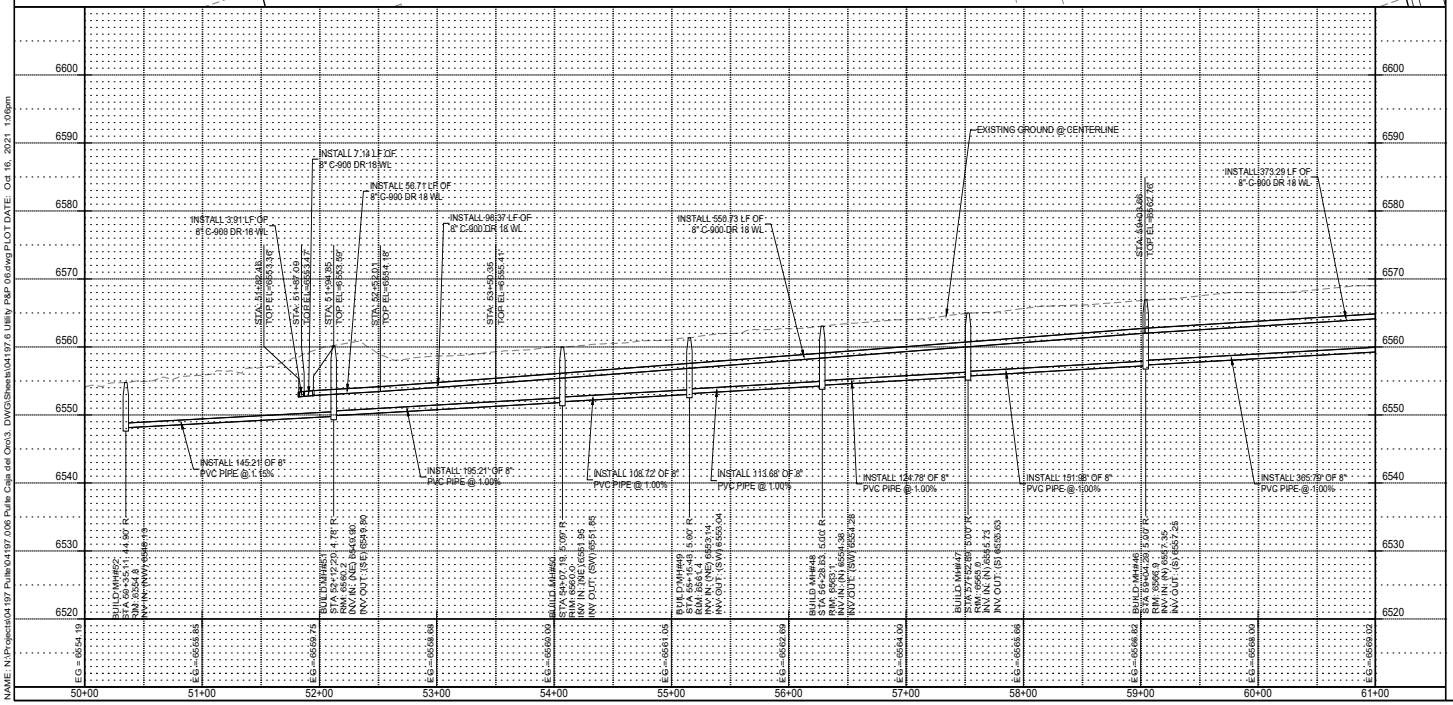
SHEET TITLE: CAJA DEL ORO GRANT ROAD WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-118

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 04.dwg PLOT DATE: Oct 16, 2021 10:5pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
20	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
2. SEE SHEET C-114 FOR JOINT TABLE RESTRAINT REQUIREMENTS.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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DRAWN
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DATE

DESIGN BY:
DRAWN BY:
CHECKED BY:
10.18.2021

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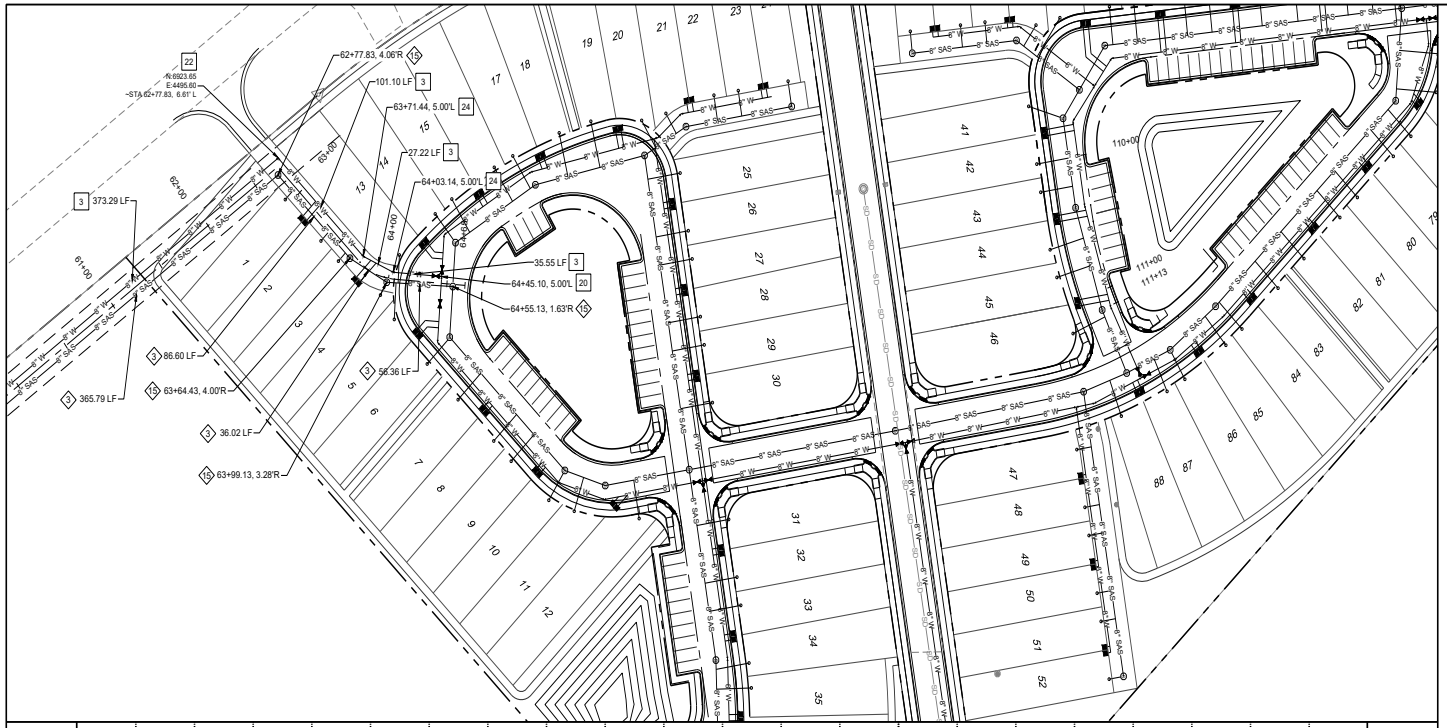
PROJECT NAME: PULTE CAJA DEL ORO

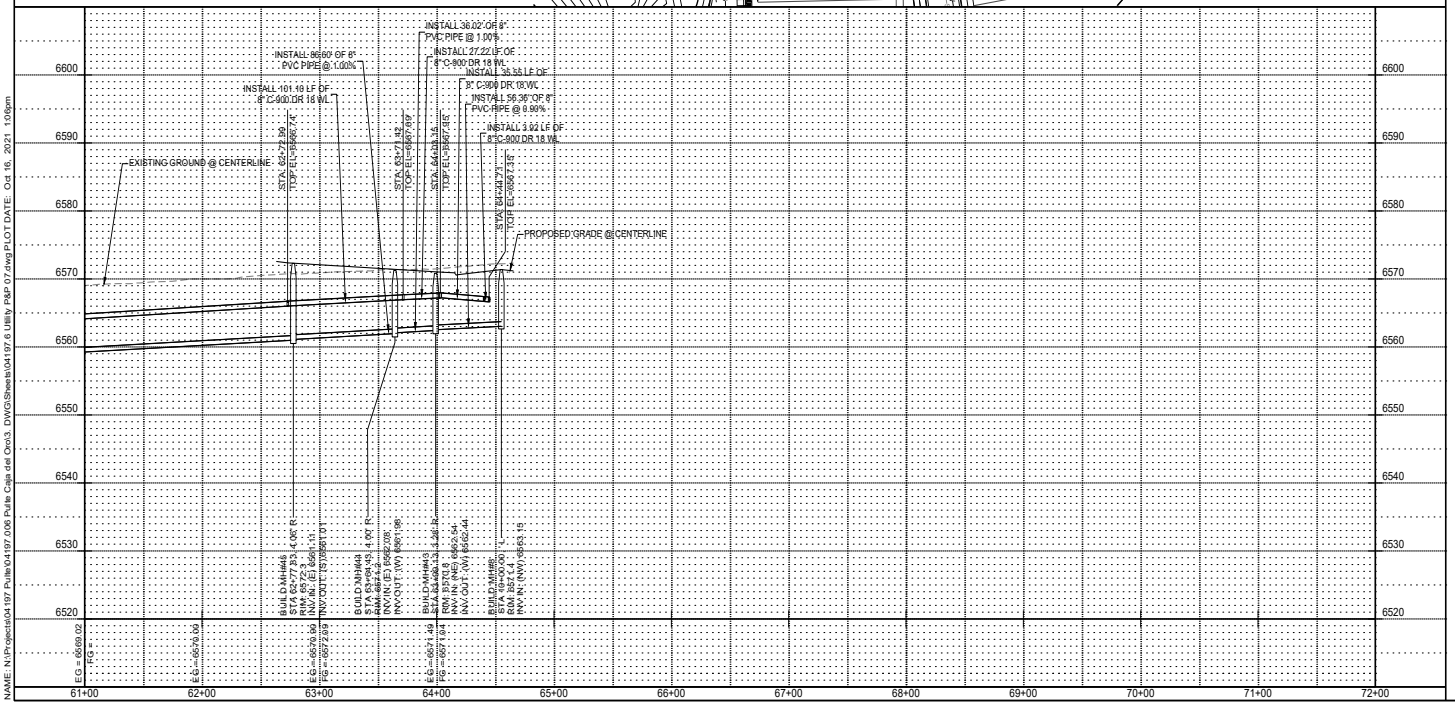
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-119

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 06.dwg PLOT DATE: Oct 16, 2021 1:06pm





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
22	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
2. SEE SHEET C-114 FOR JOINT TABLE RESTRAINT REQUIREMENTS.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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CHECKED BY
DATE 10.16.2021

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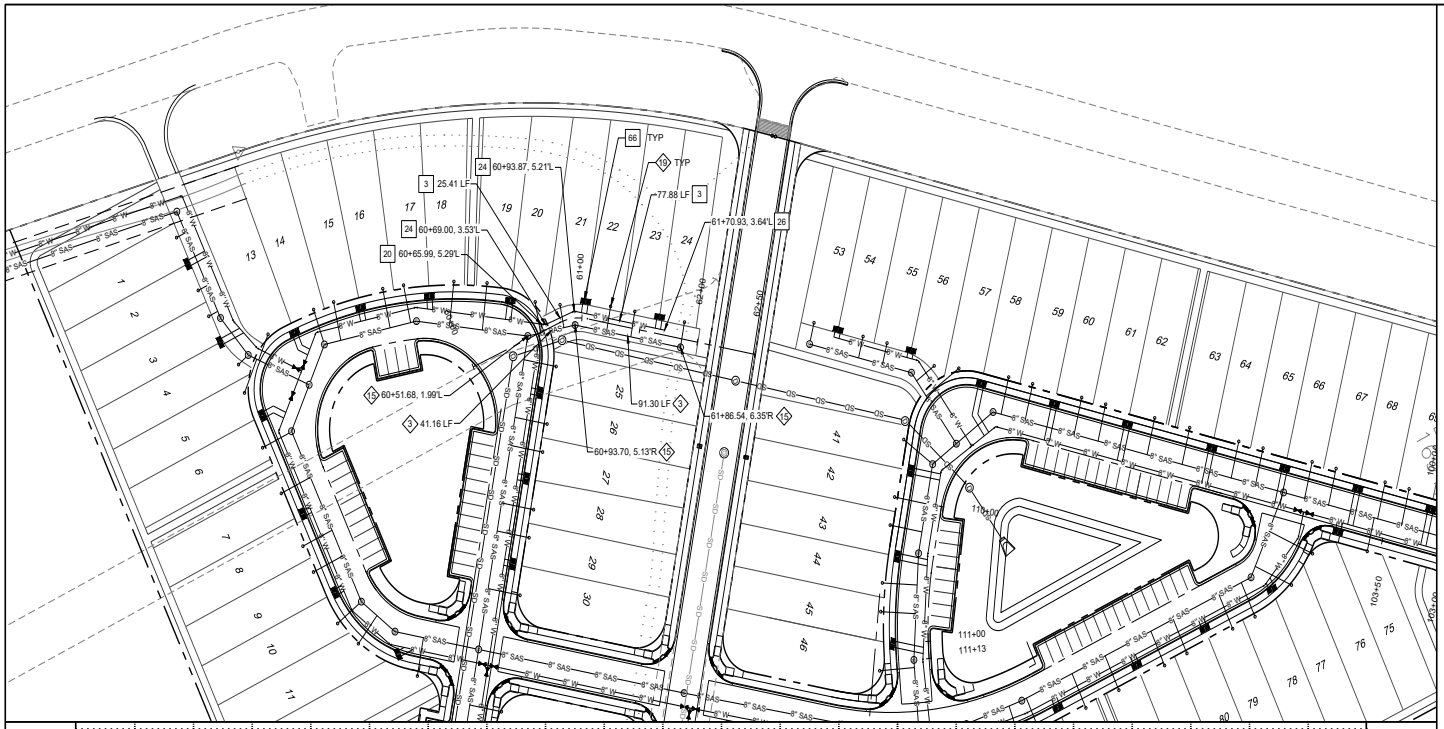
PROJECT NAME: PULTE CAJA DEL ORO

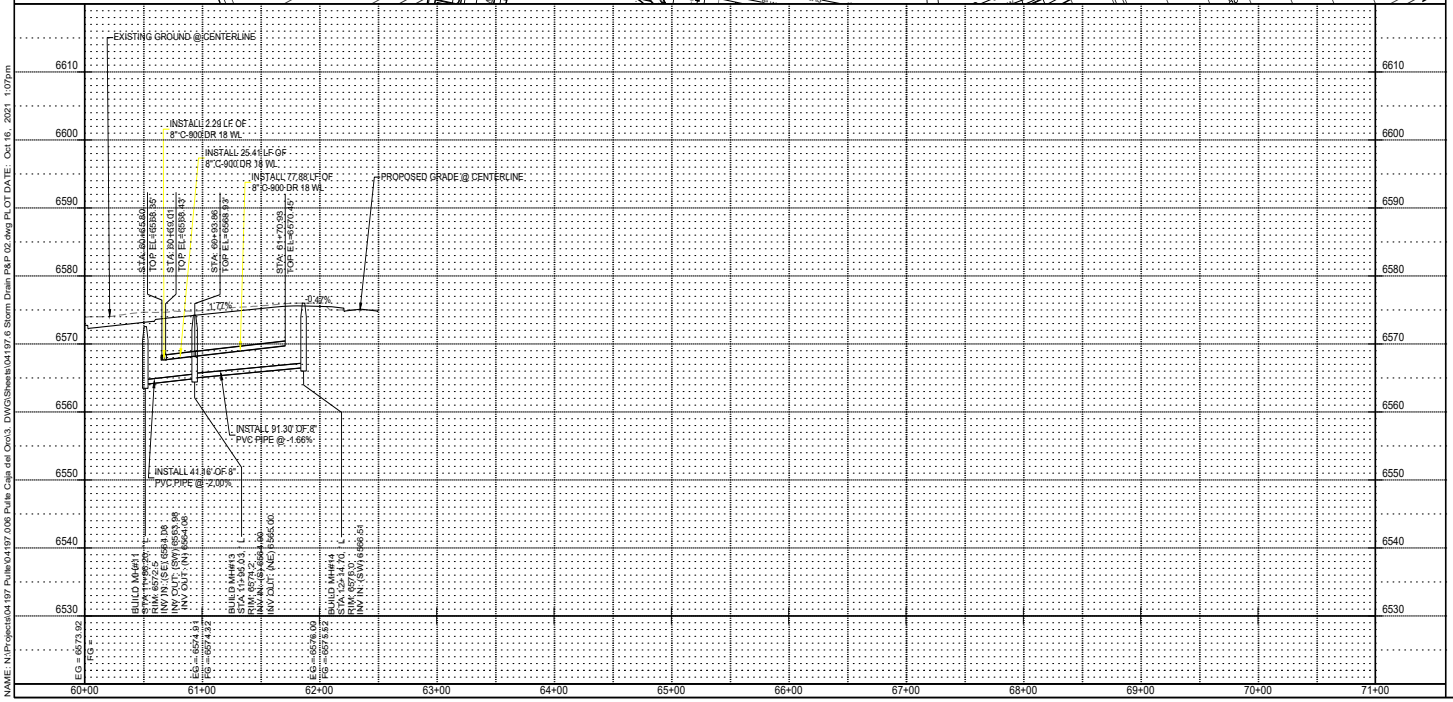
SHEET TITLE: OFFSITE SANITARY SEWER & WATER LINE PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-120

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utility P&P 07.dwg PLOT DATE: Oct 16, 2021 10:6pm





NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Storm Drain P&P 02.dwg PLOT DATE: Oct 16, 2021 1:07pm

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
19	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

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- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
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VERTICAL: 1" = 10'

REVISION

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DRAWN: DRAWN BY
CHECKED: CHECKED BY
DATE: 10.16.2021

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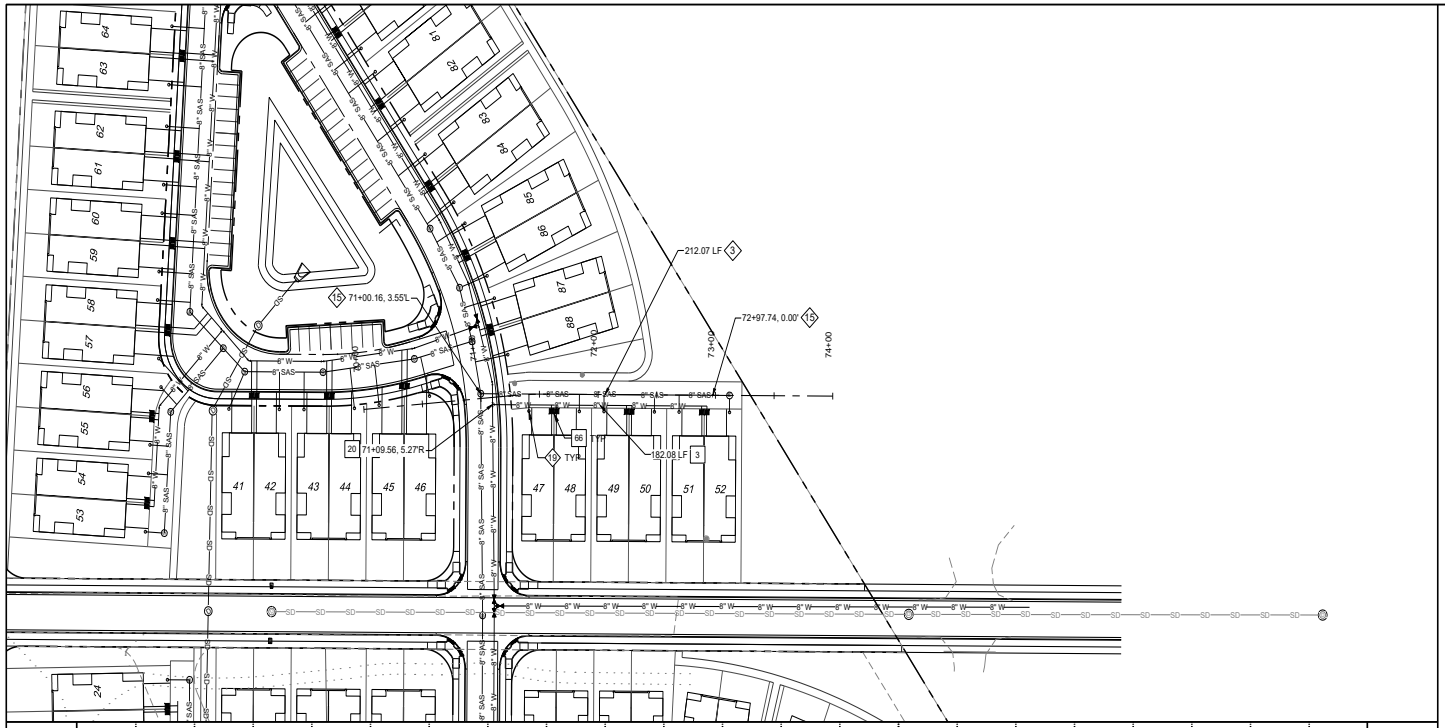
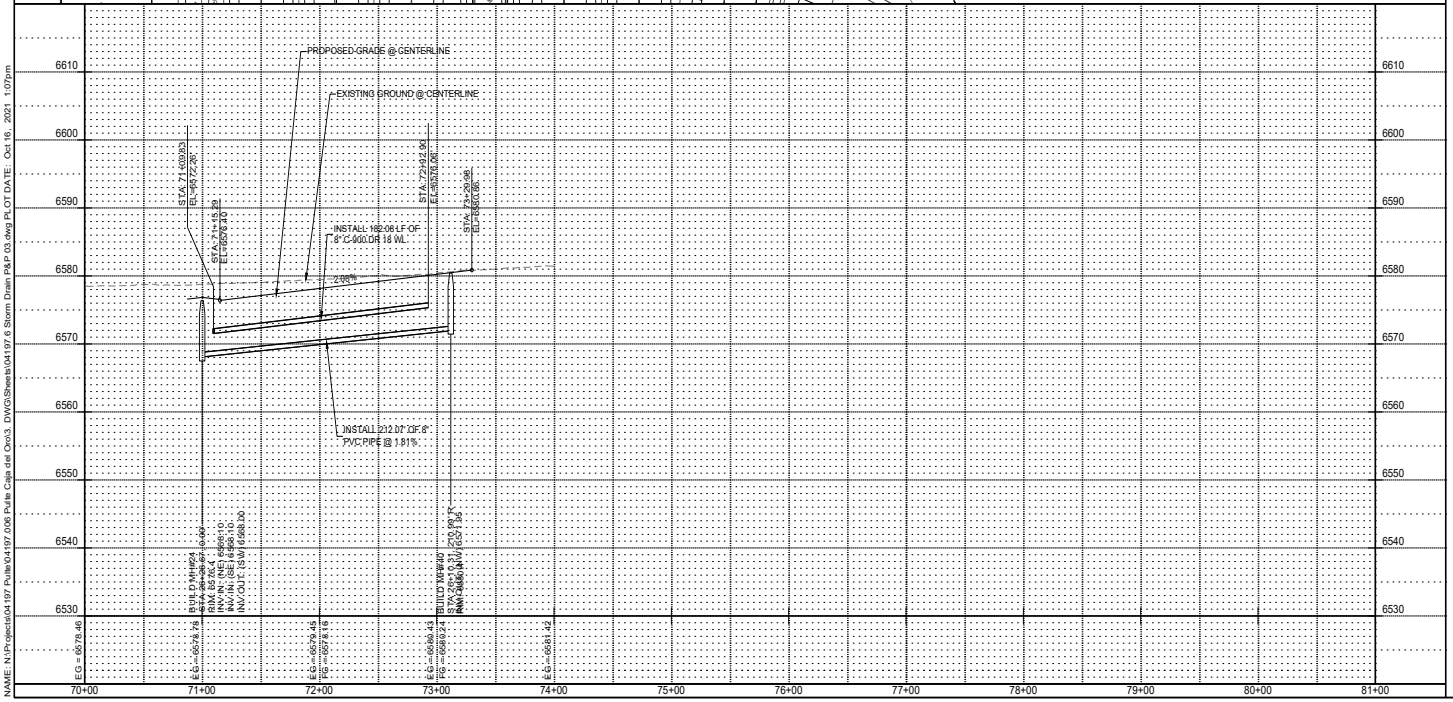
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SUBMITTED FOR: ALLEY 1.1 SANITARY SEWER PLAN & PROFILE

SHEET NUMBER: C-121





SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
19	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

WATERLINE — W
SANITARY SEWER LINE — S
STORMDRAIN LINE — SD
WATER VALVE — W
STORM DRAIN MANHOLE
FIRE HYDRANT
3/4" SINGLE WATER SERVICE, U.N.O.
3/4" DOUBLE WATER SERVICE, U.N.O.
SAS MANHOLE
SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION

DESIGNED BY
DRAWN BY
CHECKED BY
DATE 10.16.2021

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SANTA FE, NEW MEXICO 87505
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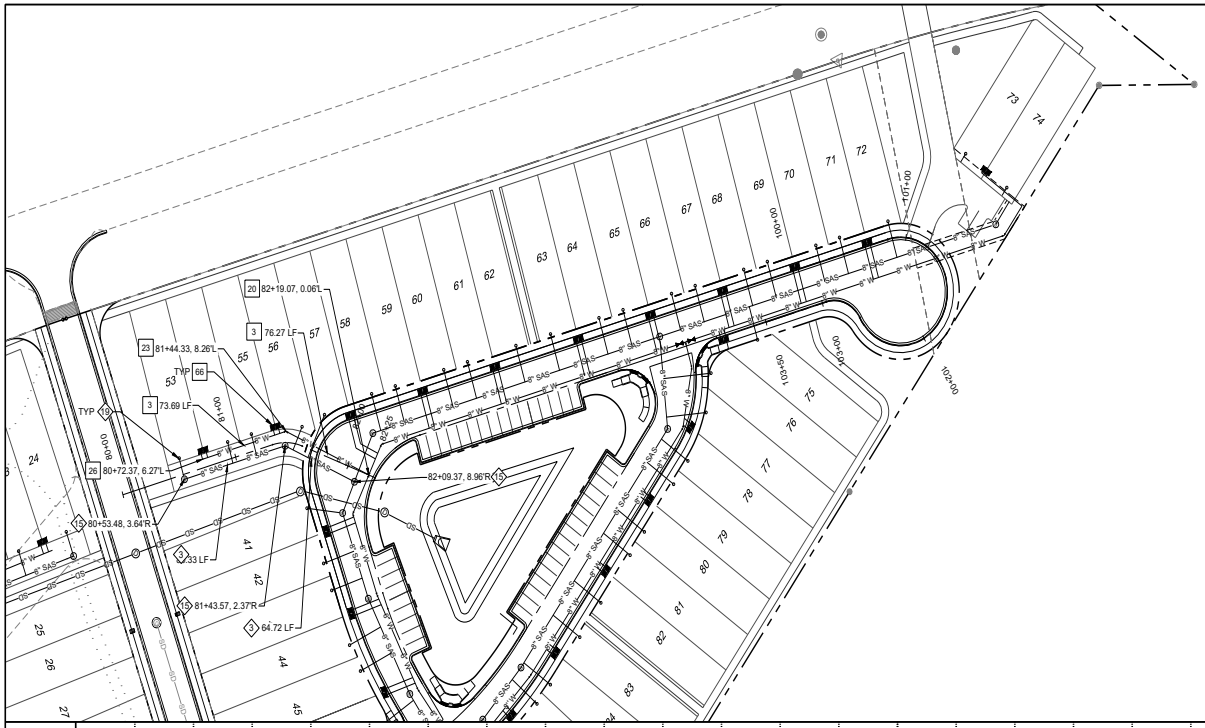
PROJECT NAME: PULTE CAJA DEL ORO

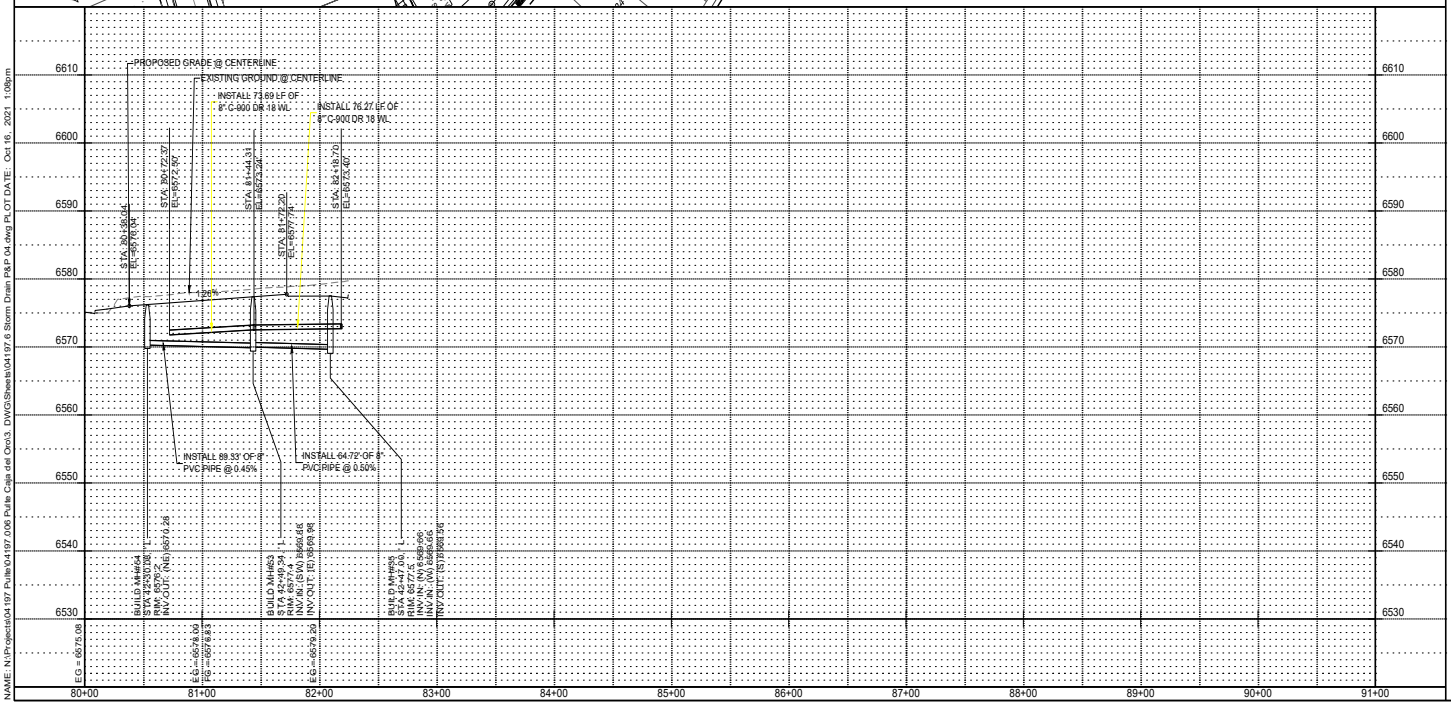
SHEET TITLE: ALLEY 2.1 SANITARY SEWER PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-122

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Storm Drain P&P 03.dwg PLOT DATE: Oct 16, 2021 1:07pm





NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Storm Drain P&P 04.dwg PLOT DATE: Oct 16, 2021 1:08pm

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
15	INSTALL 4' DIA. MANHOLE PER CITY OF SANTA FE STANDARD DETAIL
16	INSTALL 6" DIA. CLEAN OUT

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
8	REMOVE EXISTING FITTING
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE
17	INSTALL 10" x 6" REDUCER
18	INSTALL 12" x 6" REDUCER
19	INSTALL 6" CROSS
20	INSTALL 8" TEE
21	INSTALL 8" x 6" TEE
22	INSTALL 8" 90° BEND
23	INSTALL 8" 45° BEND
24	INSTALL 8" 22½° BEND
25	INSTALL 8" 11¼° BEND
26	INSTALL 8" CAP
50	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
56	INSTALL 6" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
57	INSTALL 8" GATE VALVE AND VALVE BOX PER CITY OF SANTA FE STD DETAIL
64	INSTALL FIRE HYDRANT PER CITYOF SANTA FE STD DETAIL
65	INSTALL ¾" SINGLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
66	INSTALL ¾" DOUBLE WATER SERVICE PER CITY OF SANTA FE STD DETAIL
70	INSTALL METER BOX, COVER, & LID PER CITY OF SANTA FE STD DETAIL

GENERAL NOTES

1. ALL STATIONS AND OFFSETS ARE TO THEORETICAL FACE OF CURB (FLOWLINE) UNLESS OTHER-WISE INDICATED.
2. SEE SHEET C-114 FOR SEWER SERVICE INVERT TABLES.

LEGEND

- WATERLINE — W
- SANITARY SEWER LINE — S
- STORMDRAIN LINE — SD
- WATER VALVE — W
- STORM DRAIN MANHOLE — D
- FIRE HYDRANT
- 3/4" SINGLE WATER SERVICE, U.N.O.
- 3/4" DOUBLE WATER SERVICE, U.N.O.
- SAS MANHOLE — S
- SANITARY SEWER SERVICE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

REVISION

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10.18.2021

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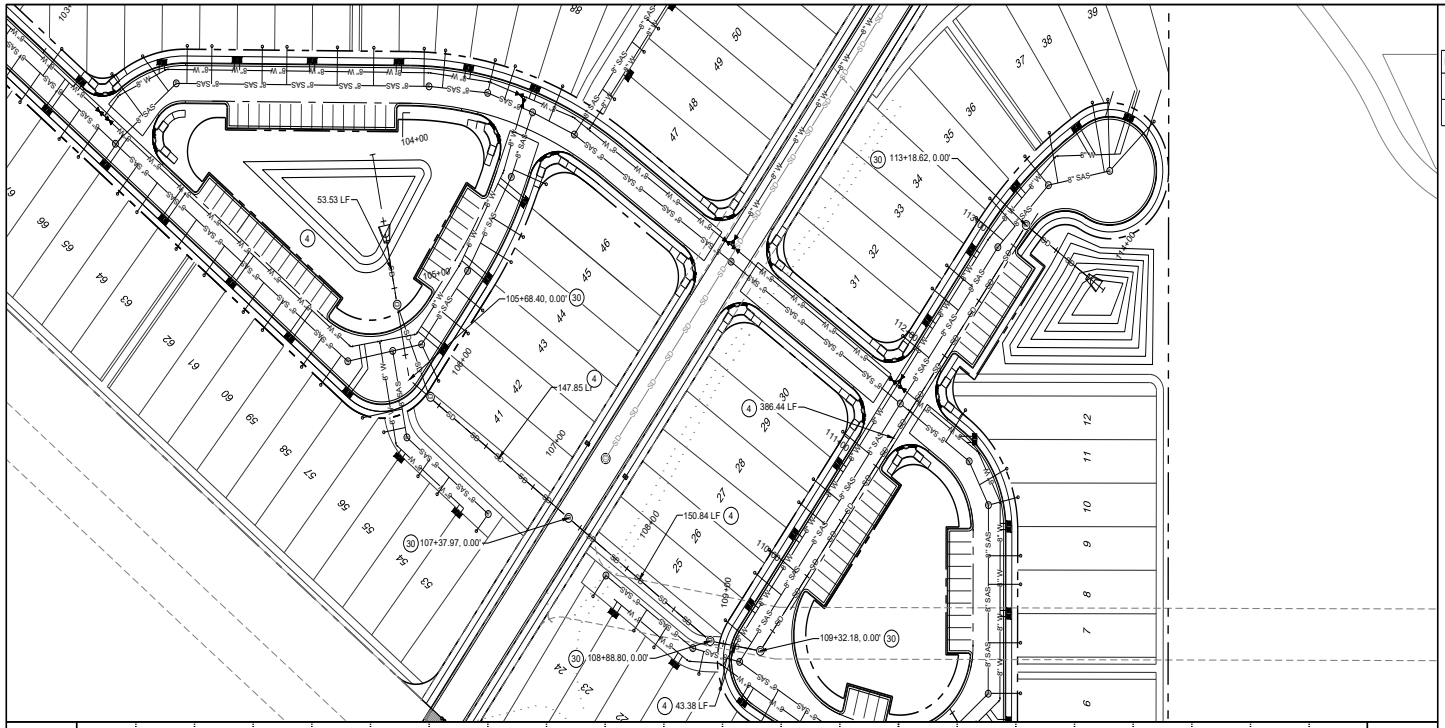
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ALLEY 3.1 SANITARY SEWER PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-123



STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
4	INSTALL 24" STORM DRAIN PIPE
30	INSTALL 4' DIA. MANHOLE PER NM APWA STD. DTL. 2101

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
2. SEE SHEET C-114 FOR JOINT TABLE RESTRAINT REQUIREMENTS.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

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PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: ONSITE STORM DRAIN PLAN & PROFILE

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-124

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Storm Drain P&P 01.dwg PLOT DATE: Oct 16, 2021 1:08pm

STORM WATER POLLUTION PREVENTION PLAN:

CAJA DEL ORO
SANTA FE, NEW MEXICO

SITE AND PROJECT DESCRIPTION

THE EXISTING SITE IS DISTURBED EARTHWORK IN SUPPORT OF THE CONSTRUCTION FOR CAJA DEL ORO. THE SANTA FE RIVER IS SOUTH OF THE SITE.

LOCATION:

LANDS OF DON JUAN LYING WITHIN
SECTION 31, T17N, R9E, N.M.P.M.
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

16.21 ACRES

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND STRUCTURAL CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING DAY OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
3. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE OF WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE CONTRACTOR SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

BMP NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE, AND DRAINAGE WAYS THAT RE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. FENCING SHALL BE PLACED FIVE FEET TO THE OUTSIDE OF THE DRIP LINE OF SIGNIFICANT TREES.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGNATED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION. AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATER DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FROM STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

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DRAWN SEG
CHECKED JK
DATE 10.18.2021

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PROJ. #: ####

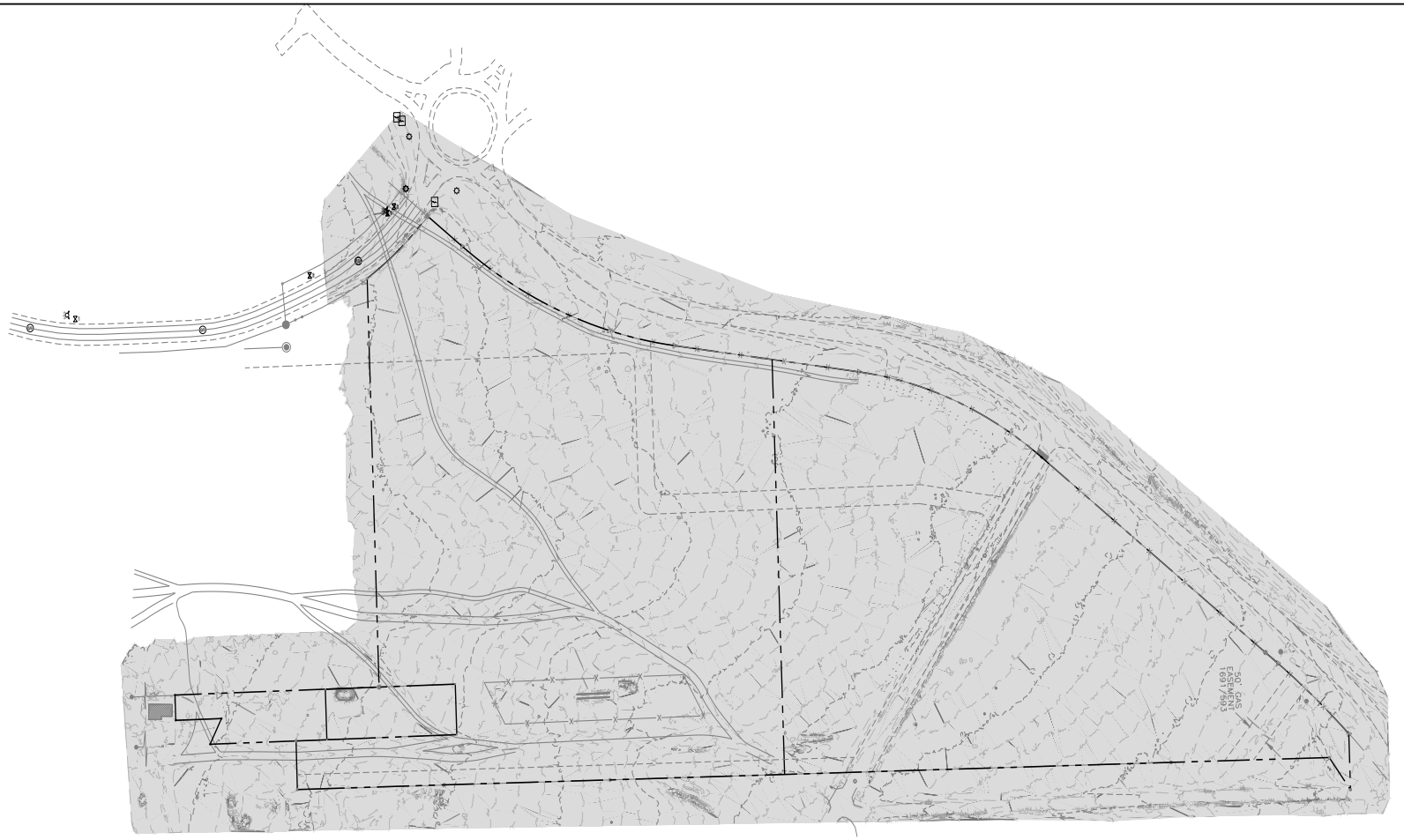
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-125

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Temporary Erosion Control Plan.dwg PLOT DATE: Oct 16, 2021 1:08pm



0 120 240
SCALE: 1" = 120'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Remarks
1	0.00%	20.00%		
2	20.00%	30.00%		Man Made Slope
3	30.00%	99999900.00%		Man Made Slope

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: SLOPE ANALYSIS PLAN

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-126

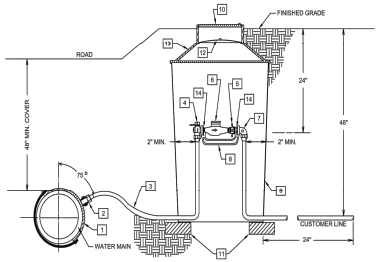
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Caja del Oro Slope.dwg PLOT DATE: Oct 16, 2021 1:09pm

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER (SDCW) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
8. CONTACT **NEW MEXICO ONE CALL AT 811** TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES — 01



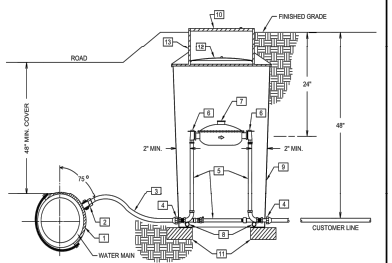
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 1" SERVICE SADDLE
2. 1" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 1" COPPER TUBING (TYPE " K ")
4. 1" ANGLE VALVE
5. 3/4" EXPANSION CONNECTION
6. 3/4" SEALED REGISTER WATER METER (FURNISHED & INSTALLED BY SDCW)
7. 1" ANGLE ELL WITH TEST VALVE
8. 1" CAST IRON METER YOKE
9. 24" DIA. X 36" METER BOX
10. POLYMER LID (12-5/16" DIA.)
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER ALUMINUM FROST LID
13. DOUBLE LID COVER (20" DIA. X 11-1/2" DIA. INNER OPENING) WITH EXTENSION RING (20" DIA. X 24" DIA.)
14. 1" X 3/4" METER ADAPTER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

3/4" SINGLE SERVICE — 02A



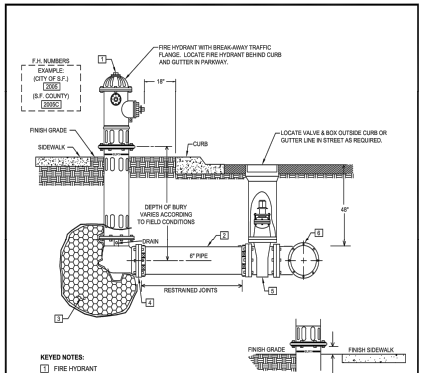
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 2" SERVICE SADDLE
2. 2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 2" COPPER TUBING (TYPE " K ")
4. 2" ADAPTER COUPLING
5. 2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 2" BALL ANGLE VALVE (2 TOTAL)
7. 2" SEALED REGISTER WATER METER - 17" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

2" SINGLE SERVICE — 05



FIRE HYDRANT DETAIL

KEYED NOTES:

1. FIRE HYDRANT
2. 6" PIPE
3. 1/2 CUBIC YARD 3/8" GRAVEL DRAIN W/ 10 MIL PLASTIC SHEET
4. 6" MJ RETAINER AND 6" HARNESS (IF REQUIRED)
5. 6" MJ x FL GATE VALVE & BOX
6. TEE: MJ RUN W/ 6" FLANGE OUTLET

CONSTRUCTION NOTES:

A - FIRE HYDRANT SHALL NOT BE INSTALLED NEAR ANY STRUCTURES AND SHALL HAVE A MINIMUM 36" CLEAR SPACE IN ALL DIRECTIONS.

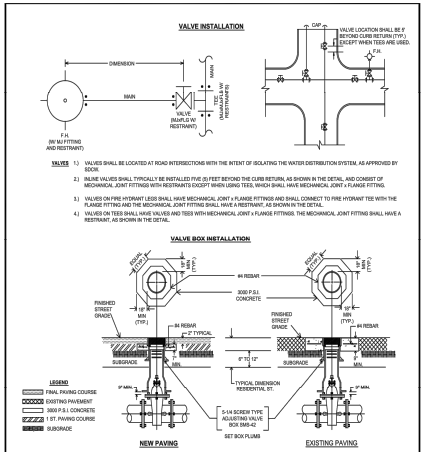
B - LOCATE HYDRANT 18" BEHIND BACK OF CURB UNLESS OTHERWISE SHOWN ON PLANS OR SPECIFICALLY DIRECTED BY S.D.C.W. HYDRANT TO BE SET PLUMB AND AT PROPER ELEVATION (ELEVATION PROVIDED BY DEVELOPER). HYDRANTS INSTALLED AS PART OF A NEW DEVELOPMENT/EXTENSION SHALL BE A STANDARD 5' BURY HYDRANT AND SHALL BE SET TO FINISHED GRADE WITHOUT THE USE OF HYDRANT EXTENSIONS (IF AN ADJUSTMENT IS REQUIRED, RE-LAY THE WATER MAIN AND FIRE HYDRANT LEG OR INSTALL RESTRAINED OFFSET AS DIRECTED BY SDCW)

C - WEEP HOLE MUST HAVE 1/4" PLUG REMOVED AND BE FREE DRAINING INTO GRAVEL DRAIN. USE FULLY RESTRAINED JOINTS FROM THE FIRE HYDRANT TO THE FLANGED CONNECTION ON VALVE.

D - FIRE HYDRANT SHALL BE PAINTED AND REFLECTIVE NUMBERS INSTALLED AFTER INSTALLATION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

FIRE HYDRANT — 07



VALVES 1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.

2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEHIND THE CURB RETURN, AS SHOWN IN THE DETAIL, AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.

3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

NEW PAVING VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING:

1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.

2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS). THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE. THE SOIL AROUND THE VALVE BOX SHALL BE COMPACTED TO PREVENT SETTLEMENT. A CONCRETE COLLAR CONSISTING OF 3,000 PSI CONCRETE AND #4 REBARS SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS). AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

UNPAVED AREAS IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 3" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 3" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

PROTECTION OF VALVE BOXES VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION — 08

THRUST RESTRAINT TABLE
BENDS, TEES, CAPS/VALVES, & REDUCERS
(RESTRAINED JOINT LENGTHS IN FEET)

DIAMETER (IN.)	HORIZONTAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R	VERTICAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R	CAPS / VALVES L_R	TEES Run L_R	TEES Branch L_R	REDUCERS Run L_R	REDUCERS Branch L_R
4	F.O.	2	4	7	F.O.	2	4	7	24	5	24	5	F.O.
6	F.O.	3	6	11	F.O.	3	6	11	34	5	34	5	F.O.
8	F.O.	4	8	15	F.O.	4	8	15	45 X 4	F.O.	28	5	F.O.
10	2	5	10	19	2	5	10	19	52	5	40	5	F.O.
12	3	6	13	23	3	6	13	23	62	5	48	5	F.O.
									6 X 4	F.O.	26	5	F.O.
									6 X 6	F.O.	40	5	F.O.
									8 X 4	F.O.	25	5	F.O.
									8 X 6	F.O.	39	5	F.O.
									8 X 8	F.O.	55	5	F.O.
									10 X 4	F.O.	27	5	F.O.
									10 X 6	F.O.	41	5	F.O.
									10 X 8	F.O.	63	5	F.O.
									10 X 10	F.O.	83	5	F.O.
									12 X 4	F.O.	29	5	F.O.
									12 X 6	F.O.	42	5	F.O.
									12 X 8	F.O.	64	5	F.O.
									12 X 10	F.O.	84	5	F.O.
									12 X 12	F.O.	97	5	F.O.

DIAMETER (IN.)	11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R
4	3 / 2	7 / 4	APPROX.	N/A
6	5 / 3	12 / 7	APPROX.	N/A
8	6 / 3	17 / 9	39 / 15	N/A
10	7 / 4	19 / 9	44 / 18	N/A
12	7 / 4	21 / 10	49 / 20	N/A

Table: This table is based on the FEMA for Windows joint restraint calculation program with the following input parameters: 3.5 ft. depth of bury (standard trench type 4), PVC pipe material, DR=18 pipe, 150 psi test pressure, 1.5 safety factor. Specific calculations for restrained lengths are required for conditions not covered by this table.

L_R: Length of restrained pipe, in feet, for each side of the fitting.

Minimum Restrained Length: A minimum restrained length of 5 ft. from the fitting joint is recommended. Vertical offsets shall be completely restrained between the top vertical fitting and the bottom vertical fitting.

F.O.: Fitting Joint Only – This includes at least a 1 ft. length of restrained pipe beyond the fitting joint.

Vertical Offset: Use 11-1/2° bends or 22-1/2° bends wherever possible due to the shorter restrained length requirements.

Caps/Plugs: Concrete blocking may be required by SDCW on a case-by-case basis in addition to mechanical restraint.

Pipe Lengths: Piping shall be laid out to minimize pipe joints near fittings. Wherever possible, full 20 ft pipe lengths shall be utilized when connecting to fittings or valves. No pipe less than 2 ft shall be used where fittings are less than 20 ft. apart.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE — 10A

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

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COMMUNITY DESIGN SOLUTIONS
501 JEFFERSON STREET SUITE 101
LAS VEGAS, NEW MEXICO 87701
WWW.RESPEC.COM PHONE (505)283-9718

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PROJ. #: ####

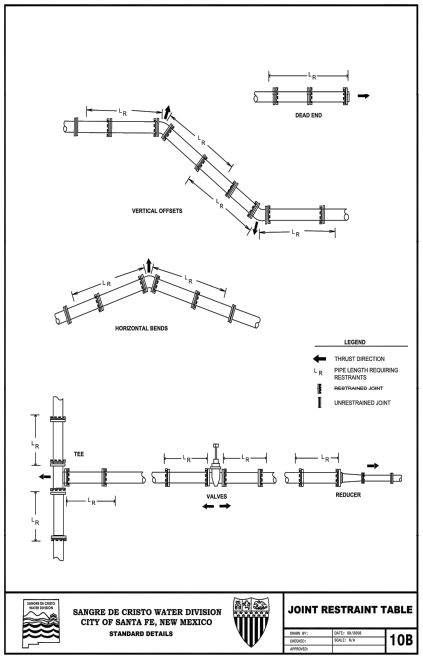
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-500

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Utilities Details.dwg PLOT DATE: Oct 16, 2021 1:09pm

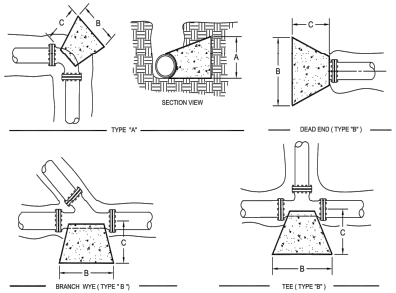


SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

10B

USE MECHANICALLY RESTRAINED FITTINGS & PIPE JOINTS FOR THRUST RESTRAINT UNLESS CONCRETE BLOCKING IS SPECIFICALLY CALLED FOR BY SDCW.



THRUST BLOCK SIZING TABLE

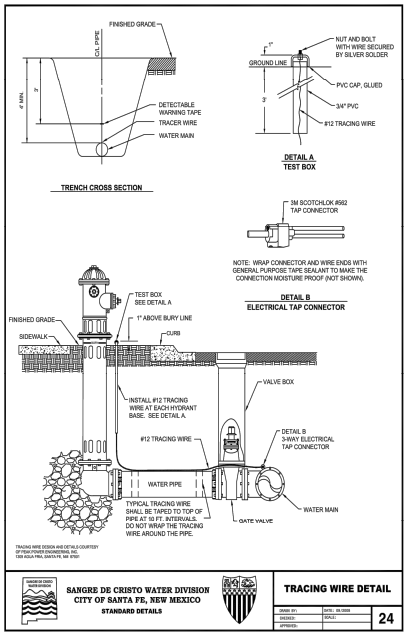
PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	18	30	24	24	40	24	36	54	24	48	72	24	42	60	24
20"	20	30	24	30	42	24	42	60	24	54	80	24	42	76	24
24"	24	36	24	36	54	24	48	72	24	66	96	30	54	80	30

1. TABLE BASED ON 200 P.S.I. (100 P.S.I. WORKING PRESSURE) AND 3000 LB/FT^2 ALLOWABLE SOIL BEARING PRESSURE.
2. USE TEE OUTLET DIAMETER TO DETERMINE THRUST BLOCK SIZING. USE BRANCH DIAMETER ON WYE TO DETERMINE THRUST BLOCK SIZING.
3. THE "C" DIMENSION LISTED IS A MINIMUM DIMENSION. CONCRETE BLOCKING MUST BE POURED TO THE UNDISTURBED SOIL OF THE TRENCH WALL.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING

13



TRACING WIRE DESIGN AND DETAILS COURTESY OF TRUCTWORX ENGINEERING, INC. 1305 AGUA FRIA, SANTA FE, NM 87501

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

TRACING WIRE DETAIL

24

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Water Details 01.dwg PLOT DATE: Oct 16, 2021 1:09pm

REVISION

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.16.2021

RESPEC
COMMUNITY DESIGN & SOLUTIONS
971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87106
WWW.RESPEC.COM PH ONE (505)265-9719

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

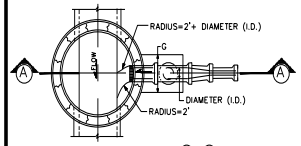
SHEET TITLE: CITY OF SANTA FE STANDARD WATER DETAILS

SUBMITTED FOR: PRELIMINARY

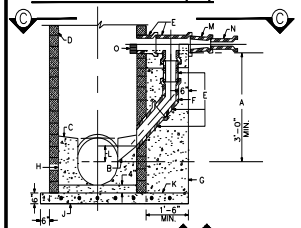
SHEET NUMBER: C-501

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



PLAN VIEW @ X-SECTION C C



PROFILE VIEW @ X-SECTION A A

NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (1') MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(1') DISALLOWS DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. SMOOTH TO SPRINGLINE.

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION AS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS ENCASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=12")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING HOLE #305 AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 3'(1') OR GREATER. HOLE #305 AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 10'(1') IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE, CONSTRUCT 3X5 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

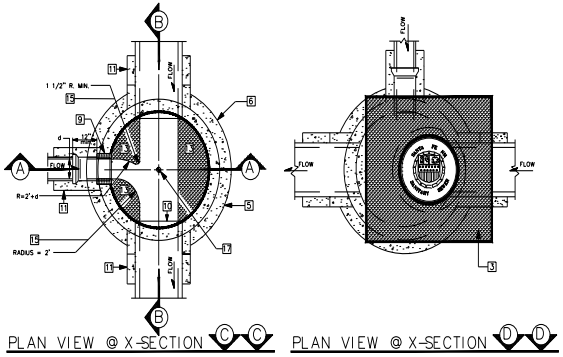
L. MINIMUM 3"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

N. SERVICE LINE

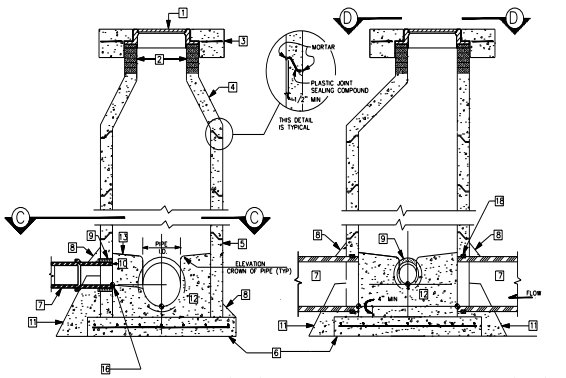
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW @ X-SECTION C C

PLAN VIEW @ X-SECTION D D



PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (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 600, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A DRY FREE TRENCH. GASKET SHALL BE FULLY SEATED AND MOST SUITABLE PIPE SHALL BE LAID THROUGH MANY LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. TYPE I 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 II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 8'(1') OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH WIDTHS ARE 8'(1') 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 CVN 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 1300 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "FIELDLOK" 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 "QUICKVIEW" DENVCO, HERSEY "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 POURED 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 180, 181 & 182, NM, APWA CLASS 300. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 185 POUNDS
3. MINIMUM COMBINED WEIGHT: 385 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A 70% MIN MON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERING: 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 AS SHOWN IN THIS 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.

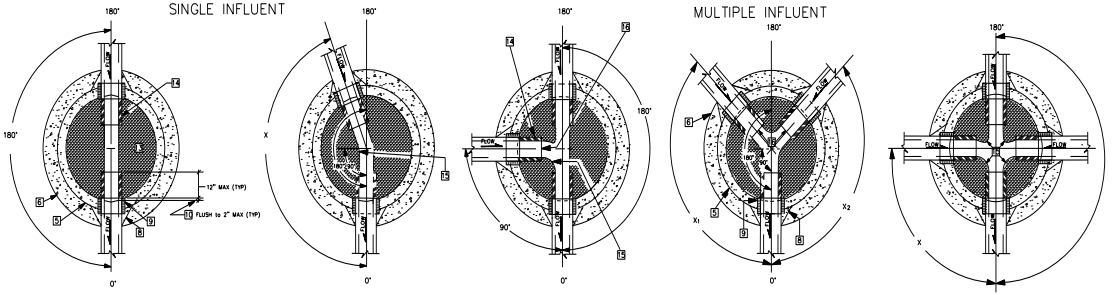
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

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.



180° or STRAIGHT THROUGH

DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

WYE
MINIMUM BEND 90°
MAXIMUM BEND 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM BEND 90°

PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWGS\SCDT1-4
DRAWN BY: G. CHAVEZ	8-3-92	
CAD REVISION BY: G. CHAVEZ	12-14-92	SHEET OF
APPROVED BY: E. BROWN	11-16-94	

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

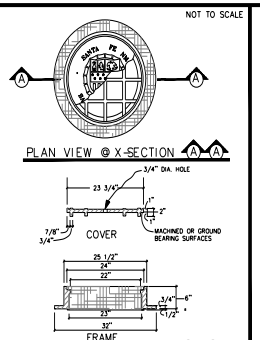
SHEET NUMBER: C-502

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 01.dwg PLOT DATE: Oct 16, 2021 1:09pm

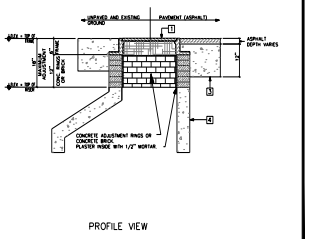
LEGEND

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



MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 600, 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 PVC 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 6'(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"(DENSCO, HERSEY "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. BRICKS MAY BE FIELD PLACED CONCRETE FOR 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 930.4.7 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. CUT 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 10" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 3'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

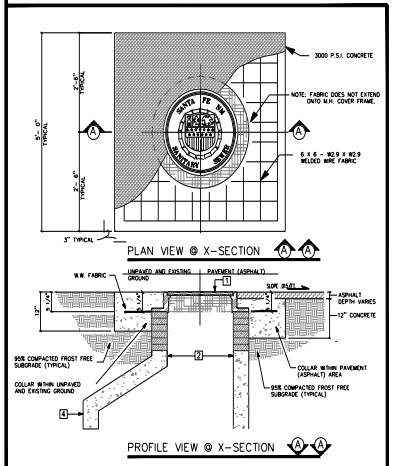
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

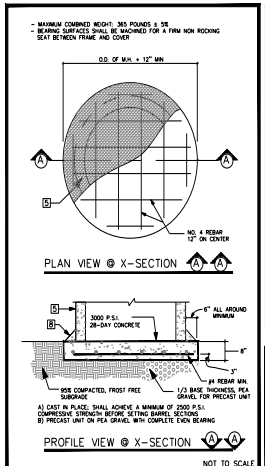
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

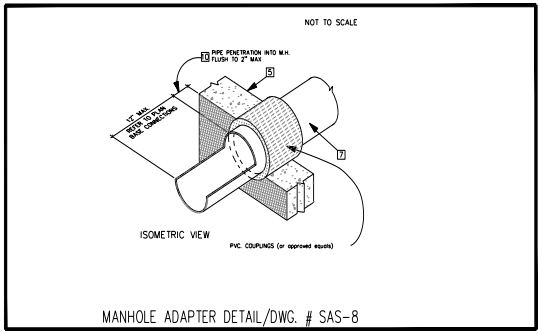
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



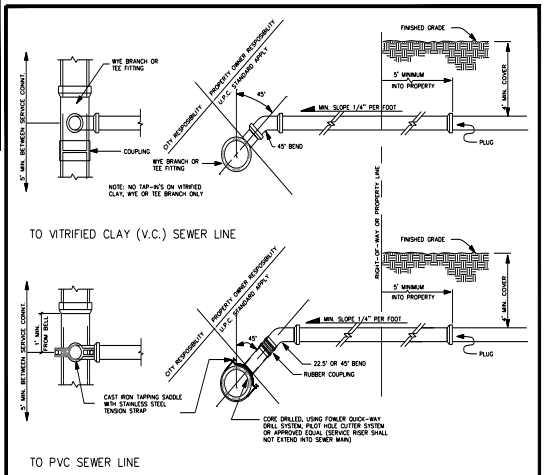
CONCRETE COLLAR DETAIL/DWG. # SAS-6 NOT TO SCALE



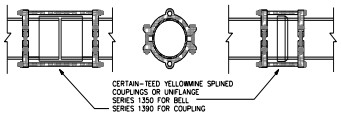
CONCRETE BASE DETAIL/DWG. # SAS-7



MANHOLE ADAPTER DETAIL/DWG. # SAS-8



SERVICE CONNECTION DETAILS/DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SCD12-4
DRAWN BY: G. CHAVEZ	1 8-3-92		
CADD RENDITION BY: G. CHAVEZ	2 12-10-92		SHEET OF
APPROVED BY: E. BROWN	3 11-16-94		

DESIGNED	SEG
DRAWN	SEG
CHECKED	JL
DATE	10.18.2021

REVISION

NMSPEC
COMMUNITY DESIGN & SOLUTIONS
501 JEFFERSON STREET SUITE 101
SANTA FE, NEW MEXICO 87501
WWW.NMSPEC.COM PHONE (505)395-9718

STAMP
90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
10/2021

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

811 know what's below. Call before you dig.

PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

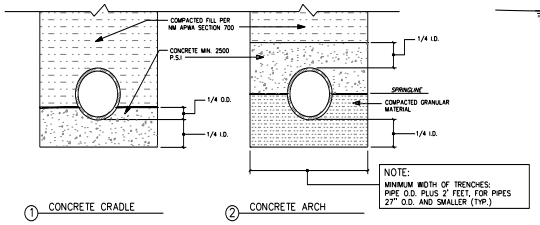
SHEET NUMBER: C-503

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 02.dwg PLOT DATE: Oct 16, 2021 1:09pm

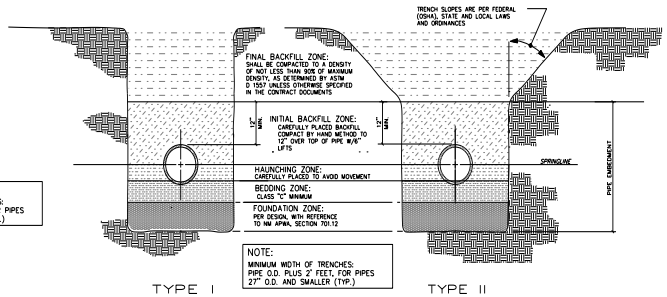
TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

NOT TO SCALE

CLASS "A"

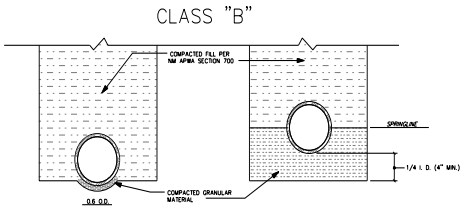


① CONCRETE CRADLE ② CONCRETE ARCH



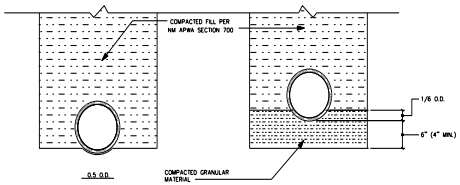
TYPE I TYPE II

CLASS "B"

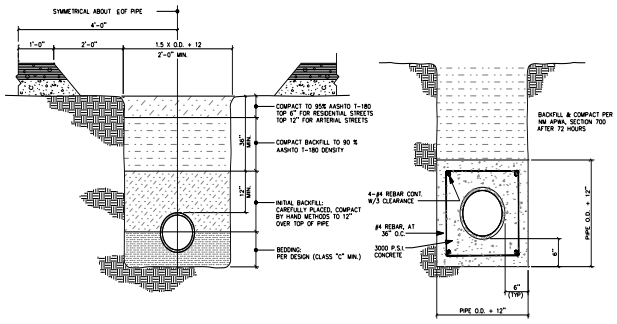


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



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 SOILS ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 5'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 5'(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 OVER 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 BASE: 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: C900 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH MYLOK SPLINES, MANUFACTURED AS "MYLOKING" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTER OR APPROVED 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 RODDES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY" JENKCO, HERSEY "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 950.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. IND. OR APPROVED EQUAL; 14"(IN.) WIDE, 18"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 180, 181 & 182, NM APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 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.

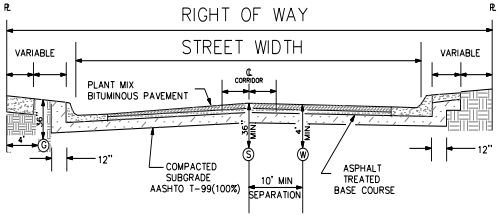
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 801.7 NM APWA.

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.

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12

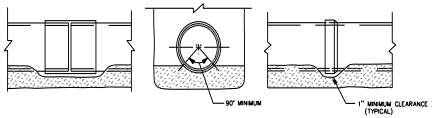


LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℞ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



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CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCD13-4
DRAWN BY: G. CHAVEZ	8-4-92	
CADD RENDITION BY: G. CHAVEZ	12-14-92	SHEET OF
APPROVED BY: E. BROWN	11-16-94	

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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COMMUNITY DESIGN SOLUTIONS
501 JEFFERSON STREET SUITE 101
SANTA FE, NEW MEXICO 87501
WWW.RESPEC.COM PHONE (505)265-9718

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PROJ. #: ####

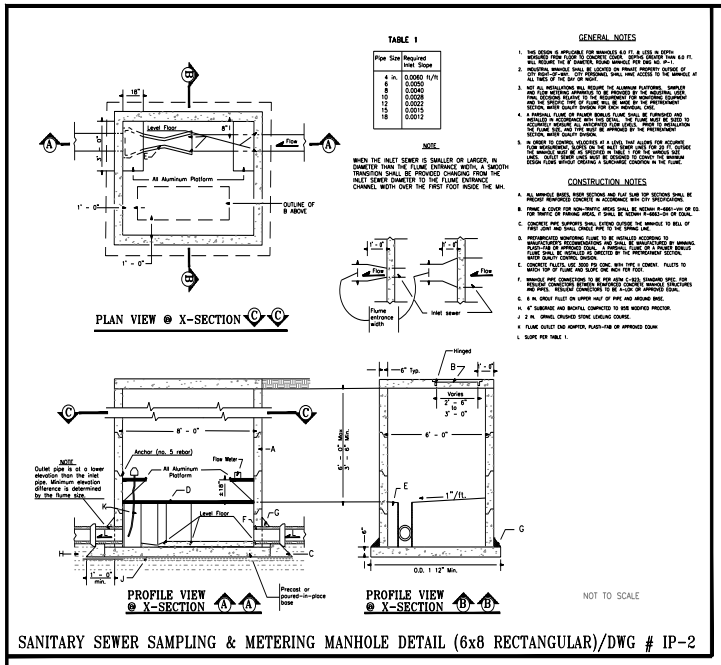
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

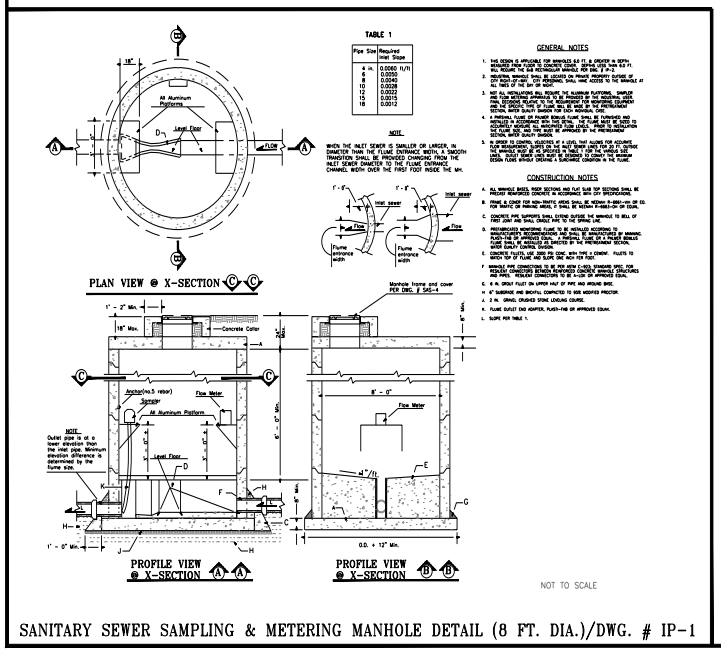
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-504

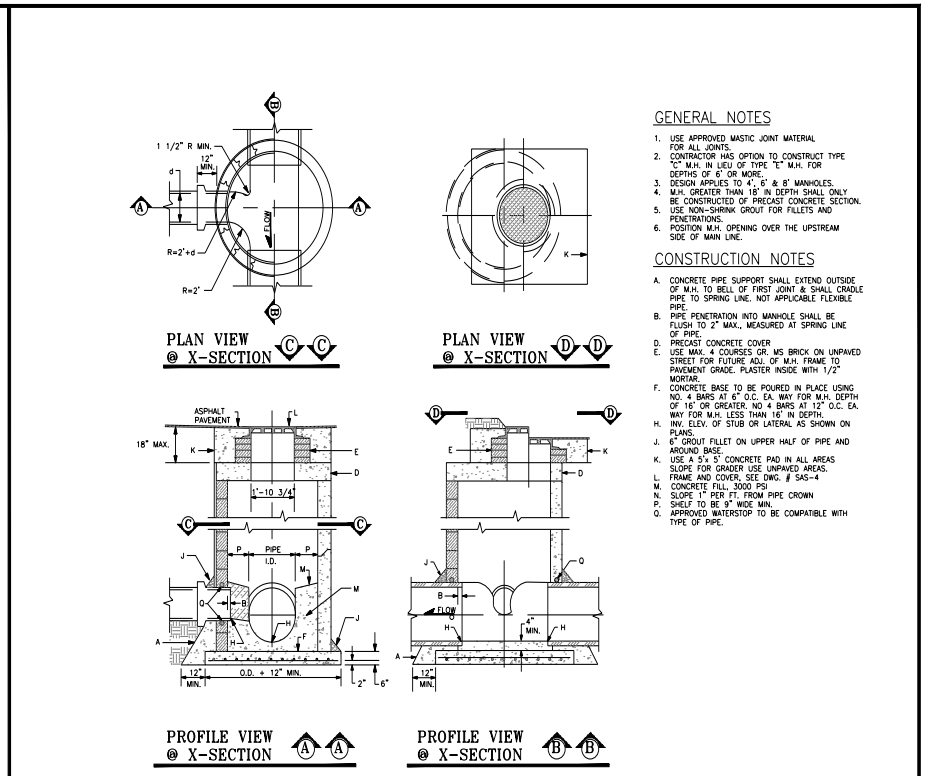
NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 03.dwg PLOT DATE: Oct 16, 2021 1:09pm



SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCD14-4
DRAWN BY: D. CHAVEZ	1 8-4-92	
CADD RENDITION BY: D. CHAVEZ		SHEET OF
APPROVED BY: E. BROWN		

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PROJ. #: ####

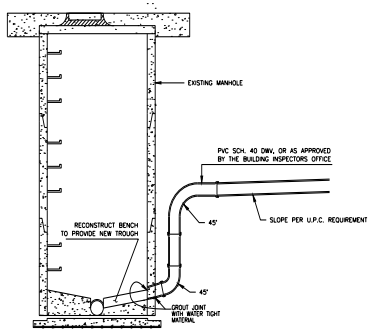
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

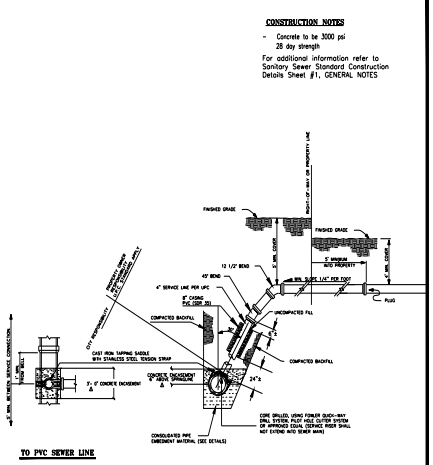
SHEET NUMBER: C-505

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 04.dwg PLOT DATE: Oct 16, 2021 1:09pm



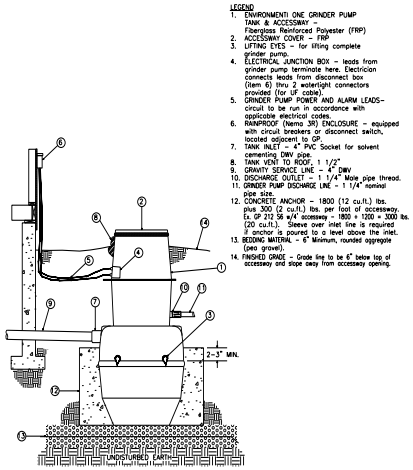
LATERAL CONNECTION TO MANHOLE
DWG. #SAS-15

NOT TO SCALE



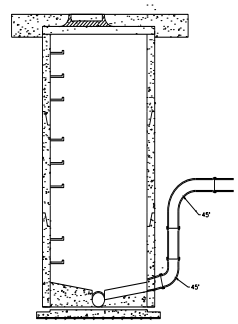
SERVICE CONNECTION DETAIL FOR SEWER MAIN DEPTHS GREATER THAN 10 FT.
DWG. #SAS-16

NOT TO SCALE



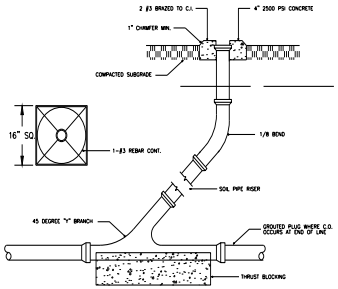
LOW PRESSURE SANITARY SEWER
GRINDER PUMP DETAIL
DWG. #LPS-1

NOT TO SCALE



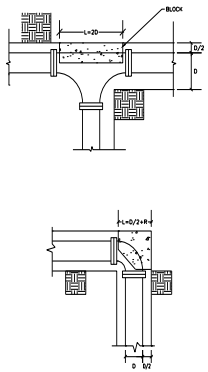
LOW PRESSURE SANITARY SEWER
DROP MANHOLE SIDE INLET DETAIL
DWG. #LPS-2

NOT TO SCALE



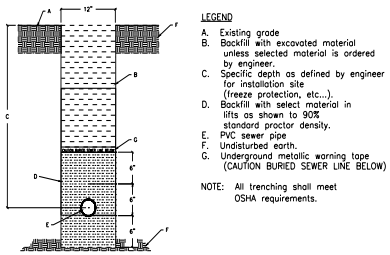
LOW PRESSURE SANITARY SEWER
CLEANOUT TO GRADE DETAIL
DWG.#LPS-3

NOT TO SCALE



LOW PRESSURE SANITARY SEWER
THRUST BLOCKING DETAIL
DWG. #LPS-4

NOT TO SCALE



LOW PRESSURE SANITARY SEWER
TRENCH DETAIL
DWG. #LPS-5

NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY CONTROL DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS (SHEET 5 PRELIMINARY)

DATE: 1-24-94
DRAWN BY: G. CHAVEZ
CADD REVISION BY: G. CHAVEZ
APPROVED BY: E. BROWN
REVISIONS
FILE #: SCD15
SHEET OF

DESIGNED SEG
DRAWN SEG
CHECKED JL
DATE 10.18.2021

REVISION

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PROJ. #: ####

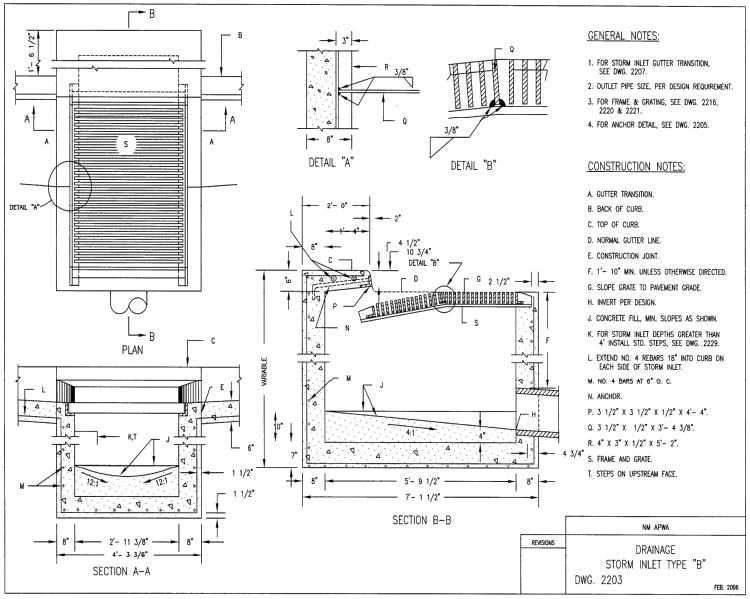
PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: CITY OF SANTA FE STANDARD SANITARY SEWER DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-506

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Sewer Details 05.dwg PLOT DATE: Oct 16, 2021 1:09pm



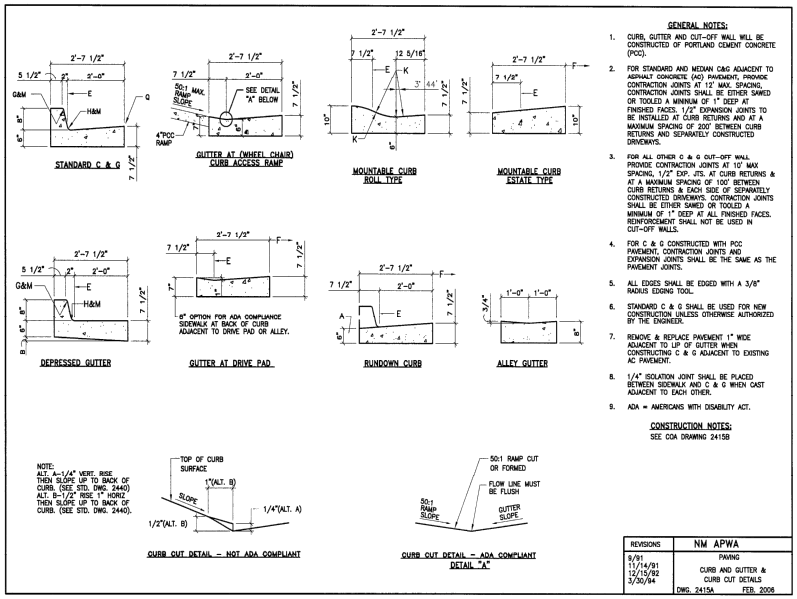
GENERAL NOTES:

1. FOR STORM INLET GUTTER TRANSITION, SEE DWG. 2207.
2. OUTLET PIPE SIZE, PER DESIGN REQUIREMENT.
3. FOR FRAME & GRATING, SEE DWG. 2218, 2220 & 2221.
4. FOR ANCHOR DETAIL, SEE DWG. 2205.

CONSTRUCTION NOTES:

A. GUTTER TRANSITION.
B. BACK OF CURB.
C. TOP OF CURB.
D. NORMAL GUTTER LINE.
E. CONSTRUCTION JOINT.
F. 1'- 10" MIN. UNLESS OTHERWISE DIRECTED.
G. SLOPE GRATE TO PAVEMENT GRADE.
H. INVERT PER DESIGN.
J. CONCRETE FILL, MIN. SLOPES AS SHOWN.
K. FOR STORM INLET DEPTHS GREATER THAN 4' INSTALL STD. STEPS, SEE DWG. 2229.
L. EXTEND NO. 4 REBARS 18" INTO CURB ON EACH SIDE OF STORM INLET.
M. NO. 4 BARS AT 6" O. C.
N. ANCHOR.
P. 3 1/2" X 3 1/2" X 1/2" X 4'- 4".
Q. 3 1/2" X 1/2" X 3'- 4 3/8".
R. 4" X 3" X 1/2" X 5'- 2".
S. FRAME AND GRATE.
T. STEPS ON UPSTREAM FACE.

REVISIONS	NM APWA
	DRAINAGE STORM INLET TYPE "B" DWG. 2203 FEB. 2006

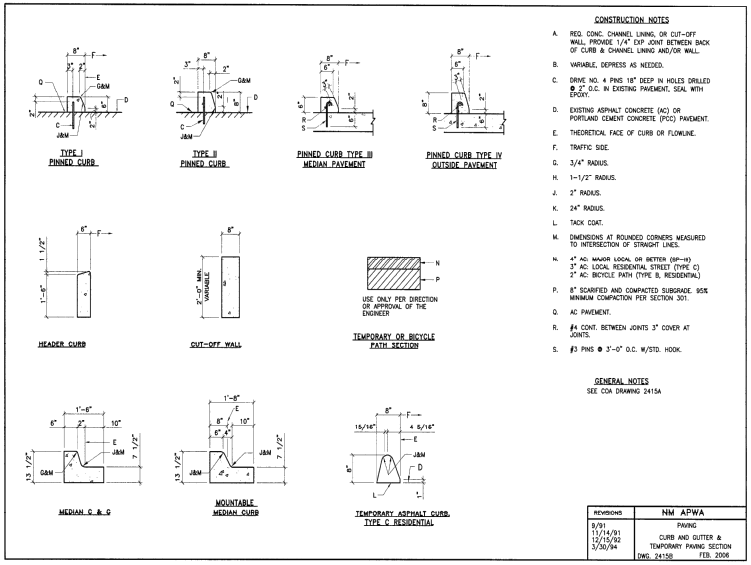


GENERAL NOTES:

1. CURB, GUTTER AND CUT–OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD AND MEDIAN C&G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR ALL OTHER C & G CUT–OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXP. JTS. AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT–OFF WALLS.
4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. STANDARD C & G SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
7. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
8. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
9. ADA = AMERICANS WITH DISABILITY ACT.

CONSTRUCTION NOTES:
SEE COA DRAWING 2415B

REVISIONS	NM APWA
9/91 11/14/91 12/15/92 3/30/94	PAVING CURB AND GUTTER & CURB CUT DETAILS DWG. 2415A FEB. 2006



CONSTRUCTION NOTES

A. REQ. CONC. CHANNEL LINING, OR CUT–OFF WALL, PROVIDE 1/4" EXP. JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
B. VARIABLE, DEPRESS AS NEEDED.
C. DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED @ 2' O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
D. EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
E. THEORETICAL FACE OF CURB OR FLOWLINE.
F. TRAFFIC SIDE.
G. 3/4" RADIUS.
H. 1–1/2" RADIUS.
J. 2" RADIUS.
K. 24" RADIUS.
L. TACK COAT.
M. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
N. 4" AC: MINOR LOCAL OR BETTER (EP–H)
3" AC: LOCAL RESIDENTIAL STREET (TYPE C)
2" AC: BICYCLE PATH (TYPE B, RESIDENTIAL)
P. 8" SCARIFIED AND COMPACTED SUBGRADE 95% MINIMUM COMPACTION PER SECTION 301.
Q. AC PAVEMENT.
R. #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
S. #3 PINS @ 3'–0" O.C. W/STD. HOOK.

GENERAL NOTES
SEE COA DRAWING 2415A

REVISIONS	NM APWA
9/91 11/14/91 12/15/92 3/30/94	PAVING CURB AND GUTTER & TEMPORARY PAVING SECTION DWG. 2415B FEB. 2006

DESIGNED SEG
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DATE 10.18.2021

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ALBUQUERQUE, NM 87109
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PROJ. #: ####

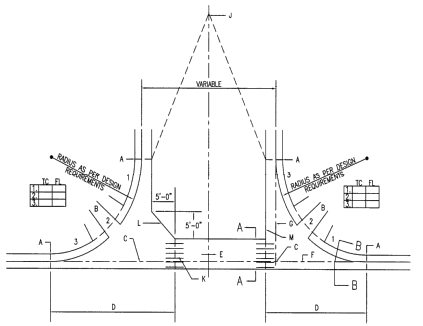
PROJECT NAME: PULTE CAJA DEL ORO

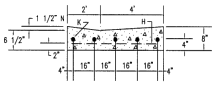
SHEET TITLE: NM APWA STANDARD DETAILS

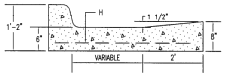
SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-507

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Street & Inlet Details 01.dwg PLOT DATE: Oct 16, 2021 1:09pm







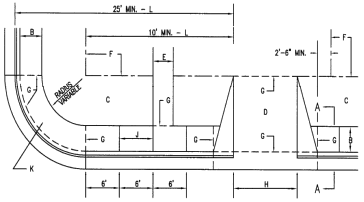
GENERAL NOTES:

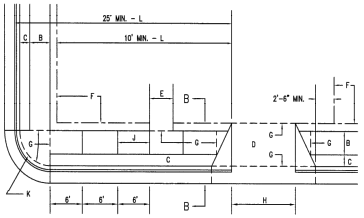
1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6" X 6" X 4" W NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. – – – – DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.

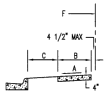
CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.
K. NO. 4 BARS 3'-0" LONG AT 16" O.C.
L. ALTERNATE A, WITH FILLET AS PER PLANS.
M. ALTERNATE B, NO FILLET AS PER PLANS.
N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

REVISIONS	NM APWA
	PAVING CONCRETE VALLEY GUTTER DWG. 2420 AUG. 1986







GENERAL NOTES:

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGR. FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED TO 90% MAX. DENSITY TO A DEPTH OF 6".

CONSTRUCTION NOTES:

A. SLOPE 1/4" PER FT.
B. SIDEWALK WIDTHS SHALL BE IN ACCORDANCE WITH SIDEWALK ORDINANCE.
C. SETBACK TO BE DETERMINED BY AVAILABLE R/W, SEE CHAPTER 23 OF THE DEVEL. PROC. MANUAL.
D. SEE DRIVEPAD DETAIL, DWG. 2425.
E. WALKWAY VARIABLE.
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVE-PAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. 12 FT. MIN. 22 FT. MAX. RESIDENTIAL.
12 FT. MIN. 25 FT. MAX. LIGHT COMMERCIAL.
20 FT. MIN. 35 FT. MAX. HEAVY COMMERCIAL.
J. CONTRACTION JOINTS.
K. FOR WHEEL CHAIR RAMPS, SEE DWGS. 2440, 2441.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOWLINE. USE WHICHEVER PLACES DRIVE-PAD FARTHEST FROM INTERSECTION.

REVISIONS	NM APWA
	PAVING SIDEWALK DETAILS DWG. 2430 AUG. 1986

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PROJ. #: ####

PROJECT NAME: PULTE CAJA DEL ORO

SHEET TITLE: NM APWA STANDARD DETAILS

SUBMITTED FOR: PRELIMINARY

SHEET NUMBER: C-508

NAME: N:\Projects\04197 Pulte\04197.000 Pulte Caja del Oro\3. DWG\Sheets\04197.6 Street & Inlet Details 02.dwg PLOT DATE: Oct 16, 2021 1:10pm

CAJA DEL ORO SUBDIVISION

Link to all Caja del Oro Reports

The following link includes the **development report, TIA and Drainage report**

https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:83a8d82a-399f-4197-99b8-8f9f7faf3495

Link to Caja del Oro Full Plan Set

Below is the link to the plan sets which includes the development plan and construction plan sets.

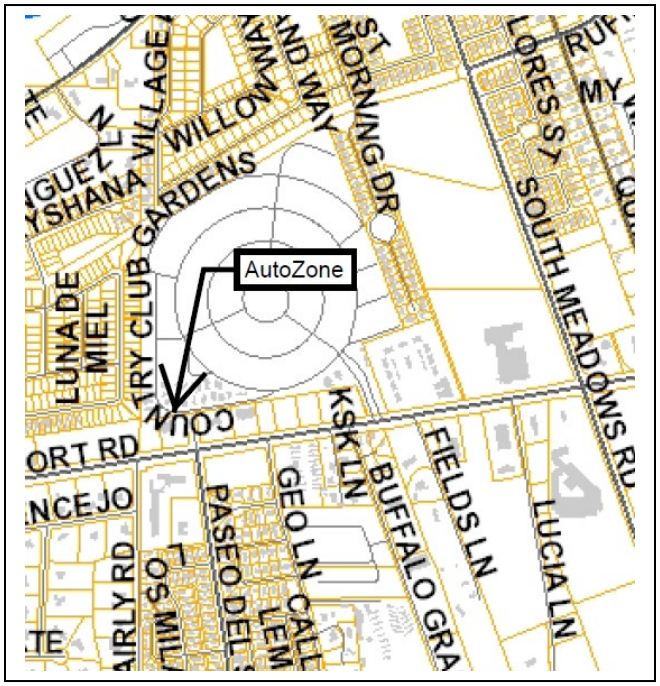
https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:3753d088-f853-42a7-847f-378e738b252b

Provided by:

James W. Siebert & Associates, Inc.
915 Mercer Street
Santa Fe, New Mexico 87505
(505) 983-5588
(505) 989-7313 Fax

Land Use Department
Planning Commission Staff Report

Case No:	2021-4550
PC Hearing:	January 6, 2022
Applicant:	Paul Mifsud Associates Architects, LLC, Agent for Esplanade Development, LLC, Owner
Request:	Development Plan Amendment
Location:	6421 and 6423 Airport Road
Case Mgr.:	Donna Wynant, AICP
Zoning:	C-2 (General Commercial)
Pre-app.:	August 27, 2021
ENN Mtg.:	November 9, 2021
Proposal:	Development Plan Amendment for a 9,000 square foot commercial additional at 6421 and 6423 Airport Road.



Case #2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment. Mifsud Associates Architects, LLC, Agent, for Esplanade Development, LLC, Owner, requests approval of a development plan amendment for a 9,000 square foot commercial addition at 6421 and 6423 Airport Road. The properties are zoned SC-1 (Neighborhood Shopping District) and are within the Airport Road Overlay District. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

I. RECOMMENDATION

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

Two motions will be required in this case:

- *Approve or deny the development plan amendment for Case No. 2021-4550 subject to the required general findings, and subject to the conditions of approval and technical corrections recommended by staff in Section II and Exhibit B of this staff report.*
- *Approve or amend the Findings of Fact and Conclusions of Law for Case No. 2021-4550, as shown in Exhibit A of this report.*

II. CONDITIONS OF APPROVAL

The following are conditions of approval for this project from the City's Development Review Team. The conditions and technical corrections are also listed in Exhibit A.

#	CONDITIONS OF APPROVAL	Dept/ Division	To Be Completed
1	Add 7 spaces for bike parking for a total of 10-inverted U installed per City code specifications.	MPO	Prior to Signature Sheet Process

III. EXECUTIVE SUMMARY

This application is a request for a development plan amendment for the property located at 6421 and 6423 Airport Road. The project is an expansion of the existing AutoZone store located at 6421 Airport Road. The new addition will function as a "Hub Store", which is a mini-warehouse, and will have approximately five vans that will be delivering parts to local mechanic shops as well as their other AutoZone stores in the area. They plan to acquire the adjacent Lot 1 of the subdivision, which is currently vacant, to expand their existing store. The property is zoned SC-1 (Neighborhood Shopping Center). The Development Plan for the existing facility was approved by the Planning Commission on February 4, 2010 and the Development Plan was recorded May of 2010. The proposed use is permitted in the SC-1 district as an addition onto an existing retail space. The AutoZone store was built prior to the adoption of the Airport Road Overlay District in 2013. SFCC 1987 Section 14-5(C)(3) states that "additions to or remodeling of existing buildings shall comply with the provisions of this subsection" (i.e. the Airport Road Overlay District) "to the extent practical or feasible as determined by the land use director."

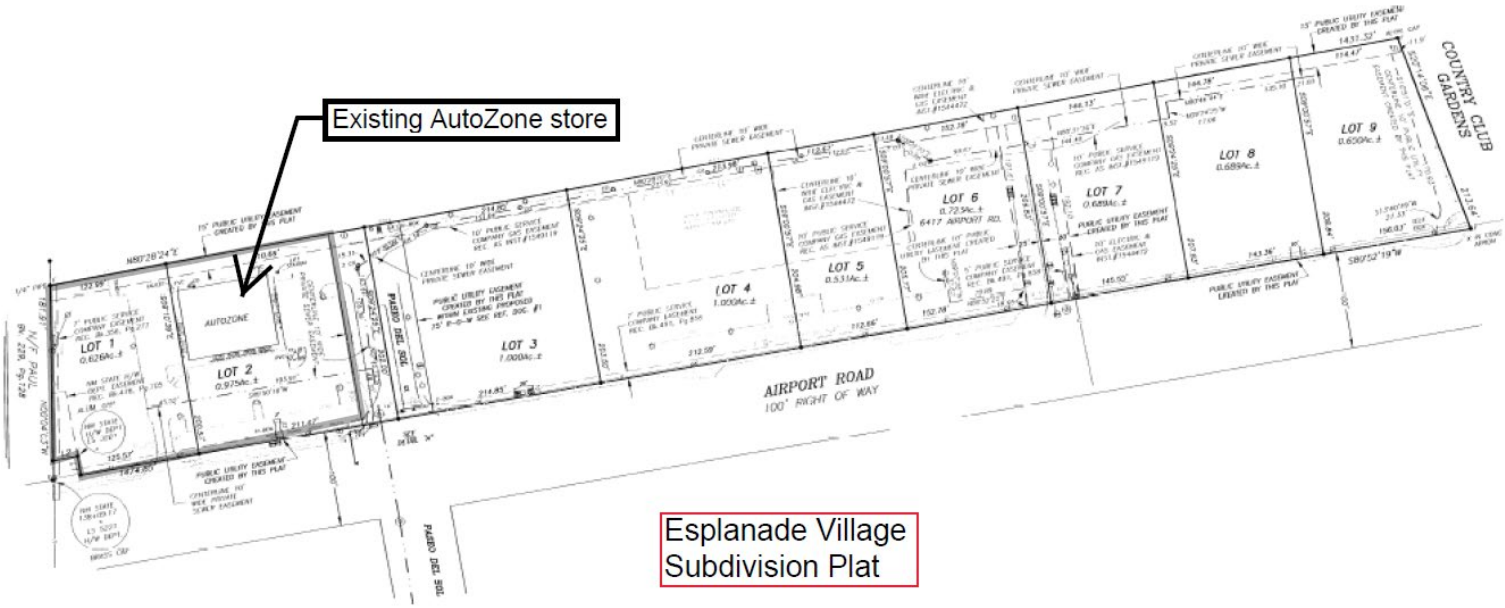
The proposed development plan requires Planning Commission approval as it will be cumulative construction exceeding 10,000 square feet per SFCC 1987 Section 14-3.8(B)(5) in the C-2 district within 200 feet of a residential district. SFCC 1987 Section 14-3.19(D)(1) states that development plan amendments *"shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."* The Commission's review of this development plan amendment will therefore focus on compatibility with surrounding uses and consistency with applicable site design standards.

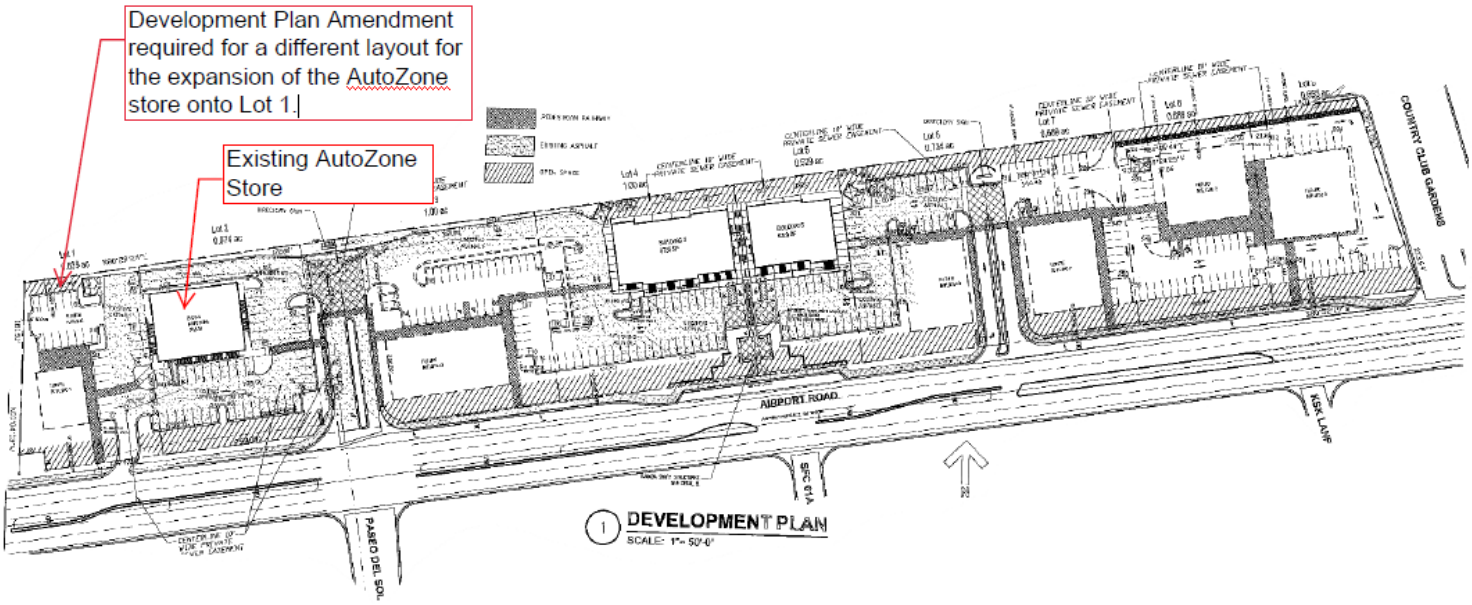
Staff's analysis finds that the applicant has addressed the necessary findings per SFCC 1987 Section 14-3.8(D) "Approval Criteria and Conditions" and recommends ***APPROVAL*** subject to conditions of approval identified in Section II of this report and technical corrections in Exhibit B.

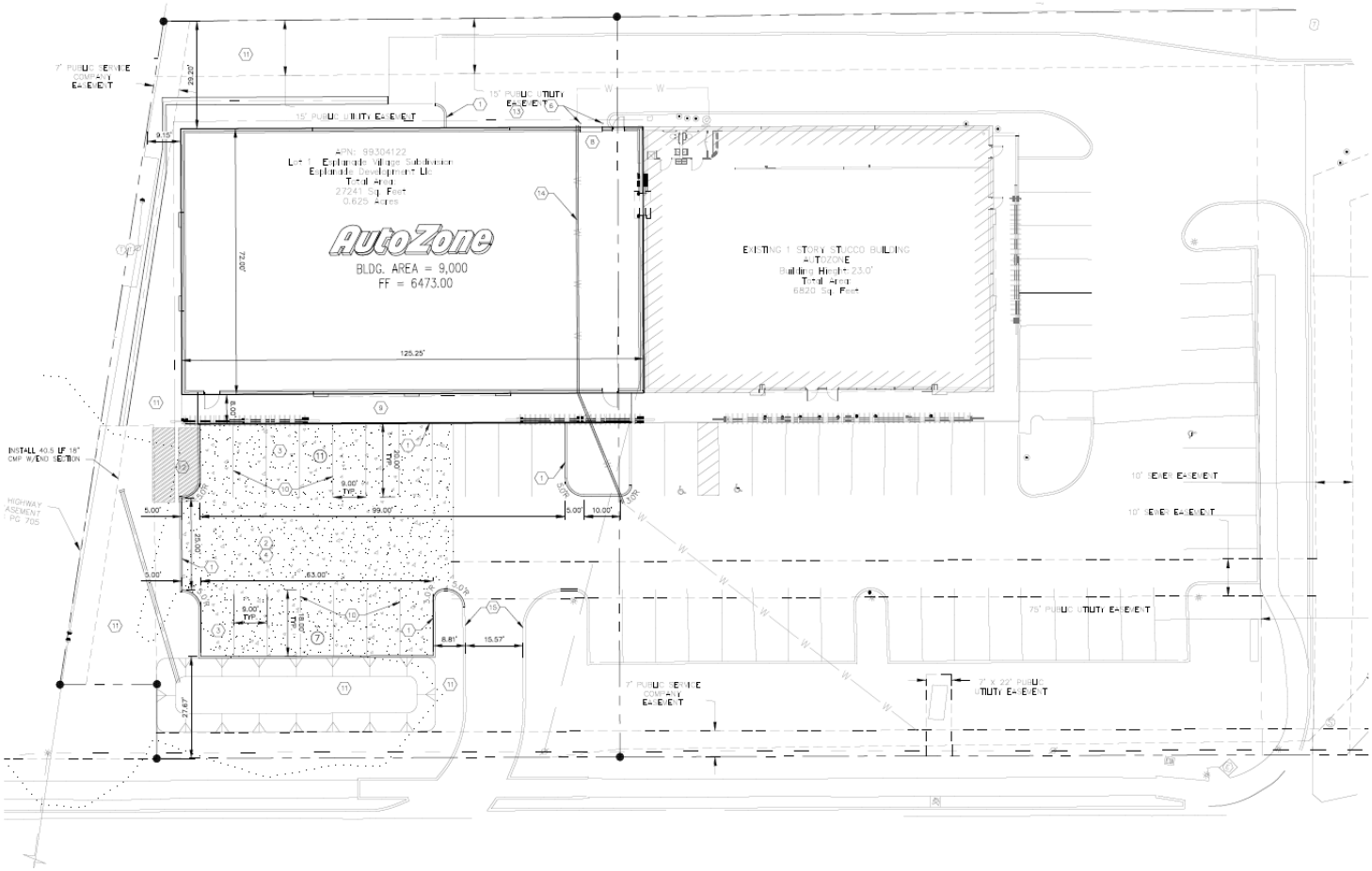
If the Planning Commission approves the Development Plan Amendment, the applicant will then make an application to consolidate the 6421 Airport Road with the adjacent vacant lot, 6423 Airport Road, for the proposed expansion, which is an administrative process that is reviewed and approved by the Land Use Director. The development plan will be then be recorded and the project will proceed to construction permit review. No other public review procedures apply to this project.

IV. PROJECT DESCRIPTION

The original AutoZone site is shown below at the west end of the Esplanade Village Subdivision Plat, and is more specifically located at the northwest corner of Airport Road and Paseo del Sol West. The Applicant proposes to acquire Lot 1 to the west and consolidate it with their existing lot for a 9,000 square foot addition onto the existing 6,820 square foot AutoZone building.







Terrain and Stormwater Management

Water collection areas and swales are designed in to the project to encourage infiltration on site. These measures have been integrated in to the overall landscape and site design. All changes to the Grading and Drainage Plan as required by the Terrain Management Division have been made.

Landscape and Site Design

The overall site is fairly flat with landscaping established on the developed lot and some existing trees and shrubs near Airport Road on the adjacent vacant lot. The streetscape, parking areas and open space on the property will be landscaped with drought tolerant plant species that will establish a buffer from residential properties north, mitigate dust and noise from Airport Road, and allow screening of parking areas. A 30 foot building setback will be at the rear of the property, adjacent to the Country Club Gardens Mobile Home Park along with a landscape buffer in that area and along Airport Road. Several technical corrections are listed in Exhibit B of this report regarding required changes to the landscape plan.

Vehicular and Pedestrian Circulation and Parking

The use for this site currently generates a low amount of traffic. The addition to AutoZone will be used for the warehousing of additional auto parts which will not significantly increase traffic to the site. Most of the

additional traffic for the new addition will be from new employees and staff and not from customers. The existing AutoZone currently employs approximately 20 people. Five full time and five part time positions will be added for the Hub operation.

The property is located at a signalized intersection and has an existing deceleration lane on Airport road. Delivery vans will access the building at the rear of the building and no new entry or exit drives are proposed. An existing egress right-turn only drive is located on Lot 1 which was established with the original Esplanade Village Subdivision Plat to allow egress at the west end of this commercial subdivision. (See street view photo in Exhibit C.)

Utilities and Site Lighting

All utilities are available to service the site. No new light standards will need to be added to the property. Any new site lighting will consist of low-wattage lighting and/or building mounted sconces. New light fixtures will have full cut-offs, and will be shielded from public view. The photometric plan does show some light spillage onto adjacent properties to the north and west of the new building. The measurements must be zero at all neighboring properties. Parking lots and building grounds cannot be higher than 2.5 foot-candles at grade.

Fire Protection

Fire and emergency access has been reviewed by the Fire Dept. The proposed expansion will be required to be sprinklered since it will exceed 12,000 square feet.

Architectural Style

The new addition has been designed to blend with the existing building on the site. The minimum number of architectural points required in the SC-1 district is 205 points which will be more closely evaluated at the time of building permit application. The new addition will be one story tall at a height of 23 feet and keep within the height limit required in this SC-1 zone of 35 feet. The new structure will adhere to the requirements of Chapter 14 section 8,7. The wall finish will be predominantly stucco that will match the color of the existing structure. The wall facing Airport road will have areas of glazing under a partial trellis.

V. 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 14-3.8D)

Criterion 1:	**Criterion Met:**
Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	(Yes/No) **YES**

The Planning Commission is empowered to approve this proposal for a development plan as per SFCC 1987 Section 14-2.3(C)(1), which states *" the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."*	
Criterion 2: **that approving the development plan will not adversely affect the public interest; and**	**Criterion Met:** (Yes/No) **YES**
The public interest is not defined, however ordinances, Chapter 14, and the General Plan were adopted by elected officials who serve as the public interest. This proposal satisfies the regulations in Chapter 14 and fulfills the 4-4-G-1 section of the General Plan with regards to infill with residential development.	
Criterion 3: **that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.**	**Criterion Met:** (Yes/No) **YES**
The subject property is located along Airport Road, which is primarily a commercial corridor. The existing AutoZone store has operated at its current location for approximately 20 years. The Project is located in the SC-1 (Neighborhood Shopping Center) District. A McDonald's restaurant is located further to the east followed by other retail businesses. A 3.3 acre vacant lot zoned C-1 (Office and Related Commercial) is located immediately to the west, just beyond the vacant lot #1 that they plan to consolidate with their existing lot for their addition. The Country Club Gardens mobile home park, located to the north is separated from the AutoZone store by a 6 foot tall brick wall. Any lighting in that area will be shielded such that no light spillage will exceed the north or west property lines. The proposed use and scale of the Project is therefore compatible with land uses in the vicinity.	

VII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification Meeting was held virtually on November 9, 2021, via zoom. The three members of the public who were in attendance asked questions, but appeared to not be opposed to the development, but just generally interested in finding out more about the development process.

VII. EXPIRATION

The final development plan proposal will expire three years from the date of final action (approval of the findings of fact and conclusions of law) by the Planning Commission. Should the Commission approve the development plan and adopt the findings as proposed, the expiration of the final development plan will be January 6, 2025.

VIII. ATTACHMENTS

EXHIBIT A: Draft Findings of Fact and Conclusions of Law

1. Case #2021-4540

EXHIBIT B: Development Review Team Memoranda

1. Compiled Technical Corrections
2. Landscape Review, Lawrence Rivera
3. MPO Review, Leah Yngve
4. Solid Waste Division, Eric Lucero
5. Fire Prevention,
6. Traffic Review, Wilson & Company (on contract with City)

EXHIBIT C: MAPS & PHOTOS

1. Future Land Use
2. Current Zoning
3. Aerial Views
4. Street Views

EXHIBIT E: ENN Materials

1. City ENN Notes
2. ENN Guidelines

EXHIBIT F: Applicant Submittals

1. Development Plan Amendment Application
2. Esplanade Village Subdivision Plat
3. Esplanade Village Development Plan
4. Site Plan
5. Drainage and Grading Plan
6. Landscape Plan

APPROVED BY:

Title	Name	Initials
Interim Land Use Department Director	Jason Kluck	jmk
Land Use Planner Manager	Noah Berke	NLB
Land Use Department Senior Planner	Donna Wynant	*DJW*

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Draft Findings of Fact/Conclusions of Law
Case #2021-4540

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

Case #2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment
Owner's/Applicant's Name- Esplanade Development, LLC
Agent's Name- Mifsud Associates Architects, LLC

THIS MATTER came before the Planning Commission (Commission) for hearing on January 6, 2022 upon the application (Application) of Mifsud Associates Architects, LLC, as agent for Esplanade Development, LLC. The Applicant requests approval of a development plan amendment at 6421 and 6423 Airport Road Esplanade Village (Project) for a 9,000 square foot commercial addition onto the existing building at 6421 Airport Road. The Property totals approximately 1.6 acres, is zoned SC-1 (Neighborhood Shopping Center) and is located at 6421 and 6423 Airport Road

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

FINDINGS OF FACT

General

1. The Project consists of an existing AutoZone store located at 6421 Airport Road on a parcel, approximately 0.62 acres in size which will be consolidated with the adjacent vacant lot immediately to its west located at 6423 Airport Road, approximately 0.97 acres in size. The new addition will function as a "Hub Store", which is a mini-warehouse, and have approximately five vans that will deliver parts to local mechanic shops as well as other AutoZone stores in the area.
2. The Property is zoned SC-1 and the SC-1 zoning district allows for retail use and their potential expansion to accommodate storage of materials associated with the retail use.
3. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(C)(4), the planning commission has the authority provided in Section 14-3.19(D) to amend development approvals.
4. Under SFCC 1987 Section 14-2.3(C)(2), the "planning commission shall review and approve or disapprove amendments [to development] plans . . . previously approved by the planning commission."
5. Under SFCC 1987 Section 14-3.19(D)(1), "[p]rocedures for substantive amendment or revisions to final actions to approve development shall be the same as those that apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14."
6. SFCC 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 § 14-3.1(F)(2)(a)(iv) & (xi)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

7. A pre-application conference was held on August 27, 2021.
8. The Applicant conducted a virtual ENN meeting on November 9, 2021, using Zoom.
9. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
10. The ENN meeting was attended by representatives of the Applicant and City staff. Three members of the public attended.
11. SFCC 1987 Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
12. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
13. Staff recommended that the Commission approve the development plan amendment, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
14. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
15. SFCC 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).
16. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
17. SFCC 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.
18. Specifically, under SFCC 1987 Section 14-3.8(D)(1), to approve a development plan the Commission must make the following findings: (a) that it is empowered to approve the plan under the section of Chapter 14 described in the application; (b) that approving the development plan will not adversely affect the public interest; and (c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.
19. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan amendment under SFCC 1987 Sections 14-2.3(C)(1)-(2), 14-3.8(B)(4), and 14-3.19(D)(1).
20. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project would not adversely affect the public interest.
21. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The subject property is located in a predominantly commercial corridor along Airport Road. The proposed use and scale of the Project is compatible with land uses in the vicinity.
22. 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.

23. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
24. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed development plan amendment subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant complied with all procedural requirements.
4. The development plan amendment should be approved subject to conditions and technical corrections because the Applicant has met all criteria required for approval of the development plan amendment.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan Amendment is approved.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ January 6, 2022
Patricia Feghali Date
Assistant City Attorney

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

Development Review Team Memoranda

1. Compiled Technical Corrections
2. Landscape Review, Lawrence Rivera
3. MPO Review, Leah Yngve
4. Solid Waste Division, Eric Lucero
5. Fire Prevention, Geronimo Griego
6. Traffic Review, Wilson & Company (on contract with City)

Technical Corrections
AutoZone
Development Plan Amendment

#	DRT Comments	Dept. or Division	To be completed by:
1	Existing Building located at 6421 Airport Road is not in compliance with the City of Santa Fe Landscape Codes 14-8.4 (F)(2)(f), 14-8.4(F)(2)(h) , and 14-8.4(F)(2)(j) Please make the following changes in the Landscape Plan.	Land Use/Landscape Review	Prior to Permit Review
2	Due to the ShadeMaster Bore epidemic in South West Santa Fe, please replace the ShadeMaster Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	Land Use/Landscape Review	Prior to Permit Review
3	Due to the Emerald Ash Beetle, please replace the Ash trees with another approved tree variety from the City of Santa Fe plant list.	Land Use/Landscape Review	Prior to Permit Review
4	Landscape plan must include the following information: - Open space calculations are required by 14-7.5 - Tree and shrub calculations for open space and retention areas as required by 14-8.4(H) & 14-8.4(F) respectively - Perimeter screening for parking lot from all adjacent properties and street yards as required by 14-8.4(I) - Street tree calculations as required by 14-8.4(G). Landscaping shall comply with 14-8.4. Provide quantities for each plant species called out in the Plant Legend.	Land Use/Landscape Review	Prior to Permit Review
5	Street trees shall be planted at a minimum of twenty (20) feet on-center adjacent to the Airport Road property line. Street trees shall be two and one half (2½) inches minimum caliper at time of planting and a minimum mature height of thirty (30) feet. The location and minimum mature height of street trees may be adjusted where conflicts with overhead utility lines exist	Land Use/Landscape Review	Prior to Permit Review
6	A minimum of thirty percent of required plant material shall be evergreen. 14-8.4(F)(2)(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List.	Land Use/Landscape Review	Prior to Permit Review
7	The area between the Airport Road curb and the Airport Road sidewalk adjacent to the development site shall be landscaped as part of the required landscaping of the development site.	Land Use/Landscape Review	Prior to Permit Review
8	Site Furnishings: A minimum of one bench per five thousand (5000) gross square feet of building is required on the site and shall be located adjacent to the Airport Road sidewalk, or to the primary building entrance, or to a public or private amenity provided by the development. At least one bench per development shall be shaded by a tree or a shade structure. Where multiple benches are	Land Use/Landscape Review	Prior to Permit Review

	required, a trash receptacle shall be provided adjacent to one of the benches. All site furnishings on a development site, including bicycle racks, benches, trash receptacles and light fixtures shall be of a coordinated design style and color.		
9	Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Land Use/Landscape Review	Prior to Permit Review
10	Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Land Use/Landscape Review	Prior to Permit Review
11	Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	Land Use/Landscape Review	Prior to Permit Review
12	COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	Land Use/Landscape Review	Prior to Permit Review
13	14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Land Use/Landscape Review	Prior to Permit Review
14	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. 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	Land Use/Landscape Review	Prior to Permit Review
15	Filter fabric under all Gravel Mulches and rip rap rock. Mulch to be two inches below top of concrete walkway or curb and noted on landscape plan. City staff respectfully request the use of a gravel mulch that is washed and screened.	Land Use/Landscape Review	Prior to Permit Review

16	City staff reserves the right to require additional submittals upon receiving revisions.	Land Use/Landscape Review	Prior to Permit Review
17	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)	Fire review	At the time of any new construction or remodel.
18	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 review	At the time of any new construction or remodel.
19	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	Fire review	At the time of any new construction or remodel.
20	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)	Fire review	At the time of any new construction or remodel.
21	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.	Fire review	At the time of any new construction or remodel.
22	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	Fire review	At the time of any new construction or remodel.
23	Shall comply with Section D102.1 Access and Loading (75,000 lbs.).	Fire review	At the time of any new construction or remodel.
24	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 review	At the time of any new construction or remodel.
25	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Fire review	At the time of any new construction or remodel.
26	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.	Fire review	At the time of any new construction or remodel.
27	Shall comply with D105 Aerial Fire Apparatus Access Roads	Fire review	At the time of any new construction or remodel.
28	Shall comply with Section D106 Multiple-Family Residential Developments.	Fire review	At the time of any new construction or remodel.

29	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire review	At the time of any new construction or remodel.
30	See attached MPO memo for Bike Rack Standards and Dimensions.	MPO	Prior to Signature Sheet Process
31	In General Notes 4, please verify/update it to reference New Mexico's manual on uniform traffic control devices. It states Texas manual on uniform traffic control devices.	Traffic Engineering	Prior to Signature Sheet Process
32	Update the legend to use current symbols used in the drawing.	Traffic Engineering	Prior to Signature Sheet Process
33	Update the legend and keynote to show symbols and line styles only used on this drawing.	Traffic Engineering	Prior to Signature Sheet Process
34	Add the required parking spaces in the parking summary.	Traffic Engineering	Prior to Signature Sheet Process
35	See Technical Review Comments memo – most of these have been addressed by applicant at time of publication of this report but is attached for reference.	Technical Review	Prior to Signature Sheet Process

Development Review Team

Comment Form

Date: 12/10/2021

Staff person: Lawrence Rivera

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

Case: **Case #2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment.**

Case Mgr.: Donna Wynant djwynant@santafenm.gov, 955-6325

Review by this division/department of the September 2020 plan set has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
Existing Building located at 6421 Airport Road is not in compliance with the City of Santa Fe Landscape Codes 14-8.4 (F)(2)(f), 14-8.4(F)(2)(h) , and 14-8.4(F)(2)(j)	Prior to permit review
2. Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Prior to permit review
3. Due to the ShadeMaster Bore epidemic in South West Santa Fe, please replace the ShadeMaster Honey Locust trees with another approved tree variety from the City of Santa Fe plant list.	
4. Due to the Emerald Ash Beetle, please replace the Ash trees with another approved tree variety from the City of Santa Fe plant list.	
5. Landscape plan must include the following information: - Open space calculations are required by 14-7.5 - Tree and shrub calculations for open space and retention areas as required by 14-8.4(H) & 14-8.4(F) respectively - Perimeter screening for parking lot from all adjacent properties and street yards as required by 14-8.4(I) - Street tree calculations as required by 14-8.4(G). Landscaping shall comply with 14-8.4. Provide quantities for each plant species called out in the Plant Legend.	
6. *Street trees* shall be planted at a minimum of twenty (20) feet on-center adjacent to the Airport Road property line. *Street trees* shall be two and one half (2½) inches minimum *caliper* at time of planting and a minimum mature height of thirty (30) feet. The location and minimum mature height of *street trees* may be adjusted where conflicts with overhead utility lines exist	

7. A minimum of thirty percent of required plant material shall be evergreen. 14-8.4(F)(2)(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List.	
8. The area between the Airport Road curb and the Airport Road sidewalk adjacent to the *development* site shall be landscaped as part of the required *landscaping* of the *development* site.	
9. Site Furnishings: A minimum of one bench per five thousand (5000) gross square feet of *building* is required on the site and shall be located adjacent to the Airport Road sidewalk, or to the primary *building* entrance, or to a public or private amenity provided by the development. At least one bench per *development* shall be shaded by a tree or a shade structure. Where multiple benches are required, a trash receptacle shall be provided adjacent to one of the benches. All site furnishings on a *development* site, including bicycle racks, benches, trash receptacles and light fixtures shall be of a coordinated design style and color.	
10. Provide a professional landscape irrigation design with details of backflow preventer in a Hotbox with GFI and Heat Tape, master valve, controller, electric drip valve, valve box assembly, end flush cap, and emitter placement. Following COSF code in 14-8.4 (E) (4) and Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	
11. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	
12. Provide a complete set of installation details, notes and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	
13. COSF Code 3.19.1 requires landscape irrigation plans for large projects not to exceed 20 scale, 1 inch equals 20 feet.	
14. 14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	
15. All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf. 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 prepaired soil level removing all stones ¾” and larger	

16. Filter fabric under all Gravel Mulches and rip rap rock. Mulch to be two inches below top of concrete walkway or curb and noted on landscape plan. City staff respectfully request the use of a gravel mulch that is washed and screened.	
17. CITY 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):

Comment Form

Date: 12/1/21

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management and ADA

Case: **Case #2021-4550 6423 Airport Road Autozone**

Case Mgr: Donna Wynant

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 Drainage report issues – The drainage calculations must use 0.95 for roofs, concrete and asphalt surfaces.	Prior to recording plat
2 Pond detail must include depth and how pond will overflow. Show depth of drainage pipe invert in the pond. If any water will be retained, show that it will percolate within 24 hours.	
3 Show how water will flow across parking lot and enter into pond. Are there curb cuts to allow water into the pond? Show the curb cuts.	
4 The proposed conditions plan view on the first page does not contain some of the important “proposed conditions” such as the cistern and roof drain connection. This is confusing.	
5 Ponds that will retain water deeper than 3’ will require minimum height of 5’ fencing	
6 Provide detail of where water exits drain pipe and include erosion mitigation at that point. Consider reducing length of pond drainage pipe to disburse water before it exits property.	
7 Legend on second page of grading and drainage shows proposed sawtooth curb designation but I can’t locate any on the plan itself.	
8 Include pond measurement post and staff gauge shown below in each pond. Pond should be lined with filter fabric.	

9 Explain railroad track looking lines in front of and on the side of the building at the edge of the parking spaces	
10 Plan shows 115 feet of 8" PVC pipe from roof drain but it's difficult to see the line where it starts and ands. It appears to be a dashed line and should be solid and connected to a labelled roof drain. Is there only one roof drain connection?	
11 North arrows could not be located on these drawings. There is a 15' public utility easement label right next to the building that makes no sense and is nowhere near the leader line on the plan. This designation does not need to be crammed into/around other lines when there is room on the top of the easement to move the label. Drafting lines should not cross other lines when there is room for them in another area. There are two words that say "LOW" on the plan but there is no explanation of what that means. Is there a swale here? A garden wall/retaining wall is shown as a detail and elevations on the legend but the wall does not appear to be shown anywhere on the plan. There are two solid lines coming from the north property line and going toward the corner of the building. What are these lines? They appear to possibly be overhead electric lines but the line weight looks heavier than the solid line shown on the legend. Clean up the drafting on these plans.	
12 Include Drainage Facilities Design Note, Drainage Facilities Maintenance Note, and Engineer's Stormwater Infrastructure Certification and Gunnison's Prairie Dog Note shown below on the plat.	
13 Include and Dust Control Note shown below on the plans.	
14 Show ADA route from ROW to building. Include details such as detectable warning strips where pedestrians enter a vehicular path.	
15 Provide Design Professional Seal and signature with date signed on all drawing sheets.	
16 Provide a lighting plan.	

Technical Corrections*:	Must be completed by:
1 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	Prior to recordation or permitting
2	Prior to permitting
3	Prior to permitting

*Must made prior to recording and/or permit issuance

ADA Approval Comments:	Prior to Recording
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.	

The applicant should be aware that the following code provisions or other requirements will apply:

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

On-Site ADA Site Compliance Requirements as applicable:

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

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

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

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

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5’ diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30” vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Ramps within the site shall have 1:12 (8.33%) running slope and 1:48 (2%) cross slope max. With a max. rise of 30" and with 5' clear length landings where straight. Changes in direction shall comply with 304.3. Landing typical slope is 1.5% and shall not exceed 2% running and cross slope.

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

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

ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84” to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60” (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint; blue on concrete paving or white on asphalt paving.

Ensure ADA Accessible parking spaces are located in close physical proximity to any adjacent accessible entrances or accessible housing units (60% of all entrances shall be accessible on new construction), with the shortest path of travel available from the parking area to the unit(s) and accessible entrances. Ensure accessible routes from Accessible parking space aisle(s) to building entrance are provided/maintained.

Wheel stops are encouraged at all ADA accessible parking spaces to help ensure required clearance along the accessible path of travel is maintained.

Vertical clearance: Provide and maintain 80” of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80”. The leading edge of such rails or barrier shall be located 27” max. above the floor. (307.4) Provide and maintain 98” vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114” min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5)

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

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

Off-Site ADA Site Compliance Requirements as applicable:

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

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

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

All walk surface along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed): (see following pages for notes required)

DRAINAGE FACILITIES DESIGN NOTE

All storm water detention/retention areas shall drain within 24 hours of a storm event as per Article 14-8.2 (D)(4)(c)(ii)

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT AS PER ARTICLE 14-8.2(K) OF THE SANTA FE CITY CODE.

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

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

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

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

B. CHECK THE DEPTH OF SEDIMENT IN PONDS USING THE POND POST AND STAFF GAGE INSTALLED IN EACH POND. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.

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

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

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

F. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(ii).

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current

weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.

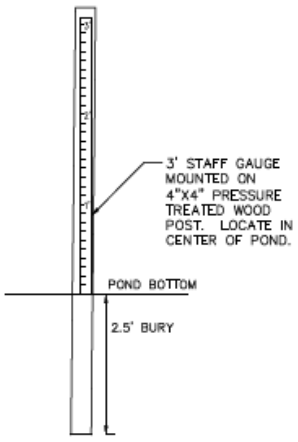
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, the undersigned professional engineer in the State of New Mexico, do hereby certify that the record information shown hereon is based on actual field measurements and visual inspections performed by myself or under my direct supervision. I further certify that the record condition as of _____ is in substantial compliance with the approved grading and drainage plan prepared by _____, dated _____.

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Westwood

1718 Dry Creek Way, Suite 110
San Antonio, TX 78259

Main (210) 265-8300

westwoodps.com
(888) 937-5150

December 07, 2021

City of Santa Fe Development Review team
Attn: Donna Wynant
200 Lincoln Ave. 1st Floor
Santa Fe, NM 87501

Re: AutoZone NM4052
6423 Airport Rd.
Santa Fe NM, 87507
Case #2021-4550

To Whom It May Concern:

The following items herein are being resubmitted for further consideration and approval of the AutoZone NM4052, Case #2021-4550. Comments from the City of Santa Fe received through email have been addressed as follows and resubmitted:

1. Drainage report issues – The drainage calculations must use 0.95 for roofs, concrete and asphalt surfaces.
   Response: Drainage calculations updated to show correct coefficients.

2. Pond detail must include depth and how pond will overflow. Show depth of drainage pipe invert in the pond. If any water will be retained, show that it will percolate within 24 hours.
   Response: Detail added on sheet C1.2 showing pond invert and outfall invert.

3. Show how water will flow across parking lot and enter into pond. Are there curb cuts to allow water into the pond? Show the curb cuts.
   Response: Drainage direction of flow arrows added to grading plan sheet C1.2, with sheet flow into proposed pond area. We will be using two 2' curb cuts, see grading sheet C1.2.

4. The proposed conditions plan view on the first page does not contain some of the important "proposed conditions" such as the cistern and roof drain connection. This is confusing.
   Response: Map added proposed conditions, cistern, rood drain, and swale, to show all drainage structures.

5. Ponds that will retain water deeper than 3' will require minimum height of 5' fencing.
   Response: Proposed Pond will be no deeper than 2.0 ft, fencing will not be required.

6. Provide detail of where water exits drain pipe and include erosion mitigation at that point. Consider reducing length of pond drainage pipe to disburse water before it exits property.
   Response: Drain pipe location changed to include erosion control and mitigation, length of pipe shortened.

7. Legend on second page of grading and drainage shows proposed sawtooth curb designation but I can't locate any on the plan itself.
   Response: Proposed sawtooth curb not utilized. Removed from legend.

8. Include pond measurement post and staff gauge shown below in each pond. Pond should be lined with filter fabric.
   Response: Pond measurement post detail added to plan set, filter fabric called out on pond detail.

9. Explain railroad track looking lines in front of and on the side of the building at the edge of the parking spaces.
   Response: These lines refer to architectural Pergola structure for shade and ascetics, added note to site plan. Refer to Architectural plans.

10. Plan shows 115 feet of 8" PVC pipe from roof drain but it's difficult to see the line where it starts and ands. It appears to be a dashed line and should be solid and connected to a labelled roof drain. Is there only one roof drain connection.
    Response: Updated roof drain to rain cistern. Starts on rear of building and flows to invert of Cistern.

11. North arrows could not be located on these drawings. There is a 15' public utility easement label right next to the building that makes no sense and is nowhere near the leader line on the plan. This designation does not need to be crammed into/around other lines when there is room on the top of the easement to move the label. Drafting lines should not cross other lines when there is room for them in another area. There are two words that say "LOW" on the plan but there is no explanation of what that means. Is there a swale here? A garden wall/retaining wall is shown as a detail and elevations on the legend but the wall does not appear to be shown anywhere on the plan. There are two solid lines coming from the north property line and going toward the corner of the building. What are these lines? They appear to possibly be overhead electric lines but the line weight looks heavier than the solid line shown on the legend. Clean up the drafting on these plans.
    Response: North arrows located in title block of drawing, public utility easement points out easement of rear of property. Leaders and drafting is cleaned up on plan sheets. "LOW" refers to the proposed swale for drainage in rear of building, details and cross sections added to sheet C1.2. Garden/Retailing wall is existing, detail removed. Solid Lines are part of the proposed grading, contours added.

12. Include Drainage Facilities Design Note, Drainage Facilities Maintenance Note, and Engineer's Stormwater Infrastructure Certification and Gunnison's Prairie Dog Note shown below on the plat.
    Response: Drainage Facilities Design Note, Drainage Facilities Maintenance Note, Engineers Stormwater Infrastructure Certification added to sheet C1.2. Prairie Dog Note added to Demolition Plan and Site Plan.

13. Include and Dust Control Note shown below on the plans.
    Response: Dust control note added to Demolition plan.

14. Show ADA route from ROW to building. Include details such as detectable warning strips where pedestrians enter a vehicular path.
    Response: Existing ADA route called out in Site plan, sheet C1.0

15. Provide Design Professional Seal and signature with date signed on all drawing sheets.
    Response: PE seal, Yen Lai, added to sheets and signed according to NM standards.

16. Provide a lighting plan.
    Response: Photometric plan provided.

I trust that the provided information will satisfy all necessary resubmittal requirements. Please contact our office with any further questions or comments.

Respectfully,
WESTWOOD PROFESSIONAL SERVICES

Yen W. Lai, P.E.
Project Manager

Yen.Lai@westwoodps.com
210-265-8310

Comment Form

Date: 12/17/21

Staff person: Eric Lucero

Dept/Div: Environmental Services Division- Solid Waste

Case: **Case #2021-4550 6423 Airport Road Autozone**

Case Mgr: Donna Wynant

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

Conditions of Approval :	Must be completed by:

Technical Corrections*:	Must be completed by:
No comments at this time.	
2	
3	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 12/13/21

Staff person: Leah Yngve

Dept/Div: Land Use/MPO

Case: **Case #2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment.**

Case Mgr: Donna Wynant

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 Add 7 spaces for bike parking for a total of 10 – inverted U installed per City code specifications	Prior to Signature Sheet Process

Technical Corrections*:	Must be completed by:
1	

*Must made prior to recording and/or permit issuance

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

Explanation of Conditions or Corrections (if needed):

One wave style bike rack is visible that can park 3 bikes. The City of Santa Fe code specifies the inverted U style which can park 2 bikes each. See below table demonstrating a minimum of 10 bicycle spaces required and attached installation specifications.

TABLE 14-8.6-3: General Off-Street Bicycle Parking For all uses except hotels or motels	
Automobile Parking Spaces Required	Bicycle Spaces Required
0—5	4
5—15	6
16—50	8
51—100	10
100 or more	12

Development Review Team

Comment Form

Date: 12/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4550. 6421 and 6423 Airport Road Esplanade Village Development Plan Amendment

Case Mgr: Donna Wynant

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.	At the time of any new construction or remodel.

6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 8. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 9. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 10. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 11. Shall comply with D105 Aerial Fire Apparatus Access Roads 12. Shall comply with Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

AutoZone Developmental Plan
The following documents were provided to review:

AutoZone Landscape Plan

1. There appears to be adequate sight distance for a conservative design speed of 50mph (current posted speed is 45mph,) so no design changes needed.

AutoZone NM4052 – Santa Fe Development

2. In General Notes 4, please verify/update it to reference New Mexico's manual on uniform traffic control devices. It states Texas manual on uniform traffic control devices.
3. Update the legend to use current the symbols used in drawing
4. Update the legend and keynote to show symbols and line styles only used on this drawing
5. Add the required parking spaces in the parking summary.

DPA Application

6. No Comments at this time.

DPA Criteria

7. No comments at this time.

Esplanade Village Subdivision Plat

8. No comments at this time.

Letter of Application

9. No comments at this time.

Audra V. Gallegos, PE
Civil Engineer I Wilson & Company, Inc., Engineers & Architects I 505 348 4110 (direct) I 505 250 4853 (cell)

City of Santa Fe, New Mexico

Planning Commission

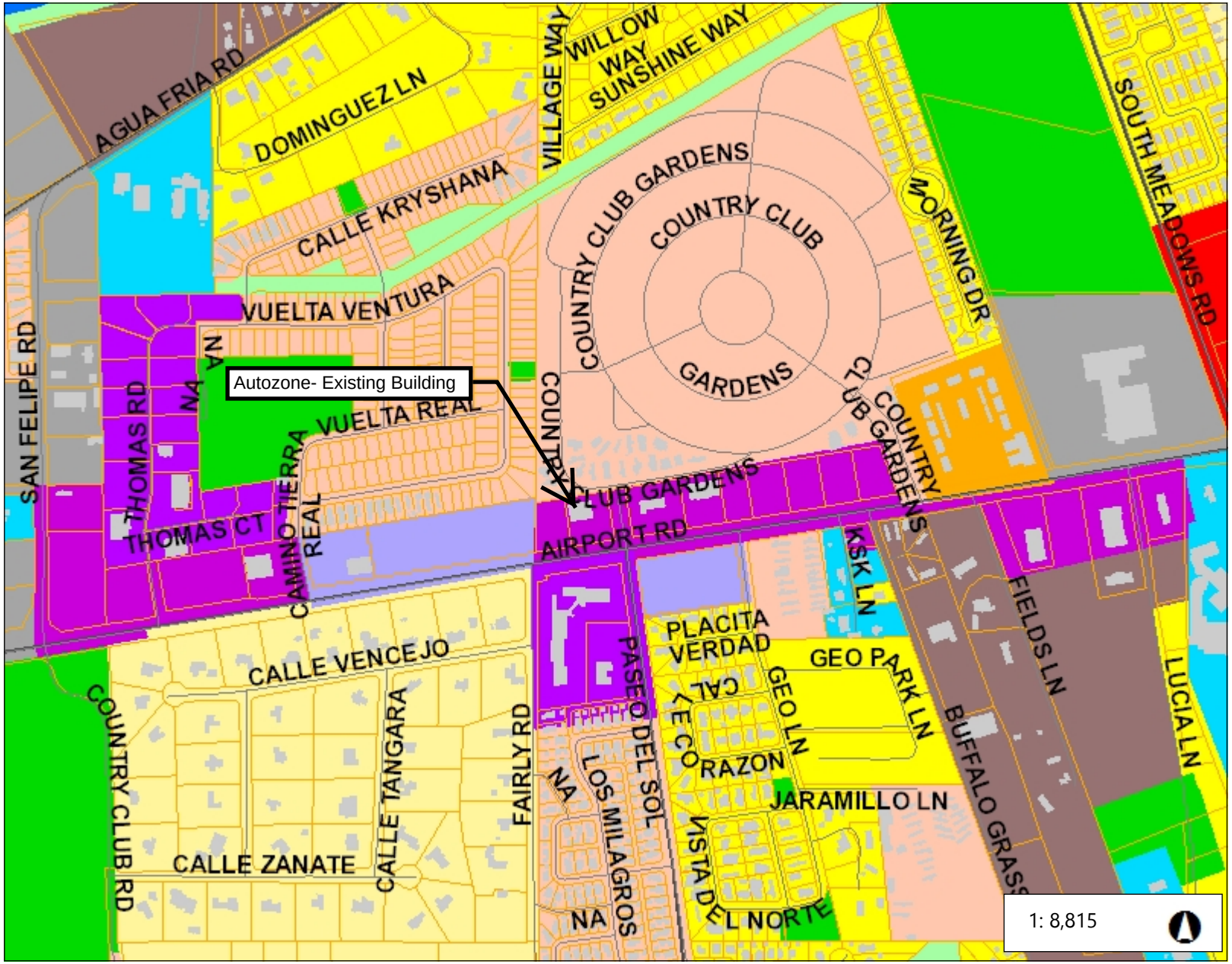
Exhibit C

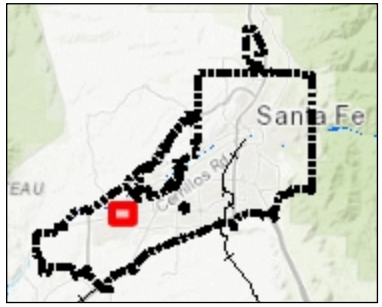
Maps & Photos

1. Future Land Use
2. Current Zoning
3. Aerial Views
4. Street Views

Santa Fe
Mapping the City Different

Future Land Use Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Future Land Use

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

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1,469.1 0 734.55 1,469.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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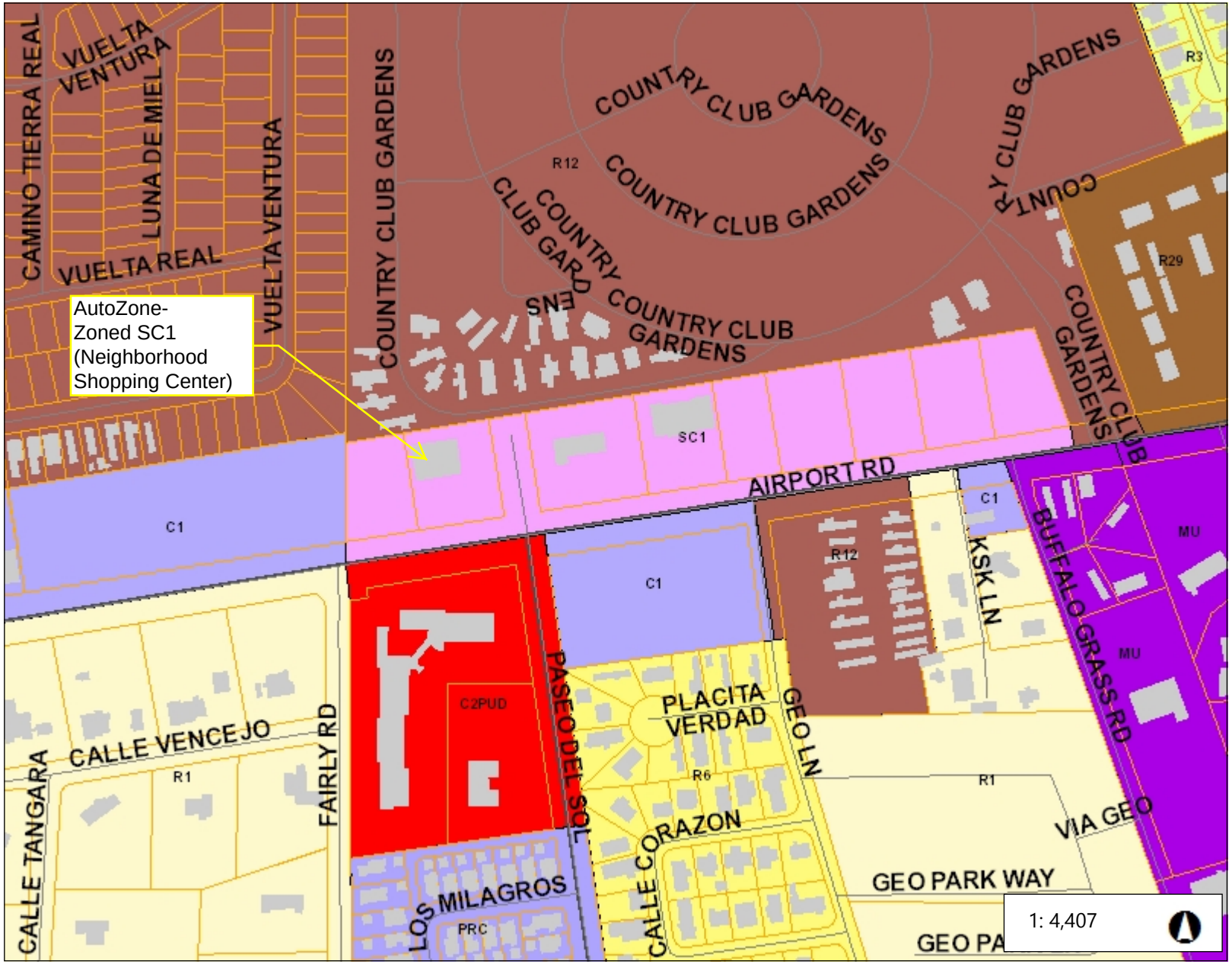
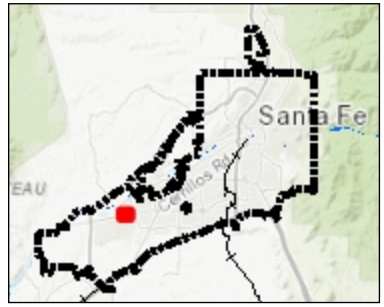
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Santa Fe
Mapping the City Different

Zoning Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels

Zoning

- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD),(AC) Single - Fami
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6, (PUD) S
- R7, (I), (PUD), R8 Single - Family 7
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/
- R12, (PUD) Multiple - Family 12du/
- R21, (PUD) Multiple - Family 21du/
- R29, (PUD),(AC) Multiple - Family 2
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Com
- C2, (PUD) General Commercial
- C4 Limited Office and Retail
- HZ Hospital Zone

Notes

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734.6 0 367.28 734.6 Feet

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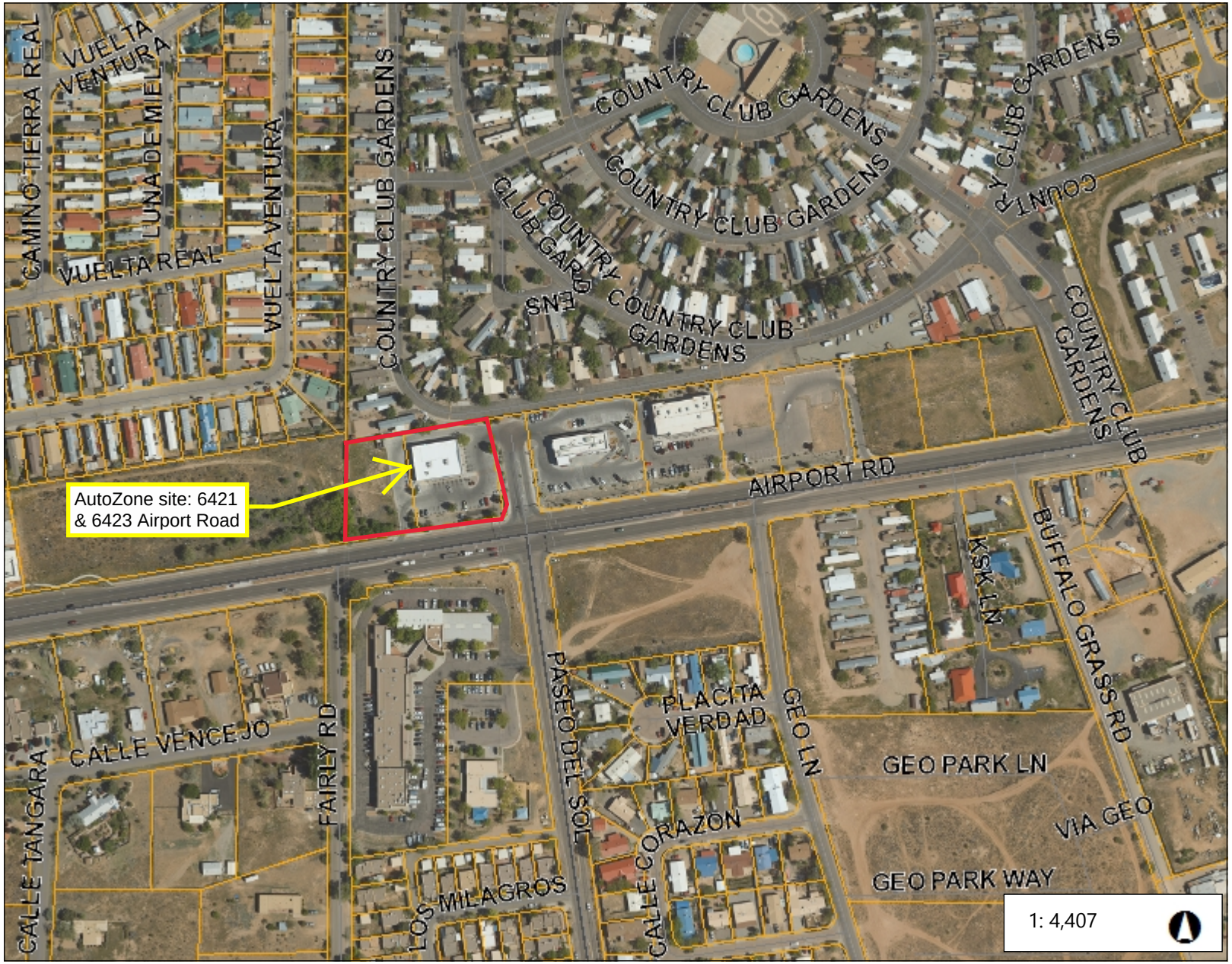
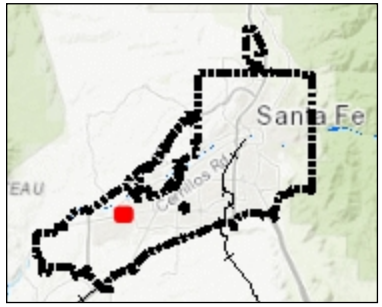
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Santa Fe
Mapping the City Different

Aerial Map





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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734.6 0 367.28 734.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Esplanade Village Shopping Center Subdivision

(Bird's Eye View: Google Earth)

Google Street Views of 6421 and 6423 Airport Road

Street view from the Airport Road and Paseo del Sol intersection looking northwest towards the existing AutoZone store.

Street view from the Airport Road looking north towards the existing AutoZone store and adjacent vacant Lot 1 to the west of the existing AutoZone store, to be consolidated with the Lot 2 to allow for a 9,000 sq. ft. addition onto the existing store .

This existing egress, which is right-out only, is located on the west end of new expanded AutoZone site.

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

ENN Materials

1. ENN Notes
2. ENN Guidelines

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

Project Name	AutoZone- expansion
Project Location	6421 and 6423 Airport Road
Project Description	Esplanade Village Development Plan Amendment
Applicant / Owner	Esplanade Development, LLC,
Agent	Paul Misfud Associates Architects, LLC
Pre-App Meeting Date	August 27, 2021
ENN Meeting Date	November 9, 2021
ENN Meeting Location	Virtual via Zoom
Application Type	Development Plan Amendment
Land Use Staff	Lee Logston
Other Staff	
Attendance	Applicant's Agent, Paul Mifsud, City staff person and 3 members of the public

Notes/Comments:
The Zoom meeting started at 5:30. The applicant introduced himself and city staff, and gave an overview of the project. Three members of the public asked questions about the proposal and expressed their support.

The meeting adjourned at 6:00 pm.

MIFSUD ASSOCIATES ARCHITECTS LLC

227 East Palace Avenue, Suite E, Santa Fe, NM 87501
tel. 505.982.8363
fax. 505.989.3311
email:sfarchitect@comcast.net
www.santafearchitects.com

October 14, 2021

Re: Esplanade Village Development Plan Amendment

This letter is to address the City's concerns regarding the Early Notification Guidelines for Esplanade Village in Santa Fe. The project is for an expansion of the **Existing Autozone Store** located at 6421 Airport Road. Autozone is a well established auto parts retail franchise with over 6,500 locations nation-wide that has been serving the Santa Fe community for over 30 years. Their facility at 6421 Airport Road has been providing auto parts, accessories, and advice to Santa Fe's south side at this location for 20 years. The business is in dire need of expansion to accommodate a growing population in Santa Fe. The new addition will function as a Hub Store, which is a mini warehouse, and will have approximately five vans that will be delivering parts to local mechanic shops as well as our other Autozone stores in the area. They plan to acquire the adjacent Lot 1 of the subdivision, which is currently vacant, to expand their existing store.

The property is zoned SC-1. The Development Plan for the existing facility was approved by the Santa Fe Planning Commission on February 4, 2010 and the Development Plan documents were recorded at the office of the County Clerk in May of 2010. It is our intent to comply with all of the requirements listed on the recorded Development Plan as well as the requirements of the City zoning code.

(a) *Effect on character and appearance of the surrounding neighborhoods.*
We believe that this building will be completely consistent with the character of this neighborhood. The site is located on Airport Road. The buildings will only be visible from the properties that are immediately to the north and from the road. There will be a 30 foot building setback at the rear of the property and there will be landscape buffers along the road as well as the rear that borders the residential properties. The building's heights will be one story and less than 25 feet.

(b) *Effect on protection of the physical environment.*
The addition to the existing building would bring the total lot coverage to about 22.5% of the site. That means that this 70,262 square foot site will have a total building footprint that is approximately 15,816 square feet, leaving 54,446 square feet for landscaping, open space, and parking. This building site was approved for a future retail structure when the original development plan was approved by the Planning Commission in 2010.

(c) *Impacts on any prehistoric, historic, archaeological, or cultural sites or structures, including acequias and the historic downtown.*
The site does not contain any historic, archaeological, or cultural sites or structures, nor is it near any acequias or the historic downtown.

(d) *Relationship to existing density and land use within the surrounding area and with the land uses and densities proposed by the City General Plan.*
The Future Land Use Map designates this property as a "Business Center", which is consistent with its current and projected use. The General Plan states that this classification provides for retail and warehouse facilities. The zoning designation for this property on the City Zoning Map is SC-1. "The purpose of the SC districts is to provide neighborhood, community and regional shopping centers." The SC-1 district is intended for stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community. We will be complying with all of the restrictions listed on the Approved Development Plan, as well as those outlined in Chapter 14 of the City Zoning Code.

(e) *Effects on parking, traffic patterns, congestion, pedestrian safety, impacts of the project on the flow of pedestrian or vehicular traffic and provision of access for the disabled, children, low-income and elderly to services.*
The use for this site already generates a very low amount of traffic and the property has an existing deceleration lane on Airport Road. A new pedestrian connection will be provided through the property.

(f) *Impact upon the economic base of Santa Fe.*
Autozone is a well-respected and well-established auto parts store that has been operating at this location for 20 years. They employ approximately 20 people who are highly skilled and well paid. The Hub operation will add an additional five full time and five part time positions.

(g) *Effect upon availability of affordable housing and availability of housing choices for all Santa Fe residents.*
This project would not effect the availability, or lack thereof, of affordable housing for Santa Fe residents. It would, however, provide a higher level of availability of auto parts to the southside of Santa Fe.

(h) *Effect upon public services such as fire, police protection, school services and other public services or infrastructure elements such as water, power, sewer, communications, bus systems, commuter or other services or facilities.*
This site is already served by all of the utilities that will be needed, which are located in Airport Road. The proposed addition will not include retail sales areas for public use, so private and public transportation impacts are negligible. The structure will be fully sprinkled and fully licensed by all applicable city and state agencies. This project will have no effect on the Santa Fe Public School system.

(i) *Impacts upon water supply, availability, and conservation methods.*
The existing Autozone store is not a water intensive use and the proposed addition will be even less so as it is primarily a warehouse for auto parts, but all City requirements for water conservation and storm water detention will be met. The new landscaping will consist of low water-use plants in keeping with City requirements. All plumbing fixtures and water systems will be low-water use, also in keeping with City requirements.

(j) *Effect on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhoods and recreational activity and employment centers.*
This criteria is mostly not applicable to this project. However, part of the work completed as part of this project will include the installation of sidewalks that serve to connect existing pedestrian pathways to those on Airport Road.

(k) *Effect upon Santa Fe's urban form.*
The City's General Plan encourages infill development such as this. A central goal of the General Plan is to…"Control sprawl by creating a more efficient use of land and more opportunities for infill." This 1.6 acre site is currently underutilized. Upon realization of this expansion, Autozone envisions an "auto parts distribution center" that will allow their services to be centralized and expanded to meet the growing needs of the community.

Attached is a preliminary site plan, along with the other documents required for this submittal. If you have any questions or comments, please contact Mifsud Associates Architects, LLC at 505-982-8363.
Sincerely,

Paul Mifsud
President
Mifsud Associates Architects, LLC

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. Development Plan Amendment Application
2. Esplanade Village Subdivision Plat
3. Esplanade Village Development Plan
4. Site Plan
5. Drainage and Grading Plan
6. Landscape Plan

MIFSUD ASSOCIATES ARCHITECTS LLC

227 East Palace Avenue, Suite E, Santa Fe, NM 87501
tel. 505.982.8363
fax. 505.989.3311
email:sfarchitect@comcast.net
www.santafearchitects.com

City of Santa Fe
Land Use Department
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909

November 22, 2021

Re: Esplanade Village Development Plan Amendment

Dear Sir or Madam,

This application is to request a development plan amendment for the property located at 6421 and 6423 Airport Road in Santa Fe. The project is for an expansion of the **Existing Autozone Store** located at 6421 Airport Road. Autozone is a well established auto parts retail franchise with over 6,500 locations nation-wide that has been serving the Santa Fe community for over 30 years. Their facility at 6421 Airport Road has been providing auto parts, accessories, and advice to Santa Fe's south side at this location for 20 years. The business is in dire need of expansion to accommodate a growing population in Santa Fe. The new addition will function as a Hub Store, which is a mini warehouse, and will have approximately five vans that will be delivering parts to local mechanic shops as well as their other Autozone stores in the area. They plan to acquire the adjacent Lot 1 of the subdivision, which is currently vacant, to expand their existing store.

The property is zoned SC-1. The Development Plan for the existing facility was approved by the Santa Fe Planning Commission on February 4, 2010 and the Development Plan documents were recorded at the office of the County Clerk in May of 2010. It is our intent to comply with all of the requirements listed on the recorded Development Plan as well as the requirements of the City Land Use Code.

Attached is the complete development plan amendment drawing set, along with the other documents required for this submittal. If you have any questions or comments, please contact Mifsud Associates Architects, LLC at 505-982-8363.

Sincerely,

Paul Mifsud
President
Mifsud Associates Architects, LLC

227 East Palace Avenue, Suite E, Santa Fe, NM 87501
tel. 505.982.8363
fax. 505.989.3311
email:sfarchitect@comcast.net
MIFSUD ASSOCIATES ARCHITECTS LLC
www.santafearchitects.com

City of Santa Fe
Land Use Department
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909

RE: Esplanade Village Autozone

November 22, 2021

Dear Sir or Madam,

This letter is to address the approval criteria for the development plan amendment for the expansion of the **Autozone** store located at **6421 Airport Road**. The expansion of this building will comply with the requirements of Chapter 14 of the Land Use Code and will not require any variances or exceptions to develop the property, which is currently a separate lot adjacent to the existing building. The addition is not intended to increase the amount of retail and customer space but rather to provide a warehouse of auto parts that can be delivered to residents, repair shops, and other Autozone outlets throughout the City.

Terrain and Stormwater Management:

This project will provide sound development of the natural terrain to protect life and property from the dangers of flooding and minimize erosion and sedimentation. Grades and vegetation outside of the building areas will be preserved and protected during construction. Stormwater will be treated as the valuable resource that it is, with water collection areas and swales that encourage infiltration on site. These measures will be integrated into the overall landscape and site design.

Landscape and Site Design:

The streetscape, parking areas and open spaces on the property will be sensitively landscaped with drought tolerant plant species that will provide a buffer from surrounding residential properties, mitigate dust and noise from Airport Road, and allow screening of parking areas. Significant existing vegetation will be preserved or relocated while new trees and shrubs will be selected to augment and compliment the native plantings. Passive water harvesting will be an integral part of the landscape design. Runoff from roofs and paved areas will be directed to landscape areas, while an active irrigation system will be utilized to supplement the landscape needs.

There will be a 30 foot building setback at the rear of the property and there will be landscape buffers along the road as well as the rear that borders the residential properties.

Vehicular and Pedestrian Circulation and Parking:

The use for this site already generates a very low amount of traffic and the property has an existing deceleration lane on Airport Road. A new pedestrian connection will be provided through the property. This addition to Autozone will be entirely for the warehousing of additional auto parts. Most of the additional traffic generated by the expansion of this facility will be from the new employees and staff

that will be needed. Delivery vans will access the building at the rear of the building and no new entry or exit drives are proposed.

Architectural Style:

The new addition has been designed to blend with the existing building on the site as well as meet the requirements of the Land Use Code. The new addition will be one story tall and keep within the height limit required in this SC-1 zone. The new structure will adhere to the requirements of Chapter 14, section 8.7. The wall finish will be predominantly stucco that will match the color of the existing structure. The wall facing Airport road will have areas of glazing under a partial trellis.

Site Lighting:

No new light standards will need to be added to the property. Any new site lighting will consist of low-wattage landscape lighting and/or building mounted sconces. New light fixtures will have full cut-offs, will be shielded from public view, and will not spill onto adjacent public and private properties.

Zoning, Land Use and Effect upon Santa Fe's urban form:

Autozone is a well-respected and well-established auto parts store that has been operating at this location for over 20 years. They employ approximately 20 people who are highly skilled and well paid. The Hub operation will add an additional five full time and five part time positions.
The Future Land Use Map designates this property as a "Business Center", which is consistent with its current and projected use. The General Plan states that this classification provides for retail and warehouse facilities. The zoning designation for this property on the City Zoning Map is SC-1. "The purpose of the SC districts is to provide neighborhood, community and regional shopping centers." The SC-1 district is intended for stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community. This building site was approved for a future retail structure when the original development plan was approved by the Planning Commission in 2010. We will be complying with all of the restrictions listed on the Approved Development Plan, as well as those outlined in Chapter 14 of the City Zoning Code.

The City's General Plan encourages infill development such as this. A central goal of the General Plan is to…"Control sprawl by creating a more efficient use of land and more opportunities for infill." This 1.6 acre site is currently underutilized. Upon realization of this expansion, Autozone envisions an "auto parts distribution center" that will allow their services to be centralized and expanded to meet the growing needs of the community. We appreciate the consideration the City has given to this project and to the approval of this development plan amendment.

Sincerely,

Paul Mifsud
Mifsud Associates Architects, LLC

PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: ESPLANADE VILLAGE DEVELOPMENT PLAN AMENDMENT

Address: 6421 AIRPORT RD. Zoning: SC.1

Previous Approvals: Purpose of Amendment: AUTOZONE ADDITION / LOT CONSOLIDATION

Property Owner Information

Company Name: Esplande Development, LLC

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

Address: 970 Antelope Ave. NE (Street Address) (Suite/Unit #)

Albuquerque (City) NM (State) 87110 (ZIP Code)

Phone: (505-610-3808 E-mail Address: dwj87122@yahoo.com

Applicant/Agent Information (if different from owner)

Company Name: MIFSUD ASSOCIATES ARCHITECTS, LLC

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

Address: 227 E. PALACE AVE. (Street Address) SUITE E (Suite/Unit #)

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: ( )505.982.8363 E-mail Address: SFARCHITECT@COMCAST.NET

Correspondence Directed to: ☐ Owner ☑ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 6421 AIRPORT RD.

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

Signed: DAVID JOHNSON Date: 11/18/21

Signed: FOR Esplanade Development Date:

Signature

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

Signature: Date: 11.22.21

PLAN OR PLAT AMENDMENT APPLICATION

Parcel Information

Project Name: ESPLANADE VILLAGE DEVELOPMENT PLAN AMENDMENT

Address: 6421 AIRPORT RD. Zoning: SC-1

Previous Approvals: Purpose of Amendment: AUTOZONE ADDITION / LOT CONSOLIDATION

Property Owner Information

Company Name:

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

Address: 3104 O Street Suite 179 (Street Address) (Suite/Unit #)

Sacramento (City) CA (State) 95816 (ZIP Code)

Phone: ( ) E-mail Address:

Applicant/Agent Information (if different from owner)

Company Name: MIFSUD ASSOCIATES ARCHITECTS, LLC

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

Address: 227 E. PALACE AVE. (Street Address) SUITE E (Suite/Unit #)

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: (505.982.8363 E-mail Address: SFARCHITECT@COMCAST.NET

Correspondence Directed to: ☐ Owner ☑ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 6421 AIRPORT RD.

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

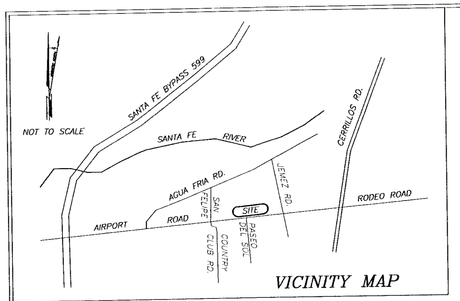
Signed: POA FOR Brian Paunch Date: 11/18/2021

Signed: Date:

Signature

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

Signature: Date: 11.22.21



VICINITY MAP

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. NEW MEXICO GAS COMPANY: FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICES OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES. SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OF BELOW), 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.

LEGEND

BEARINGS ARE NEW MEXICO STATE PLAIN CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS. DISTANCES ARE GROUND AT 6500' AMSL. GROUND TO GRID SCALE FACTOR IS 0.999598

UTILITY SYMBOLS SHOWN LARGER THEN THEIR ACTUAL SIZE FOR VIEWING PURPOSES.

- DENOTES BRASS CAP FOUND
- DENOTES REBAR, OR AS SHOWN FOUND
- DENOTES MONUMENT, TO BE SET UPON RECORDING
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES ELECTRICAL BOX
- DENOTES CLEAN OUT
- DENOTES IRRIGATION BOX
- DENOTES TRAFFIC SIGINAL BOX
- DENOTES HOT BOX
- DENOTES LIGHT POLE
- DENOTES SEWER MANHOLE
- DENOTES TELEPHONE MANHOLE
- DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES FENCE
- 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.

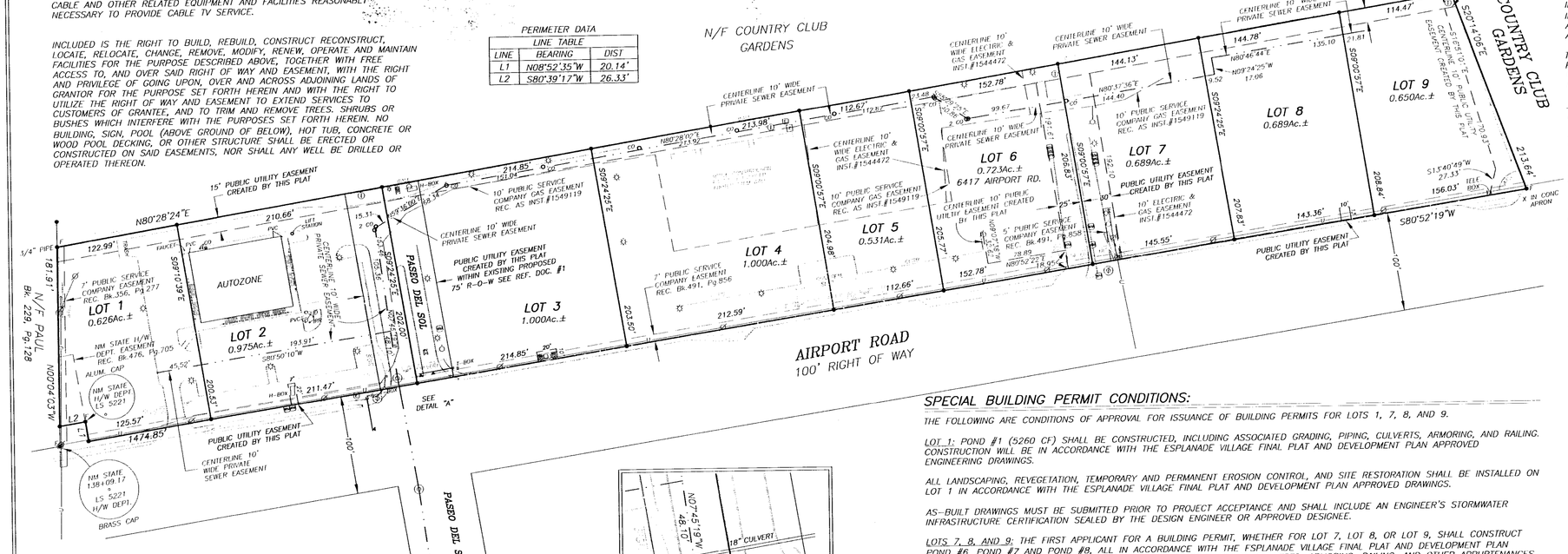
LOT #	ADDRESS
1	6423 AIRPORT RD.
2	6421 AIRPORT RD.
3	6419 AIRPORT RD.
4	6417 AIRPORT RD.
5	6415 AIRPORT RD.
6	6413 AIRPORT RD.
7	6411 AIRPORT RD.
8	6409 AIRPORT RD.
9	6407 AIRPORT RD.

FLOOD ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.I.R.M. PANEL 35049C0393D, EFFECTIVE DATE OF JUNE 17, 2008.

PERIMETER DATA

LINE TABLE		
LINE	BEARING	DIST
L1	N08°52'35"W	20.14'
L2	S80°39'17"W	26.33'



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.

Vernon Hill — 5-4-10
PNM ELECTRIC SERVICE — DATE

Frank L. Lucero — 5-4-10
NM GAS COMPANY — DATE

QWEST COMMUNICATIONS, INC., DISCLAIMER.

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

Michael Martinez — 5/4/10
QWEST COMMUNICATIONS — DATE

Mark A. [illegible] — 5-4-10
COMCAST — DATE

Anton Trujillo — 5-4-10
SANGRE DE CRISTO WATER CO. — DATE

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 19 day of May, 2010 A.D. at 2:44 o'clock PM, and was duly recorded in book , page(s) 14-15 of the records of Santa Fe County.
Inst # 1599180
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.
Deputy

County Clerk

Seal

NOTES

1. THIS PLAT SUBJECT TO ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
2. THIS SUBDIVISION IS ZONED SC-1. REFER TO SFCC 14-33.2 FOR PERMITTED PRINCIPAL USES AND STRUCTURES.
3. BURIED TELEPHONE LINE LOCATED BY UTILITY LOCATOR.
4. BURIED SEWER LINES LOCATED BY VISIBLE ABOVE GROUND FIXTURES. ENGINEERINGING SEWER PLANS AND CONTRACTOR INFORMATION.
5. THE DEVELOPMENT IS SERVED BY A PRIVATE ON-SITE SEWER COLLECTION SYSTEM.
6. A SHARED SEWER SERVICE/EASEMENT AGREEMENT EXISTS FOR THIS DEVELOPMENT.

REFERENCE DOCUMENT

1. PLAT OF RIGHT OF WAY DEDICATION OF AN EXTENSION OF PASEO DEL SOL WITHIN TRACT 1, PREPARED BY: SOUTHWEST MOUNTAIN SURVEYS, RECORDED JULY 10, 2008 IN Bk.686, Pg.07.
2. BOUNDARY PLAT OF TRACT 1, PREPARED BY: SOUTHWEST MOUNTAIN SURVEYS, RECORDED AUG. 12, 2005 IN Bk.597, Pg.32.
3. LOT SPLIT PLAT PREPARED FOR NINO PADILLA, PREPARED BY McCLINTOCK SURVEYING AND DRAFTING, INC. RECORDED MARCH 31, 2000 IN Bk.439, Pg.14
4. REPLAT OF SURVEY FOR CELINA P. PAUL, PREPARED BY: PROFESSIONAL LAND SURVEYING, RECORDED JAN. 10 1989 IN Bk.137, Pg.26.
5. ALL OTHER DOCUMENTS REFERENCED ON THE FACE OF THIS PLAT

SPECIAL BUILDING PERMIT CONDITIONS:

THE FOLLOWING ARE CONDITIONS OF APPROVAL FOR ISSUANCE OF BUILDING PERMITS FOR LOTS 1, 7, 8, AND 9.

LOT 1: POND #1 (5260 CF) SHALL BE CONSTRUCTED, INCLUDING ASSOCIATED GRADING, PIPING, CULVERTS, ARMORING, AND RAILING. CONSTRUCTION WILL BE IN ACCORDANCE WITH THE ESPLANADE VILLAGE FINAL PLAT AND DEVELOPMENT PLAN APPROVED ENGINEERING DRAWINGS.

ALL LANDSCAPING, REVEGETATION, TEMPORARY AND PERMANENT EROSION CONTROL, AND SITE RESTORATION SHALL BE INSTALLED ON LOT 1 IN ACCORDANCE WITH THE ESPLANADE VILLAGE FINAL PLAT AND DEVELOPMENT PLAN APPROVED DRAWINGS.

AS-BUILT DRAWINGS MUST BE SUBMITTED PRIOR TO PROJECT ACCEPTANCE AND SHALL INCLUDE AN ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION SEALED BY THE DESIGN ENGINEER OR APPROVED DESIGNEE.

LOTS 7, 8, AND 9: THE FIRST APPLICANT FOR A BUILDING PERMIT, WHETHER FOR LOT 7, LOT 8, OR LOT 9, SHALL CONSTRUCT POND #6, POND #7 AND POND #8, ALL IN ACCORDANCE WITH THE ESPLANADE VILLAGE FINAL PLAT AND DEVELOPMENT PLAN APPROVED ENGINEERING DRAWINGS. ALL ASSOCIATED GRADING, PIPING, CULVERTS, ARMORING, RAILING, AND OTHER APPURTENANCES SHALL BE INCLUDED IN THIS CONSTRUCTION.

INSTALLATION OF LANDSCAPING, REVEGETATION, TEMPORARY AND PERMANENT EROSION CONTROL, AND SITE RESTORATION FOR LOT 7, LOT 8, AND LOT 9, SHALL BE A CONDITION OF BUILDING PERMIT ISSUANCE FOR LOT 7, LOT 8, AND LOT 9, RESPECTIVELY, AND SHALL BE DONE IN ACCORDANCE WITH APPROVED ESPLANADE VILLAGE FINAL PLAT AND DEVELOPMENT PLAN DRAWINGS.

WATER AND WASTEWATER IMPROVEMENTS FOR LOTS 7, 8, AND 9 MAY BE REQUIRED AND WILL BE EVALUATED AT THE TIME OF BUILDING PERMIT.

AS-BUILT DRAWINGS MUST BE SUBMITTED PRIOR TO PROJECT ACCEPTANCE AND SHALL INCLUDE AN ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION SEALED BY THE DESIGN ENGINEER OR APPROVED DESIGNEE.

LOTS 1, 7, 8, AND 9: CONSTRUCTION OF DUMPSTER PADS FOR EACH LOT SHALL BE DONE BY THE BUILDING PERMIT APPLICANT FOR EACH LOT, RESPECTIVELY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 12th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Edward M. Trujillo — 4/30/10
EDWARD M. TRUJILLO, N.M.P.L.S. 12352, — DATE

EDWARD M. TRUJILLO NEW MEXICO 12352 REGISTERED PROFESSIONAL SURVEYOR

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).

THE PRIVATE AND PUBLIC UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS AND EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

THIS SUBDIVISION CONTAINS 6.884 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION AND MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNERS.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

THIS 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.

THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF NPDES GENERAL MS4 DISCHARGE PERMIT No. NMR040000 AND NPDES CONSTRUCTION GENERAL PERMIT No. NMR100000.

STORMWATER AGREEMENT:
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY 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 STORMWATER 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 STORMWATER 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.

THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.
OWNER:
ESPLANADE DEVELOPMENT, LLC.

Justin D. Hoech — May 3, 2010
BY: JUSTIN D. HOECH MANAGING MEMBER. — DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED SUBSCRIBED BEFORE ME BY JUSTIN D. HOECH
THIS 3rd DAY OF May, 20 10

OFFICIAL SEAL
Ken Vaughn
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-27-11

[signature] — April 27, 2011
NOTARY PUBLIC — MY COMMISSION EXPIRES

APPROVALS:

APPROVED BY THE CITY OF SANTA FE PLANNING COMMISSION AT THEIR MEETING OF FEB. 4, 2010

REVIEWED BY CITY OF SANTA FE:

PLANNING COMMISSION CHAIRPERSON — 5-12-10 DATE

Angela Schackel Bordegaray — 5/17/10
SECRETARY — DATE

Risana Zaxus — 05/11/2010
CITY ENGINEER FOR LAND USE — DATE

Jamaal Ober — 5.19.10
CITY PLANNER — DATE

1. THIS PLAT SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD AS SHOWN ON PLAT RECORDED BOOK 261, PAGES 015, AS DOC. No.840,885
2. THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ESPLANADE VILLAGE SUBDIVISION
PREPARED FOR
ESPLANADE DEVELOPMENT, LLC.
BEING A SUBDIVISION OF TRACT 1, PLAT Bk.686, Pg.07.
SECTION 12, T16N, R8E, NMPM
SANTA FE COUNTY, N.M.

PURPOSE: "THIS PLAT IS TO CREATE A NINE LOT SUBDIVISION"

CITY OF SANTA FE CASE #2009.-93

sheet no. 2-1

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502A CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE#8621\SUB DATE: 4\30\10

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

EXISTING UTILITIES

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THEIR FAILURE TO LOCATE AND PRESERVE ANY/ALL UTILITIES.

CONTRACTOR NOTE

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REQUEST PROJECT CONTROL POINTS TO ESTABLISH CONSTRUCTION SITE FROM SURVEYOR OF RECORD.

GENERAL NOTES

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. CONTRACTOR SHALL COMPLY WITH SANTA FE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ALL OTHER APPLICABLE BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
4. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
5. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
6. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED AT CONTRACTOR'S EXPENSE.
7. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGE DUE TO ANY INACCURACIES.
8. ANY EXISTING OFF-SITE IMPROVEMENTS OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES 48 HOURS PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.
10. DURING CONSTRUCTION, THE OWNER WILL PROVIDE A GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION. RETESTS REQUIRED DUE TO CONTRACTOR PERFORMANCE SHALL BE PAID BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOULDERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
12. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
13. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
14. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL/HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OF RECORD.
16. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, SIGNS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
17. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, THE GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND GAS VALVES THAT ARE IN THE PROJECT AREA.
18. MATERIAL SPECIFICATIONS:
    CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON PLANS

    REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60 (2" COVER UNLESS OTHERWISE NOTED ON PLANS)

    PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501

    STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36
19. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. NO WASTE MATERIAL SHALL BE PERMANENTLY PLACED IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING THE NECESSARY PERMITS.
20. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION AND EROSION CONTROLS AS REQUIRED BY THE NEW MEXICO AND/OR AS INDICATED ON THE PLANS. UPON FINAL STABILIZATION OF DISTURBED AREAS AND FINAL ACCEPTANCE OF THE PROJECT; ALL TEMPORARY CONTROLS SHALL BE REMOVED BY CONTRACTOR.

SITE PLAN NOTES

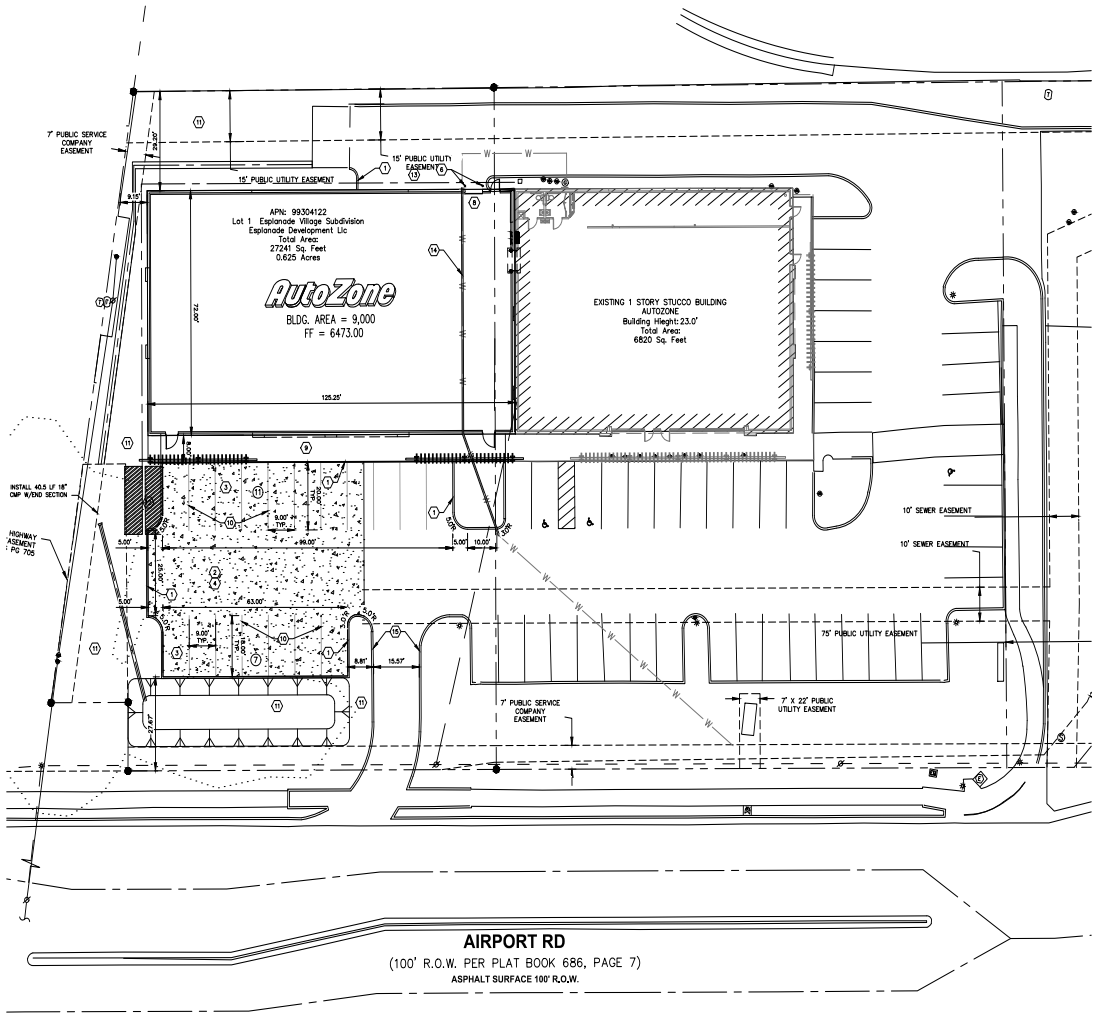
1. FIRE LANES SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS.
2. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED SANTA FE BUILDING CODES, AS AMENDED.
3. MECHANICAL UNITS, DUMPSTER, & TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE SANTA FE.
4. THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE. ALL SIGNAGE IS CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT AND THE ISSUE OF A SIGN PERMIT.
5. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
6. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT NEW MEXICO ACCESSIBILITY STANDARDS AND SANTA FE DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

PLANNING / LAND USE TABLE

PROPOSED USE	RETAIL
SITE AREA	1.0199 + 0.623 ACRES
BUILDING AREA	9000 SF
ZONING	SC1
ONSITE IMPERVIOUS COVER	1.16 ACRES (50,953 SF) (71.1%)

PARKING SUMMARY

PARKING RATIO	SF GFA
PARKING REQUIRED	xx SPACES
PARKING PROVIDED	62 SPACES (INCLUDING HANDICAP)
HANDICAP PARKING PROVIDED:	3 SPACES



SCALE: 1" = 20'

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING GAURD POST
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING TELE PED
- EXISTING TELE MH
- BOUNDARY LINE
- PROPOSED SAWTOOTH CURB
- PROPOSED HEADER CURB
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- (2) KEY NOTE
- (3) PARKING STALL COUNT

KEYNOTES

BUILDING & PAVING

1. ROLLOVER CURB AT CONCRETE PAVING – SEE DETAIL 1 / SHEET C1.A
2. HEAVY DUTY CONCRETE PAVING – SEE DETAIL 3/ SHEET C1.A
3. LIGHT DUTY CONCRETE PAVING – SEE DETAIL 3/ SHEET C1.A
4. CONCRETE PAVING – SEE DETAIL 4/ SHEET C1.A EXPANSION AND CONTROL JOINTS – SEE DETAILS 23 & 24/ SHEET C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
5. CONCRETE LIGHT POLE BASE – SEE DETAIL 13/ C1.A AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
6. PIPE GUARD – SEE DETAIL 16/ SHEET C1.A
7. 6'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK SEE DETAIL 17/ SHEET C1.A
8. SERVICE DOOR PLAN – SEE DETAIL 15/ SHEET C1.A
9. CONCRETE SIDEWALK AROUND BUILDING – SEE DETAIL 22 & 28/ SHEET C1.A
10. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
11. NEW LANDSCAPE AREA – PROVIDE 3" TOPSOIL & SOD. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
12. PROPOSED RAIN CISTERN– SEE GRADING SHEET C1.2 FOR DETAILS
13. LOADING AREA: SLOPE AT MAX. 2.5% AWAY FROM BUILDING.
14. TRENCH AND SLEEVE EXISTING WATER PIPE
15. EXISTING CURB TO REMAIN
16. CONTRACTOR TO MATCH EXISTING PAVEMENT AND/OR EXISTING CURB WITH EXISTING PAVEMENT AND/OR EXISTING CURB

GENERAL NOTES

1. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
2. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
3. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
5. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 4052
6423 AIRPORT RD
SANTA FE NEW MEXICO 87507

SITE PLAN

SCALE:

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE
10/12/2021
PROTOTYPE SIZE

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P.E. No.: 121626
DATE: NOV 29, 2021
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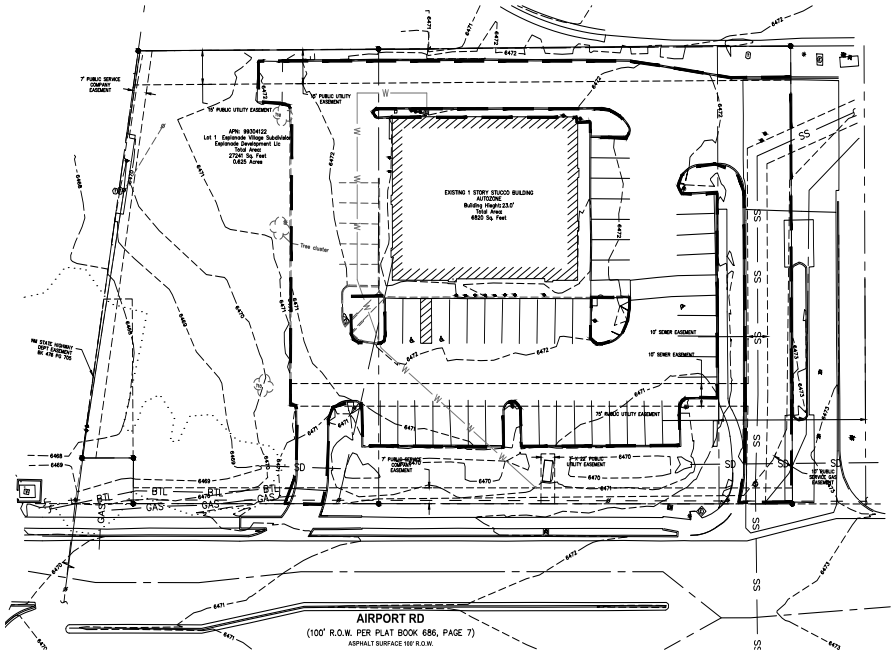
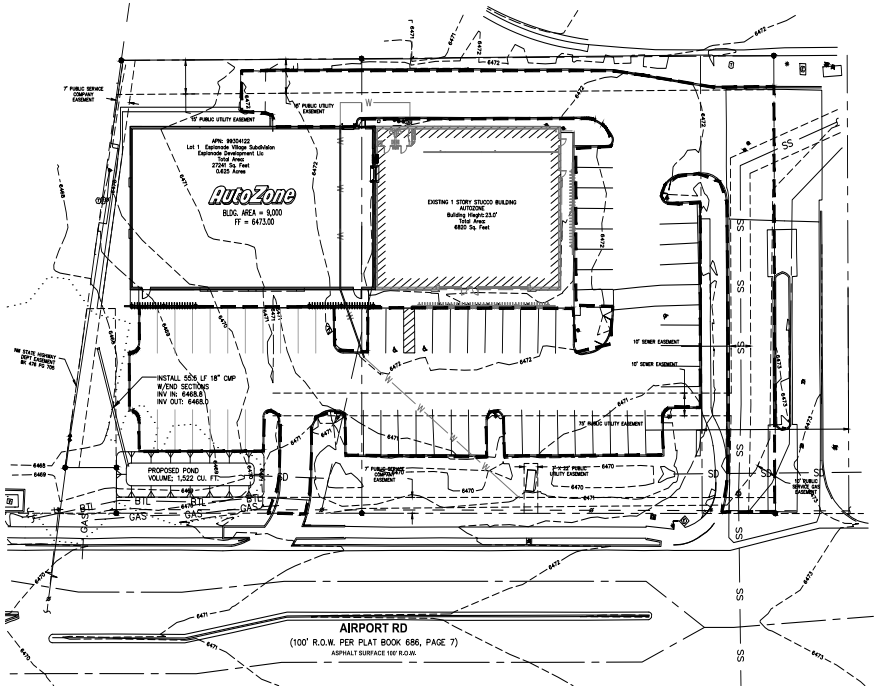
C1.0

File: N:\10033325.001\ project data\Dwg\Civil\C1.0 SITE PLAN.dwg



EXISTING CONDITIONS MAP
SCALE: 1"=30'



PROPOSED CONDITIONS MAP
SCALE: 1"=30'

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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30' 0 15' 30'
SCALE: 1" = 30'

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING GAURD POST
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING TELE PED
- EXISTING TELE MH
- EXISTING CONTOURS
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- EXISTING AREA ACREAGE
- PROPOSED AREA ACREAGE
- PROPOSED CONTOUR WITH ELEVATION

EXISTING CONDITIONS				
LAND USE	AREA (sq ft)	C	I (in/hr)	Q (cfs)
Developed: Roof, Sidewalk	8,487	0.95	5.93	1.10
Developed: Driveway	31,697	0.8	5.93	3.45
Landscape	1,341	0.55	5.93	0.10
Undeveloped	29,983	0.55	5.93	2.24
Composite	**71,508**	**0.71**	**5.93**	**6.89**

PROPOSED CONDITIONS				
LAND USE	AREA	C	i	Q
Developed: Roof, Sidewalk	18,337	0.95	7.22	2.89
Developed: Driveway	32,616	0.8	7.22	4.32
Landscape	20,555	0.55	7.22	1.87
Composite	**71,508**	**0.77**	**7.22**	**9.08**

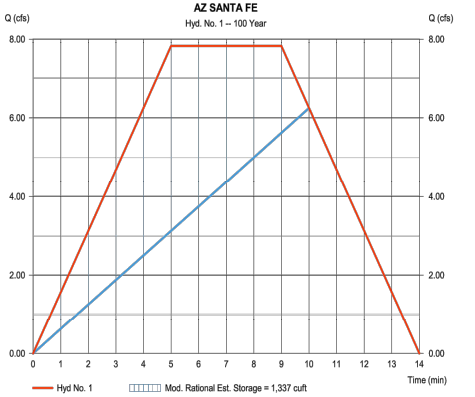
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Sunday, 11 / 21 / 2021

Hyd. No. 1

AZ SANTA FE

Hydrograph type	= Mod. Rational	Peak discharge	= 7.810 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 4,241 cuft
Drainage area	= 1.640 ac	Runoff coeff.	= 0.77
Intensity	= 6.185 in/hr	Tc by User	= 5.00 min
IDF Curve	= Santa Fe IDF.IDF	Storm duration	= 1.8 x Tc
Target Q	=6.890 cfs	Est. Req'd Storage	=1,337 cuft



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SANTA FE NEW MEXICO 87507

DRAINAGE AREA MAP

SCALE:

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
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C1.1

File: N:\00033525.00\1 project data\Dwg\Civil\C1.1 DRAINAGE AREA MAP.dwg

DETAIL OF POND: SECTION A-A

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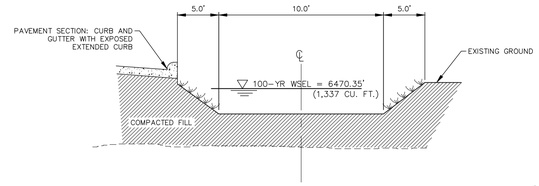
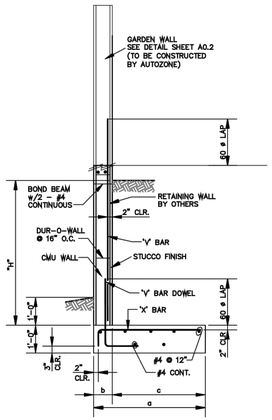




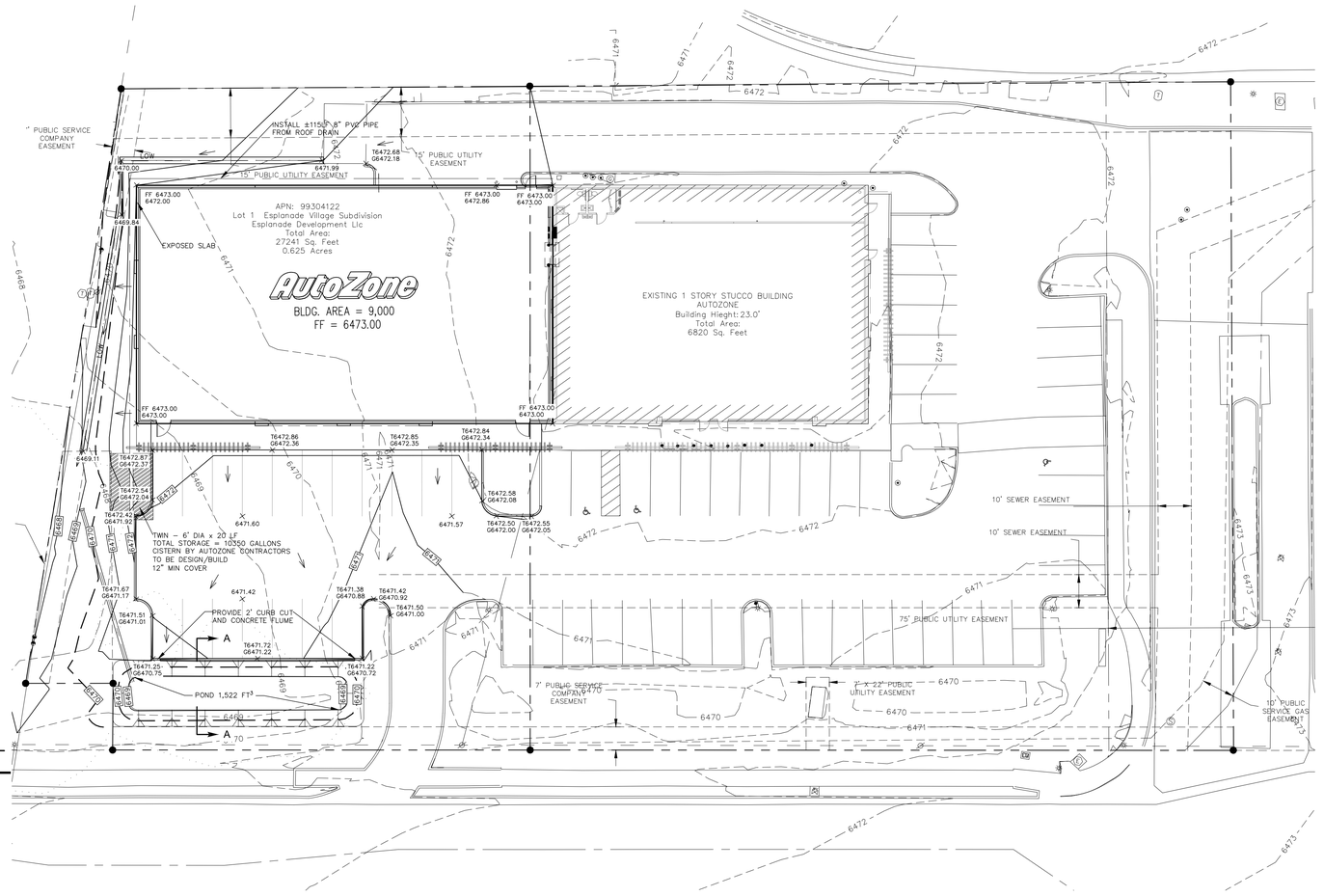
CMU CANTILEVER RETAINING WALL SCHEDULE					
H	a	b	c	V	X
6'-0" to 8'-0"	5'-0"	12"	4'-0"	#6 @ 24"	#5 @ 24"
4'-0" to 6'-0"	4'-0"	8"	3'-4"	#5 @ 16"	#4 @ 16"
4'-0" to 2'-0"	3'-0"	8"	2'-4"	#5 @ 16"	#3 @ 16"
less than 2'-0"	2'-0"	8"	1'-4"	#4 @ 32"	#3 @ 32"

REBAR f_y = 60,000 psi
CONCRETE FTG. f'_c = 3,000 psi
CMU $f'm$ = 1,200psi
GROUT f'_c = 2,000 psi
MORTAR TYPE M OR S

NOTE: 'V' BAR DOWELS, SAME SIZE, SPACING AND CLEARANCE AS 'V' BARS.

RETAINING WALL/GARDEN WALL DETAIL

NTS



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20 0 10 20

SCALE: 1" = 20'

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING GAURD POST
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING TELE PED
- EXISTING TELE MH
- BOUNDARY LINE
- 6472 PROPOSED CONTOUR WITH ELEVATION
- PROPOSED SAWTOOTH CURB
- H.P. PROPOSED HIGH POINT
- PROPOSED GRADING LIMITS
- PROPOSED LOW
- × 168.79 PROPOSED SPOT ELEVATION
- × T168.49 PROPOSED TOP OF CURB SPOT ELEVATION
- × G168.49 PROPOSED GUTTER SPOT ELEVATION
- × 117.20TW PROPOSED TOP OF LANDSCAPE WALL ELEVATION
- × 115.31BM PROPOSED BOTTOM OF LANDSCAPE WALL ELEVATION
- × E165.25 EXISTING SPOT ELEVATION

R.O.W. NOTIFICATION NOTE:

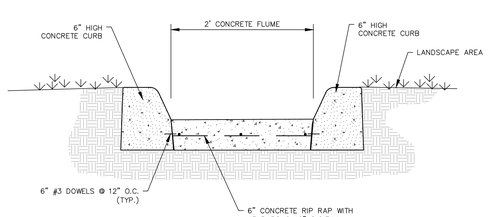
NOTIFICATIONS ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT – ARCHITECTURE AND ENGINEERING DIVISION – PERMIT OFFICE – REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY. CONTACT HARRIS COUNTY PERMIT OFFICE (713) 316-3562.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION
   THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.
2. CLEARING THE AREA TO BE FILLED
   ALL TIMBER, LOGS, TREES, BRUSH, AND RUBBISH SHALL BE REMOVED FROM THE SITE.
3. SCARIFYING THE AREA TO BE FILLED
   ALL ORGANIC MATTER SHALL BE REMOVED FORM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"). ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

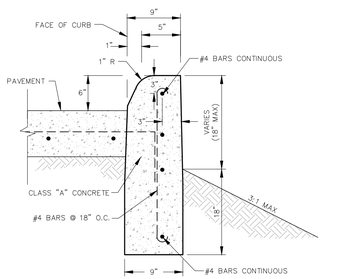
   WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.
4. COMPACTING THE AREA TO BE FILLED
   FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FORM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY-EIGHT PERCENT (98%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE.
5. FILL MATERIALS
   THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCE, SUCH AS TREES, BRUSH, AND RUBBISH.
6. DEPTH AND MIXING OF FILL LAYERS
   THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6").

   HOWEVER IT MAY VARY DEPENDING ON THE DEMONSTRATED CAPABILITY OF COMPACTION EQUIPMENT. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED EIGHT INCHES (8"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.
7. ROCK
   WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGER ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.
8. COMPACTION OF FILL LAYER
   COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).
9. COMPACTION OF SLOPES
   THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE, FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.
10. MOISTURE CONTENT
    THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.
11. DENSITY TEST
    FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION, THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIED TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER:
    1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
    2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8") SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
    3. FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
    4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.



CONCRETE CURB FLUME

N.T.S.



EXTENDED CURB DETIAL

N.T.S.

Westwood

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westwoodps.com

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Store No.: 4052
6423 AIRPORT RD
SANTA FE NEW MEXICO 87507

GRADING AND DRAINAGE PLAN

SCALE:

REVISIONS
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7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 10/12/2021
PROTOTYPE SIZE

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C1.2

File: N:\00333525.001\1 project data\Dwg\Civil\C1.2 GRADING AND DRAINAGE PLAN.dwg

PLANT LEGEND

AUSTRIAN PINE
PINUS NIGRA
6 FT.

AUTUMN BLAZE PEAR
PYRUS CALLERYA 'AUTUMN BLAZE'
2" CAL.

BRISTLECONE PINE
PINUS ARISTATA
6 FT.

FLOWERING PURPLE PLUM
PRUNUS CERASIFERA
2" CAL.

GREEN ASH "MARSHALL"
FRAXINUS PENNSYLVANICA
2" CAL.

NEW MEXICO PRIVET
FORESTIERA NEOMEXICANA
6" CLUMP

QUAKING ASPEN
POPULUS TREMULOIDES
2" CAL.

RADIANT CRABAPPLE
MALUS 'RADIANT'
2" CAL.

ROCKY MOUNTAIN JUNIPER
JUNIPERUS SCOPULORUM
6 FT.

SCOTCH PINE
PINUS SYLVESTRIS
6 FT.

SHRUBS: HONEYSUCKLE
LONICERA CAERULEA 'BOREALIS'
2" CAL.

THORNLESS COCKSPUR HAWTHORN
CRATAEGUS CRUS-GALLI 'INERMIS'
2" CAL.

APACHE PLUME
FALLUGIA PARADOXA
5 GAL.

"BLUE SAGE"
ARTEMISIA CANA
5 GAL.

BUFFALO JUNIPER
JUNIPERUS SABINA "BUFFALO"
5 GAL.

BUTTERFLY BUSH
BUDDLEIA DAVIDII
5 GAL.

CHAMISA
NAUSEOSUS AUREUS
2 GAL.

COMMON PYGMY BARBERRY
BERBERIS THUNBERGII
5 GAL.

FERNBUSH
CHAMAEBATIARIA MILLEFOLIUM
5 GAL.

LILAC SELECTIONS
SYRINGA CULTIVARS
5 GAL.

MOUNTAIN MAHOGANY
CERCOCARPUS LEDIFOLIUS
5 GAL.

POTENTILLA
POTENTILLA FRUTICOSA
5 GAL.

RUGOSA ROSE
ROSA RUGOSA
5 GAL.

SILVER SAGE
PERSONATA ARTEMISIA
5 GAL.

SEGAL ARK
MALACOMEDES CAPITULARE
1 GAL.

SKAGGS SUMAC
SUMAC RHUS TYPHINA
5 GAL.

SPREADGRASS
SPIPA TENUISSIMA
1 GAL.

WESTERN SAND CHERRY
PRUNUS PUMILA
5 GAL.

3/4" SANTA FE BROWN GRAVEL

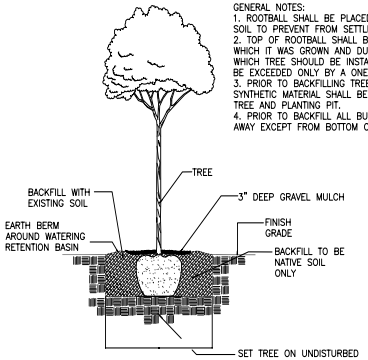
RIVER ROCK

NOTE: IRRIGATION SHALL BE PURSUANT TO THE IRRIGATION REQUIREMENTS IN § 14-8. IN THE SANTA FE CITY LANDUSE CODE

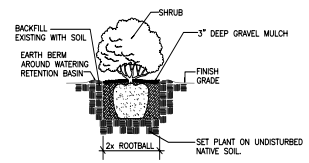
REQUIRED LANDSCAPING

1. 10 S.F. / PARKING SPACE: 18 X 10 = 180 S.F.
2. STREET TREES = 20' O.C.
   2.5" CALIPER / MIN. 30' HIGH
3. MIN. 30% TO BE EVERGREEN
4. ONE DECIDUOUS TREE PER 90 S.F. OF LANDSCAPED AREA.
5. LANDSCAPE TO CURB.
6. SHRUBS = MIN. 5 GAL.
   EVERGREEN TREES = MIN. 6' HIGH
   DECIDUOUS TREES = MIN. 2" CALIPER
7. PONDS AT AIRPORT RD.: MAX. 10' WIDE
8. 4' HIGH HEDGE SCREENING

GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE PLACED AT LEVEL WHICH IT WAS GROWN AND DUG. THIS IS THE LEVEL WHICH TREE SHOULD BE INSTALLED; WHICH SHOULD BE EXCEEDED ONLY BY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIAL SHALL BE REMOVED FROM THE TREE AND PLANTING PIT.
4. PRIOR TO BACKFILL ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

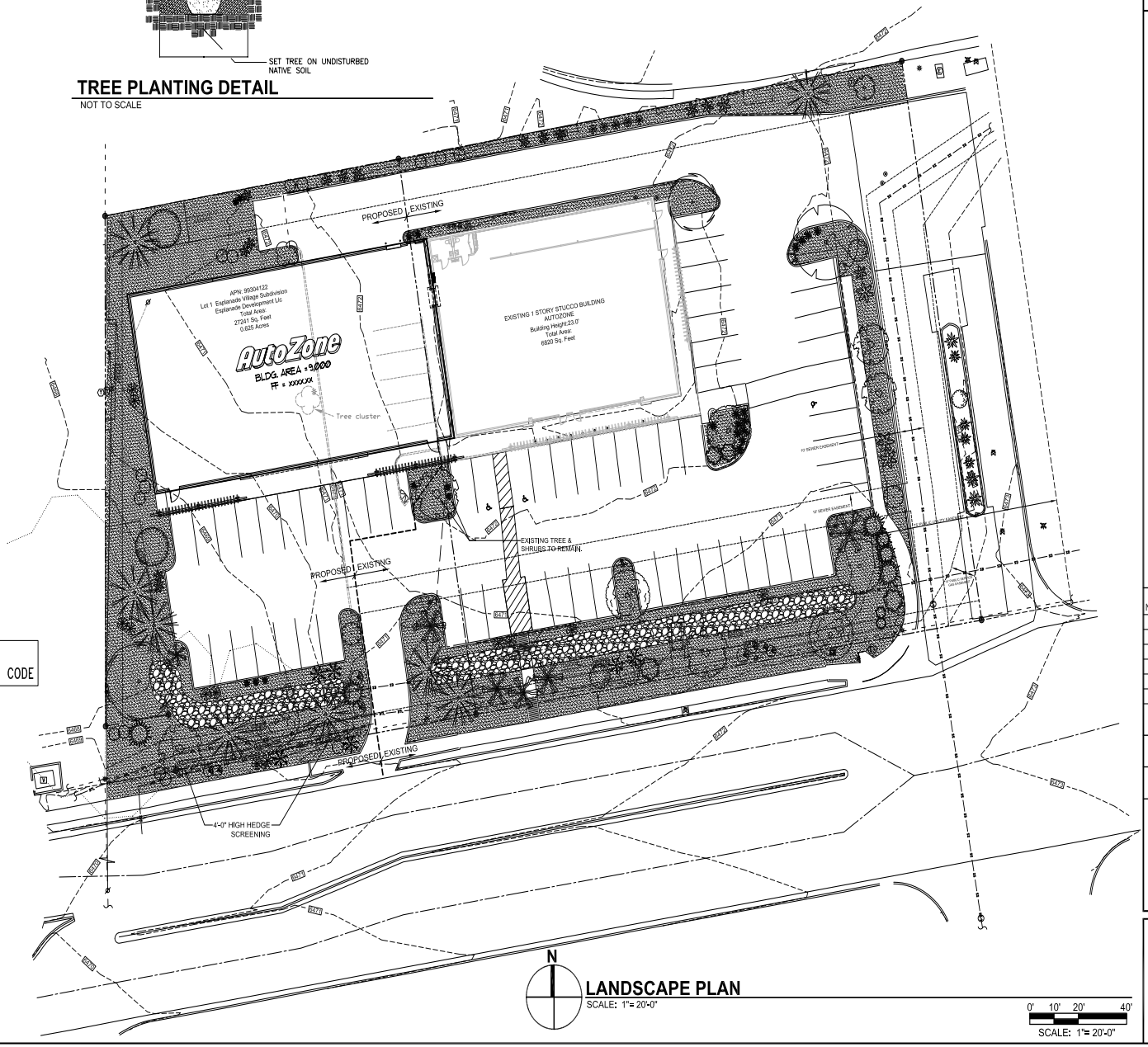


TREE PLANTING DETAIL
NOT TO SCALE



NOTE: – UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS @ EDGE OF ROOT BALL. w/ WATER FROM HOSE. DO NOT CRACK ROOTBALL.

NATIVE SHRUB PLANTING
NOT TO SCALE



N

LANDSCAPE PLAN
SCALE: 1"= 20'-0"

0' 10' 20' 40'
SCALE: 1"= 20'-0"

227 East Palace Ave., Suite E
Santa Fe, NM 87501
(tel.) 505.982.8363
sfarchitect@comcast.net
www.santafearchitects.com

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AutoZone Landscape Plan
6423 Airport Rd.
Santa Fe, New Mexico

REVISIONS:

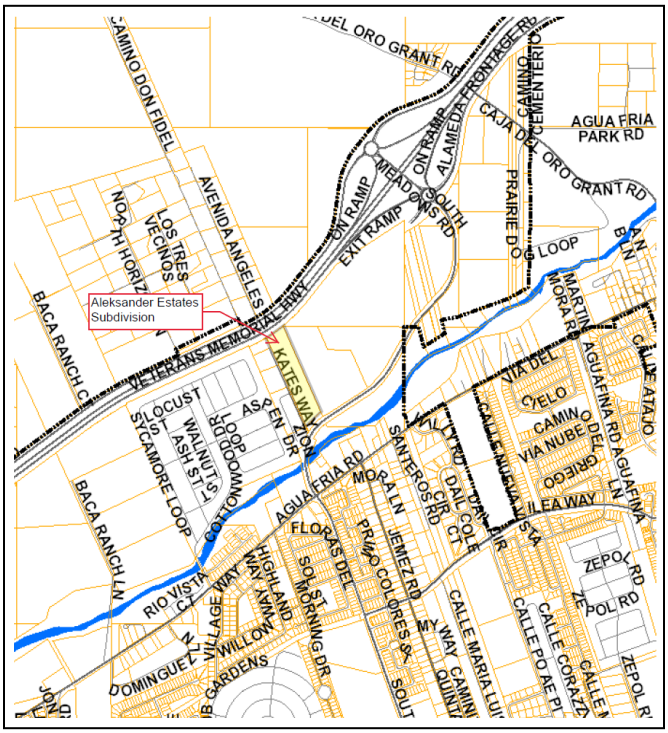
NO.	DATE

DATE: 11-19-2021
DRAWN BY: PR
CHECKED BY: PM

SHEET
L-1

Land Use Department
Planning Commission Staff Report

Case No:	2021-4545 and 2021-4546
Hearing Date:	January 6, 2022
Previous Hearings:	
PC Hearing:	August 5, 2021 for Cases #2021-3805, 3806, 3807 & 3808
GB Hearing:	October 27, 2021 for Cases #2021-3805, 3806 & 3807
Applicant:	Monica Montoya Land Use Consulting, Inc. for Next Generation Contracting, Inc.
Request:	Final Development Plan & Final Subdivision
Location:	NW corner of Kates Way & South Meadows Road
Case Mgr.:	Donna Wynant, AICP
Zoning:	R-7 (Residential, 7 dwelling units per acre)
Overlay:	None
Pre-app Mtg:	December 10, 2020
ENN Mtg:	April 27, 2021
Proposal:	Final Development Plan and Final Subdivision Plat Approval for 59 lots on approximately 8.38 acres.



Case #2021-4545. Aleksander Estates Subdivision Final Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests final development plan approval for a subdivision of 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-7 (Residential- Seven dwelling units per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325

Case #2021-4546. Aleksander Estates Final Subdivision Plat. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests final subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-7 (Residential- Seven dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

I. RECOMMENDATION:

The Commission should **APPROVE** the final development plan (Case #2021-4545) and **APPROVE** the final subdivision plat (Case #2021-4546) with the conditions of approval and technical corrections listed in this report.

Four motions will be required in this case:

- *Approve or deny the final development plan for Case 2021-4545 subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the final subdivision plat for Case 2021-4546 subject to the conditions of approval*

and technical corrections recommended by staff.

- *Approve or amend the Findings of Fact and Conclusions of Law for Case 2021-4545, as proposed in Exhibit A.*
- *Approve or amend the Findings of Fact and Conclusions of Law for Case 2021-4546 as proposed in Exhibit A.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for the Case 2021-3807 and 2021-3808.

#	Condition of Approval	Dept. or Division	To be completed by:
1	An approved water plan and Agreement to Construct and Dedicate (ACD) from Water Division will be required	Public Utilities/Water Division	Prior to final plan approval
2	Any grading impacting existing water mains must maintain 4 foot cover, not to exceed 5 foot cover over mains. Mains must be adjusted to new grade as needed.	Public Utilities/Water Division	Prior to final plan approval
3	The Applicant to dedicate Aleksander Drive to the City for public use.	Land Use Dept.	Prior to Signature Sheet Process
4	Provide Homeowner Documents for staff review.	Land Use Dept.	Prior to recordation

Should the Commission approve the final subdivision plat application, the Applicant will make corrections prior to recording of the plat and issuance of construction permits. The conditions of approval that must be made are listed above and the technical corrections are listed in Exhibit B.

III. EXECUTIVE SUMMARY:

At their August 5, 2021 meeting, the Planning Commission approved the preliminary development plan and preliminary subdivision and recommended the Governing Body approve the General Plan Amendment, Rezoning and Preliminary Development Plan at their October 27, 2021 meeting.

The proposal consisted of the following applications:

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

The Governing Body held a public hearing on October 27, 2021 and unanimously approved the general plan amendment, the rezoning request, and the preliminary development plan subject to the conditions of approval and technical corrections, and adopted the findings of the Planning Commission as set forth in Exhibit A and Exhibit B of the Staff Report.

With the approval of the Governing Body of the General Plan Amendment, Rezoning, and Preliminary Development Plan, the application is now submitted back to the Planning Commission for their review of the final development plan and final subdivision.

This proposal therefore consists of the following two applications:

- **Final Development Plan**: Proposed 59 lot residential subdivision.
- **Final Subdivision**: Proposed 59 single family residential lots.

Consideration of the final plat involves evaluation of conformity with the preliminary plat. The following sections of the report provide analysis by Land Use staff and other affected departments of consistency with the development plan and subdivision approval criteria, and concludes that **the final plat conforms to the development plan and preliminary plat and will comply with applicable standards without any variances.**

SUBDIVISION LAYOUT

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

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

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

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

IV. EXISTING CONDITIONS

	Property Address	Zoning
North	NM 599/Veterans Memorial Hwy.	R-1 (Residential, one dwelling unit per acre)
West	2626-2670 Kates Way (Vacant land and residential development) Sangre Azul Subdivision – not built) and a single family home	R-5 (Residential- five dwelling units per acre) and R-1 (Residential- one dwelling unit per acre)
South	2689 Kates Way- (Vacant land)	R-5 (Residential- five dwelling units per acre)
East	2500 South Meadows Road	R-1 (Residential- one dwelling unit per acre)

V. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

(a) **Density:** The proposed density for the subdivision is 59 as allowed by SFCC 1987 Section 14-8.11 (G)(1)(a). (Calculation: 8.387 acres multiplied by R7 zone = 58.625 gross density plus density bonus of 15% = 67.418 allowable lots/dwelling units. Project proposes 59 lots/dwelling units.

(b) **Lot Specific Standards (Per SFCC 1987 Section 14-7.2).**

Lot size: Required: 4,000 Sq. Ft
Provided: 4,000 Sq. Ft – 6,000 Sq. Ft.

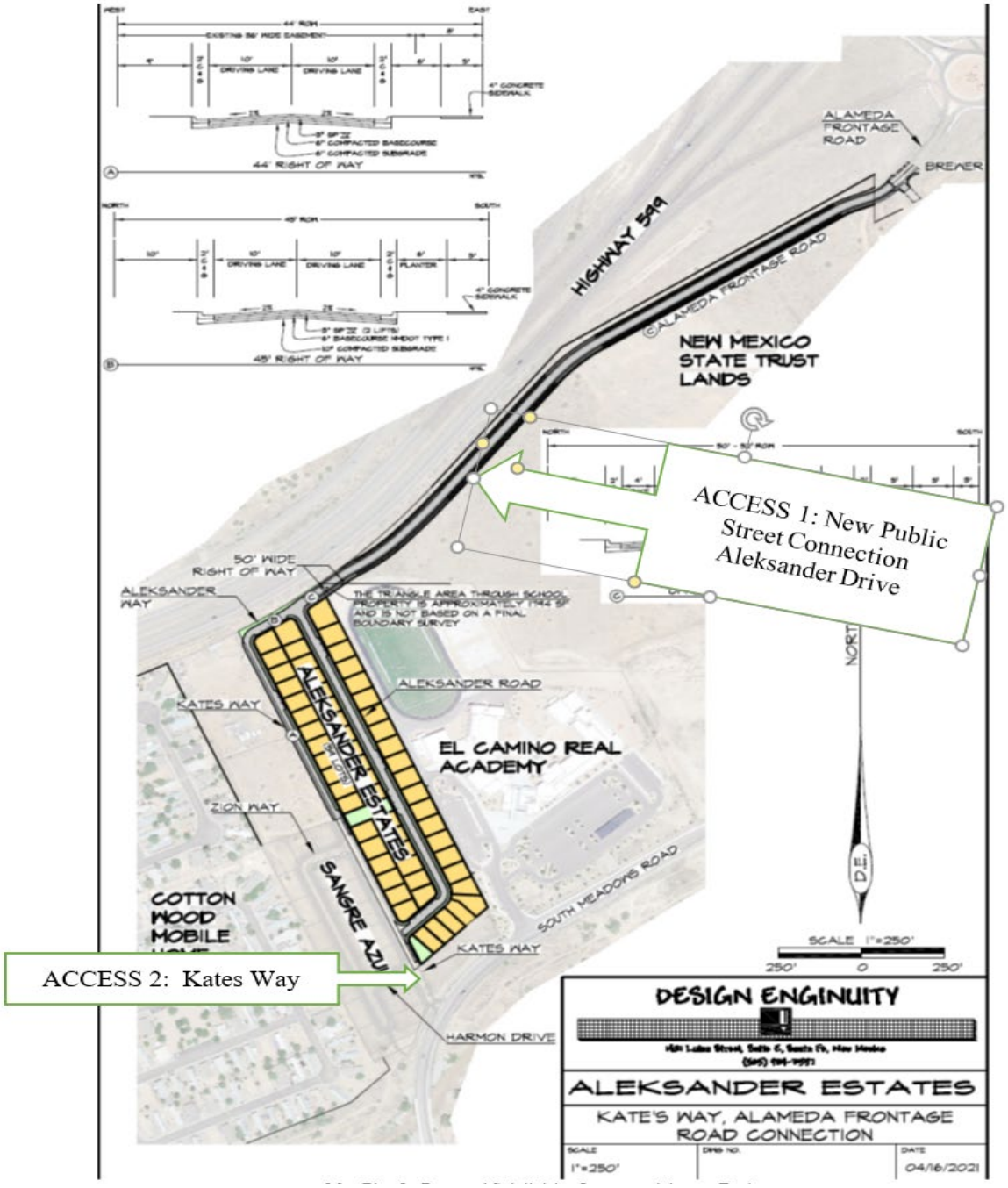
Height: Allowed: Single and Two Story Residences up to 24'
Provided: Single and Two Story Residences up to 24'

Setbacks: Established by the Development Plan, (**Per SFCC 1987 Table** 14-7.2-1):
Front: 10' (20' for garage or carport facing street)
Side: 5' single story, 10' two story (10' building separation)
Rear: The lesser of 15' or 20% of lot depth
Lot Coverage: 40%/50% with private open space = to 50% GFA

(c) **Parking, Landscaping and Lighting**

Per SFCC 1987 Table 14-8.6-1, two parking spaces are required for each residential unit. The total required parking for the proposed 59 lot subdivision is 118 spaces, with additional on-street spaces for visitors.

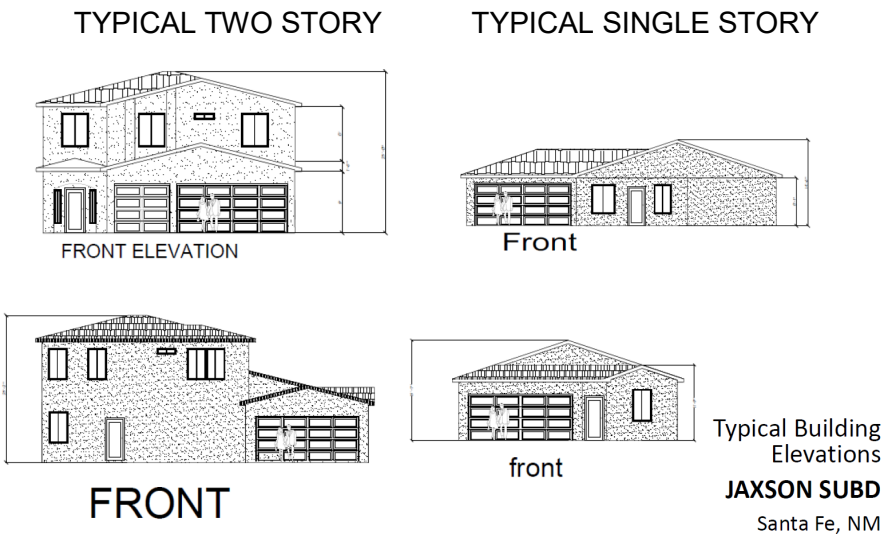
(d) **Access Design**: Two public access roads (shown below) are planned to serve the subdivision; the first access, Aleksander Drive, is a newly constructed public road connecting the north end of the subdivision east to the roundabout at South Meadows Road/NM599. The application includes easements for Aleksander Drive by owners Santa Fe Public Schools and the State of New Mexico. The Applicant will dedicate Aleksander Drive to the City for public use, as it will also serve future development by the City on land it leases from the State. The second access is via the existing Kate's Way which intersects with South Meadows at the south end of the subdivision. Easement documents are included in the Applicant's submittal.



(e) **Grading and Drainage/Terrain Management:** The project site is relatively flat with a gentle slope from north to south with a grade of less than 2%. There are no significant drainage channels and much of the site appears disturbed. The subdivision design includes two drainage ponds to accommodate runoff. A detailed drainage report is found in the Applicant's submittal. (Exhibit E)

(f) **Traffic Engineering**: A Traffic Impact Analysis, (TIA) accompanied the proposed preliminary subdivision plat and development plan. Existing and projected traffic patterns were studied to determine impacts. The study found that the South Meadows Road/NM 599 roundabout operates at acceptable levels in existing, no build, and build conditions. The South Meadows and Kate's Way intersection will operate at acceptable levels. The sight distance evaluation revealed no concerns.

(g) **Architecture:** The Applicant provided a conceptual architectural theme for illustrative purposes with the preliminary development plan, as shown below. Chapter 14 does not regulate the architectural style of single family dwellings but rather, regulates the placement of homes, setbacks from property lines, roof to lot area ratios, off street parking and height, etc. The Applicant proposes both single and two story pitched roof homes with clay tile and stucco materials. The front of the homes will front Aleksander Lane and rear yard private spaces facing the perimeter of the subdivision boundaries.



(h) **Impact on Schools:** The Santa Fe Public Schools Property & Asset Management Division was notified of the proposed development at the preliminary subdivision phase, per Ordinance 2008-32. No comments have been received regarding the proposal.

(i) **Santa Fe Homes Program, SFHP**: The Affordable Housing Administrator has prepared an affordable housing proposal consisting of twelve lots (20% of the total lots), which are identified on the subdivision plat. The proposal is included in the Applicant's project report (Exhibit D). The affordable housing agreement will be finalized prior to recordation.

Gross Lot Area: 8.4 acres

Base Density: 8.4 acres x 7 dwelling units per acre= 58.8 dwelling units

Proposed Density = Base Density + 15% SFHP Density Bonus= 58.8 + 8.82= 67

(The applicant proposes to build 59 homes, eight fewer than the potential 67 and proposes 12 affordable homes.)

(j) **Homeowners Association and Private Covenants**
HOA assessments will pay for community expenses for maintaining common areas such as the retention pond and drainage facilities. The applicant will provide the Homeowners Association (HOA) documents for review by City staff and the City Attorney's Office prior to recordation of the development plan per SFCC 1987 Sections 14-9.5(A)(2) and 14-8.2(K)(1).

(k) **Fire Prevention and Emergency Access**: Emergency access requirements are satisfied by the provision of Kates Way and Aleksander Way that gives access to and within the subdivision, and Aleksander Drive, which connects the proposed subdivision to the roundabout near NM599. The proposed hydrants are shown on the Master Utility sheet in the Plan Set (See Exhibit E-2: Applicant's full plan set)

(l) **Water & Sewer Availability**: Water and sewer will be extended to the project via existing public infrastructure to serve the proposed 59 homes which will create new water demand as follows:

New Indoor Residential Water Demand= 0.16 AFY/DU x 59 DU = 9.44 AFY

The projected water use for the subdivision is therefore less than 10 acre feet. A fee will be required to offset water use prior to construction. A water budget was submitted to the City Water Conservation Office for review early in the subdivision design process. The final water budget will be approved by the Water Division before recordation of the Project. (A water budget was provided with the Preliminary Development Plan. (See Applicant's water budget in Exhibit D).

VI. FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

The Planning Commission review of a development plan is required per SFCC 1987 Section 14-3.8(B)(2) that states Rezoning to R-7, R-8, or R-9, except a city -initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in SFCC 1987 Section 14-3.8.

Approval of the following criterion are required by SFCC 1987 Section 14-3.8(D)(1):

Criterion 1:	**Criterion Met:**
Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	(Yes/No) **YES**

SFCC 1987 SEction 14-3.8(C)(2) states "*Development plans required for rezonings by Articles 14-4 Zoning Districts and 14-5 Overlay Zoning Districts shall be reviewed by the planning commission at a public hearing with notice provided as required by Section 14-3.1(H) and then transmitted to the* governing body *with any recommendations, as set forth in Section 14-3.5 Rezonings."*

The Governing Body approved the preliminary development plan at its October 27, 2021 meeting when it also approved the requested rezoning to the R-7 district. The Planning Commission is therefore empowered to approve this final development plan according to SFCC 1987 Section 14-2.3(C)(1).

Criterion 2: **that approving the development plan will not adversely affect the public interest; and**	**Criterion Met:** (Yes/No) **YES**

The Governing Body has implemented the General Plan and ordinance in order to establish minimum standards for health, safety and welfare affecting land uses and develops as a means to protect the public interest. Subject to staff recommended conditions of approval, the proposed development plan would not adversely affect the public interest.

The Project will actually benefit the public by increasing the supply of much-needed affordable housing and creating home ownership opportunities in the area. Traffic circulation will also be improved in the area with a new access road at the north end of Kates Way to connect to the northeast to the round-about at South Meadows near NM 599. Pedestrian connectivity will also be improved by extending the sidewalk at the southwest corner of the subdivision to South Meadows, providing a safe route to the El Camino Real Academy school and to the Santa Fe River Greenway Trail.

Criterion 3: **that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.**	**Criterion Met:** (Yes/No) **YES**

The proposed residential single family subdivision is compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the area in terms of uses, characters and densities and height, setbacks, mass, and scale. The adjacent parcel to the east is home to the El Camino Real Academy with a general plan designation of Public Institutional. NM 599 borders the north boundary. Low and medium general plan densities exist adjacent to the west and south boundaries. High densities up to 9, 12, and 29 du/ac are within close proximity to the project.

VII. FINAL SUBDIVISION PLAT APPROVAL CRITERIA

SFCC 1987 Section 14-3.7 governs the authority, procedures and restrictions for the division of land. SFCC 1987 Section 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's report and recommendations, and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider." The criteria for approval of a Preliminary Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/N/A) **YES**
This Project has shown due regard for all natural features. It is not in the flood zone and the site design follows the natural terrain which is relatively flat with no 30% slopes. The Project is not within a designated historic district and does not require an archaeological clearance permit, per SFCC 1987 Section 14-3.13(B)(3)(a), since the site is less than 10 acres in size.	
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 SFCC 1987 Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No/ N/A) **YES**
No concerns have been raised by other public agencies that determined that the project is not suitable for platting and development purposes of the kind proposed. No public agency has indicated that the land is NOT in the best interest of the public health, safety or welfare. The subject property is not subject to flooding and has not been deemed to be topographically unsuited for building, or for other reasons uninhabitable. The site is relatively flat and will not aggravate erosion or flood hazard. All applicable development standards of the adopted land development code and policies are addressed in the design.	
Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No /N/A) **YES**
The Development Review Team has reviewed this Project and provided necessary changes as found in Section II of this report as conditions of approval, and in Exhibit B as technical corrections. Staff has found that the plat complies with the infrastructure design, improvements and dedication standards.	
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/N/A) **YES**

The proposed plat does not create any nonconformity and will not increase the extent or degree of an existing nonconformity with the provisions of Chapter 14 provided all conditions of approval and technical corrections are made with the final subdivision plat. No variances are requested with this plat.	
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 /N/A) **YES**
This application is not requesting any exceptions to the Santa Fe City Code with this proposal. No nonconformities are created with applicable provisions of other chapters of the City Code.	

VIII. EXPIRATION

The final subdivision plat and development plan shall expire three years after issuance of this final action unless an extension is granted SFCC 1987 Section 14-3.19. Should the Commission approve the final subdivision plat and adopt the recommended Findings of Fact and Conclusions of Law at this hearing, the expiration date would be January 6, 2025.

IX. ATTACHMENTS

EXHIBIT A: Draft Findings of Fact/Conclusions of Law

1. Case #2021-4445 Development Plan
2. Case #2021-4446 Subdivision Plat

EXHIBIT B: Development Review Team Memoranda & Email

1. Compilation of Technical Corrections
2. Wastewater Division Memorandum
3. Fire Prevention
4. Landscape Memorandum
5. Solid Waste

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Map
4. Google Street and Earth Views

EXHIBIT D: Materials from 10/27/21 Governing Body Public Hearing

1. Planning Commission materials from their 8/5/21 public hearing

EXHIBIT E: Applicant Materials

1. Letter of Application
2. Applicant's full plan set

APPROVED BY:

Title	Name	Initials
Interim Land Use Department Director	Jason Kluck	jmk
Land Use Planner Manager	Noah Berke, AICP, CFM	NLB
Land Use Department Case Manager	Donna Wynant, AICP	*DJW*

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Draft Findings of Fact/Conclusions of Law

1. Case #2021-4445 Development Plan
2. Case #2021-4446 Subdivision Plat

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

Case #2021-4545 – Aleksander Estates Final Development Plan
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 6, 2022 (Hearing) upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., (Applicant).

The Application pertains to a property located on the east side of Kates Way, north of South Meadows Road, totaling approximately 8.38 acres (Property). The Applicant requests approval of a final development plan for 59 single-family residential lots (Project). The property is zoned R-7 (Residential – 7 dwelling units per acre).

In related Case #2021-4546, the Applicant requests approval of a final subdivision plat for 59 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant requests approval of a final development plan for 59 single-family residential lots (Project). The property is zoned R-7 (Residential – 7 dwelling units per acre).
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 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on December 10, 2020.
4. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
5. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
6. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
7. City staff reviewed the final development plan Application, and the 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 final development plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.

Development Plan

9. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and 14-3.8(B)(4), the Commission has the authority to review and approve development plans.
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 considered the Application in this case concurrently with the application in Case No. 2021-4546; 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.
12. 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 1987 (Submittal Requirements).
13. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
14. SFCC 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 to approving a development plan.
15. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to review and make a recommendation on the proposed final development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(2), and 14-4.2(E)(2), and Table 14-2.1-1.
16. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the final development plan for the Project would not adversely affect the public interest.
17. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The subject property is located in an area with medium to high density patterns, and institutional uses that include the El Camino Real Academy to the east and the site of a future fire station. The proposed use and scale of the Project is compatible with land uses in the vicinity.
18. 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.
19. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 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 final development plan, subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The final development plan should be approved subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for final development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final development plan for the Property, as requested in the Application for Case #2021-4545, subject to the Conditions and technical corrections set forth in the Staff Report and exhibits. The final development plan shall expire three years after issuance of this final action unless actual development of the site begins and is continued pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____
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 #2021-4546 – Aleksander Estates Final Subdivision Plat
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on January 6, 2022 (Hearing) upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., (Applicant).

The Application pertains to a property located on the east side of Kates Way, north of South Meadows Road, totaling approximately 8.38 acres (Property). The Applicant requests approval of a final subdivision plat for 59 single-family residential lots on approximately 8.38 acres (Property). The property is zoned R-7 (Residential – 7 dwelling units per acre).

In related Case #2021-4545, the Applicant requests approval of a final development plan for 59 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant requests approval of a final subdivision plat for 59 single-family residential lots on approximately 8.38 acres (Property). The property is zoned R-7 (Residential – 7 dwelling units per acre).
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 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on December 10, 2020.
4. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
5. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
6. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
7. City staff reviewed the final subdivision plat 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 should approve the final subdivision plat, subject to certain conditions of approval and technical corrections set out in the Staff Report and attached exhibits.

Subdivision Plat

9. Pursuant to SFCC 1987 Sections 14-2.3(C)(1) and 14-3.7(B)(4)(e), the Commission has the authority to review and approve or disapprove final subdivision plats.
10. SFCC 1987 Section 14-3.7(B)(4) establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.7(C).
11. At the Hearing, the Commission considered the Application in this case concurrently with the application in Case No. 2021-4545 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.
12. After a preliminary subdivision plat has been approved, SFCC 1987 Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 (Submittal Requirements).
13. SFCC 1987 Section 14-3.7(B)(4)(a) requires the "final plat shall conform substantially to the preliminary plat as approved."
14. 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 final subdivision.
15. 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 site is vacant with little vegetation, and there are no historical or significant natural features or drainages on the site.
16. 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. The subject parcel does not lie within a flood zone. It is relatively flat with a gentle slope from north to south with a grade of less than 2%.
17. Pursuant to SFCC 1987 Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC Section 14-9.
18. 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, and no variances or exceptions are requested or needed.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

Subdivision Plat

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

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

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

_____ _____
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, New Mexico

Planning Commission

Exhibit B

Development Review Team Memoranda & Email

1. Compilation of Technical Corrections
2. Wastewater Division Memorandum
3. Fire Prevention
4. Landscape Memorandum
5. Solid Waste

Aleksander Estates Subdivision

Case #2021-4545 and 4546

Technical Corrections

#	TECHNICAL CORRECTIONS	Dept/ Division	To be completed by:
1	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)	Fire review	At the time of any new construction or remodel.
2	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)	Fire review	At the time of any new construction or remodel.
3	Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.	Fire review	At the time of any new construction or remodel.
4	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)	Fire review	At the time of any new construction or remodel.
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.	Fire review	At the time of any new construction or remodel.
6	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)	Fire review	At the time of any new construction or remodel.
7	Shall comply with Section D102.1 Access and Loading (75,000 lbs.).	Fire review	At the time of any new construction or remodel.
8	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)	Fire review	At the time of any new construction or remodel.
9	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	Fire review	At the time of any new construction or remodel.
10	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.	Fire review	At the time of any new construction or remodel.

11	Shall comply with D105 Aerial Fire Apparatus Access Roads	Fire review	At the time of any new construction or remodel.
12	Shall comply with Section D106 Multiple-Family Residential Developments.	Fire review	At the time of any new construction or remodel.
13	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire review	At the time of any new construction or remodel.

Development Review Team

Comment Form

Date: 12/17/21

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater

Case: **Case #2021-4545 & 4546. Aleksander Estates Subdivision Final Dev Plan & Final Sub Plat**

Case Mgr: Donna Wynant

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

Technical Corrections*:	Must be completed by:
1 No comments at this time.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 12/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4545 & 4546 Aleksander Estates Final Subdivision Plat

Case Mgr: Donna Wynant

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 D105 Aerial Fire Apparatus Access Roads 12. Shall comply with Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: December 13, 2021

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021-4545. Aleksander Estates Subdivision Final Development Plan.**

Case Mgr: Donna Wynant

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

Conditions of Approval:	Must be completed by:
1 An approved water plan and Agreement to Construct and Dedicate (ACD) from Water Division will be required	Prior to final plan approval
2 Any grading impacting existing water mains must maintain 4 foot cover, not to exceed 5 foot cover over mains. Mains must be adjusted to new grade as needed.	Prior to final plan approval
3	
4	

Technical Corrections*:	Must be completed by:
2	
3	
4	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: 12/17/21

Staff person: Eric Lucero

Dept/Div: Environmental Services Division

Case: **Case #2021-4545 & 4546. Aleksander Estates Subdivision Final Dev Plan & Final Sub Plat**

Case Mgr: Donna Wynant

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

Conditions of Approval :	Must be completed by:
Technical Corrections*:	Must be completed by:
1 No comments at this time.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 12/22/2021

Staff person: Lawrence Rivera

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

Case: 2021-4545 & 4546 Aleksander Estates Final Dev Plan & Final Sub #2021-3807

Case Manager: Donna Wynant, AICP, djwynant@santafenm.gov, 955-6325

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. Plant schedule: ULMUS DAVIDIANA VAR. JAPONICA/EMERALD SUNSHINE ELM VARIES. Remove the word "VARIES" and insert 2" B&B.	Prior to permit review
2. Plant Schedule: JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER 15 GAL. Remove "15 GAL." and insert 6 Feet In Height and Taller.	Prior to permit review
3. Provide names of gravel and angular cobble on schedule. City staff respectfully request the use of a gravel mulch that is washed and screened.	Prior to permit review
4. Provide a significant tree count City Staff to verify.	Prior to permit review
5. A security fence around ponds three feet and deeper with a maintenance gate is required.	Prior to permit review
6. Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)". 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 prepaired soil level removing all stones ¾" and larger.	Prior to permit review
7. Provide screening and buffering of walls and fences at north and south sides of the subdivision as required 14-8.4(J).	Prior to permit review
Staff reserves the right to require additional submittals upon receiving revisions.	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

The following documents were provided to review:
Aleksander Estates Review

AP Letter

1. No comments at this time.

CP Form Final Development Plan

2. No comments at this time.

Subdivision Application

3. No comments at this time.

Tech Corrections

4. No comments at this time.

Audra V. Gallegos, PE
Civil Engineer I Wilson & Company, Inc., Engineers & Architects I 505 348 4110 (direct) I 505 250 4853 (cell)

Development Review Team

Comment Form

Date: 12/17/21

Staff person: Leah Yngve

Dept/Div: MPO

Case: **Case #2021-4545 & 4546. Aleksander Estates Subdivision Final Dev Plan & Final Sub Plat**

Case Mgr: Donna Wynant

Technical Corrections*:	Must be completed by:
We don't have anything to add since they incorporated all of our comments from the first round.	

*Must made prior to recording and/or permit issuance

City of Santa Fe, New Mexico

Planning Commission

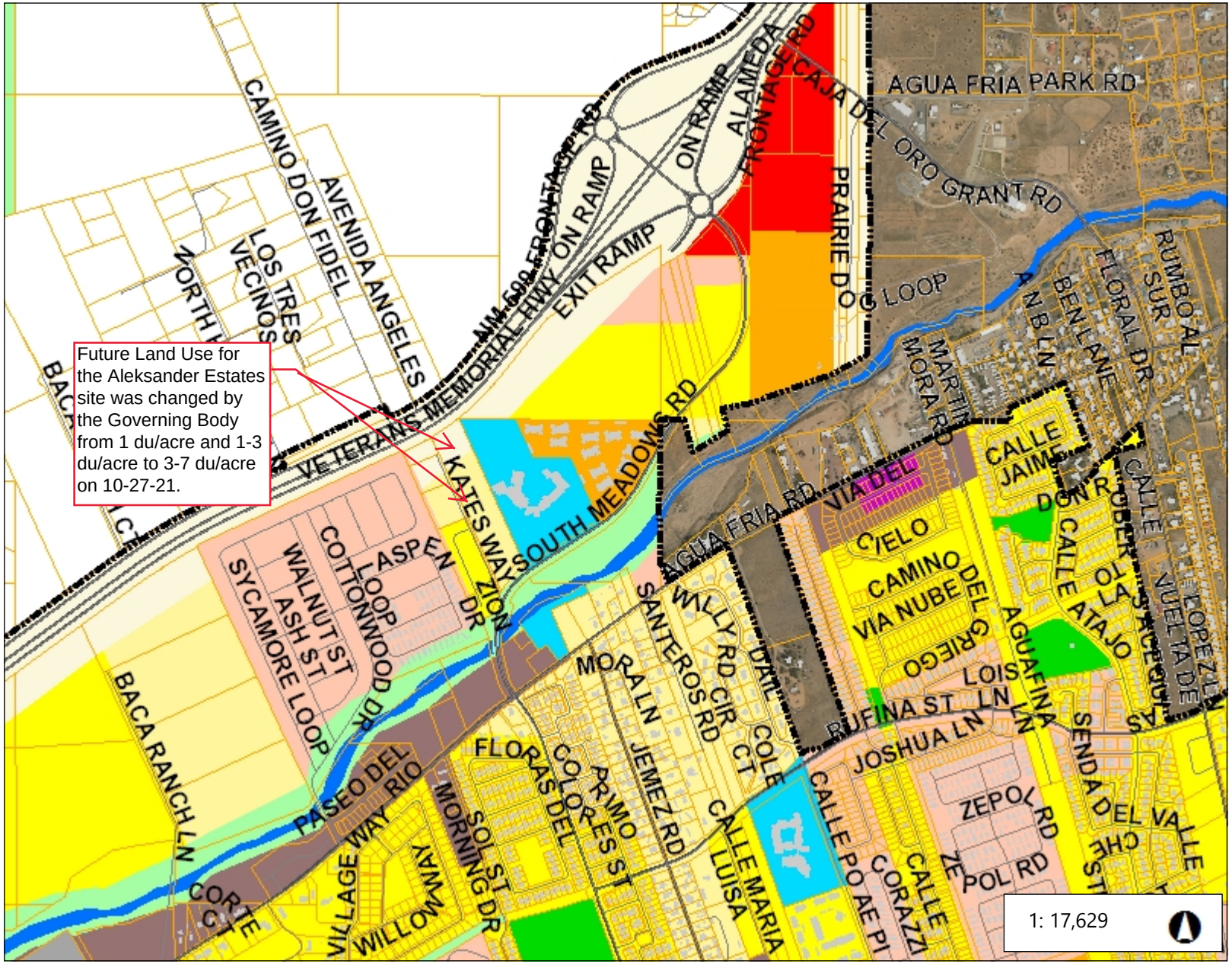
Exhibit C

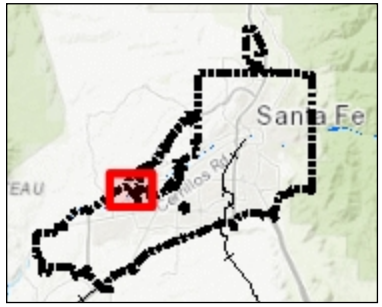
Maps & Photos

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

Santa Fe
Mapping the City Different

Future Land Use Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Future Land Use

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Notes

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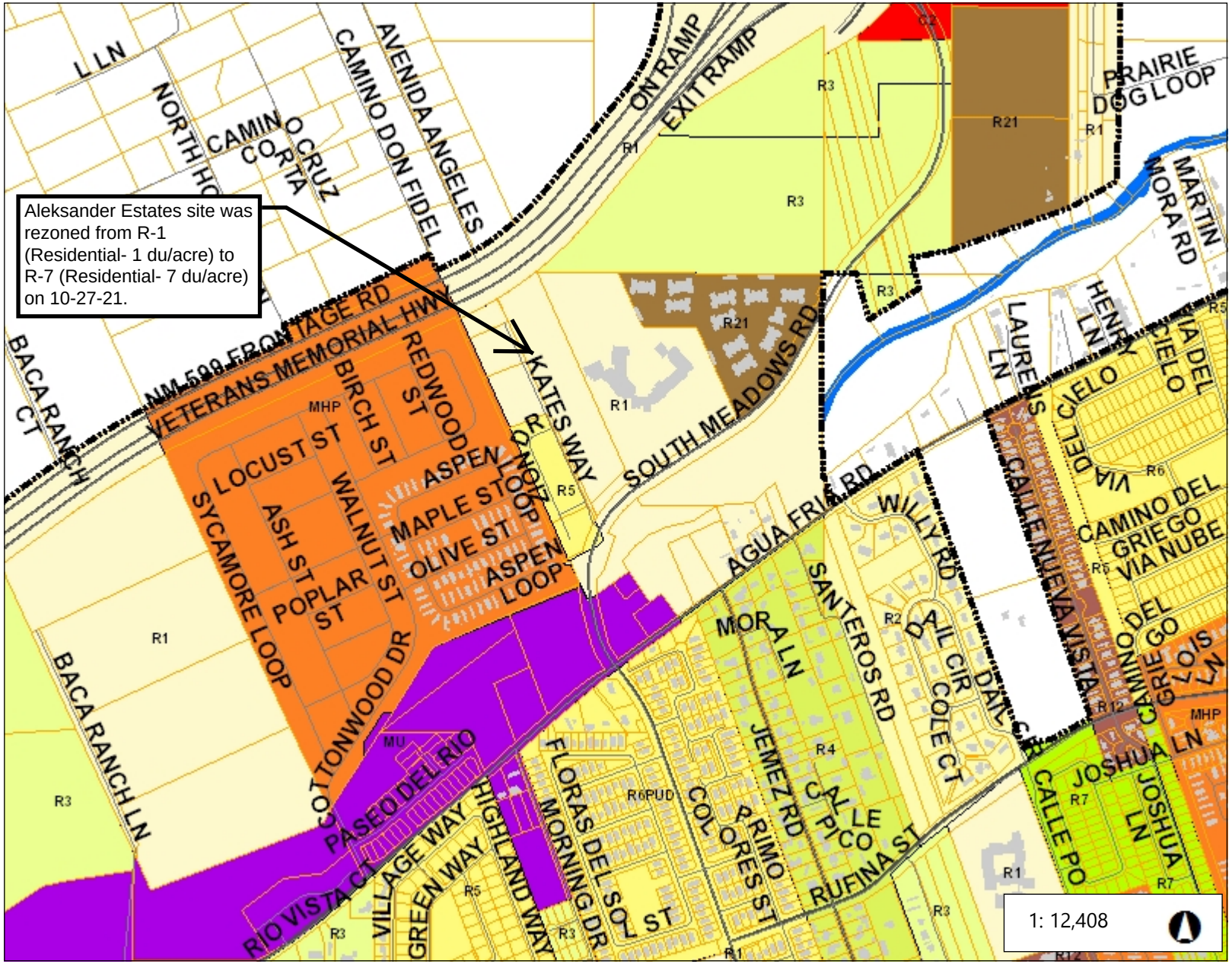
2,938.2 0 1,469.10 2,938.2 Feet

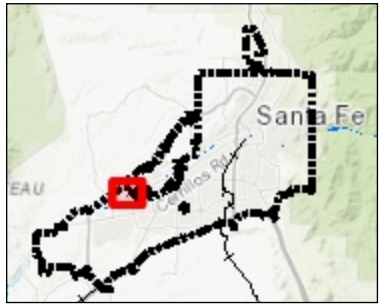
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Santa Fe
Mapping the City Different

Zoning Map





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single- Family 1du/ac.
  - R2, (DT), (PUD),(AC) Single - Fami
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6, (PUD) S
  - R7, (I), (PUD), R8 Single - Family 7
  - RC5, RC5AC Compound 5du/ac
  - RC8, RC8AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/
  - R12, (PUD) Multiple - Family 12du/
  - R21, (PUD) Multiple - Family 21du/
  - R29, (PUD),(AC) Multiple - Family 2
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park
  - C1, (PUD) Office and Related Com
  - C2, (PUD) General Commercial
  - C4 Limited Office and Retail
  - HZ Hospital Zone

Notes

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2,068.0 0 1,033.99 2,068.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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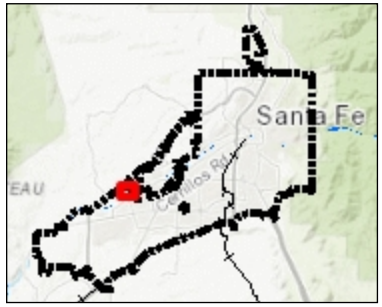
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NM 599
El Camino Real Academy
Aleksander Estates site
Kate's Way
South Meadows Road
Google Earth

Santa Fe
Mapping the City Different

Aerial Map



Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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1,034.0 0 516.99 1,034.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

View of Aleksander Estates Subdivision site from South Meadow Road – looking towards Kate's Way (Google Street View)

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

Materials from 10/27/21
Governing Body Public Hearing

1. Memo to Governing Body with Attachments
2. 10/27/21 Minutes of GB public hearing
3. 11/10/27 Follow-up Minutes to the 10/27/21 Postponed GB public hearing

City of Santa Fe, New Mexico

memo

DATE: October 13, 2021 for the October 27, 2021 Governing Body Meeting

TO: Members of the Governing Body

VIA: Jarel Lapin Hill, City Manager
Jason Kluck, Acting Land Use Department Director
Noah Berke, Planner Manager

FROM: Donna Wynant, Land Use Planner Senior, Current Planning Division

Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests Preliminary Development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 Residential and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325)

I. RECOMMENDATION:

The Governing Body should **APPROVE** Case No. 2021-3805, Case No. 2021-3806 and Case No. 2021-3807 **as recommended by the Planning Commission**.

Three motions will be required for this case.

Sample motions for Case #2021-3805:

- ***Move to approve*** *the request to amend the General Plan Future Land Use classification from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre) for 8.3 acres of land located on the east side of Kates Way, north of South Meadows Road, and to adopt the findings of the Planning Commission as outlined in Section IV.A of the staff report;*

  OR

- ***Move to deny*** *the request to amend the General Plan Future Land Use classification, and to direct staff to draft proposed findings of fact and conclusions of law reflecting the Governing Body's decision.*

  and

Sample motions for Case #2021-3806:

- ***Move to approve*** *the request to rezone 8.38± acres of land from R-1 (Residential- one dwelling unit per acre) to R-7 (Residential- seven dwelling units per acre) on the east side of Kates Way, north of South Meadows Road; and to adopt the findings of the Planning Commission as outlined in Section IV.B of the staff report;*

  OR

- ***Move to deny*** *the request to rezone 8.38± acres of vacant land from R-1 (Residential- one dwelling unit per acre) to R-7 (Residential- seven dwelling units per acre) on the east side of Kates Way, north of South Meadows Road; and to direct staff to draft proposed findings of fact and conclusions of law reflecting the Governing Body's decision.*

  and

Sample motions for Case #2021-3807:

- ***Move to approve*** *the request for a development plan for a 59 lot single-family residential subdivision on the east side of Kates Way, north of South Meadows Road and to adopt the findings of the Planning Commission as outlined in Section IV.C of the staff report;*

  OR

- ***Move to deny*** *the request for a development plan for a 59 lot single-family residential subdivision on the east side of Kates Way, north of South Meadows Road; and to direct staff to draft proposed findings of fact and conclusions of law reflecting the Governing Body's decision.*

II. EXECUTIVE SUMMARY

The Applicant is proposing a 59-lot single-family residential subdivision on the east side of Kates Way, north of South Meadows Road. The property is zoned R-1 (Residential, one dwelling unit per acre) and is approximately 8.38 acres.

This proposal consists of the following three applications:

- **General Plan Amendment:** from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre)

- **Rezoning**: R-1 (Residential - one dwelling unit per acre) to R-7(Residential - seven dwelling units per acre)
- **Development Plan**: Proposed 59 lot residential subdivision.

The general plan amendment must first be amended before approval of a change in zoning district designation that is inconsistent with the current land use classification shown on the general plan's future land use map. Under Section 14-3.2(D)(1), the general plan amendment may be considered by the planning commission and the governing body concurrently with other applications.

The rezoning request to R-7 requires submittal of a development plan that will need to be approved by the Governing Body. If the Governing Body approves the rezoning request and the development plan, the Planning Commission will review a future application for a final development plan and final subdivision plat based on the approved preliminary plan. The Planning Commission found that the proposed rezoning and development plan requests are compatible with the uses, character, and densities of the surrounding area and the development plan will not increase or create any nonconformities with Chapter 14. The Planning Commission recommends the Governing Body approve the preliminary development plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.

The Applicant has complied with the procedural requirements for rezoning, including Santa Fe City Code (SFCC) Subsection 14-3.1(H), Notice Requirements; Subsection 14-3.1(E), Pre-application Conference (conducted December 10, 2020); and Subsection 14-3.1(F), Early Neighborhood Notification (ENN) (conducted April 27, 2021).

III. PLANNING COMMISSION CONSIDERATION OF THE PROPOSAL

The Planning Commission conducted a public hearing on August 5, 2021. The Planning Commission found that the Applicant satisfied all subdivision criteria set forth in SFCC Subsection 14-3.7(C) and approved the preliminary subdivision subject to the Governing Body approving the Applicant's rezone request to R-7 with the proposed development plan and adopted Findings of Fact and Conclusions of Law to that effect.

IV. GOVERNING BODY DECISIONS

A. General Plan Amendment

In considering the General Plan Amendment, the Governing Body must base its decision on the approval criteria and balancing test set forth in SFCC Subsection 14-3.2(E)(1), as follows:

(1) The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact

sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
(b) consistency with other parts of the general plan;
(c) the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;
(d) an amendment is not required to conform with Subsection 14-3.2{E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;
(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

If the Governing Body agrees with the Planning Commission's analysis of the General Plan Amendment criteria set forth in Subsection 14-3.2(E)(1), Staff recommends that the Governing Body adopt the Findings of Fact of the Planning Commission for Case #2021-3805 as follows:

1. Pursuant to SFCC 14-3.2(E)(1)(a), the Commission finds that the Project is consistent with growth projections for Santa Fe, economic development goals, and existing land us conditions such as access and availability of infrastructure. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists, including roads (NM 599 and South Meadows Road), services (city water and sewer), and schools.
2. Pursuant to SFCC Section 14-3.2(E)(1)(b), the Commission finds that the proposed general plan amendment would be consistent with other parts of the general plan. Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan, which call for a concentration of populations at greater densities in developing areas.
3. Pursuant to SFCC Section 14-3.2(E)(1)(c) the Commission finds the amendment does not:
  (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
  (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
  (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public.
4. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(d) is not applicable because the criterion in SFCC Section 14-3.2(E)(1)(c) is met.
5. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(e) is not applicable to this case.

6. Pursuant to SFCC 14-3.2(E)(1)(f), the Commission finds that approving a proposal for housing on the Property would promote the general welfare and contribute to the harmonious development of Santa Fe.
7. Pursuant to SFCC 14-3.2(E)(1)(g), the Commission has considered conformity with other city policies.
8. The Commission finds that the additional criteria in SFCC 14-3.2(E)(2) are not applicable to this case because the proposal would not amend the land use policies section of the general plan.
9. The Commission finds that the additional criteria in SFCC 14-3.2(E)(3) are not applicable to this case because the proposal does not involve the adoption of a neighborhood plan.

B. Rezoning

SFCC Section 14-3.5 governs the authority and procedures for rezonings. SFCC Subsections 14-3.5(B)(1)(a)&(b) state that "All proposed rezonings shall be submitted to the planning commission for review and recommendation at a public hearing", and that "the planning commission shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval."

If the Governing Body agrees with the Planning Commission's analysis, Staff recommends that the Governing Body adopt the findings of the Planning Commission as follows:

1. SFCC Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
2. Pursuant to SFCC Section 14-3.5(C)(1)(a)(ii)-(iii), the Commission finds that the character of the surrounding area has changed due to increased residential development and that the proposed R-7 zoning is more advantageous to the community because the use will remain single-family residential while allowing higher density, which allows housing to be developed at a more affordable rate.
3. Pursuant to SFCC Section 14-3.5(C)(1)(b), the Commission finds that all the rezoning requirements of Chapter 14 have been met.
4. Pursuant to SFCC Section 14-3.5(C)(1)(c), the Commission finds that the proposed rezoning is consistent with the applicable policies of the general plan, including growth management policies for infill development at medium densities in developing areas with centrally located neighborhood centers. Additionally, the rezoning will be consistent with the future land use map if the proposed general plan amendment is approved by the Governing Body.
5. Pursuant to SFCC Section 14-3.5(C)(1)(d), the Commission finds that rezoning the property to accommodate infill by creating a 59-lot subdivision 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.
6. Pursuant to SFCC Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

7. Pursuant to SFCC Section 14-3.5(C)(2)(a), the Commission finds that the proposed change in density will not result in a change in character inconsistent with the prevailing use and character of the area, and that the R-7 zoning is consistent with the surrounding density.
8. Pursuant to SFCC Section 14-3.5(C)(2)(b), the Commission finds that the proposed rezoning is permissible because it would not affect an area of less than two acres.
9. Pursuant to SFCC Section 14-3.5(C)(2)(c), the Commission finds that the proposed rezoning will not benefit one or a few landowners at the expense of the surrounding landowners or general public.
10. Pursuant to SFCC Section 14-3.5(D), the Commission finds that the proposed additional density can be accommodated by the existing and proposed road infrastructure.

C. Development Plan

In most cases the Planning Commission makes the final decision about whether to approve or deny a development plan, however in this case, Subsection 14-4.2(E)(2), specifies that rezoning to R-7 requires consideration and approval by the Planning Commission and the Governing Body of a development plan for the property as provided in Section 14-3.8.

If the Governing Body agrees with the Planning Commission's analysis of the Development Plan approval criteria set forth in 14-3.8(D)(1), Staff recommends that the Governing Body adopt the findings of the Planning Commission as follows:

1. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to review and make a recommendation on the proposed preliminary development plan under SFCC Sections 14-2.3(C)(1), 14-3.8(B)(2), and 14-4.2(E)(2), and Table 14-2.1-1.
2. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the rezoning to R-7 and associated preliminary development plan for the Project would not adversely affect the public interest.
3. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The subject property is located in an area with medium to high density patterns, and institutional uses that include the El Camino Real Academy to the east and the site of a future fire station. The proposed use and scale of the Project is compatible with land uses in the vicinity.
4. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
5. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
6. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

EXHIBITS

Exhibit A – Resolution and Bill

1. Resolution for the Aleksander Estates Subdivision General Plan Amendment
2. Bill #2021-22 for the Aleksander Estates Subdivision Rezoning

Exhibit B – Findings and Minutes

1. Planning Commission Findings and Conclusions all Cases
2. August 5, 2021 Planning Commission Minutes

Exhibit C

1. August 5, 2021 Planning Commission and Packet Material

City of Santa Fe, New Mexico

Exhibit A

Resolution and Bill

1. **Resolution for the Aleksander Estates Subdivision General Plan Amendment**
2. **Bill #2021-22 for the Aleksander Estates Subdivision Rezoning**

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2021-___

A RESOLUTION

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL (1 DWELLING PER ACRE AND 1-3 DWELLING UNITS PER ACRE) TO MODERATE DENSITY RESIDENTIAL (3-7 DWELLING UNITS PER ACRE) FOR APPROXIMATELY 8.38 ACRES OF LAND LOCATED ON THE EAST SIDE OF KATES WAY, NORTH OF SOUTH MEADOWS ROAD (ALEKSANDER ESTATES SUBDIVISION GENERAL PLAN AMENDMENT, CASE NO. 2021-3805).

WHEREAS, the agent for the owner of a parcel of land comprising approximately 8.38 acres located on the east side of Kates Way, north of South Meadows Road within Section 1, T16N, R8E, NMPM, Santa Fe County, New Mexico (the "Property"), has submitted an application to amend the General Plan Future Land Use Map classification of the Property from Low Density Residential to Moderate Density Residential; and

WHEREAS, the Land Use Director reviewed the application for compliance with Chapter 14 and other City land use policies and recommended that the Planning Commission consider the request favorably;

WHEREAS, the Planning Commission held a public hearing regarding the application on August 5, 2021, and voted to recommend to the Governing Body a change to the Property's zoning from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre); and

WHEREAS, pursuant to NMSA 1978, Section 3-19-9, the General Plan may be amended, extended, or supplemented; and

WHEREAS, the Governing Body held a public hearing on the proposed amendment; reviewed the staff report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing; and determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section 14-3.2(E); and

WHEREAS, reclassification of the Property would be consistent with and supported by the growth management themes and policies of Chapter 3 and 4 of the General Plan in that the reclassification would provide affordable, infill housing; and

WHEREAS, the reclassification of the Property would not allow a use or change that is inconsistent with prevailing uses of the area and would not have adverse impacts upon this surrounding area, which is growing and in transition near the 599 interchange, featuring a variety of uses such as higher density residential development, a school, a proposed fire station, and a proposed commercial area; and

WHEREAS, the Property has suitable access to, and availability of, necessary infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the General Plan Future Land Use Map designation for the Property described is amended to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre), as shown in Exhibit A, attached hereto.

PASSED, APPROVED, and ADOPTED this 13th day of October 2021.

_____

ALAN M. WEBBER, MAYOR

ATTEST:

_____

KRISTINE BUSTOS-MIHELCIC, CITY CLERK

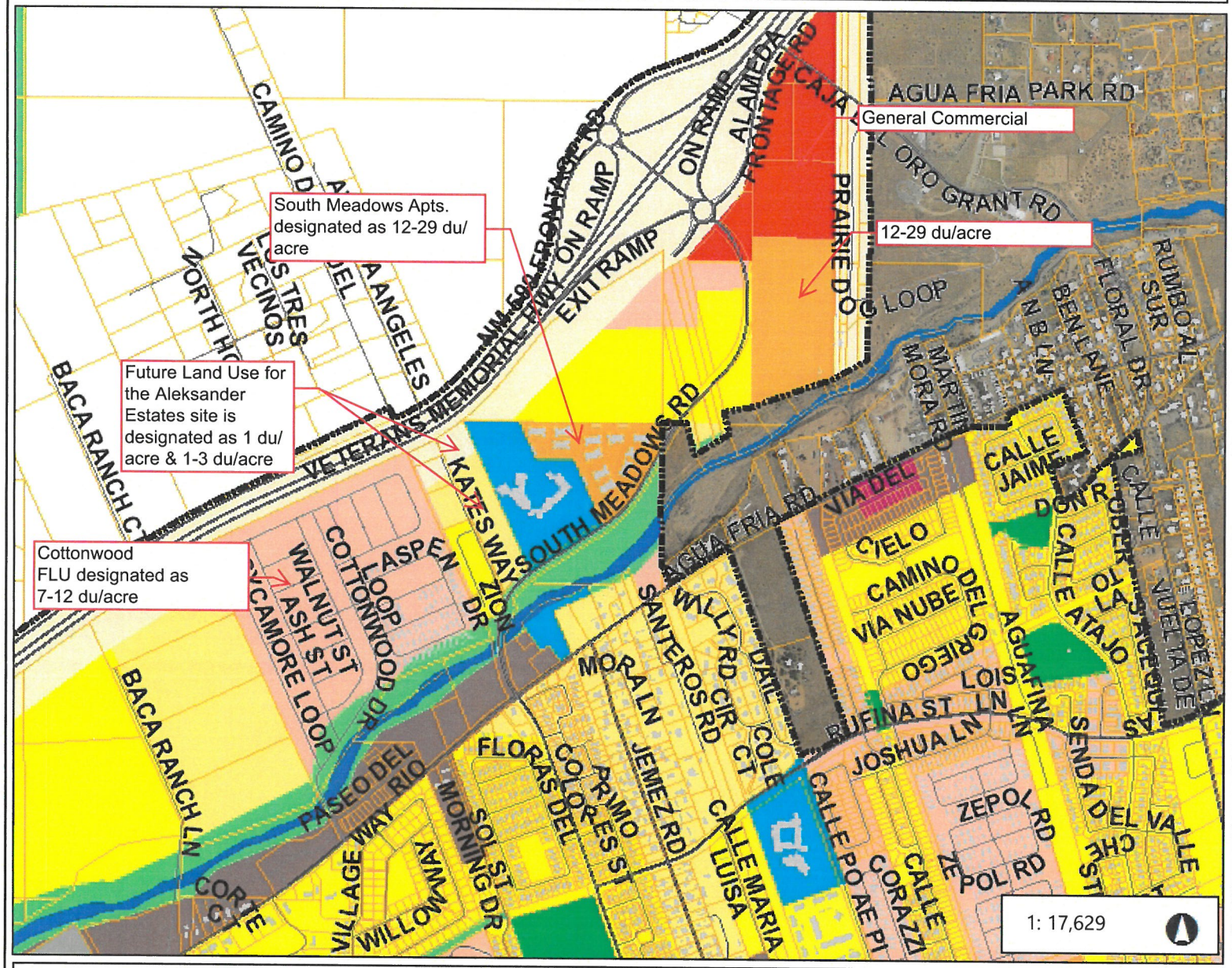
APPROVED AS TO FORM:

_____

ERIN K. MCSHERRY, CITY ATTORNEY

Santa Fe
Mapping the City Different

Future Land Use Map



Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Future Land Use

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

2,938.2 0 1,469.10 2,938.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

© Latitude Geographics Group Ltd.

Exhibit A

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2021-22

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE AND CHANGING THE CLASSIFICATION FROM R-1 (RESIDENTIAL- ONE DWELLING UNIT PER ACRE) TO R-7 (RESIDENTIAL- SEVEN DWELLING UNITS PER ACRE) WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING APPROXIMATELY 8.38 ACRES LOCATED ON THE EAST SIDE OF KATES WAY, NORTH OF SOUTH MEADOWS ROAD (ALEKSANDER ESTATES SUBDIVISION REZONING, CASE NO. 2021-3806).

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

Section 1. That following real property (the "Property") located within the municipal boundaries of the City of Santa Fe, which has been restricted to and classified R-1 (Residential-One Dwelling Unit per Acre), is hereby restricted to and reclassified as R-7 (Residential-Seven Dwelling Units per Acre):

A parcel of land comprising approximately 8.38 acres generally located on the east side of Kates Way, north of South Meadows Road, lying within Section 1, T16N, R8E, NMPM,

Santa Fe County, New Mexico, as more fully described in the Legal Description attached as Exhibit A and incorporated herein by reference.

Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is hereby amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

_____

ATTEST: **ALAN M. WEBBER, MAYOR**

_____

KRISTINE BUSTOS-MIHELCIC, CITY CLERK

APPROVED AS TO FORM:

_____

ERIN K. MCSHERRY, CITY ATTORNEY

EXHIBIT A:
For Ordinance No. 2021-___

Legal Description for Alexander Estates Subdivision

TRACT A 8.3368 ACRES +/- LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO

City of Santa Fe, New Mexico

Exhibit B

Findings and Minutes

1. Planning Commission Findings and Conclusions all Cases
2. August 5, 2021 Planning Commission Minutes

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

Case #2021-3805 – Aleksander Estates General Plan Amendment
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Property). The Property is zoned R-1 (Residential - 1 dwelling unit per acre).

In related Case #2021-3806, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-7 (Residential – 7 dwelling units per acre). Additionally, in related Case #2021-3807, the Applicant seeks preliminary development plan approval for a preliminary subdivision for 59 single-family residential lots. Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Under the Santa Fe City Code (SFCC) Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
3. Under SFCC Section 14-3.2(C)(1), the Application for a general plan amendment may be considered by the planning commission and the governing body concurrently with other applications.
4. SFCC Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
5. A pre-application conference was held on December 10, 2020.
6. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
7. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.

8. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
9. 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 Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the amendment to the general plan to Governing Body.
11. Pursuant to SFCC Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the general plan.
12. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3806, 2021-3807, and 2021-3808; 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.
13. SFCC Section 14-3.2 sets out certain procedures for amendments to the general plan, including, without limitation, submittal of an application for review, a public hearing by the Commission, and a recommendation to the Governing Body based upon the criteria set out in SFCC Section 14-3.2(E).
14. SFCC Section 14-3.2(E)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to the general plan to the Governing Body.
15. Pursuant to SFCC 14-3.2(E)(1)(a), the Commission finds that the Project is consistent with growth projections for Santa Fe, economic development goals, and existing land us conditions such as access and availability of infrastructure. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists, including roads (NM 599 and South Meadows Road), services (city water and sewer), and schools.
16. Pursuant to SFCC Section 14-3.2(E)(1)(b), the Commission finds that the proposed general plan amendment would be consistent with other parts of the general plan. Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan, which call for a concentration of populations at greater densities in developing areas.
17. Pursuant to SFCC Section 14-3.2(E)(1)(c) the Commission finds the amendment does not:
    (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
    (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
    (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public.
18. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(d) is not applicable because the criterion in SFCC Section 14-3.2(E)(1)(c) is met.
19. The Commission finds that the criterion in SFCC 14-3.2(E)(1)(e) is not applicable to this case.

20. Pursuant to SFCC 14-3.2(E)(1)(f), the Commission finds that approving a proposal for housing on the Property would promote the general welfare and contribute to the harmonious development of Santa Fe.
21. Pursuant to SFCC 14-3.2(E)(1)(g), the Commission has considered conformity with other city policies.
22. The Commission finds that the additional criteria in SFCC 14-3.2(E)(2) are not applicable to this case because the proposal would not amend the land use policies section of the general plan.
23. The Commission finds that the additional criteria in SFCC 14-3.2(E)(3) are not applicable to this case because the proposal does not involve the adoption of a neighborhood plan.

CONCLUSIONS OF LAW

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

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.
2. The Applicant has the right under the SFCC to propose an amendment to the general plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendment to the general plan and to make recommendations regarding the proposed amendment to the general plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested general plan amendment because all applicable code requirements and criteria for recommendation of approval of the proposed amendment to the general plan have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the general plan amendment, as requested in the Application for Case #2021-3805.

_____ _____

Brian Gutierrez
Chairperson

Date:

FILED:

_____ _____

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

_____ _____

Sally A. Paez
Assistant City Attorney

Date:

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

Case #2021-3806 – Aleksander Estates Rezoning
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a rezoning from R-1 (Residential - 1 dwelling unit per acre) to R-7 (Residential - 7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Property).

In related Case #2021-3805, the Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre). Additionally, in related Case #2021-3807, the Applicant seeks preliminary development plan approval for a preliminary subdivision for 59 single-family residential lots. Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Santa Fe City Code (SFCC) Section 14-3.2(D)(1) provides that an application for amendments to the general plan may be considered concurrently with an application for rezoning.
3. SFCC Section14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC §14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC §14-3.1(H)-(I)].
4. A pre-application conference was held on December 10, 2020.
5. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
6. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
7. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
8. Pursuant to SFCC Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC Chapter 14 and any other

information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. 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.
10. Staff recommended that the Commission recommend approval of the rezoning to the Governing Body.
11. Pursuant to SFCC Sections 14-2.3(C)(7)(c) and 14-3.5(B)(1), the Commission has the authority to review and make recommendations to the Governing Body regarding rezonings.
12. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3805, 2021-3807, and 2021-3808; 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.
13. SFCC Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
14. SFCC Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
15. Pursuant to SFCC Section 14-3.5(C)(1)(a)(ii)-(iii), the Commission finds that the character of the surrounding area has changed due to increased residential development and that the proposed R-7 zoning is more advantageous to the community because the use will remain single-family residential while allowing higher density, which allows housing to be developed at a more affordable rate.
16. Pursuant to SFCC Section 14-3.5(C)(1)(b), the Commission finds that all the rezoning requirements of Chapter 14 have been met.
17. Pursuant to SFCC Section 14-3.5(C)(1)(c), the Commission finds that the proposed rezoning is consistent with the applicable policies of the general plan, including growth management policies for infill development at medium densities in developing areas with centrally located neighborhood centers. Additionally, the rezoning will be consistent with the future land use map if the proposed general plan amendment is approved by the Governing Body.
18. Pursuant to SFCC Section 14-3.5(C)(1)(d), the Commission finds that rezoning the property to accommodate infill by creating a 59-lot subdivision 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.
19. Pursuant to SFCC Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.
20. Pursuant to SFCC Section 14-3.5(C)(2)(a), the Commission finds that the proposed change in density will not result in a change in character inconsistent with the prevailing use and character of the area, and that the R-7 zoning is consistent with the surrounding density.
21. Pursuant to SFCC Section 14-3.5(C)(2)(b), the Commission finds that the proposed rezoning is permissible because it would not affect an area of less than two acres.

1. Pursuant to SFCC Section 14-3.5(C)(2)(c), the Commission finds that the proposed rezoning will not benefit one or a few landowners at the expense of the surrounding landowners or general public.
2. Pursuant to SFCC Section 14-3.5(D), the Commission finds that the proposed additional density can be accommodated by the existing and proposed road infrastructure.

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 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Applicant has the right under the SFCC to propose the rezoning of the Property.
3. 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.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested rezoning because all applicable code requirements and criteria for recommendation of approval of the proposed rezoning have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the proposed rezoning to R-7, as requested in the Application for Case #2021-3806.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date:
Assistant City Attorney

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

Case #2021-3807 – Aleksander Estates Preliminary Development Plan
Owner's/Applicant's Name – Next Generation Contracting, Inc.
Agent's Name – Monica Montoya Land Use Consulting, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on August 5, 2021 upon the application (Application) of Monica Montoya Land Use Consulting, Inc., Agent, for Next Generation Contracting, Inc., Owner. The Applicant requests approval of a preliminary development plan for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential – 1 dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road (Property).

In related Case #2021-3805, the Applicant requests approval of a general plan future land use map amendment to change the designation from Low Density Residential (1 dwelling unit per acre and 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre). Additionally, in related Case #2021-3806, the Applicant seeks a rezoning from R-1 (Residential – 1 dwelling unit per acre) to R-7 (Residential – 7 dwelling units per acre). Finally, in related case #2021-3808, the Applicant requests approval of a preliminary subdivision plat for 59 single-family residential lots.

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

FINDINGS OF FACT

General

1. The Applicant seeks a rezoning to R-7, which would allow for the proposed single-family residential development consisting of 59 single-family residential lots on approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road (Project).
2. Under Santa Fe City Code (SFCC) Section 14-4(E)(1), the R-7 zoning district is "designed to accomplish the following: (a) to allow a greater intensity of residential land use; (b) to encourage infill development on undeveloped or underdeveloped land in order to promote compact urban form and promote efficient use of public infrastructure and services; and (c) to allow a density that enables affordability."
3. Under SFCC 14-4.2(E)(2), rezoning to R-7 "requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8."
4. SFCC 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 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC § 14-3.1(H)-(I)].
5. A pre-application conference was held on December 10, 2020.

6. The Applicant conducted a virtual ENN meeting on April 27, 2021, using Zoom.
7. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
8. The ENN meeting was attended by representatives of the Applicant and City staff. No members of the public attended.
9. 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 Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
10. Staff recommended that the Commission recommend that the Governing Body approve the preliminary development plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
11. At the Hearing, the Commission considered the Application in this case concurrently with the applications in Case Nos. 2021-3805, 2021-3806, and 2021-3808; 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.
12. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-4.2(E)(2) and Table 14-2.1-1, the Commission has the authority to review development plans required for rezonings to R-7 and to make recommendations to the Governing Body.
13. SFCC Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC Section 14-3.8(D).
14. SFCC Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (Submittal Requirements).
15. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
16. SFCC Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before making a recommendation to the Governing Body to approve a development plan.
17. Pursuant to SFCC Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to review and make a recommendation on the proposed preliminary development plan under SFCC Sections 14-2.3(C)(1), 14-3.8(B)(2), and 14-4.2(E)(2), and Table 14-2.1-1.
18. Pursuant to SFCC Section 14-3.8(D)(1)(b), the Commission finds that approving the rezoning to R-7 and associated preliminary development plan for the Project would not adversely affect the public interest.
19. Pursuant to SFCC Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The subject property is located in an area with medium to high density patterns, and institutional uses that include the El Camino Real Academy to the east and the site of a future fire station. The proposed use and scale of the Project is compatible with land uses in the vicinity.
20. Under SFCC Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

21. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
22. The Applicant is willing and able to comply with the conditions and technical corrections set forth in the staff report and exhibits.

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 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The Commission has the authority to review and make a recommendation to the Governing Body to approve the preliminary development plan.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission should recommend approval by the Governing Body of the preliminary development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF AUGUST 2021 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the proposed preliminary development plan, subject to the conditions and technical corrections set forth in the Staff Report and exhibits.

_____ _____
Brian Gutierrez Date:
Chairperson

FILED:

_____ _____
Kristine Bustos-Mihelcic Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Sally A. Paez Date:
Assistant City Attorney

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

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

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

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

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

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

STAFF REPORT

This proposal consists of the following four applications:

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

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

APPLICANT'S PRESENTATION

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

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

PUBLIC HEARING

Fred Tapia was unable to speak due to technical difficulties.

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

COMMISSION DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

Chair Gutierrez closed the public hearing.

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

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

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

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

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

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

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

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

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

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

H. STAFF COMMUNICATIONS

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

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

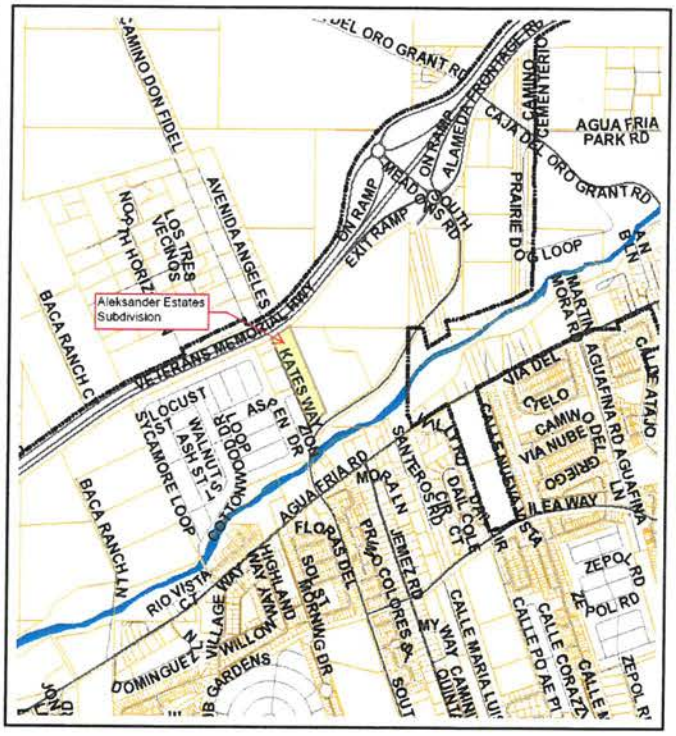
City of Santa Fe, New Mexico

Exhibit C

August 5, 2021 Planning Commission and Packet Material

Land Use Department
Planning Commission Staff Report

Case No:	2021-3805, 3806, 3807 & 3808
Hearing Date:	August 5, 2021
Applicant:	Monica Montoya Land Use Consulting, Inc. for Next Generation Contracting, Inc.
Request:	General Plan Amendment, Rezoning, Prelim. Development & Preliminary Subdivision
Location:	NW corner of Kates Way & South Meadows Road
Case Mgr.:	Donna Wynant, AICP
Zoning:	R-1 (Residential, one dwelling unit per acre)
Overlay:	None
Pre-app Mtg:	December 10, 2020
ENN Mtg:	April 27, 2021
Proposal:	General Plan Amendment, Rezoning to R-7, Prelim. Development Plan and Prelim. Subdivision Plat Approval for 59 lots on approximately 8.38 acres.



Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325)

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325

Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

I. RECOMMENDATION:

The Commission should recommend **APPROVAL of** the general plan amendment request (Case #2021-3805), the rezoning request (Case #2021-3806), the preliminary development plan (Case #2021-3807) and should **APPROVE** the preliminary subdivision plat (Case #2021-3808) with the conditions of approval and technical corrections listed in this report.

Eight motions will be required in this case:

- *Recommend approval of the general plan amendment request for Case 2021-3805.*
- *Recommend approval of the rezoning request for Case 2021-3806.*
- *Recommend approval of the preliminary development plan for Case 2021-3807 subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve the preliminary subdivision plat for Case 2021-3808 subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3805, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3806, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3807, as proposed in Exhibit A.*
- *Approve the Findings of Fact and Conclusions of Law for Case 2021-3808, as proposed in Exhibit A.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for the Case 2021-3807 and 2021-3808.

#	Condition of Approval	Dept. or Division	To be completed by:
1	Construct a 10' multiuse trail along Aleksander Drive instead of a 5' sidewalk.	MPO	Prior to Signature Sheet process
2	Ensure a continuous sidewalk along both sides of Kate's Way to South Meadows.	MPO	Prior to Signature Sheet process
3	Applicant to work with the City to address issues identified by the MPO.	Land Use/Current Planning Division	Prior to Final Dev Plan submittal
4	The Applicant to dedicate Aleksander Drive to the City for public use.	Current Planning	Prior to Signature Sheet process
5	The preliminary subdivision plat (Case #2021-08) is contingent on the Governing Body approval of Cases No. 2021-3805, 2021-3806, and 2021-3807	Current Planning	Prior to Final Subdivision submittal

Should the Commission recommend approval of the general plan amendment, rezoning and development plan request to the Governing Body and approves the preliminary subdivision plat application, a final subdivision plat application will be submitted for future approval by the Commission prior to recording of the plat and issuance of construction permits.

III. EXECUTIVE SUMMARY:

This proposal consists of the following four applications:

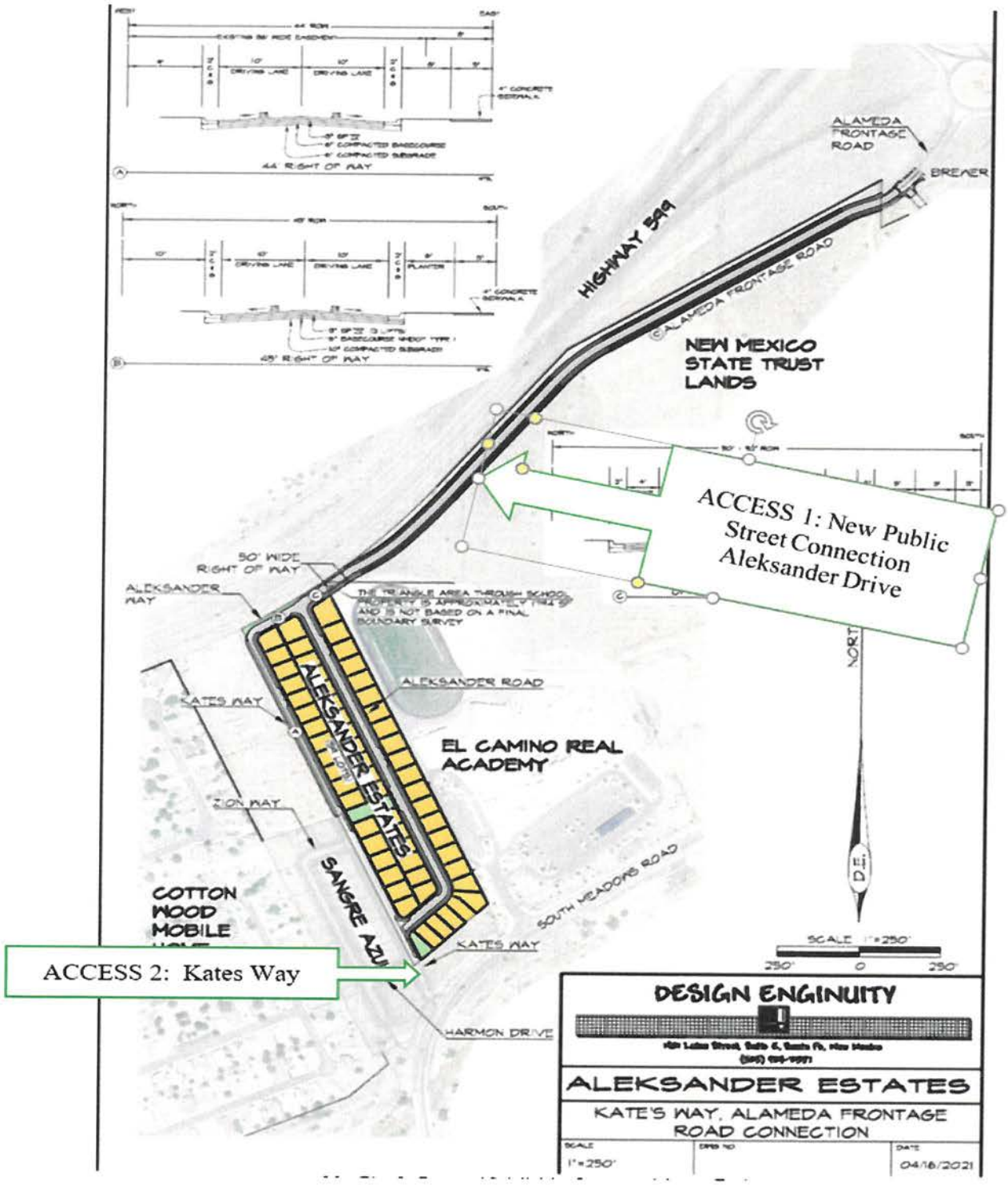
- **General Plan Amendment:** from Low Density (1 dwelling unit per acre & 1-3 dwelling units per acre) to Moderate Density Residential (3-7 dwelling units per acre)
- **Rezoning**: R-3 (three dwelling units per acre) to R-7 (seven dwelling units per acre)
- **Preliminary Development Plan**: Proposed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

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

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

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

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



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

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

IV. EXISTING CONDITIONS

	Property Address	**Zoning**
North	NM 599/Veterans Memorial Hwy.	R-1 (Residential, one dwelling unit per acre)
West	2626-2670 Kates Way (Vacant land and residential development) Sangre Azul Subdivision – not built) and a single family home	R-5 (Residential- five dwelling units per acre) and R-1 (Residential- one dwelling unit per acre)
South	2689 Kates Way- (Vacant land)	R-5 (Residential- five dwelling units per acre)
East	2500 South Meadows Road	R-1 (Residential- one dwelling unit per acre)

V. PROJECT ANALYSIS

(a) **Density:** The proposed density for the subdivision is 59 as allowed by SFCC 14-8.11 (G)(1)(a). (*Calculation: 8.387 acres multiplied by R7 zone = 58.625 gross density plus density bonus of 15% = 67.418 allowable lots/dwelling units. Project proposes 59 lots/dwelling units.*

(b) **Lot Specific Standards (Per SFCC 14-7.2).**

Lot size: Required: 4,000 Sq. Ft
Provided: 4,000 Sq. Ft – 6,000 Sq. Ft.

Height: Allowed: Single and Two Story Residences up to 24'
Provided: Single and Two Story Residences up to 24'

Setbacks: Established by the Development Plan, (14-7.2-1):
Front: 10' (20' for garage or carport facing street)
Side: 5' single story, 10' two story (10' building separation)
Rear: The lesser of 15' or 20% of lot depth
Lot Coverage: 40%/50% with private open space = to 50% GFA

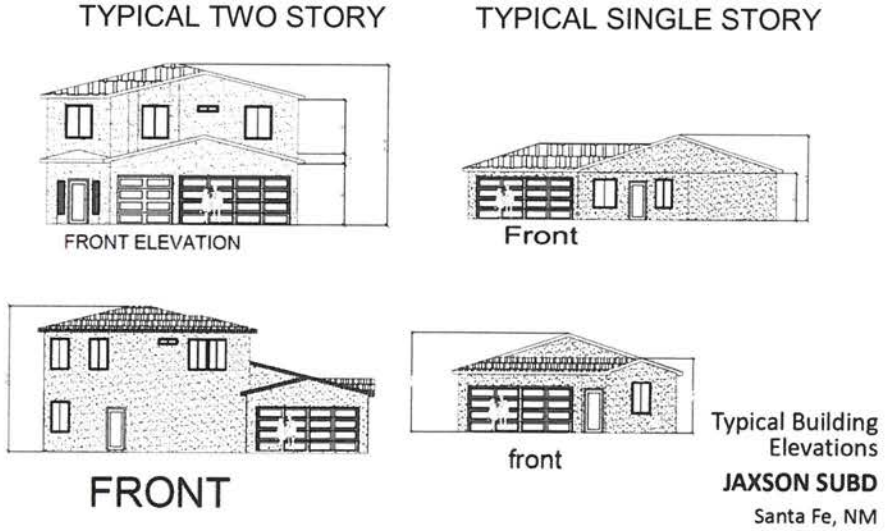
Parking: 2 off street parking spaces per lot

(c) **Access Design**: Two public access roads (see map on page 4) are planned to serve the subdivision; the first access, Aleksander Drive, is a newly constructed public road connecting the north end of the subdivision east to the round-a-bout at South Meadows Road/NM599. The application includes easements for Aleksander Drive by owners Santa Fe Public Schools and the State of New Mexico. The Applicant will dedicate Aleksander Drive to the City for public use, as it will also serve future development by the City on land it leases from the State. The second access is via the existing Kate's Way which intersects with South Meadows at the south end of the subdivision. Easement documents are included in the Applicant's submittal. (See Exhibit E)

(d) **Drainage:** The project site is relatively flat with a gentle slope from north to south with a grade of less than 2%. There are no significant drainage channels and much of the site appears disturbed. The subdivision design includes two drainage ponds to accommodate runoff. A detailed drainage report is found in the Applicant's submittal. (Exhibit E)

(e) **Traffic Engineering**: A Traffic Impact Analysis, (TIA) accompanies the proposed application. Existing and projected traffic patterns were studied to determine impacts. The study found that the South Meadows Road/NM 599 roundabout operates at acceptable levels in existing, no build, and build conditions. The South Meadows and Kate's Way intersection will operate at acceptable levels. The sight distance evaluation revealed no concerns.

(f) **Architecture:** A conceptual architectural theme is provided with this application for illustrative purposes in order to convey the vision for the subdivision. SFCC does not regulate the architectural style of single family dwellings but rather, regulates the placement of homes, setbacks from property lines, roof to lot area ratios, off street parking and height. etc. The Applicant proposes both single and two story pitched roof homes with clay tile and stucco materials. The front of the homes will front Aleksander Lane and rear yard private spaces facing the perimeter of the subdivision boundaries.



(g) **Santa Fe Homes Program, SFHP**: The Santa Fe Homes Program ordinance seeks to provide affordable housing for Santa Fe residents. Twenty percent, (20%) of the gross density of the subdivision is subject to the ordinance. A Housing Proposal is attached.

(h) **Police and Fire Protection**: The project will be served by City police and fire protection. The preliminary site design considers input by the City fire marshal for emergency access.

(i) **Water & Sewer Availability**: Water and sewer will be extended to the project via existing public infrastructure. Preliminary engineering designs indicate that the site characteristics qualify for adequate connection. Utility service applications are included in the application report.

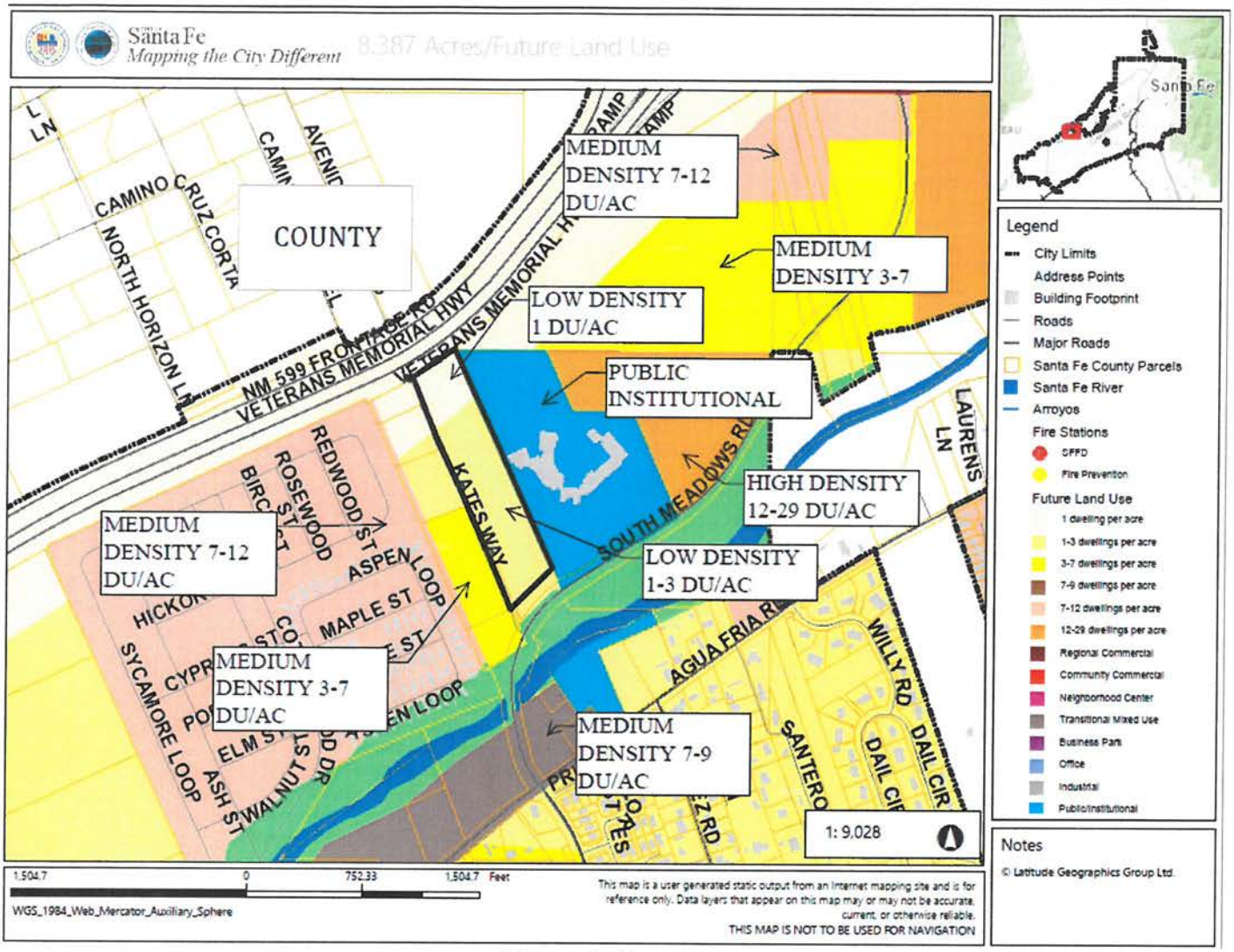
(j) **Water Use Offset**: The projected water use for the subdivision is less than 10 acre feet. A fee will be required to offset water use prior to construction. A water budget was submitted to the City Water Conservation Office for review early in the subdivision design process.

(k) **Archaeological Clearance**: The project falls within the Rivers and Trails Archeological Review District. At their hearing on October 1, 2020, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve the archaeological inventory/reconnaissance report. Archaeological Clearance has been granted and no further investigation is required. ARC Case Number: 2020-002622-ARC

VI. GENERAL PLAN AMENDMENT

The subject property's current land use designation on the Future Land Use Map is Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) (Exhibit D1). The Applicant is requesting an amendment to the current designation of Low Density Residential to Medium Density Residential (3-7 dwelling units per acre) in conjunction with the Rezoning request from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre).

Staff believes the project to be consistent with the policies of the General Plan. Medium Density (3-7 du/ac) is appropriate for the site based on density patterns in the area. The adjacent parcel to the east is home to the El Camino Real Academy with a general plan designation of Public Institutional. NM 599 borders the north boundary. Low and medium general plan densities exist adjacent to the west and south boundaries. High densities up to 9, 12, and 29 du/ac are within proximity to the project.



General Plan

The purpose and intent of general plan amendments per Section 14-3.2 is to guide the city's land use decisions. The regulations, restrictions and policies of the city affecting development of Santa Fe shall be in accordance with the general plan as provided in Section 3-21-5 NMSA 1978

The general plan criteria are evaluated below per Subsection 14-3.2(E):

Criterion 1: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The project is consistent with the goals of the General Plan regarding economic development. The General Plan has established community commercial use on land in the vicinity of the project to support the area. Medium to high density residential uses are established in the NM 599 and South Meadows Road node. The fundamental framework for residential communities exists including roads; (NM 599 and South Meadows Road), services; (city water and sewer), and schools."

Staff Response:
Staff concurs with the applicant's statement. The interchange of NM 599 with the South Meadows Road extension, together with commercial zoning near the interchange and the establishment of the El Camino Real school has substantially changed the land use pattern in this area over the past decade. The availability of road and utility infrastructure has made recent developments in this area more feasible, such as the new fire station site approved to be developed near the round-a-bout and two large multi-family residential developments – Gerhart Apartments (now known as South Meadows Apartments) and the Madera Apartments.

Criterion 2: Consistency with other parts of the general plan;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"Medium densities are consistent with and supported by the growth management policies of Chapter 4 of the General Plan. (Chapter 4-1-G2) Guiding policies for growth management call for a concentration of populations at greater densities in developing areas with centrally located neighborhood centers. In addition, the proposed density can be supported by existing fundamental infrastructure in the area"

Staff Response:
Staff concur with Applicant's statement.

Criterion 3: the amendment does not: • **allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** • **affect an area of less than two acres, except when adjusting boundaries between districts; or** • **benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The proposed amendment does not change the prescribed residential land use character. It provides for medium residential density in an appropriate area. The project area consists of 8.387 acres which is substantially larger than two acres. The requested future land use designation benefits the sustainability of developing neighborhood in this changing node of NM 599 and South Meadows Road."

Staff Response:
The application is not required to comply with Criterion 3, since it complies with Criterion 4. Staff concurs with the Applicant that it does comply, even though compliance is not mandatory.

- The proposed amendment to the medium density designation continues the residential land use, but at a slightly higher density. Such a residential designation will allow the proposed use once the property is zoned R-7
- The property is well over two acres in size at 8.38 acres.
- The amendment will not benefit one or a few landowners at the expense of the surrounding landowners or the general public, particularly since the medium density residential designation is requested in conjunction with the R-7. If approved by the Governing Body, the Applicant will then return to the Planning Commission for final development plan approval subject to compliance with Chapter 14 requirements. Staff concurs with the Applicant that the requested future land use designation is consistent with appropriate land use patterns for this developing neighborhood at the node of NM 599 and South Meadows Road

Criterion 4: an amendment is not required to conform with Criterion 3 [Subsection 14-3.2(E)(1)(c)] if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The proposed amendment seeks to promote the general welfare of the area and Santa Fe by providing a needed housing type which has been justified by a City-initiated study."

Staff Response:
Staff concurs with this statement.

Criterion 5: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Criterion Met:** (Yes/No/Conditional/N/A) **N/A**

Applicant's Response:
"Not Applicable."

Criterion 6: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"Medium density residential use will contribute toward a coordinated land use system in the immediate area of NM 599 and South Meadows Road. Many amenities for a healthy community exist or are in planning stages to promote a prosperous community including access to an interchange, shopping and employment center, schools, parks, pedestrian trails in close proximity."

Staff Response:
Staff concurs with this statement.

Criterion 7: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met:** (Yes/No/Conditional/N/A) **YES**

Applicant's Response:
"The medium density residential proposal is subject to Chapter 14, Land Development Code regulations, which implement land use policies adopted by the city including the General Plan.

Staff Response: The Project is in compliance with other City plans. These include:

- Southwest Area Master Plan
- West Santa Fe River Corridor Plan
- MPO Transportation Plan
- Pedestrian Master Plan
- Bicycle Master Plan:

The Project is in compliance with the SWAMP, and the West Santa Fe River Corridor Plan that recognizes higher densities in this NM599 and South Meadows node. The Project will also be in compliance with the Metropolitan Planning Organization's requirements to construct a 10 foot wide multi-use trail along the south side of Aleksander Drive and a continuous sidewalk along both sides of Kate's Way to South Meadows. Such improvements will also bring the Project in line with the goals of the Pedestrian and Bicycle Master Plans.

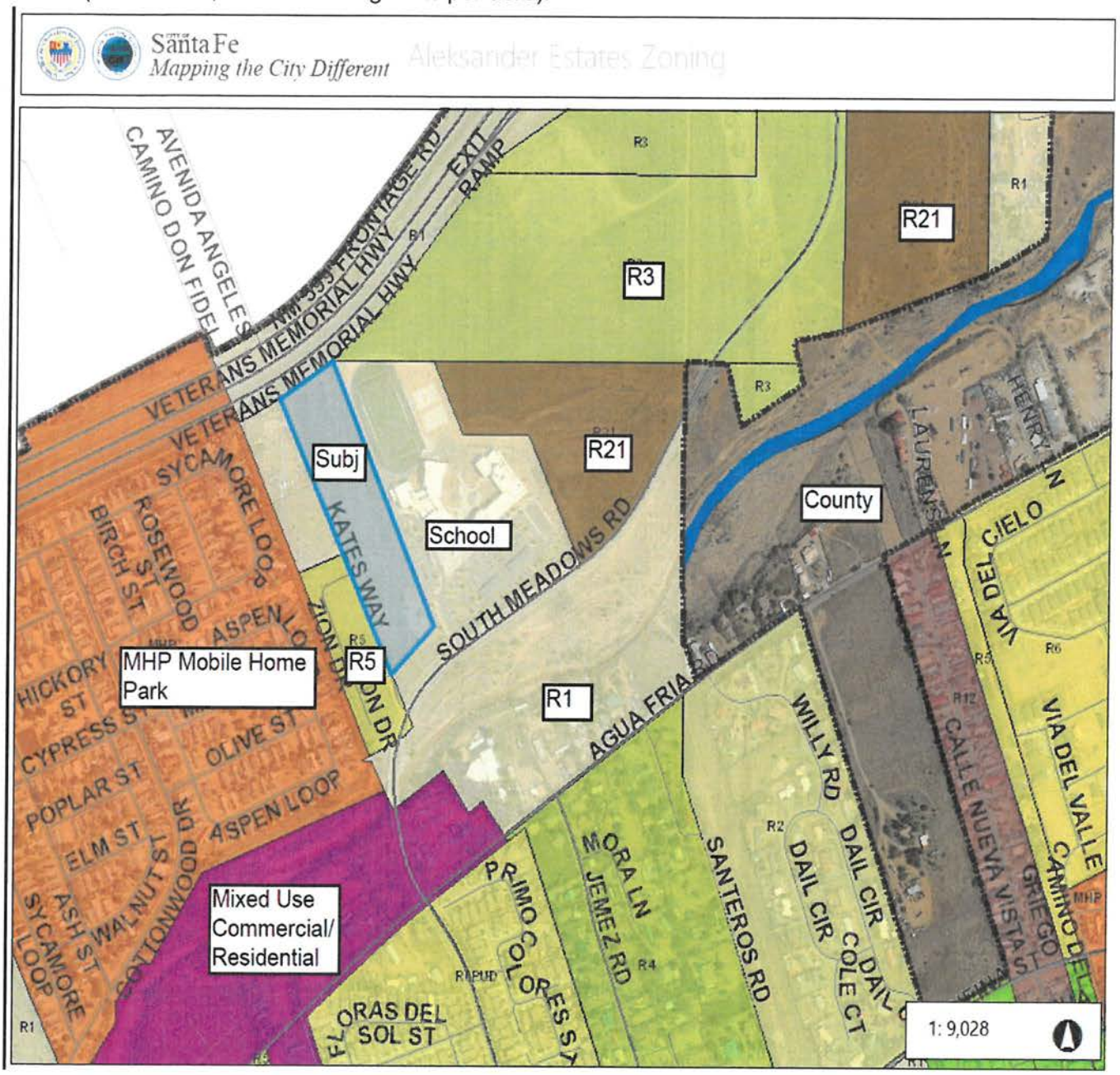
Criterion 8: In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that: *(a) the growth and economic projections contained within the general plan are erroneous or have changed;* *(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or* (c) *conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.*	**Criterion Met:** (Yes/No/Conditional/N/A) **N/A**

Applicant's Response:
"We propose that the amendment is an important piece to an evolving developing neighborhood in the area as recognized by the General Plan. The project will not have a negative impact on the surrounding neighborhood but rather contribute to an established growth pattern and coordinated land use."

Staff Response:
Staff concurs with the Applicant's statement. The land use pattern has changed in this area over the past decade, with the interchange at NM599 followed by the South Meadows Road extension and the development of the El Camino Real Academy. The growth and economic projections contained within the general plan of 1999 did not anticipate the intensity of high demand for and shortage in supply of housing in recent years.

VII. REZONING

The Applicant requests to rezone the subject property from R-1 (Residential, one dwelling unit per acre to R-7 (Residential, seven dwelling units per acre).



Zoning Map

The rezoning criteria are evaluated below.

Rezoning Approval Criteria per Subsection 14-3.5(C):

Criterion 1: one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met:** (Yes/No/ N/A) **YES**
Applicant's response: **(i) there was a mistake in the original zoning;** "N/A" **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;** *"The area has experienced an increase in residential development over the years. Development is consistent with land use patterns prescribed by adopted policies. The proposed R7 zone district is consistent with previously approved zoning in the area."* **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;** *"The application does not affect the use, which will remain single family residential. It seeks to increase the density from 1 & 3 dwelling units per acre to 7 dwelling units per acre. We propose that the density is supported by the General Plan and other adopted policies."* **Staff Response:** Staff concurs with the Applicant in that the use will remain single family residential, but at a slightly higher density. The R-7 district has been found to be the threshold at which housing can be developed at a more affordable rate.	
Criterion 2: *all the rezoning requirements of Chapter 14 have been met;*	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's response:
"The application satisfies the rezoning requirements of Chapter 14 including early discussions of the application with prescribed neighbors and neighborhood associations via the Early Neighborhood Notification process. The project design also complies with Chapter 14 requirements."

Staff Response:
The rezoning requirements have been met that included an ENN and proper notifications. The project design complies with Chapter 14 requirements. Conditions of approval and Technical Corrections required by the DRT for this preliminary subdivision plat will be addressed with the final subdivision plat.

Criterion 3: the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"We propose that this application is consistent with the land use designations and densities of the General Plan which anticipated new neighborhoods with similar densities in the immediate vicinity and beyond, with the exception of those areas regulated by the Agua Fria Traditional Village. The General Plan depicts similar and higher densities in the immediate area.

Staff Response:
Staff concurs with the Applicant's statement in that the rezoning is consistent with the policies in the general plan for infill development. The General Plan's future land use map identifies the subject property for low residential density (1 dwelling unit per acre) alongside NM599 and low density residential (1-3 dwelling units) for the remainder of the property. The request to amend the General Plan to allow a higher future land use designation would be more in line with higher densities in the area. The only low density designations in the immediate area along South Meadows Road between NM 599 and Agua Fria are, in fact, along Kates Way. Over the past 5 to 10 years, the future land use of several properties in the area have been approved at higher density residential designations. These include the Gerhart Apartments (now the South Meadows Apartments) and the Madera Apartments, designated at 12-29 dwelling units per acre. Other designations include the Cottonwood subdivision to the west at 7-12 dwelling units per acre and the Sangre Azul subdivision along the west side of Kates Way is designated as 3-7 dwelling units per acres.

Criterion 4: the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"The application proposes that the acreage is sufficient to support medium densities given the land use pattern in the immediate area. R7 density is consistent with the General Plan and is a suitable density."

Staff Response:
The City does not maintain growth projections for specific types of development. The R-7 (Residential-seven dwelling units per acre) district allows for infill development at the subject location that is consistent with development to the west. The development site falls within the "River Corridor Area" of the Southwest Area Master Plan, generally bounded by the Santa Fe River on the south, NM599 on the north, and Airport Road, further to the south.

Criterion 5: the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:
"The project has access to many existing and/or planned public facilities including access to City ROW, city water and sewer in close proximity, electricity, cable, internet, parks, pedestrian parks, and schools. A new fire substation is planned in close proximity."

Staff Response:
Staff concurs with the Applicant that adequate infrastructure is available to serve the property. Water and sewer will be extended to the project via existing infrastructure in South Meadows Road. The project will also be directly accessed by Kates Way off of South Meadows Road and the new road to connect the area to the round-a-bout at the NM599 interchange.

Criterion 6: Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **affect an area of less than two acres, unless adjusting boundaries between districts; or benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:

"The proposed zoning is consistent with adopted policies for land use and density. The area in general appears to follow anticipated evolving neighborhood patterns as recognized by the General Plan. The rezoning proposes to respond to the planned policies calling for additional housing for the city."

Staff Response:

The proposed change will be consistent with the future land use development map if the General Plan Amendment is granted. It is also consistent with the policy *for "infill development at densities that support the construction of affordable housing."*

Criterion 7: If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;	**Criterion Met:** (Yes/No /N/A) **YES**

Applicant's Response:

"Preliminary analysis shows that City infrastructure is adequate to serve a development of this nature. An impact fee contribution is prescribed by City ordinance to assist with funding of future infrastructure. Water offset requirements apply to the project."

Staff Response:

Impact fees will be imposed on any proposed development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services. An evaluation of any required off-site improvements will be evaluated with this development plan.

Criterion 8: If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the w development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.	**Criterion Met:** (Yes/No/ N/A) **YES**

Applicant's Response:

"Improvements to the existing street network are incorporated into the project design to include a new public road connection from the north east end of the project to the round-a bout at South Meadows Road/NM 599. It is understood that impact fees will be imposed on the development to supplement funding associated with constructing and improving existing infrastructure such as streets, parks, police and fire services."

Staff Response:

The proposed rezoning will allow for a subdivision of 59 homes and all improvements for infrastructure are proposed in the preliminary subdivision plat request. The Applicant will pay all impact fees as required.

VIII. DEVELOPMENT PLAN APPROVAL CRITERIA

The Planning Commission review of a development plan is required per 14-3.8(B)(2) that states Rezoning to R-7, R-8 or R-9, except a city -initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8.

Approval of the following criterion are required by Subsection 14-3.8(D)(1):

Criterion 1: **Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;**	**Criterion Met:** (Yes/No) **YES** **Only to review and recommend to the Governing Body**

Applicant's Response:

"The Planning Commission is empowered to approve a development plan application under SFCC Section 14-2.3 (C)(1)."

Staff Response:

*Subsection 14-3.8(C)(2) states "*Development *plans required for rezonings by Articles 14-4 Zoning Districts and 14-5 Overlay Zoning Districts shall be reviewed by the planning commission at a public hearing with notice provided as required by Section 14-3.1(H) and then transmitted to the* governing body *with any recommendations, as set forth in Section 14-3.5 Rezonings," and*

14-4.2(E)(2) states *"Rezoning to R-7, R-8 or R-9, except a city-initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8".*

Criterion 2: **that approving the development plan will not adversely affect the public interest; and**	**Criterion Met:** (Yes/No) **YES**

Applicant's Response:

"We propose that the development will have a positive impact on the public interest by adding to the inventory of quality single family housing. The development will provide additional opportunities for home ownership. It is ideally located in close proximity to many amenities which positively impact a balanced neighborhood including schools, shopping, employment, recreation, etc., which contribute to a healthy community. The development intends to integrate with surrounding land uses."

Staff Response:

The public interest is not defined; however ordinances, Chapter 14 was adopted by elected officials who serve as the public interest. This proposal satisfies the regulations in Chapter 14 and fulfills the 4-4-G-1 section of the General Plan with regards to infill with residential development.

The development plan is required with the rezoning to the R-7 district. The development plan for the proposed 59 lot subdivision provides detail to ensure compliance with Chapter 14.

Criterion 3: **that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.**	**Criterion Met:** (Yes/No) **YES**
Applicant's Response: *"Development patterns in the vicinity of the proposed development have set a precedent for single family residential use with a similar scale and which we propose are appropriate for the character of the area.* *The architectural theme stems from a desire to be sensitive and complimentary to the neighborhood while creating a pleasant living experience with pride of ownership for new residents. Intermixed single and two story homes will introduce the development as seen from the neighborhood."* **Staff Response:** Staff concurs with this statement. The proposed residential single family subdivision is compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the area in terms of uses, characters and densities and height, setbacks, mass, and scale.	

IX. PRELIMINARY SUBDIVISION PLAT APPROVAL CRITERIA

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's report and recommendations, and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider." The criteria for approval of a Preliminary Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No/N/A) **YES**
Applicant's Response: *"The project is not in the flood zone and the site design follows the natural terrain which is relatively flat with no 30% slopes. The project is not within a designated historic district."* **Staff Response:** Staff concurs with this statement and add that it does not require an archaeological clearance permit, per Subsection 14-3.13(B)(3)(a), since the site is less than 10 acres in size.	

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/ N/A) **YES**

Applicant's Response:

"The project is subject to the review of applicable public agencies regulating development in the city. We propose that the project is suitable for platting and development purposes for residential use. All applicable development standards of the adopted land development code and policies are addressed in the design."

Staff Response:

No concerns have been raised by other public agencies that determined that the project is not suitable for platting and development purposes of the kind proposed. No public agency has indicated that the land is NOT in the best interest of the public health, safety or welfare. The subject property is not subject to flooding and has not been deemed to be topographically unsuited for building, or for other reasons uninhabitable. The site is fairly flat and will not aggravate erosion or flood hazard. All applicable development standards of the adopted land development code and policies are addressed in the design.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No /N/A) **YES**

Applicant's Response:

"The Development Review Team (DRT) will review the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Technical Review, Water, Sewer, Environmental, and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for health, safety or welfare. The subdivision plat complies with the standards of Chapter 14, Article 9."

Staff Response:

The DRT has reviewed this Project and made their comments as found in Section II of this report as conditions of approval, and in Exhibit B as technical corrections. Staff has found that the plat complies with the infrastructure design, improvements and dedication standards.

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/N/A) **YES**
Applicant's Response: *"The proposed plat does not create any nonconformity and will not increase the extent or degree of an existing nonconformity with the provisions of Chapter 14 provided all conditions of approval and technical corrections are made with the final subdivision plat. No variances are requested with this plat."* **Staff Response:** Staff concurs with this statement.	
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 /N/A) **YES**
Applicant's Response: *"This application is not requesting any exceptions to the Santa Fe City Code with this proposal."* **Staff Response:** Staff concurs with this statement.	

X. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was conducted online on April 27, 2021 via Zoom. The meeting was well attended by City staff and project team, although no neighbors were in attendance. The ENN Guidelines and supporting documentation are attached. (EXHIBIT D).

XI. EXPIRATION

The General Plan Amendment and Rezoning to the R-7 do not expire. If the Applicant's request for the rezoning with a development plan is approved by the Governing Body, the Applicant will then return to the Planning Commission for final development plan and subdivision approval.

Approval of a preliminary subdivision plat shall expire three years after final action. Therefore if a final plat is not approved, the approved preliminary subdivision plat will expire on August 5, 2024.

XII. ATTACHMENTS

EXHIBIT A:

1. Technical Corrections
2. Draft Findings of Fact/Conclusions of Law

EXHIBIT B: Development Review Team Memoranda & Email

1. Technical Review Memorandum, Dee Beingessner
2. Wastewater Division Memorandum, Stan Holland
3. Fire Prevention, Geronimo Griego
4. Landscape Memorandum, Lawrence Rivera
5. ADA - Site Review, Jason Kluck
6. Solid Waste, Eric Lucero

EXHIBIT C: Maps and Photos

1. Future Land Use Map
2. Current Zoning Map
3. Aerial Map
4. Google Street and Earth Views

EXHIBIT D: Early Neighborhood Notification

1. ENN Guidelines
2. Meeting Notes
3. School Notification

EXHIBIT E: Applicant Materials

1. Application Report
2. Applicant's full plan set
3. Traffic Impact Analysis

APPROVED BY:

Title	Name	Initials
Interim Land Use Department Director	Jason Kluck	jmk
Land Use Planner Manager	Noah Berke	NLB
Land Use Department Case Manager	Donna Wynant	DJW

Stefanie Beninato said her concern was a problem with ties in the first round. The other was a request to follow the Secretary of State recommendation which seemed basically to come out with a resolution.

There were no other public comments.

Governing Body Questions and Discussion:

There were no questions or other discussion by the Governing Body.

Action of the Governing Body:

MOTION: **Councilor Garcia moved, seconded by Councilor Villarreal, to approve the Ordinance to comply with the Secretary of State regulations on ranked choice voting as presented.**

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

For: Mayor Webber, Councilor Abeyta, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None.

b. CONSIDERATION OF RESOLUTION NO. 2021-60.
A Resolution Amending the General Plan Future Land Use Map Designation from Low Density Residential (1 Dwelling Per Acre and 1-3 Dwelling Units Per Acre) to Moderate Density Residential (3-7 Dwelling Units Per Acre) for 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows Road (Aleksander Estates Subdivision General Plan Amendment, Case No. 2021-3805).

Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, Requests Approval of a General Plan Future Land Use Amendment to Change the Designation from Low Density Residential (1 Dwelling Unit Per Acre and 1-3 Dwelling Units Per Acre) to Moderate Density Residential (3-7 Dwelling Units Per Acre) for 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows Road (Donna Wynant, Case Manager, dywyant@santafenm.gov, 955-6325)

Ms. Bustos-Mihelcic read the caption for this hearing.

Donna Wynant, Noah Berke, and Patricia Feghali were present for this item.

Mayor Webber outlined the procedure starting with conflicts of interest, Staff Report, Applicant's sworn testimony, Questions from Applicant to Staff through Mayor Webber. Public sworn testimony. Questions from public, Action of the Governing Body with stated reason by the movant.

Councilor Romero-Wirth asked for the City Attorney to clarify the quasi - judicial role of Governing Body members.

Ms. McSherry explained that for the next two items the Governing Body is not creating policy but hearing evidence and considering evidence in light of current law. They are to apply existing code to the case.

Disclosures:

Mayor Webber asked for any disclosures. There were none.

Staff Presentation.

Ms. Wynant gave her presentation and said the three cases are presented as one case presentation but require three separate motions. The first case was for amending the General Plan; the second case was for rezoning and third was the preliminary development plan. She explained the General Plan Amendment must be done first and rezoning next which requires submittal of a development plan. If approved, the matter goes back to the Planning Commission.

The Planning Commission heard this project August 5, 2021 and they found the use compatible with surrounding zoning densities and recommended approval of the preliminary develop plan to the Governing Body with certain conditions of approval and corrections in the Staff Report which were set forth in Exhibit. The Commission also found the Applicant satisfied all development criteria set forth in Code and approved the preliminary subdivision, subject to the Governing Body approving the rezoning requests to R-7 and adoption of the Findings of Fact and Conclusions of Law to that effect. The Applicant has complied with all rezoning requirements. She recommended the Governing Body should approve Case 2021-3805, Case 2021-3806, and Case 2021-3807 as recommended by the Planning Commission and presented on page two of the Staff Report.

She stood for questions when appropriate.

Applicant's Statement

Ms. Monica Montoya, 726 Gregory Lane, Santa Fe, with Montoya Land Use Consulting, Inc. was sworn in by Ms. Bustos-Mihelcic.

Ms. Montoya thanked Mayor Webber and the Councilors. She was joined by her client-owners, Nick and Anthony Montoya, of Next Generation Construction, Inc., and by Oralynn Guerrerortiz, P.E. of Design Engenuity, Inc. and Bert Thomas, from Bohannon-Huston, as traffic engineer.

Ms. Montoya reviewed the major points in summary form because the time was late. She shared her screen and provided an overview, comments on the location, subdivision design, architectural design, General Plan, and rezoning. The project has 59 lots on 8.4 acres with 12 affordable homes, individual ownership with custom quality homes. She showed the area map between NM 599 and South Meadows Road. With El Camino Real Academy to the east and undeveloped land to the south in which 30 acres are owned by the State and leased to the City.

She showed the layout of lots with Kates Way (road) on the south and access to South Meadows Road. The access road will be fully constructed. The access road to the north is called Alameda Frontage Road with a ten-foot pedestrian right-of-way path at the request of the Santa Fe MPO.

Architecture design is by Next Generation Contracting which has constructed some amazing homes that she felt were very beautiful. They have depth and character and are very interesting building to look at.

She showed examples of their work and showed a typical streetscape with a photo taken in the winter.

The GPA was reviewed, and she showed the density designations. The requested density is 3-7 Du/AC. City utilities and public schools are there.

The Applicant has agreed to all conditions recommended by Staff, including the 10' wide pedestrian trail and added sidewalk connection to South Meadows at the south end, and extending utilities to a neighboring property. They also agreed to the redline corrections. The AH homes will not be any different structurally or architecturally from the market homes.

Applicant question of the Governing Body:

Ms. Montoya had no questions to ask of the Governing Body.

Public Testimony:

Stefanie Beninato, P.O. Box 1601, was sworn in by Ms. Bustos-Mihelcic. She saw this as changing the Master Plan and supported the zoning density that was already there. She favored the affordable housing and other amenities that were included but this needs changes in the Master Plan.

Joanna Garcia, 1190 Morning Drive, was sworn. She stated that Next Generation homes are beautiful homes and should be considered with the extended items. Her main question was on traffic in the area. The curve and the school next door had horrendous traffic and is an accident waiting to happen. With all the new units coming up, it would just get worse. She said those Next Generation homes will stand out beautifully, but she didn't know why they needed to be this dense. The new apartments there are not good aesthetically. But having homes in there would have been a much better idea. She understood the intersection will be expanded but it a dangerous situation right now. She did not know what the traffic situation would be.

There were no other public testimonies.

Governing Body Questions and Discussion.

Councilor Abeyta shared the same traffic concerns and asked Ms. Montoya to speak to that. With the bend on South Meadows at the school, he could understand her concerns.

Ms. Montoya started the response and offered to defer to the Traffic Engineer for more details. We worked on traffic with City Staff even before the design scope meeting. The City Traffic Engineer wanted us to work on the traffic count at the roundabout, the counts at Kate's Way and South Meadows, and the visibility of traffic from either direction when exiting Kate's Way at South Meadows.

Our TIA counts at both intersections were at acceptable levels. We did a visibility report and did extensive work on density of traffic.

Councilor Abeyta asked if the TIA took into consideration the full build-out and all other existing developments in the area.

Ms. Montoya agreed it did. We factored all amounts from Gearhart, School and for existing and three years out.

Bert Thomas, from Bohannon Huston was sworn in.

He said they took into consideration all previously approved developments and added to the counts as a base for traffic going in. We analyzed Kate's Way and the roundabout, and all were at acceptable LOS and grew the density by 1% per year and added in the generated trips for the 59 units that will come off of the new road being constructed as the primary entrance to the subdivision. There was some traffic added in from South Meadows. Also. He gave the projected load factors. It was minor for left-turn traffic. From South Meadows there will be a right turn lane into Kate's Way to help alleviate traffic Site distances from traffic coming over the bridge were adequate, and they were making sure there is enough time to slow down for those making a left turn and for any traffic coming out of Kate's Way. The available site distance would even allow for a semi-truck with time to not have a problem.

Councilor Abeyta understood a new road extension will be constructed.

Ms. Montoya agreed.

Councilor Abeyta asked if the State Land she referred to was where Fire Station #2 was going to be built.

Mr. Berke agreed. It will be on the northern edge of that property.

Councilor Rivera asked if Gearhart School or Cottonwood Mobile Home Park would have access to that road to the roundabout.

Ms. Montoya said they would not unless the City granted an easement to those properties. The City would have to take that step. There is private property between the City would have to obtain an easement to acquire the easement for the Cottonwood Mobile Home Park. So there is a potential, but it would require more City action.

Mr. Berke did not think the City was interested in connecting the Cottonwood Mobile Home Park and would require acquisition from private property owners to do that.

That would also require other road improvements and would require research on the State agreement also.

Councilor Rivera observed that the concerns have all been on traffic. Why would we not consider relieving traffic with the State?

Mr. Berke could not speak whether the City wants to do that. We had to provide a special connection with the school and the State to make that happen.

Ms. Montoya- pointed out the Cottonwood property has access to Agua Fria.

Councilor Rivera agreed but it is all to one place on Agua Fria and alternate access would help a lot.

Mr. Berke said the City contract engineer was not able to attend this meeting.

Councilor Rivera had heard that. He asked, based on the dwelling units presented, that this is an acceptable traffic design.

Mr. Thomas agreed. The TIA showed the intersections at Kate's Way, South Meadows and the Roundabout would continue at level A and B. So all levels of service are acceptable. The intersection at South Meadows and Agua Fria was not included in the TIA.

Councilor Rivera said that was a concern since it is currently a failed intersection. He recalled with Gearhart and the apartment complex, They contributed impact fees for improvements at those intersections.

Mr. Berks said they are at 90% on those intersections with certifications. So money is already allocated for improvements there.

Councilor Rivera – pointed out that prices are escalating. He hoped impact fees could be dedicated to those intersections.

He asked if AH homes were scattered throughout the development.

Ms. Montoya- agreed. No one would be able to tell any difference.

Councilor Rivera asked if she could show a slide on the pedestrian trails.

Ms. Montoya had none to show. It is a 10' wide trail along the new road and adding another sidewalk through Kate's Way. There is also a city plan for pedestrian trail along the Santa Fe River, with an opportunity for connection to the area. There is also Romero Park that, in her mind, presents much opportunity for recreation and biking.

Councilor Rivera knew there were kids who walk from Cottonwood to El Camino on a dirt trail. He asked about sidewalk improvements there.

Ms. Wynant said there is a sidewalk along that frontage, but she was not sure about sidewalks along South Meadows. She thought there was a sidewalk there but not sure.

Ms. Montoya said her client also purchased the property to the south and she would find out about a sidewalk there.

Mayor Webber saw a hand up from Erick Aune at Santa Fe MPO.

Ms. Bustos-Mihelcic clarified that Mr. Aune is staff.

Councilor Villarreal asked about swearing in City Staff.

Ms. Bustos-Mihelcic swore in Mr. Aune.

Mr. aune said yesterday, he with other City Staff on an engineering plan for Cottonwood children to walk to El Camino Real School and it dovetails with this project. We worked with the developers and believed they have gone above and beyond what it required. We reviewed the traffic study and feel the design at South Meadows and Agua Fria will benefit the area as well. We've been involved in the designs and look forward to the new intersection. This area is well suited for the traffic from this development and the other proposed developments.

Councilor Rivera asked if the City has contracts for TIAs.

Mr. Berke said yes. We have Wilson and Company as our contracted traffic consultant and Public Works Department also has Wilson and Company on contract.

Councilor Rivera asked if Wilson and Company knew about this meeting.

Mr. Berke said they did. He explained the primary contacts are divided between two people and the contractor for his project was on assignment and could not attend and the supervisor did not respond to our request, and he apologized for their absence.

Councilor Rivera pointed out it is hard to make a decision regarding traffic which is the primary concern, and their absence is frustrating on many levels. He needed the City's opinion on the traffic. He was super frustrated we have no one to respond.

MOTION: **Councilor Abeyta moved, seconded by Councilor Rivera, to postpone Case 2021-3705 to the next meeting to hear testimony from the City Engineer on traffic analysis and answer traffic questions on this case.**

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

For: Mayor Webber, Councilor Abeyta, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None.

Mayor Webber apologized to the applicant. It was not the applicant's fault; the City is at fault

c. CONSIDERATION OF BILL NO. 2021-22. ADOPTION OF ORDINANCE NO. 2021-22.
An Ordinance Amending the Official Zoning Map of the City of Santa Fe and Changing the Classification from R-1 (Residential One Dwelling Unit Per Acre) to R-7 (Residential Seven Dwelling Units Per Acre) with Respect to a Certain Parcel of Land Comprising 8.38 Acres Located on the East Side of Kates Way, North of South Meadows Road. (Aleksander Estates Subdivision Rezoning, Case No. 2021-3806).

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, Requests Approval of Rezoning from R-1 (1 Dwelling Unit Per Acre) to R-7 (7 Dwelling Units Per Acre) for 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows Road. (Donna Wynant, Case Manager: djwynant@santafenm.gov, 955-6325)

Ms. Bustos-Mihelcic read the caption for this matter.

MOTION: **Councilor Abeyta moved, seconded by Councilor Rivera, to postpone Case 2021-3806 to the next Governing Body meeting in order to have the traffic analysis reporting by the City Traffic Engineer and responses concerning traffic questions.**

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

For: Mayor Webber, Councilor Abeyta, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None.

Ms. McSherry asked about having public hearing at the next meeting.

Mayor Webber agreed. He had not closed the public hearing tonight. It will still be open when the Governing Body resumes.

d. **Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, Requests Preliminary Development Plan Approval of a Preliminary Subdivision for 59 Single-Family Residential Lots on 8.38 Acres. The Property is Zoned R-1 Residential and is Located on the East Side of Kates Way, North of South Meadows Road. (Donna Wynant, Case Manager: djwynant@santafenm.gov, 955-6325

Ms. Bustos-Mihelcic read the caption for this item.

Councilor Abeyta/Councilor Rivera to postpone as the prior two items.

MOTION: **Councilor Abeyta moved, seconded by Councilor Rivera, to postpone Case #2021-3807 to the next Governing Body meeting for the same reason as the previous two motions.**

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

For: Mayor Webber, Councilor Abeyta, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None.

Mr. Berke said there would be at least one land use case but not an appeal.

Councilor Cassutt suggested, at this point, we have kept people on this long and might just go ahead.

Director Kluck said the Aleksander case may be short.

Ms. Bustos-Mihelcic echoed Director Kluck and added that we don't have as many presentations for December as we had tonight - just a water presentation on the December agenda.

Mayor Webber judged the sentiment seems to be to go forward.

a. CONSIDERATION OF RESOLUTION NO. 2021-60.
A Resolution Amending the General Plan Future Land Use Map Designation from Low Density Residential (1 Dwelling Per Acre and 1-3 Dwelling Units Per Acre) to Moderate Density Residential (3-7 Dwelling Units Per Acre) for Approximately 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows Road (Aleksander Estates Subdivision General Plan Amendment, Case No. 2021-3805).

Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment. Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, Requests Approval of a General Plan Future Land Use Amendment to Change the Designation from Low Density Residential (1 Dwelling Unit Per Acre and 1-3 Dwelling Units Per Acre) to Moderate Density Residential (3-7 Dwelling Units Per Acre) for Approximately 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov,955-6325)
POSTPONED FROM THE OCTOBER 27, 2021, GOVERNING BODY MEETING

Mayor Webber recalled we took public testimony at the October 27th meeting and were at questions from staff and public hearing was still open. We did not have a traffic person with us at that time. Councilor Rivera had the floor.

Ms. McSherry agreed.

Councilor Rivera didn't know who was here on behalf of the City.

Mr. Mario Infante was here from Wilson and Company. He had reviewed the designs.

Councilor Rivera asked for his assessment of traffic impact.

Mr. Infante summarized the findings. He went back in anticipation to review the video from the last meeting. The concerns were on the roundabout and the relationship of this subdivision. The question was with respect of full buildout whether Agua Fria would handle that traffic load. The answer is yes.

Councilor Rivera pointed out that intersection is not a roundabout but signalized.

Mayor Webber asked Ms. Bustos-Mihelcic to read the caption into the record. And then resume.

Ms. Bustos-Mihelcic read the caption for this item.

Councilor Rivera said the intersection is signalized and currently is a failing intersection, but it won't become a roundabout.

Mr. Infante agreed. At South Meadows it is signalized intersection. The baseline traffic was analyzed and future horizon buildout with 29 units. The analysis is 1% over horizon and the TIA included the surrounding area and comparison of intersections over a 20-year horizon. One percent growth at buildout is considerable. The current average is 0.6% population growth. The findings of TIA is that the LOS for this development is not impacted. The comparison of existing and proposed – at buildout year 2023 before and after the project is LOS A-. The only intersection modified is at South Meadows, which is not a failing intersection. And it has no adverse impacts before and after.

Councilor Rivera asked if they took into consideration the improvements at the intersection.

Mr. Infante agreed. The numbers for baseline year and for buildout year used the same model with growth rate of 1% for apples to apples.

Councilor Rivera noted that during the day at 3:00, traffic will be much different.

Mr. Infante said they did AM and PM peak hours before and after construction for that LOS.

Councilor Rivera asked if it took into account the number of vehicles owned by a specific person.

Mr. Infante explained they don't have that information but calculate the number of trips from and to. And then grow the traffic. It only looks at number of trips. We distribute what come in and out of the subdivision.

That is trip generations which is about ten trips per dwelling unit because most have two cars. ten trips are the assigned trip generation. So those are the trips we assign to the network.

Councilor Rivera pointed out they are planning to build a road along the Memorial Highway.

Mr. Infante said that was correct.

Mr. Infante deferred that to Bert Thomas with Bohannan-Huston to respond to that.

Mr. Thomas said the road is being constructed to the roundabout and the majority coming out of the development would use that road.

Councilor Rivera asked if Kate's Way could be a right turn only exit.

Mr. Thomas said right now is a full access intersection because some would come from the south to access the development which is why we leave it as a full use intersection.

Mr. Infante said on the horizontal curve, the site distance is not quite twice what is required for left turns. It is important for the Governing Body to consider driver behavior on the design. If we restrict to right turn only, we would encourage dangerous driving. They will find a way to make a U turn. The site distance is almost twice what is needed and don't want dangerous driver behavior.

Councilor Rivera said we heard from another engineer that U-turns were actually safer.

His concern was on close proximity to the school intersection to the parking lot. So lot of traffic when school is on. It is very busy at morning and afternoon drop off, pick up. Lots of traffic crossing. He hoped people use the new road than south Meadows.

Ms. Bustos-Mihelcic swore in Mr. Infante after his testimony.

Mayor Webber asked for any other questions.

There were no others.

Mayor Webber closed public hearing and entertained a motion.

MOTION: **Councilor Lindell moved, seconded by Councilor Romero-Wirth, to approve the Aleksander Estates Subdivision General Plan Amendment as presented.**

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

For: Mayor Webber, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: Councilor Rivera

Ms. Bustos-Mihelcic noted the time was 11:12 pm.

TIME LIMIT WAIVER

MOTION: **Councilor Romero-Wirth moved, seconded by Councilor Lindell, to waive the rule for time limits and continue the meeting.**

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

For: Mayor Webber, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Rivera, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: None

b. CONSIDERATION OF BILL NO. 2021-22. ADOPTION OF ORDINANCE NO. 2021-22.
An Ordinance Amending the Official Zoning Map of the City of Santa Fe and Changing the Classification from R-1 (Residential One Dwelling Unit Per Acre) to R-7 (Residential Seven Dwelling Units Per Acre) with Respect to a Certain Parcel of Land Comprising Approximately 8.38 Acres Located on the East Side of Kates Way, North of South Meadows Road. (Aleksander Estates Subdivision Rezoning, Case No. 2021-3806).

Case #2021-3806. Aleksander Estates Subdivision Rezoning. Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, Requests Approval of Rezoning from R-1 (1 Dwelling Unit Per Acre) to R-7 (7 Dwelling Units Per Acre) for Approximately 8.38 Acres of Land Located on the East Side of Kates Way, North of South Meadows

Road. (Donna Wynant, Case Manager: djwynant@santafenm.gov, 955-6325)
POSTPONED FROM THE OCTOBER 27, 2021, GOVERNING BODY MEETING

Ms. Bustos-Mihelcic read the caption for this item.

MOTION: **Councilor Lindell moved, seconded by Councilor Vigil Coppler, to approve Bill 2021-22, the Aleksander Estates Subdivision Rezoning on 8.38 acres from R-1 to R-7 as presented.**

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

For: Mayor Webber, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: Councilor Rivera.

c. **Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, Requests Preliminary Development Plan Approval of a Preliminary Subdivision for 59 Single-Family Residential Lots on Approximately 8.38 Acres. The Property is Zoned R-1 Residential and is Located on the East Side of Kates Way, North of South Meadows Road. (Donna Wynant, Case Manager: djwynant@santafenm.gov, 955-6325)
POSTPONED FROM THE OCTOBER 27, 2021, GOVERNING BODY MEETING

Ms. Bustos-Mihelcic read the caption for this item.

MOTION: **Councilor Lindell moved, seconded by Councilor Vigil Coppler, to approve the Aleksander Estates Subdivision Preliminary Development Plan as outlined on page 4-C.**

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

For: Mayor Webber, Councilor Cassutt, Councilor Garcia, Councilor Lindell, Councilor Romero-Wirth, Councilor Vigil Coppler, and Councilor Villarreal.

Against: Councilor Rivera.

City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

1. Letter of Application
2. Applicant's full plan set

Montoya
Land Use Consulting, Inc.

November 19, 2021

Donna Wynant, Senior Planner
City Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87505

RE: **ALEKSANDER ESTATES/FINAL SUBDIVISION PLAT AND DEVELOPMENT PLAN**
(CASE NUMBERS 2021-**3805, 3806, 3807, & 3808)**

Dear Donna,

This application is submitted for final subdivision and final development plan approval of the Aleksander Estates Subdivision located north and east of Kates Way and South Meadows Road.

Aleksander Estates received the following approvals before this application:

Preliminary Subdivision, Preliminary Development Plan, Recommendation for R7 Zoning	Planning Commission	Aug 5, 2021
Rezoning Approval to R7	City Council	Nov 10, 2021

The project was approved with several conditions pertaining to the project design including the addition of a 10' wide asphalt path parallel to the ROW extension through State owned, City leased property connecting the project to South Meadows Road at the round-a-bout, and the addition of a sidewalk connection from the southwest corner of the project along Kates Way to South Meadows Road. A complete list of all conditions and technical corrections are attached for convenience.

This application packet includes submittals outlined in Santa Fe City Code, Section 14-3.7(B)(4) for final plat and development plan approval including:

1. The proposed final plat and development plan set which conform substantially to the preliminary plat and development plan as approved including updates based on conditions of approval and technical corrections,
2. The original application package for project information,
3. City prescribed application forms for Final Subdivision and Final Development Plan, and
4. Development fees as prescribed in the City Fee Schedule.

Thank you for the opportunity to present our final applications. I am available at your convenience to answer any questions or provide additional information as needed.
Sincerely,

Monica Montoya

Monica Montoya
Montoya Land Use Consulting, Inc.

726 Gregory Lane, Santa Fe, NM 87505, Ph: (505)412-1016, Email: Monica@Mntya.com

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES FINAL DEVELOPMENT PLAN**

Address: North East of Kates Way/South Meadows Intersection

Property Size: 8.387 Acres

Current Use of Land: Vacant

Proposed Use of Land: Residential

Does a Rezoning application accompany this application? YES ☐ NO ☒

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 12-10-21

Early Neighborhood Notice (ENN) meeting date: 4-27-21

Zoning: R7

Property Owner Information

Name: Next Generation Contracting, Inc.
First *Last*

Address: PO Box 28700,
Street Address

Suite/Unit #

Santa Fe, NM 87592
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya
First *Last*

Address: 726 Gregory Lane
Street Address

Suite/Unit #

Santa Fe NM 87505
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: North east of Kates Way and South Meadows

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

Signed: _____ Date: 11/16/21

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

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

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987)	☒	Landscape, Parking and Lighting Plan, Signage Specifications
☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☐	Traffic Impact Analysis (if required)	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐	Phasing Plan (if applicable)
☐	Archaeological Clearance (if applicable)								

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within two hundred (200) feet of the site;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) the types, extent and intensity of land uses that are proposed;
(d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
(e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
(f) the phases of development, if applicable;
(g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
(h) a development water budget as required by Section 14-8.13;
(i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
(j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: *Monica Montoya* Date: November, 2021

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

SUBDIVISION APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES FINAL SUBDIVISION**

Address: South East of Kates Way and South Meadows Road Intersection

Property Size: 8.387 acres

Current Use of Land: Residential

Proposed Use of Land: Residential

Does a Rezoning application accompany this application? YES ☐ NO ☒

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 12-10-20

Early Neighborhood Notice (ENN) meeting date: 4-27-21

Zoning: R7

Check One: Preliminary Plat ☐ Final Plat ☒

UPC Number: 1048096376469000000

Property Owner Information

Company Name: Next Generation Contracting, Inc.

Name: Same

First *Last*

Address: PO Box 28700,

Street Address

Santa Fe *City* NM *State* 87592 *ZIP Code*

Suite/Unit #

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica *First* Montoya *Last*

Address: 726 Gregory Lane

Street Address

Santa Fe, *City* NM *State* 87505 *ZIP Code*

Suite/Unit #

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: North east of Kates Way/South Meadows Rd

I authorize Monica Montoya to act as my agent to execute this application.

Signed: _____ Date: 11-15-21

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Legal Lot of Record, Legal Description	☒	Preliminary Plat or Final Plat	☒	Landscape, Parking and Lighting Plan, Signage Specifications	☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)
☐	Traffic Impact Analysis (if required)	☒	Sewer and Water Plan (Profiles and details – Final Plat only)	☐	Phasing Plan (if applicable)	☐	Archaeological Clearance (if applicable)	☐	
Subdivisions per Section 14-3.7 SFCC 1987:									

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)
See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication Standards.

Final Plat (Section 14-3.7(B)(4) SFCC 1987)
The final plat shall conform substantially to the preliminary plat as approved.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Monica Montoya Date: November 2021

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

SUBDIVISION APPLICATION

Parcel Information

Project Name: **ALEKSANDER ESTATES FINAL SUBDIVISION**

Address: South East of Kates Way and South Meadows Road Intersection

Property Size: 8.387 acres

Current Use of Land: Residential

Proposed Use of Land: Residential

Does a Rezoning application accompany this application? YES ☐ NO ☒

Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: 12-10-20

Early Neighborhood Notice (ENN) meeting date: 4-27-21

Zoning: R7

Check One: Preliminary Plat ☐ Final Plat ☒

UPC Number: 1048096376469000000

Property Owner Information

Company Name: Next Generation Contracting, Inc.

Name: Same
First *Last*

Address: PO Box 28700,
Street Address

Suite/Unit #

Santa Fe NM 87592
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Applicant/Agent Information (if different from owner)

Company Name: Montoya Land Use Consulting, Inc.

Name: Monica Montoya
First *Last*

Address: 726 Gregory Lane
Street Address

Suite/Unit #

Santa Fe, NM 87505
City *State* *ZIP Code*

Phone: (505) 412-1016 E-mail Address: Monica@mntya.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am are the owner and record title holder of the property located at: North east of Kates Way/South Meadows Rd

I authorize Monica Montoya to act as my agent to execute this application.

Signed: _____ Date: 11-15-21

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Legal Lot of Record, Legal Description	☒	Preliminary Plat or Final Plat	☒	Landscape, Parking and Lighting Plan, Signage Specifications	☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)
☐	Traffic Impact Analysis (if required)	☒	Sewer and Water Plan (Profiles and details – Final Plat only)	☐	Phasing Plan (if applicable)	☐	Archaeological Clearance (if applicable)	☐	
Subdivisions per Section 14-3.7 SFCC 1987:									

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)
See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication Standards.

Final Plat (Section 14-3.7(B)(4) SFCC 1987)
The final plat shall conform substantially to the preliminary plat as approved.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Monica Montoya Date: November 2021

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

Technical Corrections

&

Draft Findings of Fact/Conclusions of Law

Aleksander Estates Subdivision

Case #2021-3805, 3806, 3807, 3608

Technical Corrections

#	TECHNICAL CORRECTIONS	Dept/ Division	To be completed by:
1	If parking will only be allowed in designated areas, no parking signs are needed along the roadway. Signs should be placed at both ends of no parking areas with an arrow and wording stating "No Parking Between Signs". For large distances between signs, signs with arrows pointing in both directions shall be used.	Land Use Engineer	Prior to recordation
2	Place pond volumes on the construction plans	Land Use Engineer	Prior to recordation
3	Engineer to certify pond slopes if greater than 2:1.	Land Use Engineer	Prior to recordation
4	This development shall comply with the most current requirements of the American with Disabilities Act (ADA) for all infrastructure improvements. Place a note on the Plat to reflect this condition.	Land Use Engineer	Prior to recordation
5	Other comments will be provided on Plans at the time of the building permit and changes may be required during permitting process	Land Use Engineer	Prior to recordation
6	See attached memo in Exhibit B for ADA Site Review	ADA Review	Prior to recordation
7	14-8.4(E)(4)(H) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines.	Landscape Review	Prior to permit review
8	14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Landscape Review	Prior to permit review
9	14-8.4(F)(2)(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List;	Landscape Review	Prior to permit review
10	Reduce Pinon Pine count by three and add three Austrian Pine.	Landscape Review	Prior to permit review

11	A security fence around ponds three feet and deeper with a maintenance gate is required.	Landscape Review	Prior to permit review
12	Note on plan: "All disturbed areas shall be restored per COSF Code 14-8.2(D)(5)".	Landscape Review	Prior to permit review
13	Provide additional plantings at the north side entrance to create a beautiful focal point upon entering the subdivision.	Landscape Review	Prior to permit review
14	Provide an outdoor lighting plan with photometric data per 14-8.9(C) COSF code.	Landscape Review	Prior to permit review
15	1. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 2. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 3. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 6. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 7. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 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. 107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling	Fire Prevention	At the time of any new construction or remodel.
	units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (remotely) 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
16	ADA Site Review Standards- see attached memo.	LUD/ADA Review	Prior to signature sheet

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

DRT Memos

1. Technical Review Memorandum, Dee Beingessner
2. Wastewater Division Memorandum, Stan Holland
3. Fire Prevention, Geronimo Griego
4. Landscape Memorandum, Lawrence Rivera
5. ADA - Site Review, Jason Kluck
6. Solid Waste, Eric Lucero

Development Review Team Comment Form

Date: 7/04/2021

Staff person: Jason M. Kluck

Dept/Div: Land Use – ADA Site Review

Case: **Case #2021-3807 Alexander Estates, Preliminary Development Plan**

Kate's Way

Case Mgr: Donna Wynant

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

Conditions of Approval:	Must be completed by:
Approval Comments: Provide Design Professional Seal and signature with date signed on all drawing sheets. 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	Prior to Recording

have a level maneuvering space, shall have 1/4" max. vertical deflections, and 10% max. flare slope. Curb ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running and cross slope maximum in any direction. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks. Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Vertical clearance: Provide and maintain 80" of vertical clearance for the full width of all sidewalks/pedestrian routes. Rails or other barriers shall be provided where the vertical clearance is less than 80". The leading edge of such rails or barrier shall be located 27" max. above the floor. (307.4) Provide and maintain 98" vertical clearance at van parking spaces and access aisles, and accessible routes. (502.6) At Passenger Loading Zones, provide and maintain 114" min. vertical clearance at the exterior vehicular route and access aisles serving the vehicle pull-up space. (503.5) Off-Street parking a striped or metered on-street parking shall comply with: 2015 NM Accessible Parking Checklist 2010 ADA Standards - 208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3. 208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2. Provision for ADA parking, signage and sidewalk access at striped and/or metered on-street parking spaces is recommended and may be required for public infrastructure. See State Proposed PROWAG On-Street parking scoping requirements for details.	

Technical Corrections*:	Must be completed by:
N/A	Prior to recording

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply:

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

On-Site ADA Site Compliance Requirements as applicable:

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

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

IBC 1104.1 Site arrival points: At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

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

All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

All walk surfaces along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Off-Site ADA Site Compliance Requirements as applicable:

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

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

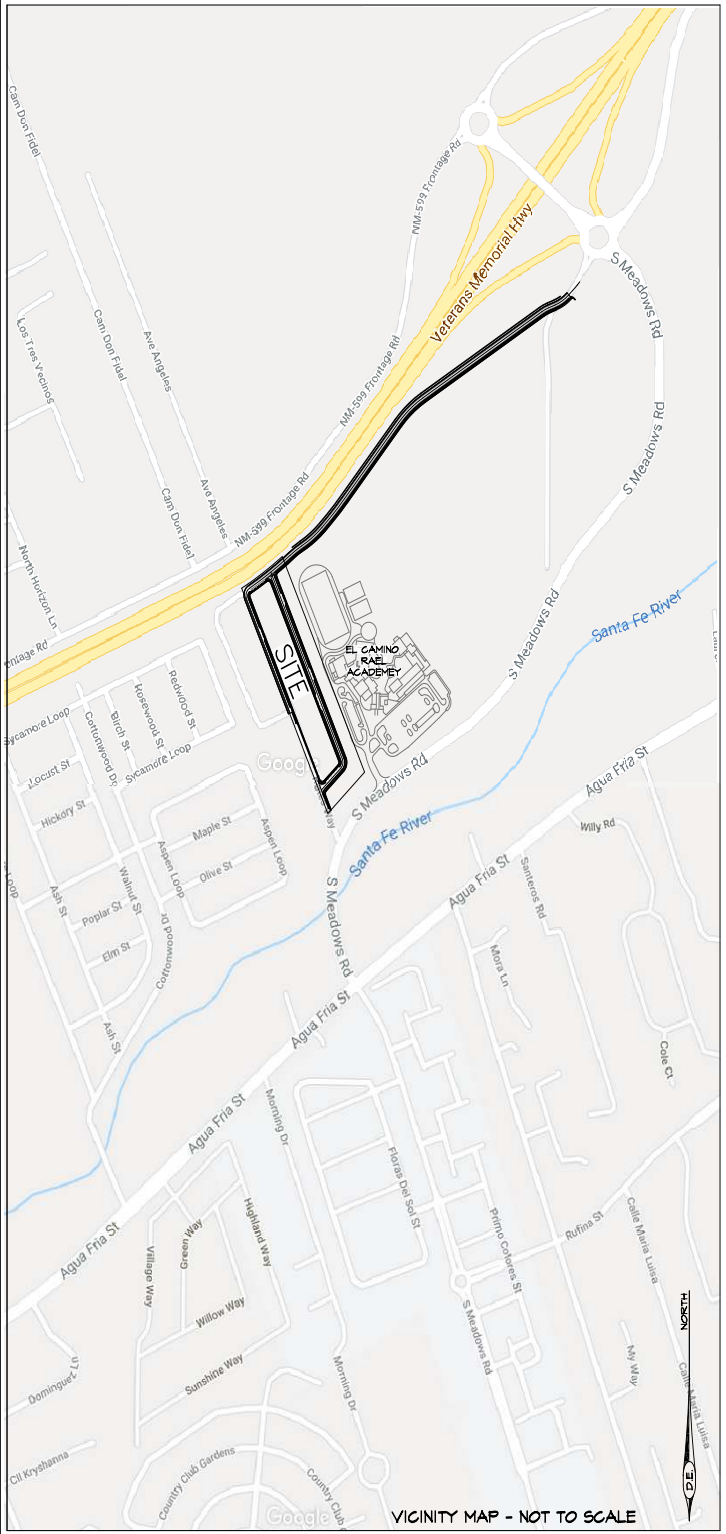
Curb Ramps shall have the required 5' clear length landing and turning space. Changes in direction shall comply with 304.3. Curb Ramps within the site shall have a target running slope of 7% or less typical and 1:12 (8.33%) maximum. Curb Ramp landing target slope is 1.5% and shall not exceed 2% running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

All walk surface along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Sidewalks and Walkways along the accessible path of travel shall not exceed 1:20 (5%) running slopes without handrail(s) in accordance with current ANSI 117.1 standards 505 & 2015 IBC 1014. Cross slopes shall not exceed 2% staff recommends 1% to 1.5% as a target cross slope. Walkways shall provide 5' diameter turning space every 200 linear feet of run. It is preferred to have marked crossings where the accessible route crosses vehicular traffic lanes.

Edge protection/guard rails/handrails shall be provided at steps, sidewalks and walkways with greater than 30" vertical change in grade adjacent to the path of travel. IBC 1015.2 - Where Required, Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

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



VICINITY MAP - NOT TO SCALE

ALEKSANDER ESTATES II

DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT

KATES WAY
SANTA FE, NEW MEXICO

SHEET LIST

1. COVER SHEET
2. DEVELOPMENT PLAN
3A-3B. SUBDIVISION PLAT
4. CERTIFIED TOPOGRAPHY
5. SLOPE ANALYSIS AND EXISTING CONDITIONS
6. ROADWAY SIGNAGE & STRIPING
7A-7D. ROAD P&P AND SECTIONS
8. ADA PLANS
9A-9B. GRADING & DRAINAGE PLAN
10. MASTER UTILITY PLAN
11, 11B. WATER PLAN
12A, 12B SAS PLAN & PROFILES
13. DRY UTILITY PLAN - STREET LIGHT PLAN
14. TEMPORARY EROSION CONTROL PLAN
15. PERMANENT EROSION CONTROL PLAN
16. PROJECT CONSTRUCTION NOTES
17. CITY CONSTRUCTION NOTES
LP-01-02. LANDSCAPE PLAN
LI-01-04. IRRIGATION PLAN
A-K. STANDARD DETAILS FOR ROADS, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

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

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION
I, THE UNDERSIGNED, BEING A PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY ORALYNN GUERRERORTIZ, DATED _____.

ORALYNN GUERRERORTIZ NMPE 12688 DATE
DESIGN ENGINUITY, LLC

OWNER:
NEXT GENERATION CONTRACTING INC
PO BOX 28700
SANTA FE, NM 87592
(505) 984-5855

CIVIL ENGINEERING:
DESIGN ENGINUITY
[illegible] Luisa Street, Suite E, Santa Fe, New Mexico
(505) 901-9551

PLANNER:
Montoya Land Use Consulting, Inc.

SURVEYING:
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

TRAFFIC ENGINEERING:
Bohannon Huston Inc.
(505) 823-1000
7500 JEFFERSON ST. N.E.
Albuquerque, NM. 87109

LANDSCAPE ARCHITECT:
YELLOWSTONE LANDSCAPE
7525 Second Street NW | Albuquerque, NM 87107
Mail: PO Box 10597 | Albuquerque, NM 87184-0597
Office Main: 505.898.9615

NOVEMBER 22, 2021
REVISIONS

DATE	BY	DATE	BY

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

BUILDING PERMIT No.'S (GRADING) _____
(LANDSCAPE/UTILITIES) _____
P & DR CASE #----

ALEKSANDER ESTATES II - DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT

F:\RICK\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\2021-11-17 AE II.dwg, COVER, 11/18/2021 4:45:06 PM

CITY OF SANTA FE APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 2021, AS CASE NO._____

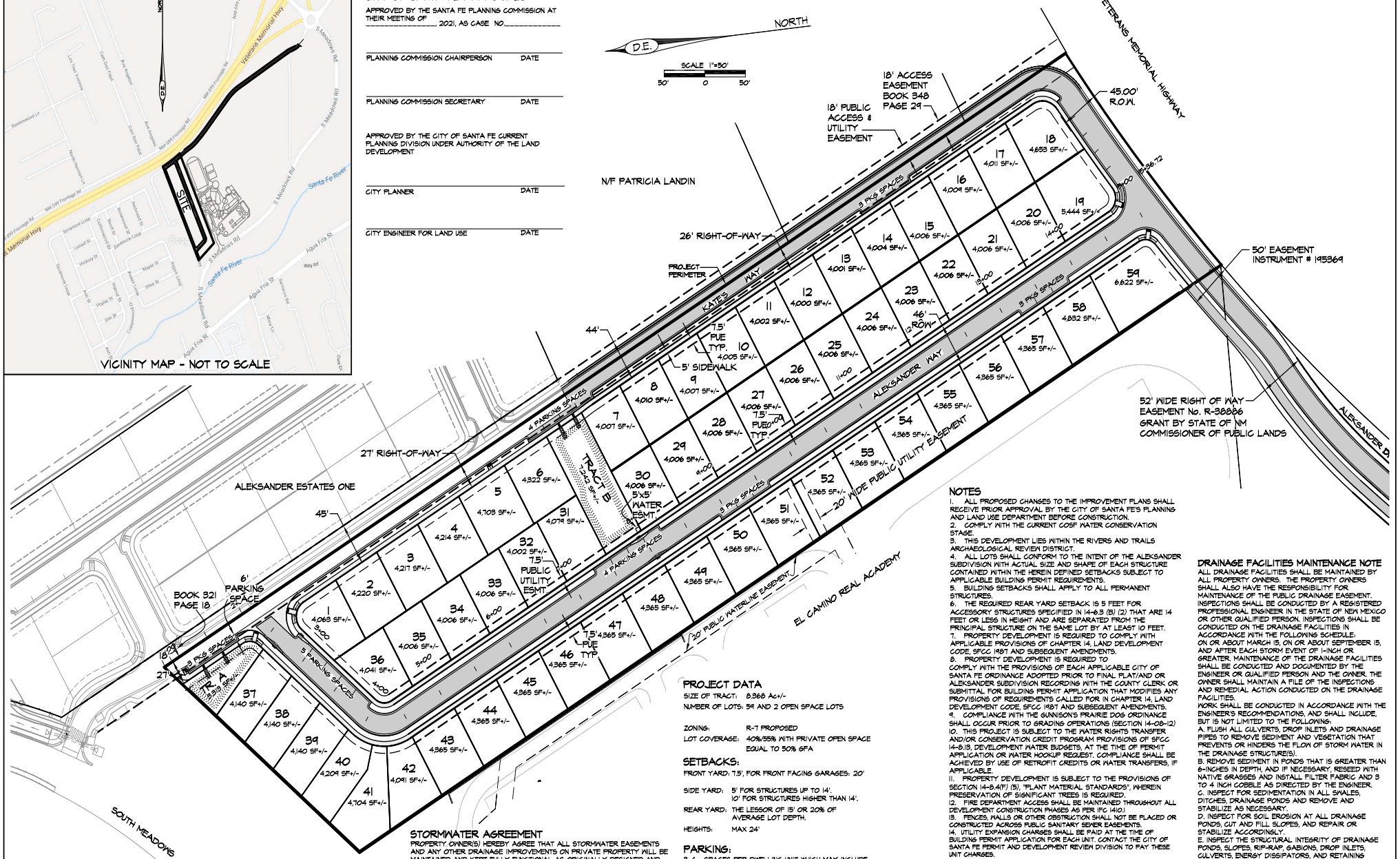
_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT

_____
CITY PLANNER DATE

_____
CITY ENGINEER FOR LAND USE DATE



STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE 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 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.

_____
NICHOLAS MONTOYA, NEXT GENERATION CONTRACTING INC, CEO

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

PROJECT DATA

SIZE OF TRACT: 8.368 Ac+/-

NUMBER OF LOTS: 59 AND 2 OPEN SPACE LOTS

ZONING: R-T PROPOSED

LOT COVERAGE: 40%/55% WITH PRIVATE OPEN SPACE EQUAL TO 50% GFA

SETBACKS:

FRONT YARD: 7.5', FOR FRONT FACING GARAGES: 20'

SIDE YARD: 5' FOR STRUCTURES UP TO 14'. 10' FOR STRUCTURES HIGHER THAN 14'.

REAR YARD: THE LESSOR OF 15' OR 20% OF AVERAGE LOT DEPTH.

HEIGHTS: MAX 24'

PARKING:

3-4 - SPACES PER DWELLING UNIT WHICH MAY INCLUDE GARAGE SPACES. STREET PARKING PROVIDED: 30.

AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
NICHOLAS MONTOYA, NEXT GENERATION CONTRACTING INC, CEO

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

NOTES

1. ALL PROPOSED CHANGES TO THE IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT LIES WITHIN THE RIVERS AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT.
4. ALL LOTS SHALL CONFORM TO THE INTENT OF THE ALEKSANDER SUBDIVISION WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED SETBACKS SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
5. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES.
6. THE REQUIRED REAR YARD SETBACK IS 5 FEET FOR ACCESSORY STRUCTURES SPECIFIED IN 14-8.3 (B) (2) THAT ARE 14 FEET OR LESS IN HEIGHT AND ARE SEPARATED FROM THE PRINCIPAL STRUCTURE ON THE SAME LOT BY AT LEAST 10 FEET.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
8. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR ALEKSANDER SUBDIVISION RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
9. COMPLIANCE WITH THE GUNNISON PRAIRIE DOG ORDINANCE SHALL OCCUR PRIOR TO GRADING OPERATIONS (SECTION 14-08-12)
10. THIS PROJECT IS SUBJECT TO THE WATER RIGHTS TRANSFER AND/OR CONSERVATION CREDIT PROGRAM PROVISIONS OF SFCC 14-8.13, DEVELOPMENT WATER BUDGETS, AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
11. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
12. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
13. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
14. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH UNIT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UNIT CHARGES.
15. METES AND BOUNDS DESCRIPTIONS OF DRAINAGE, UTILITY AND ACCESS EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT.
16. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
17. ON-LOT PONDING IS NOT REQUIRED.
18. ADEQUATE SIDE YARD SETBACK BETWEEN LOTS SHALL BE DEMONSTRATED AT THE TIME OF BUILDING PERMIT. SEPERATION BETWEEN HOMES SHALL BE A MINIMUM OF 10' ON THE FIRST FLOOR AND THE SECOND FLOOR.
19. SIDEWALK CLEARANCE: 80" OF VERTICAL CLEARANCE SHALL BE MAINTAINED FOR THE FULL WIDTH OF ALL SIDEWALKS/PEDESTRIAN ROUTES.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, 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.

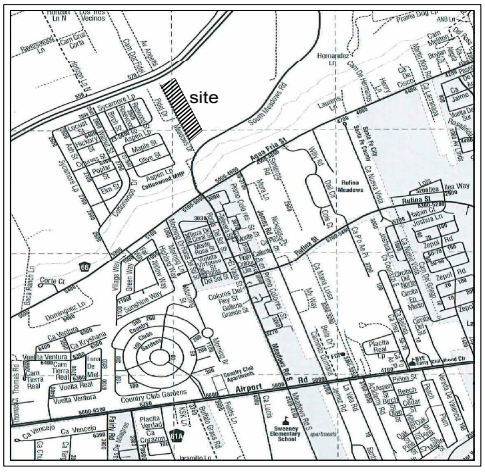
REVISIONS	
DATE	BY

DESIGN ENGINUITY
1101 Luisa Street, Suite 5, Santa Fe, New Mexico
(505) 231-9327

ALEKSANDER ESTATES II

DEVELOPMENT PLAN

SCALE	DWG NO.	DATE
1"=50'		11/22/2021
P&DR CASE #		SHEET NO. 2



VICINITY MAP (NTS)

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.
ALL OPEN SPACE IS DEDICATED FOR DRAINAGE.
SLOPE/CONST. EASEMENTS ARE GRANTED WHERE NEEDED FOR INFRASTRUCTURE IMPROVEMENTS AND SLOPE STABILIZATION.
KATES WAY & ALEXSANDER WAY R.O.W.'s ARE GRANTED TO THE CITY OF SANTA FE FOR OWNERSHIP.PUBLIC UTILITIES EASEMENTS CARRY WITH THEM THE RIGHT OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION OR OBSTRUCTIONS BY AGENCIES RESPONSIBLE FOR SAID UTILITIES.
TRACTS A & B ARE DEDICATED TO THE ALEKSANDER ESTATES HOA AS OPEN SPACE AND DRAINAGE EASEMENT.

THIS SUBDIVISION CONTAINS 8.368 AC.+-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

NEXT GENERATION CONTRACTING INC.

by_____
NEXT GENERATION CONTRACTING INC. by NICK MONTOYA CEO

STORMWATER AGREEMENT
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE 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 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_____
NEXT GENERATION CONTRACTING INC. by NICK MONTOYA CEO

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY NEXT GENERATION CONTARCTING INC. NICK MONTOYA CEO

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

KATES WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE DEDICATED TO THE CITY OF SANTA FE THE EXISTING 18' WIDE ACCESS AND UTILITY EASEMENT ON THE WEST SIDE OF KATES WAY FOR PUBLIC ACCESS AND PUBLIC UTILITIES.

by_____
PATRICA LANDIN, OWNER TRACT 2-A

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY PATRICA LANDIN

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

by_____
LUIS C. GONZALEZ MORALES, OWNER TRACT 2-B1

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY LUIS C. GONZALEZ MORALES

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

by_____
FRED B. TAPIA, OWNER TRACT 2-B2

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED B. TAPIA

THIS_____DAY OF_____,2021_____

MY COMMISSION EXPIRES_____NOTARY PUBLIC

SANTA FE CITY APPROVAL, NOTES AND CONDITIONS:

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF_____, 20___, AS CASE NO._____

_____
PLANNING COMMISSION CHAIRPERSON DATE

_____
PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE CURRENT PLANNING DIVISION UNDER AUTHORITY OF THE LAND DEVELOPMENT CODE, ARTICLE 14-3.8(7).

_____
CITY PLANNER DATE

_____
CITY ENGINEER DATE

LEGEND AND NOTES

- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES SPIGOT
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES UNDERGROUND WATER INDICATOR
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84
   LOT OF RECORD IS FROM "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST" BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. NEW MEXICO GAS COMPANY for installation, maintenance and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilites resonably necessary to provide electrical service.
3. QWEST CORP. d/b/a CENTURY LINK QC for installation, maintenance and service of all all buried and aerial communication lines and other related equipment and facilities resonably necessary to provided communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.
4. COMCAST for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

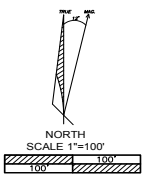
UTILITIES APPROVAL

_____
NEW MEXICO GAS COMPANY DATE

_____
PNM ELECTRIC SERVICES DATE

_____
QWEST CORP. d/b/a/ CENTURYLINK QC DATE

_____
COMCAST DATE



SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON MAY 5TH, 2021; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____
Deputy

NOTES AND CONDITIONS CONT'D:

1. PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
2. THIS PLAT IS SUBJECT TO THE ALEXSANDER ESTATES ASSOCIATION COVENANTS.
3. ALL DRAINAGE FACILITIES, OPEN SPACE SHALL BE MAINTAINED BY THE ALEKSANDER ESTATES HOMEOWNERS ASSOCIATION.
4. COMPLIANCE WITH GUNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
5. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
6. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
7. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
8. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE
9. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
13. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
14. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
15. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
16. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
17. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.1
18. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
19. IN ACCORDANCE WITH THE SANTA FE HOMES PROGRAM,_____LOTS WILL BE DEVELOPED WITH AFFORDABLE HOMES.
20. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
21. THIS DEVELOPMENT WILL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

22. THE COMMON DETENTION PONDS HAVE BEEN OVERSIZED AND EACH LOT HAS THE FOLLOWING DETENTION POND CREDIT. ANY IMPERVIOUS AREA IN EXCESS OF THESE CREDITS MUST BE HANDLED BY ON-LOT PONDING.
LOTS 1-59 - 1950 SF EACH OF IMPERVIOUS AREA

DEVELOPMENT STANDARDS:

Lot Coverage	40%	50% if private open space provided per §14-7.1(B)(1)(d)	
Setbacks:	Front	7.5'	20' for garage doors
	Side	5'	
	Rear	15' or 20% of average lot depth whichever is less	
Parking		2 spaces per dwelling	
Min. Lot Size		4,000 s.f.	
Maximum Height		24'	

DRAINAGE FACILITIES MAINTENANCE NOTE
ALL DRAINAGE FACILITIES IN THE OPEN SPACE SHALL BE MAINTAINED BY THE ALEXSANDER ESTATES HOA.
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.

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

DUST CONTROL NOTE
All on-site soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties. Any person, owner, contractor or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.
A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer, or their designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.
The initial BMP shall address how the Contractor will minimize the amount of disturbed soil, and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.
Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc. during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

FINAL SUBDIVISION PLAT OF

TRACT A
8.368 AC.±

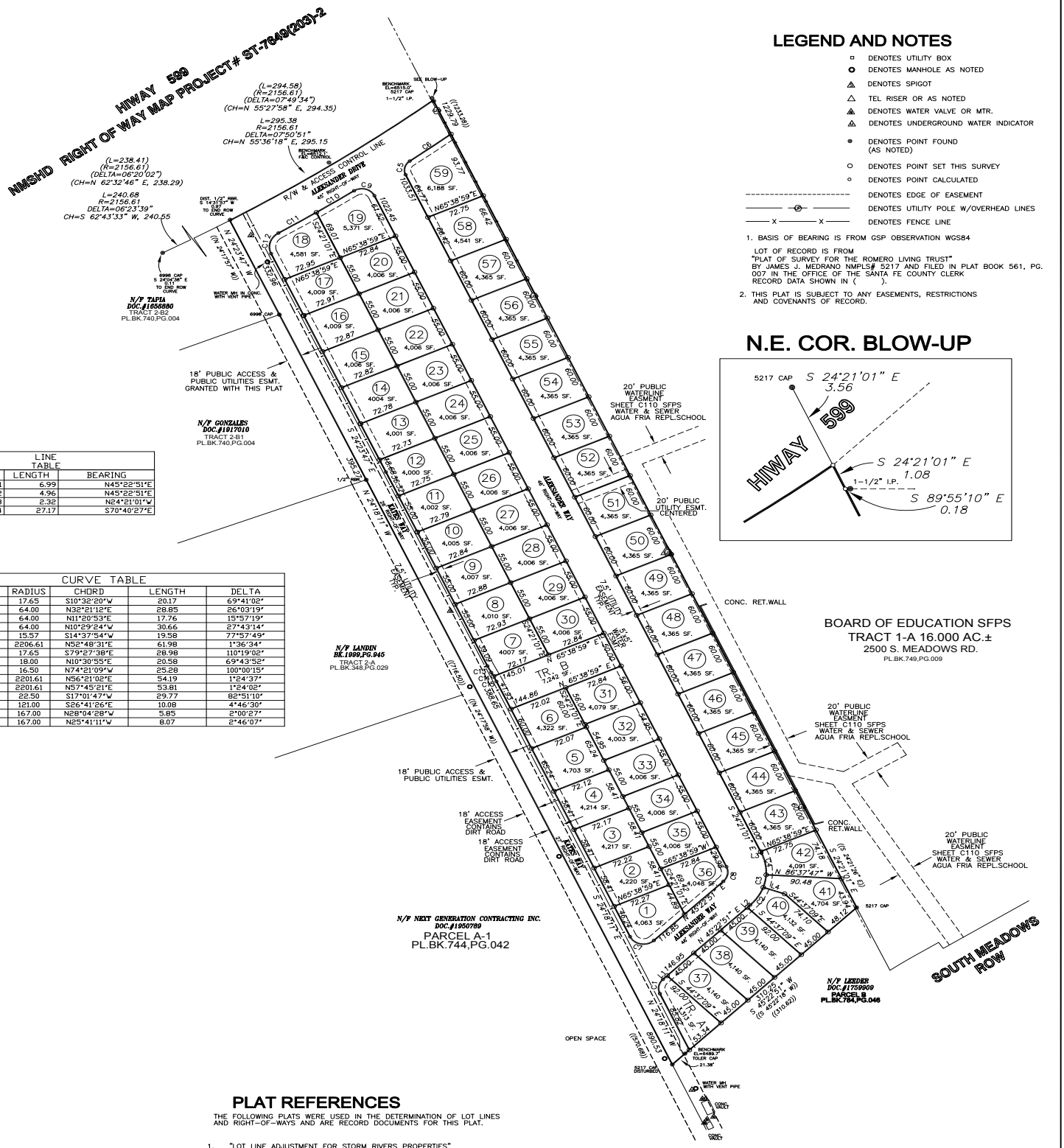
FOR

ALEKSANDER ESTATES II

LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: NEXT GENERATION CONTRACTING INC.
UPC#'s: TRACT A 1-048-096-376-469
LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.



LEGEND AND NOTES

- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES SPIGOT
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES UNDERGROUND WATER INDICATOR
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

LOT OF RECORD IS FROM "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST" BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

N.E. COR. BLOW-UP

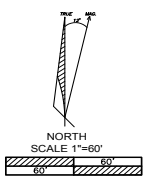
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.99	N45°22'51"E
L2	4.96	N45°22'51"E
L3	2.32	N24°21'01"W
L4	27.17	S70°40'27"E

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	21.47	17.65	S10°32'20"W	20.17	69°41'02"
C2	29.10	64.00	N32°21'12"E	28.85	26°03'19"
C3	17.82	64.00	N11°20'53"E	17.76	15°57'19"
C4	30.96	64.00	N10°29'24"W	30.66	27°43'14"
C5	21.18	15.57	S14°37'54"W	19.58	77°57'49"
C6	61.98	2206.61	N52°48'31"E	61.98	1°36'34"
C7	33.99	17.65	S79°27'38"E	28.98	110°19'02"
C8	21.91	18.00	N10°30'55"E	20.58	69°43'52"
C9	28.80	16.50	N74°21'09"W	25.28	100°00'15"
C10	54.19	2201.61	N56°21'02"E	54.19	1°24'37"
C11	53.81	2201.61	N57°45'21"E	53.81	1°24'02"
C12	32.54	22.50	S17°01'47"W	29.77	82°51'10"
C13	10.08	121.00	S26°41'26"E	10.08	4°46'30"
C14	5.85	167.00	N28°04'28"W	5.85	2°00'27"
C15	8.07	167.00	N25°41'11"W	8.07	2°46'07"

PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "LOT LINE ADJUSTMENT FOR STORM RIVERS PROPERTIES" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 749, PG. 009 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
3. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
4. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY" SHEETS 2 & 3 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978 NOT RECORDED.



SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON MAY 5TH, 2021; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S. #11011

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ 20_____ at _____ o'clock _____ m. and was duly recorded in book _____ page_____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County,N.M.

_____ Deputy

FINAL SUBDIVISION PLAT OF

TRACT A
8.368 AC.±

FOR

ALEKSANDER ESTATES II

LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

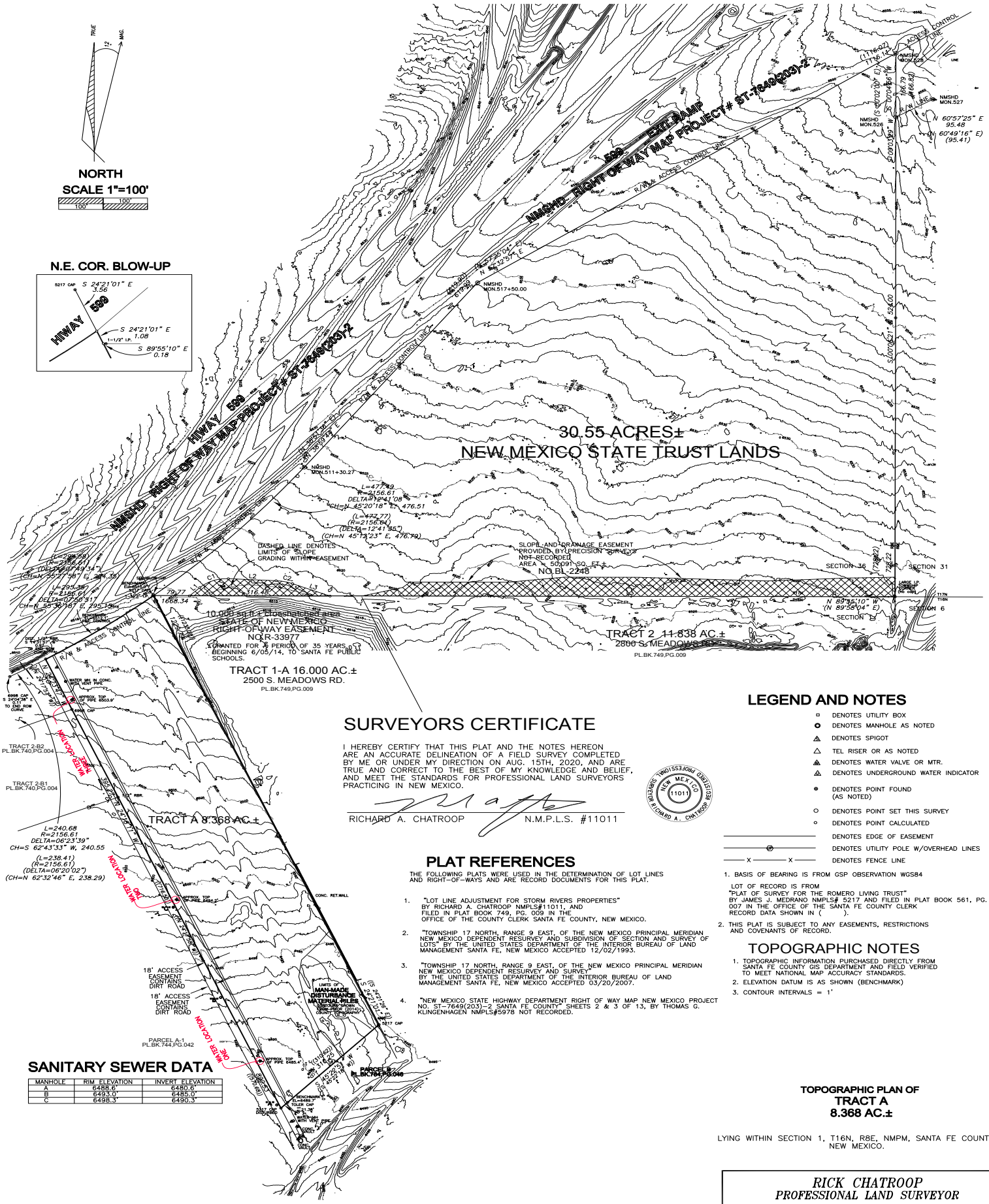
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: NEXT GENERATION CONTRACTING INC.

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

TOPOGRAPHIC PLAN ONLY NOT A BOUNDARY SURVEY



SANITARY SEWER DATA

MANHOLE	RIM ELEVATION	INVERT ELEVATION
A	6488.6'	6480.6'
B	6493.0'	6485.0'
C	6498.3'	6490.3'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON AUG. 15TH, 2020, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

RICHARD A. CHATROOP N.M.P.L.S. #11011

REGISTERED PROFESSIONAL SURVEYOR — NEW MEXICO — 11011 — RICHARD A. CHATROOP

PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "LOT LINE ADJUSTMENT FOR STORM RIVERS PROPERTIES" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 749, PG. 009 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
3. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
4. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY" SHEETS 2 & 3 OF 13, BY THOMAS G. KLINGENHAGEN NMPLS#5978 NOT RECORDED.

LEGEND AND NOTES

- DENOTES UTILITY BOX
- DENOTES MANHOLE AS NOTED
- DENOTES SPIGOT
- DENOTES TEL RISER OR AS NOTED
- DENOTES WATER VALVE OR MTR.
- DENOTES UNDERGROUND WATER INDICATOR
- DENOTES POINT FOUND (AS NOTED)
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- DENOTES EDGE OF EASEMENT
- DENOTES UTILITY POLE W/OVERHEAD LINES
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM GSP OBSERVATION WGS84

   LOT OF RECORD IS FROM "PLAT OF SURVEY FOR THE ROMERO LIVING TRUST" BY JAMES J. MEDRANO NMPLS# 5217 AND FILED IN PLAT BOOK 561, PG. 007 IN THE OFFICE OF THE SANTA FE COUNTY CLERK RECORD DATA SHOWN IN ( ).
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PURCHASED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK)
3. CONTOUR INTERVALS = 1'

TOPOGRAPHIC PLAN OF
TRACT A
8.368 AC.±

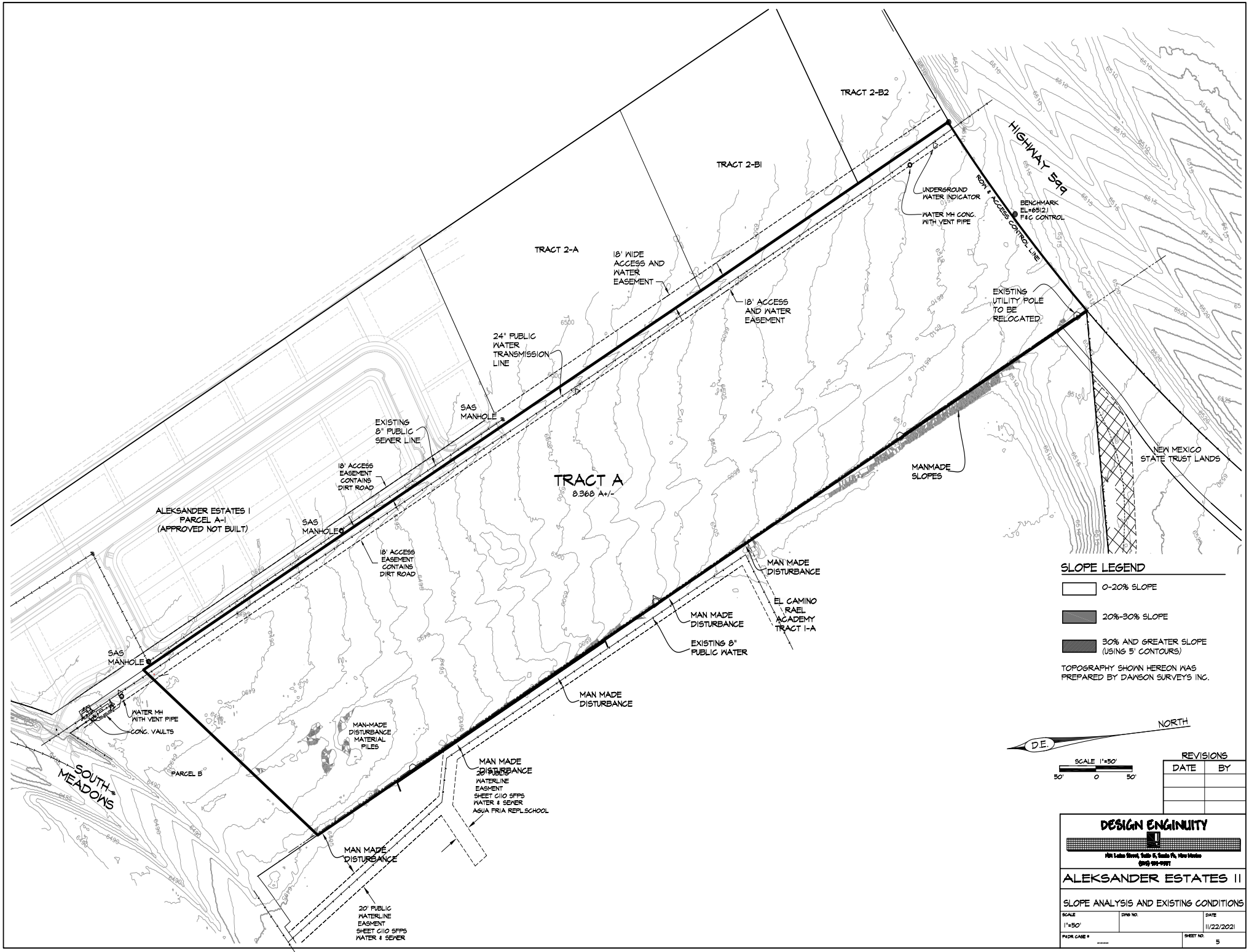
LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

OWNER: HOMEWISE LLC

LOCATION: LYING WITHIN SECTION 1, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.



F:\RICK\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\2021-11-17 AE II.dwg, SLOPE, 11/18/2021 5:26:59 PM

SIGN AND POST REQUIREMENTS:

1. ALL ALUMINUM PANEL SIGNING AND STEEL POSTS SHALL COMPLY WITH THE NMDOT CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.

2. ALL SIGNING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - CURRENT EDITION.

3. SIGN POSTS 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.

5. SIGN HEIGHT SHALL BE A MINIMUM OF 7' HIGH FROM THE BOTTOM OF THE LOWEST SIGN.

6. S.F. CITY APPROVED ROAD NAME STREET SIGNS (D3-1) SHALL BE PLACED AT ALL ROAD INTERSECTIONS MOUNTED ABOVE STOP SIGNS.

7. STREET NAME SIGNS SHALL FOLLOW MUTCD (2009 EDITION) SECTION 2D-43 REQUIREMENTS.

LETTER AND BORDER WHITE. BACKGROUND GREEN.

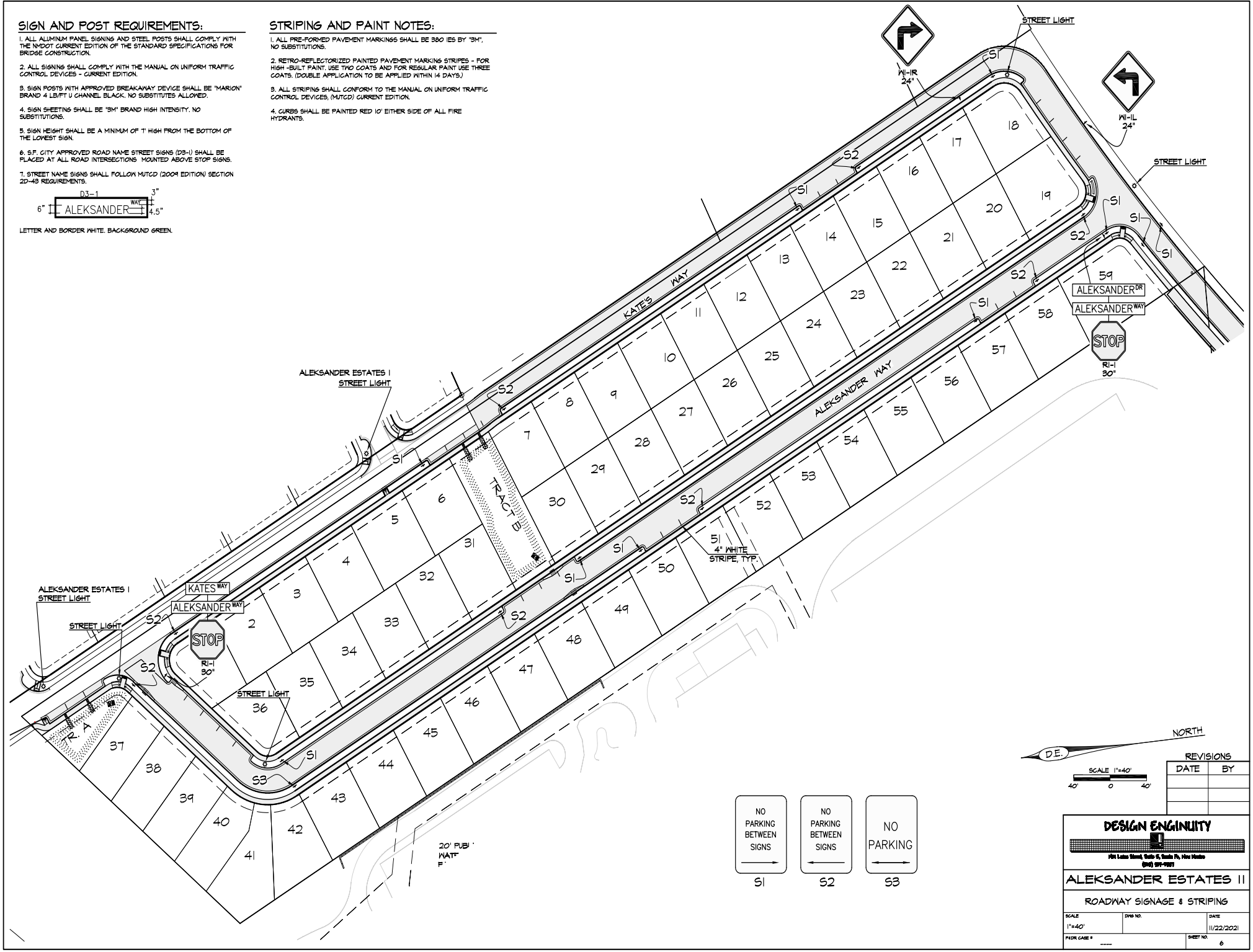
STRIPING AND PAINT NOTES:

1. ALL PRE-FORMED PAVEMENT MARKINGS SHALL BE 380 IES BY "3M", NO SUBSTITUTIONS.

2. 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.)

3. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) CURRENT EDITION.

4. CURBS SHALL BE PAINTED RED 10' EITHER SIDE OF ALL FIRE HYDRANTS.



REVISIONS	
DATE	BY

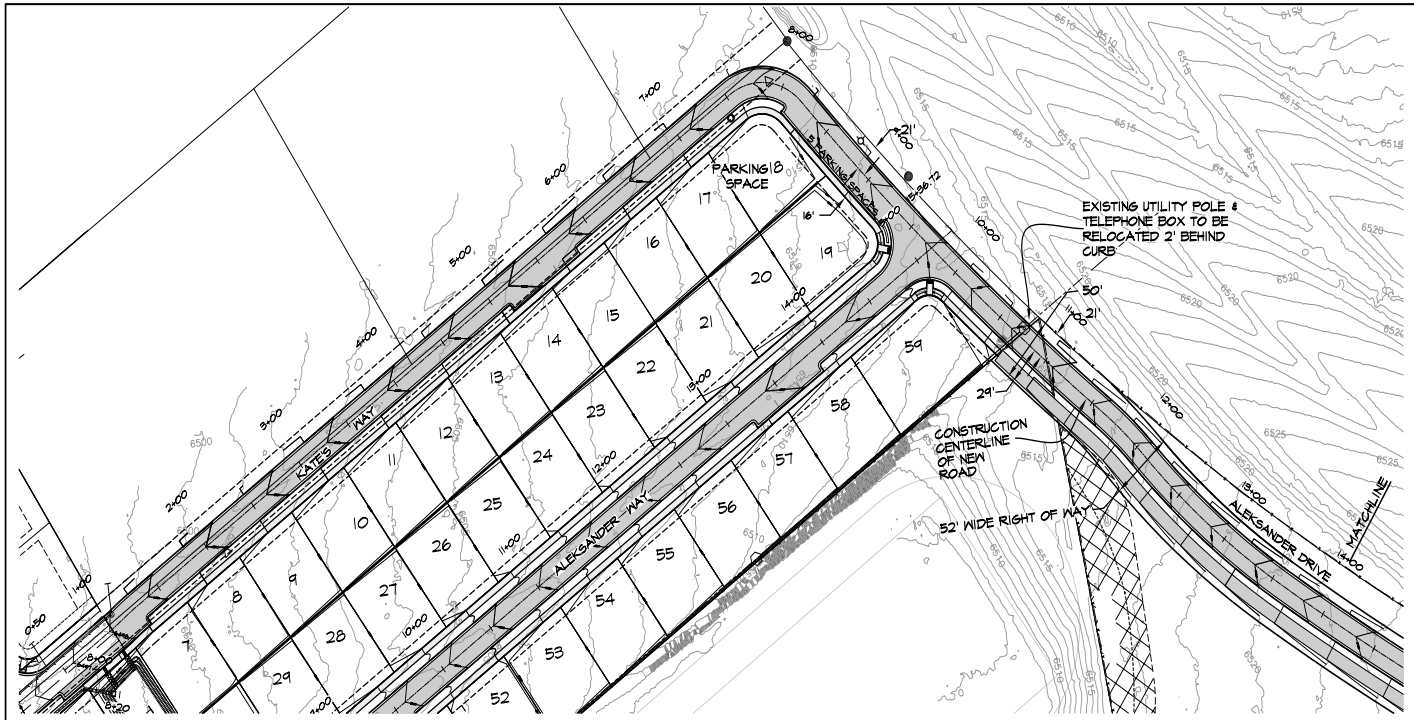
DESIGN ENGINUITY

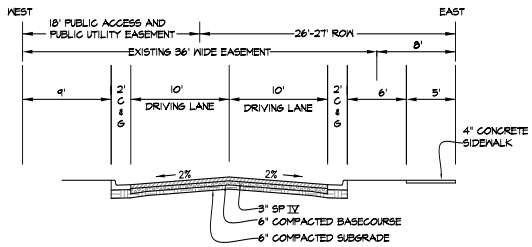
Mid Lane Street, Suite B, Santa Fe, New Mexico
(505) 591-9207

ALEKSANDER ESTATES II

ROADWAY SIGNAGE & STRIPING

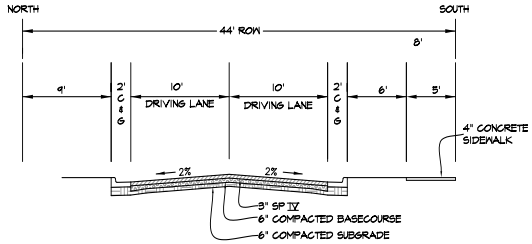
SCALE	DWG NO.	DATE
1"=40'		11/22/2021
PRJCR CASE #		SHEET NO.
----		6





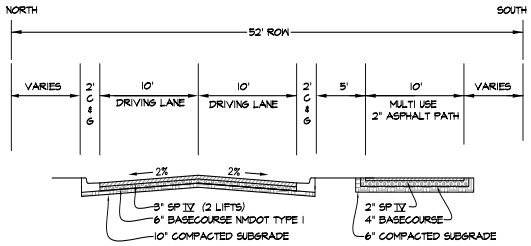
KATE'S WAY WITHOUT PARKING STA: 1+00 - 8+19

NTS.



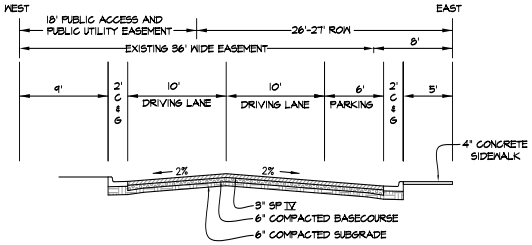
ALEXSANDER DRIVE WITHOUT PARKING STA: 8+19 TO 10+66

NTS.

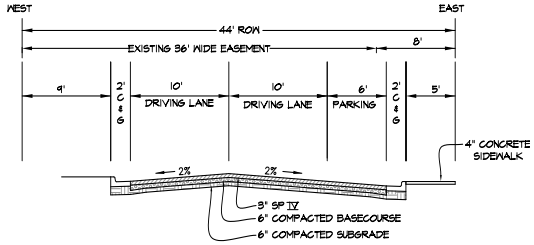


ALEXSANDER DRIVE STA 10+66 TO 12+09

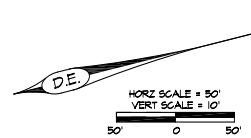
NTS.



KATE'S WAY WITH PARKING



ALEKSANDER DRIVE WITH PARKING



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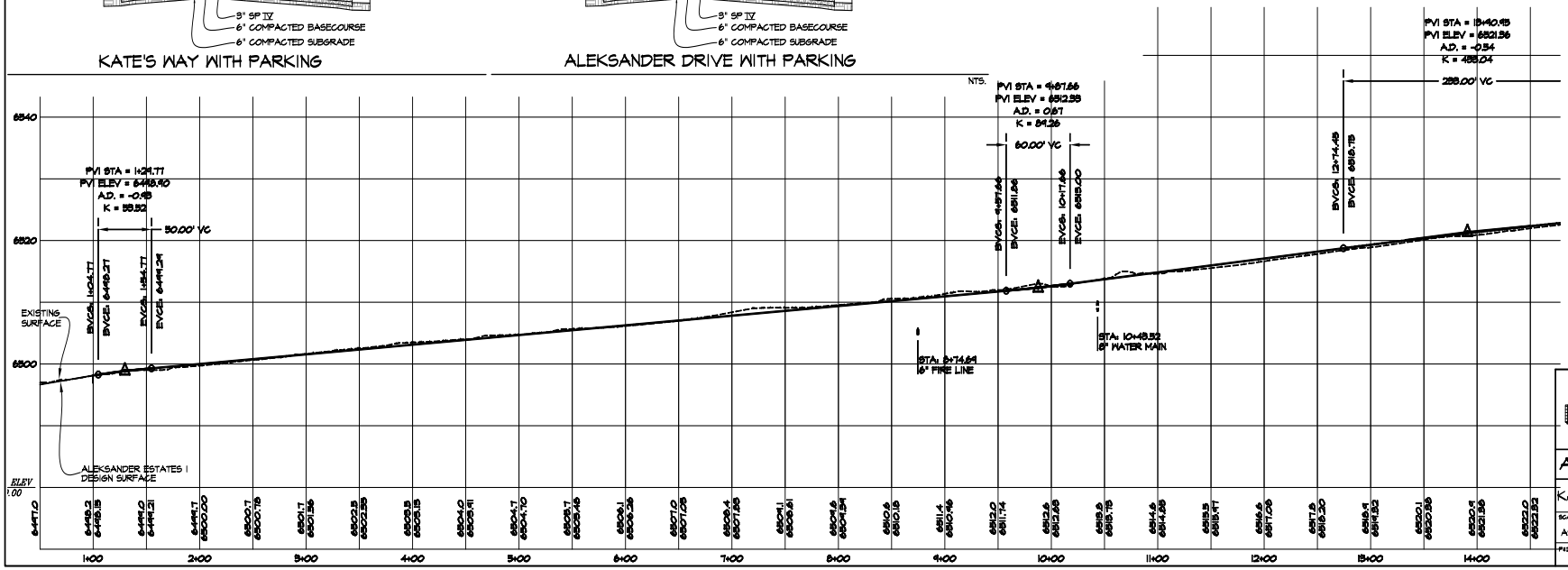


REVISIONS	
DATE	BY

DESIGN ENGINUITY

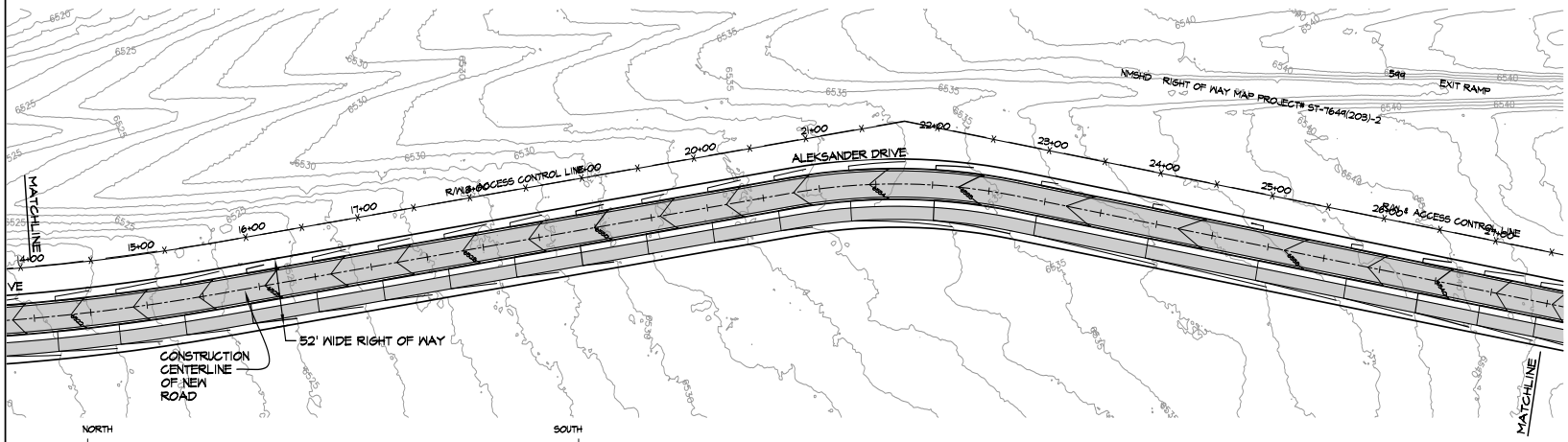
104 Lodos Street, Suite B, Santa Fe, New Mexico
(505) 591-9557

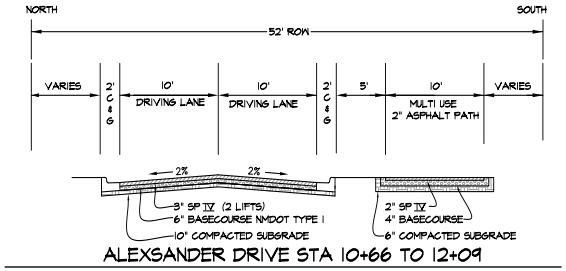
ALEKSANDER ESTATES II

KATE'S WAY ROAD P&P - ROAD SECTIONS

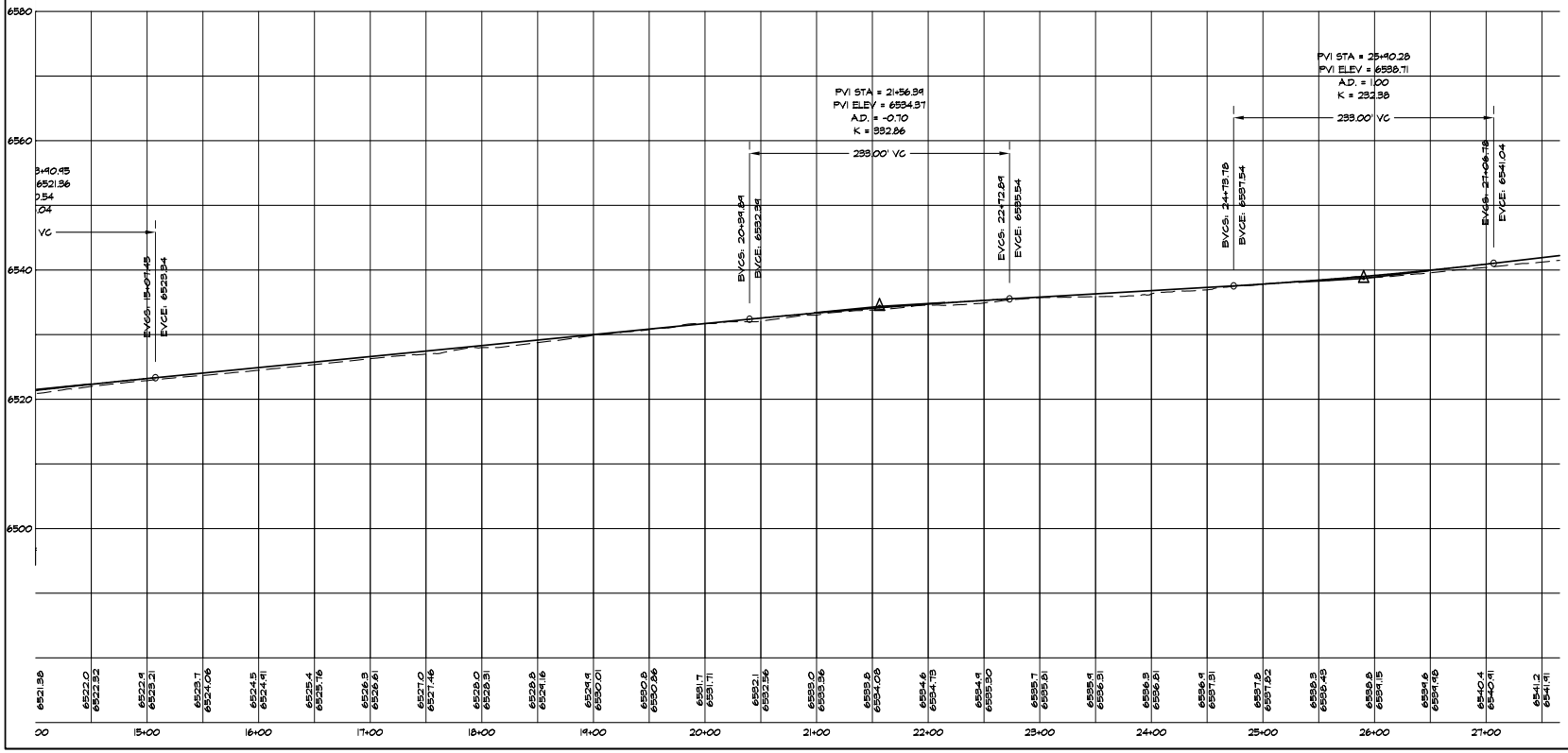
SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
P&DR CASE #		SHEET NO. 7A

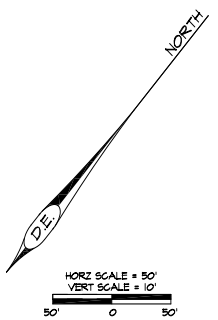
F:\RICK\1-PROJECTS\DE\ALEKSANDER ESTATES\DWG\2021-11-17 AE II.dwg, PROFILES, 11/18/2021 5:41:16 PM





ALEXSANDER DRIVE STA 10+66 TO 12+09





REVISIONS

DATE	BY

DESIGN ENGINUITY
404 Lodos Street, Suite B, Santa Fe, New Mexico
(505) 231-9327

ALEKSANDER ESTATES II

ALEKSANDER DRIVE ROAD P&P - ROAD SECTIONS

SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
PZDR CASE #		SHEET NO. 7B

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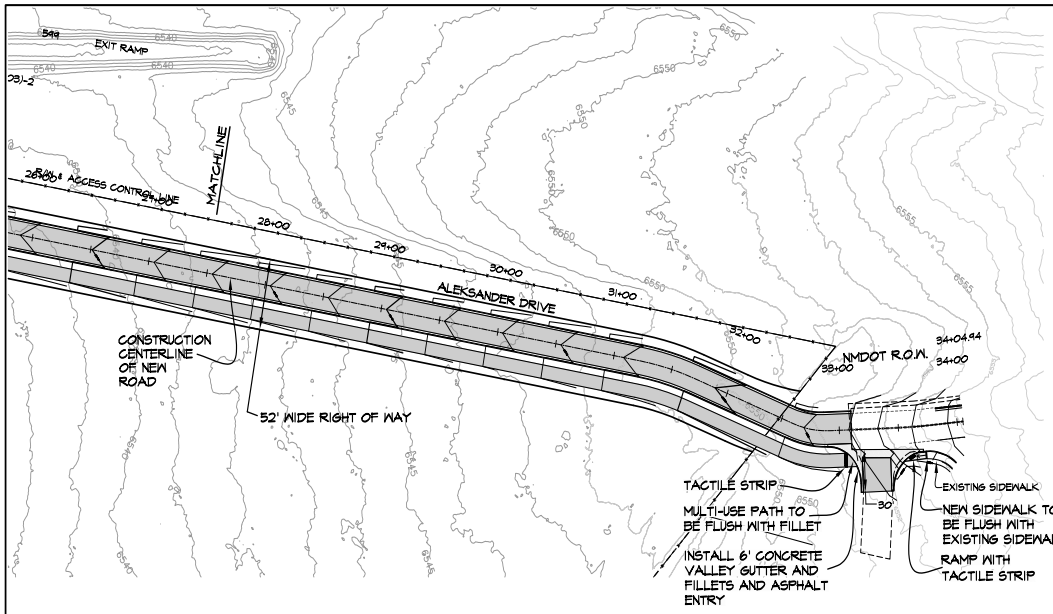
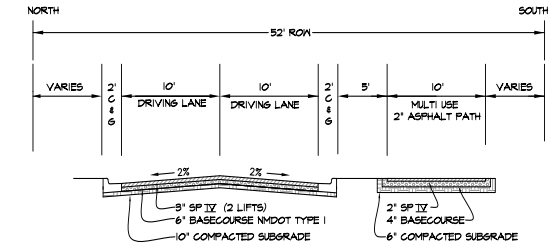
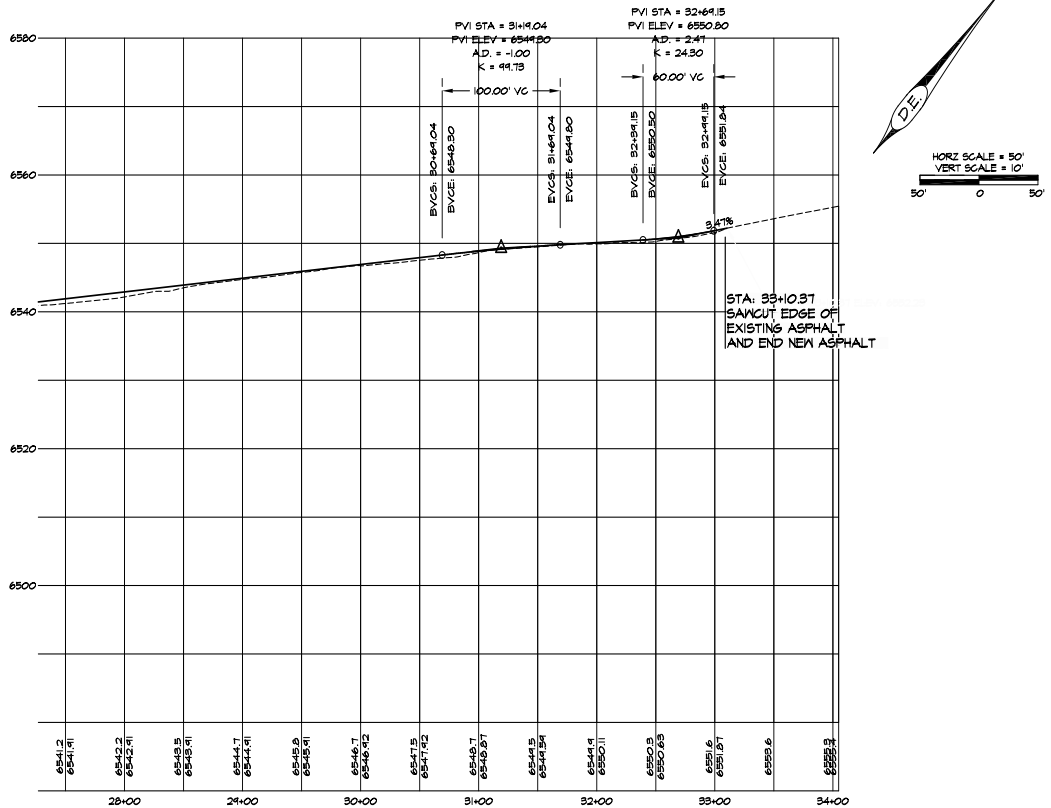
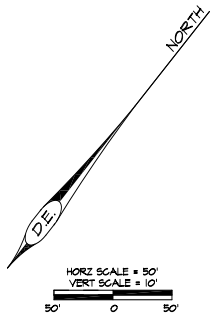




ALEXSANDER DRIVE STA 10+66 TO 12+09





DESIGN ENGINUITY
[redacted]
(505) 591-9557

ALEKSANDER ESTATES II

ALEKSANDER DRIVE ROAD P&P - ROAD SECTIONS

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=50'		11/22/2021
P&DR CASE #		SHEET NO. 7C

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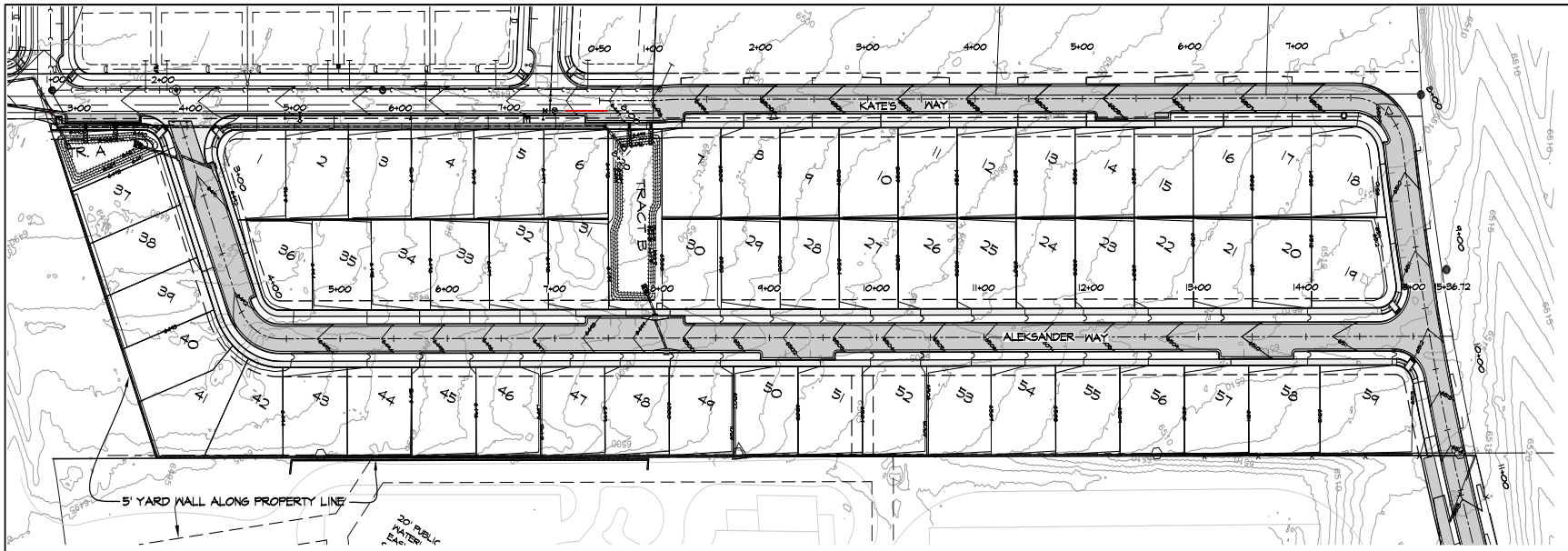
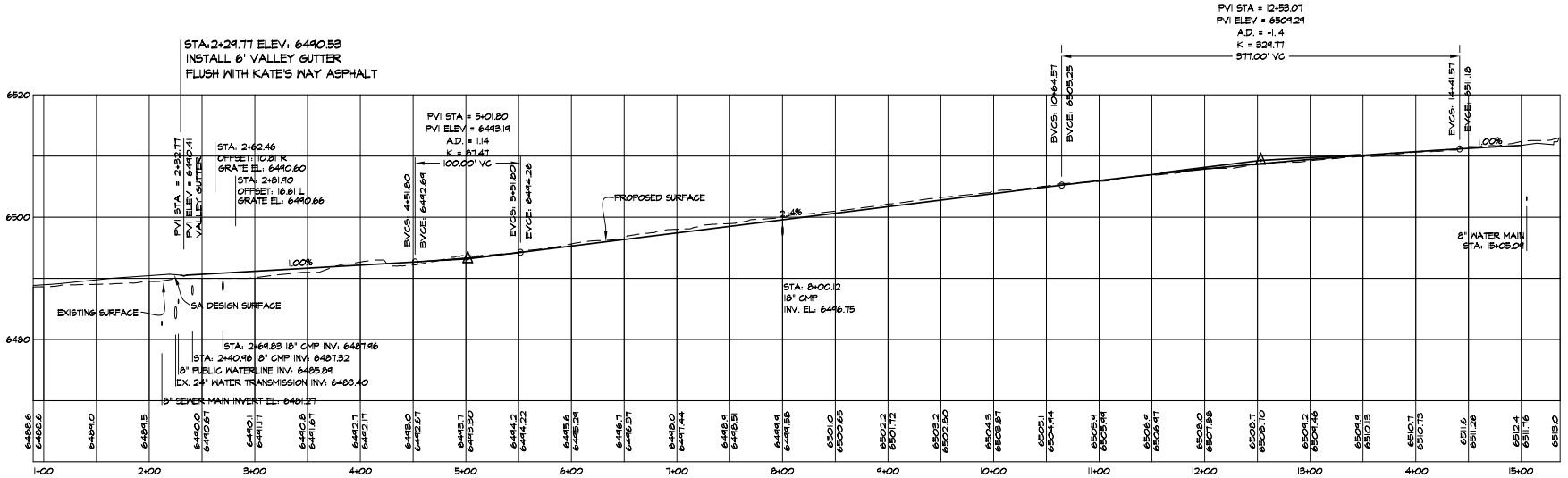
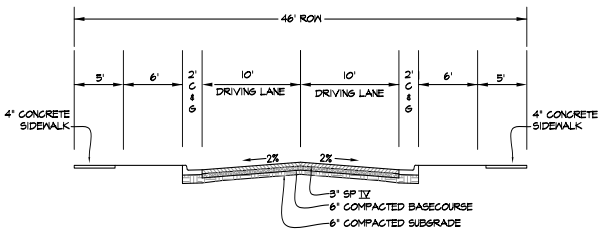
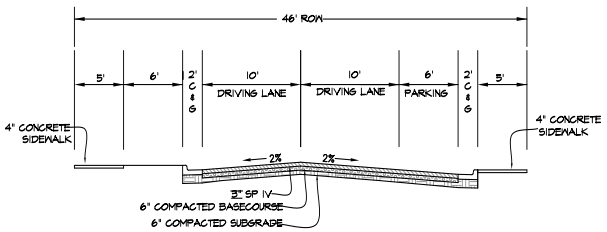






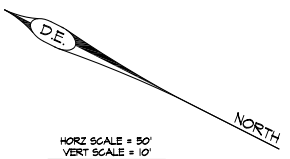
ALEKSANDER WAY WITHOUT PARKING

NTS.



ALEKSANDER WAY WITH PARKING

NTS.



REVISIONS

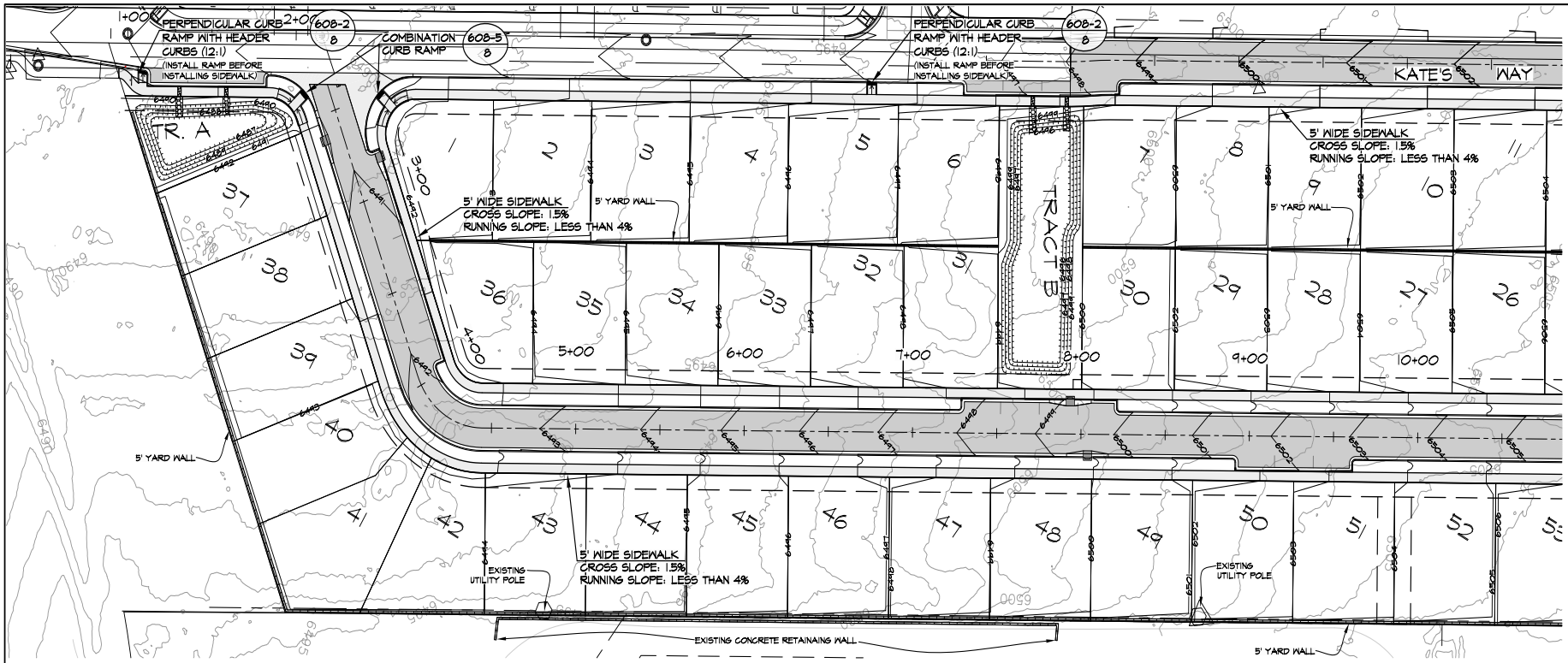
DATE	BY

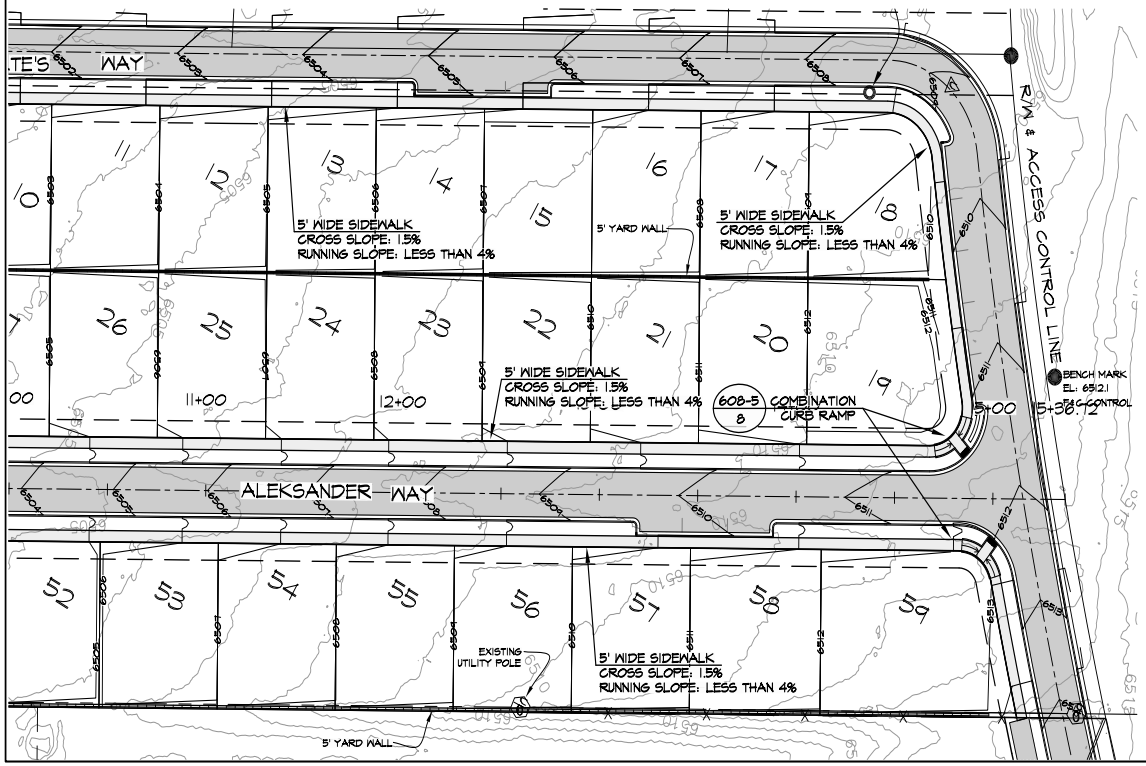
DESIGN ENGINUITY
404 Lomas Street, Suite 6, Santa Fe, New Mexico
(505) 231-9327

ALEKSANDER ESTATES II

ALEKSANDER WAY ROAD P&P - ROAD SECTIONS

SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
P&DR CASE #		SHEET NO. 7D



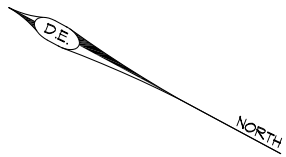


ADA COMPLIANCE REQUIREMENTS

AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO CITY ACCEPTANCE OF THE PUBLIC ROADS. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.

ACCESSIBLE PATHS REQUIREMENTS.

1. ALL SIDEWALKS IN THIS PROJECT ARE 5-FEET WIDE AND ARE 4-INCH THICK CONCRETE.
2. SIDEWALKS SHALL HAVE A VERTICAL CLEARANCE OF 80-INCHES FOR THE FULL WIDTH OF THE SIDEWALK. THIS IS ALSO NOTED ON THE LANDSCAPE PLANS.
3. ALL SIDEWALKS ON THIS PROJECT HAVE BEEN DESIGNED WITH RUNNING SLOPES LESS THAN 1:25 (4%). IN NO CASE SHALL SIDEWALK RUNNING SLOPE EXCEED 1:20 (5%).
4. ALL SIDEWALKS, RAMPS AND ACCESSIBLE PATHS CROSSING DRIVE LANES HAVE A TYPICAL CROSS SLOPE OF 1.5%. IN NO CASE SHALL CROSS SLOPES EXCEED 1:48 (2 %).
5. RAMPS IN THIS PROJECT ARE TYPICALLY 15:1. STEEPER RAMPS ARE INDICATED WITH GRADES NOTED. IN NO CASE SHALL RAMPS EXCEED 12:1 RISE (8.33%). THERE ARE NO RAMPS WITH A RISE GREATER THAN 12 INCHES IN THIS PROJECT.
6. DETECTABLE WARNING SURFACES (AKA TACTILE STRIPS) ARE REQUIRED AT THE END OF CURB RAMPS WHERE A TRANSITION TO A VEHICLE ROADWAY OCCURS PER NMDOT 608-8 DETAIL.
7. CURB RAMP LANDINGS SHALL HAVE A 5' BY 5' AREA WHICH MEETS THE REQUIREMENTS FOR AN ACCESSIBLE PATH.
8. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA ACCESSIBLE FEATURES AND 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, AND NM STATE STATUTE AND ADMINSTRATIVE CODE AS APPLICABLE.



REVISIONS

DATE	BY

DESIGN ENGINUITY
Main Center Street, Suite 5, Santa Fe, New Mexico
(505) 501-0997

ALEKSANDER ESTATES II

ADA PLAN

SCALE	DWG NO.	DATE
1"=30'		11/22/2021
PWDR CASE #		SHEET NO.
----		8

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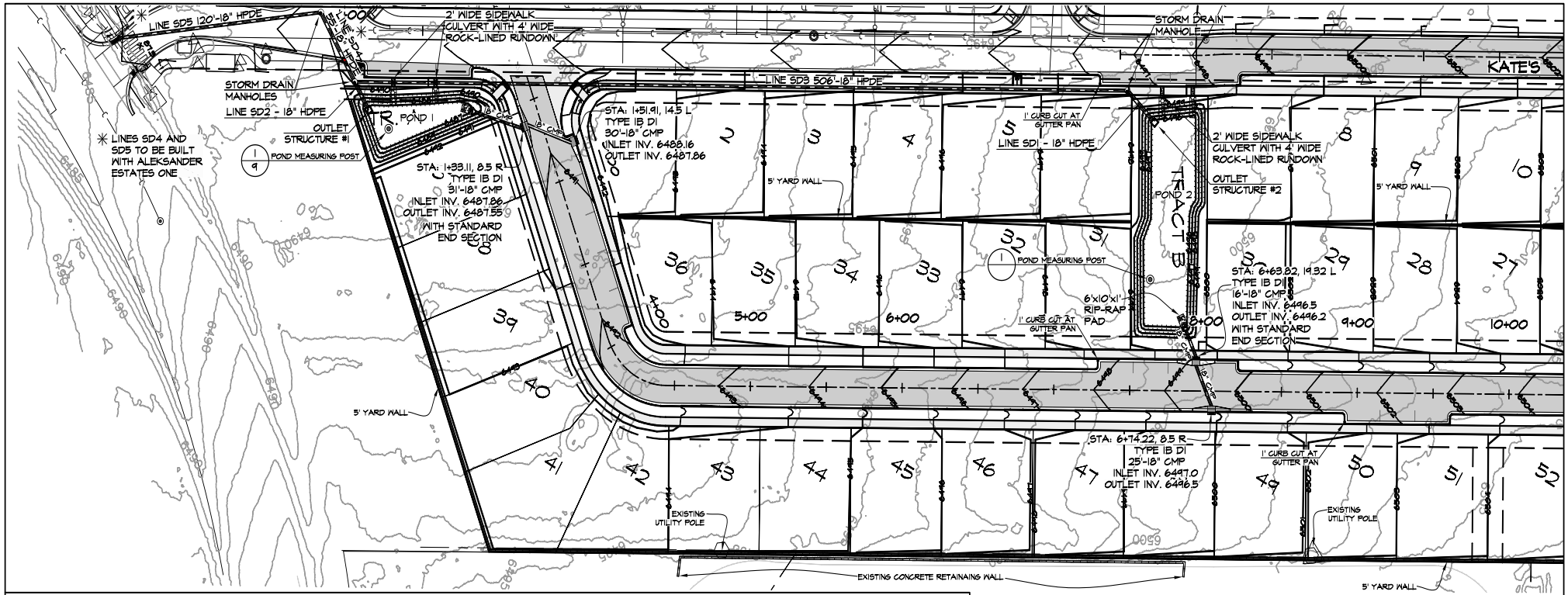
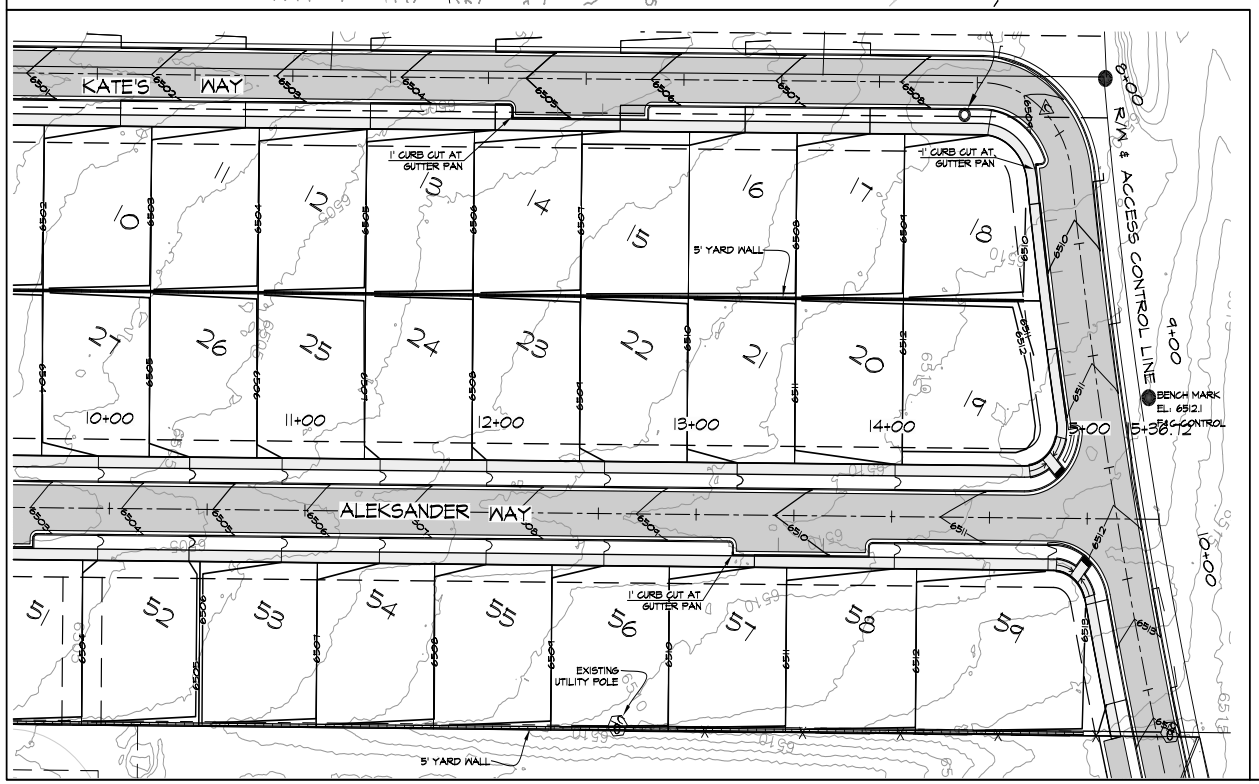
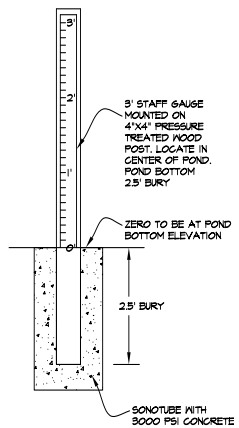




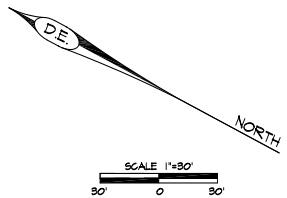


1/9 POST & STAFF GAUGE

NTS.

NOTES:

1. ALL PONDING AREAS WILL BE 10 FEET FROM STRUCTURES MINIMUM
2. GRADES NEAR STRUCTURES SHALL BE A MINIMUM OF 4% AWAY FROM BUILDINGS
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. ALL FILL MATERIALS SHALL MEET NM DOT SPECIFICATIONS (DIVISION 200) AND COMPACTED PER NMDOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.
5. COMPLIANCE WITH GUNNISON PRAIRIE DOG ORDINANCE [14-8-12] SHALL BE COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.
6. PRIOR TO BEGINNING GRADING OPERATIONS, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED.



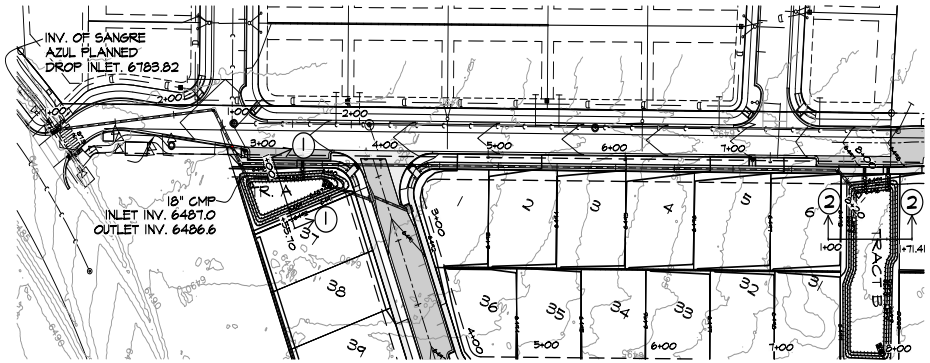
REVISIONS	
DATE	BY

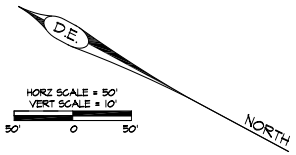
DESIGN ENGINUITY
Nine Lakes Street, Suite 5, Santa Fe, New Mexico
(505) 591-9257

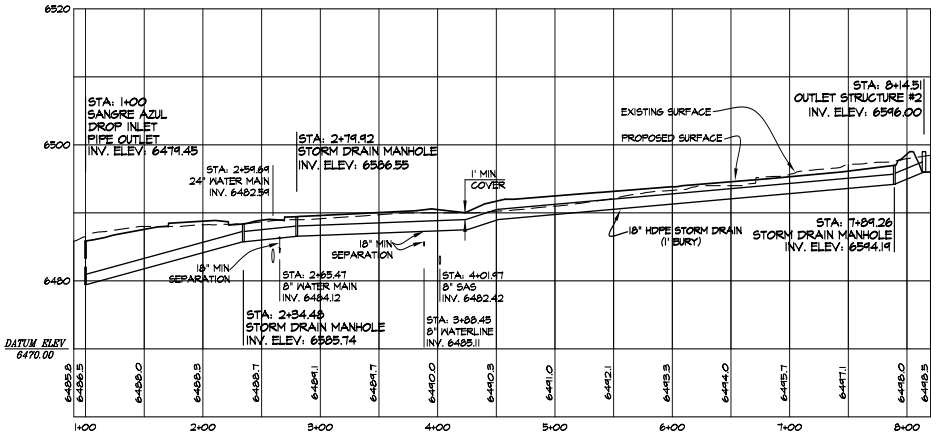
ALEKSANDER ESTATES II

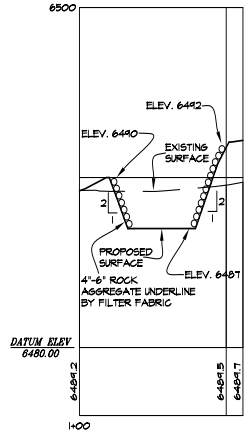
GRADING & DRAINAGE PLAN

SCALE	DWG NO.	DATE
1"=30'		11/22/2021
PRDR CASE #		SHEET NO.
-----		9A





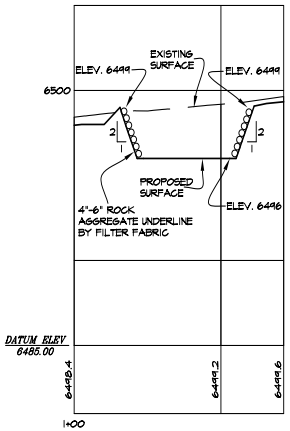




VOLUME = 4954 CF.
MAX. WATER DEPTH = 3 FEET

POND 1 OUTLET STRUCTURE:
ABQ VAULT COMPANY TYPE C SINGLE STORM INLET
TOP OF GRATE ELEVATION 9489.75
8-INCH DIAMETER HOLE IN ONE SIDE
WITH INVERT ELEVATION OF 6487.0

(1) POND 1 CROSS SECTION
SCALE: HORZ 20', VERT 4'



VOLUME = 13,113 CF.
MAX. WATER DEPTH = 3 FEET

POND 2 OUTLET STRUCTURE:
ABQ VAULT COMPANY TYPE C SINGLE STORM INLET
TOP OF GRATE ELEVATION 9498.75
14-INCH DIAMETER HOLE IN ONE SIDE
WITH INVERT ELEVATION OF 6496.0

(2) POND 2 CROSS SECTION
SCALE: HORZ 20', VERT 4'

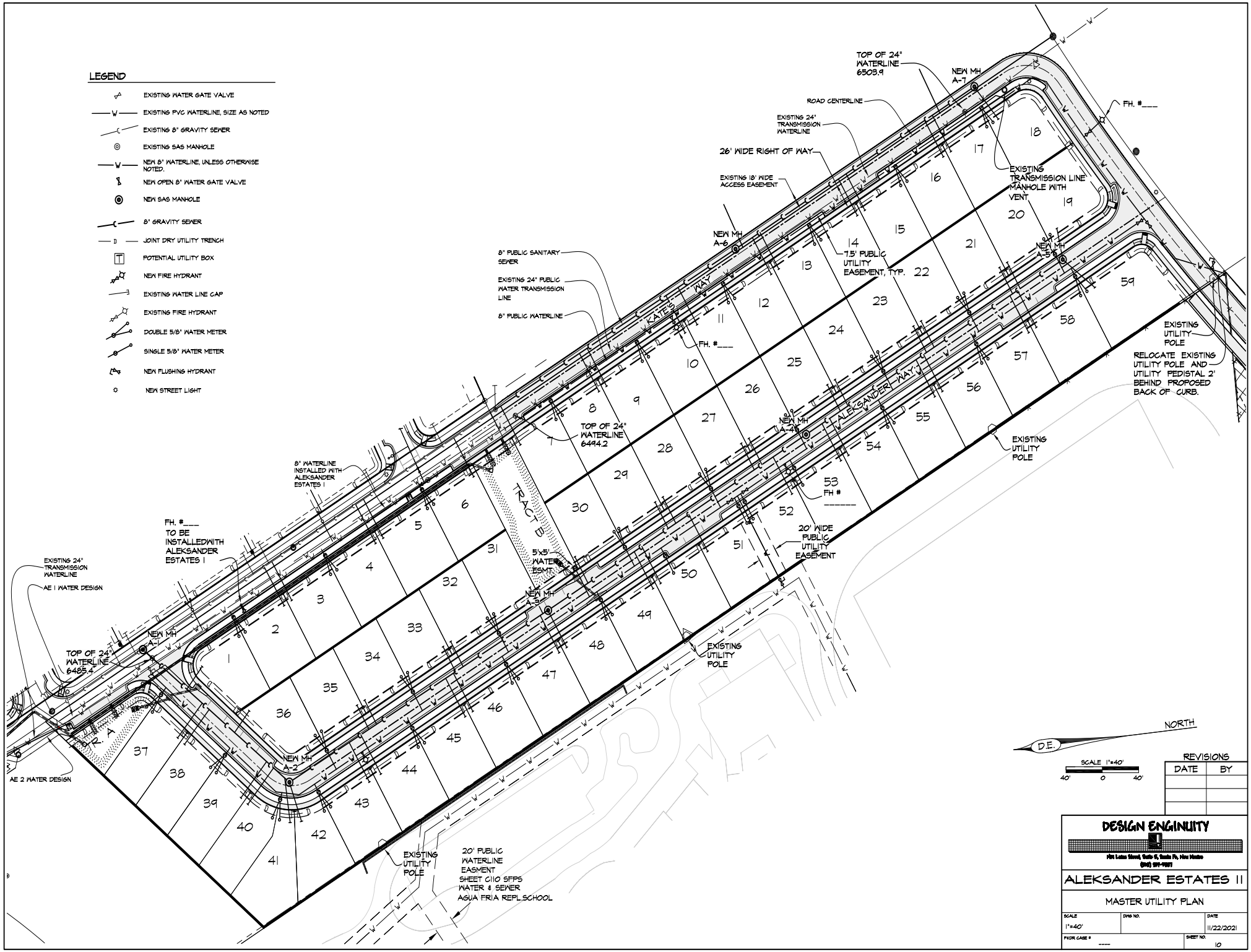
DESIGN ENGINUITY
Nine Lakes Road, Suite 5, Santa Fe, New Mexico
(505) 591-9257

ALEKSANDER ESTATES II

GRADING & DRAINAGE PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
PRDR CASE #		SHEET NO.
-----		9B



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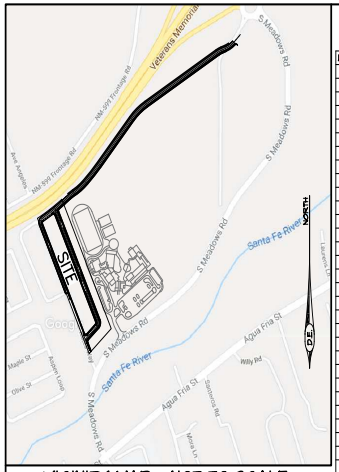


VICINITY MAP - NOT TO SCALE

WATER SERVICE DESIGN TABLE ALL 5/8" WITH Q PEAK = 20 GPM

LOT	ADDRESS	DS
1	------- KATE'S WAY	5/8"
2	------- KATE'S WAY	5/8"
3	------- KATE'S WAY	5/8"
4	------- KATE'S WAY	5/8"
5	------- KATE'S WAY	5/8"
6	------- KATE'S WAY	5/8"
7	------- KATE'S WAY	5/8"
8	------- KATE'S WAY	5/8"
9	------- KATE'S WAY	5/8"
10	------- KATE'S WAY	5/8"
11	------- KATE'S WAY	5/8"
12	------- KATE'S WAY	5/8"
13	------- KATE'S WAY	5/8"
14	------- KATE'S WAY	5/8"
15	------- KATE'S WAY	5/8"
16	------- KATE'S WAY	5/8"
17	------- KATE'S WAY	5/8"
18	------- KATE'S WAY	5/8"
19	------- ALEKSANDER WAY	5/8"
20	------- ALEKSANDER WAY	5/8"
21	------- ALEKSANDER WAY	5/8"
22	------- ALEKSANDER WAY	5/8"
23	------- ALEKSANDER WAY	5/8"
24	------- ALEKSANDER WAY	5/8"
25	------- ALEKSANDER WAY	5/8"
26	------- ALEKSANDER WAY	5/8"
27	------- ALEKSANDER WAY	5/8"
28	------- ALEKSANDER WAY	5/8"
29	------- ALEKSANDER WAY	5/8"
30	------- ALEKSANDER WAY	5/8"

LOT	ADDRESS	DS
31	------- ALEKSANDER WAY	5/8"
32	------- ALEKSANDER WAY	5/8"
33	------- ALEKSANDER WAY	5/8"
34	------- ALEKSANDER WAY	5/8"
35	------- ALEKSANDER WAY	5/8"
36	------- ALEKSANDER WAY	5/8"
37	------- ALEKSANDER WAY	5/8"
38	------- ALEKSANDER WAY	5/8"
39	------- ALEKSANDER WAY	5/8"
40	------- ALEKSANDER WAY	5/8"
41	------- ALEKSANDER WAY	5/8"
42	------- ALEKSANDER WAY	5/8"
43	------- ALEKSANDER WAY	5/8"
44	------- ALEKSANDER WAY	5/8"
45	------- ALEKSANDER WAY	5/8"
46	------- ALEKSANDER WAY	5/8"
47	------- ALEKSANDER WAY	5/8"
48	------- ALEKSANDER WAY	5/8"
49	------- ALEKSANDER WAY	5/8"
50	------- ALEKSANDER WAY	5/8"
51	------- ALEKSANDER WAY	5/8"
52	------- ALEKSANDER WAY	5/8"
53	------- ALEKSANDER WAY	5/8"
54	------- ALEKSANDER WAY	5/8"
55	------- ALEKSANDER WAY	5/8"
56	------- ALEKSANDER WAY	5/8"
57	------- ALEKSANDER WAY	5/8"
58	------- ALEKSANDER WAY	5/8"
	IRRIGATION METER 1	5/8"
	IRRIGATION METER 2	5/8"

GENERAL NOTES FOR WATER LINE EXTENSIONS

1. CONTRACTOR WILL NOTIFY THE SANGRE DE CRISTO WATER DIVISION (SDCW) 5 DAYS PRIOR TO INITIATING ANY CONSTRUCTION WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
3. ALL EASEMENTS WILL BE DEDICATED, CLEARED AND GRADED, AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS WILL BE CUT TO GRADE PRIOR TO WATER LINE INSTALLATION.
5. ALL LOT CORNERS WILL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB AND GUTTER WILL BE INSTALLED PRIOR TO WATER LINE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING BY SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING, PERFORMED BY A NEW MEXICO LICENSED SURVEYOR, UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIALS SUBMITTALS SHALL BE APPROVED BY SDCW PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 1-800-321-2537, FOR UTILITY SPOTTING, NOT LESS THAN TWO WORKING DAYS IN ADVANCE OF CONSTRUCTION.
9. PRESSURE REGULATORS WILL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. PRESSURE REGULATOR AND PRESSURE SYSTEMS MUST BE APPROVED BY THE CITY OF SANTA FE PRIOR TO INSTALLATION.
11. A MINIMUM OF 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED.
12. CONTRACTOR SHALL SUBMIT VALVE TIES TO SDCW WITHIN 5 DAYS AFTER COMPLETION OF INSTALLATION.
13. CONTRACTOR SHALL SUBMIT FITTING TIES AND LENGTHS BETWEEN FITTINGS TO SDCW, WITHIN 5 DAYS AFTER COMPLETION OF WORK. THIS INCLUDES DISTANCES FROM CORPORATION STOP TO CORPORATION STOP. AS-BUILT QUANTITIES AND MEASUREMENTS SHALL BE LEGIBLE AND PROVIDED ON SDCW DRAWINGS OR OTHER METHOD APPROVED IN ADVANCE BY SDCW.
14. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE, AFTER THE FIRST COURSE OF ASPHALT.
15. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE SELF-ADHESIVE NUMERALS. THESE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FROM THE SDCW FIELD REPRESENTATIVE, AT THE TIME THE INDIVIDUAL TASK AUTHORIZATION (ITA) IS ISSUED. NUMBERS SHALL LEGIBLE FROM THE ROAD.
16. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. AT TEMPORARY CAPS WHERE MAIN IS EXPECTED TO BE EXTENDED IN THE FUTURE AS SPECIFICALLY SHOWN ON DRAWINGS APPROVED BY SDCW.
17. ANY FIELD CHANGES TO THESE DESIGN DRAWINGS SHALL REQUIRE PRIOR APPROVAL BY BOTH THE DESIGN ENGINEER AND SDCW.
18. WORK ON EXISTING SDCW FACILITIES CANNOT PROCEED UNTIL SDCW HAS ISSUED THE RELEVANT ITA TO THE CONTRACTOR.
19. CONTRACTOR SHALL SEND WRITTEN NOTIFICATION TO ALL CURRENT SDCW CUSTOMERS, WHOSE SERVICES WILL BE AFFECTED BY THIS PROJECT'S CONSTRUCTION ACTIVITIES, ONE WEEK IN ADVANCE OF WATER-SERVICE-RELATED WORK.

LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT
- NEW STREET LIGHT

NORTH

SCALE 1"=40'

D.E.

MH #SA-4
RIM: 6498.3
INV: 6490.3

OPEN VALVE

8" WATERLINE TO BE INSTALLED WITH ALEKSANDER ESTATES I PRIOR TO ROAD PAVING

ALEKSANDER ESTATES I

MH #SA-3
RIM: 6493.0
INV: 6485.0

TOP OF 24" WATERLINE 6485.4

FIRE HYDRANT # TO BE CONSTRUCTED WITH ALEKSANDER ESTATES I PROJECT

IRRIGATION WATER METER #1

EXISTING 24" WATER TRANSMISSION LINE

TOP OF 24" WATERLINE 6494.2

NEW 8" WATERLINE

8" WATER LINE TO BE CONSTRUCTED WITH SANGRE AZUL PROJECT.

TRACT B

IRRIGATION WATER METER #2 IN 5'x5' EASEMENT

20' WIDE PUBLIC UTILITY EASEMENT

EXISTING UTILITY POLE

EXISTING UTILITY POLE AND PEDISTAL

APPROXIMATE LOCATION OF EXISTING 8" PUBLIC WATER LINE

EXISTING CONCRETE RETAINING WALL

EXISTING CONCRETE RETAINAING WALL

20' PUBLIC WATERLINE EASMENT SHEET C110 SFPS WATER & SEWER AGUA FRIA REPL.SCHOOL

WATER MH IN CONC. WITH VENT PIPE

TOP OF 24" WATERLINE 6503.9

TR/W & ACCESS CONTROL LINE

KATE'S WAY

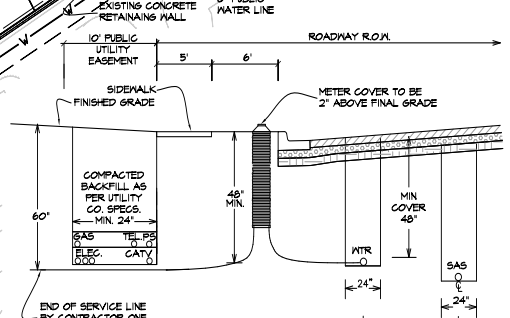
ALEKSANDER WAY

WATER SYSTEM KEY

1. INSTALL A PRESSURIZED CONNECTION TO EXISTING 8" PVC LINE. INSTALL 8"X8" TAPPING SLEEVE AND 8" TAPPING GATE VALVE AND VALVE BOX. RESTRAIN PER COSF DETAIL.
2. REMOVE EXISTING 8" CAP AND RESTRAINT AND CONTINUE 8" PVC WATER LINE.
3. INSTALL A FIRE HYDRANT. INSTALL 8"X8"X6" MJ/FLG TEE, 6" MJ/FLG GATE VALVE & VALVE BOX 6" PIPE AND 3-WAY FIRE HYDRANT ASSEMBLY * SHOWN RESTRAIN PER COSF DETAILS
4. INSTALL 45 DEGREE ELBOW RESTRAIN PER COSF DETAILS
5. INSTALL 8"X8" MJ/FLG TEE WITH A 8" MJ/FLG GATE VALVE & VALVE BOX ON SOUTH AND EAST LEGS. RESTRAIN PER COSF DETAILS
6. INSTALL A 2" FLUSHING HYDRANT AND 2" GATE VALVE & VALVE BOX AND 8" CAP. RESTRAIN PER COSF DETAILS
7. INSTALL 22-1/2 DEGREE ELBOW RESTRAIN PER COSF DETAILS
8. INSTALL 8" X 8" MJ/FLG TEE WITH 8" MJ/FLG GATE VALVES AND VALVE BOXES ON NORTH AND SOUTH LEGS. RESTRAIN PER COSF DETAILS.

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE, BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ORALYNN GUERRERORTIZ, NMPE 12688 DATE



TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION
NTS

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY

PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.

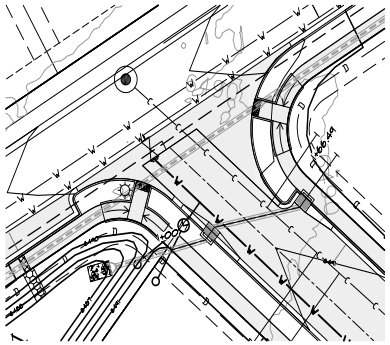
INSPECTOR
DATE

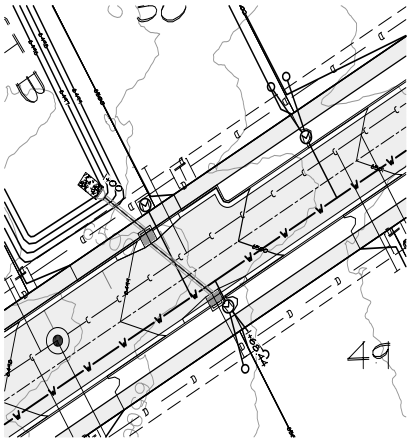
DESIGN ENGINUITY
Nine Lobo Street, Suite 6, Santa Fe, New Mexico
(505) 995-9009

ALEKSANDER ESTATES II

WATER PLAN

SCALE	DWG NO.	DATE
1"=40'		11/22/2021
PRJCR CASE #		SHEET NO. IIA



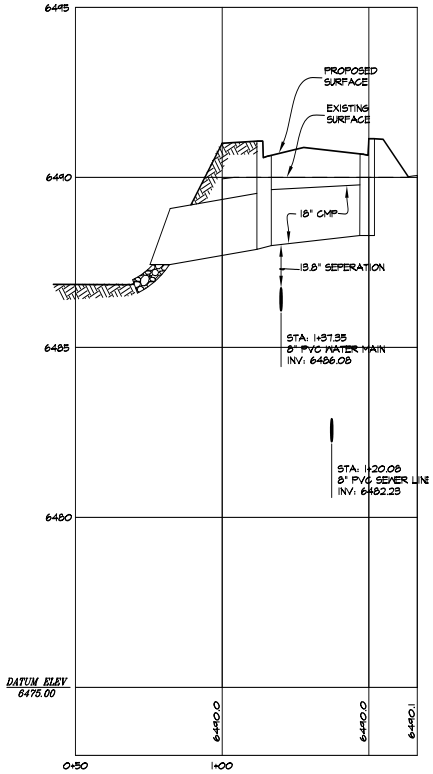


NORTH

D.E.

HORZ SCALE 1"=20'; VERT SCALE 1"=2'

20' 0 20'



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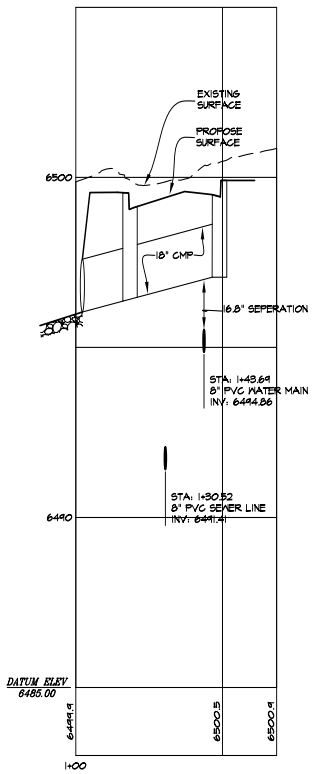
IIB



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IIB

RECORDED MAPPING

	INITIALS	DATE
AS BUILT	___	___/___/___
VALVE MAPS	___	___/___/___
GIS (MAPPING)	___	___/___/___
INSPECTOR APPROVED	___	___/___/___

REVISIONS

DATE	BY

DESIGN ENGINUITY

Mid Lane Street, Suite E, Santa Fe, New Mexico
(505) 795-7927

ALEKSANDER ESTATES II

WATER PLAN

SCALE 1"=40' | DWG NO. | DATE 11/22/2021

PWDR CASE # | SHEET NO. IIB

PLAT RECORDING INFORMATION

BOOK _____

PAGE _____

FILE _____

DATE _____

APPROVED

CITY OF SANTA FE WATER DIVISION DATE

SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.

INSPECTOR

DATE

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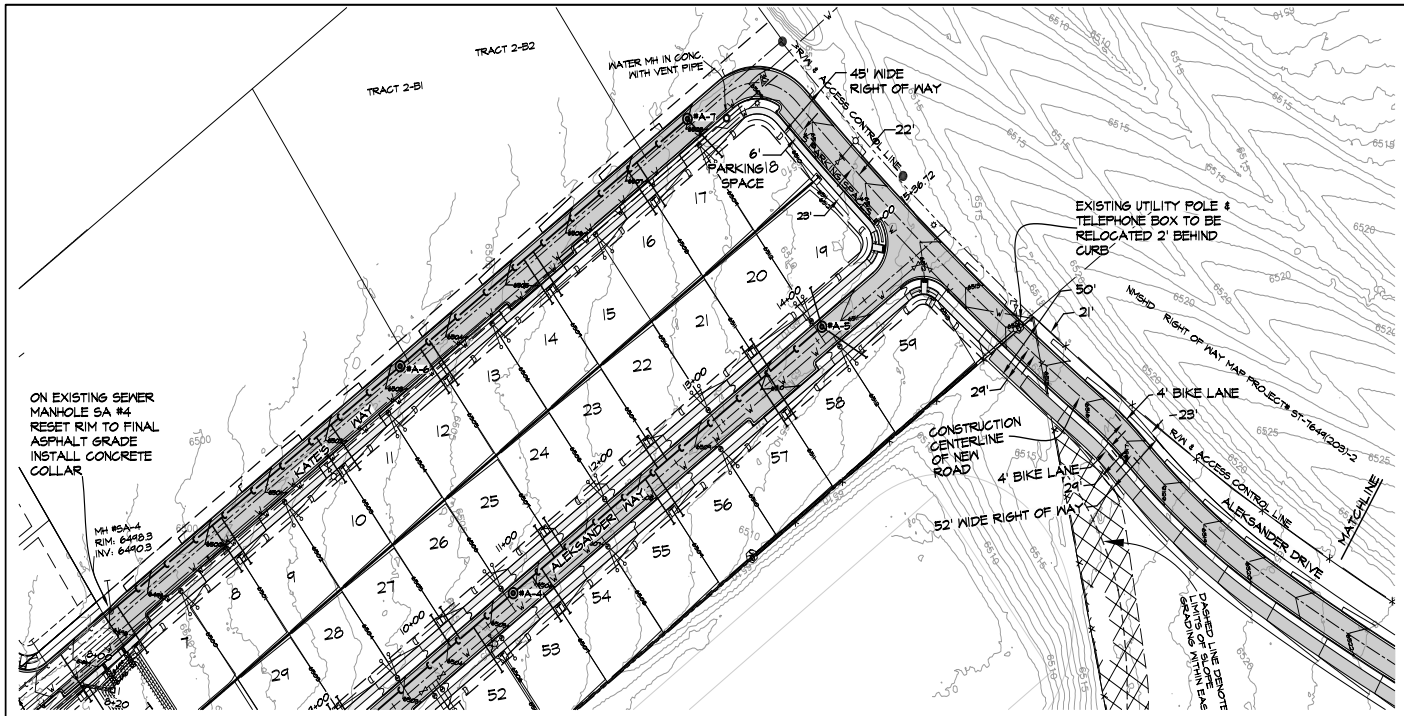

LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
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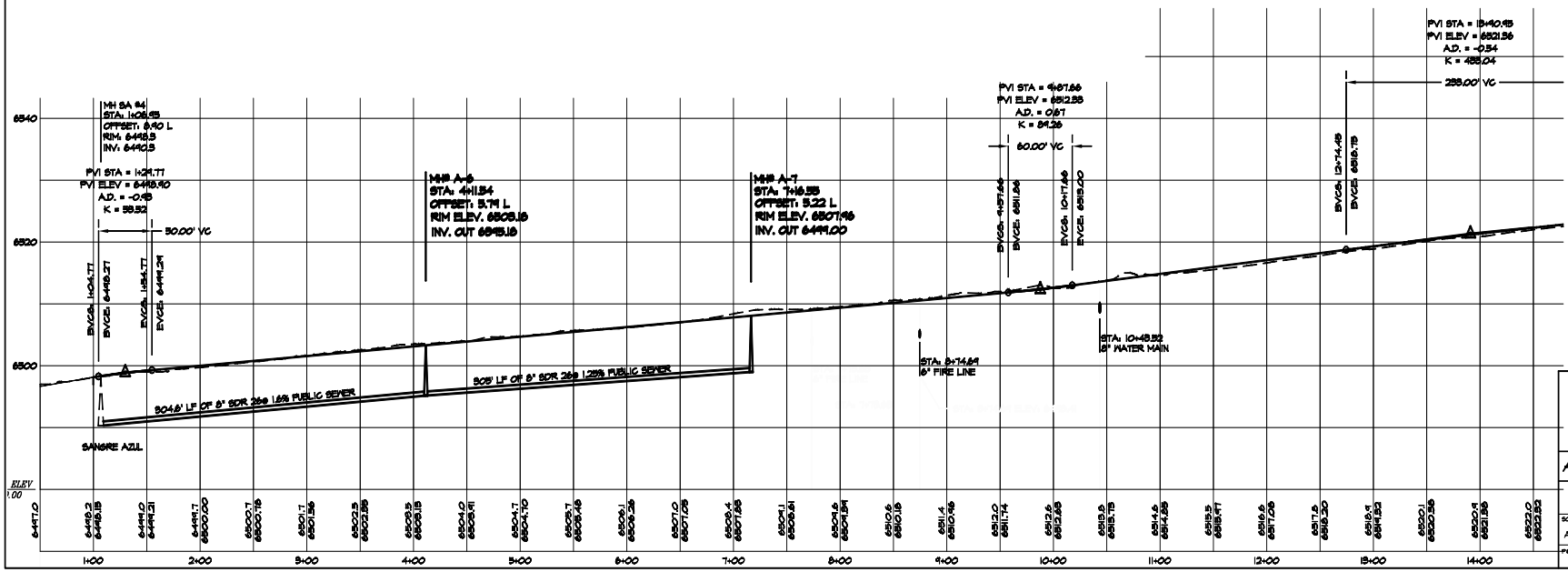
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT
- NEW STREET LIGHT



REVISIONS	
DATE	BY

DESIGN ENGINUITY

Nine Lakes Street, Suite G, Santa Fe, New Mexico
(505) 995-9697

ALEKSANDER ESTATES II

KATE'S WAY SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
PSDR CASE #		SHEET NO. 12A

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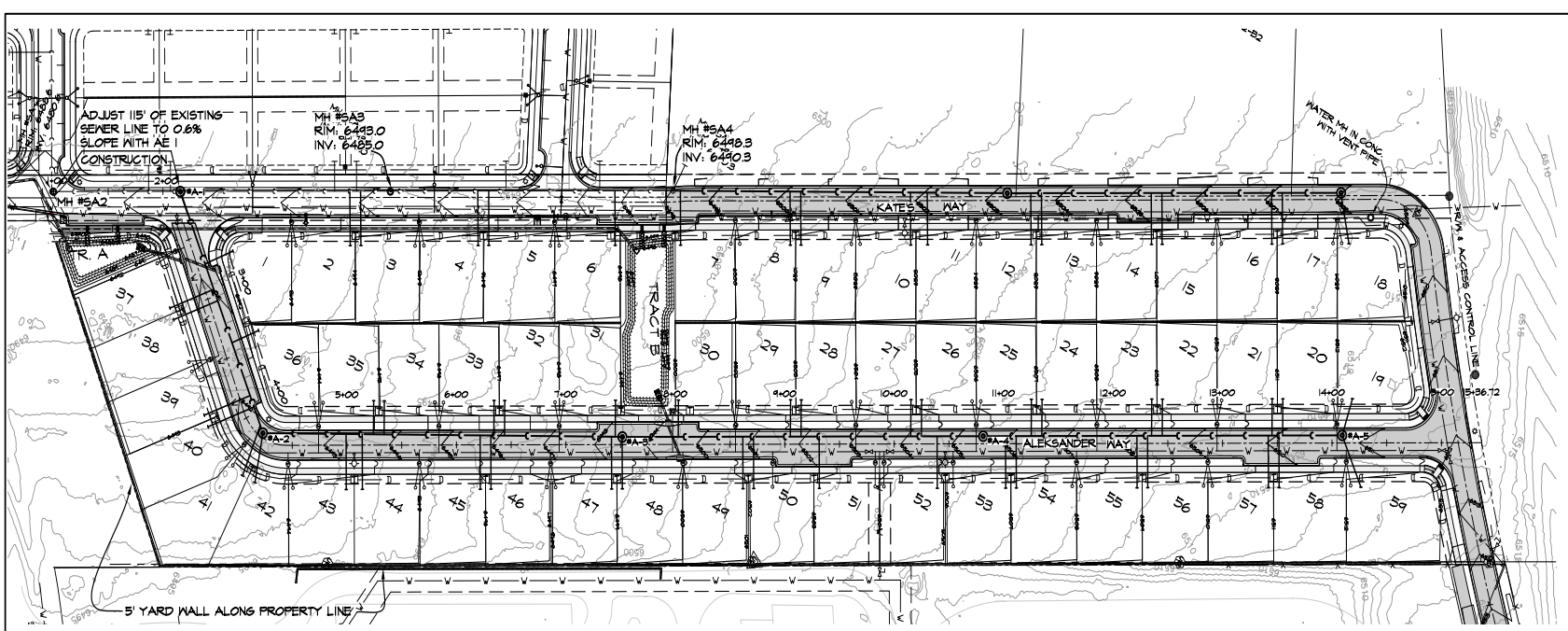
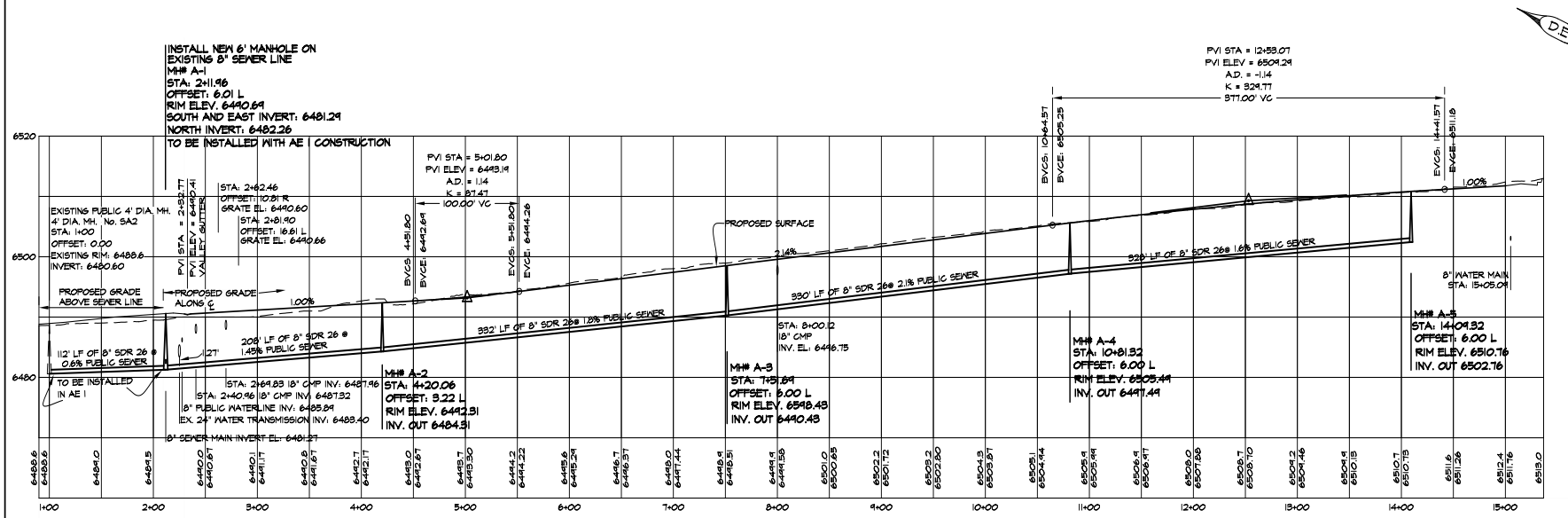
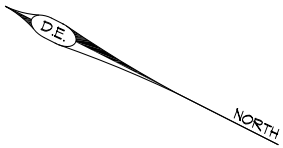


LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT
- NEW STREET LIGHT





REVISIONS	
DATE	BY

DESIGN ENGINUITY

Nine Lakes Street, Suite G, Santa Fe, New Mexico
(505) 995-9697

ALEKSANDER ESTATES II

ALEKSANDER WAY SAS PLAN AND PROFILE

SCALE	DWG NO.	DATE
AS NOTED		11/22/2021
PRDR CASE #		SHEET NO. 12B

LEGEND

- EXISTING WATER GATE VALVE
- EXISTING PVC WATERLINE, SIZE AS NOTED
- EXISTING 8" GRAVITY SEWER
- EXISTING SAS MANHOLE
- NEW 8" WATERLINE, UNLESS OTHERWISE NOTED.
- NEW OPEN 8" WATER GATE VALVE
- NEW SAS MANHOLE
- 8" GRAVITY SEWER
- JOINT DRY UTILITY TRENCH
- POTENTIAL UTILITY BOX
- NEW FIRE HYDRANT
- EXISTING WATER LINE CAP
- EXISTING FIRE HYDRANT
- DOUBLE 5/8" WATER METER
- SINGLE 5/8" WATER METER
- NEW FLUSHING HYDRANT
- NEW STREET LIGHT

LIGHTING NOTE:

LIGHT POLES SHALL BE 25' WITH 6' ARM AND LAMP SHALL BE LED, 100W-IPS EQUIVALENT. FLAT GLASS WITH CUT OFF SHIELD. POLES AND LAMPS TO MEET ALL CITY OF SANTA FE SPECIFICATIONS.

STREET LIGHT

STREET LIGHT

RELOCATE EXISTING UTILITY POLE AND UTILITY PEDISTAL 2' BEHIND PROPOSED BACK OF CURB.

EXISTING UTILITY POLE

KATES WAY

ALEKSANDER WAY

ALEKSANDER ESTATES I STREET LIGHT

ALEKSANDER ESTATES I STREET LIGHT

STREET LIGHT

TRACT B

TRACT A

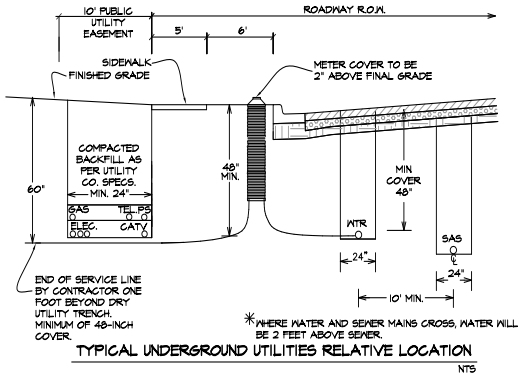
20' PUBLIC WATER F

NORTH

D.E.

SCALE 1"=40'

40' 0 40'



TYPICAL UNDERGROUND UTILITIES RELATIVE LOCATION

NTS

REVISIONS

DATE	BY

DESIGN ENGINUITY

Nine Lutes Street, Suite 5, Santa Fe, New Mexico

(505) 591-9377

ALEKSANDER ESTATES II

DRY UTILITY PLAN

SCALE	DWG NO.	DATE
1"=40'		11/22/2021
PROJECT # -----		SHEET NO. 18

NOTES:

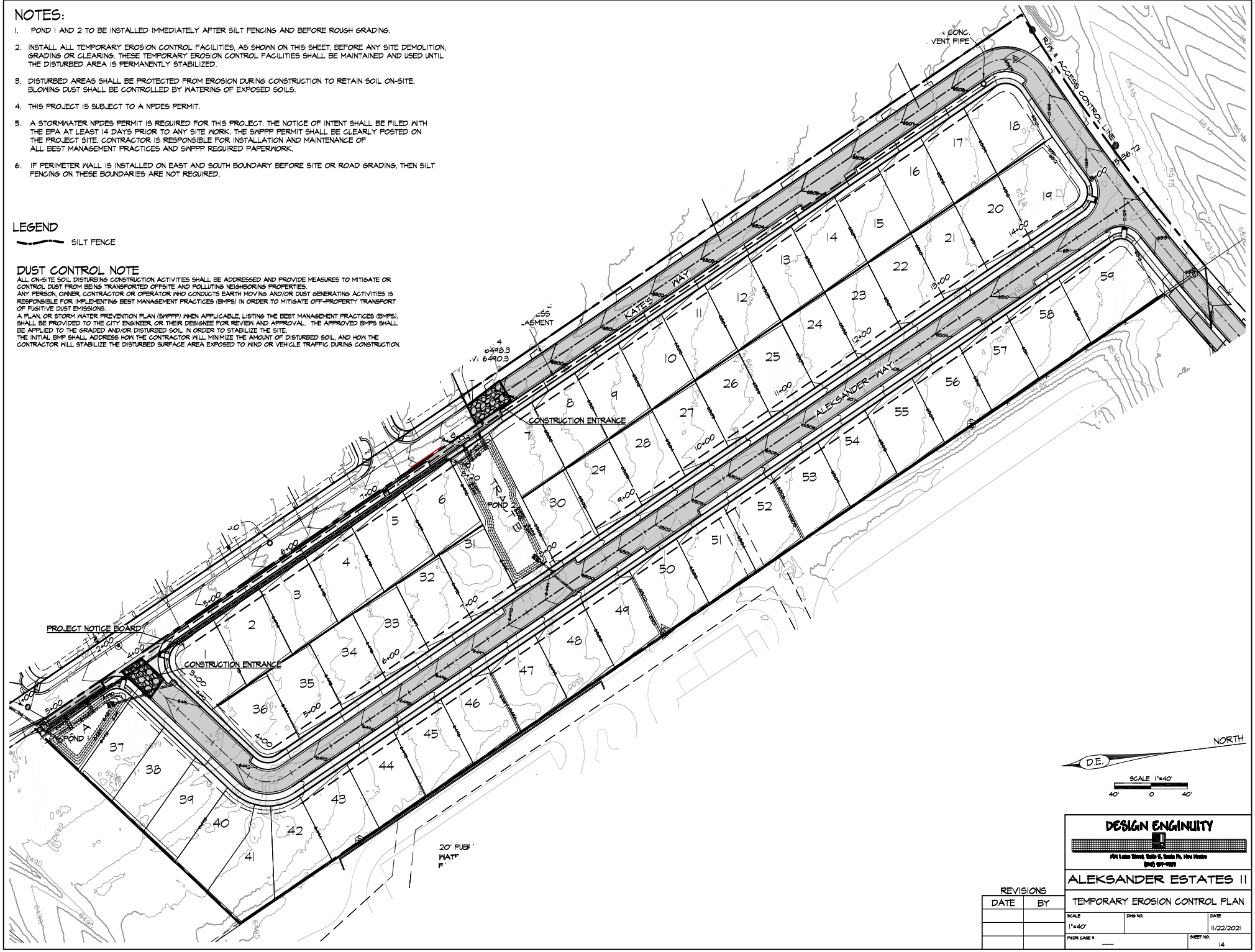
1. POND 1 AND 2 TO BE INSTALLED IMMEDIATELY AFTER SILT FENCING AND BEFORE ROUGH GRADING.
2. INSTALL ALL TEMPORARY EROSION CONTROL FACILITIES, AS SHOWN ON THIS SHEET, BEFORE ANY SITE DEMOLITION, GRADING OR CLEARING. THESE TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION TO RETAIN SOIL ON-SITE. BLOWING DUST SHALL BE CONTROLLED BY WATERING OF EXPOSED SOILS.
4. THIS PROJECT IS SUBJECT TO A NPDES PERMIT.
5. A STORMWATER NPDES PERMIT IS REQUIRED FOR THIS PROJECT. THE NOTICE OF INTENT SHALL BE FILED WITH THE EPA AT LEAST 14 DAYS PRIOR TO ANY SITE WORK. THE SWPPP PERMIT SHALL BE CLEARLY POSTED ON THE PROJECT SITE. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES AND SWPPP REQUIRED PAPERWORK.
6. IF PERIMETER WALL IS INSTALLED ON EAST AND SOUTH BOUNDARY BEFORE SITE OR ROAD GRADING, THEN SILT FENCING ON THESE BOUNDARIES ARE NOT REQUIRED.

LEGEND

SILT FENCE

DUST CONTROL NOTE

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.
ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTH MOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.
A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.
THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.



DESIGN ENGINUITY
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(505) 591-9571

ALEKSANDER ESTATES II

TEMPORARY EROSION CONTROL PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=40'		11/22/2021
PRDR CASE # -----		SHEET NO. 14

PERMANENT EROSION CONTROL PLAN NOTES

1. MAINTENANCE OF ALL PONDS, SWALES, DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE ALEKSANDER ESTATES II SUBDIVISION HOA. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNERS AGREE TO INDEMNIFY AND PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE OF THEIR ACCESS AND INSPECTION RIGHT.

2. THE CITY OR ITS AUTHORIZED AGENT MAY INSPECT THE DRAINAGE FACILITIES ON PRIVATE LOTS TO ENSURE THEY ARE OPERATING PROPERLY. IF MAINTENANCE DEFICIENCIES ARE FOUND ON PRIVATE PROPERTY, THE CITY WILL NOTICE THE LAND OWNER AND GIVE A REASONABLE PERIOD OF TIME FOR NECESSARY WORK TO BE ACCOMPLISHED. IF THE OWNER FAILS TO ACCOMPLISH THE WORK IN THE TIME SPECIFIED, THE CITY MAY UNDERTAKE THE WORK AND ASSESS THE OWNER THE COSTS ASSOCIATED WITH THE WORK.

3. ALL PONDING AREAS WILL BE A MINIMUM OF 10 FEET FROM STRUCTURES.

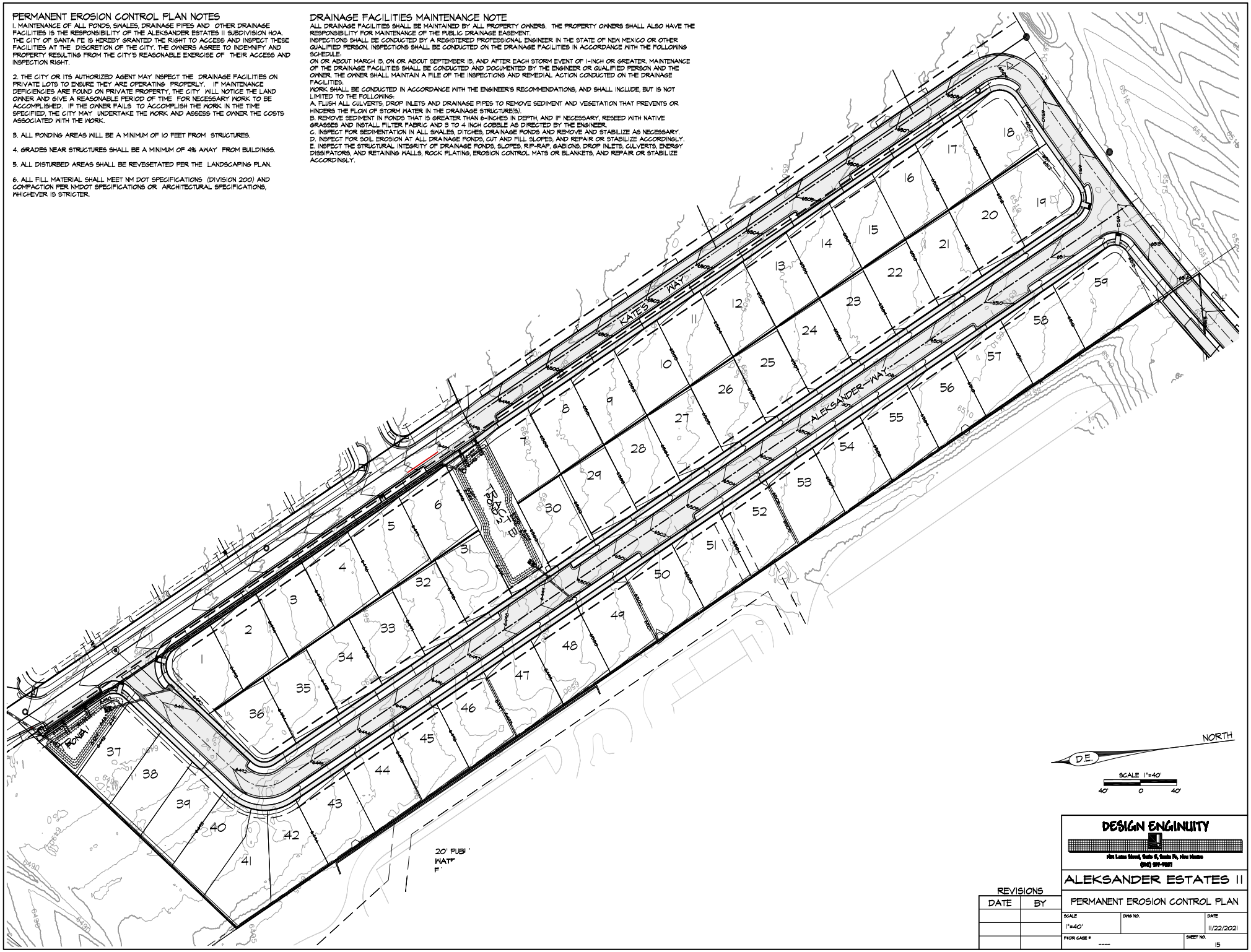
4. GRADES NEAR STRUCTURES SHALL BE A MINIMUM OF 4% AWAY FROM BUILDINGS.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE LANDSCAPING PLAN.

6. ALL FILL MATERIAL SHALL MEET NM DOT SPECIFICATIONS (DIVISION 200) AND COMPACTION PER NMDOT SPECIFICATIONS OR ARCHITECTURAL SPECIFICATIONS, WHICHEVER IS STRICTER.

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.
INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING.
A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH GOBBLE 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.



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ALEKSANDER ESTATES II

PERMANENT EROSION CONTROL PLAN

REVISIONS	
DATE	BY

SCALE	DWG NO.	DATE
1"=40'		11/22/2021
PRDR CASE #		SHEET NO.
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GENERAL

1. ALL CONSTRUCTION, RE-CONSTRUCTION AND REPAIR WORK ON PRIVATE OR PUBLIC ROADWAYS AND DRAINAGE INFRASTRUCTURE SHALL COMPLY WITH THIS SET OF APPROVED CONSTRUCTION DRAWINGS (ACD) AND THE NMDOT STANDARD SPECIFICATIONS 2014.
2. ALL WATER/SEWER UTILITY INSTALLATIONS, RE-CONSTRUCTION OR REPAIR SHALL COMPLY WITH THESE ACD, THE COSF UTILITY DIVISION'S CONSTRUCTION STANDARDS AND SPECIFICATIONS THE AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA), AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION, INCLUDING ITS LATEST AMENDMENTS
3. IN THE EVENT OF CONFLICTING REQUIREMENTS ARISING AMONG THESE DOCUMENTS, THE ENGINEER OF RECORD SHALL DETERMINE THE MOST RESTRICTIVE REQUIREMENT TO BE FOLLOWED.
4. THE OWNER SHALL DESIGNATE AN ENGINEER OF RECORD (EOR). UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE CITY SHALL ASSUME THAT THE EOR SHALL BE THE SAME AS THE ENGINEER WHO SEALED THE ACD.
5. THE OWNER SHALL ALSO DESIGNATE THE OWNER'S PROJECT REPRESENTATIVE (OPR). THE OPR SHALL BE THE CONTRACTOR'S POINT OF CONTACT (LIAISON) BETWEEN THE OWNER, THE ENGINEER OF RECORD (EOR), AND THE CONTRACTOR.
6. THE OWNER MAY DESIGNATE THE SAME PERSON TO BE THE EOR AND OPR FOR THE PROJECT, AND ALL PARTIES SHALL BE ADVISED OF THAT DECISION.
7. THE EOR SHALL TRANSMIT TO THE CONTRACTOR THE OWNER'S NOTICE TO PROCEED (NTP), AND ARRANGE A PRE-CONSTRUCTION MEETING IF REQUIRED. NEITHER CONSTRUCTION ACTIVITIES, NOR EQUIPMENT MOBILIZATION SHALL BEGIN ON THE SITE UNTIL A CITY CONSTRUCTION PERMIT HAS BEEN PROVIDED TO THE CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE, IN WRITING, THE NAME(S) ROLE AND CONTACT INFORMATION, INCLUDING NORMAL AND EMERGENCY PHONE NUMBERS, FOR THE CONTRACTOR'S EMPLOYEE(S) RESPONSIBLE FOR THE CONSTRUCTION WORK. AT LEAST ONE EMERGENCY TELEPHONE NUMBER SHALL BE ACTIVE ON A 24-HOUR, 7-DAYS A WEEK BASIS. THIS INFORMATION SHALL BE AVAILABLE AT THE PRE-CONSTRUCTION MEETING, AND BE UPDATED BY THE CONTRACTOR AS NECESSARY THROUGHOUT THE PROJECT'S EXECUTION PERIOD.
9. CONTRACTOR REQUESTS FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE OPR TIMELY AND IN WRITING. CONTRACTOR SHALL ALLOW 24 HOURS FOR THE EOR'S WRITTEN ACKNOWLEDGEMENT OF RECEIPT.
10. THE EOR SHALL MAKE EVERY EFFORT TO RESPOND TO THE CONTRACTOR'S RFI WITHIN THE INITIAL 24 HOURS, WHEN THE EOR ANTICIPATES LONGER THAN 24 HOURS NEEDED TO PREPARE THE RFI RESPONSE, THE EOR SHALL PROVIDE THE CONTRACTOR, AS SOON AS POSSIBLE, THE ESTIMATED TIME FOR A RESPONSE.
11. REQUESTS FOR DEVIATIONS FROM ANY PROVISIONS SPECIFIED IN THESE ACD OR THE CONTRACT DOCUMENTS MAY BE CONSIDERED ONLY WHEN THE CONTRACTOR ANTICIPATES IMPROVED OUTCOMES IN COST, TIME AND QUALITY OF THE CONSTRUCTED PROJECT, AS THE PRIMARY RESULT OF IMPLEMENTING DEVIATIONS TO THE ACD WHILE KEEPING INTACT THE INTENT OF THE DESIGN.
12. CONTRACTOR SHALL SUBMIT ALL DESIGN DEVIATION REQUESTS TO THE OPR. NO WORK ON ANY DEVIATIONS TO THE ACD SHALL PROCEED UNTIL THEY HAVE BEEN APPROVED, IN WRITING, BY THE OPR.
13. THROUGHOUT THE PROJECT'S EXECUTION PERIOD, THE CONTRACTOR SHALL MAINTAIN AT THE PROJECT SITE A COPY OF ALL RELEVANT FIELD NOTES, AND THESE SHALL BE MADE AVAILABLE TO THE OPR AT ANY TIME DURING WORKING HOURS. THE UPDATING OF SUCH NOTES AND DRAWINGS SHALL BE DONE AS FREQUENTLY AS NECESSARY, NOT LESS OFTEN THAN ONCE A WEEK.
14. CONTRACTOR SHALL CONFINE ALL CONSTRUCTION OPERATIONS WITHIN THE DESIGNATED PROJECT BOUNDARIES, AS SHOWN IN THESE ACD. NO PERSONNEL, MATERIALS, OR EQUIPMENT SHALL EVER ENCROACH ONTO AREAS OUTSIDE SUCH BOUNDARIES. IF SITE BOUNDARIES MUST BE MODIFIED, FOR CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY CONTRUCTION EASEMENTS, FOR THE REVIEW AND APPROVAL OF THE OPR.
15. EVEN WITHIN THE PROJECT BOUNDARIES, CLEARING AND GRUBBING SHALL BE KEPT TO THE MINIMUM NECESSARY TO EXECUTE THE PROJECT, AND STABILIZATION OF DISTURBED SURFACES SHALL BEGIN AS SOON AS PRACTICAL, AFTER INITIATION OF ANY CONSTRUCTION ACTIVITIES.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EROSION CONTROL INCIDENTAL TO THE CONSTRUCTION ACTIVITIES. IF REQUIRED BY THE ACD, OR APPLICABLE REGULATIONS, THE CONTRACTOR SHALL SUBMIT TO THE OPR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EVIDENCE THAT THE CONTRACTOR FILED THE NECESSARY NOI 10 DAYS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
17. SWPPP SHALL COMPLY WITH THE PROVISIONS OF NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT REQUIREMENTS FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SWPPP BEST MANAGEMENT PRACTISES AND REQUIRED PAPERWORK. THE SWPPP AND ASSOCIATED PAPERWORK SHALL BE PROVIDED TO THE OPR FOR INSPECTION WHEN REQUESTED.
18. AT A MINIMUM, ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC SHALL BE SPRAYED WITH WATER ON A DAILY BASIS TO CONTROL DUST GENERATION. ADDITIONAL WATER SHALL BE APPLIED ON WINDY DAYS AS NEEDED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS FOLLOWING RE-VEGETATION THROUGH THE FIRST GROWING SEASON AFTER COMPLETION OF THIS PROJECT. IN THE EVENT THAT THE REVEGETATION PLAN IMPLEMENTATION HAS NOT BEEN ACCOMPLISHED BEFORE SEPTEMBER 1, DUE TO CONSTRUCTION DELAYS, OR BECAUSE DISTURBED SURFACES MUST REMAIN EXPOSED AFTER THIS DATE, THE CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION SUCH AS A COVER CROP OR MULCH TO PREVENT SOIL EROSION, AT NO ADDITIONAL COST TO OWNER.
20. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, INCLUDING UNDERGROUND UTILITY CONDUITS LOCATED WITHIN AND WITHOUT THE PROJECT BOUNDARIES, FREE OF DUST AND/OR CONSTRUCTION DEBRIS AT ALL TIMES DURING THE EXECUTION OF THE PROJECT. CLEANING AND FULL RESTORATION OF SUCH STRUCTURES, TO THEIR ORIGINAL CONDITION OR BETTER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALONE, AND ALL RELATED COSTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PROJECT.
21. OWNERS AND THEIR AGENTS SHALL NOT BE HELD RESPONSIBLE FOR THE COSTS OF REPAIRING ANY DAMAGE OR ALTERATIONS CAUSED DURING EXECUTION OF THIS PROJECT, TO THE ORIGINAL CONDITION OF THIRD PARTY'S PROPERTY (E.G. STRUCTURES, EXISTING UTILITIES OR UTILITY EASEMENTS) LOCATED WITHIN OR WITHOUT THE PROJECT BOUNDARIES.
22. EXISTING ROAD AND DRIVEWAY ACCESSES FOR ADJACENT PROPERTIES SHALL BE MAINTAINED TRAFFICABLE UNDER ALL WEATHER CONDITIONS.
23. NO ALTERATION OR MODIFICATION SHALL BE PERMITTED ON ANY DRAINAGE WAY OR ARROYO, UNLESS IT IS SPECIFICALLY SHOWN ON THESE ACD.
24. CONTRACTOR SHALL DESIGNATE AN AREA WITHIN THE PROJECT BOUNDARIES FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS AND WASTE. SUCH DEBRIS MAY INCLUDE REMOVED TREES AND BRUSH, AND ANY MATERIALS THAT MAY BE UNEARTHED, WHICH ARE DEEMED NOT SUITABLE FOR REUSE AS CONSTRUCTION MATERIALS ON THIS PROJECT.
25. CONSTRUCTION DEBRIS AND WASTE SHALL BE PREVENTED FROM BEING SCATTERED BY WIND, SURFACE RUNOFF, OR ANIMALS (DOMESTIC OR WILD) AND BECOMING A NUISANCE TO ANYONE OUTSIDE THE PROJECT BOUNDARIES.
26. FROM TIME TO TIME, DEBRIS AND WASTE SHALL BE TRANSPORTED OUT OF THE SITE AND DISPOSED OF PROPERLY, AT A NM STATE APPROVED LANDFILL. CONTRACTOR SHALL SUBMIT CORRESPONDING TIPPING RECEIPTS TO THE OPR, TO ACCOUNT FOR PROPER WASTE DISPOSAL. THE COST OF CONSTRUCTION WASTE DISPOSAL SHALL BE INCIDENTAL TO THE COST OF PROJECT.
27. WASTE THAT REQUIRES SPECIAL HANDLING, UNCOVERED DURING CONSTRUCTION ACTIVITIES, AND NOT PREVIOUSLY IDENTIFIED, SHALL BE THE SUBJECT OF CONSIDERATION AS A CHANGE ORDER DUE TO UNKNOWN SUBSURFACE CONDITIONS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SPILLS ASSOCIATED WITH THE PROJECTS CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPORT AND PROPERLY RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OIL, SOLVENTS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS WHICH MAY REPRESENT A THREAT TO THE HEALTH AND WELFARE OF HIS WORKERS, THE GENERAL PUBLIC, OR THE ENVIRONMENT.
29. CONTRACTOR SHALL REPORT IMMEDIATELY ANY EVIDENCE OF PAST CONTAMINATION OR SPILLS, ENCOUNTERED DURING CONSTRUCTION. SUCH REPORTS SHALL BE MADE BOTH, AS WELL AS TO THE APPROPRIATE STATE AGENCY. CLEAN UP OF ANY UNREPORTED SPILLS THAT MAY HAVE OCCURRED DURING THE CONSTRUCTION OF THIS PROJECT, WHENEVER THEY MAY BECOME EVIDENT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
30. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL SPECIFIED MATERIALS OR EQUIPMENT, WHETHER IN STORAGE OR INSTALLED, UNTIL FINAL WRITTEN APPROVAL OF THE PROJECT BY THE OPR.
31. BORROW MATERIAL, CONSTRUCTION WASTE, VEGETATIVE DEBRIS, ETC. SHALL NOT BE PLACED IN WETLAND AREAS, OR ANY AREAS WHERE THEY MAY AFFECT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES IN ANY WAY.
32. ALL WORK PERFORMED IN THE VICINITY OF EXISTING STREAMS, WATER IMPOUNDMENTS, WETLANDS, DRINKING OR IRRIGATION WATER SOURCES SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE VEGETATION DAMAGE OR REMOVAL, AS WELL AS SOIL EROSION.
33. CONSTRUCTION EQUIPMENT'S CROSSINGS OF EXISTING STREAMS, WHETHER THE STREAMS ARE EPHEMERAL OR PERENNIAL, SHALL BE MINIMIZED. REFUELING OPERATIONS AND CONCRETE DUMPING IN THE VICINITY OF ANY BODY OF WATER SHALL BE STRICTLY PROHIBITED.
34. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT, INCLUDING ANY TEMPORARY ACCESS ROADS, SHALL BE RESTORED AND STABILIZED IN ACCORDANCE WITH THE ACD.
35. CONTRACTOR SHALL PROVIDE THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THESE ACD. TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), BUT MAY BE REVISED UNDER WRITTEN DIRECTION FROM THE EOR.
36. INFORMATION SHOWN FOR EXISTING UTILITIES HAS BEEN INCLUDED ON THESE ACD FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ASSURING THAT EACH UTILITY COMPANY SPOT LOCATES ITS EXISTING UNDERGROUND FACILITIES. CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL AT (800)321-2537 TO COORDINATE SUCH SPOT LOCATING NO LESS THAN 48 HOURS PRIOR TO INITIATING ANY WORK.

SURVEY WORK

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR (NMPS) FOR VERIFICATION OF ALL CRITICAL HORIZONTAL AND VERTICAL CONTROL DATA, AND CERTIFICATION OF RECORD DRAWINGS.
2. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, CONTRACTOR SHALL SUBMIT ALL RECORD DRAWINGS AND NOTES TO THE OPR, INCLUDING ANY REVISED CRITICAL X, Y, AND Z DATA. RECORD DRAWINGS SHALL INCLUDE INFORMATION SPECIFICALLY STATED IN THESE APPROVED CONTRACT DOCUMENTS (ACD), OR WHEN THE OWNER'S PROJECT REPRESENTATIVE (OPR) SPECIFICALLY IDENTIFIES IN THE FIELD. CRITICAL DATA (X, Y, AND Z) RELATED TO WATER VALVES OF ALL KINDS, WATER METERS, FIRE HYDRANTS, CULVERT INLET OR OUTLET INVERTS, MANHOLE INVERTS AND RIMS, END OF WASTEWATER SERVICE CONNECTIONS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE WASTEWATER SYSTEM MUST BE TIED INTO THE CITY?S MONUMENTATION SYSTEM. WATER VALVE CARDS PER THE COSF WATER DIVISION MUST ALSO BE PROVIDED. VOLUME OF DRAINAGE PONDS AND POND OUTLET INVERTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE STAMPED BY AN NMPS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE EOR.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF SURVEY MONUMENTS OR MARKS. IN THE EVENT THAT ACCIDENTAL DAMAGE IS CAUSED TO THESE MARKS DURING PROJECT CONSTRUCTION, AN NMLPS RETAINED BY THE CONTRACTOR SHALL RE-ESTABLISH THE MARKS IN COMPLIANCE WITH STANDARDS AND PROCEDURES SET FORTH BY THE "GEODETIC MARK PRESERVATION GUIDEBOOK". FOR MORE INFORMATION CONTACT NGS MARK PRESERVATION CENTER, NOAA (505) 768-3606. CONTRACTOR SHALL NOT CHARGE THE OWNERS ANY ADDITIONAL COST FOR SUCH REPAIRS.

TESTING

1. ALL MATERIAL QUALITY TESTS SHALL BE PERFORMED BY A RECOGNIZED LABORATORY. SUCH LABORATORY SHALL BE OPERATED UNDER THE AUSPICES/DIRECTION OF AN NMPE. NAME AND CONTACT OF THE LABORATORY SHALL BE SUBMITTED BY THE CONTACTOR TO THE OPR AS SOON AS PRACTICAL AFTER THE CONTRACTOR?S RECEIPT OF THE NOTICE TO PROCEED.
2. CONTRACTOR SHALL SUBMIT TO THE OPR MATERIAL QUALITY TEST RESULTS, AND ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
3. IF CONSTRUCTION DOCUMENTS INCLUDE A TESTING COST ALLOWANCE FOR TESTS INCLUDED IN THESE ACD, OR REQUIRED BY THE OPR, THE CONTRACTOR SHALL SUBMIT TESTING LABORATORY INVOICES TO THE OPR, PRIOR TO REIMBURSEMENT. COST OF RE-TESTING DUE TO SUB-STANDARD RESULTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO PAYMENT SHALL BE MADE FOR SUCH.
4. IF THE CONSTRUCTION CONTRACT DOES NOT HAVE A TESTING COST ALLOWANCE, THE COST OF ALL REQUIRED TESTING AND INSPECTION FOR EITHER MATERIALS OR INSTALLATION REQUIREMENT COMPLIANCE, SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT AND SHALL BE BORNE BY THE CONTRACTOR.
5. SUBGRADE, BASE MATERIAL, ASPHALT-TREATED BASE, AND ASPHALT SURFACE COURSE SHALL BE TESTED FOR COMPACTION EVERY 100 LINEAR FEET OF ROADWAY. IN ADDITION, ONE ASPHALT SAMPLE SHALL BE TAKEN FOR EVERY 500 TONS INSTALLED, OR ONCE A DAY, IF LESS THAN 500 TONS ARE INSTALLED. SAMPLES SHALL BE TESTED AND THE RESULTS SENT BY THE LAB DIRECTLY TO THE OPR.
6. CONTRACTOR SHALL OBTAIN ONE SET OF BACKFILL DENSITY TESTS FOR THE FOLLOWING: EVERY 100 FEET FOR EVERY LIFT OR EVERY 1.5 FEET WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS; WITHIN TWO (2) HORIZONTAL FEET OF ANY PCC OR OTHER MATERIAL STRUCTURES (E.G., MANHOLES, FOUNDATIONS, TANKS); BENEATH ALL MANHOLE BASES, CULVERTS OR CONCRETE FOUNDATIONS; FOR EVERY LIFT FOR EVERY 500 LINEAR FEET OF TRENCH BACKFILL; OR FOR EACH 500 CUBIC YARDS OF FILL OF SIMILAR MATERIAL, APPLIED OR FOR EACH DAY OF COMPACTION WORK, WHICHEVER RESULTS IN THE GREATEST NUMBER OF TESTS. TEST RESULTS SHALL BE SUBMITTED BY THE LABORATORY DIRECTLY TO THE OPR. FIELD TEST REPORTS SHALL BE SUBMITTED TO THE OPR AT THE TIME OF FIELD TESTING.
7. FOR ALL PORTLAND CEMENT CONCRETE (PCC) ONE SAMPLE SET SHALL BE CONDUCTED FOR EACH 500 LINEAR FEET (E.G. CURB AND GUTTER), 50 CUBIC YARDS CAST, OR ONE SET PER DAY OF CASTING, WHICHEVER IS MOST RESTRICTIVE IN THE OPINION OF THE OPR. PCC CYLINDERS SHALL BE TESTED AT 7, 28 AND 56-DAY INTERVALS. THE LATTER INTERVAL MAY BE WAIVED IF SPECIFIED STRENGTH HAS BEEN REACHED AS DEMONSTRATED BY AN EARLIER TEST. ALL TEST RESULTS SHALL BE SUBMITTED BY THE TESTING LABORATORY DIRECTLY TO THE OPR.
8. CONTRACTOR SHALL SUBMIT TO THE OPR ASTM OR AASHTO CERTIFICATES OF MATERIALS' COMPLIANCE, NO LESS THAN 5 DAYS PRIOR TO INITIATING ANY WORK INVOLVING SUCH MATERIALS.
9. CONTRACTOR SHALL COORDINATE WITH THE OPR SO THAT THE OPR IS PRESENT FOR PRESSURE TESTING OF ALL PIPELINES AND LEAK TESTING OF UNDERGROUND VESSELS.
10. PRESSURE TESTING OF GRAVITY SAS SHALL BE PERFORMED BY PRESSURIZING THE LINES TO 6 PSI, AND THEN VERIFYING THAT NO PRESSURE LOSS OCCURS IN A PERIOD OF ONE HOUR.
11. LEAKING TESTING OF UNDERGROUND VESSELS SHALL BE PERFORMED BY FILLING WITH WATER AND MAINTAIN THE WATER LEVEL FOR A MINIMUM OF 48 HOURS.
12. PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED IN COMPLIANCE WITH AWWA STANDARD C-600. TESTING SHALL OCCUR IN THE PRESENCE OF THE OPR. CONTACTOR SHALL NOTIFY OPR OF THEIR INTENTION TO TEST NOT LESS THAN 48 HOURS BEFORE TESTING BEGINS.
13. IN THE EVENT OF PRESSURE LOSSES DURING THE TEST PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING THE CAUSE OF THE PRESSURE LOSS, AS WELL AS ANY REPAIR AND RE-TESTING WORK NECESSARY.
14. OPR SHALL VERIFY THAT ALL GUTTERS, CONCRETE SWALES AND ASPHALT ROADS SHOWS POSITIVE WATER FLOW AND NO PONDING, PRIOR TO FINAL ACCEPTANCE. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR?S EXPENSE.

ROAD AND FILL MATERIAL SPECIFICATIONS

1. FILL MATERIAL SHALL MEET NMDOT 2019 STANDARD SPECIFICATIONS FOR DIVISION 200.
2. BASECOURSE SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR TYPE I, NMDOT 2019 STANDARD SPECIFICATIONS. RECYCLED BASECOURSE WITH CONCRETE MATERIALS SHALL NOT BE PERMITTED.
3. ASPHALT SHALL MEET GRADATION REQUIREMENTS AND STANDARDS FOR SP-IV, NMDOT 2019 STANDARD SPECIFICATIONS.
4. SUBGRADE BENEATH BASECOURSE SHALL BE COMPACTED TO 95% DENSITY PER AASHTO, T-180, METHOD D.
5. BASECOURSE SHALL BE COMPACTED TO MINIMUM 96% OF THE MAXIMUM DENSITY PER AASHTO, T-180, METHOD D.
6. PAVEMENT TARGET DENSITY IS 94.5% OF THEORETICAL MAXIMUM AS DETERMINED BY AASHTO T202. FOLLOW NMDOT 2019 STANDARD SPECIFICATIONS 423.3.6.

CONCRETE WORK

1. ALL PORTLAND CEMENT CONCRETE (PCC) SPECIFIED IN THESE ACD, EXCEPT FOR SEWER MANHOLES, SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1,500 PSI AT 7 DAYS, AND OF 3,000 PSI AT 28 DAYS. IN ADDITION, CONCRETE SHALL HAVE 7-BAGS OF PORTLAND CEMENT PER CUBIC YARD OF CONCRETE (7-BAG MIX), PLUS MAXIMUM 9/4-INCH AGGREGATE SIZE, WITH AIR ENTRAINMENT BETWEEN 5% AND 8% AT DELIVERY TIME. SEWER MANHOLES, BASES AND CONCRETE COLLARS REQUIRE A MINIMUM CONCRETE STRENGTH OF 4,000 PSI AT 28 DAYS.
2. ACTUAL TOP OF SURFACE AT CURB AND GUTTER SHALL NOT DEVIATE FROM SPECIFIED ANY MORE THAN 1/8-INCH IN 10 FEET. INSIDE FACE OF CURB SHALL NOT DEVIATE MORE THAN -INCH IN 10 FEET FROM A STRAIGHT LINE.
3. OPR SHALL VERIFY THAT ALL CURB AND GUTTER SHOWS POSITIVE WATER FLOW, PRIOR TO FINAL ACCEPTANCE, OR DURING CITY INSPECTION, WHATEVER OCCURS FIRST. ANY AREAS THAT FAIL SUCH A TEST SHALL BE CORRECTED AT THE CONTRACTOR?S EXPENSE.

GENERAL UTILITY WORK REQUIREMENTS

1. ALL UTILITY TRENCHES SHALL HAVE CLASS D BEDDING OR BETTER. ANY ROCKS LARGER THAN 1.5 INCHES ARE NOT PERMITTED IN BEDDING MATERIAL.
2. OVER-EXCAVATION OF TRENCHES SHALL NOT BE ACCEPTABLE, UNLESS THE OPR PROVIDES WRITTEN AUTHORIZATION FOR THE CONTRACTOR TO DO SO, TO ADDRESS PREVIOUSLY UNKNOWN SUBSOIL CONDITIONS WHICH WOULD BE UNSUITABLE FOR FOUNDATION OR PIPELINE BEDDING.
3. CONTRACTOR SHALL REMEDY AND REPAIR, AT THE CONTRACTOR'S EXPENSE, ANY ACCIDENTAL OVER-EXCAVATION PERFORMED BY CONTRACTOR'S CREWS, BY INSTALLING AND COMPACTING CLASSIFIED FILL IN COMPLIANCE WITH CLASS-D BEDDING OR BETTER.

WATER SYSTEM MATERIALS AND WORK

1. CONTRACTOR SHALL NOTIFY THE CITY/PRIVATE UTILITY DEPARTMENT, AT LEAST FIVE (5) DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE OPERATION OF THE UTILITY DEPARTMENT WATER OR WASTEWATER SYSTEMS.
2. UNLESS OTHERWISE INDICATED IN THE ACD, ALL WATER SYSTEM ITEMS SHALL MEET THE APPLICABLE AWWA STANDARDS, PIPELINES AND FITTINGS SHALL BE MADE OF OR BE FULLY COMPATIBLE WITH DUCTILE IRON, C-900 SDR-18 PVC, INSTALLED OVER CLASS-D BEDDING OR BETTER, WITH MECHANICAL OR MEGALUG® JOINTS, OR THERMALLY FUSED JOINTS AS APPLICABLE.
3. RESTRAINED JOINT LENGTHS SHALL BE BASED ON FITTING AND LINE DIAMETER PER MANUFACTURER?S REQUIREMENTS.
4. EXCAVATION SHALL ADEQUATELY ACCOMMODATE THE PIPE'S BELL ENDS.
5. ALL WATER VALVES SHALL BE FULL-PORT GATE TYPE, RESILIENT SEATING, MECHANICAL OR MEGALUG JOINTS, US PIPE, OR CONSIDERED EQUAL BY THE OPR, AND INSTALLED IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THESE ACD.
6. RPDA BACKFLOW PREVENTOR MUST BE ON THE APPROVED LIST CREATED BY UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTIONS CONTROL AND HYDRAULIC RESEARCH. THE RPDA SHALL INCLUDE AN INTEGRAL METERED BYPASS DETECTOR ASSEMBLY, LOCATED IN AN ABOVE GROUND HOT BOX.
7. ALL WATER LINES SHALL BE INSTALLED IN EXCLUSIVE TRENCHES, WITH NO OTHER UTILITY LINES (INCLUDING NON-PUBLIC POTABLE WATER), BEDDED SO THAT THE RESULT IS A MINIMUM OF 48 INCHES OF COMPACTED BACKFILL COVER ABOVE THE CROWN OF THE PIPE.
8. NO WATER LINE SHALL BE INSTALLED BEFORE THE FINAL GRADE HAS BEEN ACHIEVED WITHIN THE DESIGNATED WATER UTILITY CORRIDOR (ROAD RIGHT OF WAY OR EASEMENT).
9. ALL FIRE HYDRANTS SHALL BE SUPPLIED WITH THE TYPE OF THREAD APPROVED BY THE CITY WATER DEPARTMENT FOR THE PROJECT LOCATION. EACH INSTALLED HYDRANT SHALL HAVE A PAINTED NUMBER SUPPLIED BY THE CITY UTILITY DIVISION PAINTED PER CITY REQUIREMENTS. HYDRANTS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF 7-FOOT RADIUS AROUND THEM.
10. PARALLEL WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE (SEPARATION BETWEEN THEM) OF 10 FEET, PLUS A VERTICAL CLEARANCE OF 3 FEET, WHEREVER WATER AND SAS LINES CROSS. WATER LINES SHALL ALWAYS BE ABOVE THE SAS LINE. IN THE EVENT THAT UNANTICIPATED FIELD CONDITIONS REQUIRE THESE CLEARANCES OR RELATIVE LOCATIONS TO BE REVISED, THE EOR SHALL FORMULATE A PROPOSED CHANGE ORDER TO PROVIDE ALTERNATIVE PROTECTION FOR THE WATER LINE.
11. WARNING TAPE SHALL BE PLACED A MINIMUM 12 INCHES ABOVE THE WATER MAIN AT THE CENTER OF THE TRENCH. IN ADDITION, CONTRACTOR SHALL INSTALL COLOR CODED BLUE LOCATE CABLE UNDER THE PIPELINE. LOCATE CABLE SHALL RISE INSIDE EACH VALVE BOX.
12. BEFORE APPROVAL OF CONSTRUCTION, CONTRACTOR SHALL DEMONSTRATE TO THE OPR THE CONTINUITY OF ELECTRICAL CURRENT FLOW ALONG EVERY SEGMENT OF LOCATE WIRE.
13. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DISINFECTION, CHLORINATION AND CHLORINE RESIDUAL TESTING OF ALL INSTALLED WATER PIPES AND PIPES IMPACTED BY WORK, PRIOR TO CONNECTION INTO THE EXISTING NETWORK. TESTING SHALL BE IN COMPLIANCE WITH AWWA C 651-14.
14. FINAL CONNECTION OF NEW AND EXISTING PIPELINES SHALL BE AUTHORIZED BY THE UTILITY. CONTRACTOR SHALL BE RESPONSIBILITY FOR COORDINATING THE CONNECTION OR PENETRATION WORK, ONLY AFTER DISINFECTION OF THE PIPES, CHLORINE RESIDUAL AND BACTERIOLOGICAL TEST RESULTS HAVE BEEN OBTAINED FROM THE LABORATORY. LABORATORY SHALL DELIVER TEST RESULTS DIRECTLY TO THE OPR.
15. UPON FINISHING APPLICATION OF THE FINISH GRADE MATERIAL, CONTRACTOR SHALL ADJUST, AS NECESSARY, THE FINAL ELEVATION OF ALL VALVE RIMS TO BE FLUSH WITH FINISH GRADE.

SANITARY SEWER MATERIALS AND WORK

1. UNLESS OTHERWISE INDICATED IN THE ACD, SANITARY SEWER (SAS) LINES SHALL BE SDR 26 PVC, OR AS APPROVED EQUIVALENT BY THE EOR, INSTALLED ON CLASS D BEDDING OR BETTER, AND WITH MINIMUM 3-FOOT OF COMPACTED BACKFILL COVER (I.E., 3-FOOT ABOVE THE PIPE). PIPE CLASS ON SEWER MAINS WITH 10 OR MORE FEET OF COVER SHALL BE SDR 26 MINIMUM OR EQUIVALENT. TRANSITION BETWEEN CLASSES OF PIPE SHALL BE MADE AT MANHOLES.
2. SANITARY SEWER MANHOLES AND FLUSHING STATIONS SHALL BE MADE OF FACTORY-PRE-CAST REINFORCED CONCRETE PIPE SEGMENTS, UNLESS OTHERWISE SPECIFIED IN THESE ACD. TYPICAL MANHOLE SECTIONS ARE 4 FEET AND 6 FEET IN DIAMETER, HOWEVER, LARGER SIZES MAY BE SPECIFIED IN THESE ACD. TOP AND BOTTOM SLABS MAY BE EITHER FACTORY-PRE-CAST OR CAST IN-SITU REINFORCED CONCRETE.
3. SANITARY SEWER CONNECTIONS SHALL BE MADE OF FIXTURES, SUCH AS PIPE TEES, WYES, OR OF MECHANICALLY-STRAPPED SADDLE-TYPE FIXTURES AS APPROVED BY CITY UTILITY DIVISION.
4. SEWER LINES SHALL BE PLACED ABOVE STORM SEWERS WHEN THESE CROSS, UNLESS OTHERWISE APPROVED BY THE OPR. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES SHALL BE PROVIDED BETWEEN THE TOP OF A SAS LINE AND THE BOTTOM OF A STORM SEWER LINE, UNLESS OTHERWISE APPROVED IN WRITING BY THE OPR.
5. LOCATE WIRES OR OTHER CITY APPROVED UNDERGROUND UTILITY MARKERS SHALL BE INSTALLED FOR ALL SEWER MAINS AND SERVICE LINES (SAS AND LPSAS), SO THAT THESE ARE VISIBLE INSIDE ALL MANHOLES AND FLUSHING STATIONS. COMPLIANCE WITH THIS REQUIREMENT SHALL BE VERIFIED BY THE OPR PRIOR TO INSTALLING PAVEMENT.
6. ALL GRAVITY SEWER LINE SEGMENTS BETWEEN MANHOLES, INCLUDING ANY SAS SERVICE LINES WITHIN THE SEWER UTILITY CORRIDOR, SHALL BE FLUSHED, TELEVISED AND PRESSURE-TESTED BY THE CONTRACTOR BEFORE THE OPR DEEMS THE INSTALLATION AS COMPLETE.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING OR COORDINATING PRESSURE TEST OF ALL GRAVITY-FLOW SEWER LINES, IN THE PRESENCE OF THE OPR. CONTRACTOR SHALL ALSO PERFORM TELEVISED INSPECTION OF ALL NEW LINES, PRIOR TO INSTALLING PAVEMENT WITHIN THE SEWER LINE CORRIDOR. CONTRACTOR SHALL REVIEW THE TAPES IN DETAIL TO IDENTIFY ANY DEFICIENCES AND CORRECT THEM AS NECESSARY. ALL VIDEO TAPES SHALL BE PREPARED IN A RATIONAL SEQUENCE AND BE PROPERLY LABELED. LINES AND MANHOLES SHALL BE IDENTIFIED BY THE NAMES AND STATIONING GIVEN IN THE ACD. VIDEO TAPES SHALL BE SUBMITTED TO THE OPR FOR REVIEW PRIOR TO ACCEPTANCE OF THE SEWER.
8. P

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, 1987 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, 2007 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 APWASS.
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 City Planning and Land Use Department's Permit and Development Review Division Technical Review staff (P&DR).
6. The project plans shall be approved for construction by the P&DR's Engineering Supervisor prior to any construction activity and scheduling a pre-construction meeting. The Engineering Supervisor may, by written authorization, designate others to administer duties described herein.
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. Call 505-455-6585 to schedule the pre-construction meeting a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory for the Project Engineer (who shall conduct the meeting, Contractor, P&DR Technical Review staff, and applicable staff from City street, water, and wastewater management Divisions. The Owner and sub-contractors are encouraged to attend. At this meeting, a specific P&DR staff member will be assigned as the point of contact with the Contractor.
9. Grading permits obtained on an "At Risk" basis are not subject, nor take the place of, a pre-construction meeting required above.
10. 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.
11. 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.
12. 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.
13. 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 Engineering Supervisor for approval. Upon approval, said changes may be incorporated into the project.
14. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Owner's Engineer for approval to the Engineering Supervisor for permanent filing in the City Planning Department. 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.
15. Curb cuts shown in the original, approved construction drawings will require a "Curb Cut Permit" issued by the City Traffic Engineer prior to construction. Curb cuts found to be necessary that were not included in the original, approved construction drawings will require a change order that includes a "Curb Cut Permit" from the City Traffic Engineer. Call 505-455-6614 for information.
16. Parallel water and sanitary sewer (SAS) utilities shall have a minimum horizontal spacing of 10 feet and vertical spacing of 3 feet wherein the water line is above the SAS line. Installation will be in separate trenches. Should encountered field conditions exist that prevent maintaining these separation distances and relationship, a change order shall be initiated that provides for alternative protective measures and submitted for approval to the Engineering Supervisor via the City Water and Wastewater Management Divisions.
17. Sanitary Sewer lateral construction must be constructed under separate permit (secondary) for SAS hookup. The Contractor shall obtain the permit(s) prior to any construction and must be obtained at the Permit Desk at City Hall; providing street address for each hookup. Upon payment of fee(s) the permit form will be immediately generated which shall be kept on-site. Call 505-455-6443 for permit information and 505-455-6646 for inspection of each visible, corrected lateral.
18. 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 marshalling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
19. 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 505-455-6443 for permit information.
20. 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.
21. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
22. Material quality testing shall be completed by the Owner, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
23. 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 505-455-6828. 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.
24. 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.
25. 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 3,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementiteous material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms.
26. 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. 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.
27. 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 direction from the City Traffic Engineer who may be reached at 505-455-6614.
28. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. Inspection by the P & DR staff of applicable Best Management Practices (BMP) is required prior to any grading activity; call 505.955.6646 to arrange for said inspection. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
29. 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.
30. 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.
31. ASTM, ASSHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
32. Aggregate base course material shall conform to the SSHBC's Section 304 using Gradation 1.
33. Plant Mix Bituminous Pavement (PMBP) 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 420 using Aggregate 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.
34. Compaction testing of subgrade, aggregate base course, and each lift of PMBP material shall be completed for every 100 linear feet of roadway length excepting for PMBP material in which case provide one (1) test for every 100 linear feet of laydown machine pass.
35. PMBP material quality test samples (net) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
36. 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.
37. 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 surround 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.
38. 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.
39. 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.
40. Not Used.

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 draning 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 manholes.
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 955-4681 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.

REVISIONS

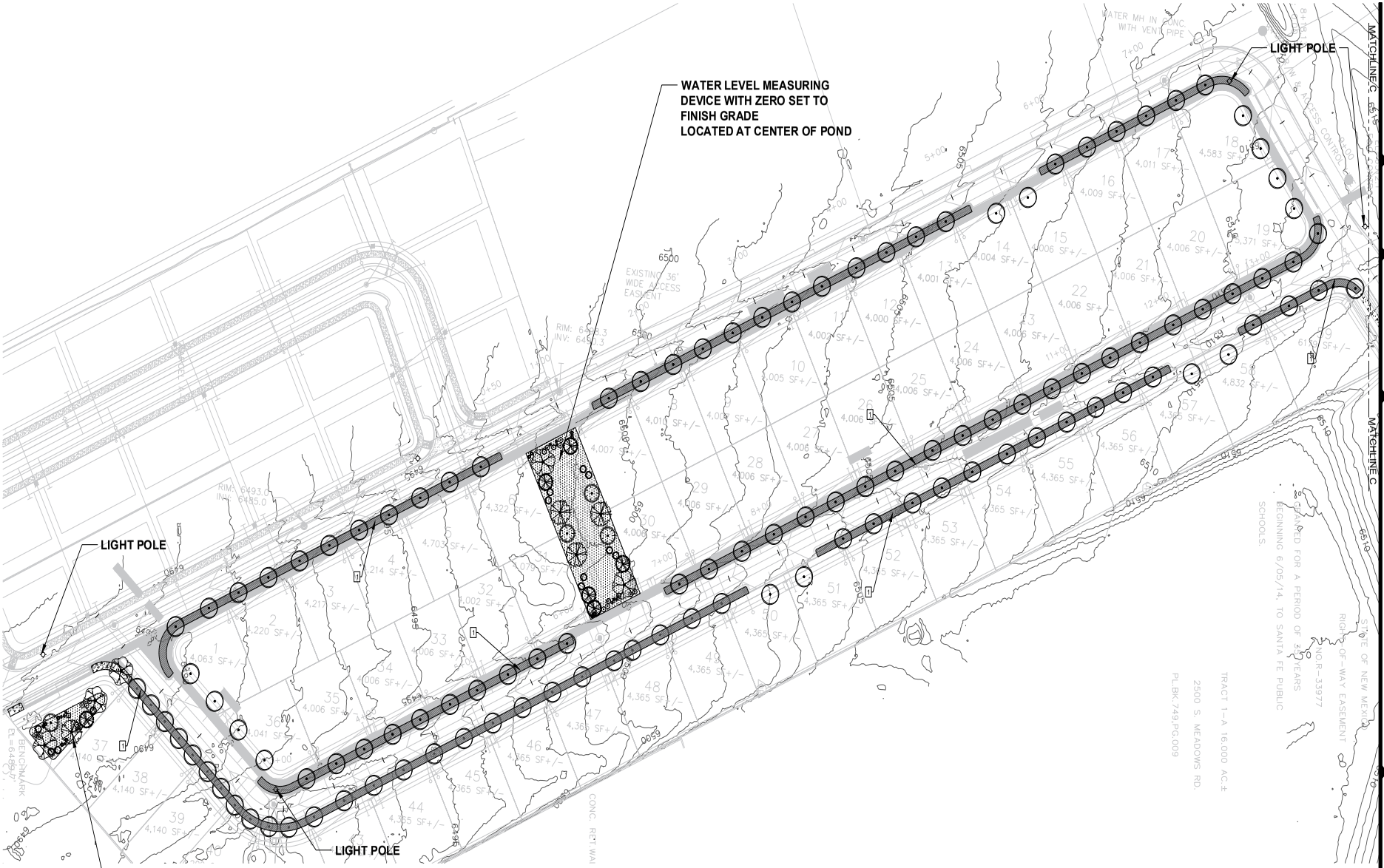
DATE	BY

DESIGN ENGINUITY
924 Lano Road, Suite C, Santa Fe, New Mexico
(505) 577-7077

ALEKSANDER ESTATES II

CITY CONSTRUCTION NOTES

SCALE	DWG NO.	DATE
		11/22/2021
P&DR CASE # -----		SHEET NO. 17



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STATE OF NEW MEXICO
JOHN GILLIES EMALY
126
REGISTERED LANDSCAPE ARCHITECT

Date: 11.19.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

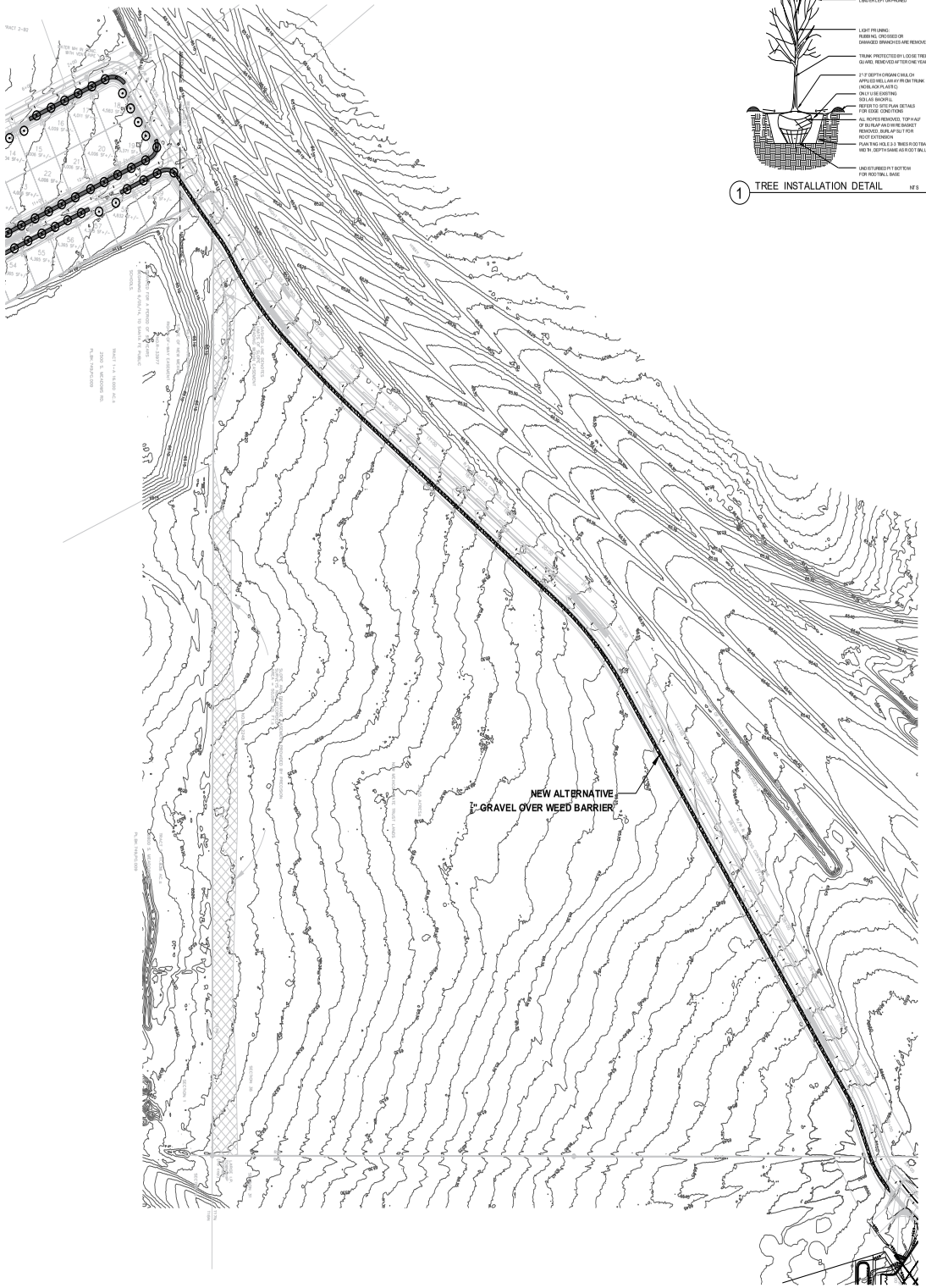
NORTH

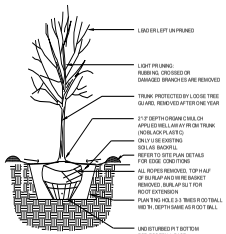
Scale: 1" = 40'

20' 0 40' 80'

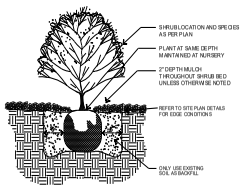
Sheet Title:
Landscape Plan

Sheet Number:
LP-01

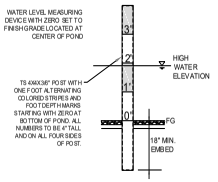




1 TREE INSTALLATION DETAIL NTS



2 SHRUB INSTALLATION DETAIL NTS



3 WATER LEVEL MEASURING DEVICE NTS

LANDSCAPE NOTES

PLANTING BEDS TO BE MULCHED AT A 2"-3" DEPTH OVER FILTER FABRIC

ALL MULCH TO BE 2" BELOW ADJACENT SIDEWALK OR CURB.

PLANTINGS TO BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM

BACKFLOW PREVENTER IS PROPOSED/SEE DETAIL

EXISTING NATIVE LANDSCAPE AREAS NOT DISTURBED TO BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION

PLANTS LOCATED IN BOTTOM THIRD OF POND AREAS ARE ADAPTABLE TO PERIODS OF SUBMERSION.

STREET TREES PROVIDED AT 1 PER 25 TO 30 LF OF STREET FRONTAGE AND TO BE 2" CALIPER IN SIZE.

STREET TREES TO BE LOCATED/ADJUSTED TO BE A MINIMUM OF 15' FROM STREET LIGHT STANDARDS AND FIRE HYDRANTS PER ZONING SECTION 14-8.4 (G) (3) (e) (f)

STREET TREES WILL BE INSTALLED SO AS TO NOT BLOCK SIGNAGE ON STREETS.

ALL PROJECT STREET TREES SHALL BE IRRIGATED AND MAINTAINED BY THE DEVELOPER.

NO OBJECTS, WALLS, FENCES, PARKED VEHICLES AND/OR VEGETATION SHALL BE PLACED WITHIN SIGHT TRIANGLES BETWEEN A HEIGHT OF 3' AND 6'.

THIS LANDSCAPE PLAN COMPLIES WITH CITY OF SANTA FE ORDINANCE 14-8.4 LANDSCAPE AND SITE DESIGN.

THIS LANDSCAPE PLAN WILL INCORPORATE ANY PASSIVE WATER HARVESTING TECHNIQUES FOR LANDSCAPE IRRIGATION PURPOSES AS PROPOSED BY THE GRADING & DRAINAGE PLAN. WHENEVER POSSIBLE, DETENTION & RETENTION PONDS WILL BE TREATED AS AN INTEGRATED LANDSCAPE FEATURE RATHER THAN A SINGLE PURPOSE FLOOD CONTROL POND.

ALL DISTURBED AREAS SHALL BE RESTORED PER COSF CODE 14-8.2(D)(5)

LANDSCAPE DATA

PONDING AREA	
REQUIRED TREES/PONDING AREA (8,725 sq ft)	
ONE TREE PER 500 SF OF PONDING AREA	
(8,725 SF/500 SF = 18)	18
PROPOSED TREES	18
REQUIRED SHRUBS/PONDING AREA	
THREE SHRUBS PER 500 SF OF PONDING AREA	
(8,725 SF/500 SF = 17.45 X3= 53)	53
PROPOSED SHRUBS	53
STREET TREE REQUIREMENTS	
ONE TREE MINIMUM 1 PER 25 to 30 L.F.	
(3118 LINEAR FEET/30 = 104)	
REQUIRED/PROPOSED TREES	104
TOTAL REQUIRED SHRUBS/5 GAL	53
TOTAL PROVIDED SHRUBS/5 GAL (Including evergreen and deciduous)	53
TOTAL REQUIRED TREES/2" CAL OR 6' HT	122
TOTAL PROVIDED TREES/2" CAL OR 6' HT (Including evergreen and deciduous)	122

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	116	ULMUS DAVIDIANA VAR. JAPONICA/EMERALD SUNSHINE ELM	VARIES
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	4	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	2" B&B
	5	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	4	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	15 GAL
	6	PINUS NIGRA / AUSTRIAN BLACK PINE	6` B&B
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	12	RHUS TRILOBATA / THREE LEAF SUMAC	5 GAL
	11	SALVIA GREGGII `ULTRAVIOLET` / ULTRAVIOLET AUTUMN SAGE	5 GAL
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	6	ERICAMERIA NAUSEOSA / CHAMISA	5 GAL
	12	PINUS MUGO / MUGO PINE	5 GAL
	12	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	7/8" GRAVEL WITH FILTER FABRIC
	2-4" ANGULAR COBBLE WITH FILTER FABRIC

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STATE OF NEW MEXICO
JOHN GILLIES DALY
12B
REGISTERED LANDSCAPE ARCHITECT

Date: 11.19.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

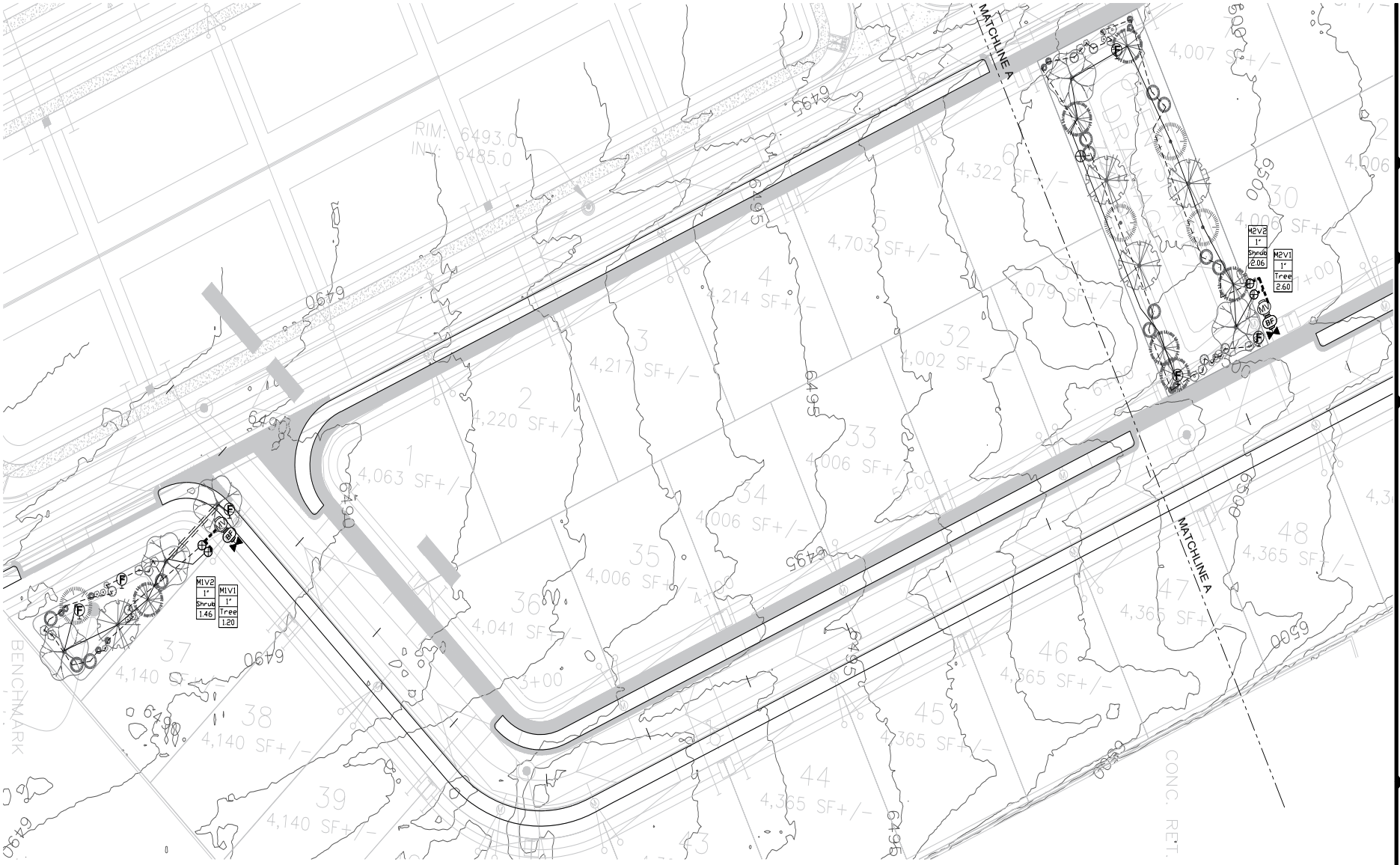
NORTH

Scale: 1" = 100'

50' 0 100' 200'

Sheet Title:
Landscape Plan

Sheet Number:
LP-02



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STATE OF NEW MEXICO
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REGISTERED LANDSCAPE ARCHITECT

Date: 11.19.2021
Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

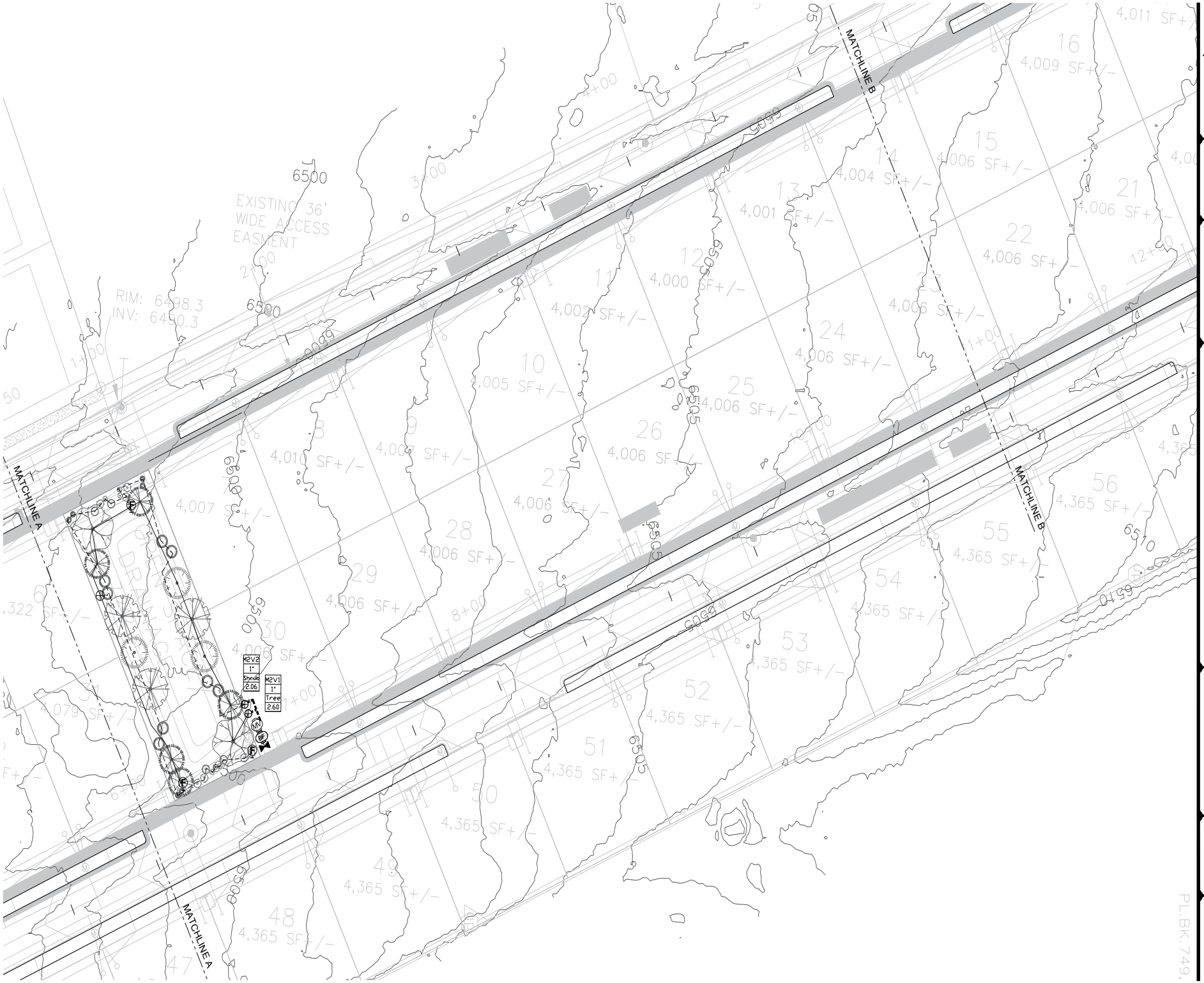
NORTH

Scale: 1" = 20'

10' 0 20' 40'

Sheet Title:
Irrigation Plan

Sheet Number:
LI-01


MATCHLINE A
MATCHLINE B
MATCHLINE B
MATCHLINE A
EXISTING 36' WIDE ACCESS EASEMENT
RIM: 6498.3
INV: 6490.3
M2V2
1"
Shrub
2.06
M2V1
1"
Tree
2.60
M
BF
F
V
6500
6505
6510
6515
6520
6525
6530
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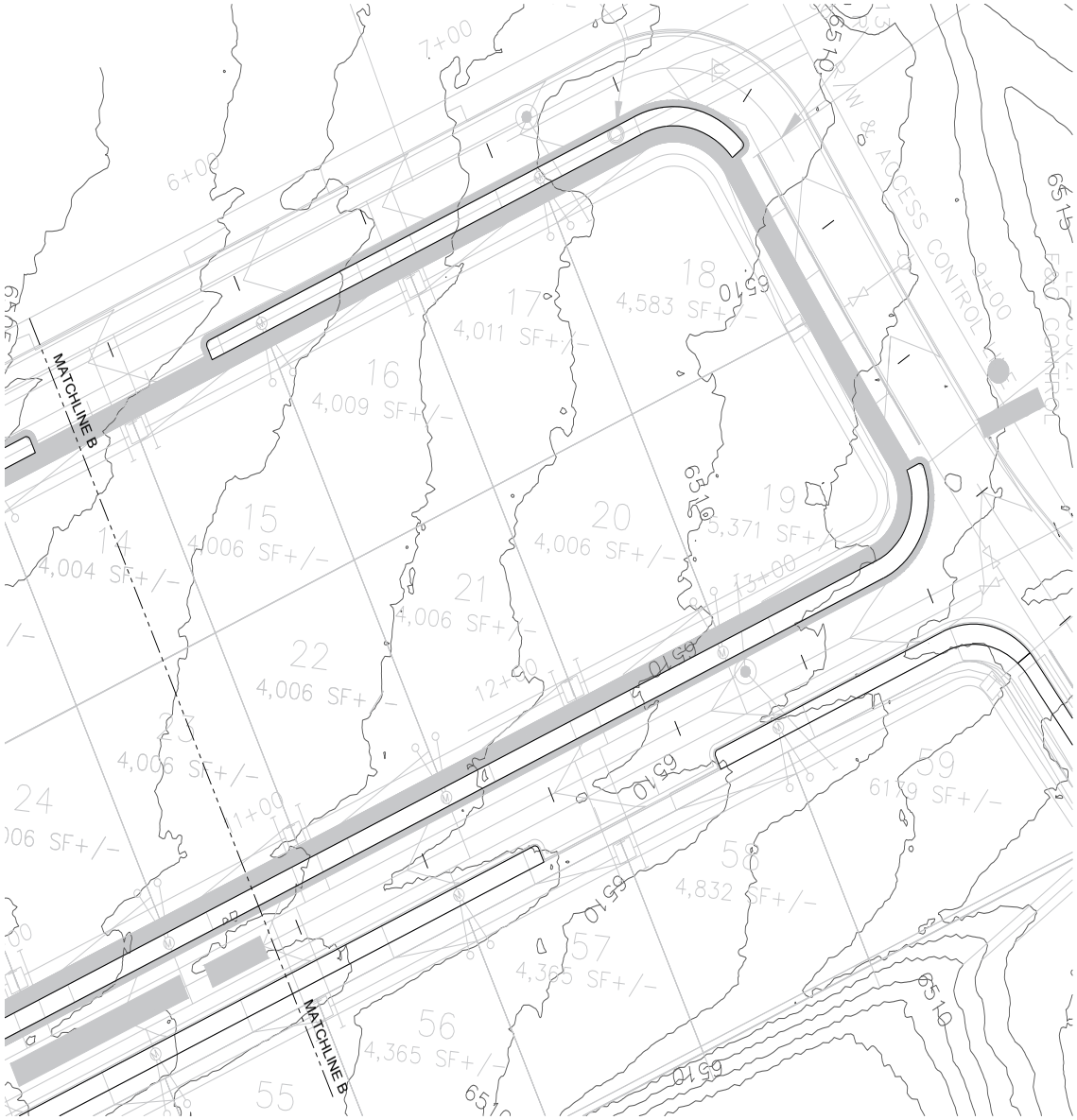

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size
C	Controller -confirm location in field	Rainbird ESP-LXMe	8 Station
	Ball Gate Valve -assumed point of connection	Spears Ball Valve	1"
BF MV	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB NDS 12"	1" 1"
	Automatic Drip Valve with pressure regulating filter in valve box	Rainbird PEB Rainbird PRF-100-RBY NDS 12"	1"
	Manual Drain Valve (Not Shown) install @ low point of spray zones	Spears Ball Valve 10" Round Box	1"
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 4-6" depth bury	Agrifim TAE	¾" 2 GPH
	PVC Masterline 30" depth bury	Sch. 40	1.5"
	New PVC Sleeve	Class 200	2" min.
M1V1	Meter/Valve Sequence		
1"	Valve Size		
TREE	Valve Type		
GPM	Valve Flow		

IRRIGATION NOTES:

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATER HARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
3. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
10. BACKFILL FOR TRENCHES SHALL BE CLEANED OF ALL ROCK AND DEBRIS

KEYED NOTES:

1. MAINLINE SHOWN SCHEMATICALLY AS PLACED IN THE ROAD OR OUTSIDE OF THE LANDSCAPED AREAS FOR CLARITY ONLY. ALL MAINLINE TO BE PLACED IN THE LANDSCAPE BEDS.

WATER BUDGET CALCULATIONS

YEAR 1 AND 2
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 4 RUN TIMES PER WEEK
APPROX. 90 RUN CYCLES PER YEAR
19 TREES/ 114 GALLONS PER RUN CYCLE
53 SHRUBS/ 106 GALLONS PER RUN CYCLE
220 GALLONS PER RUN CYCLE X 90 RUN TIMES = 19,800 GPY/.06 ACRE FT.

YEAR 3 AND BEYOND
DRIP IRRIGATION TO TREES AND SHRUBS
4 MONTHS AT 1 RUN TIME PER MONTH
4 MONTHS AT 1 RUN TIME PER WEEK
4 MONTHS AT 3 RUN TIMES PER WEEK
APPROX. 77 RUN CYCLES PER YEAR
19 TREES/ 114 GALLONS PER RUN CYCLE
53 SHRUBS/ 106 GALLONS PER RUN CYCLE
220 GALLONS PER RUN CYCLE X 77 RUN TIMES = 16,940 GPY/.05 ACRE FT.

NOTE: THIS WATER BUDGET IS APPROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS

METER 1: Valve Schedule		METER 2: Valve Schedule	
Valve 1/Tree	1.20 gpm	Valve 1/Tree	2.60 gpm
Valve 2/Shrub	1.46 gpm	Valve 2/Shrub	2.06 gpm
Highest Flow	1.46 gpm	Highest Flow	2.60 gpm

NOTE: VALVES CAN BE RUN SIMULTANEOUSLY AS LONG AS THEY DO NOT EXCEED THE MAXIMUM HIGHEST FLOW

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Revisions:

Drawn by: HA
Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

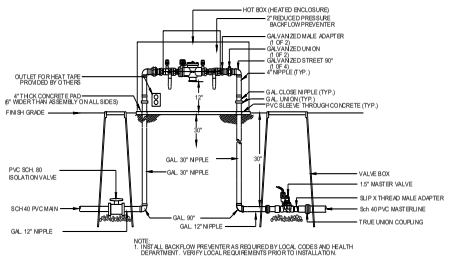
NORTH

Scale: 1" = 20'

10' 0 20' 40'

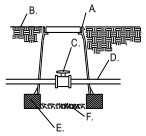
Sheet Title:
Irrigation Plan

Sheet Number:
LI-03



1 RP BACKFLOW/MASTER VALVE DETAIL

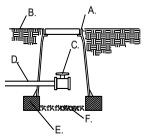
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

2 ISOLATION VALVE DETAIL

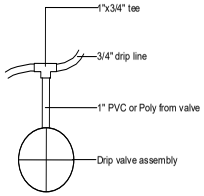
N.T.S.



A. NDS 6" ROUND BOX
B. FINISH GRADE
C. SPEARS SCH.80 BALL VALVE SIZE TO MAINLINE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 3/4" GRAVEL SUMP UNDER MANUAL DRAIN TO BE A MINIMUM OF 12" DEEP

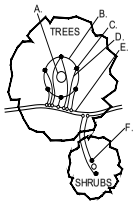
3 MANUAL DRAIN VALVE DETAIL

N.T.S.



4 DRIP VALVE DETAIL

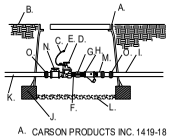
N.T.S.



A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. ⅞" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

5 EMITTER PLACEMENT DETAIL

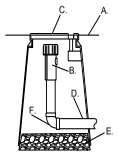
N.T.S.



A. CARSON PRODUCTS INC. 1419-18 BODY (ABS) VALVE BOX W/ BOLT DOWN COVER. (ABS) AND ONE 8" EXTENSION.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH. 80 NIPPLE
G. SCH. 80 COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LATERAL LINE/24" BURY
J. 8" X 8" X 16" CMU CONCRETE BLOCK
K. MASTERLINE/24" BURY
L. 4" LAYER OF 3/4" GRAVEL
M. PRESSURE REGULATOR
N. SPEARS SCH.80 BALL VALVE
O. TRUE UNION COUPLING

6 DRIP VALVE WITH FILTER & PRESSURE REGULATOR

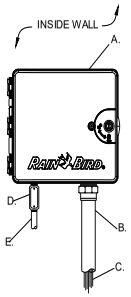
N.T.S.



A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° PVC FITTING

7 END FLUSH CAP

N.T.S.



A. WALL MOUNT CONTROLLER (see plan for model)
B. 2" PVC SCH 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

8 WALL MOUNTED AUTOMATIC CONTROLLER

N.T.S.

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Reviewed by: CM

Aleksander Estates II

Santa Fe, New Mexico

NORTH

Scale: 1" = 20'

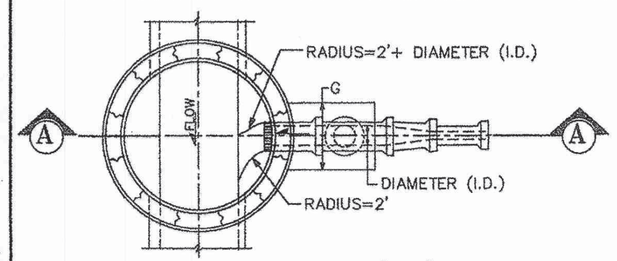
10' 0 20' 40'

Sheet Title:
Irrigation Detail

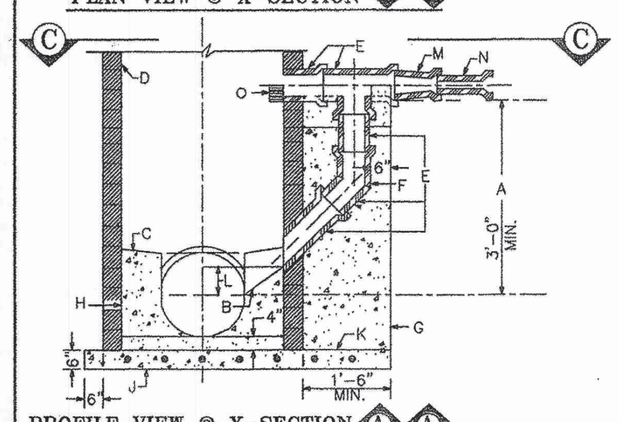
Sheet Number:
LI-04

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



PLAN VIEW @ X-SECTION C C



PROFILE VIEW @ X-SECTION A A

NOT TO SCALE

CONSTRUCTION NOTES

A. 3' (FT) MINIMUM DISTANCE OF VERTICAL DROP. LESS THAN 3'(FT) DISALLOWS DROP MANHOLE.

B. FORM PIPE INVERT IN SHELF. INVERT TO SPRINGLINE.

C. SHELF SLOPE, 1"(IN) PER FT.

D. MANHOLE TYPE FOR UPPER PORTION IS SPECIFIED IN MANHOLE TYPE "E" DETAIL DWG NO. SAS-2.

E. USE D.I. OR P.V.C.(SDR 35) PIPE THROUGHOUT DROP. ALL PIPING IN DROP STRUCTURE FROM THE TEE IS INCREASED ONE PIPE SIZE FROM THE SERVICE LINE. (SERVICE=8" DROP=10")

F. USE BELL AND SPIGOT 45° LONG RADIUS BEND.

G. CONCRETE SUPPORT WIDTH EQUALS PIPE O.D. PLUS 6"(IN) MINIMUM EACH SIDE.

H. CONCRETE FILL.

J. CAST IN PLACE REINFORCED CONCRETE BASE REQUIRED. CONCRETE BASE TO BE POURED IN PLACE USING NO.4 BARS AT 6"(IN) O.C. EACH WAY FOR MANHOLE DEPTH OF 16'(FT) OR GREATER. NO4 BARS AT 12"(IN) O.C. EACH WAY FOR MANHOLE DEPTH LESS THAN 16'(FT) IN DEPTH.

K. FOR NEW DROP ON EXISTING MANHOLE CONSTRUCT 3X3 REINFORCED CONCRETE BASE BEFORE CONSTRUCTING DROP SUPPORT.

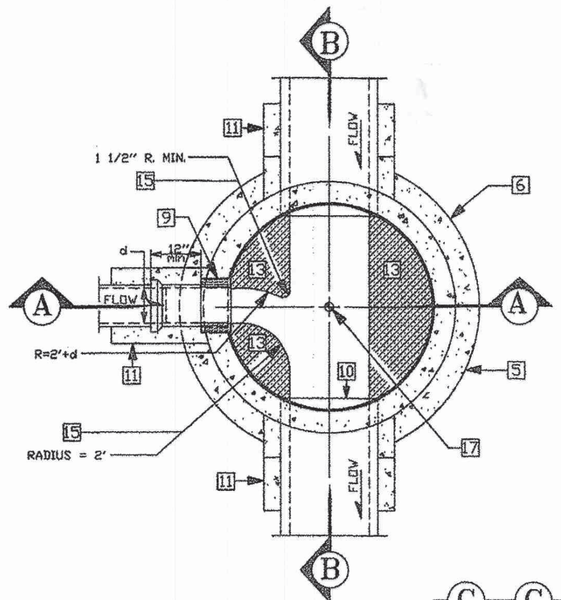
L. MINIMUM 2"(IN) ABOVE SPRINGLINE OR AS SHOWN ON PLAN.

M. REDUCER

N. SERVICE LINE

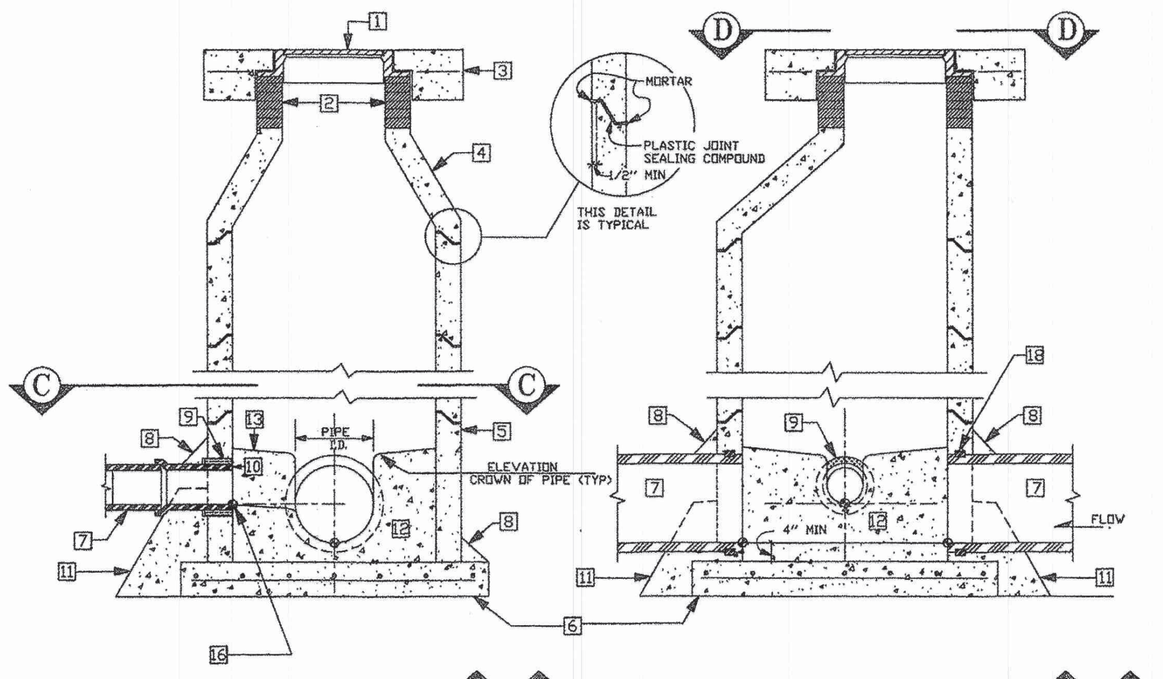
O. EXTEND PIPE 3"(IN) MINIMUM 6"(IN) MAXIMUM INTO MANHOLE CONCRETE TOP. 1/2 PIPE REMOVED.

DROP MANHOLE DETAIL
DWG. #: SAS-1



PLAN VIEW @ X-SECTION C C

PLAN VIEW @ X-SECTION D D



PROFILE VIEW @ X-SECTION A A

PROFILE VIEW @ X-SECTION B B

⊕ DENOTES ELEVATION PER ENGINEERS DESIGN

NOT TO SCALE

MANHOLE TYPE "E" DETAIL/DWG # SAS-2 (See Dwg. # SAS-14 for Type "C" Flat Top)

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (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, HERSEY "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 920.4.7 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 20B. (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.

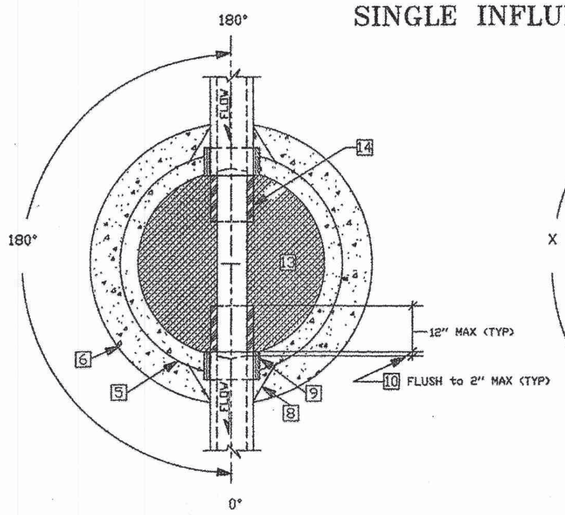
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

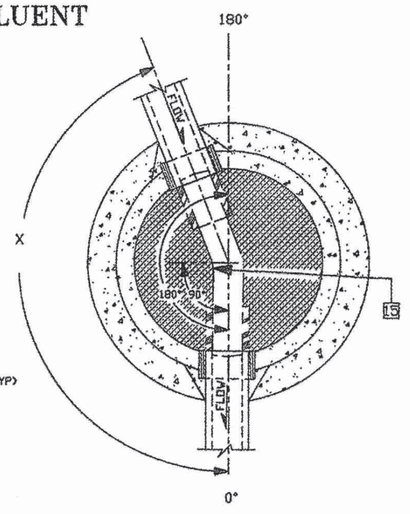
FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

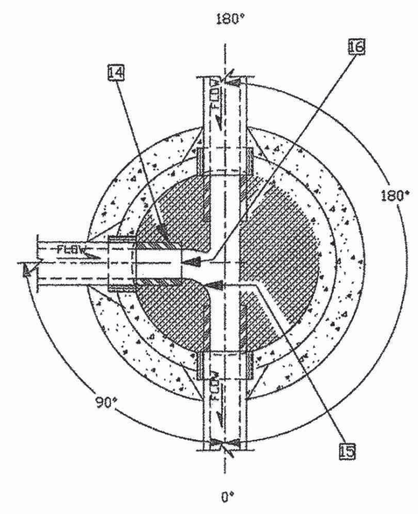
SINGLE INFLUENT



180° or STRAIGHT THROUGH

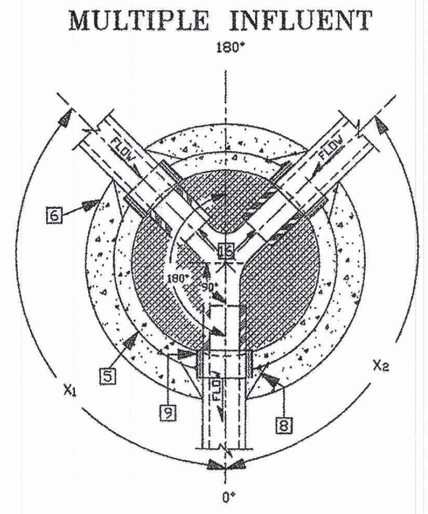


DIRECTIONAL CHANGE
X ≥ 90°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE

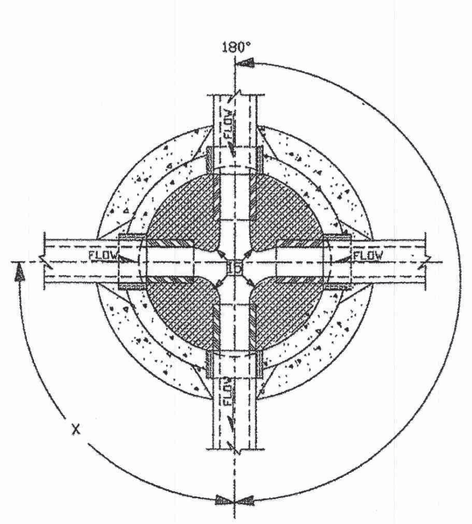


TEE, 90° & 180°
ANGLE MEASURED FROM EFFLUENT CENTERLINE

MULTIPLE INFLUENT



WYE
MINIMUM BEND 90°
MAXIMUM BEND 180°
ANGLE X MEASURED FROM EFFLUENT CENTERLINE



4-WAY TEE
ANGLE X MEASURED FROM EFFLUENT CENTERLINE
MINIMUM BEND 90°

NOT TO SCALE

PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

WATER QUALITY DIVISION · UTILITY DEVELOPMENT

CITY OF SANTA FE
WATER QUALITY DIVISION

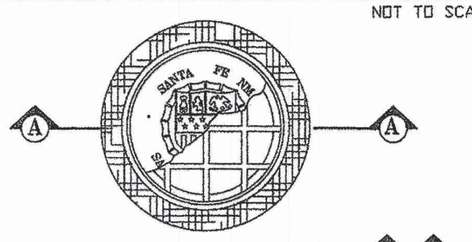
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS		FILE #: E:\AUTO\DWG\SCDTI-4
DRAWN BY: G. CHAVEZ	1 8-3-92	1	
CADD RENDITION BY: G. CHAVEZ	2 12-14-92	2	SHEET A
APPROVED BY: E. BROWN	3 11-16-94	3	

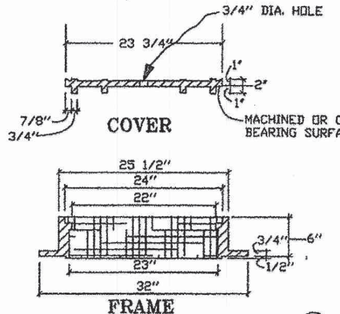
LEGEND

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

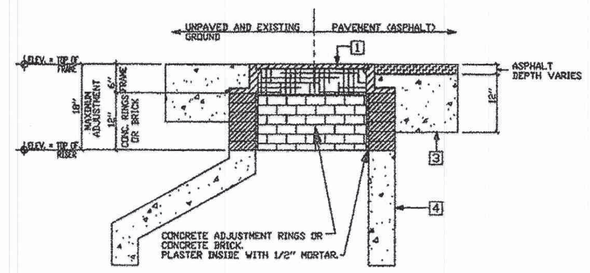


PLAN VIEW @ X-SECTION (A)(A)



PROFILE VIEW @ X-SECTION (A)(A)

MANHOLE FRAME & COVER DETAIL/DWG # SAS-4



PROFILE VIEW

NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL/DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

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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.
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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.
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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.
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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.
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C. MANHOLE STEPS: REFER TO SECTION 920.4.7 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.
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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

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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.

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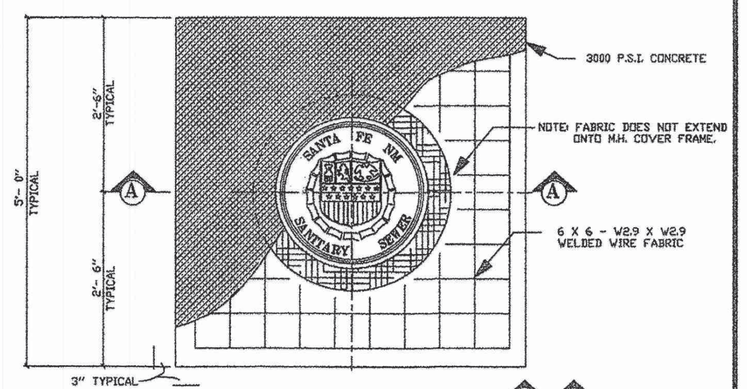
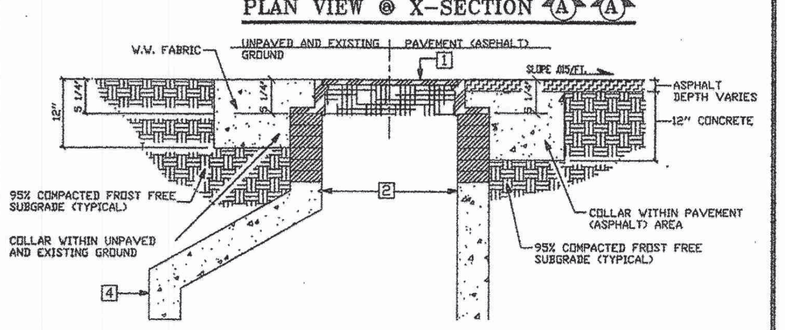
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.



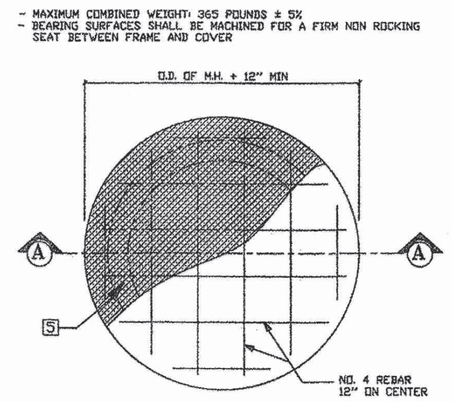
PLAN VIEW @ X-SECTION (A)(A)



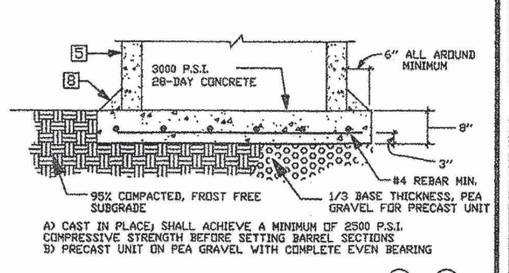
PROFILE VIEW @ X-SECTION (A)(A)

CONCRETE COLLAR DETAIL/DWG. # SAS-6

NOT TO SCALE



PLAN VIEW @ X-SECTION (A)(A)

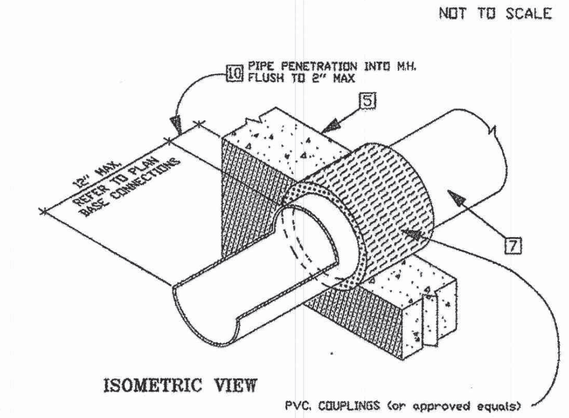


PROFILE VIEW @ X-SECTION (A)(A)

NOT TO SCALE

CONCRETE BASE DETAIL/DWG. # SAS-7

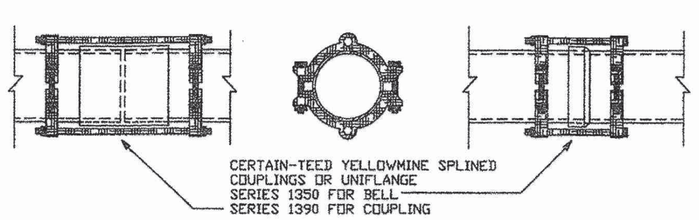
NOT TO SCALE



ISOMETRIC VIEW

PVC. COUPLINGS (or approved equals)

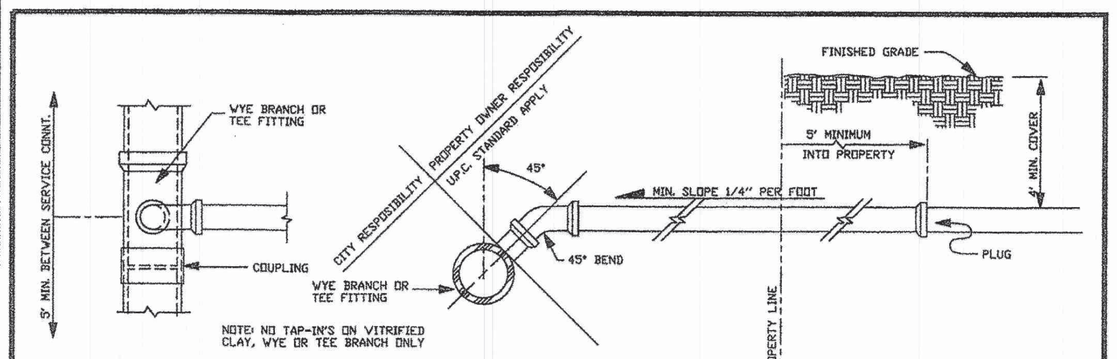
MANHOLE ADAPTER DETAIL/DWG. # SAS-8



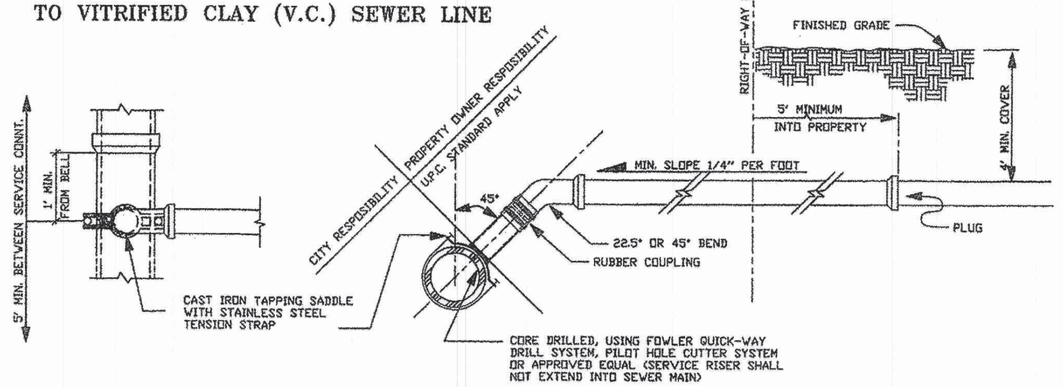
NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL/DWG. # SAS-9

NOT TO SCALE



TO VITRIFIED CLAY (V.C.) SEWER LINE



TO PVC SEWER LINE

NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

CITY OF SANTA FE
WATER QUALITY DIVISION

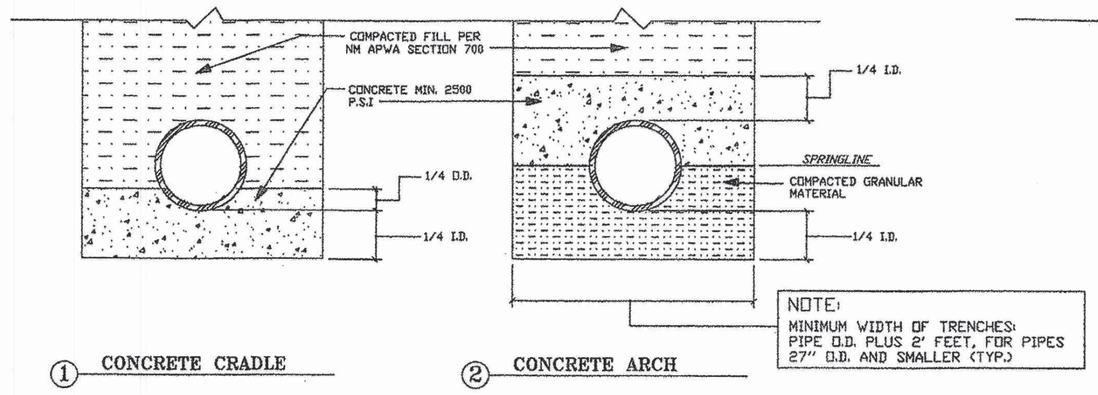
TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

	REVISIONS		
DATE: JULY 1992			FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	1	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	2	
APPROVED BY: E. BROWN	3 11-16-94	3	SHEET B

TRENCH BEDDING AND INSTALLATION DETAILS/DWG. # SAS-11

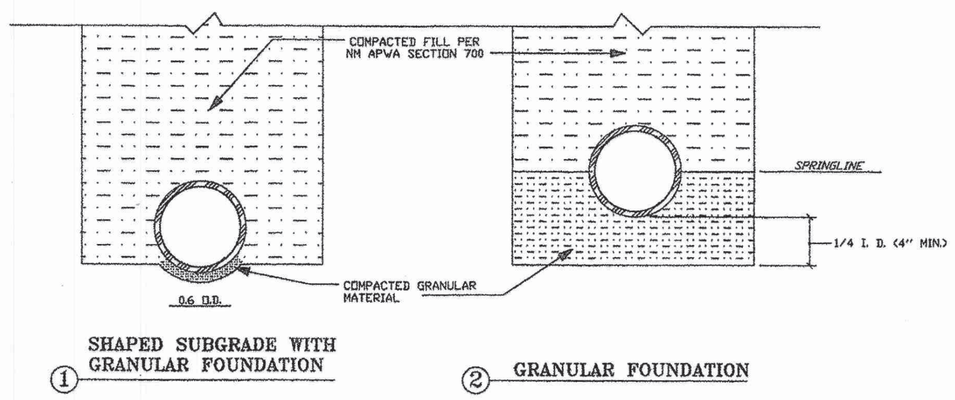
NOT TO SCALE

CLASS "A"



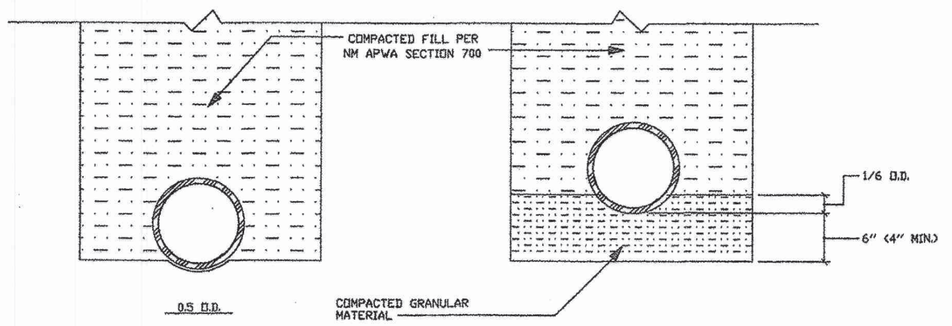
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

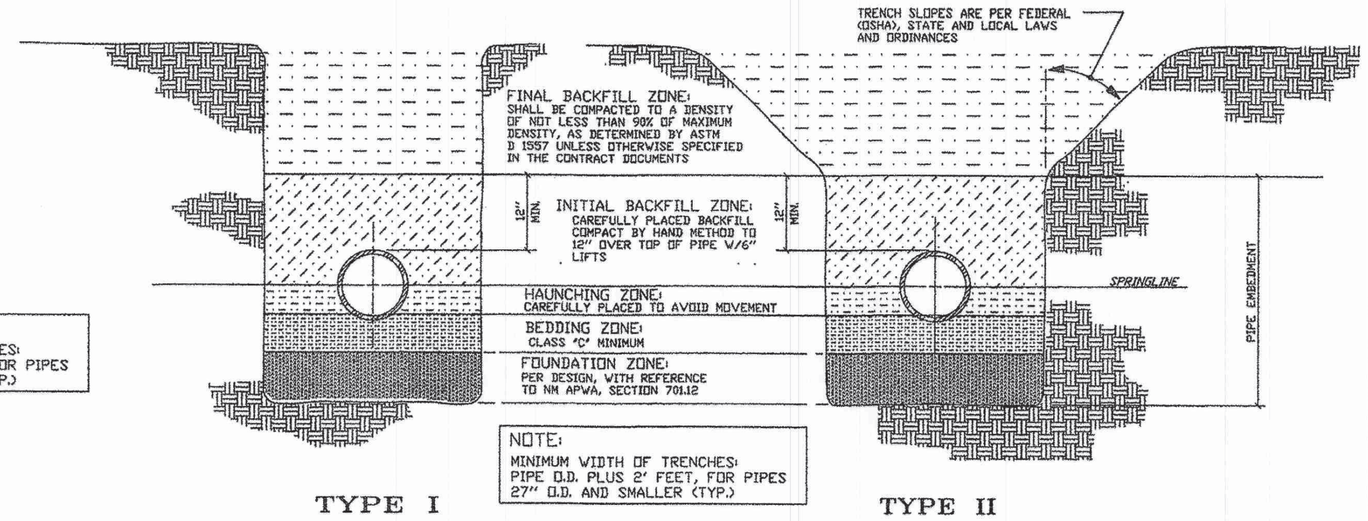


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

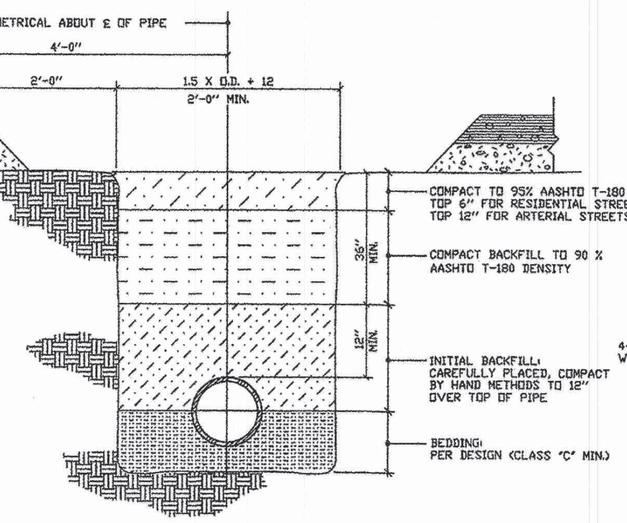
CLASS "C"



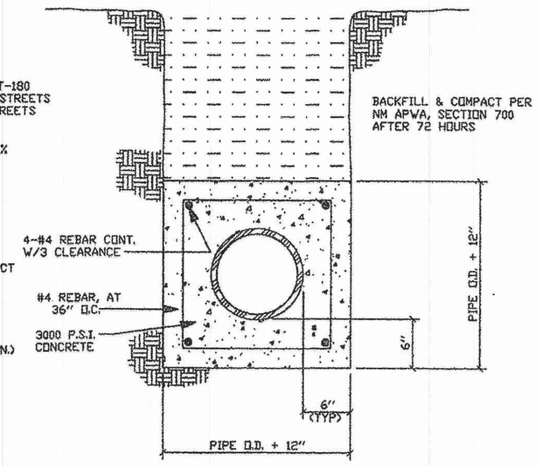
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



TYPE I TYPE II

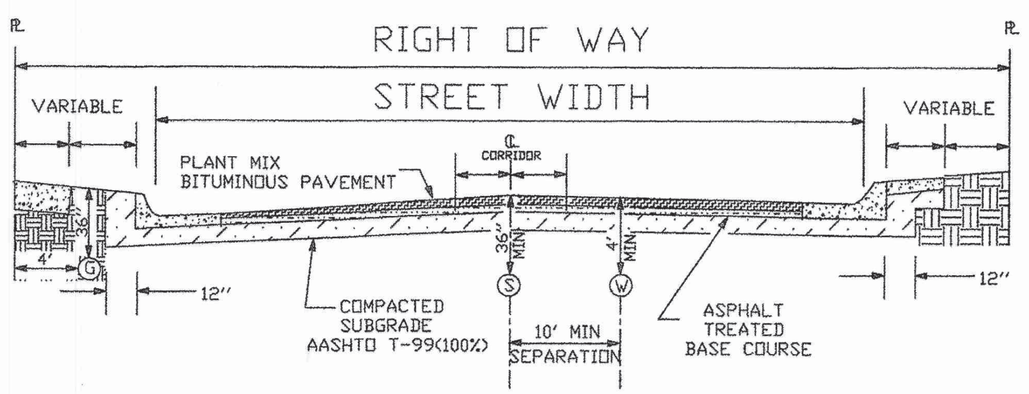


PAVED AREAS



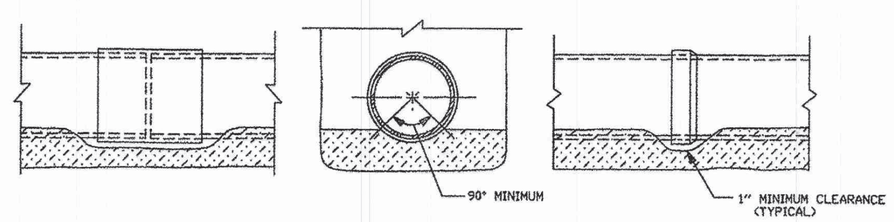
CONCRETE ENCASEMENT

TYPICAL UTILITIES SEPARATION DETAIL/DWG. # SAS-12



NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL/DWG. # SAS-13



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 8'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY 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, HERSEY "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 920.4.7 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.

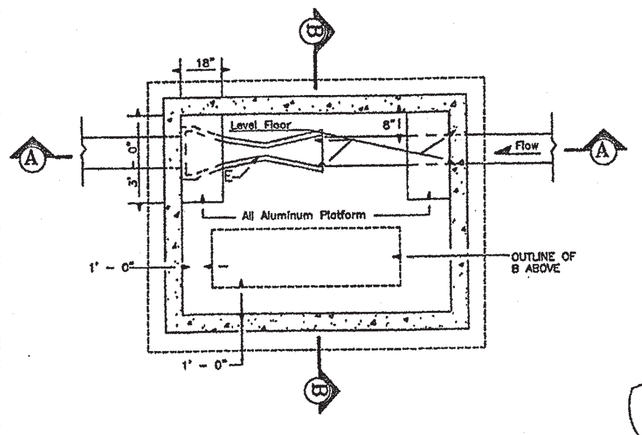
NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

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\SCDT3-4
DRAWN BY: G. CHAVEZ	8-4-92		
CADD RENDITION BY: G. CHAVEZ	12-14-92		SHEET C
APPROVED BY: E. BROWN	11-16-94		



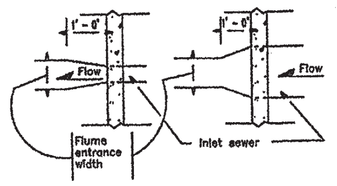
PLAN VIEW @ X-SECTION (C) (C)

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
8	0.0040
10	0.0035
12	0.0022
15	0.0015
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

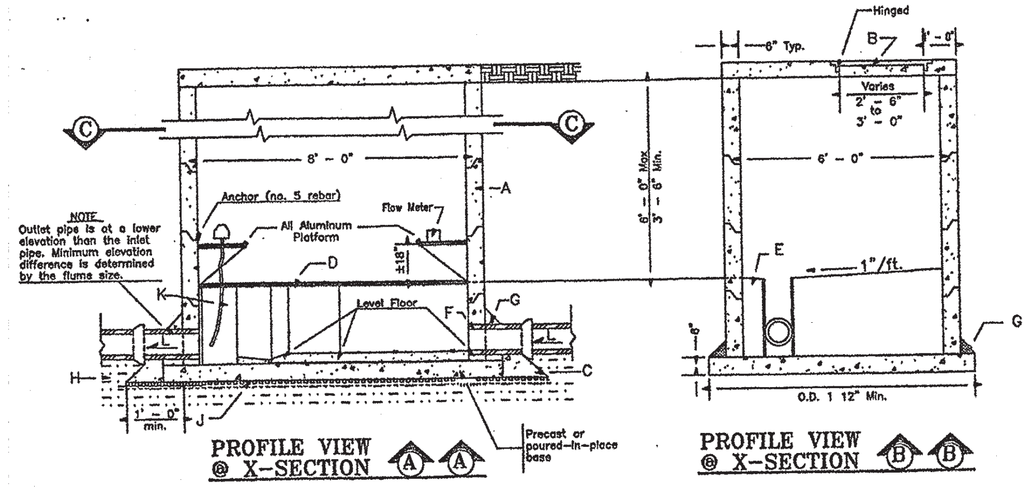


GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & LESS IN DEPTH, MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 8.0 FT. WILL REQUIRE THE 8' DIAMETER, ROUND MANHOLE PER STD DWG NO. IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOW ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DESIGNING RELATING TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION ACCURATELY MEASURED ALL ANTICIPATED FLOW LEVELS SHALL BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-5900-I OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-5903-GR OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC. WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL
L. SLOPE PER TABLE 1.

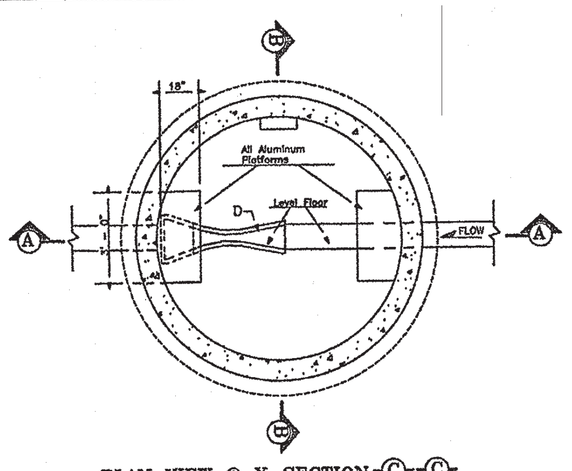


PROFILE VIEW @ X-SECTION (A) (A)

PROFILE VIEW @ X-SECTION (B) (B)

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (6x8 RECTANGULAR)/DWG # IP-2



PLAN VIEW @ X-SECTION (C) (C)

TABLE 1

Pipe Size	Required Inlet Slope
4 in.	0.0060 ft/ft
6	0.0050
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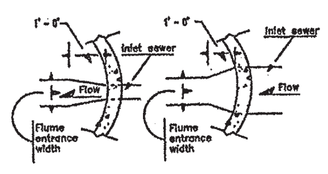
18	0.0012

NOTE

WHEN THE INLET SEWER IS SMALLER OR LARGER, IN DIAMETER THAN THE FLUME ENTRANCE WIDTH, A SMOOTH TRANSITION SHALL BE PROVIDED CHANGING FROM THE INLET SEWER DIAMETER TO THE FLUME ENTRANCE CHANNEL WIDTH OVER THE FIRST FOOT INSIDE THE MH.

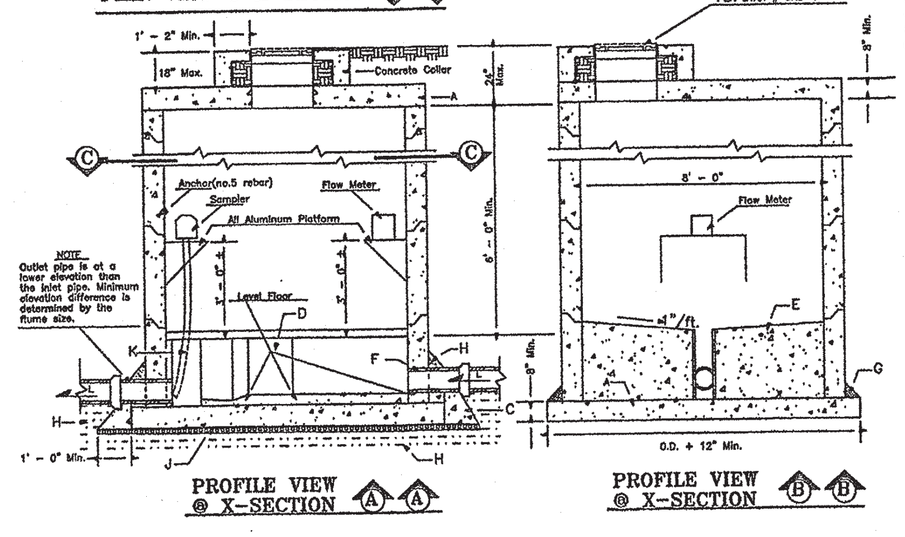


GENERAL NOTES

1. THIS DESIGN IS APPLICABLE FOR MANHOLES 8.0 FT. & LESS IN DEPTH, MEASURED FROM FLOOR TO CONCRETE COVER. DEPTHS GREATER THAN 8.0 FT. WILL REQUIRE THE 8'ø PRETREATMENT MANHOLE PER STD DWG. # IP-1.
2. INDUSTRIAL MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF CITY RIGHT-OF-WAY. CITY PERSONNEL SHALL HAVE ACCESS TO THE MANHOLE AT ALL TIMES OF THE DAY OR NIGHT.
3. NOW ALL INSTALLATIONS WILL REQUIRE THE ALUMINUM PLATFORMS. SAMPLER AND FLOW METERING APPARATUS TO BE PROVIDED BY THE INDUSTRIAL USER. FINAL DESIGNING RELATING TO THE REQUIREMENT FOR MONITORING EQUIPMENT AND THE SPECIFIC TYPE OF FLUME WILL BE MADE BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION FOR EACH INDIVIDUAL CASE.
4. A PARSHALL FLUME OR PALMER BOWLUS FLUME SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THIS DETAIL. THE FLUME MUST BE SIZED TO ACCURATELY MEASURE ALL ANTICIPATED FLOW LEVELS. PRIOR TO INSTALLATION ACCURATELY MEASURED ALL ANTICIPATED FLOW LEVELS SHALL BE APPROVED BY THE PRETREATMENT SECTION, WATER QUALITY DIVISION.
5. IN ORDER TO CONTROL VELOCITIES AT A LEVEL THAT ALLOWS FOR ACCURATE FLOW MEASUREMENT, SLOPES ON THE INLET SEWER LINES FOR 20 FT. OUTSIDE THE MANHOLE MUST BE AS SPECIFIED IN TABLE 1 FOR THE VARIOUS SIZE LINES. OUTLET SEWER LINES MUST BE DESIGNED TO CONVEY THE MAXIMUM DESIGN FLOWS WITHOUT CREATING A SURCHARGE CONDITION IN THE FLUME.

CONSTRUCTION NOTES

A. ALL MANHOLE BASES, RISER SECTIONS AND FLAT SLAB TOP SECTIONS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH CITY SPECIFICATIONS.
B. FRAME & COVER FOR NON-TRAFFIC AREAS SHALL BE NEENAH R-5900-I OR EQ. FOR TRAFFIC OR PARKING AREAS, IT SHALL BE NEENAH R-5903-GR OR EQUAL.
C. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE THE MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO THE SPRING LINE.
D. PREFABRICATED MONITORING FLUME TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE MANUFACTURED BY MANNING, PLASTI-FAB OR APPROVED EQUAL. A PARSHALL FLUME OR A PALMER BOWLUS FLUME SHALL BE INSTALLED AS DIRECTED BY THE PRETREATMENT SECTION, WATER QUALITY CONTROL DIVISION.
E. CONCRETE FILLETS, USE 3000 PSI CONC., WITH TYPE II CEMENT. FILLETS TO MATCH TOP OF FLUME AND SLOPE ONE INCH PER FOOT.
F. MANHOLE PIPE CONNECTIONS TO BE PER ASTM C-923, STANDARD SPEC. FOR RESILIENT CONNECTORS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES. RESILIENT CONNECTORS TO BE A-LOK OR APPROVED EQUAL.
G. 6 IN. GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
H. 6" SUBGRADE AND BACKFILL COMPACTED TO 95% MODIFIED PROCTOR.
J. 2 IN. GRAVEL CRUSHED STONE LEVELING COURSE.
K. FLUME OUTLET END ADAPTER, PLASTI-FAB OR APPROVED EQUAL.
L. SLOPE PER TABLE 1.

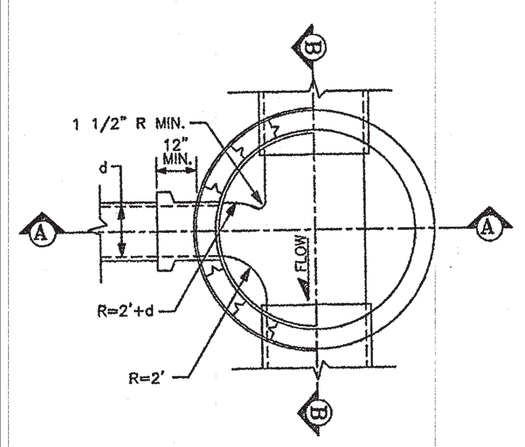


PROFILE VIEW @ X-SECTION (A) (A)

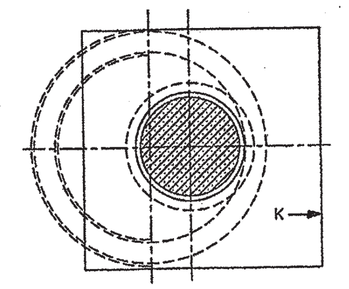
PROFILE VIEW @ X-SECTION (B) (B)

NOT TO SCALE

SANITARY SEWER SAMPLING & METERING MANHOLE DETAIL (8 FT. DIA.)/DWG. # IP-1



PLAN VIEW @ X-SECTION (C) (C)



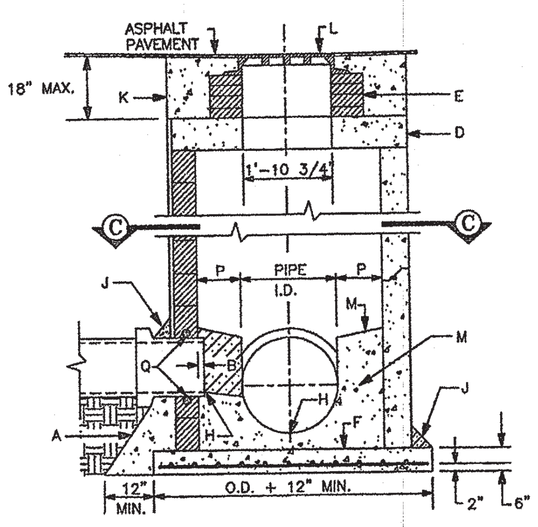
PLAN VIEW @ X-SECTION (D) (D)

GENERAL NOTES

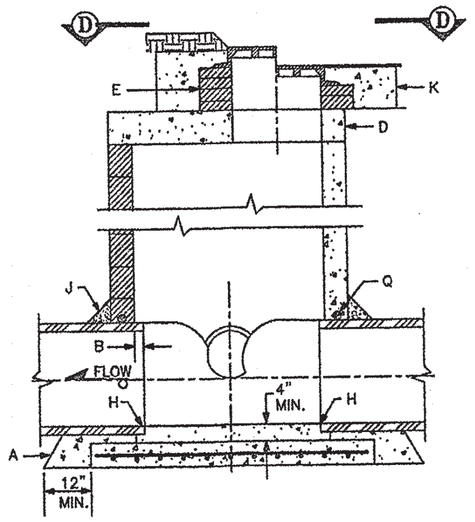
1. USE APPROVED MASTIC JOINT MATERIAL FOR ALL JOINTS.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" M.H. IN LIEU OF TYPE "E" M.H. FOR DEPTHS OF 6' OR MORE.
3. DESIGN APPLIES TO 4', 6' & 8' MANHOLES.
4. M.H. GREATER THAN 18' IN DEPTH SHALL ONLY BE CONSTRUCTED OF PRECAST CONCRETE SECTION.
5. USE NON-SHRINK 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.



PROFILE VIEW @ X-SECTION (A) (A)



PROFILE VIEW @ X-SECTION (B) (B)

MANHOLE TYPE "C" DETAIL/DWG. # SAS-14 NOT TO SCALE

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT4-4
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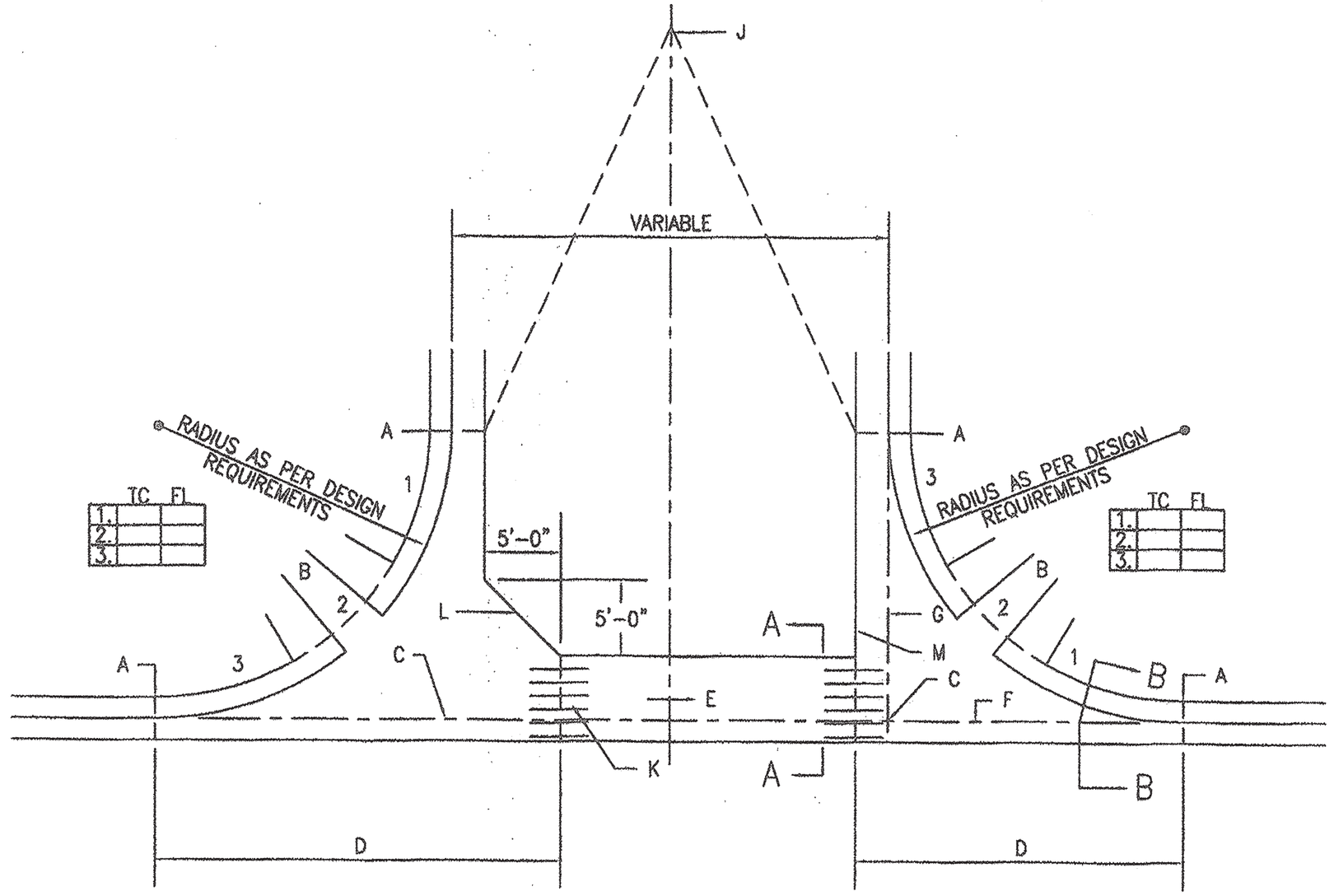
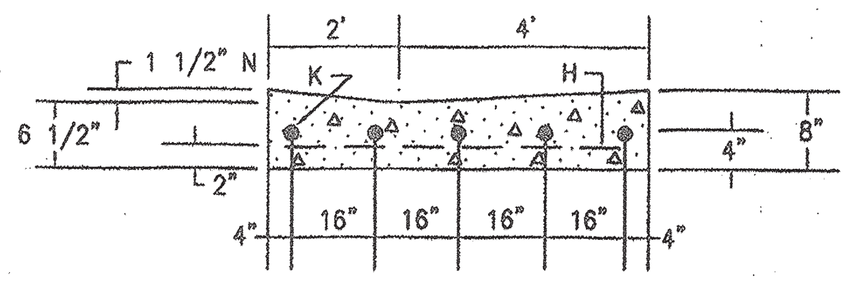
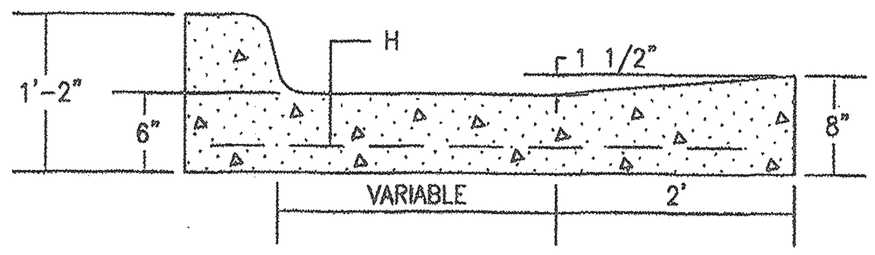
CADD RENDITION BY: G. CHAVEZ		SHEET D
APPROVED BY: E. BROWN		



PLAN



SECTION A–A



SECTION B–B

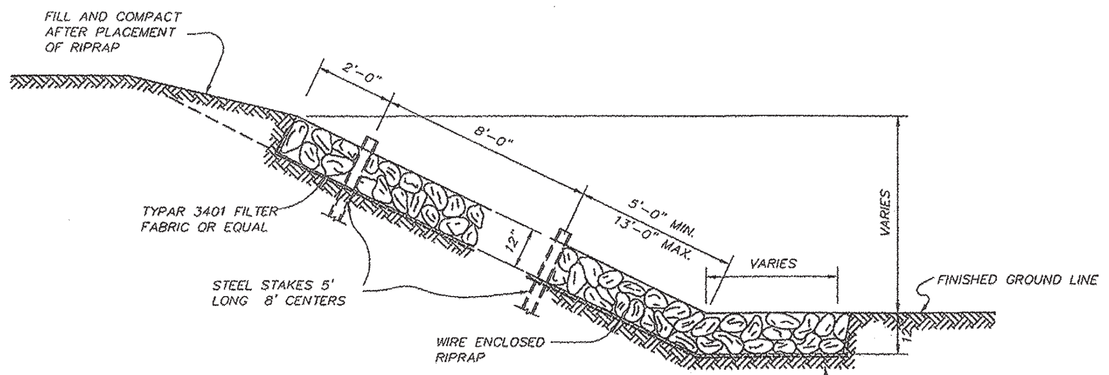
GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6" X 6" X NO. 6 GA. WIRE MESH.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. — — — — DENOTES 1/2" EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT. ASPHALT CONC. SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWEN ON PLANS.

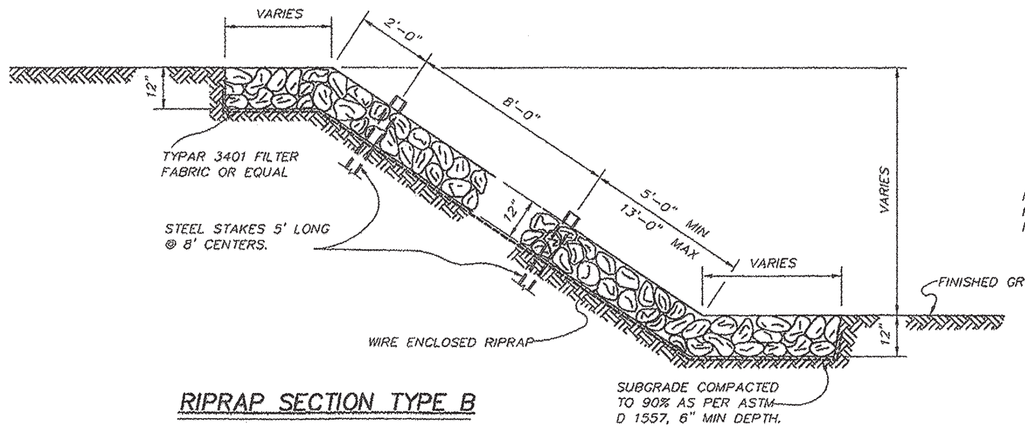
CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. FOR RAMP DETAILS, SEE DWGS. 2418, 2440, 2441.
C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
D. SURFACE AND CURB TO BE MONOLITHIC.
E. DIRECTION OF FLOW.
F. FLOWLINE.
G. PROJECTED FLOWLINE OF 1 1/2" INVERT, SEE NOTE 2.
H. 6" X 6" NO. 6 GA. WIRE MESH.
J. BEGIN CROWN WARP TO STRAIGHT SECTION WHERE SPECIFIED ON PLANS, OR INDICATED BY THE ENGR.
K. NO. 4 BARS 3'-0" LONG AT 16" O.C.
L. ALTERNATE A, WITH FILLET AS PER PLANS.
M. ALTERNATE B, NO FILLET AS PER PLANS.
N. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF ENGINEER.

REVISIONS	NM APWA
	PAVING CONCRETE VALLEY GUTTER DWG. 2420 AUG. 1986



RIPRAP SECTION TYPE A



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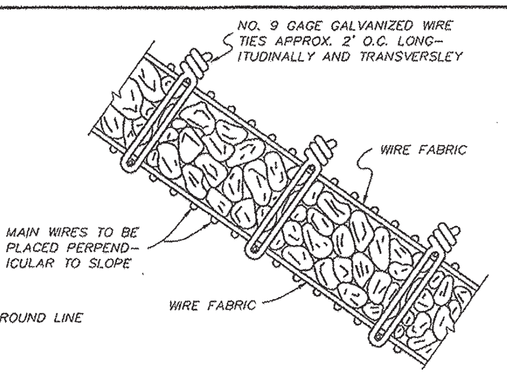
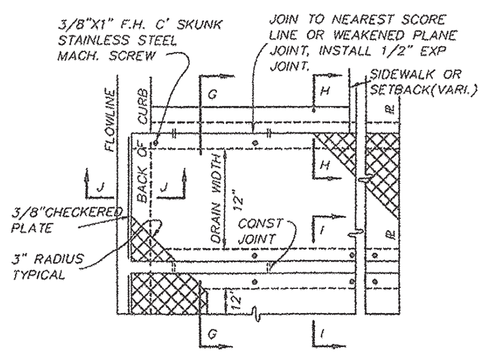
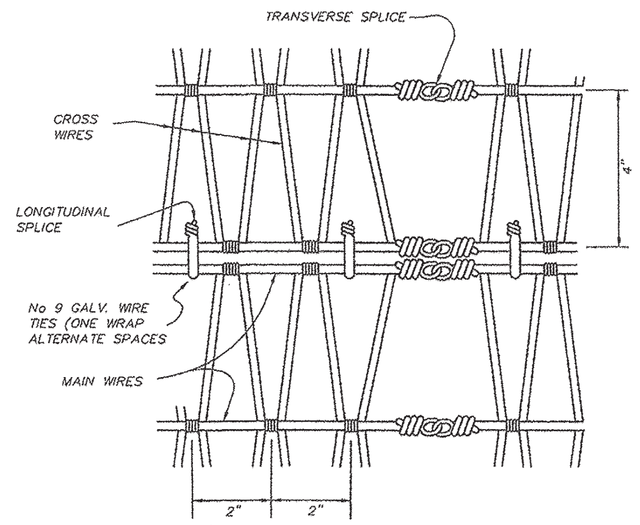


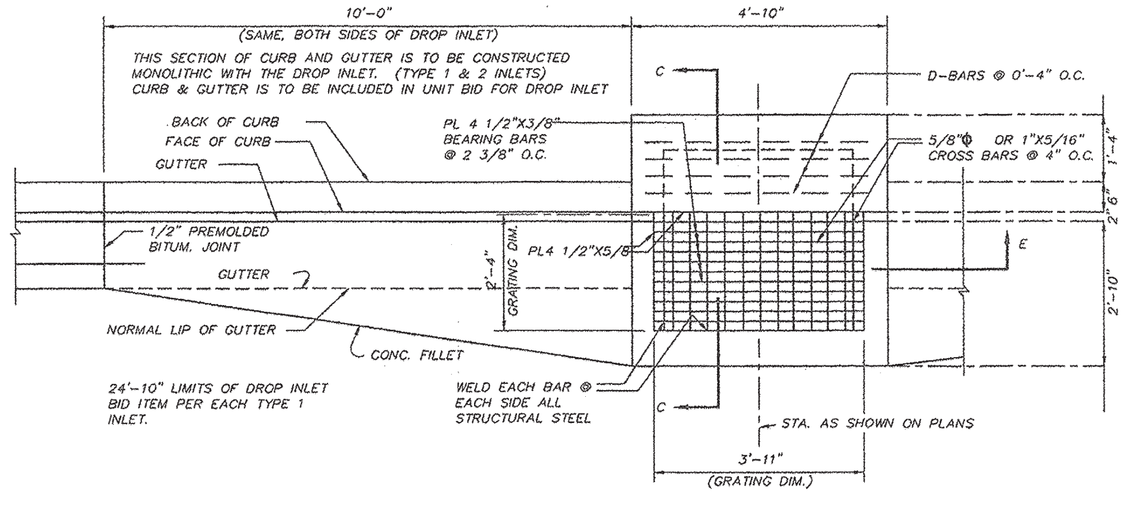
TYPICAL SECTION



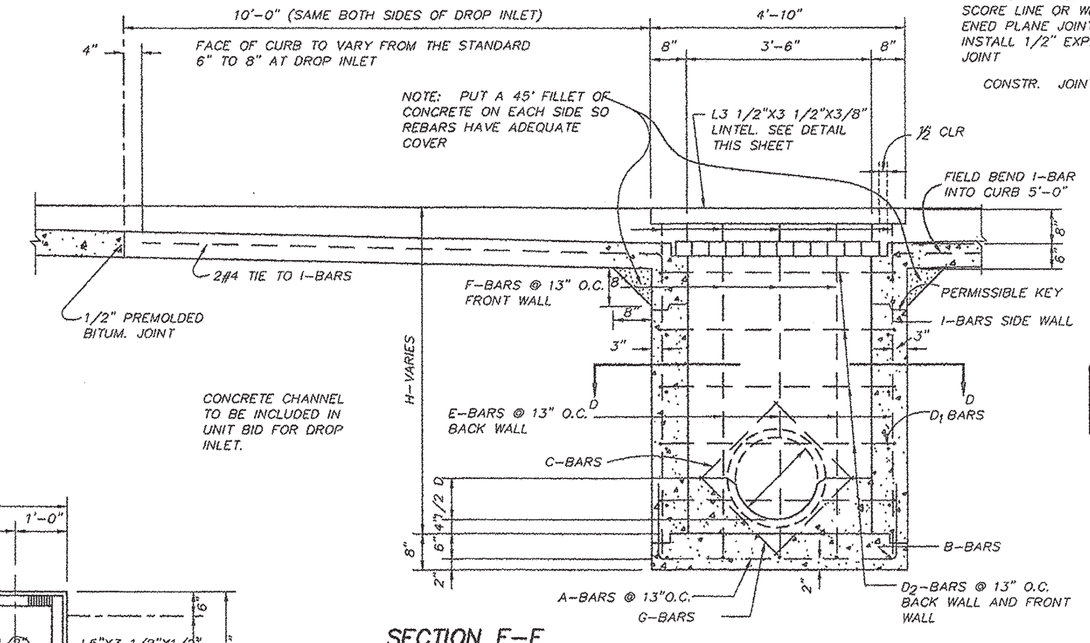
SINGLE AND OR MULTIPLE CULVERT PLAN



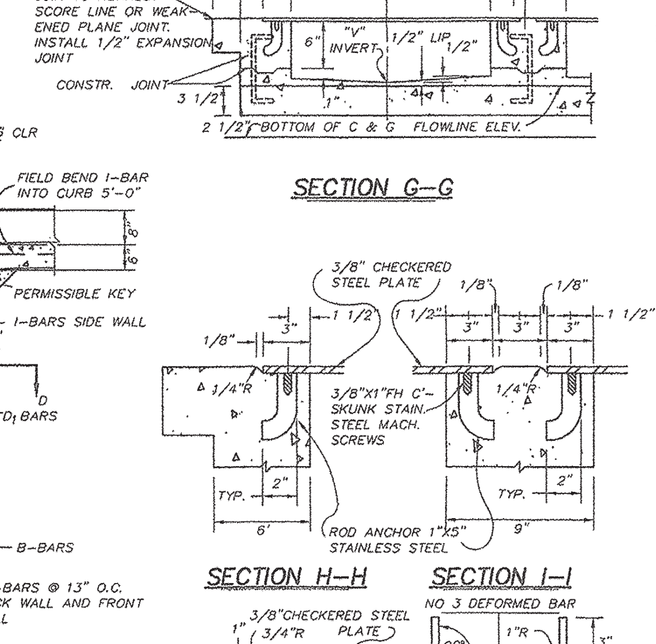
DETAIL OF WIRE FABRIC AND NORMAL SPLICE



TYPE – 1 INLET PLAN

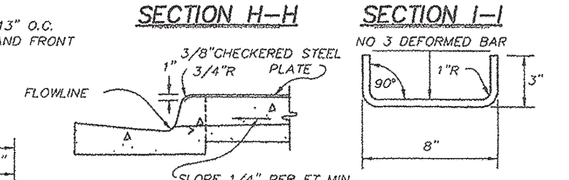


SECTION E–E



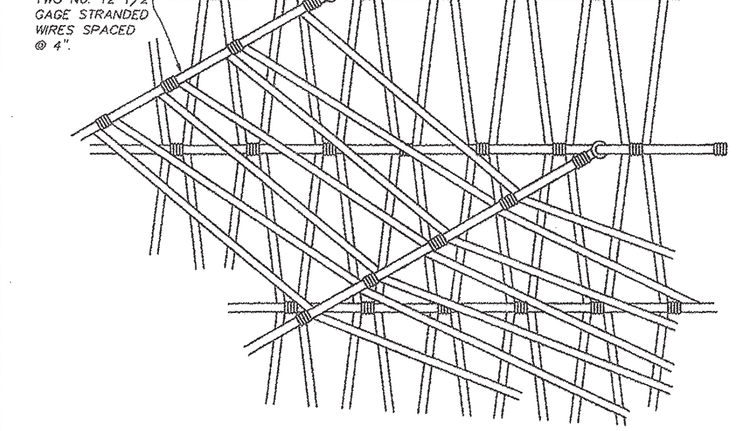
SECTION G–G

SECTION H–H

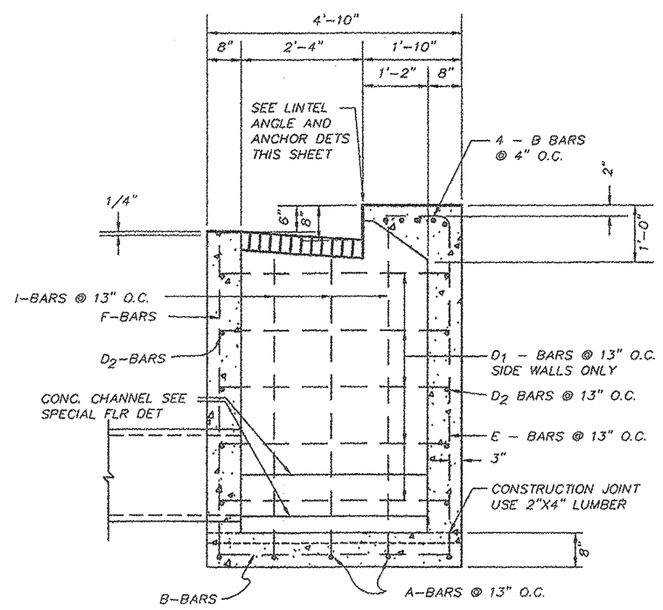


SECTION I–I

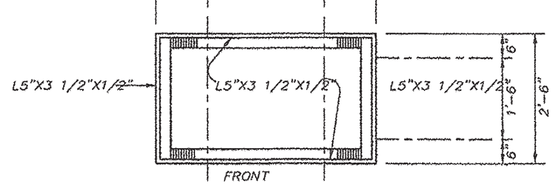
NO 3 DEFORMED BAR



DETAIL OF SPLICE @ SKEWED INTERSECTION



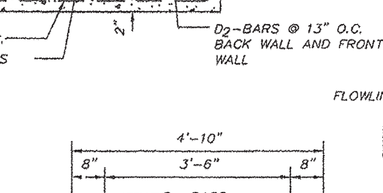
SECTION C–C



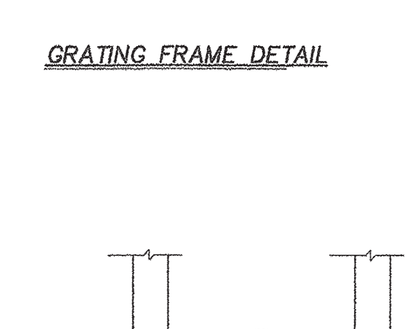
GRATING FRAME DETAIL

RE-BAR SCHEDULE

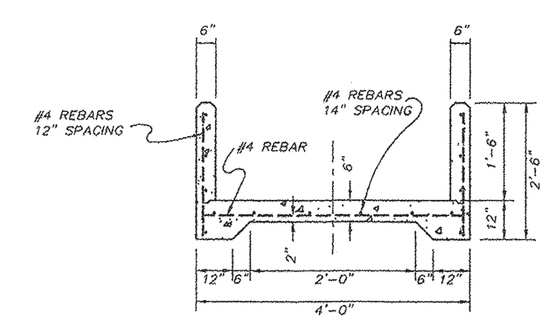
BAR TYPE	SIZE & SHAPE	BAR NO.	BAR TYPE & QUANTITY
A	8 1 1/2" 4'-6" 6'-0"	#4	TYPE-1-8 REQUIRED TYPE-2-13 REQUIRED TYPE-2-5 REQUIRED
B	5'-6" 6'-0"	#4	TYPE-1-6 REQUIRED TYPE-2-5 REQUIRED
C	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
D_1	4'-6"	#4	TYPE-1-2 REQ'D PER FT HT. TYPE-2-2 REQ'D PER FT HT.
D_2	6 1 1/2" 5'-0" 6'-0"	#4	TYPE-1-2 REQ'D PER 13" HT. TYPE-2-2 REQ'D PER 13" HT.
E	5'-6" LESS 0'-4"	#4	TYPE-1-5 REQUIRED TYPE-2-3 REQUIRED
F	"H" LESS 0'-8"	#4	TYPE-1-3 REQUIRED TYPE-2-7 REQUIRED
G	3'-6"	#4	TYPE-1-2 REQ'D PER OUTLET TYPE-2-2 REQ'D PER OUTLET
H	5'-0" 6 1 1/2" "H" LESS 0'-11"	#4	TYPE-1-8 REQ'D FIELD BEND TYPE-2-8 REQ'D INTO CURB



SECTION D–D

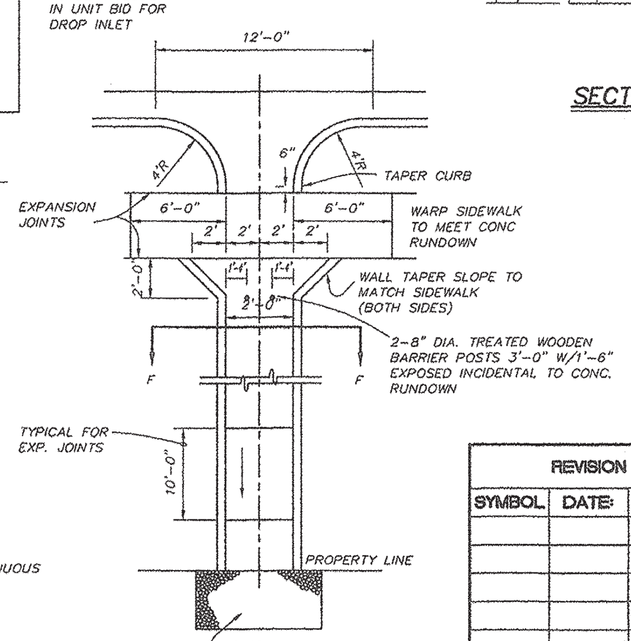


SPECIAL FLOOR DETAIL



NOTE: REINFORCING IS TO BE CONTINUOUS THRU EXPANSION JOINT

TYPICAL RUNDOWN DETAIL SECTION F–F



CONCRETE DRAINAGE RUNDOWN

SECTION J–J DOWEL DETAIL

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, 7-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. 12 1/2 GAGE STRANDED WIRES SPACED AT 4" CROSS WIRES: SINGLE NO 12 1/2 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 4X4X3/8 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 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"X4 3/4"
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: CharlieGonz CHECKED BY: DATE:

APPROVED BY: SFCC 8/26/87 SERIAL#:

SHT. F

GENERAL NOTES.

1. AS A PUBLIC ENTITY (UNDER ARTICLE XIX, SECTION 2 OF 1959 PUBLIC LAW 86-3, 1 TITLE I HEREOF) IS RECOGNIZED AS A STATE ENTITY UNDER THE LAWS OF NEW MEXICO WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF SECTION 504 OF THE REHABILITATION ACT OF 1973, AS AMENDED. TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES ENTITY IS SERVED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND ADMITS OR EXTENDS THE SERVICES PROVIDED IN SUCH FACILITIES. THIS INCLUDES ANY INSTRUMENTALITY OF THE STATE OR STATE AND LOCAL GOVERNMENT AND THE NATIONAL RAILROAD PASSENGER CORPORATION, AND ANY COMMUTER AUTHORITY AS DEFINED IN SECTION 103(8) OF THE REHABILITATION ACT OF 1973, AS AMENDED.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR CONVENIENCE AND ACCESSIBILITY FOR PEDESTRIAN MOBILITY IN THE PUBLIC RIGHT-OF-WAY AFFORDABLE, QUICK, SAFE, AND CONVENIENT. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. PEDESTRIAN ACCESS ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT TEXTURE, NO OBSTACLES NOR OBJECTS PROTRUDING FROM WALLS OR OTHER SURFACES.
4. PEDESTRIAN ACCESS ROUTES SHALL BE STABLE, AND SLIP RESISTANT, PROVIDE STEP OR OBSTACLE FREE ACCESS FROM ALL POINTS OF INTEREST WITHIN THE PUBLIC ROUTES PAR).
5. PEDESTRIAN ACCESS ROUTES SHALL BE STABLE, AND SLIP RESISTANT, PROVIDE STEP OR OBSTACLE FREE ACCESS FROM ALL POINTS OF INTEREST WITHIN THE PUBLIC ROUTES PAR).
6. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.25 INCHES MAXIMUM, VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED FOR SLOPES NOT STEEPER THAN 1:2, VERTICAL DISCONTINUITIES GREATER THAN 0.5 INCHES SHALL BE RAMPED FOR SLOPES NOT STEEPER THAN 1:12.
7. EXPANSION JOINT MATERIAL 0.5 INCHES WIDE OR GREATER, SHALL NOT STRUCTURE WITH TOP OF JOINT FILLER HORIZONTAL AND/OR PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. METAL GRATINGS, IF USED, SHALL HAVE SLOTS NOT WIDER THAN 0.5 INCHES AND SHALL BE FLUSH WITH ADJACENT SURFACES AND PERPENDICULAR TO PREVAILING DIRECTION OF TRAVEL.
10. CONSTRUCTION TOP BOTTOM OF CURB RAMP RUN MEETS STREET LEVEL.
11. CONSTRUCTION TOP BOTTOM OF CURB RAMP RUN MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK AND DRIVE CONSTRUCTION SHALL BE IN ACCORDANCE WITH RSMH, 606-01-01.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED ON CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6.0FT, EXCLUDING THE WIDTH OF THE CURB RETURN
15. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3% UNLESS OTHERWISE DETAILED. SLOPES THAT EXCEED THOSE RECOMMENDED 7.0% BUT NOT EXCEED 10.0% ARE ALLOWED FOR SHORT DISTANCES, NOT TO EXCEED 6.0 FT.
16. CURB RAMP RUN SIDE FLARE LENGTHS ARE VARIABLE BUT ARE ADDED HEIGHT WHO ARE SIDEWALK SLOPE.
17. RAMP RUN SHALL BE A MINIMUM OF 4.0FT. CLEAR SERVICE BEYOND THE RAMP RUN, NOT INCLUDING FLARES.
18. CONSTRUCT CURB RAMPS WITH FLARES SIDES. SLOPED TRANSITIONAL WITH TURNING SPACES AT TOP OF CURB RAMP RUN. ADJOINING ROAD SURFACE SHALL NOT EXCEED 5.0% WHERE POSSIBLE, MAXIMUM SLOPE OF 8.3%.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUN ADJOINING RAMP WITH FLARES SIDES, MEASURED BETWEEN 0.5% SLOPES.
20. CURB RAMP RUN SIDE FLARE LENGTHS ARE VARIABLE BUT ARE ADDED HEIGHT WHO ARE SIDEWALK SLOPE.
21. WHERE CURB RAMP RUN ADJOINS ROAD SURFACE SHALL NOT EXCEED 5.0% MAXIMUM SLOPE AND SHALL BE FLUSH WITH ROAD SURFACE.
22. CONSTRUCT CURB RAMPS FLUSH WITH ADJACENT SURFACES TO ENSURE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST STOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUN SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMPS RUN TURNING SPACES.
24. ALL SLOPES MEASURED WITH INSPECT TO A LEVEL PLANE. TRANSVERSE PEDESTRIAN 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 FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A DRIVEWAY CURB RAMP FOR 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

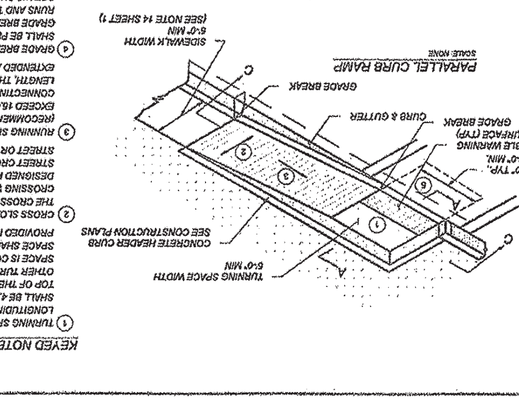
26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR FLUSH SURFACES ARE PROVIDED TO ALLOW PEDESTRIAN ACCESS TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, DRIVING ISLANDS, MEDIAN. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 606-00-4N OF THE STANDARD DRAWINGS.

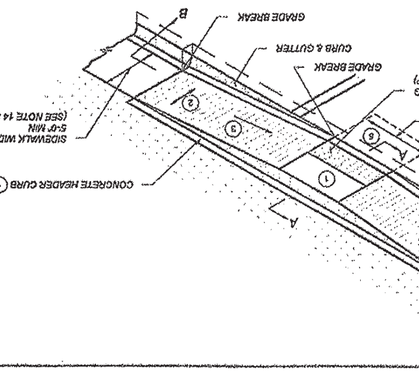
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS.

28. FOR ALTERATION PROJECTS, REMOVE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL ACCESSIBLE PEDESTRIAN SIGNAL PUSH BUTTONS WHERE TRAFFIC CONTROL DEVICES ARE INSTALLED AND PEDESTRIAN PUSH BUTTONS ARE PROVIDED.
29. PEDESTRIAN PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MUTCD FOR FURTHER GUIDANCE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4"-FAST-TRIM TURNING SPACE OR MORE ACCESS TO PUSHBUTTONS.

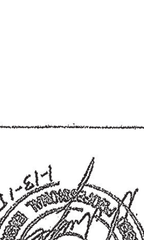
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES.

31. EXCEPTION: IN ALTERATIONS WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT FEASIBLE. AN ALTERATION IS TECHNICALLY INFEASIBLE IF THE BUILDING OR FACILITY THAT IS BEING ALTERED CAN ONLY 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 OR BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN EXISTING ELEMENT THAT IS TO BE RETAINED IN THE ALTERATION.
33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE WITH CURB RAMP RUN SLOPE REQUIREMENTS, A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN CROSSING APPROACHES IF THE STRUCTURAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING APPROACH.





CONCRETE HEADER CURB
SEE CONSTRUCTION PLANS
SIDEWALK WIDTH
4'-0" MIN
(SEE NOTE 14 SHEET 1)
CURB & GUTTER
SIDEWALK AREA
GRADE BREAK



DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING
NEW MEXICO

COMBINATION CURB RAMPS

APPROVED: Secretary, Department of Transportation — DATE: 1-13-17

NO.	DATE	REV. BY	DESCRIPTION

(SEE CHANGE NOTICES)

608-001-6

Summey
Jr/Jeanne

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 CONFINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 4.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX RECOMMENDED 1.5%. EXCEPTION: CROSSING WITHOUT YIELD OR STOP CONTROL: TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE AND AT ROUNDABOUT PEDESTRIAN CROSSING WITHOUT YIELD OR STOP CONTROL: TRAFFIC SIGNALS DESIGNED WITHOUT YIELD OR STOP CONTROL TRAFFIC SIGNALS DESIGNED FOR STREET CROSSING. THE CROSS SLOPE OF THE CURB RAMP IN THE DIRECTION OF PEDESTRIAN TRAVEL SHALL BE PERMITTED TO BE 5.0% MAX WHERE THE RAMP IS PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
3. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX RECOMMENDED 7.0%) BUT SHALL NOT RESULT IN THE CURB RAMP BEING PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
4. THE SIDES OF TRANSITIONS SHALL BE FLARED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
5. THE SIDES OF TRANSITIONS OMBS SHALL BE ADJUSTED TO BE PARALLEL TO THE SIDES OF THE CURB RAMP.
6. THE MINIMUM WIDTH OF THE CURB RAMP SHALL BE 4.0 FT EXCLUDING FLARES.
7. THE MINIMUM WIDTH OF THE CURB RAMP AND THE CURB RAMP WIDTH SHALL BE 4.0 FT EXCLUDING ANY FLARE SIDES.
8. THE MINIMUM LANDING SHALL BE 4.0 FT BY 4.0 FT MIN. THE 4.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
9. CROSS SLOPE SHALL BE 2.0% MAX RECOMMENDED 1.5%. EXCEPTION: CROSSING WITHOUT YIELD OR STOP CONTROL: TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE AND AT ROUNDABOUT PEDESTRIAN CROSSING WITHOUT YIELD OR STOP CONTROL: TRAFFIC SIGNALS DESIGNED FOR STREET CROSSING. THE CROSS SLOPE IS PERMITTED TO MATCH THE CROSS SLOPE OF THE STREET OR ROADWAY.
10. RUNNING SLOPE OF THE CURB RAMPS AT PEDESTRIAN STREET CROSSING SHALL BE ESTABLISHED BY THE GRADE BREAK AT THE BACK OF SIDEWALK AND SHALL BE PERMITTED TO BE THE SAME AS THE ROADWAY SLOPE.
11. THE MINIMUM WIDTH OF THE CURB RAMP SHALL BE 4.0 FT EXCLUDING FLARES.
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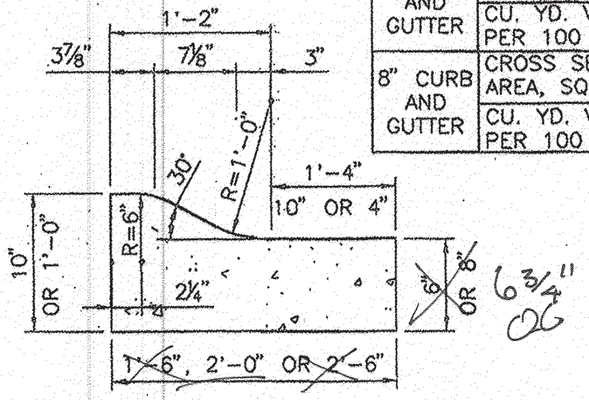
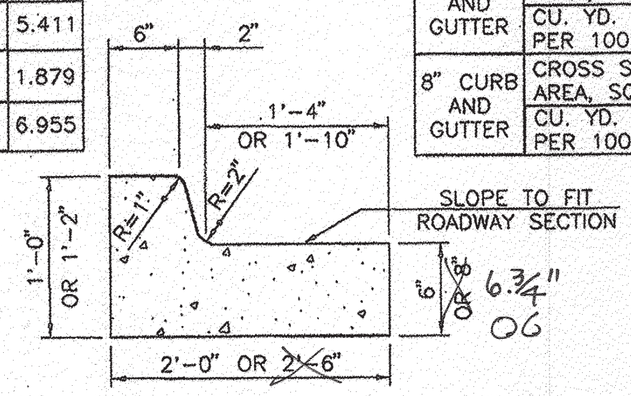
		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955



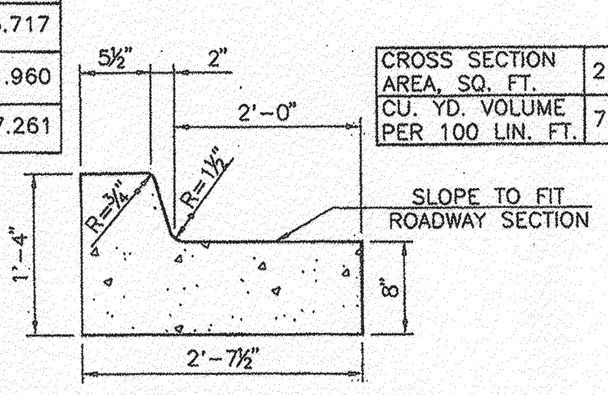
CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261



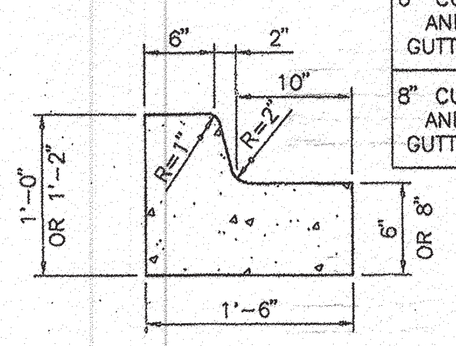
CONCRETE BARRIER CURB AND GUTTER TYPE "B"

CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824



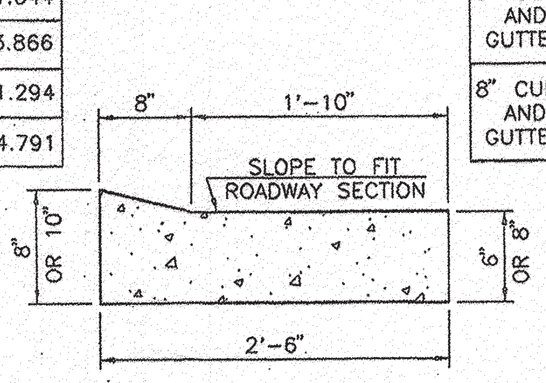
CONCRETE BARRIER CURB AND GUTTER TYPE "C"

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791



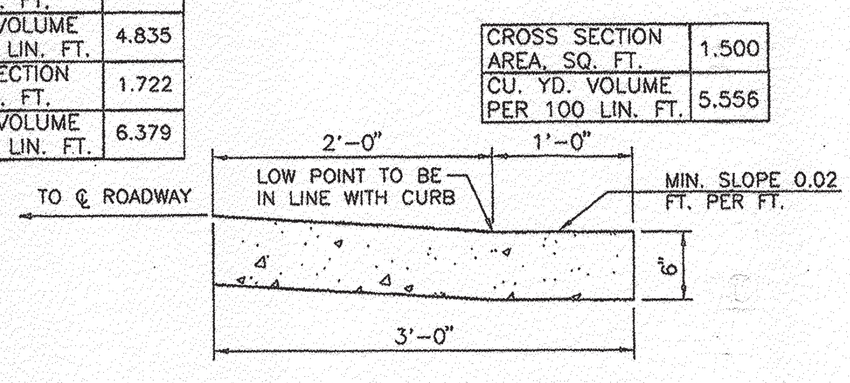
CONCRETE BARRIER CURB AND GUTTER TYPE "D"

6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

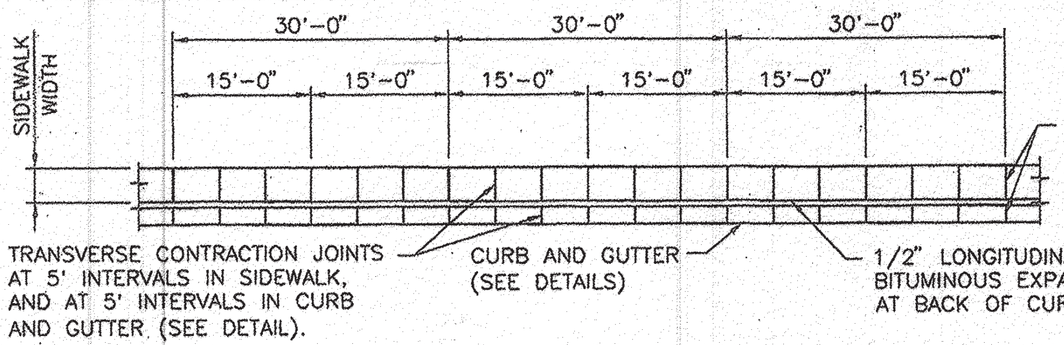


CONCRETE LAYDOWN CURB TYPE "E"

CROSS SECTION AREA, SQ. FT.	1.500	
CU. YD. VOLUME PER 100 LIN. FT.	5.556	

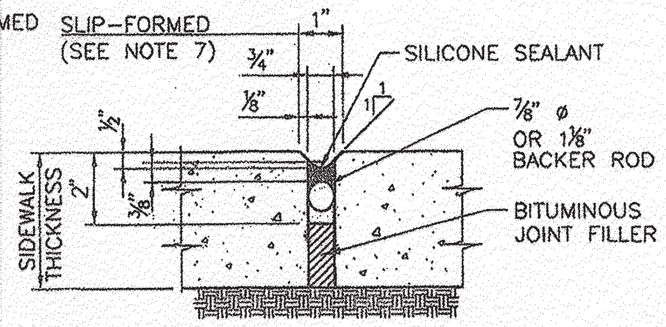


CONCRETE VALLEY GUTTER

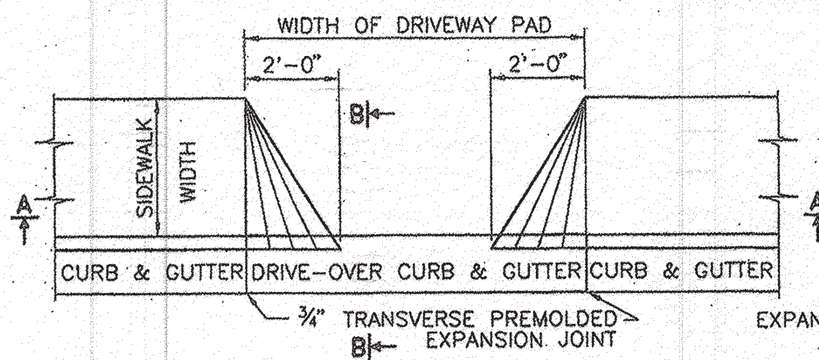


PLAN CURB AND GUTTER AND SIDEWALK

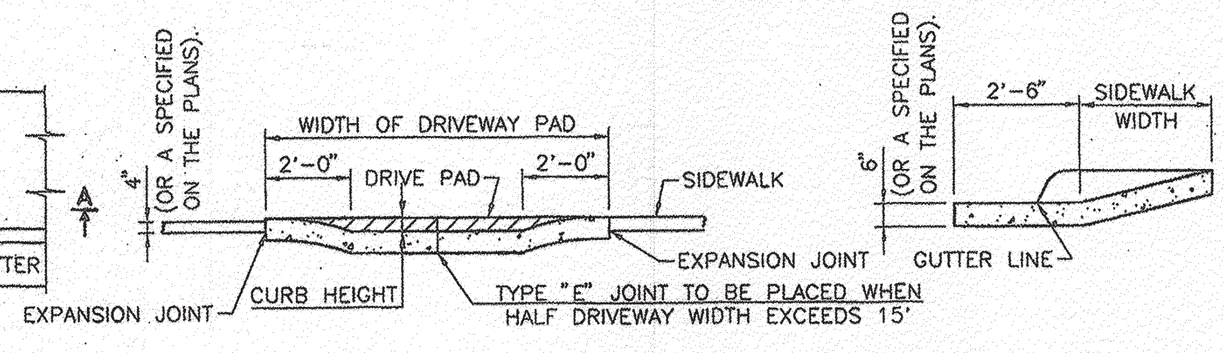
NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



SEALED EXPANSION JOINT



PLAN DRIVE PAD



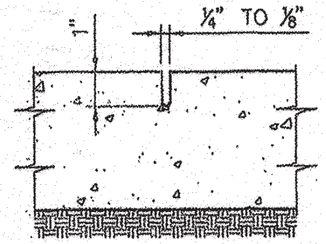
⚠

SECTION A-A

SECTION B-B

GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



TRANSVERSE CONTRACTION JOINT

NO.	DATE	REV.BY	DESCRIPTION
⚠	9/9/09	YML	ADDED DETAILS
REVISIONS (OR CHANGE NOTICES)			

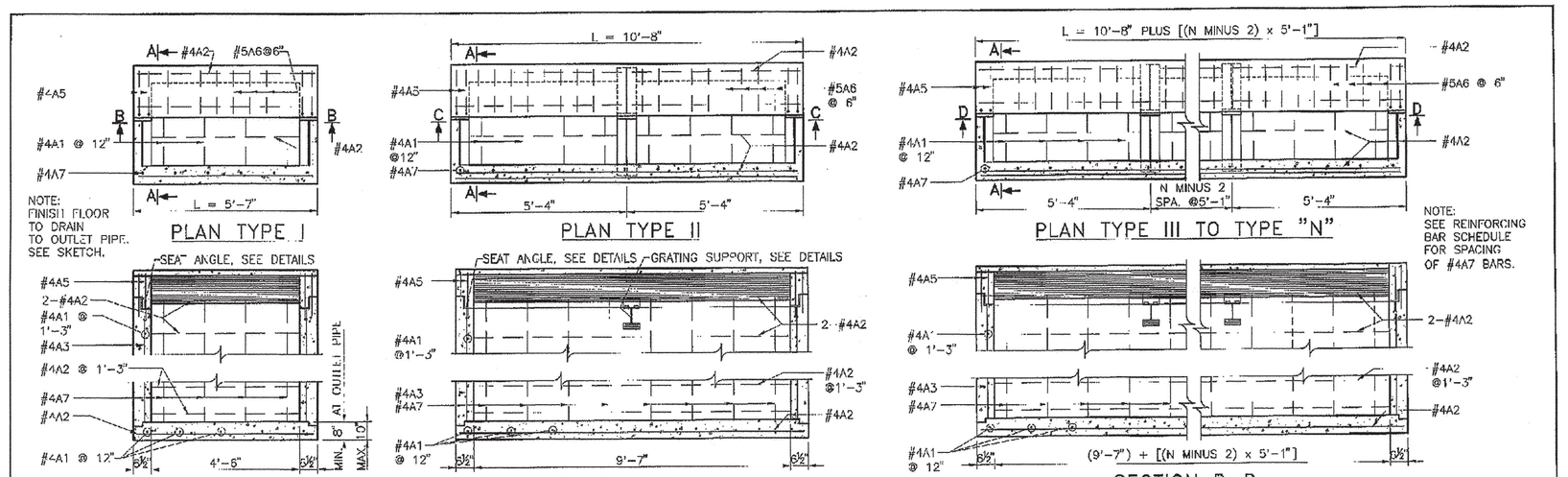
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY ____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

C11-7



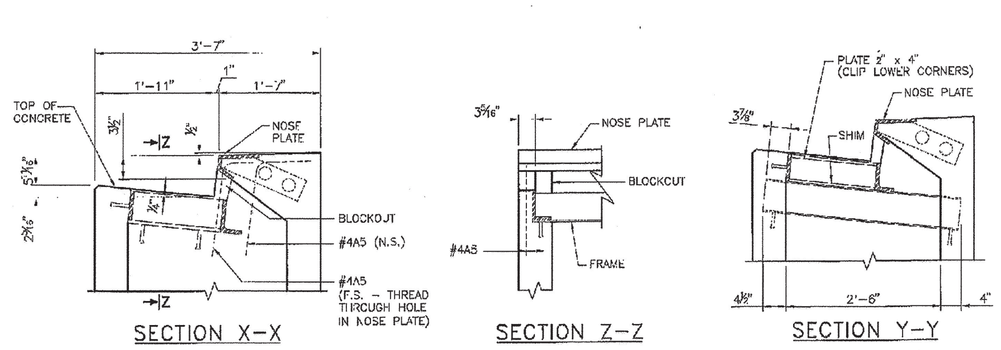
DATE	BY	DESCRIPTION
1/23/12	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURB

DESIGNED BY: YML DRAWN BY: SKL CHECKED BY: YML/TM

623-14-1/3 1 of 3



GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (CURRENT EDITION), APPLICABLE SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
2. STRUCTURAL STEEL MATERIALS, WELDING, AND FABRICATION SHALL CONFORM TO SECTION 541 – STEEL STRUCTURES OF THE STANDARD SPECIFICATIONS.
3. ALL STRUCTURAL STEEL SHALL RECEIVE A PROTECTIVE COATING IN CONFORMANCE WITH SECTION 545 OF THE STANDARD SPECIFICATIONS.
4. ALL CONCRETE TO BE CLASS "A" CHAMFER ALL EXPOSED EDGES 3/4", UNLESS OTHERWISE NOTED.
5. ALL REINFORCING BARS SHALL CONFORM TO AASHTO M31, GRADE 60. DIMENSIONS REFER TO CENTERLINE OF BARS.
6. SEE ROADWAY PLANS FOR LOCATION OF DROP INLET, NUMBER, SIZE, AND FLOW LINE ELEVATIONS OF PIPE DRAINS, AND "H" DIMENSION.
7. OUTLET PIPES SHALL NOT BE SET AT END OF DROP INLET.

DESIGN DATA:

DESIGN IS IN ACCORDANCE WITH AASHTO LRFD SPECIFICATIONS 2010 FIFTH EDITION AND CURRENT INTERIMS.

DESIGN STRESSES: STRUCTURAL STEEL: ASTM A-36, FY = 36 KSI
REINFORCED CONCRETE: F'c = 3,000 PSI @ 28 DAYS, Fy = 60 ksi, GRADE 60

LIVE LOAD: HL-93

HORIZONTAL EARTH PRESSURE: 36 LBS./CU.FT. EQUIVLENT FLUID PRESSURE WITH 2' LIVE LOAD SURCHARGE

MAXIMUM: H = 11'-6"

ESTIMATED QUANTITIES

TYPE	N	L	CLASS "A" CONC. † CU. YDS.	REINFORCING BARS – LBS. H = 8'-0" OR LESS	REINFORCING BARS – LBS. H = 8'-1" TO 10'-0"	REINFORCING BARS – LBS. H = 10'-0" TO 11'-6"	STRUCTURAL STEEL – LBS.
I	1	6'-7"	0.324H+0.698	23.870 H + 94.779	25.205 H + 95.448	35.694 H + 100.790	570
II	2	10'-8"	0.528H+1.357	37.319 H + 160.150	41.327 H + 162.185	58.185 H + 192.838	1186
III	3	15'-9"	0.732H+2.017	50.768 H + 265.518	57.448 H + 268.958	81.496 H + 280.882	1796
IV	4	20'-10"	0.936H+2.676	64.217 H + 350.887	73.589 H + 354.563	104.297 H + 370.927	2412
V	5	25'-11"	1.140H+3.335	77.682 H + 436.258	89.690 H + 442.270	127.098 H + 480.974	3022
VI	6	31'-0"	1.344H+3.995	91.115 H + 521.716	105.811 H + 528.974	149.899 H + 551.018	3631

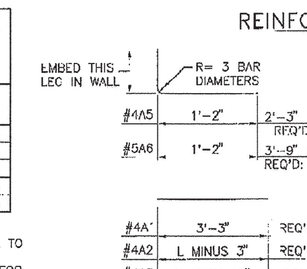
† SEE TABLE FOR PIPE DEDUCTION
N = NUMBER OF GRATINGS PLACED IN DROP INLET
H = NORMAL GUTTER ELEVATION TO FLOW LINE ELEVATION OF OUTLET PIPE. USE H IN FEET.

CLASS "A" CONCRETE DEDUCTIONS FOR ONE PIPE

SIZE	CONCRETE PIPE	METAL PIPE
18"	0.06 CU. YDS.	0.04 CU. YDS.
24"	0.10 CU. YDS.	0.06 CU. YDS.
30"	0.15 CU. YDS.	0.10 CU. YDS.
36"	0.21 CU. YDS.	0.14 CU. YDS.
42"	0.28 CU. YDS.	0.19 CU. YDS.

NOTE: DEDUCTIONS NOTED ARE FOR PIPES NORMAL TO WALLS. FOR SKEWED PIPES, MULTIPLY DEDUCTIONS BY SECANT Ø SKEW ANGLE. FOR SMALLER PIPES OTHER THAN THOSE SHOWN IN TABLE, ADJUST DEDUCTIONS ACCORDINGLY.

REINFORCING BAR SCHEDULE



		REQ'D:
#4A'	3'-3"	L MINUS 0.8D PLUS 1.6DH
#4A2	L MINUS 3"	9 PLUS 1.6DH
#4A3	H PLUS 10"	4
#4A4	11	4

#4A7 SPACES "H"	#4A7 REQ'D
8'-0" OR LESS 10"	H PLUS 5" 12 N + 2
8'-1" TO 10'-0" 8"	H PLUS 5" 16 N
10'-1" TO 11'-6" 6½"	H PLUS 5" 26 N + 6

NOTE: "H" AND "L" ARE IN FEET. FINISH BARS TO THE NEAREST WHOLE NUMBER OF BARS.

SERIALS 623-14-1/3 AND 623-14-3/3 MUST ACCOMPANY THIS SHEET.

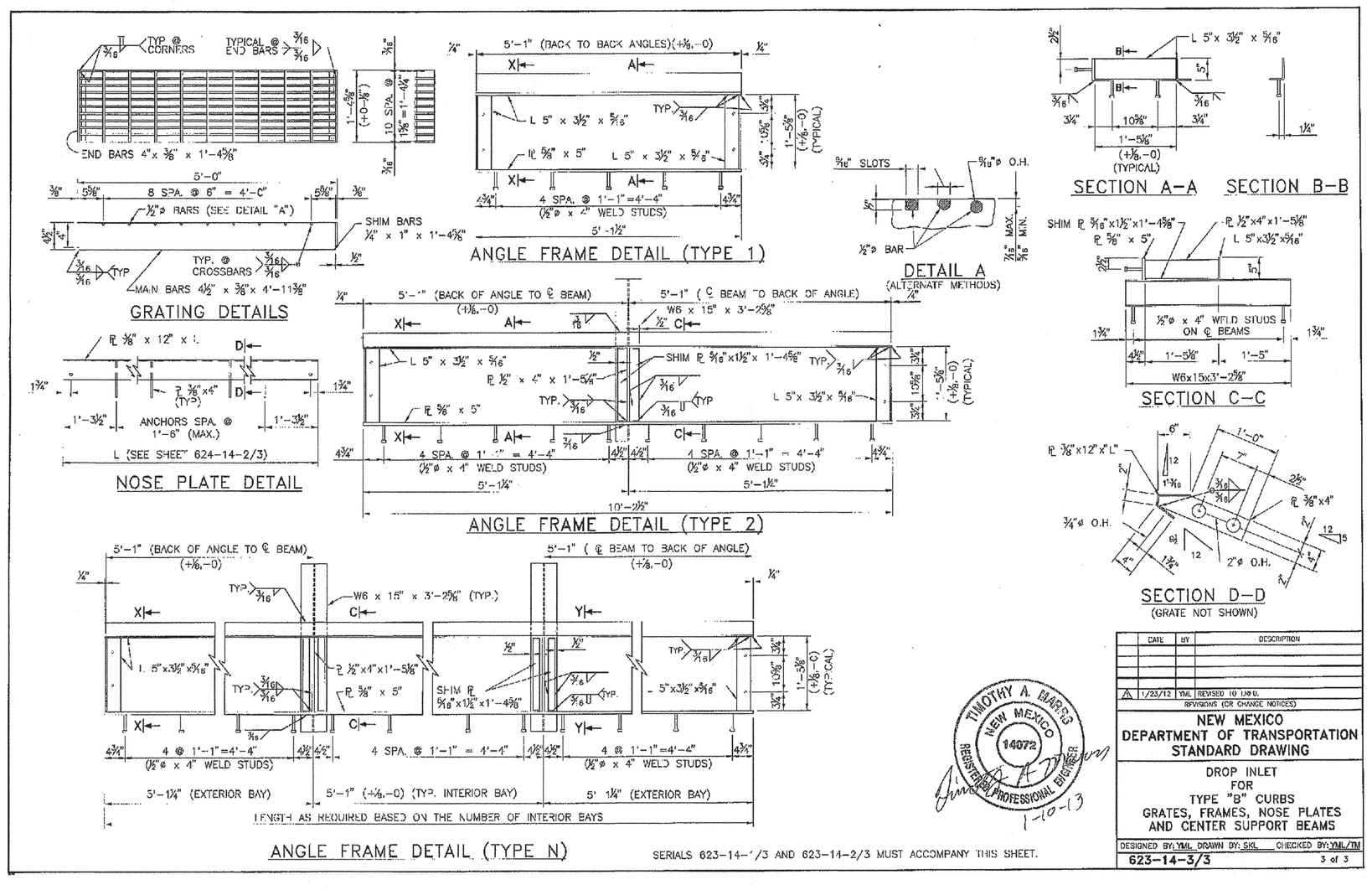
DATE	BY	DESCRIPTION
1/23/12	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURB
GRATES, FRAMES, NOSE PLATES AND CENTER SUPPORT BEAMS

DESIGNED BY: YML DRAWN BY: SKL CHECKED BY: YML/TM

623-14-2/3 2 of 3



DATE	BY	DESCRIPTION
1/23/12	YML	REVISED TO LRFD. REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DROP INLET
FOR
TYPE "B" CURBS
GRATES, FRAMES, NOSE PLATES AND CENTER SUPPORT BEAMS

DESIGNED BY: YML DRAWN BY: SKL CHECKED BY: YML/TM

623-14-3/3 3 of 3

REVISIONS

DATE	BY

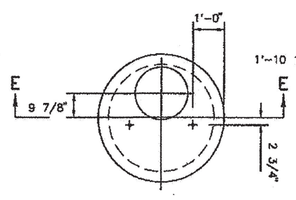
DESIGN ENGINUITY
1401 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 191-9591

NMDOT STANDARDS

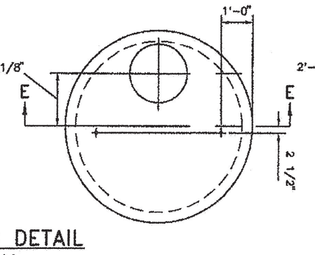
NMDOT CURB DRIP INLET TYPE B - 1 DETAIL

SCALE	DWG NO.	DATE
N/A		05/18/2021
P4DR CASE #		SHEET NO.

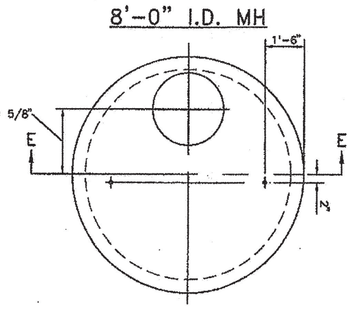
4'-0" I.D. MH



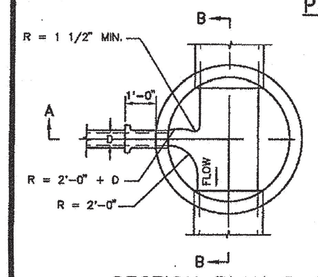
6'-0" I.D. MH



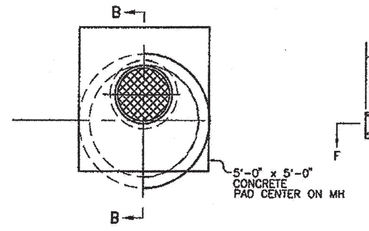
8'-0" I.D. MH



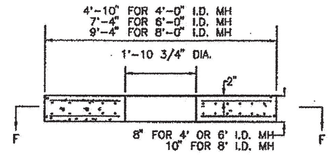
TOP SLAB DETAIL
PLAN



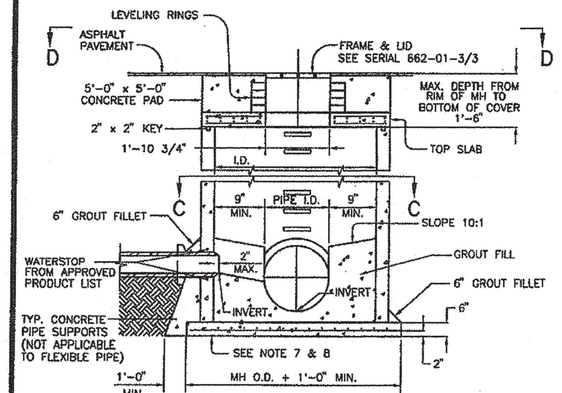
SECTION PLAN C-C



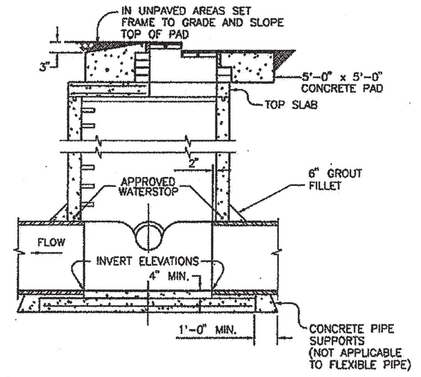
SECTION PLAN D-D



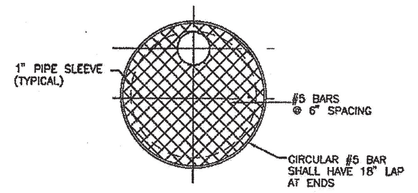
TOP SLAB DETAIL
SECTION E-E



ELEVATION DETAIL SECTION A-A



ELEVATION DETAIL SECTION B-B



TOP & BOTTOM MAT DETAIL
SECTION F-F

NOTE: ADD #5 AROUND OPENING AT 3" O.C.
FOR FIRST 12" FROM OPENING.

GENERAL NOTES:

1. DESIGN APPLIES TO 4'-0", 6'-0" AND 8'-0" I.D. MANHOLES ONLY.
2. USE TYPE "C" MANHOLE FOR DEPTHS OF LESS THAN 6'-0" MEASURED FROM INVERT TO RIM.
3. USE NON-SHRINK GROUT FOR FILLETS, PENETRATIONS AND FILL.
4. COMPACT ALL BACKFILL AROUND AND UNDER MANHOLE TO 95%.
5. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
6. USE APPROVED MASTIC OR RUBBER JOINT MATERIAL FOR ALL JOINTS.
7. BASE TO BE POURED IN PLACE USING #5 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTH OF 16'-0" OR GREATER; #5 BARS AT 1'-0" O.C. EACH WAY FOR MANHOLE LESS THAN 16'-0".
8. CONCRETE SHALL BE CLASS A.
9. FOR FRAME AND LID SEE SERIAL 662-01-3/3.
10. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT & SHALL CRADLE PIPE TO SPRING LINE NOT APPLICABLE TO FLEXIBLE PIPE.
11. USE 1" OR 2" PRECAST RINGS ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE PLASTER INSIDE WITH 1/2" MORTAR.
12. REBAR AND CLASS A CONCRETE ARE INCIDENTAL TO THE MANHOLE.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

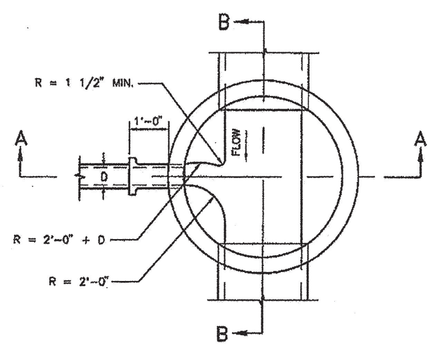
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
TYPE "C"
FOR STORM SEWERS

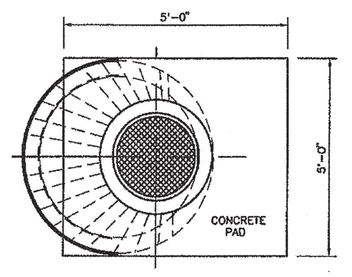
APPROVED _____ DESIGN ENGINEER _____ 11-24-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

662-01-1/3 SERIAL 1 OF 3



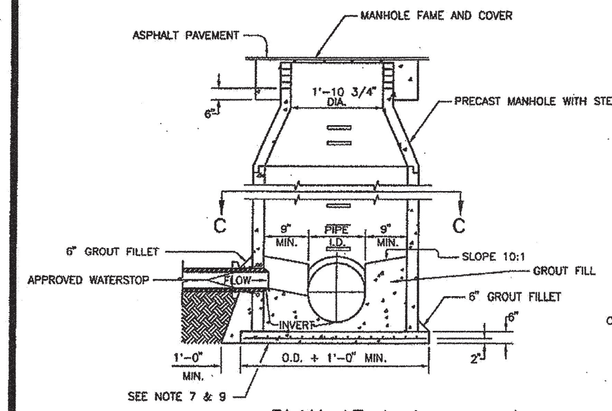
PLAN AT C-C



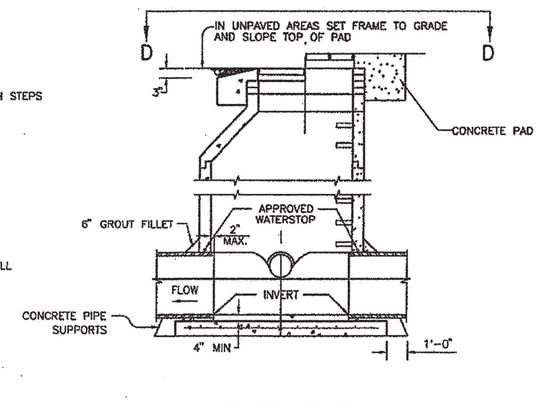
PLAN AT D-D

GENERAL NOTES

1. DESIGN APPLIES TO 4'-0" AND 6'-0" I.D. MANHOLE.
2. TYPE "E" MANHOLE NOT TO BE USED FOR DEPTHS LESS THAN 6'-0" MEASURED FROM INVERT TO RIM.
3. USE NON-SHRINK GROUT FOR FILLETS, PIPE PENETRATIONS AND FILL.
4. COMPACT ALL BACKFILL AROUND AND UNDER MANHOLES TO 95%.
5. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.
6. USE APPROVED MASTIC OR RUBBER JOINT MATERIAL FOR ALL JOINTS.
7. BASE TO BE POURED IN PLACE USING #5 BARS AT 6" O.C. EACH WAY FOR MANHOLE DEPTH OF 16'-0" OR GREATER #5 BARS AT 1'-0" O.C. EACH WAY FOR MANHOLE LESS THAN 16'-0" DEEP. (SEE SERIAL 662-01-1/3 FOR DETAIL)
8. PREFABRICATED METAL AND HDPE MANHOLES CAN BE USED AS AN ALTERNATE, WITH THE APPPROVAL OF THE PROJECT MANAGER.
9. CONCRETE SHALL BE CLASS A.
10. FOR ADDITIONAL NOTES SEE STANDARD 662-01-1/3.



PLAN AT A-A



PLAN AT B-B

TYPE "E" PRECAST MANHOLE

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

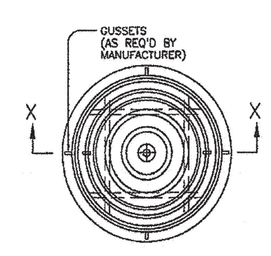
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
TYPE "E"
FOR STORM SEWERS

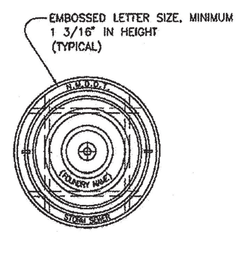
APPROVED _____ DESIGN ENGINEER _____ 11-24-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

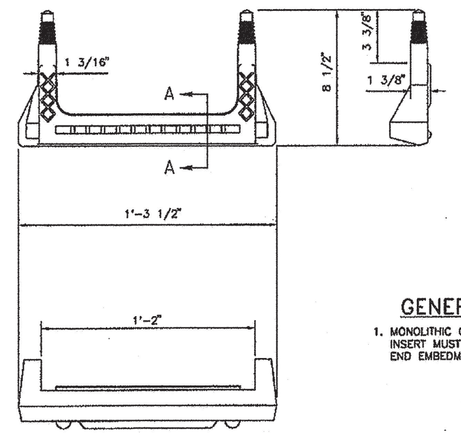
662-01-2/3 SERIAL 2 OF 3



PLAN



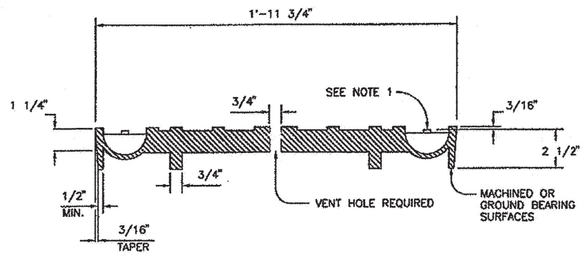
LETTERING PLAN



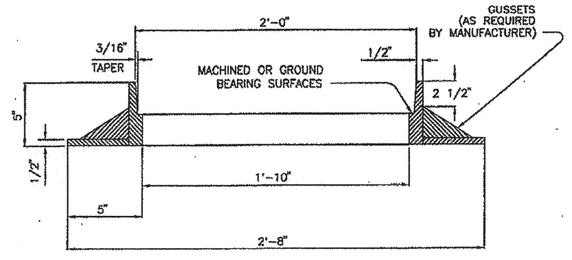
FRONT VIEW

GENERAL NOTES

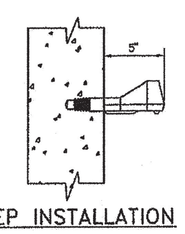
1. MONOLITHIC CAST IRON OR STEEL ROD INSERTS. INSERT MUST HAVE 3/16" MINIMUM COVER AND 3/4" END EMBEDMENT IN CASTING.



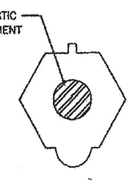
LID (170 lb. ± 5% TOLERANCE)
SECTION X-X



FRAME (140 lb. ± 5% TOLERANCE)
SECTION X-X



STEP INSTALLATION



SECTION A-A

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PRECAST CONCRETE MANHOLE
FRAME, LID DETAILS
AND STEP DETAILS

APPROVED _____ DESIGN ENGINEER _____ 11-24-04 DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

662-01-3/3 SHEET 3 OF 3

REVISIONS

DATE	BY

DESIGN ENGINUITY
1421 LUISA STREET, SUITE E
SANTA FE, NEW MEXICO 87505
(505) 491-3557

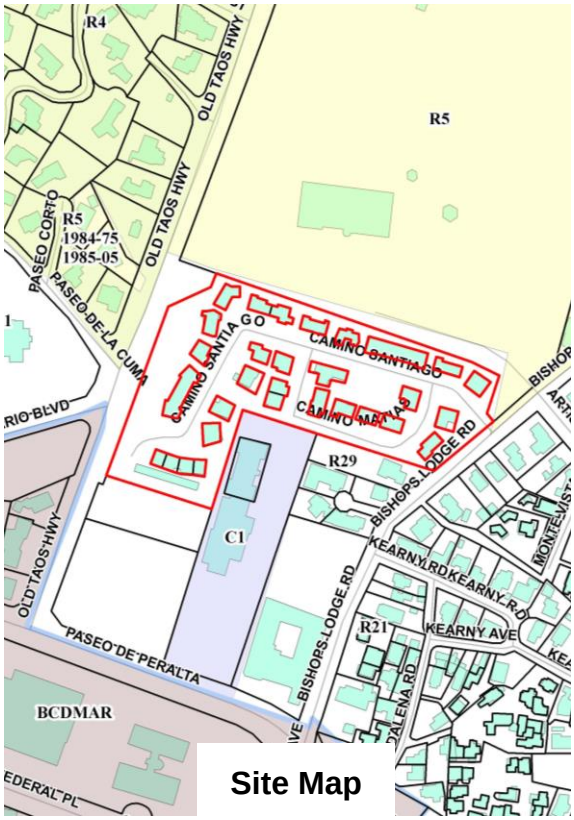
NMDOT STANDARDS

STORM DRAIN MANHOLE DETAILS

SCALE	DWG NO.	DATE
N/A		05/18/2021
P4DR CASE #		SHEET NO.

Land Use Department
Planning Commission Staff Report

Case No:	2021-4248 & 2021-4249
Hearing Date:	January 6th, 2022
Applicant:	Plaza del Monte LLC
Request:	Final Development Plan and Final Subdivision
Location:	Bishop's Lodge Road and Camino Santiago
Case Mgr.:	Daniel Alvarado
Zoning:	R-29 (Residential- twenty-nine dwelling units per acre)
Overlay:	Historic
Pre-app Mtg:	April 8, 2021
ENN Mtg:	July 19, 2021 and August 9, 2021
Proposal:	Conversion of a 26 residential structure condo development into 30 single-family residential lots on approximately 6.62 acres, with development plan to accommodate innovative street design and existing conditions



Case #2021- 4548. Plaza del Monte Final Development Plan. JenkinsGavin, Inc., Agent, for Plaza del Monte, LLC, Owner, requests approval of a final development plan to establish development standards for 30 residential lots located at Camino Santiago and Bishop's Lodge Road. The property is zoned R-29 (Residential – twenty-nine dwelling units per acre), is within the Downtown and Eastside Historic District, and is approximately 6.62 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

Case #2021- 4549. Plaza del Monte Final Subdivision. JenkinsGavin, Inc., Agent, for Plaza del Monte, LLC, Owner, requests approval of a final subdivision plat for 30 residential lots located at Camino Santiago and Bishop's Lodge Road. The property is zoned R-29 (Residential – twenty-nine dwelling units per acre), is within the Downtown and Eastside Historic District, and is approximately 6.62 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

I. RECOMMENDATION:

Staff recommends **APPROVAL** of the final development plan for Case #2021-4248, subject to conditions of approval and technical corrections outlined in this report.

Staff recommends **APPROVAL** of the final subdivision plat for Case #2020-4249, with the conditions of approval and technical corrections listed in this report.

Four motions will be required, in the following order, for this case:

- *Approve or deny the Final Development Plan (Case #2021-4248), subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or deny the Final Subdivision (Case #2021-4249), subject to the conditions of approval and technical corrections recommended by staff.*
- *Approve or amend the Findings of Fact and Conclusions of Law for Case #2021-4248 (Exhibit A(1)).*
- *Approve or amend the Findings of Fact and Conclusions of Law for Case #2021-4249(Exhibit A(2)).*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for **the final development plan** (Case #2021-4246) and **the final subdivision** (Case #2021-4247)

#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	An approved water plan and Agreement to Construct and Dedicate (ACD) from Water Division will be required	Public Utilities/Water	Prior to final plan approval
2	Any grading impacting existing water mains must maintain 4 foot cover, not to exceed 5 foot cover over mains. Mains must be adjusted to new grade as needed.	Public Utilities/Water	Prior to final plan approval
3	Coordinate planned priority line replacements (by the Water Division) at this location between the design engineer/developer and the Water Division.	Public Utilities/Water	Prior too final plan approval

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

III. EXECUTIVE SUMMARY:

The proposed project is a conversion of a condominium complex into individual properties in a subdivision. Existing structures include 21 detached, single-family homes, two duplexes, three four-plexes, and one freestanding garage/carport structure. The Applicant proposes to subdivide the property into 30 lots, to include 21 existing detached homes, conversion of duplexes and four-plexes into 8 homes with attached guest units, and the creation of one new vacant lot. Planned site improvements include the

creation of a pocket park, reconstruction of the two existing private roadways (Camino Santiago and Camino Matias), construction of sidewalks and guest parking areas, replacement of fencing, and sewer system upgrades.

In order to achieve this, in addition to the subdivision, the Applicant is proposing a development plan and final subdivision plan to establish custom dimensional standards in order to work around existing conditions and historic standards. The **preliminary subdivision**, **preliminary development plan**, and the **innovative street design** proposal were all **approved** at the Planning Commission meeting on November 4th, 2021.

IV. BACKGROUND

The 6.6-acre subject property is located between Bishop's Lodge Road and Old Taos Highway, south of Fort Marcy Park. According to the Historic Cultural Properties Inventory (HCPI) for the property, the former Plaza del Monte Retirement Center was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community.

The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets, Camino Santiago and Camino Matias.

Residences were designed as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition, with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports, but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs, at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing, with carport-dominant façades.

In 1987, the Presbyterian Board of Pensions sold the property to Presbyterian Medical Services, who managed the rental of the retirement cottages until the Applicant bought the property in 2015. Between 2017 and 2019, the Historic Districts Review Board reviewed and designated historic status for all structures in the development, and future exterior alterations to these structures will require review and approval through the City's Historic Preservation Division.

The property is zoned R-29 and is located in the Downtown and Eastside Historic District. Properties to the east and west are zoned R-21 (Residential- twenty-one dwelling units per acre) and properties to the north are R-4 (Residential- four dwellings per acre) and R-5 (Residential- five dwellings per acre). To the south are the Masonic and Scottish Rite temples, and La Secoya de El Castillo is under construction.

V. PROJECT ANALYSIS: FINAL DEVELOPMENT PLAN AND SUBDIVISION

Project Description

As stated above, the Applicant wishes to subdivide the property into 30 individual lots. 21 lots will contain detached homes, and nine lots will be created such that existing duplexes and four-plexes are converted into eight homes with attached guest units. Custom dimensional standards are proposed with the development plan per SFCC Subsection 14-7.2, Table 14-7.2-1. All proposed lots in the subdivision meet or exceed the 3,000 square foot minimum lot area and comply with the maximum 40% lot coverage specified in SFCC Chapter 14. Setbacks established by the development plan reflect existing conditions and will constrain new development and home renovations and additions in order to harmonize with the existing land use patterns of the historic Plaza del Monte community.

Setbacks:	
Front Yard	7 feet from edge of Access & Utility Easement
Side Yard detached homes	5 feet from property line for detached homes; OR 0 feet from property line if adjacent setback is increased to 10 feet.
Side Yard attached homes	0 feet from property line for Attached Homes if fire-rated wall is provided.
Garage/carport	10 feet from edge of Access & Utility Easement, for all lots except Lot 28*
Rear Yard	10 feet from property line

** Lot 28 garage/carport setback shall be 5 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback.*

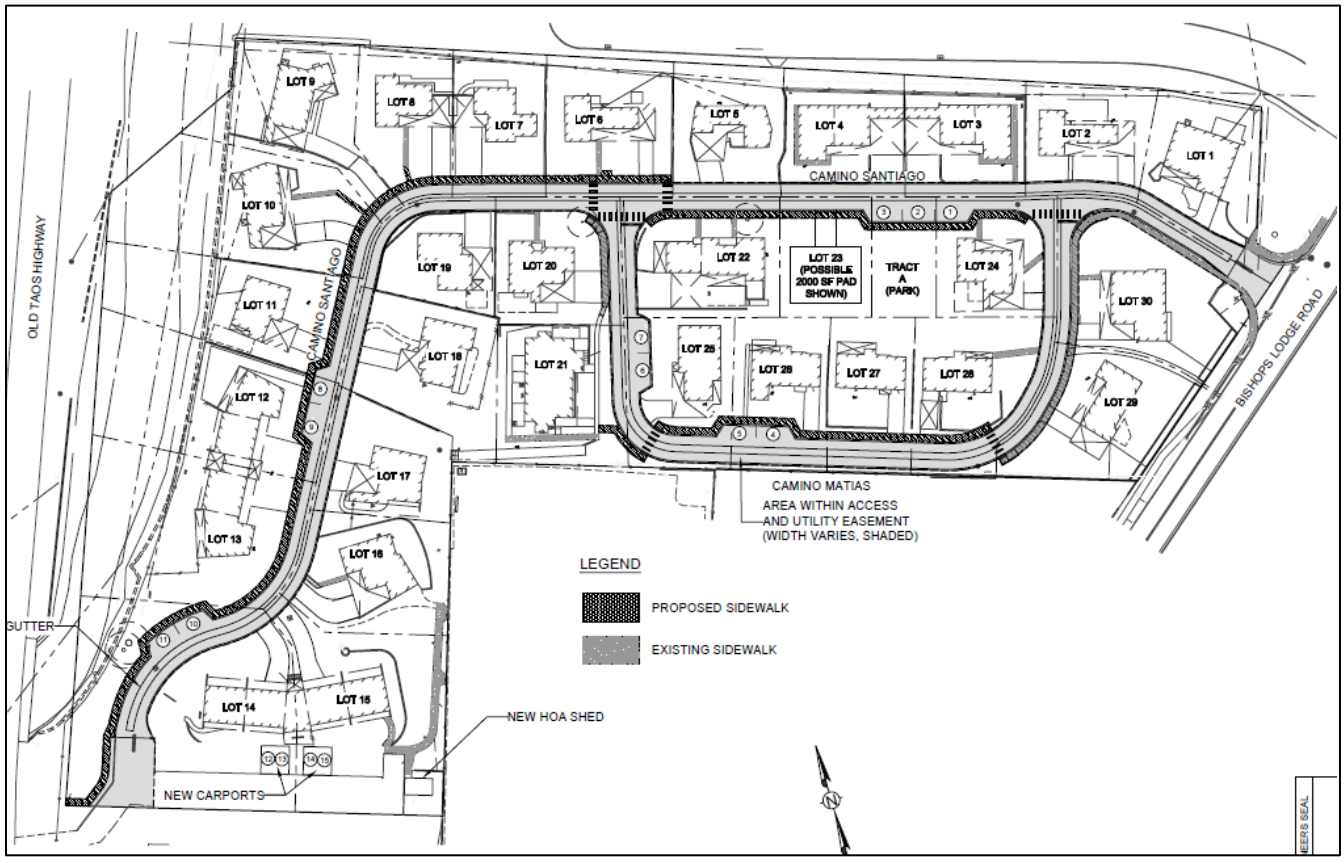
Access and Traffic

The entrance to the project is on Bishop's Lodge Road just south of the Forty Marcy Complex at Camino Santiago. There is a second emergency access off Old Taos Highway via an access easement across the adjacent La Secoya de El Castillo property. Because homes in the proposed subdivision already exist and only one additional unit will be added, a Traffic Impact Analysis was not required.

The subdivision's internal streets, Camino Santiago and Camino Matias, were constructed as private drives that did not follow standard City profiles. They will remain private drives, but will be reconstructed and improved to a higher level of service for both pedestrians and vehicles. To accommodate existing conditions and planned improvements to the roads, the Applicant is proposing an Innovative Street Design per SFCC Subsection14-9.2(B)(3): *"To better achieve the intent of Section 14-9.2, the planning commission … may consider and approve innovative street designs that are not included among the street types and street sections shown or described in this section."*

Proposed lot lines extend to the center of an Access and Utility Easement of variable width, to be created via the proposed Subdivision Plat. All roadway maintenance will be the responsibility of a new Homeowner's Association (HOA). Every effort has been made to preserve existing mature landscaping and to maintain the character of the development during the planning of roadway improvements. As a result, minimal modifications are proposed to the roads. Road sections have nine-foot travel lanes with an inverted crown cross-section, twelve-inch mountable concrete curb/gutter, a five-foot sidewalk on one side of all internal streets. Interior sidewalks connect to adjacent public pedestrian facilities. Some

additional on-street guest parking areas will be added where feasible.



Grading and Drainage/Terrain Management

The site slopes gently to the west, where the Arroyo de Las Mascaras runs along the western boundary of the property. Individual property owners will maintain existing retaining walls on several lots that border this feature. The limits of the associated 100-year floodplain fall outside of the existing development along this feature, and flood hazards will not be increased by the proposed subdivision. The project will result in only a modest increase in impervious area because only one new buildable lot is created. New detention ponding will capture increased runoff that will result from site improvements, and on-lot ponding will be required on the new vacant parcel (Lot 23) in accordance with City standards.

Parking, Landscaping and Lighting

The proposed subdivision and development plan calls for the creation of 15 guest parking spaces, and each residence in the proposed subdivision has at least two required off-street parking spaces. Because the community is already well landscaped with mature vegetation, no new landscaping is proposed. Likewise, no new lighting is proposed in alignment with efforts to preserve the character of the existing development.

Fire Prevention and Emergency Access

The two provided access points, at Bishop's Lodge Road and at Old Taos Highway, provide emergency access. Fire hydrants that serve the development are located along Bishop's Lodge Road, along Old Taos Highway, and at Fort Marcy Park.

Water, Sewer, and Dry Utilities
The public water main currently serving the property is slated for replacement by the City of Santa Fe Water Division in the current fiscal year. Replacement of the existing private sewer system will occur prior to roadway reconstruction, and the Applicant is coordinating with the Water Division on the timing of these infrastructure upgrades. The proposed subdivision will continue to be served by the City of Santa Fe Solid Waste Management Division.

The only new water demand resulting from the proposed subdivision is the one vacant lot (Lot 23) that is being created, which will be required to pay water offset fees upon issuance of a building permit.

Impact on Schools
Because only one new buildable lot is proposed, the Applicant is not required to notify Santa Fe Public Schools per SFCC Subsection14-8.16(B)(1).

Archaeology
The Project is located in the Suburban Archaeological District. As the property comprises less than 10 acres, an archaeological survey is not required.

Santa Fe HOMES Program
Six of the existing homes (20%) will be renovated and sold as affordable homes in compliance with the Santa Fe Homes Program (SFHP) requirements. Affordable homes will be renovated prior to sale, in accordance with SFHP standards. The signed SFHP proposal is found in Exhibit D(2).

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

VI. DEVELOPMENT PLAN APPROVAL CRITERIA SFCC 1987 SECTION 14-3.8(D)(1)

The proposed development plan seeks to establish a permitted height of 24 feet at 5 foot side setbacks. SFCC 1987 Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of Development Plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Santa Fe City Code (SFCC) 1987 Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means	

to protect the public interest. Subject to staff recommended conditions of approval, the proposed development plan complies with SFCC Chapter 14 and would not adversely affect the public interest. The proposed development plan establishes predictable parameters for future use of the proposed Plaza del Monte Subdivision. In doing so, the development plan accommodates existing conditions, preserves historic character, and creates homeownership opportunities in close proximity to downtown. These projected outcomes are in the public interest.	
Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**
The proposed development plan for a 30-lot residential subdivision is compatible with abutting mixed land uses, which include residential, offices, Fort Marcy Park, and the Scottish Rite Temple. The property has been in residential use for nearly 50 years and will remain so with the approval of this development plan.	

VII. FINAL SUBDIVISION PLAT

SFCC 1987 Section 14-3.7 governs the authority, procedures and restrictions for the division of land. SFCC 1987 Subsection 14-3.7(B)(3)(d) states that "The Planning Commission shall review the final plat and other materials submitted for conformity to this article, consider the Land Use Director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider."

The criteria for approval of a Final Subdivision are detailed below:

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No) **YES**
The proposed subdivision will maintain the character of the development, retaining both contributing and non-contributing historic homes. Future owners will be required to renovate in strict compliance with the City of Santa Fe's Historic Districts Ordinance. Roadways, guest parking and sidewalks are designed in order to preserve as many of the mature trees and other existing vegetation as possible. A private pocket park has been identified for the retention of a significant portion of the central open space that has characterized Plaza del Monte for decades.	
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	**Criterion Met:** (Yes/No) **YES**

conditions. See also SFCC 1987 Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	
The Arroyo de Las Mascaras runs along the western boundary of the property and is recorded as a drainage easement. The limits of the associated 100-year floodplain fall outside of the existing development along this feature, and flood hazards will not be increased by the proposed subdivision. The remainder of the land within the proposed subdivision is of gentle grade and topographically well-suited for both existing and proposed development.	
Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No) **YES**
In order to accommodate existing conditions while still achieving the intent of SFCC 1987 Section 14-9.2, an Innovative Street Design is proposed for the reconstruction of Camino Santiago and Camino Matias in accordance with SFCC 1987 Subsection14-9.2(B)(3). No new infrastructure will be dedicated to the City as part of the proposed Plaza del Monte Subdivision. The Development Review Team (DRT) has reviewed the Applicant's proposed subdivision design. The DRT includes the following City Divisions: Traffic, Terrain Management, Water, Sewer, Fire and Land Use. Review comments and conditions from the DRT provide necessary changes to the proposal to conform to the City Code in order to meet standards for public health, safety or welfare. The engineering design for terrain management, roads and utilities complies with all requirements of Chapter 14, Article 9.	
Criterion 4: A *plat* shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the *plat*.	**Criterion Met:** (Yes/No) **YES**
No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.	
Criterion 5: A *plat* shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the *plat*.	**Criterion Met:** (Yes/No) **YES**
No existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

Early Neighborhood Notification meetings were held for the preliminary development plan and subdivision plat on July 19, 2021 and on August 9, 2021. A total of 19 neighbors or current residents attended. Discussion included an explanation of the affordable housing program, impacts to existing residents relative to proposed infrastructure upgrades, park space and pedestrian connectivity, guest parking, maintenance and retention of existing mature landscaping, and historic preservation. **An ENN was not required for the final development plan and subdivision request.**

IX. EXPIRATION

Per SFCC 1987 Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan

for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)." Therefore, should the Commission approve the final development plan and adopt Findings of Fact and Conclusions of Law at this hearing, the expiration date would be January 6, 2025.

According to SFCC 1987 Subsection 14-3.19(B)(3) "Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions , shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously." Should the Commission approve the preliminary subdivision plat and adopt the recommended Findings of Fact and Conclusions of Law at this hearing, the expiration date would be January 6, 2025.

X. ATTACHMENTS:

EXHIBIT A: Draft Findings of Fact and Conclusions of Law
1. Case #2021-4246 Final Development Plan
2. Case #2021-4247 Final Subdivision

EXHIBIT B: Development Review Team Memoranda
1. Compiled Technical Corrections
2. Fire Prevention Review
3. Water Review

EXHIBIT C: Maps and Photos
1. Future Land Use
2. Current Zoning
3. Aerial
4. Street Views

EXHIBIT D: Applicant Materials
1. Project Report
2. Santa Fe Homes Proposal
3. Proposed Development Plan & Subdivision

APPROVED BY:

Title	Name	Initials
Interim Planning and Land Use Director	Jason Kluck	*jmk*
Land Use Planner Manager	Noah Berke, AICP	NLB
Land Use Department Case Manager	Daniel Alvarado. AICP	*DA*

City of Santa Fe, New Mexico

Case #2021-4248 4249
Plaza del Monte Final Development Plan
and Final Subdivision
Planning Commission
January 6th, 2022

Exhibit A

Draft Findings of Fact and Conclusions of Law

1. **Case #2021-4248 Final Development Plan**
2. **Case #2021-4249 Final Subdivision**

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

Case #2021-4548
Plaza del Monte Final Development Plan

Owner's/Applicant's Name- Plaza del Monte, LLC
Agent's Name- JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on January 6, 2022 (Hearing) upon the application (Application) of JenkinsGavin, Inc., as agent for Plaza del Monte, LLC (Applicant).

The Application pertains to a property located at Camino Santiago and Bishop's Lodge Road totaling approximately 6.6 acres, known as Plaza del Monte (Property). The Applicant requests approval of a preliminary development plan to establish custom dimensional standards for 30 residential lots (Project) and to account for existing conditions. The Property is zoned R-29 (Residential-twenty-nine dwelling units per acre).

In related Case #2021-4549, the Applicant requests final subdivision plat approval for 30 residential lots for the Property located at Camino Santiago and Bishop's Lodge 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. Applicant requests approval of a preliminary development plan to establish custom dimensional standards for 30 residential lot and to account for existing conditions. The Property is zoned R-29.
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 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on April 8, 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), virtual ENN meetings were held on the Application on July 19, 2021 and August 9, 2021. The ENN meetings were attended by the Project team, members of City staff, and approximately 19 members of the public. Discussion included an explanation of the affordable housing program, impacts to existing residents relative to proposed infrastructure upgrades, park space and pedestrian connectivity, guest parking, maintenance and retention of existing mature landscaping, and historic preservation.

6. On November 4, 2021 the Commission voted to approve the preliminary development plan and preliminary subdivision plat for the Property, subject to certain conditions of approval and technical corrections recommended by City staff (Case #2021-4246 and Case #2021-4247).
7. On November 4, 2021, the Commission adopted written Findings of Fact and Conclusions of Law reflecting its decisions, which were recorded as Items #21-0617 and #21-0618.
8. City staff reviewed the final 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.
9. Staff recommended that the Commission approve the final development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and exhibits.
10. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and Section 1987 14-3.8(B)(4), the Commission has the authority to review and approve development plans.

Development Plan

11. At the Hearing, the Commission considered the Application in this case concurrently with the application in Case No. 2021-4429; 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.
12. Under SFCC 1987 Section 14-7.2(D), minimum yard requirements in the R-10, R-12, R-21 and R-29 districts shall be established by an approved development plan.
13. In this case, the Applicant is establishing custom setbacks through the development plan to account for existing conditions.
14. 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).
15. 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).
16. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
17. 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.
18. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it has the 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.
19. Pursuant to SFCC 19987 Section 14-3.8(D)(1)(b), the Commission finds that the development plan will not adversely affect the public interest. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. The proposed development plan establishes predictable parameters for future use of the proposed Plaza del Monte Subdivision. In doing so, the development plan accommodates existing conditions,

preserves historic character, and creates homeownership opportunities in close proximity to downtown. These projected outcomes are in the public interest.

20. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures, and uses of the abutting property and other properties in the vicinity of the premises under consideration. The proposed development plan for a 30-lot residential subdivision is compatible with abutting mixed land uses, which include residential, offices, Fort Marcy Park, and the Scottish Rite Temple. The property has been in residential use for nearly 50 years and will remain so with the approval of this development plan.
21. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
22. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 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 to approve the final development plan, subject to conditions.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission approves the final development plan subject to the conditions and technical corrections recommended by staff because all applicable code requirements and criteria for preliminary development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final development plan for the Property, as requested in the Application for Case #2021-4548, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The final 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 Subsection 14-3.19(B)(6). If the final development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____

Brian Gutierrez, Chair Date

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 #2021-4249
Plaza del Monte Final Subdivision Plat

Owner's/Applicant's Name- Plaza del Monte, LLC
Agent's Name- JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on January 6, 2022 (Hearing) upon the application (Application) of JenkinsGavin, Inc., as agent for Plaza del Monte, LLC (Applicant).

The Application pertains to a property located at Camino Santiago and Bishop's Lodge Road totaling approximately 6.6 acres, known as Plaza del Monte (Property). The Applicant requests approval of a final subdivision plat for 30 residential lots (Project). The Property is zoned R-29 (Residential-twenty-nine dwelling units per acre).

In related Case #2021-4248, the Applicant requests final development plan approval for 30 residential lots for the Property located at Camino Santiago and Bishop's Lodge 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. Applicant requests approval of a final subdivision plat for 30 residential lots. The Property is zoned R-29.
2. 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)].
3. A pre-application conference was held on April 8, 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), virtual ENN meetings were held on the Application on July 19, 2021 and August 9, 2021. The ENN meetings were attended the Project team, members of City staff, and approximately 19 members of the public. Discussion included an explanation of the affordable housing program, impacts to existing residents relative to proposed infrastructure upgrades, park space and pedestrian connectivity, guest parking, maintenance and retention of existing mature landscaping, and historic preservation.

6. 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.
7. Staff recommended that the Commission should approve the final subdivision plat, subject to certain conditions (the Conditions) and technical corrections set out in the Staff Report and exhibits.

Final Subdivision Plat

1. SFCC Section 14-3.7(B) establishes certain procedures for final subdivision plat approval including, without limitation, a public hearing by the Commission, review of the preliminary plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
2. At the Hearing, the Commission considered the Application in this case concurrently with the application in Case No. 2021-4248; 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. After a preliminary subdivision plat has been approved, SFCC Section 14-3.7(B)(4)(b) requires the Applicant to submit a final plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of SFCC Section 14-9 (Submittal Requirements).
4. Pursuant to SFCC Section 14-3.7(B)(4)(a), the Commission finds that the final plat conforms substantially to the preliminary plat as approved.
5. 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 final subdivision.
6. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features, historical sites and structures, and community assets. The proposed subdivision will maintain the character of the development, retaining both contributing and non-contributing historic homes. Future owners will be required to renovate in strict compliance with the City of Santa Fe's Historic Districts Ordinance. Roadways, guest parking and sidewalks are designed in order to preserve as many of the mature trees and other existing vegetation as possible. A private pocket park has been identified for the retention of a significant portion of the central open space that has characterized Plaza del Monte for decades.
7. 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. The Arroyo de Las Mascaras runs along the western boundary of the property and is recorded as a drainage easement. The limits of the associated 100-year floodplain fall outside of the existing development along this feature, and flood hazards will not be increased by the proposed subdivision. The remainder of the land within the proposed subdivision is of gentle grade and topographically well-suited for both existing and proposed development.
8. Pursuant to SFCC 1987 Section 14-3.7(C)(3), the Commission finds that the plat complies with the infrastructure design, improvement, and dedication standards set forth in SFCC 1987 Section 14-9.2(B)(3). In order to accommodate existing conditions while still achieving the

intent of Section 14-9.2, an Innovative Street Design was adopted. No new infrastructure will be dedicated to the City as part of the proposed Plaza del Monte Subdivision.

9. Pursuant to SFCC 1987 Section 14-3.7(C)(4)-(5), the Commission finds that no existing nonconformities are increased, nor are any nonconformities created by the approval of this subdivision. The Applicant is not requesting any variances with this proposal.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.

Final Subdivision

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

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF JANUARY, 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the final subdivision plat, subject to the Conditions and the technical corrections set forth in the Staff Report and exhibits. The final subdivision plat shall expire three years after issuance of this final action unless an extension is granted or a final subdivision plat is approved pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____
Brian Gutierrez, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Patricia Feghali Date

Assistant City Attorney

City of Santa Fe, New Mexico

Case #2021-4248 4249
Plaza del Monte Final Development Plan and
Final Subdivision
Planning Commission
January 6, 2022

Exhibit B

Development Review Team

1. **Compiled Technical Corrections**
2. **ADA Site Review**
3. **Fire Prevention Review**
4. **Water Review**
5. **Wastewater Review**

EXHIBIT B1
Technical Corrections
Case #2021-4248 4249
Plaza del Monte Final Development Plan & Final Subdivision

TECHNICAL CORRECTIONS	Department	Staff
Final Subdivision		
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. 6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. 7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. 10. 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) 11. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 12. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 13. Shall comply with D105 Aerial Fire Apparatus Access Roads 14. Shall comply with Section D106 Multiple-Family Residential Developments. 15. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting. 16.	Fire Prevention	Geronimo Griego
Final Development Plan		
17. 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) 18. 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	Geronimo Griego

19. Shall comply with table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. 20. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 21. 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. 22. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 23. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 24. 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) 25. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 26. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 27. Shall comply with D105 Aerial Fire Apparatus Access Roads 28. Shall comply with Section D106 Multiple-Family Residential Developments. 29. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		

Development Review Team

Comment Form

Date: 12/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4548. Plaza del Monte Final Development Plan

Case Mgr: Daniel Alvarado

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:
Staff: Could not access this case on the public drive.	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 D105 Aerial Fire Apparatus Access Roads 12. Shall comply with Section D106 Multiple-Family Residential Developments. 13. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: 12/13/2021

Staff person: Geronimo Griego

Dept/Div: Fire Prevention

Case: 2021-4549. Plaza del Monte Final Subdivision

Case Mgr: Daniel Alvarado

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:
Staff: Could not access this case on the public drive.	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. 9. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 10. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 11. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 12. Shall comply with D105 Aerial Fire Apparatus Access Roads 13. Shall comply with Section D106 Multiple-Family Residential Developments. 14. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	

*Must made prior to recording and/or permit issuance

Development Review Team

Comment Form

Date: December 13, 2021

Staff person: John Del Mar

Dept/Div: Public Utilities/Water Division

Case: **Case #2021-4548. Plaza del Monte Final Development Plan.**

Case Mgr: Daniel Alvarado

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

Conditions of Approval :	Must be completed by:
1 An approved water plan and Agreement to Construct and Dedicate (ACD) from Water Division will be required	Prior to final plan approval
2 Any grading impacting existing water mains must maintain 4 foot cover, not to exceed 5 foot cover over mains. Mains must be adjusted to new grade as needed.	Prior to final plan approval
3 Coordinate planned priority line replacements (by the Water Division) at this location between the design engineer/developer and the Water Division.	Prior too final plan approval
4	

Technical Corrections*:	Must be completed by:
2	
3	
4	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

City of Santa Fe, New Mexico

Case #2021-4248 4249
Plaza del Monte Final Development Plan and
Final Subdivision
Planning Commission
January 6th, 2022

Exhibit C

Maps and Photos

1. **Future Land Use**
2. **Current Zoning**
3. **Aerial Photo**
4. **Street Views**

Exhibit C1: Future Land Use Map

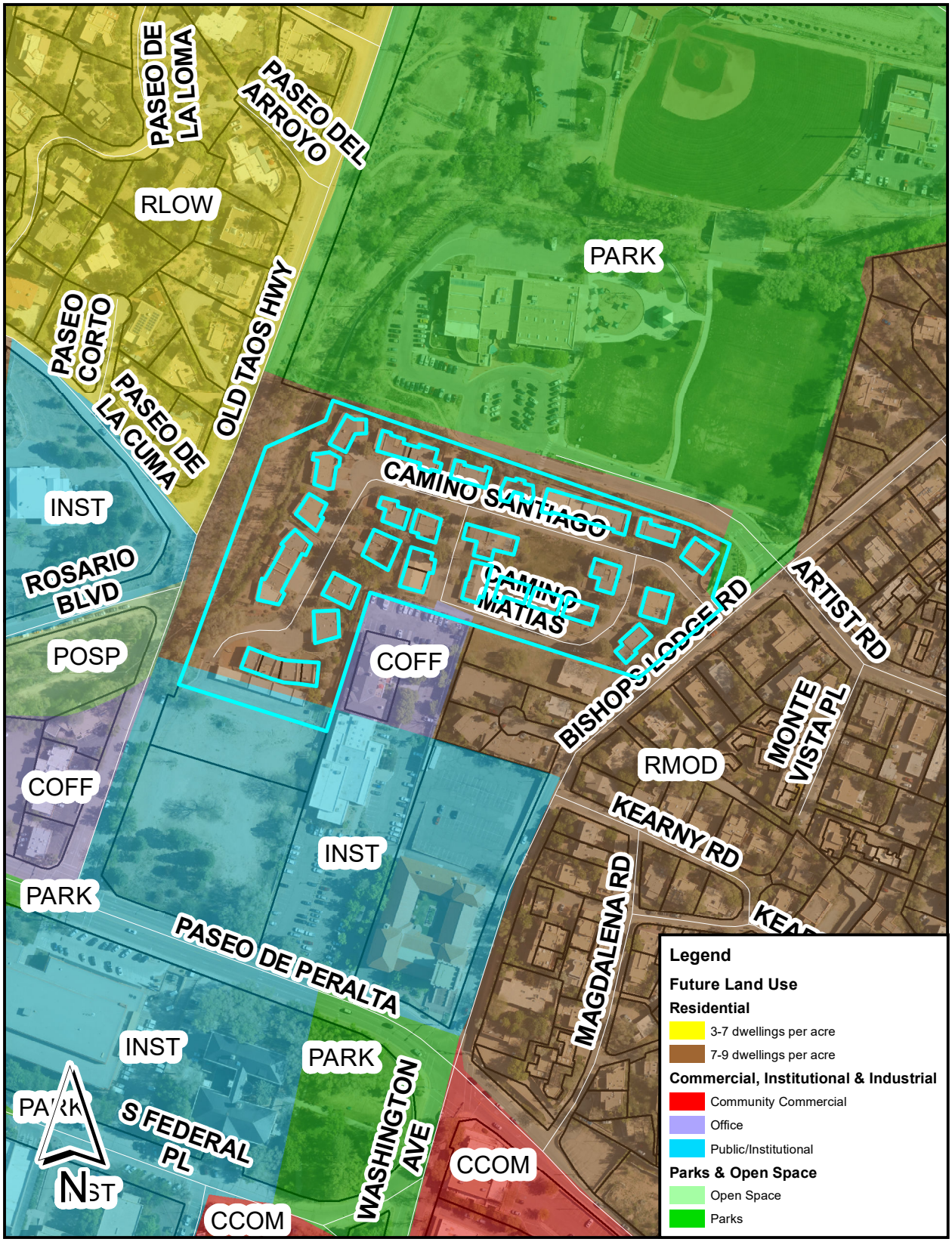


Exhibit C2: Current Zoning Map

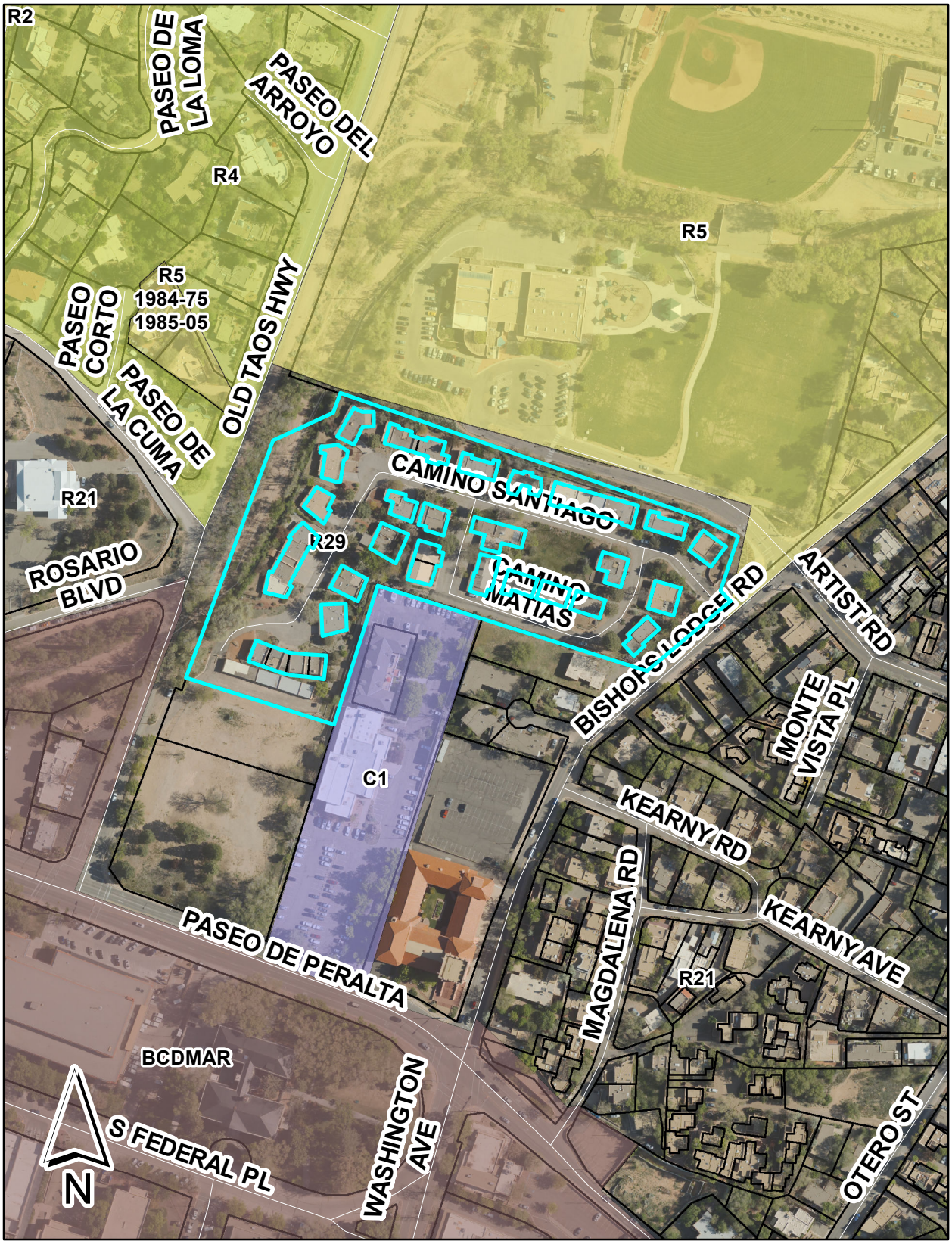


Exhibit C3: Aerial View

Exhibit C4: Google Views

Entrance at Bishop's Lodge Road

At Camino Matias and Camino Santiago

City of Santa Fe, New Mexico

Case #2021-4248 4249
Plaza del Monte Final Development Plan and Final Subdivision
Planning Commission
January 6th, 2021

Exhibit D

Applicant Materials

1. **Project Report**
2. **Santa Fe Homes Proposal**
3. **Proposed Development Plan & Subdivision (compressed set without construction detail sheets)**

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 22, 2021

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

RE: Letter of Application
Plaza del Monte Final Development Plan and Final Subdivision Plat

Dear Lee:

This letter is respectfully submitted on behalf of Plaza del Monte, LLC (the "Applicant") in application for Final Development Plan and Final Subdivision Plat approval for a 30-lot residential subdivision, for consideration by the Planning Commission at their meeting of January 6, 2022. The Preliminary Development Plan (Case #2021-4246 PLBD) and Preliminary Subdivision Plat (Case #2021-4247 PLBD) were approved on the Planning Commission on November 4, 2021. The ±6.625-acre subject property is located between Bishop's Lodge Road and Old Taos Highway, south of Fort Marcy Park. The property is zoned R-29 and is located in the Downtown and Eastside Historic District.

Project Description

Existing structures at Plaza del Monte include 21 detached single-family homes, two duplexes, three fourplexes, and one free-standing garage/carport structure, the demolition of which has been previously approved by the Historic Districts Review Board. The Final Subdivision Plat creates 30 lots, to include 21 existing detached homes, conversion of duplexes and fourplexes into 8 homes with attached guest units, and one new vacant lot. The Final Development Plan specifies custom setbacks and depicts planned site improvements, including the creation of a pocket park, reconstruction of the two existing private roadways (Camino Santiago and Camino Matias) using an innovative street design, construction of sidewalks and guest parking areas, replacement of fencing, and sewer system upgrades. Six of the existing homes (20%) will be renovated and sold as affordable homes in compliance with the Santa Fe Homes Program requirements.

Property History

According to the Historic Cultural Properties Inventory (HCPI) for the property, the Plaza del Monte Retirement Center, as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided

to plan for redevelopment of the site. Architects Kenneth S. Clark and Phillippe Register divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago, running through the older residences at the southern portion of the property.

As is described in the HCPI, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs, at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing, with carport-dominant façades.

In 1987, the Presbyterian Board of Pensions sold the property to Presbyterian Medical Services, who managed the rental of the retirement cottages until the property was sold to the Applicant in 2015. Between 2017 and 2019, the Historic Districts Review Board reviewed and designated historic status for all structures in the development, and future exterior alterations to these structures will require review and approval through the City's Historic Preservation Division.

Zoning Compliance

As stated above, the Property is zoned R-29 (Residential – 29 dwellings per acre). In compliance with SFCC §14-7.2, Table 14-7.2-1, custom dimensional standards are established with the proposed Development Plan. All proposed lots in the subdivision meet or exceed the 3,000 square foot minimum lot area and comply with the maximum 40% lot coverage specified in SFCC Chapter 14. Setbacks established by the proposed Development Plan are intended to reflect existing conditions and to constrain new development and home renovations/additions in order to harmonize with the existing land use patterns of the historic Plaza del Monte community.

Front Yard Setback:	7 feet from edge of Access & Utility Easement.
Side Yard Setback:	5 feet from property line for Detached Homes; OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
Garage Setback:	10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 5 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
Rear Yard Setback:	10 feet from property line.

Subdivision Approval Criteria

The Subdivision approval criteria outlined in §14-3.7(C) are addressed below:

(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.

Response: A primary intent of the proposed subdivision is to maintain the character of the development, retaining both contributing and non-contributing historic homes and allowing for future owners to renovate in strict compliance with the City of Santa Fe's Historic Districts Ordinance. In addition, every effort has been made in the layout of roadways, guest parking and sidewalks to preserve as many of the mature trees and other existing vegetation as possible, and a private pocket park has been identified for the retention of a significant portion of the central open space that has characterized Plaza del Monte for decades.

(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).

Response: The Arroyo de Las Mascaras runs along the western boundary of the property and has been recorded as a Drainage Easement in Plat Book 207, Page 35. The limits of the associated 100-year floodplain fall outside of the existing development along this feature, and flood hazards will not be increased by the proposed subdivision. The remainder of the land within the proposed subdivision is of gentle grade and topographically well-suited for both existing and proposed development.

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

Response: The Final Subdivision Plat complies with the standards of Chapter 14, Article 9 – Infrastructure Design, Improvements and Dedication Standards. In order to accommodate existing conditions while still achieving the intent of SFCC §14-9.2, an Innovative Street Design is proposed for the reconstruction of Camino Santiago and Camino Matias in accordance with SFCC §14-9.2(B)(3). No new infrastructure will be dedicated to the City as part of the proposed Plaza del Monte Subdivision.

(4) A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

Response: No new nonconformities will be created, nor will existing nonconformities be intensified by the proposed subdivision and custom setbacks associated with the proposed development plan.

(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.

Response: See response to item 4, above.

Development Plan Approval Criteria

The Development Plan approval criteria outlined in §14-3.8(D)(1) are addressed below:

a) *that the land use board is empowered to approve the plan under the section of Chapter 14 described in the application*

   Response: The Planning Commission has the authority to approve the Development Plan in accordance with §14-2.3(C)(1).

b) *that approving the development plan does not adversely affect the public interest*

   Response: The proposed development plan establishes predictable parameters for future use of the proposed Plaza del Monte Subdivision. In doing so, the development plan accommodates existing conditions, preserves historic character, and creates homeownership opportunities in close proximity to downtown. These projected outcomes are in the public interest.

c) *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

   Response: The proposed development plan for a 30-lot residential subdivision is compatible with abutting mixed land uses, which include residential, offices, Fort Marcy Park, and the Scottish Rite Temple. The property has been in residential use for nearly 50 years and will remain so with the approval of this development plan.

Access and Traffic

The Project is accessed through two entrances – one off Bishop's Lodge Road and a second via an access easement across the adjacent La Secoya de El Castillo property to Old Taos Highway.

Because the majority of the units in the proposed subdivision already exist, no Traffic Impact Analysis was required by City Staff.

The streets internal to the proposed subdivision – Camino Santiago and Camino Matias – will remain private drives and will be reconstructed and improved to a higher level of service, for both pedestrians and vehicles. An Innovative Street Design is proposed per SFCC §14-9.2(B)(3), which states that *"to better achieve the intent of Section 14-9.2, the planning commission … may consider and approve innovative street designs that are not included among the street types and street sections shown or described in this section."* Proposed lot lines extend to the center of an Access and Utility Easement of variable width, which will be created via the proposed Subdivision Plat. All roadway maintenance will be the responsibility of a new Homeowner's Association (HOA). Every effort has been made to preserve existing mature landscaping and to maintain the character of the development during the planning of roadway improvements. As a result, minimal modifications are proposed. These include 9-foot travel lanes with an inverted crown cross-section and 12-inch mountable concrete curb/gutter, a 5-foot sidewalk on one side of all internal streets, which will connect to adjacent pedestrian facilities, and the addition of on-street guest parking areas where feasible. Proposed typical street sections are provided in the attached Plan Set.

Terrain Management

All terrain management regulations will be met. The Arroyo de Las Mascaras runs along the western boundary of the property and has been recorded as a Drainage Easement in Plat Book 207, Page 35. The limits of the associated 100-year floodplain fall outside of the existing development along this feature, and flood hazards will not be increased by the proposed subdivision. The remainder of the land within the proposed subdivision is of gentle grade and topographically well-suited for both existing and proposed development. The site slopes gently to the west and several homes have existing retaining walls, which define yard space and will be maintained by individual property owners. The Project will result in only a modest increase in impervious area because all but one of the lots being created have existing homes. New detention ponding is proposed to capture increased runoff that will result from site improvements, and on-lot ponding will be required on the new vacant parcel (Lot 23) in accordance with City standards. See the attached Plaza del Monte Terrain Management Report and Grading and Drainage Plans for more details.

Parking, Landscaping & Lighting

The proposed Subdivision Plat and Development Plan calls for the creation of 15 guest parking spaces (0.5 per residence), and each residence in the proposed subdivision has at least 2 off-street parking spaces, in accordance with SFCC §14-8.6. Because the community is already well landscaped with mature vegetation, no new landscaping is proposed. Likewise, no new lighting is proposed in alignment with efforts to preserve the character of the existing development.

Water and Wastewater

The property is currently served by a public water main, which is slated for replacement by the City of Santa Fe Water Division in the current fiscal year. The only new water demand resulting from the proposed subdivision is the one vacant lot (Lot 23) that is being created, which will be required to pay water offset fees upon issuance of a building permit. The existing private sewer system will be replaced prior to roadway reconstruction, and the Applicant is coordinating with the Water Division with regards to the timing of these infrastructure upgrades. The new sewer system will remain private, and the City will neither own nor be responsible for maintenance of this system.

Solid Waste

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

Archaeology

The Project is located in the Suburban Archaeological District. As the property comprises less than 10 acres, an archaeological survey is not required. However, replacement of the private sewer system will require archaeological monitoring. The Applicant is working to coordinate these monitoring efforts with the City's Water Division, such that a phased monitoring could take place to cover the replacement of both water and sewer lines through the project area.

Santa Fe Homes Program

In accordance with the provisions of the Santa Fe Homes Program ("SFHP"), the Project will provide six affordable homes (20% of the total). Affordable homes will be renovated prior to sale, in accordance with SFHP standards. Please refer to the attached SFHP Proposal for more information.

Fire Protection and Emergency Access

Emergency access requirements are satisfied by the two provided access points, at Bishop's Lodge Road and at Old Taos Highway. Fire hydrants that serve the development are located along Bishop's Lodge Road, along Old Taos Highway, and at Fort Marcy Park (adjacent to the north).

Early Neighborhood Notification

Early Neighborhood Notification meetings were held on July 19, 2021 and on August 9, 2021. A total of 19 neighbors or current residents were in attendance. Discussion included an explanation of the affordable housing program, impacts to existing residents relative to proposed infrastructure upgrades, park space and pedestrian connectivity, guest parking, maintenance and retention of existing mature landscaping, and historic preservation.

Staff Review Comments

In response to staff comments received on the Preliminary Development Plan and Preliminary Plat applications, the following issues have been addressed:

- All sidewalks and ramps will meet ADA accessibility requirements for maximum running slope, and slopes are indicated on the plans.
- A striping plan is included in the submittal, which adequately delineates the continuation of the accessible route across the driving area.
- A note has been included on the proposed Final Development Plan to indicate that the sewer system serving the development is private and will not be owned or maintained by the City of Santa Fe.
- All Fire Prevention requirements have been met.

Application Fees

The Application Fees are calculated as follows:

Final Development Plan	$ 0.00 (*fees paid with preliminary submittal*)
Final Subdivision Plat	$3,600.00 (*$150 per lot after 5*)
Posters	$0.00 (*will re-use posters*)
TOTAL:	$3,600.00

In support of these requests, the following documentation is submitted herewith for your review and consideration:

1a. Subdivision Application
1b. Development Plan Application
2. Letter of Owner Authorization
3. Lot of Record Deed and Plat
4. SFHP Proposal
5. ENN Meeting Notes
6. Terrain Management Report
7. Final Development Plan and Final Subdivision Plat Plan Set

Please let us know if you have any questions or need additional information.

Thank you for your consideration.

Sincerely,

Jennifer Jenkins
JenkinsGavin, Inc.

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L
"Plaza del Monte Subdivision"
Camino Santiago and Camino Matias
Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 20th day of September 2021 by ***Plaza del Monte, LLC*** ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of ***Plaza del Monte Subdivision*** hereinafter referred to as the "Property".

B. SFHP Developer desires to ***subdivide and develop*** the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST. SFHP Developer seeks ***preliminary and final subdivision plat*** approval.

B. SFHP PLAN. The project has an area of approximately 6.625 acres, is zoned **R-29,** permitting **up to 29** dwelling units per acre. SFHP Developer proposes to subdivide the property into 30 residential lots, of which 29 have existing dwellings and 1 is vacant. Developer agrees to comply with the Santa Fe Homes Program ordinance. SFHP requires that 20% of these homes are affordably-priced, resulting in ***6*** **affordable homes.** The SFHP Plan shall include the number of bedrooms and bathrooms, the minimum square footage and the minimum household size, the income range to be served and the current SFHP Home price

for each SFHP Home as set forth in Section 8.2 of the SFHP Administrative Procedures.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

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

E. DEVELOPMENT INCENTIVES. SFHP Developer **does not** request a **density** bonus (15%). However, SFHP Developer does request fee waivers and reduced fees for the affordable units as per SFCC 14.8.11(G)(2), including: Impact Fees, Wastewater UECs and Building, Electrical, Plumbing & Mechanical Permit Fees. Water UECs (not including the construction costs associated with installation) are REDUCED.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

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

SFHP DEVELOPER:

_____
{Signature}

Plaza Del Monte LLC
{Print Name & Title of Developer.}

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

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 20 day of September, 2021, by Paul S. Cauwels .the {title} _____ of {entity} Plaza del Monte LLC

_____
NOTARY PUBLIC

My Commission Expires:

7-21-22

OFFICIAL SEAL
Corrie Dana Layer
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7-21-22

REVIEWED BY:

_____ _____
OFFICE OF AFFORDABLE HOUSING DATE
Alexandra Ladd, Director

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule

EXHIBIT 1

Site Plan

CONCEPTUAL LOT LINES (30-LOT SUBDIVISION)

126 PROPOSED ADDRESSING CHANGE

SIDEWALK

PROPOSED PARKING (15 SPACES)

APPROVED GARAGE DEMOLITION

AFFORDABLE HOMES

EXHIBIT 2

SANTA FE HOMES PROGRAM
SFHP PLAN AND HOME SALES PRICING SCHEDULE
Effective April 2021*

Income Range	*One Bedroom* *1-2 person HH* *(850 sq ft min)*	*Two Bedrooms* *1-2 person HH* *(1,000 sq ft min)*	*Three Bedrooms* *3-4 person HH* *(1,150 sq ft min)*
2 (50-65%AMI)	Max. Price $128,500 0 Units	Max. Price $146,750 2 Units	Max. Price $165,250 0 Units
3 (65-80%AMI)	Max. Price $167,000 0 Units	Max. Price $190,750 3 Units	Max. Price $214,750 0 Units
4 (80-100%AMI)	Max. Price $205,500 0 Units	Max. Price $235,000 1 Units	Max. Price $264,250 0 Units

Prices reflect April 2021 HUD Area Median Incomes for Santa Fe. Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

AFFORDABILITY CALCULATION
Single Family Building Lots

The project has an area of approximately 6.625 acres, zoned R-29, permitting up to 29 dwellings per acre. The required number of SFHP units is 20% of the total units, 5% each in Income Ranges 2 and 4 and 10% in Income Range 2. The project proposes **30 total lots** to include 29 existing single-family homes (21 detached homes and 8 homes with attached guest units) and one vacant lot.

CALCULATION for the SFHP requirement:

= Total number of units multiplied by (0.2) = # of Units Required
= **30** total units x 0.2 = **6 SFHP unit**(s) are required
= **6 lots/units** delivered

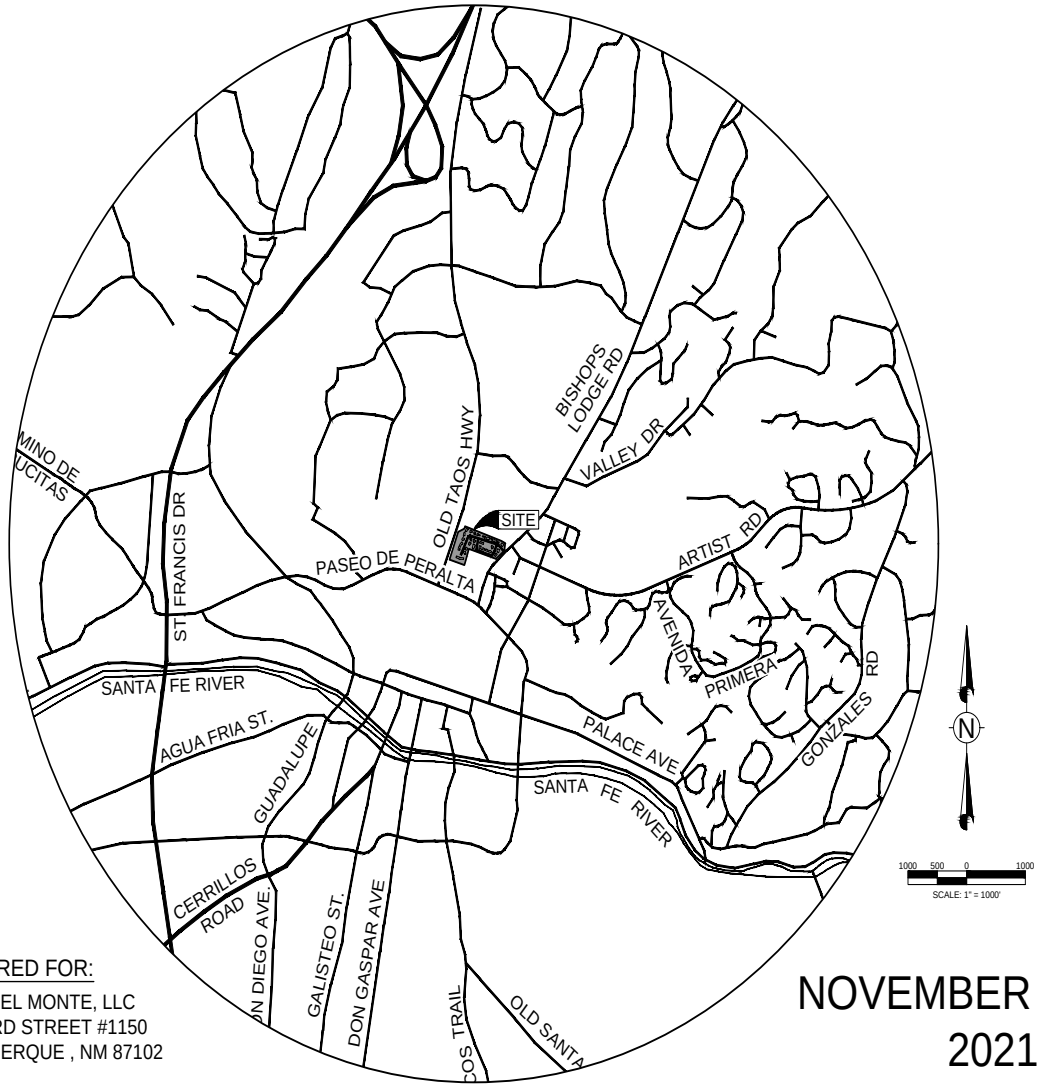
NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

FINAL DEVELOPMENT PLAN AND

FINAL SUBDIVISION PLAT SUBMITTAL FOR

PLAZA DEL MONTE

SANTA FE, NEW MEXICO



PREPARED FOR:

PLAZA DEL MONTE, LLC
201 THIRD STREET #1150
ALBUQUERQUE , NM 87102

NOVEMBER
2021

CITY OF SANTA FE, NEW MEXICO

SECTION 24, TOWNSHIP 17N, RANGE 9E

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 THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED UPON INFORMATION PROVIDED BY OTHERS, I ACCEPT THE RECORD DATA AS BEING ACCURATE AND APPLICABLE OR EQUAL.

_____
MICHAEL D. GOMEZ, N.M.P.E. NO. 8731
SANTA FE ENGINEERING CONSULTANTS, LLC.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

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 1-1

123413

207035

TRACT A

A certain tract of land lying and being situate within the City of Santa Fe, within the Santa Fe Grant, Santa Fe County, New Mexico and being more particularly described by metes and bounds as follows:

BEGINNING at a drill hole with plug in concrete at the southwesterly corner of the tract at the intersection of Paseo de Peralta and the Old Taos Highway from whence the City of Santa Fe Sewer Manhole #X24-1 in Paseo de Peralta bears S78°20'27"W,146.19 feet; thence along the R/W line of the Old Taos Highway,
N20°11'00"E, 390.62 feet to a capped rebar #10277 found; thence,
S69°08'39"E, 11.68 feet to a capped rebar #10277 found; thence,
N20°12'44"E, 23.00 feet to a capped #4 rebar set; thence leaving said R/W,
S72°23'27"E, 267.36 feet to a capped #4 rebar set; thence,
S17°28'05"W, 390.44 feet to a drill hole with plug in concrete at the northerly R/W of Paseo de Peralta; thence along said R/W,
N69°42'47"W, 261.68 feet to a drill hole with plug in concrete; thence,
N35°47'06"W, 42.95 feet to the point and place of beginning.

CONTAINING 109,813 Square Feet or 2.5210 Acres, more or less

TRACT B

A certain tract of land lying and being situate within the City of Santa Fe, within the Santa Fe Grant, Santa Fe County, New Mexico and being more particularly described by metes and bounds as follows:

BEGINNING at the southeasterly corner of the tract marked by a capped rebar #10277 found on the westerly R/W of Bishop's Lodge Road from whence the City of Santa Fe Sewer Manhole #X5-5 bears S34°36'18"W, 83.88 feet; thence from said point of beginning,

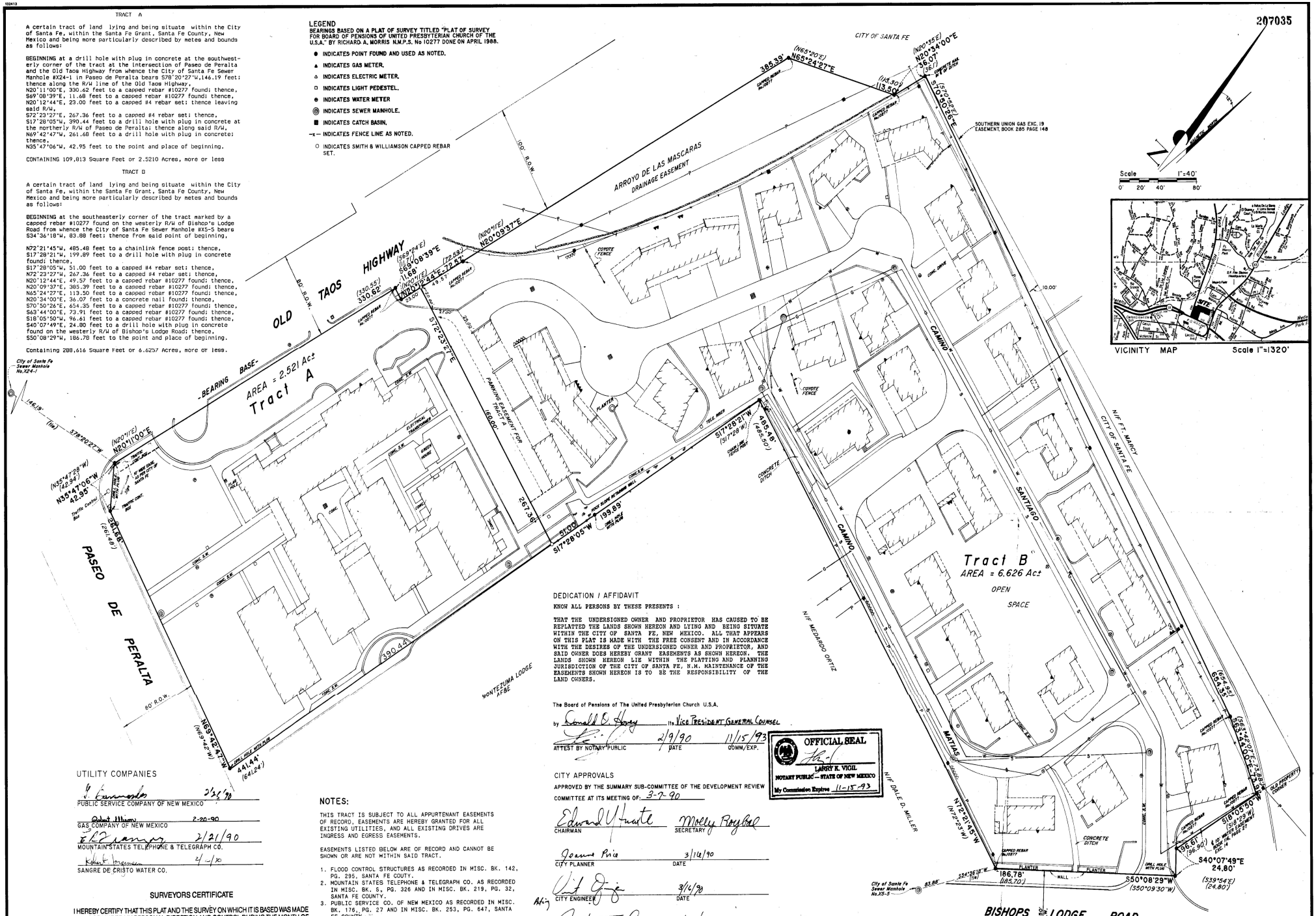
N72°21'45"W, 485.48 feet to a chainlink fence post; thence,
S17°28'21"W, 199.89 feet to a drill hole with plug in concrete found; thence,
S17°28'05"W, 51.00 feet to a capped #4 rebar set; thence,
N72°23'27"W, 267.36 feet to a capped #4 rebar set; thence,
N20°12'44"E, 49.57 feet to a capped rebar #10277 found; thence,
N20°09'37"E, 385.39 feet to a capped rebar #10277 found; thence,
N65°24'27"E, 113.50 feet to a capped rebar #10277 found; thence,
N20°34'00"E, 36.07 feet to a concrete nail found; thence,
S70°50'26"E, 654.35 feet to a capped rebar #10277 found; thence,
S63°44'00"E, 73.91 feet to a capped rebar #10277 found; thence,
S18°05'50"W, 96.61 feet to a capped rebar #10277 found; thence,
S40°07'49"E, 24.80 feet to a drill hole with plug in concrete found on the westerly R/W of Bishop's Lodge Road; thence,
S50°08'29"W, 186.78 feet to the point and place of beginning.

Containing 289,616 Square Feet or 6.6257 Acres, more or less.

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR BOARD OF PENSIONS OF UNITED PRESBYTERIAN CHURCH OF THE U.S.A." BY RICHARD A. MORRIS N.M.P.S. No 10277 DONE ON APRIL 1988.

- ● INDICATES POINT FOUND AND USED AS NOTED.
- ▲ INDICATES GAS METER.
- △ INDICATES ELECTRIC METER.
- □ INDICATES LIGHT PEDESTEL.
- ⊕ INDICATES WATER METER
- ◎ INDICATES SEWER MANHOLE.
- ■ INDICATES CATCH BASIN.
- —x— INDICATES FENCE LINE AS NOTED.
- ○ INDICATES SMITH & WILLIAMSON CAPPED REBAR SET.



DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS :

THAT THE UNDERSIGNED OWNER AND PROPRIETOR HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON AND LYING AND BEING SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON. THE LANDS SHOWN HEREON LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, N.M. MAINTENANCE OF THE EASEMENTS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNERS.

The Board of Pensions of The United Presbyterian Church U.S.A.

by Donald E. Hovey its Vice President General Counsel

ATTEST BY NOTARY PUBLIC — 2/9/90 DATE — 11/15/93 COMM/EXP.

OFFICIAL SEAL
LARRY K. VIGIL
NOTARY PUBLIC — STATE OF NEW MEXICO
My Commission Expires 11-15-93

CITY APPROVALS

APPROVED BY THE SUMMARY SUB-COMMITTEE OF THE DEVELOPMENT REVIEW COMMITTEE AT ITS MEETING OF: 3-7-90

Edward Vrooste — CHAIRMAN
Molly Boybal — SECRETARY

Joanne Ruiz — CITY PLANNER — 3/14/90 DATE

CITY ENGINEER — 3/4/90 DATE

Atty

PUBLIC WORKS DIRECTOR — 3/16/90 DATE

UTILITY COMPANIES

PUBLIC SERVICE COMPANY OF NEW MEXICO — 2/26/90

GAS COMPANY OF NEW MEXICO — 2-20-90

MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. — 2/21/90

SANGRE DE CRISTO WATER CO. — 2-1-90

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF JANUARY 1990, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Richard E. Smith
RICHARD E. SMITH, N.M.P.L.S. #5837

NEW MEXICO 5637 REGISTERED PROFESSIONAL SURVEYOR

NOTES:

THIS TRACT IS SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD, EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES, AND ALL EXISTING DRIVES ARE INGRESS AND EGRESS EASEMENTS.

EASEMENTS LISTED BELOW ARE OF RECORD AND CANNOT BE SHOWN OR ARE NOT WITHIN SAID TRACT.

1. FLOOD CONTROL STRUCTURES AS RECORDED IN MISC. BK. 142, PG. 295, SANTA FE COUTY.
2. MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. AS RECORDED IN MISC. BK. 5, PG. 326 AND IN MISC. BK. 219, PG. 32, SANTA FE COUNTY.
3. PUBLIC SERVICE CO. OF NEW MEXICO AS RECORDED IN MISC. BK. 176, PG. 27 AND IN MISC. BK. 253, PG. 647, SANTA FE COUNTY.
4. SOUTHERN UNION GAS CO. AS RECORDED IN MISC. BK. 200, PG. 429, SANTA FE COUNTY.
5. EASEMENTS FOR POWER LINES AND TELEPHONE LINES AS RECORDED IN PLAT BK. 8, PG. 146, SANTA FE COUNTY.
6. STATE HIGHWAY DEPT. AS RECORDED IN MISC. BK. 283, PG. 940, SANTA FE COUNTY.

THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE OF ANY LOT LINE ENCHROACHMENT SHOWN, IF ANY.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed for record on the 16 day of April A.D. 19 90 at 2:40 o'clock P.M. and was duly recorded in book 222, page 22 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jonas G. Armijo
County Clerk, Santa Fe County, N.M.
By Deputy

701 83d

SHEET 2-1

SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street Suite 3 Santa Fe, New Mexico 87501
505/983-5234

LOT SPLIT OF SURVEY OF

THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A.
CITY OF SANTA FE, NEW MEXICO

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT No.:
1" = 40'	2/5/1990	LARRY V.		3329

DESCRIPTION OVERLAY
09/17/2021

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,864 SF.	1,664 SF.	24%
3	7,209 SF.	2,646 SF.	37%
4	7,620 SF.	2,662 SF.	35%
5	7,306 SF.	1,664 SF.	22%
6	8,824 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,366 SF.	2,002 SF.	15%
11	11,005 SF.	1,747 SF.	16%
12	13,588 SF.	1,935 SF.	14%
13	15,681 SF.	2,175 SF.	14%
14	22,568 SF.	4,463 SF.	20%
15	14,214 SF.	3,672 SF.	26%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,438 SF.	1,781 SF.	19%
19	6,243 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

EX. NO. 12. PROPERTY DESCRIBED ON DEED FOR EASEMENT OF WAY FOR FLOOD CONTROL STRUCTURES MISC. BK. 142, PG. 295. CALLS FROM SAID DEED. EXCEPTION NO. 12.

EX. NO. 18. 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 285, PG. 148 CALL FROM SAID EASEMENT. EX. NO. 18.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

10' WIDE NO BUILD ZONE

CAMINO SANTIAGO

CAMINO MATIAS

PARK TRACT A?

ACCESS, UTILITY & DRAINAGE EASEMENT. WIDTH VARIES

ANCHOR EASEMENT EX. NO. 16

5' WIDE EASEMENT FOR BURIED CABLE MISC. BK. 278, PG. 105 EX. NO. 16

10' WIDE WATERLINE EASEMENT

ACCES & UTILITY EMST WIDTH VARIES

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	22.70	N76°09'41"W
L9	8.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	87.69	N73°58'41"W
L13	1.14	N73°58'41"W
L14	75.84	N73°58'41"W
L15	37.27	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	18.71	S28°51'50"W
L21	5.85	S28°51'50"W
L22	1.47	S28°51'50"W
L23	19.60	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.74	S61°12'57"E
L26	4.51	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.19	S19°09'34"W
L30	7.34	S01°25'41"E
L31	37.62	S17°10'08"W
L32	10.81	S39°38'13"W
L33	22.60	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	57.14	N12°14'05"E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'09"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 200, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 1753,281 EX. NO. 11 EX. NO. 11.

DRIVEWAY EASEMENT LINE DATA
L1-S72°23'21"E 24.52' L5-N20°11'00"E 30.00'
L2-S52°56'40"W 35.08' L6-S69°47'37"E 6.31'
L3-S17°11'14"W 68.70' L7-N17°11'14"E 38.79'
L4-N69°47'37"W 33.18' L8-N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S63°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N63°41'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA

SURVEY TIE LINE DATA:

SHEET 2-12

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

SUBDIVISION PLAT
09/17/2021

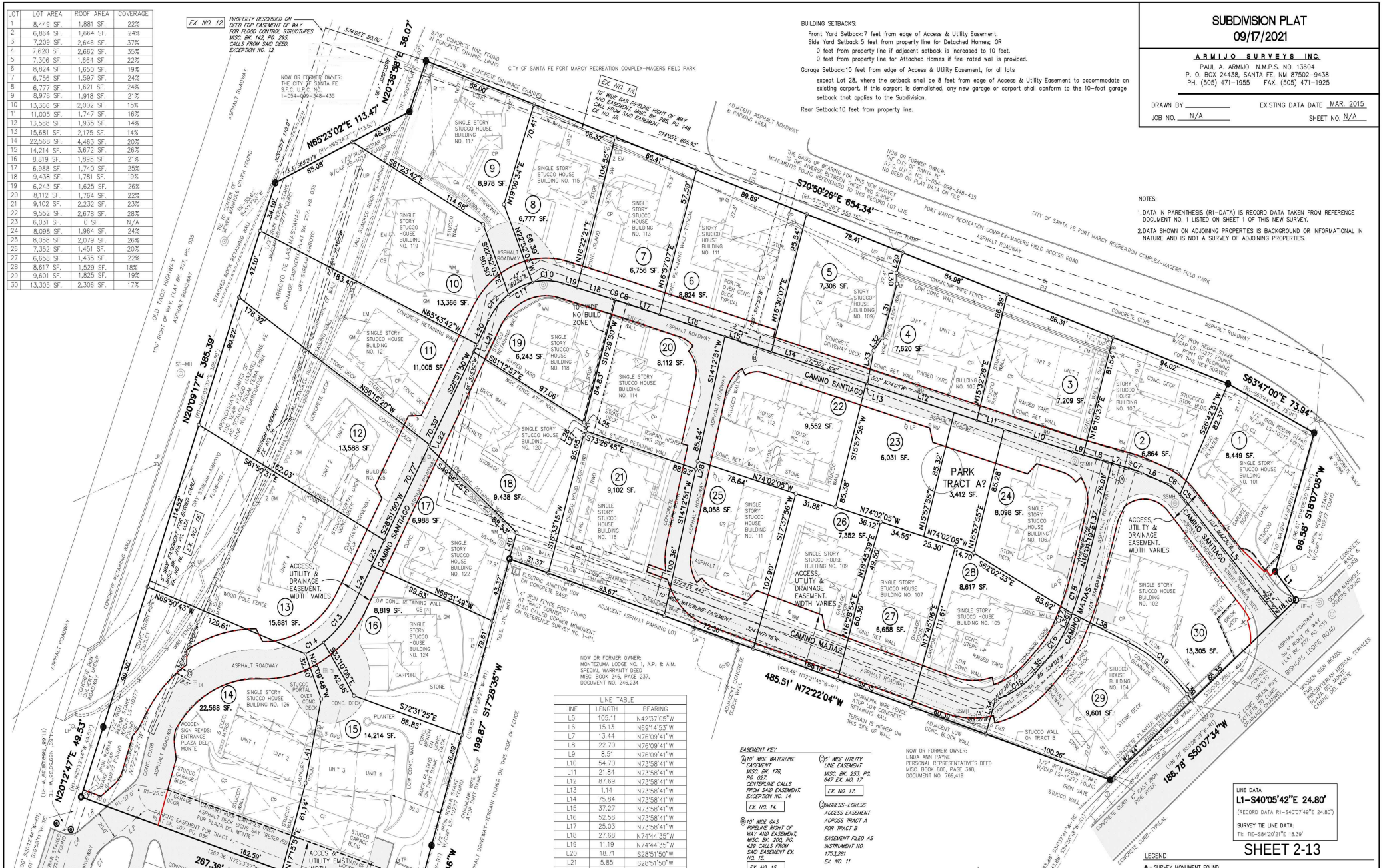
ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,864 SF.	1,664 SF.	24%
3	7,209 SF.	2,646 SF.	37%
4	7,620 SF.	2,662 SF.	35%
5	7,306 SF.	1,664 SF.	22%
6	8,824 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,366 SF.	2,002 SF.	15%
11	11,005 SF.	1,747 SF.	16%
12	13,588 SF.	1,935 SF.	14%
13	15,681 SF.	2,175 SF.	14%
14	22,568 SF.	4,463 SF.	20%
15	14,214 SF.	3,672 SF.	26%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,438 SF.	1,781 SF.	19%
19	6,243 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:
Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.
Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
Rear Setback: 10 feet from property line.

NOTES:
1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.



LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
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L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
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C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
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(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 202, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.
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C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

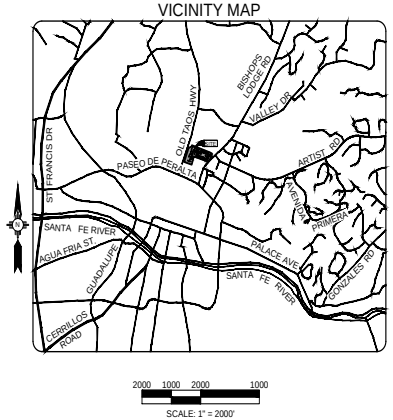
LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

SHEET 2-13

LEGEND
- ● - SURVEY MONUMENT FOUND
- ○ - SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- ○ - SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- ○ - CACULATED POINT NOT SET
- SSMH - SANITARY SEWER MANHOLE COVER
- LP - STREET LAMP POLE
- UP - UTILITY POLE
- UP - UTILITY POLE WITH GUY WIRE ANCHOR
- UP - UTILITY POLE WITH GUY WIRE ANCHOR
- EM - ELECTRIC METER
- GM - GAS METER
- WM - WATER METER
- E - ELECTRIC UTILITY MANHOLE
- T - TELEPHONE UTILITY MANHOLE
- TP - TELEPHONE UTILITY PEDESTAL
- E - ELECTRIC JUNCTION BOX
- DI - STORM DRAIN DROP INLET GRATE
- SW - STUCCO WALL
- CS - CRAWLSPACE ACCESS HATCH
- STOR. - FREE STANDING STUCCO STORAGE BUILDING
- CP - CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' - NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') - RECORD DATA BY OTHERS
- EX. NO. 11. - NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER 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 PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING 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 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.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____
THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE 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 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.

_____
PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____
THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS___ DAY OF _____A.D. 20____ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK SANTA FE COUNTY NM

_____
DEPUTY

ENGINEER'S SEAL

DATE

REVISIONS

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		

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

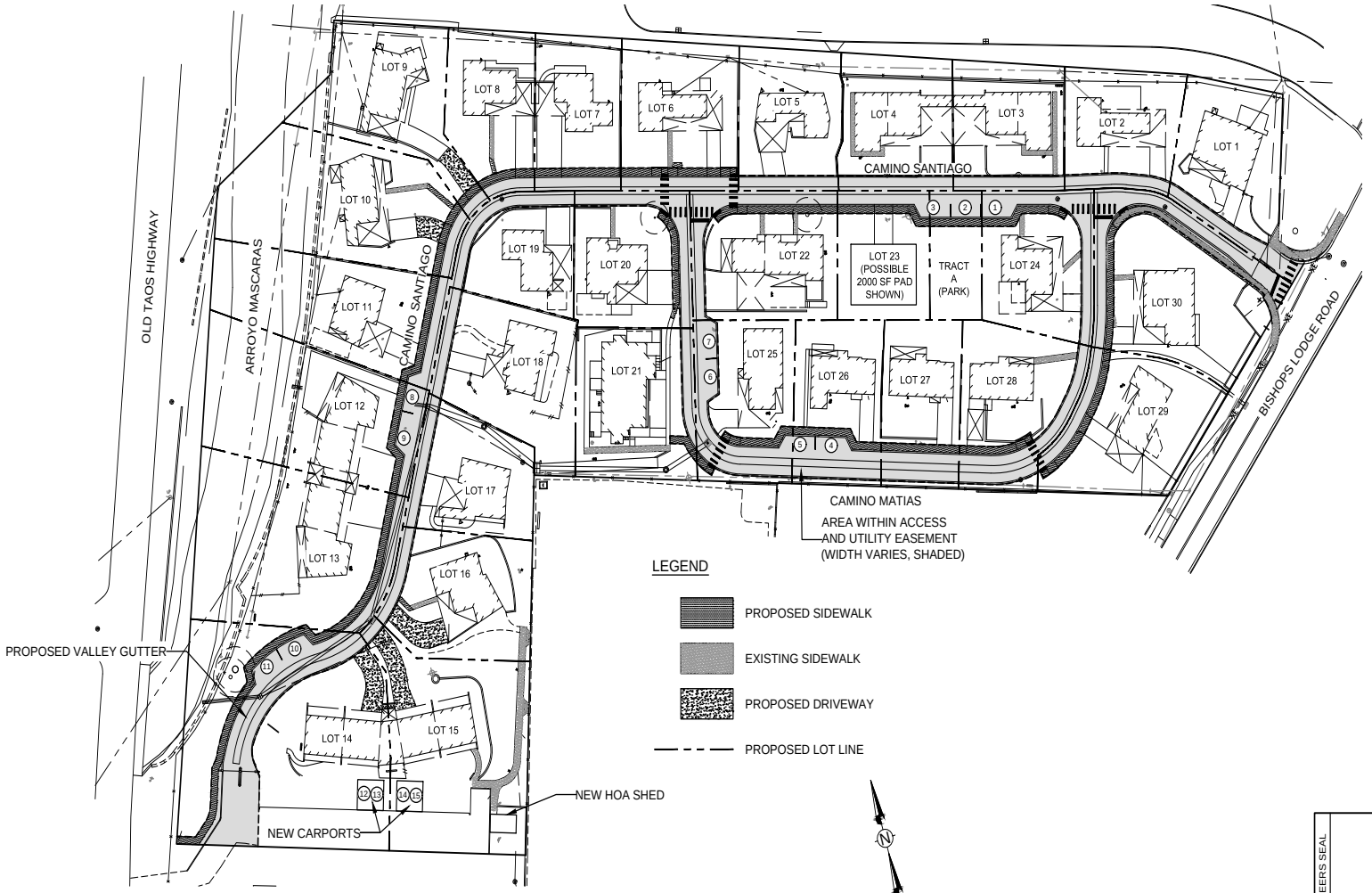
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes; OR
  0 feet from property line if adjacent setback is increased to 10 feet.
  0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

CITY REVIEW		
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LANDSCAPE		
SUBDIVISION ENGINEER		
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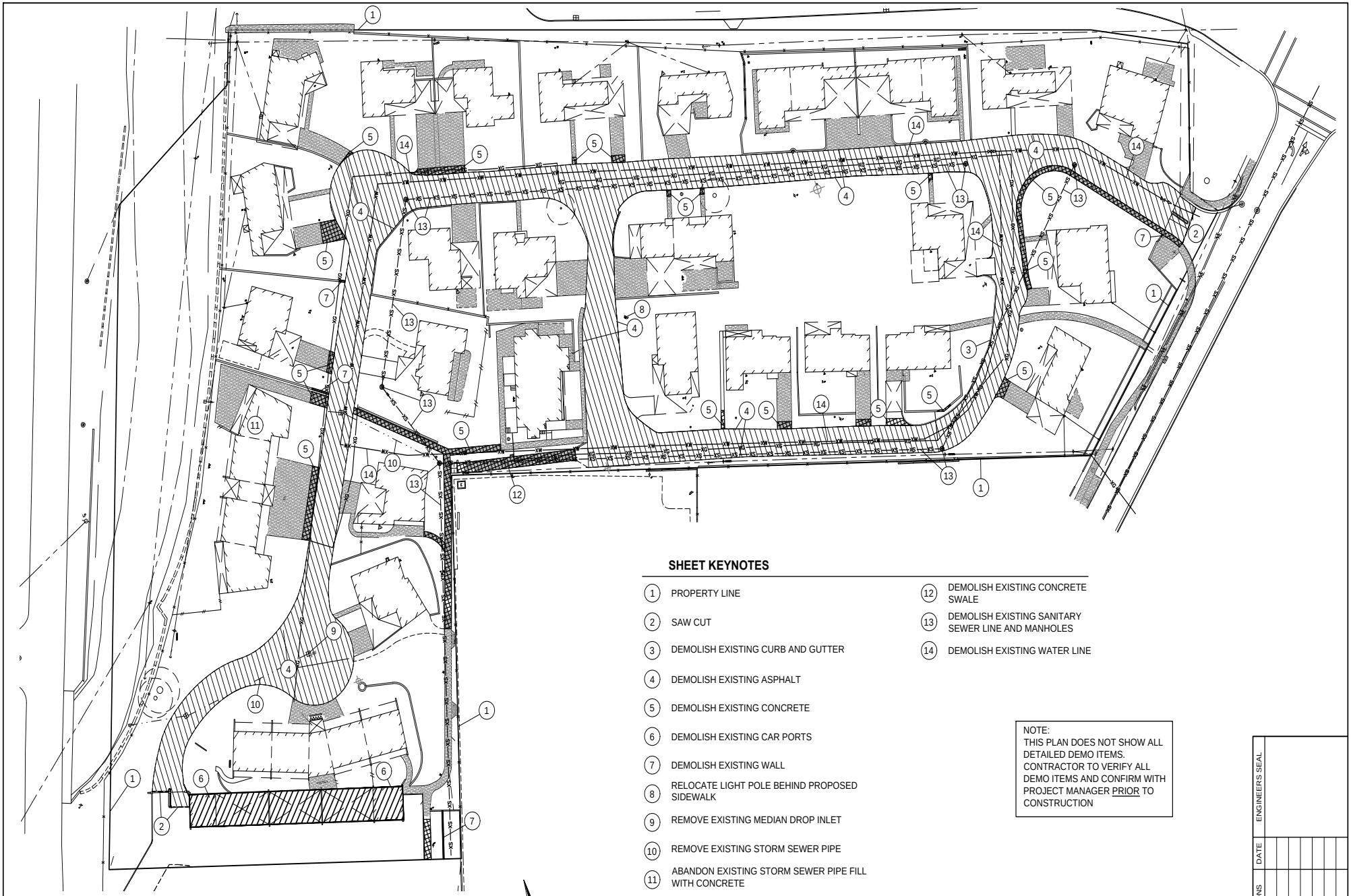
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

REVISIONS	DATE	ENGINEER'S SEAL



SHEET KEYNOTES

1. PROPERTY LINE
2. SAW CUT
3. DEMOLISH EXISTING CURB AND GUTTER
4. DEMOLISH EXISTING ASPHALT
5. DEMOLISH EXISTING CONCRETE
6. DEMOLISH EXISTING CAR PORTS
7. DEMOLISH EXISTING WALL
8. RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
9. REMOVE EXISTING MEDIAN DROP INLET
10. REMOVE EXISTING STORM SEWER PIPE
11. ABANDON EXISTING STORM SEWER PIPE FILL WITH CONCRETE
12. DEMOLISH EXISTING CONCRETE SWALE
13. DEMOLISH EXISTING SANITARY SEWER LINE AND MANHOLES
14. DEMOLISH EXISTING WATER LINE

NOTE:
THIS PLAN DOES NOT SHOW ALL DETAILED DEMO ITEMS. CONTRACTOR TO VERIFY ALL DEMO ITEMS AND CONFIRM WITH PROJECT MANAGER PRIOR TO CONSTRUCTION

0 15 30 60
SCALE: 1" = 30'

DEMOLITION PLAN
SCALE: 1" = 30'

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 # _____

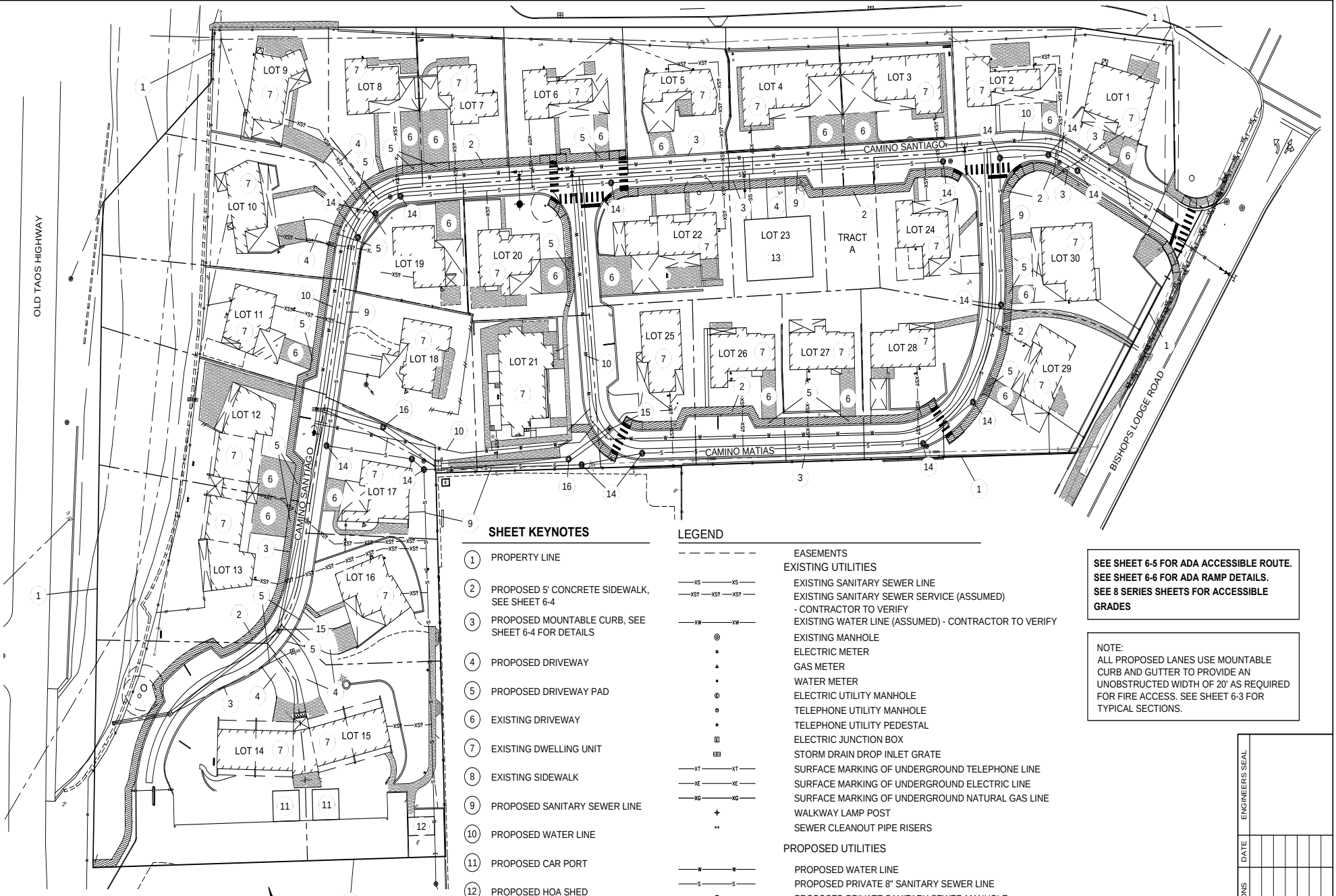
Santa Fe Engineering Consultants, LLC
1599 St. Francis Drive, Suite B
Santa Fe, N. M. 87505
(505) 982-2845 Fax (505) 982-2641
http://www.SFENGR.com

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEMOLITION PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	5-2

ENGINEER'S SEAL
DATE
REVISIONS



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED 5' CONCRETE SIDEWALK, SEE SHEET 6-4
3. PROPOSED MOUNTABLE CURB, SEE SHEET 6-4 FOR DETAILS
4. PROPOSED DRIVEWAY
5. PROPOSED DRIVEWAY PAD
6. EXISTING DRIVEWAY
7. EXISTING DWELLING UNIT
8. EXISTING SIDEWALK
9. PROPOSED SANITARY SEWER LINE
10. PROPOSED WATER LINE
11. PROPOSED CAR PORT
12. PROPOSED HOA SHED
13. PROPOSED RESIDENCE (2000 SF SHOWN)
14. PROPOSED SAS MANHOLE
15. PROPOSED STORM SEWER MDI
16. PROPOSED STORM SEWER MANHOLE

LEGEND

- EASEMENTS

EXISTING UTILITIES

- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER SERVICE (ASSUMED) - CONTRACTOR TO VERIFY
- EXISTING WATER LINE (ASSUMED) - CONTRACTOR TO VERIFY
- EXISTING MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- SURFACE MARKING OF UNDERGROUND TELEPHONE LINE
- SURFACE MARKING OF UNDERGROUND ELECTRIC LINE
- SURFACE MARKING OF UNDERGROUND NATURAL GAS LINE
- WALKWAY LAMP POST
- SEWER CLEANOUT PIPE RISERS

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED PRIVATE 8" SANITARY SEWER LINE
- PROPOSED PRIVATE SANITARY SEWER MANHOLE
- PROPOSED 5/8" WATER SERVICE W/ SINGLE METER
- PROPOSED SANITARY SEWER SERVICE

SEE SHEET 6-5 FOR ADA ACCESSIBLE ROUTE.
SEE SHEET 6-6 FOR ADA RAMP DETAILS.
SEE 8 SERIES SHEETS FOR ACCESSIBLE GRADES

NOTE:
ALL PROPOSED LANES USE MOUNTABLE CURB AND GUTTER TO PROVIDE AN UNOBSTRUCTED WIDTH OF 20' AS REQUIRED FOR FIRE ACCESS. SEE SHEET 6-3 FOR TYPICAL SECTIONS.

A DETAILED SUB-SURFACE UTILITY INVESTIGATION IS NEEDED TO MAP EXISTING SANITARY SEWER LINES AND SERVICES, STORM SEWERS, WATER LINES AND SERVICES, AND OTHER ONSITE UTILITIES PRIOR TO PRE-CON.

THE CONTRACTOR IS TO PROVIDE A SANITARY SEWER CONSTRUCTION PLAN PRIOR TO PRE-CON.

0 15 30 60
SCALE: 1" = 30'

CIVIL SITE PLAN
SCALE: 1" = 30'

CITY REVIEW		
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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

CIVIL SITE PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	6-1

ENGINEER'S 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, Current Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project 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 meet SSHBC Section 509 requirements for Class AA or Class F concrete and 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 for Class AA concrete or 3,000 psi in 14 days for Class F concrete
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of 3/4"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6631.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street 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 304 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.
37. ADA compliance: The contractor shall ensure ADA compliance for construction of ADA features and appurtenances (including, but not limited to, sidewalk & curb ramp cross slopes, ramp slopes, level landings, etc.) as detailed in the plans and in accordance with referenced standard drawings, specifications and current public right of way accessibility guidelines. The contractor is responsible for field checking slopes and dimensions of all form work for compliance prior to installation of concrete. The City reserves the right to inspect any ADA features and appurtenances at any time before final completion of the project and to have the contractor remove, replace, and/or correct any work at his cost that is not in compliance, as determined by the project manager.

ADDITIONAL CONSTRUCTION NOTES

1. The contractor's surveyor shall coordinate with Armijo Surveys Inc. The contractor's surveyor shall verify proposed grades, Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to ensure that the site is secure at all times.
3. It is solely the contractor's responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, LLC. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. The contractor shall maintain an up to date set of as-built plans for the project. These plans shall be kept current, within two weeks, at all times and shall be subject to review by the project manager throughout the project and will be reviewed by the project manager for accuracy and completeness at least once every 30 days. Upon 50% completion of the project, the contractor shall submit progress as-built plans to the project manager for review. The final as-built plans bearing the signed seal and certification of the contractor's surveyor shall be submitted to the project manager prior to any final payment. This work is considered incidental to completion of the project and no measurement or payment shall be made.
9. All Construction Work shall comply with ICC ANSI A117.1-2009, Chapters 1-5 and Chapter 7 as required, and MUTCD, DOJ and NM State Statute and Code as required.

ENGINEER'S SEAL

DATE

REVISIONS

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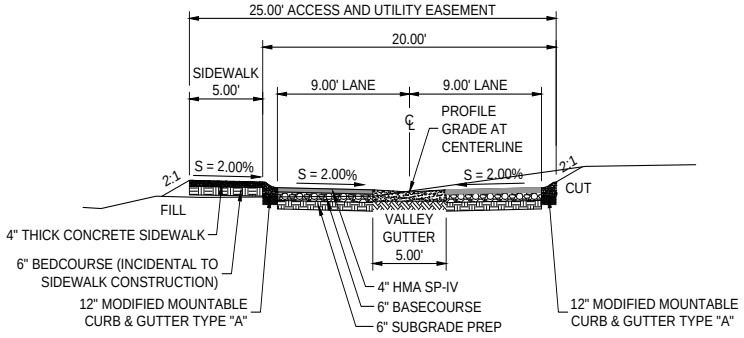
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

GENERAL NOTES

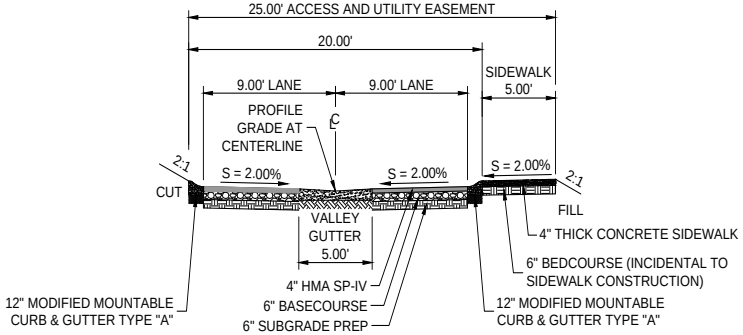
DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	6-2



TYPICAL LANE SECTION

CAMINO MATIAS STA: 1+74.48 TO STA: 4+29.16
CAMINO SANTIAGO STA: 0+70.36 TO STA: 1+69.96*
CAMINO SANTIAGO STA: 2+43.98 TO STA: 4+83.52

*DENOTES PORTION OF SIDEWAK IS EXISTING

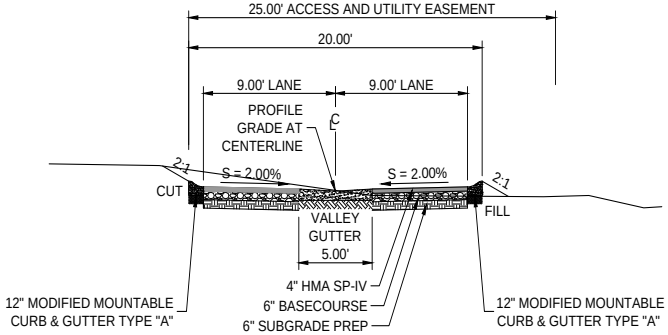


TYPICAL LANE SECTION

CAMINO MATIAS STA: 0+33.43 TO STA: 0+71.79
CAMINO MATIAS STA: 4+29.16 TO STA: 5+81.19*
CAMINO SANTIAGO STA: 4+83.52 TO STA: 10+74.20

*DENOTES PORTION OF SIDEWAK IS EXISTING

NOTE:
ALL PROPOSED LANES USE MOUNTABLE CURB AND GUTTER TO PROVIDE AN UNOBSTRUCTED WIDTH OF 20' AS REQUIRED FOR FIRE ACCESS.



TYPICAL LANE SECTION

CAMINO MATIAS STA: 0+71.79 TO STA: 1+74.48

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TYPICAL SECTIONS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	6-3

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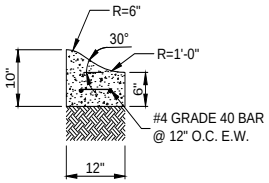
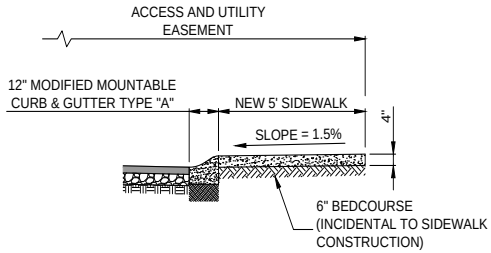
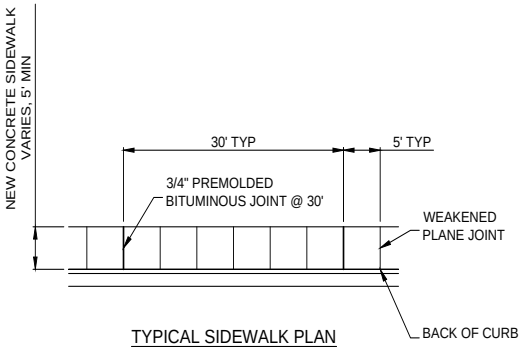


12" MODIFIED CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"

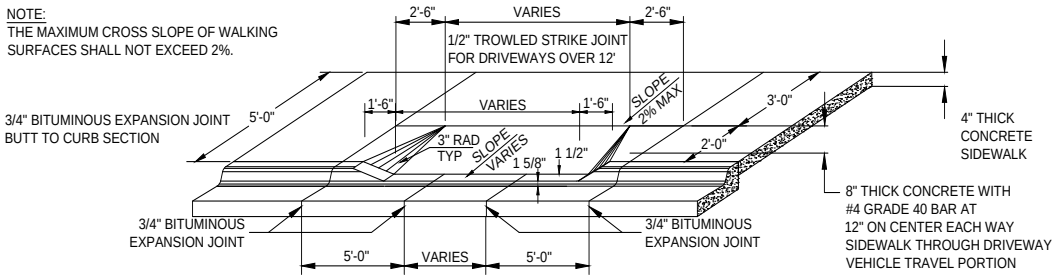


TYPICAL SIDEWALK SECTION



TYPICAL SIDEWALK PLAN

NOTE:
THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.



TYPICAL DRIVEWAY DETAIL

REVISIONS	DATE	ENGINEER'S 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		

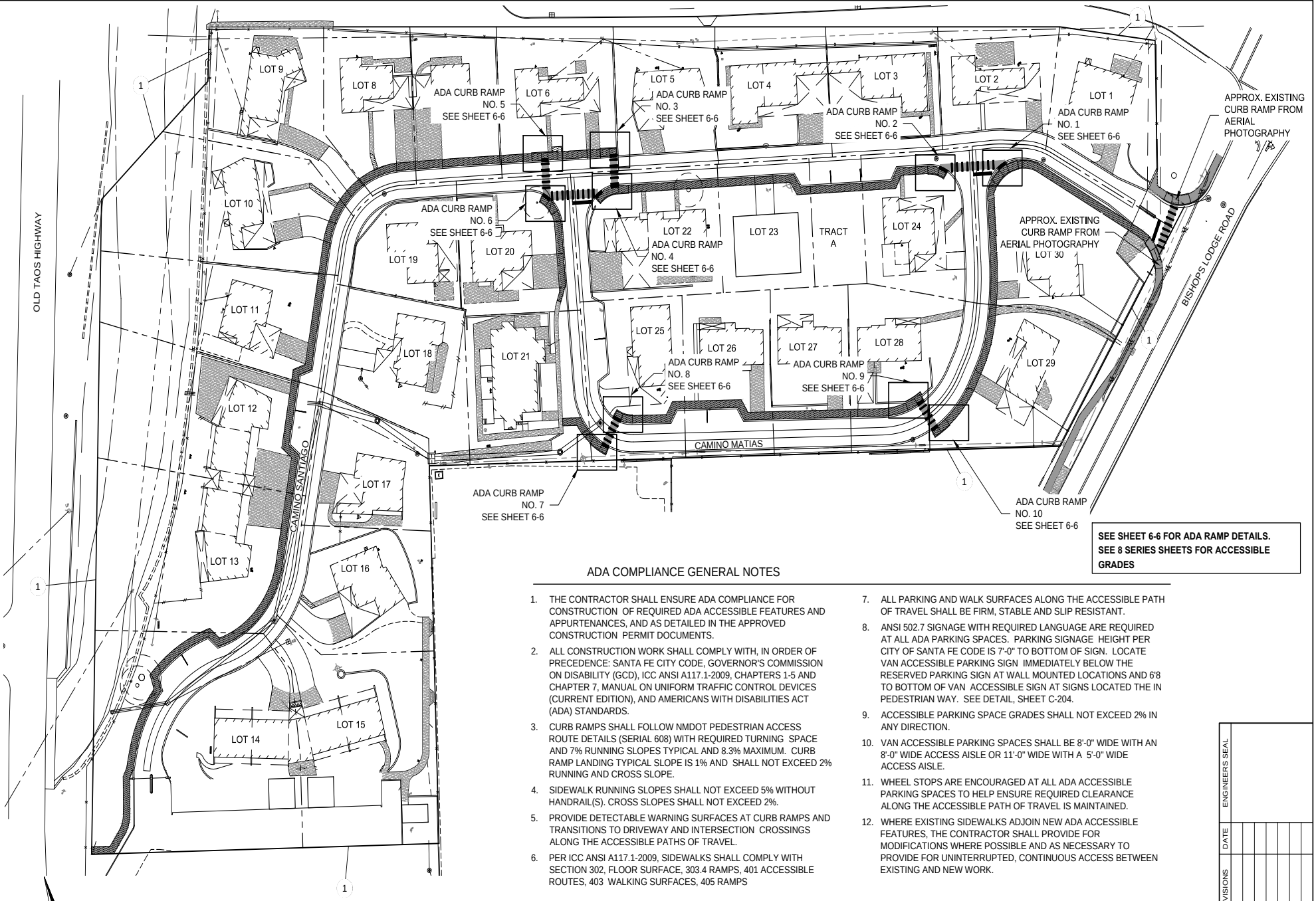
CASE # _____

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

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

TYPICAL DETAILS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	6-4



SEE SHEET 6-6 FOR ADA RAMP DETAILS.
SEE 8 SERIES SHEETS FOR ACCESSIBLE GRADES

ADA COMPLIANCE GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF REQUIRED ADA ACCESSIBLE FEATURES AND APPURTENANCES, AND AS DETAILED IN THE APPROVED CONSTRUCTION PERMIT DOCUMENTS.
2. ALL CONSTRUCTION WORK SHALL COMPLY WITH, IN ORDER OF PRECEDENCE: SANTA FE CITY CODE, GOVERNOR'S COMMISSION ON DISABILITY (GCD), ICC ANSI A117.1-2009, CHAPTERS 1-5 AND CHAPTER 7, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION), AND AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
3. CURB RAMPS SHALL FOLLOW NMDOT PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) WITH REQUIRED TURNING SPACE AND 7% RUNNING SLOPES TYPICAL AND 8.3% MAXIMUM. CURB RAMP LANDING TYPICAL SLOPE IS 1% AND SHALL NOT EXCEED 2% RUNNING AND CROSS SLOPE.
4. SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT HANDRAIL(S). CROSS SLOPES SHALL NOT EXCEED 2%.
5. PROVIDE DETECTABLE WARNING SURFACES AT CURB RAMPS AND TRANSITIONS TO DRIVEWAY AND INTERSECTION CROSSINGS ALONG THE ACCESSIBLE PATHS OF TRAVEL.
6. PER ICC ANSI A117.1-2009, SIDEWALKS SHALL COMPLY WITH SECTION 302, FLOOR SURFACE, 303.4 RAMPS, 401 ACCESSIBLE ROUTES, 403 WALKING SURFACES, 405 RAMPS
7. ALL PARKING AND WALK SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE FIRM, STABLE AND SLIP RESISTANT.
8. ANSI 502.7 SIGNAGE WITH REQUIRED LANGUAGE ARE REQUIRED AT ALL ADA PARKING SPACES. PARKING SIGNAGE HEIGHT PER CITY OF SANTA FE CODE IS 7'-0" TO BOTTOM OF SIGN. LOCATE VAN ACCESSIBLE PARKING SIGN IMMEDIATELY BELOW THE RESERVED PARKING SIGN AT WALL MOUNTED LOCATIONS AND 6'8 TO BOTTOM OF VAN ACCESSIBLE SIGN AT SIGNS LOCATED THE IN PEDESTRIAN WAY. SEE DETAIL, SHEET C-204.
9. ACCESSIBLE PARKING SPACE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. VAN ACCESSIBLE PARKING SPACES SHALL BE 8'-0" WIDE WITH AN 8'-0" WIDE ACCESS AISLE OR 11'-0" WIDE WITH A 5'-0" WIDE ACCESS AISLE.
11. WHEEL STOPS ARE ENCOURAGED AT ALL ADA ACCESSIBLE PARKING SPACES TO HELP ENSURE REQUIRED CLEARANCE ALONG THE ACCESSIBLE PATH OF TRAVEL IS MAINTAINED.
12. WHERE EXISTING SIDEWALKS ADJOIN NEW ADA ACCESSIBLE FEATURES, THE CONTRACTOR SHALL PROVIDE FOR MODIFICATIONS WHERE POSSIBLE AND AS NECESSARY TO PROVIDE FOR UNINTERRUPTED, CONTINUOUS ACCESS BETWEEN EXISTING AND NEW WORK.

ADA ACCESS PLAN

SCALE: 1" = 30'

0 15 30 60

SCALE: 1" = 30'

SHEET KEYNOTES

(1) PROPERTY LINE

LEGEND

ADA ACCESSIBLE ROUTE

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

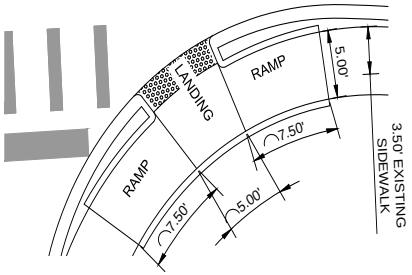
ADA ACCESS PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	6-5

ENGINEER'S SEAL

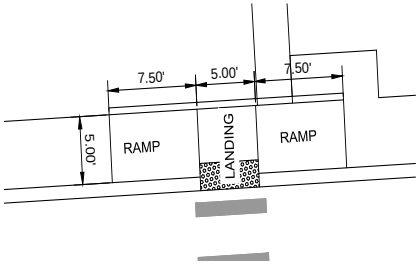
DATE

REVISIONS



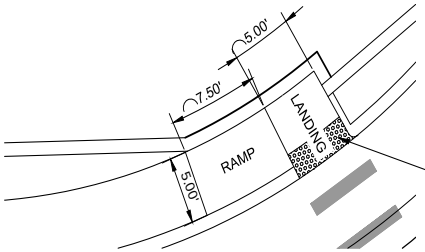
ADA CURB RAMP NO. 1

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9



ADA CURB RAMP NO. 5

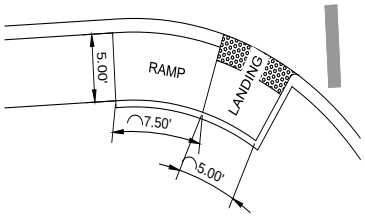
SCALE: 1" = 5'
PARALLEL CURB RAMP, SEE SHEET 16-9



DETECTABLE WARNING SURFACE, TYP
SEE SHEET 16-10

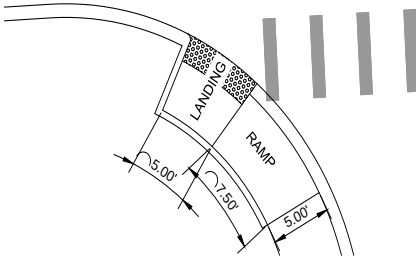
ADA CURB RAMP NO. 9

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9



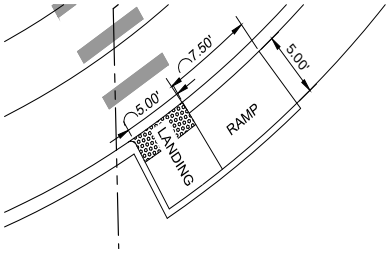
ADA CURB RAMP NO. 2

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9



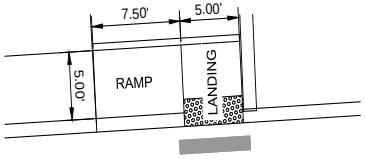
ADA CURB RAMP NO. 6

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9



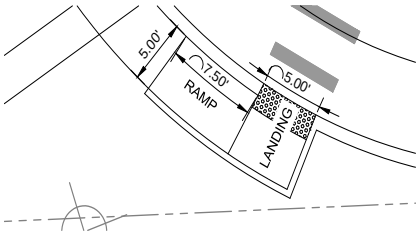
ADA CURB RAMP NO. 10

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9



ADA CURB RAMP NO. 3

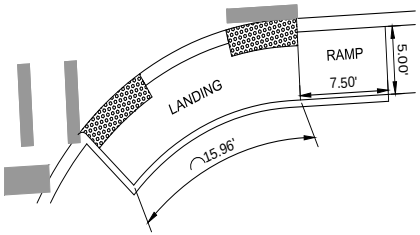
SCALE: 1" = 5'
PARALLEL CURB RAMP, SEE SHEET 16-9



ADA CURB RAMP NO. 7

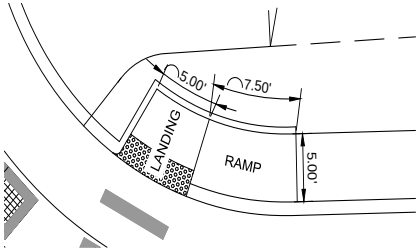
SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9

SEE SHEET 6-5 FOR ADA ACCESSIBLE ROUTE.
SEE 8 SERIES SHEETS FOR ACCESSIBLE GRADES



ADA CURB RAMP NO. 4

SCALE: 1" = 5'
COMBINATION CURB RAMP (C), SEE SHEET 16-10



ADA CURB RAMP NO. 8

SCALE: 1" = 5'
SINGLE DIAGONAL PARALLEL CURB RAMP, SEE SHEET 16-9

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

CURB RAMP DETAILS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 5'	6-6

ENGINEER'S SEAL
DATE
REVISIONS

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

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.

CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

NOTES:

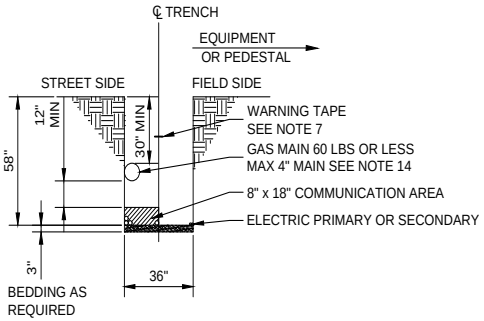
1. **SEE SHEET 17-1 FOR CITY OF SANTA FE WATER DIVISION DESIGNED WATER PLAN.**
2. **THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.**

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



TYPICAL JOINT TRENCH DETAIL

A DETAILED SUB-SURFACE UTILITY INVESTIGATION IS NEEDED TO MAP EXISTING SANITARY SEWER LINES AND SERVICES, STORM SEWERS, WATER LINES AND SERVICES, AND OTHER ONSITE UTILITIES PRIOR TO PRE-CON.

THE CONTRACTOR IS TO PROVIDE A SANITARY SEWER CONSTRUCTION PLAN PRIOR TO PRE-CON.

REVISIONS	DATE	ENGINEER'S SEAL

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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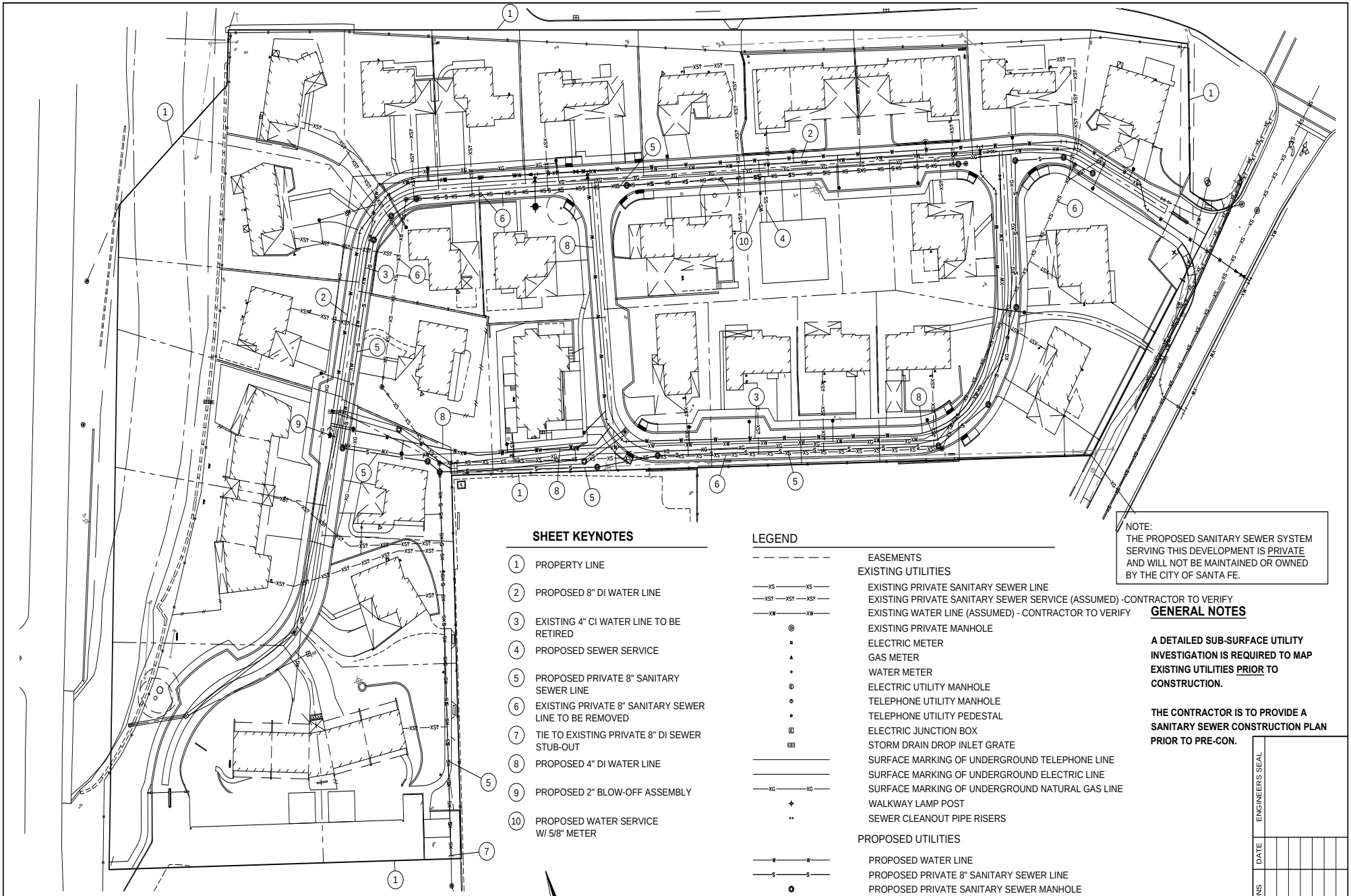
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

UTILITY NOTES AND DETAILS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	7-1



SHEET KEYNOTES

1. PROPERTY LINE
2. PROPOSED 8" DI WATER LINE
3. EXISTING 4" CI WATER LINE TO BE RETIRED
4. PROPOSED SEWER SERVICE
5. PROPOSED PRIVATE 8" SANITARY SEWER LINE
6. EXISTING PRIVATE 8" SANITARY SEWER LINE TO BE REMOVED
7. TIE TO EXISTING PRIVATE 8" DI SEWER STUB-OUT
8. PROPOSED 4" DI WATER LINE
9. PROPOSED 2" BLOW-OFF ASSEMBLY
10. PROPOSED WATER SERVICE W/ 5/8" METER

LEGEND

- EASEMENTS

EXISTING UTILITIES

- EXISTING PRIVATE SANITARY SEWER LINE
- EXISTING PRIVATE SANITARY SEWER SERVICE (ASSUMED) -CONTRACTOR TO VERIFY
- EXISTING WATER LINE (ASSUMED) - CONTRACTOR TO VERIFY
- EXISTING PRIVATE MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- SURFACE MARKING OF UNDERGROUND TELEPHONE LINE
- SURFACE MARKING OF UNDERGROUND ELECTRIC LINE
- SURFACE MARKING OF UNDERGROUND NATURAL GAS LINE
- WALKWAY LAMP POST
- SEWER CLEANOUT PIPE RISERS

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED PRIVATE 8" SANITARY SEWER LINE
- PROPOSED PRIVATE SANITARY SEWER MANHOLE W/ PRIVATE MANHOLE LID
- PROPOSED 5/8" WATER SERVICE W/ SINGLE METER
- PROPOSED PRIVATE SANITARY SEWER SERVICE

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

GENERAL NOTES

A DETAILED SUB-SURFACE UTILITY INVESTIGATION IS REQUIRED TO MAP EXISTING UTILITIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS TO PROVIDE A SANITARY SEWER CONSTRUCTION PLAN PRIOR TO PRE-CON.

UTILITY CONTACT INFORMATION

COMPANY	CONTACT	PHONE NUMBER
PNM	ERIC WRINKLER	(505) 473-3221
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	JOHN DEL MAR	(505) 955-4265
CITY OF SANTA FE WASTE WATER DIVISION	STAN HOLLAND	(505) 955-4637

MASTER UTILITY PLAN
SCALE: 1" = 30'

0 15 30 60
SCALE: 1" = 30'

NOTE:
PROPOSED WATER DESIGN IS BASED UPON SANGRE DE CRISTO WATER DRAWING 31 OF 2019, BY OTHERS. CONTRACTOR SHALL COORDINATE WITH SANGRE DE CRISTO TO PROVIDE MIN. 10' HORIZONTAL CLEARANCE WITH PROPOSED SEWER LINE

CASE # _____

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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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

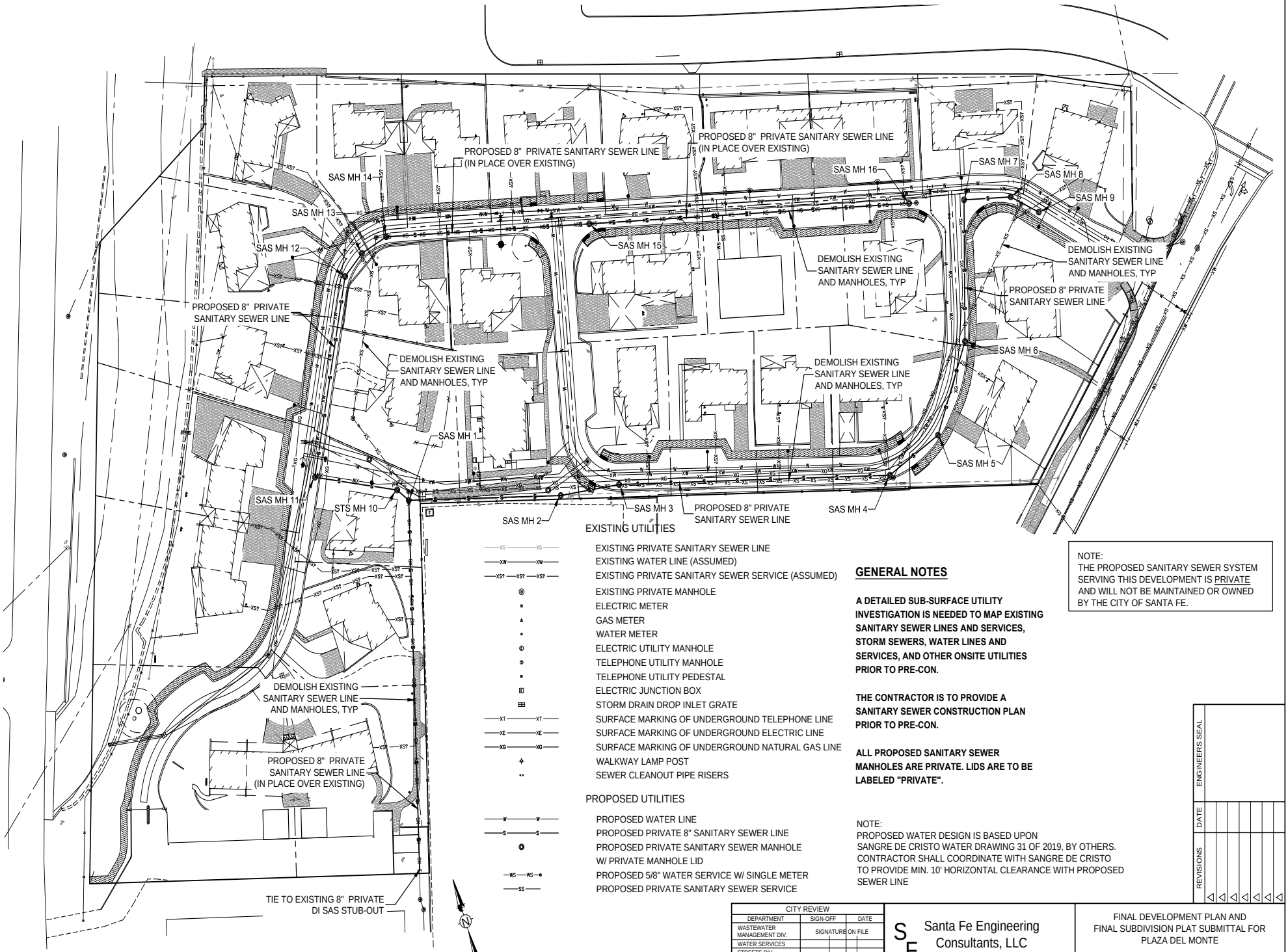
MASTER UTILITY PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	7-2

ENGINEER'S SEAL

DATE

REVISIONS



MASTER SEWER PLAN
SCALE: 1" = 30'

CASE # _____

EXISTING UTILITIES

- EXISTING PRIVATE SANITARY SEWER LINE
- EXISTING WATER LINE (ASSUMED)
- EXISTING PRIVATE SANITARY SEWER SERVICE (ASSUMED)
- EXISTING PRIVATE MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- SURFACE MARKING OF UNDERGROUND TELEPHONE LINE
- SURFACE MARKING OF UNDERGROUND ELECTRIC LINE
- SURFACE MARKING OF UNDERGROUND NATURAL GAS LINE
- WALKWAY LAMP POST
- SEWER CLEANOUT PIPE RISERS

PROPOSED UTILITIES

- PROPOSED WATER LINE
- PROPOSED PRIVATE 8" SANITARY SEWER LINE
- PROPOSED PRIVATE SANITARY SEWER MANHOLE W/ PRIVATE MANHOLE LID
- PROPOSED 5/8" WATER SERVICE W/ SINGLE METER
- PROPOSED PRIVATE SANITARY SEWER SERVICE

GENERAL NOTES

A DETAILED SUB-SURFACE UTILITY INVESTIGATION IS NEEDED TO MAP EXISTING SANITARY SEWER LINES AND SERVICES, STORM SEWERS, WATER LINES AND SERVICES, AND OTHER ONSITE UTILITIES PRIOR TO PRE-CON.

THE CONTRACTOR IS TO PROVIDE A SANITARY SEWER CONSTRUCTION PLAN PRIOR TO PRE-CON.

ALL PROPOSED SANITARY SEWER MANHOLES ARE PRIVATE. LIDS ARE TO BE LABELED "PRIVATE".

NOTE:
PROPOSED WATER DESIGN IS BASED UPON SANGRE DE CRISTO WATER DRAWING 31 OF 2019, BY OTHERS. CONTRACTOR SHALL COORDINATE WITH SANGRE DE CRISTO TO PROVIDE MIN. 10' HORIZONTAL CLEARANCE WITH PROPOSED SEWER LINE

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

REVISIONS	DATE	ENGINEER'S SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
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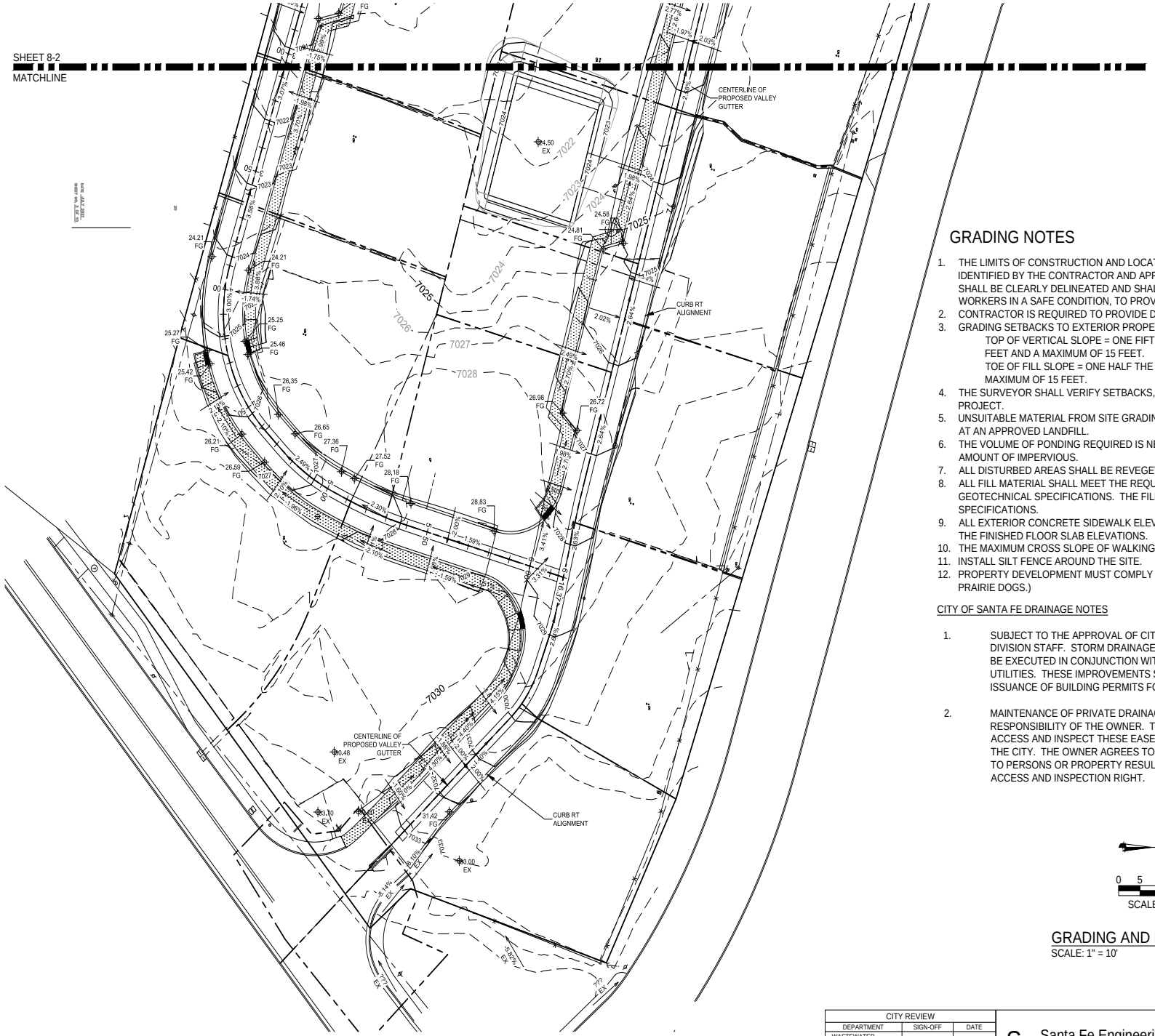
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

MASTER SEWER PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	7-3



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. THE VOLUME OF PONDING REQUIRED IS NEW CONSTRUCTION ON LOT 23 TO BE BASED UPON THE AMOUNT OF IMPERVIOUS.
7. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
8. 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.
9. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE 1/2" LOWER THAN THE FINISHED FLOOR SLAB ELEVATIONS.
10. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
11. INSTALL SILT FENCE AROUND THE SITE.
12. 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 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.

N

0 5 10 20

SCALE: 1" = 10'

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

ENGINEERS SEAL

REVISIONS	DATE

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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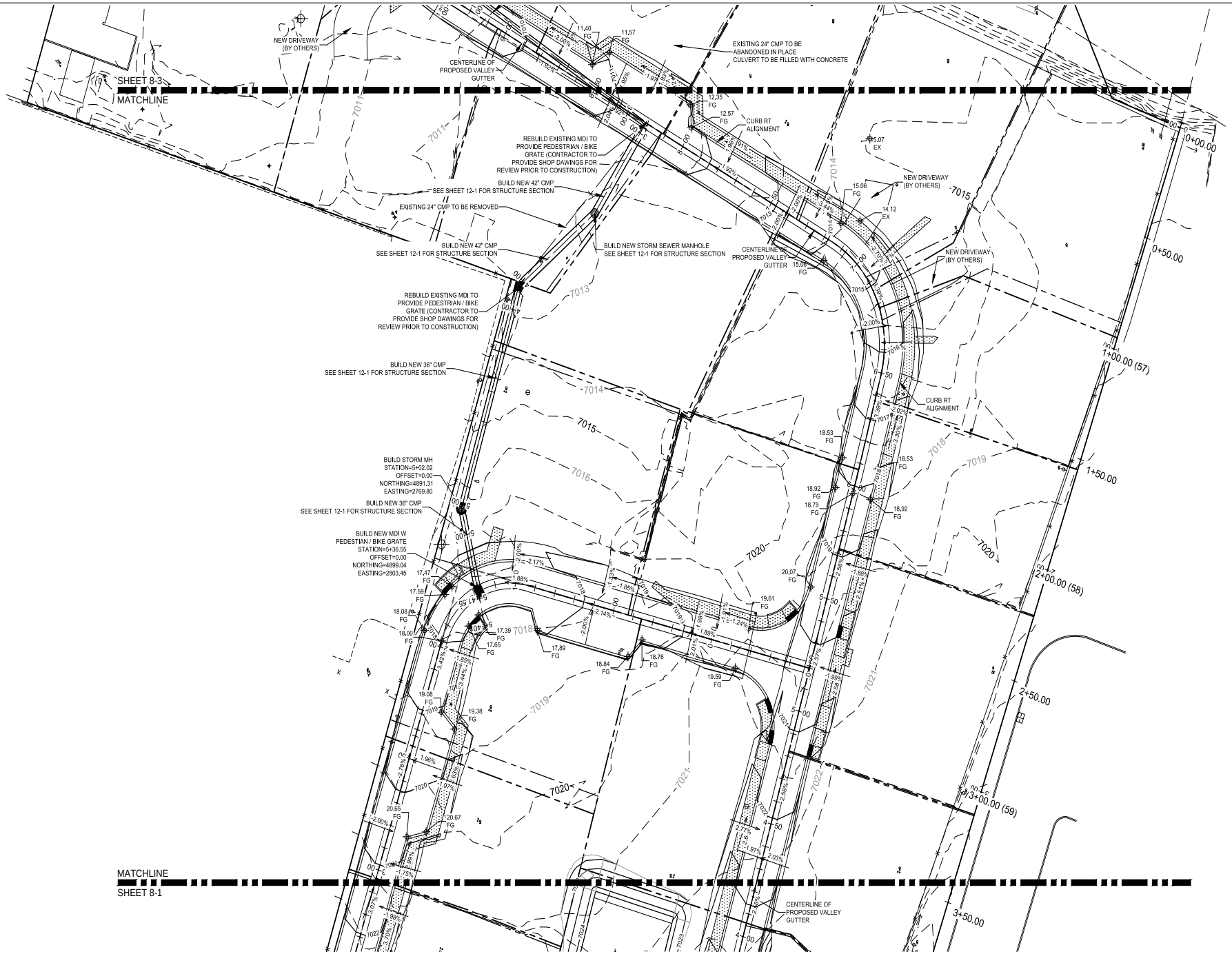
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 10'	8-1



0 5 10 20
SCALE: 1" = 10'

GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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TRAFFIC DIV.		
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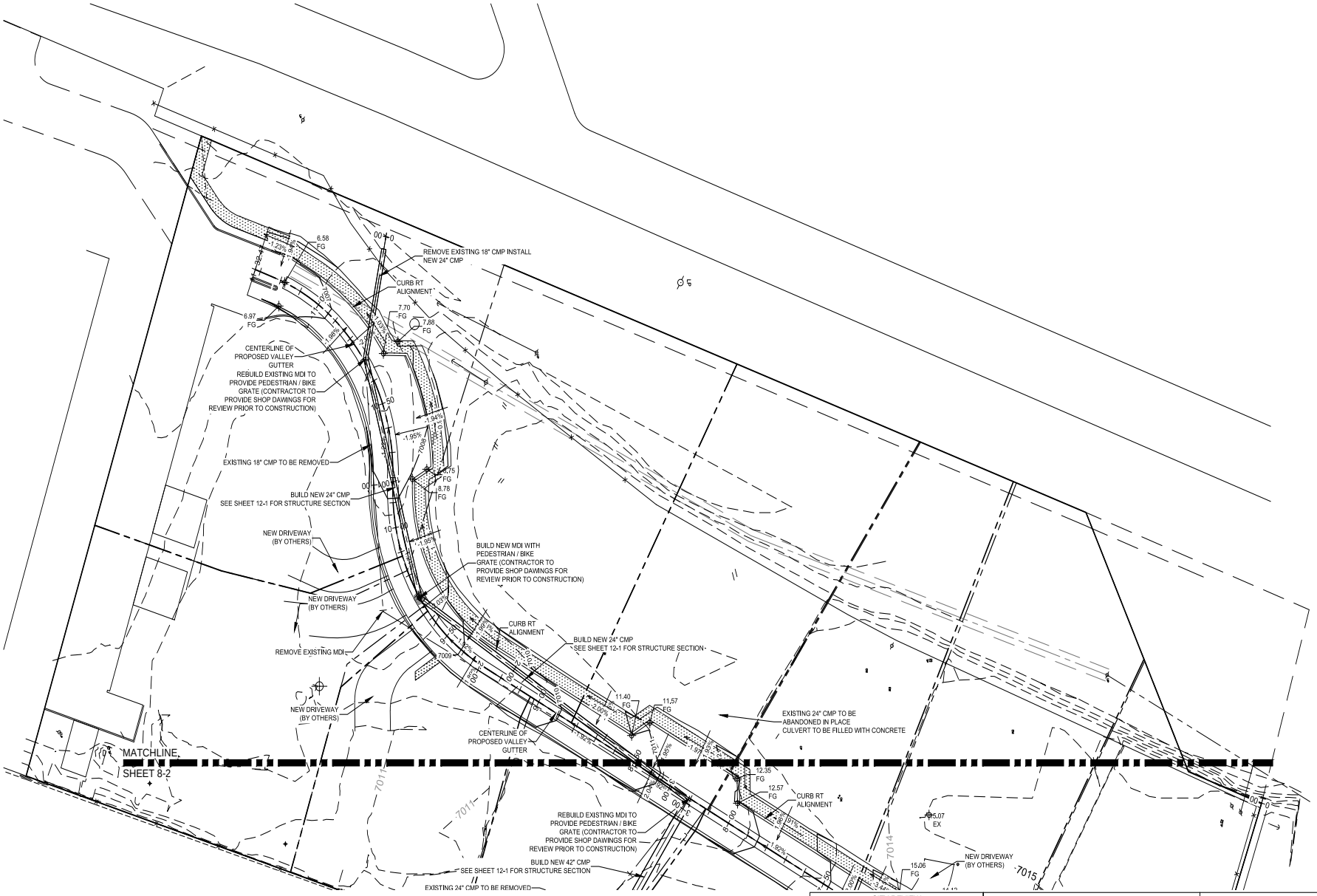
GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 10'	8-2

ENGINEERS SEAL

REVISIONS	DATE



0 5 10 20

SCALE: 1" = 10'

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

CASE # _____

CITY REVIEW		
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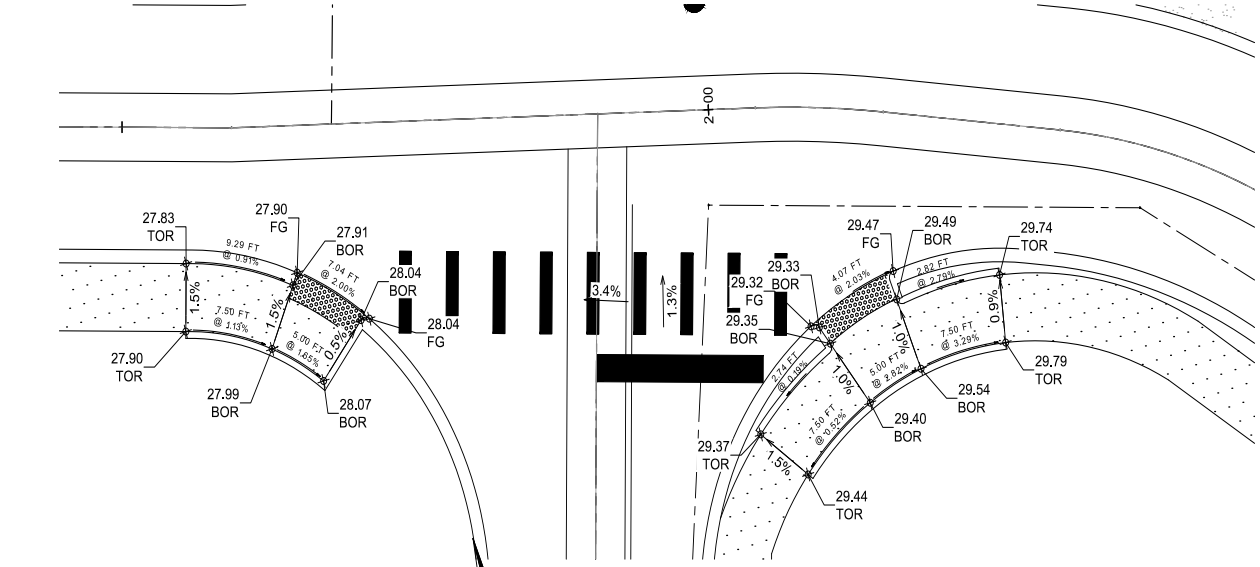
GRADING AND DRAINAGE PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 10'	8-3

ENGINEERS SEAL

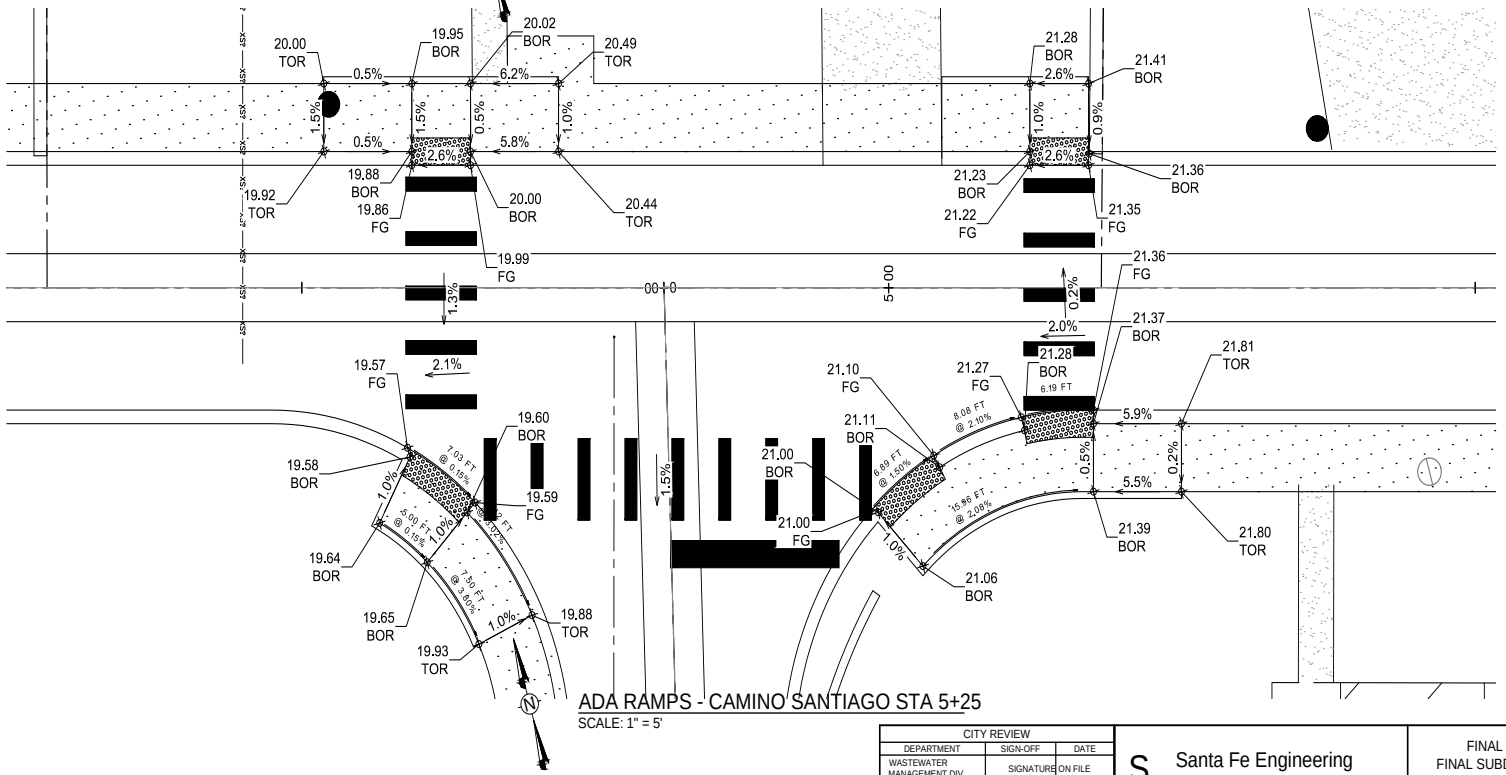
DATE

REVISIONS



ADA RAMP - CAMINO SANTIAGO STA 2+00

SCALE: 1" = 5'



ADA RAMPS - CAMINO SANTIAGO STA 5+25

SCALE: 1" = 5'

0 2.5 5 10

SCALE: 1" = 5'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
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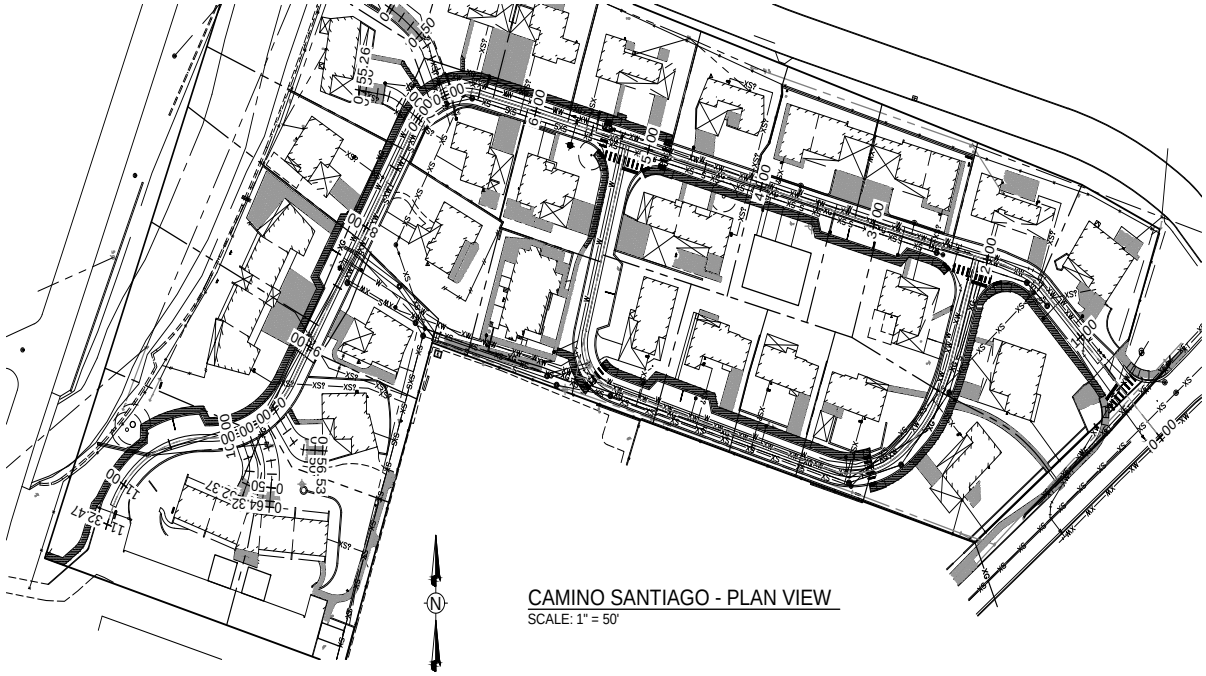
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DETAILED GRADING AND DRAINAGE - ADA RAMPS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 5'	8-4

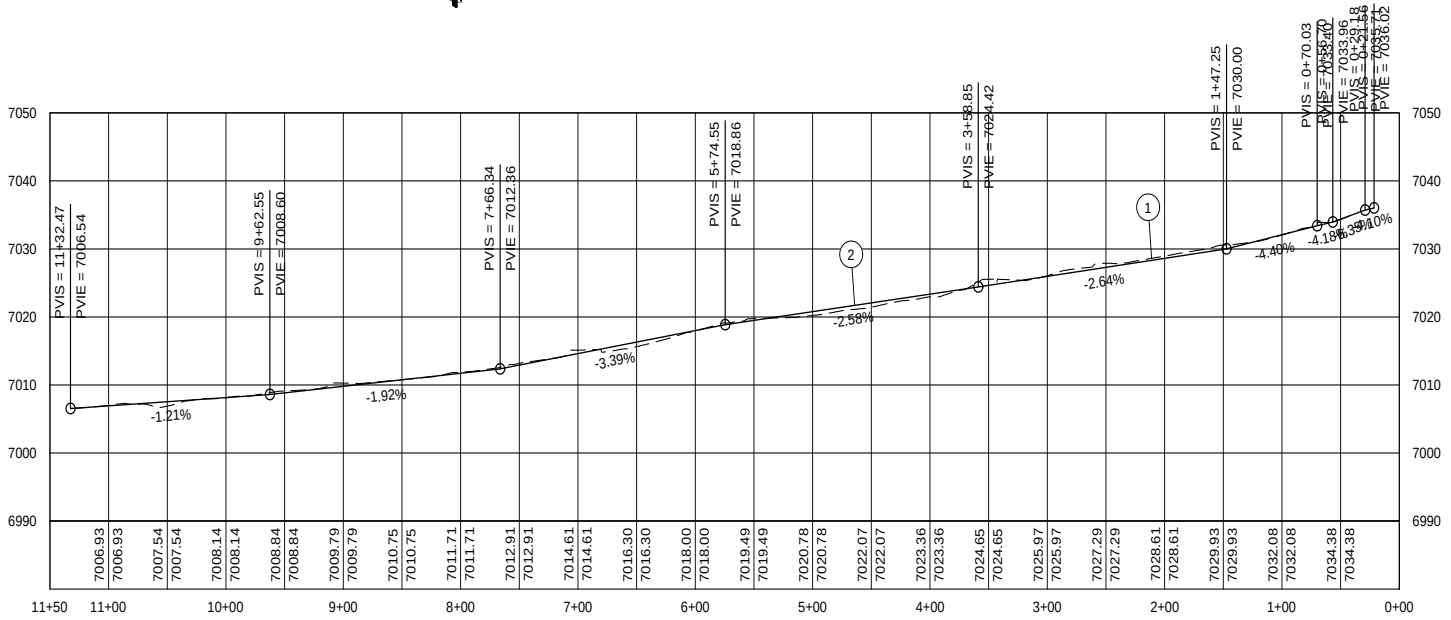
REVISIONS	DATE	ENGINEER'S SEAL



CAMINO SANTIAGO - PLAN VIEW
SCALE: 1" = 50'

SHEET KEYNOTES

1. EXISTING GROUND
2. FINISHED GROUND



CAMINO SANTIAGO - 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		
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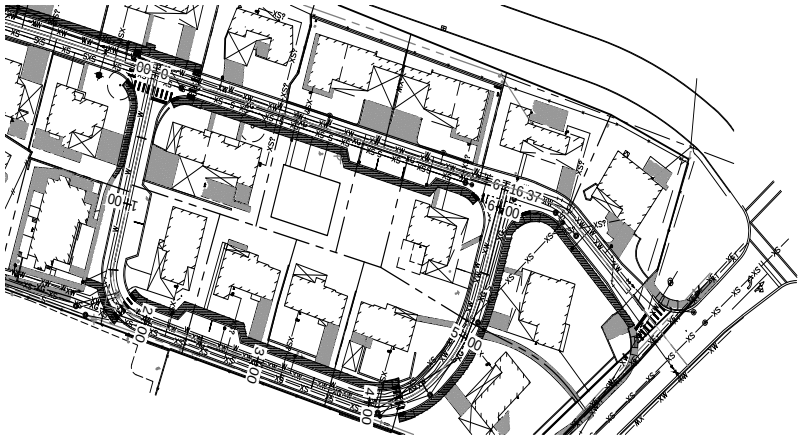
FINAL DEVELOPMENT PLAN AND
FINAL SUBDIVISION PLAT SUBMITTAL FOR
PLAZA DEL MONTE

ROADWAY PLAN AND PROFILE -
CAMINO SANTIAGO

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	9-1

ENGINEER'S SEAL

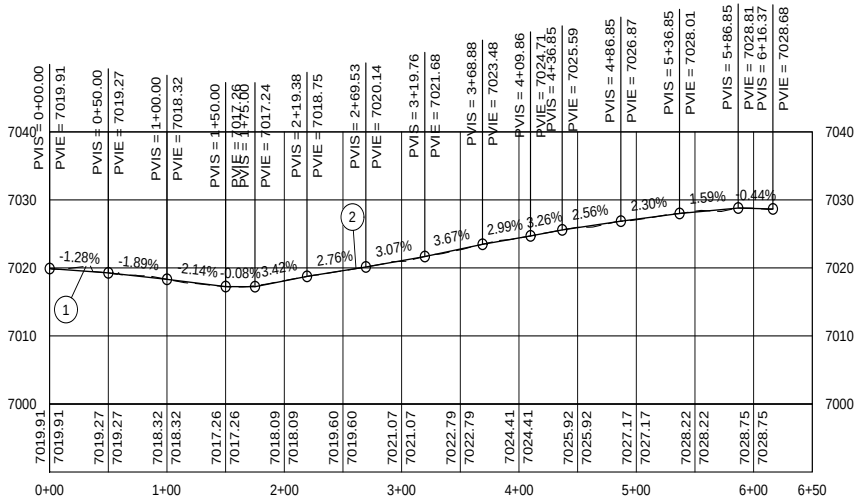
REVISIONS	DATE



SHEET KEYNOTES

1. EXISTING GROUND
2. FINISHED GROUND

CAMINO MATIAS - PLAN VIEW
SCALE: 1" = 50'



CAMINO MATIAS - 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	
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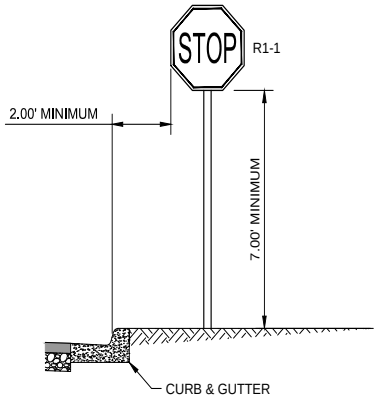
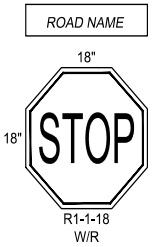
ROADWAY PLAN AND PROFILE - CAMINO MATIAS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	9-2

REVISIONS	DATE	ENGINEER'S SEAL



TYPICAL SIGN PLACEMENT
SCALE: N.T.S.



SIGN FACE DETAIL
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.

REVISIONS	DATE	ENGINEER'S SEAL
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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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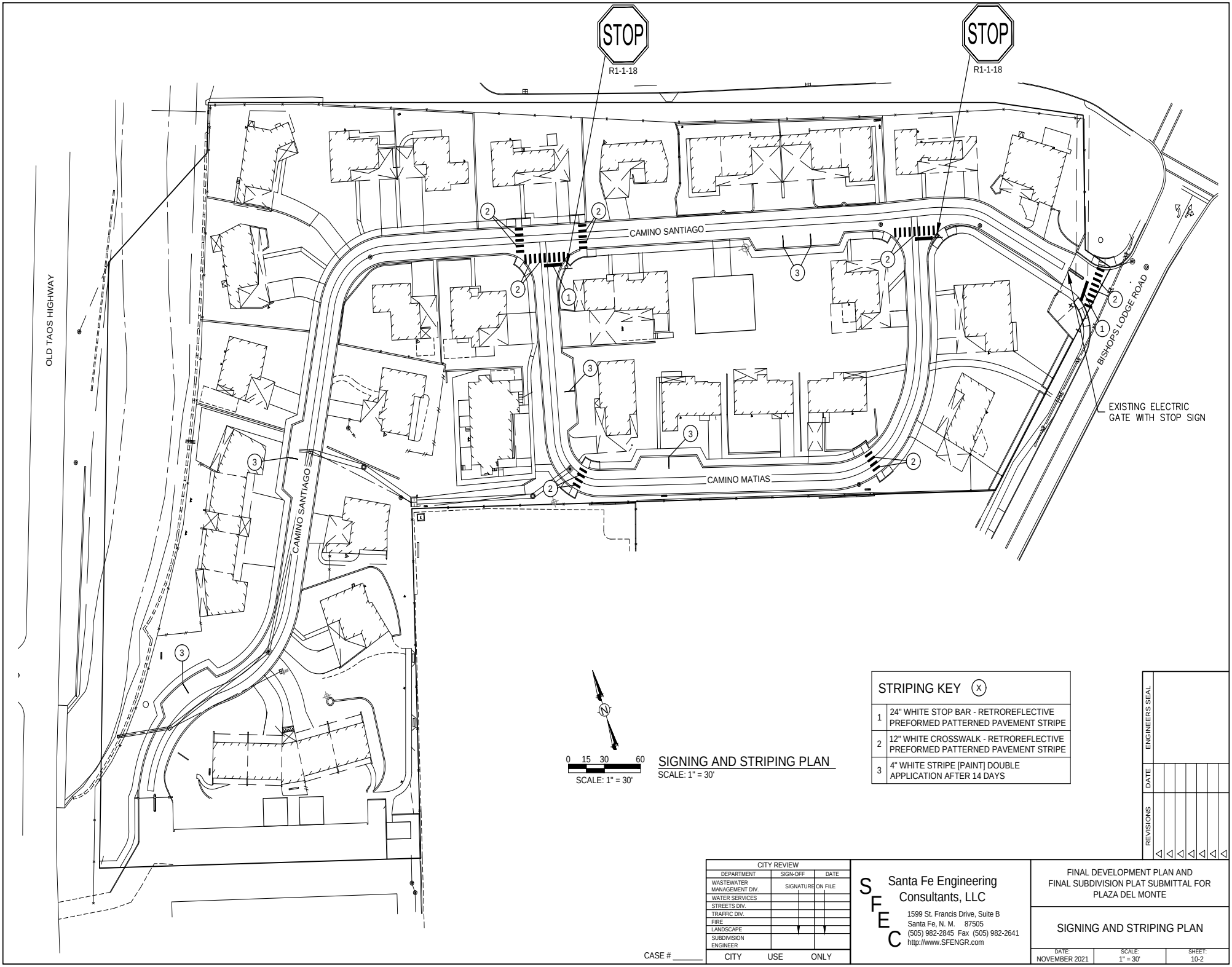
FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

SIGNING AND STRIPING NOTES AND DETAILS

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	10-1



SIGNING AND STRIPING PLAN

SCALE: 1" = 30'

STRIPING KEY (X)	
1	24" WHITE STOP BAR - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
2	12" WHITE CROSSWALK - RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT STRIPE
3	4" WHITE STRIPE [PAINT] DOUBLE APPLICATION AFTER 14 DAYS

ENGINEER'S SEAL

DATE

REVISIONS

CITY REVIEW		
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SUBDIVISION ENGINEER		

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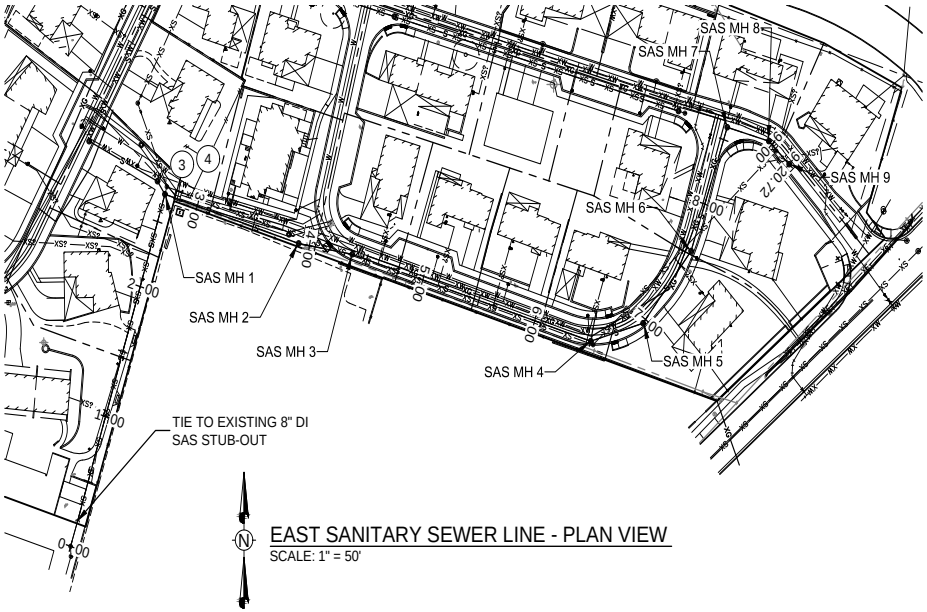
SIGNING AND STRIPING PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 30'	10-2

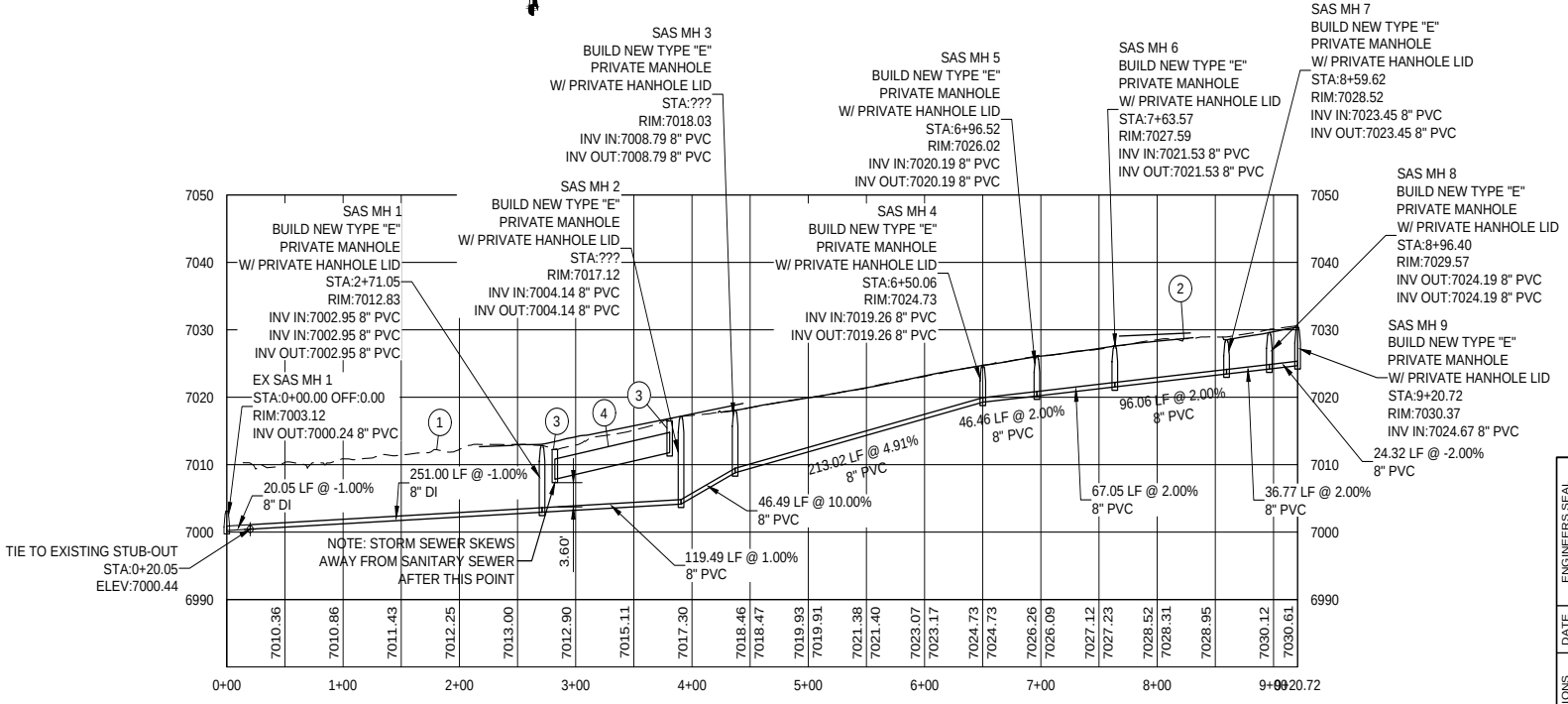


EAST SANITARY SEWER LINE - PLAN VIEW

SCALE: 1" = 50'

SHEET KEYNOTES

1. EXISTING GROUND
2. FINISHED GROUND
3. PROPOSED MEDIAN DROP INLET
4. PROPOSED 36" STORM SEWER PIPE



EAST SANITARY SEWER LINE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

0 25 50 100
SCALE: 1" = 50'

0 5 10 20
SCALE: 1" = 10'

CASE # _____

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FINAL DEVELOPMENT PLAN AND
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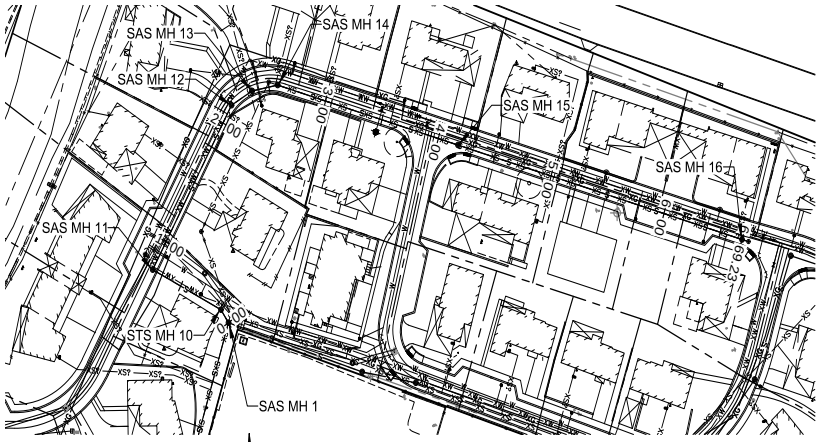
PLAZA DEL MONTE

SANITARY SEWER PLAN
AND PROFILES

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	11-1

ENGINEER'S SEAL

REVISIONS	DATE

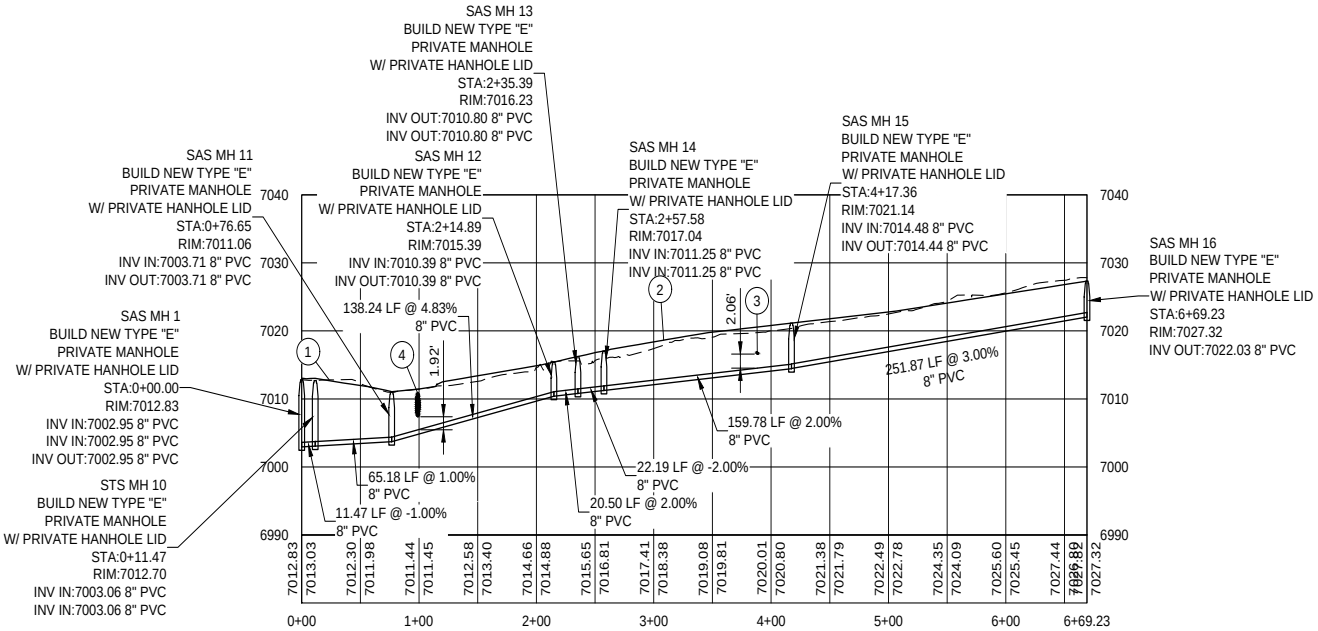


WEST SANITARY SEWER LINE - PLAN VIEW

SCALE: 1" = 50'

SHEET KEYNOTES

1. EXISTING GROUND
2. FINISHED GROUND
3. PROPOSED 4" WATER CROSSING
4. PROPOSED 36" CMP CROSSING



WEST SANITARY SEWER LINE - PROFILE VIEW

SCALE HORIZ: 1" = 50'
VERT: 1" = 10'

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		
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FINAL DEVELOPMENT PLAN AND
FINAL SUBDIVISION PLAT SUBMITTAL FOR
PLAZA DEL MONTE

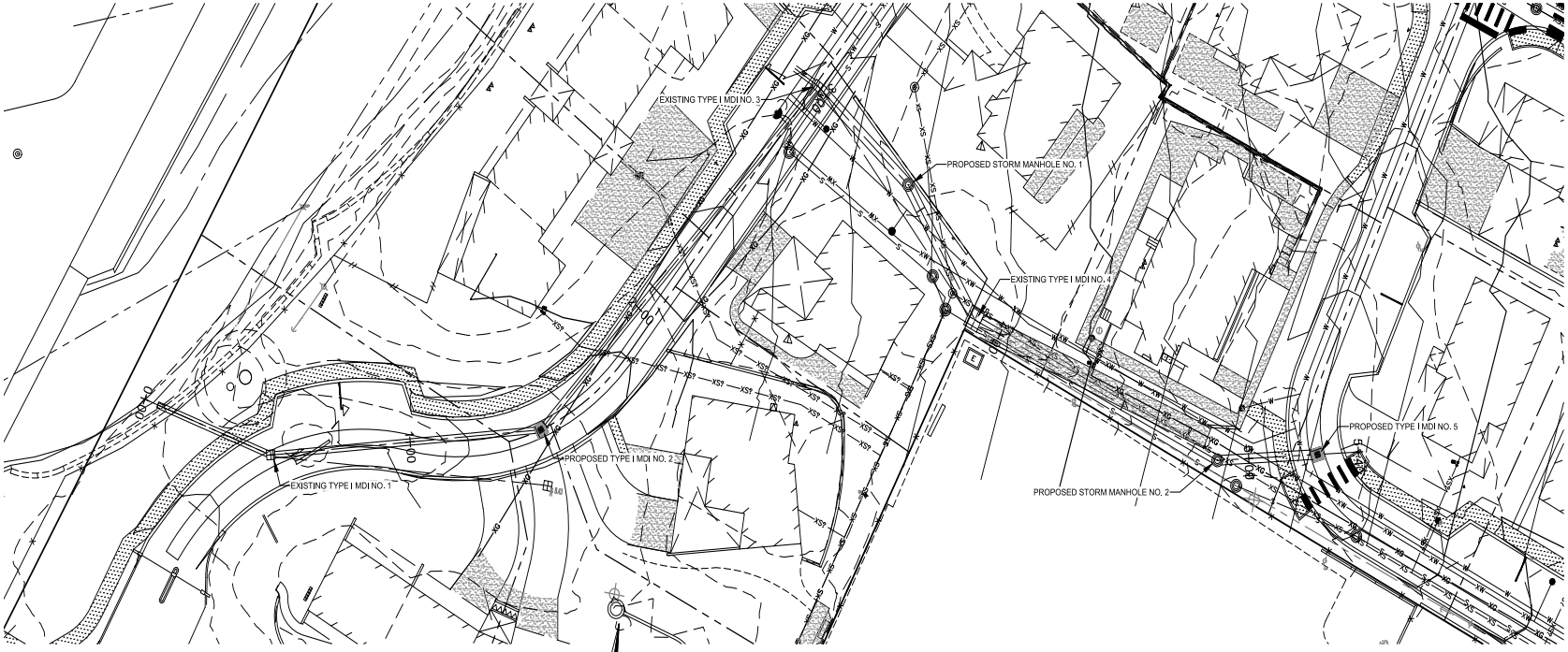
SANITARY SEWER PLAN
AND PROFILES

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	11-2

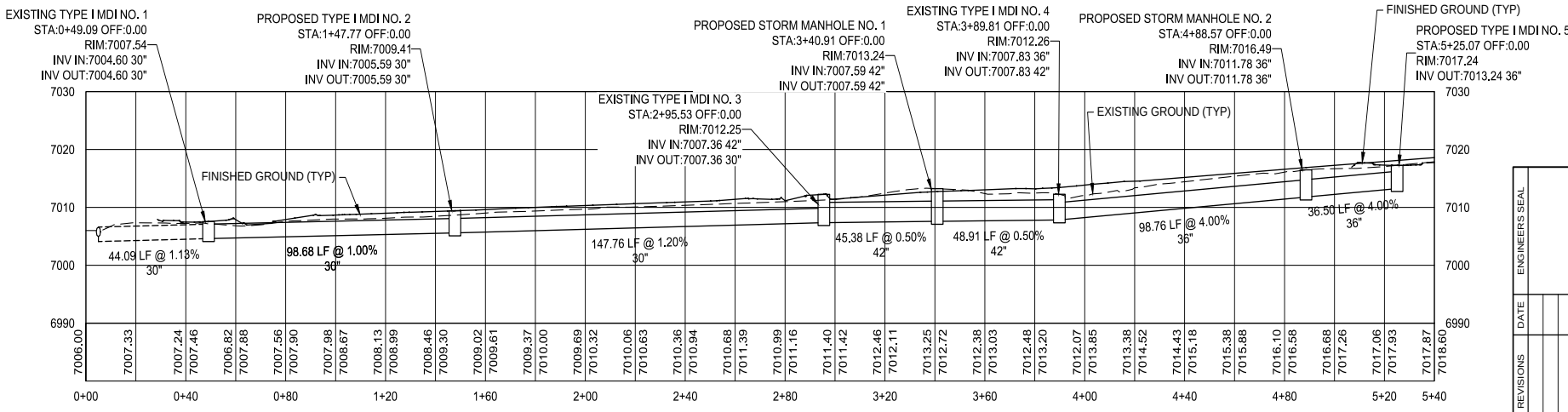
ENGINEER'S SEAL

DATE

REVISIONS



STRUCTURE SECTION
SCALE: 1" = 20'



STRUCTURE SECTION
SCALE HORIZ: 1" = 20'
VERT: 1" = 10'

0 5 10 20
SCALE: 1" = 10'

0 10 20 40
SCALE: 1" = 20'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
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FINAL DEVELOPMENT PLAN AND
FINAL SUBDIVISION PLAT SUBMITTAL FOR
PLAZA DEL MONTE

STRUCTURE SECTION

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 20'	12-1

ENGINEER'S SEAL

DATE

REVISIONS

STORM WATER POLLUTION PREVENTION PLAN
AT ROMERO SUBDIVISION
SANTA FE, NEW MEXICO

1. SITE AND PROJECT DESCRIPTION

The project site for Plaza del Monte Subdivision is currently fully developed. The property is bordered by Fort Marcy Athletic Complex to the north, Bishops Lodge Road and Montezuma Lodge #1 to the east, Montezuma Lodge #1 to the south, and Old Taos Highway land to the west. The site generally drains from north to south.

1.1 Owner Operator:
PLAZA DEL MONTE, LLC
201 THIRD STREET #1150
ALBUQUERQUE, NM 87102

Construction Operator (Separate NPDES Permit needed).

_____

_____

_____

_____

Telephone: _____

Fax: _____

1.2 Location of the site:

The site is located in Township 17 North, Range 9 East, Section 24 in Santa Fe, New Mexico.

The latitude and longitude are as follows:

Latitude: 35˚41'35" N
Longitude: 105˚56'12" W

1.3 The total area of the site:

6.62 ± acres

1.4 The area of the site that is expected to be disturbed:

0.83 ± acres

1.5 Endangered Species:

Based on the instruction provided by the EPA Compliance Assurance and Enforcement Division Water Enforcement Branch, Region 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. Stabilization. The contractors shall use site-specific controls as shown on the
Permanent Erosion Control Plans.

1.7 The following maps have been prepared:

1.7.1 Vicinity Map

See Sheet No. 1-1.

1.7.2 Drainage patterns:

See Grading and Drainage Plan, 8 Series.

1.7.3 Approximate slopes after major grading.

See Permanent Erosion Control, Sheet 15-3.

1.7.4 Outline area of disturbance:

See Permanent Erosion Control, Sheet 15-3.

1.7.5 Outline of areas which won't be disturbed:

See Permanent Erosion Control, Sheet 15-3.

1.7.6 Location of major structural and non-structural concepts:

See Temporary Erosion Control Plan, Sheet 15-2.

1.7.7 Areas where stabilization practices are expected to occur.

See Permanent Erosion Control Plan, Sheet 15-3.

2. DESCRIPTION OF CONTROLS

2.1 Posting Requirements:

The Contractor will post conspicuously near the entrance to the site the following items:

Copies of NOIs
Name and telephone number of contact persons.

2.2 "Good Housekeeping":

The contractors shall practice "Good Housekeeping." This includes the proper disposal of construction and demolition debris on a daily basis, proper wash down methods of construction vehicles, the proper stockpiling of materials. The construction site shall be kept in a neat and orderly manner and exposure of material to storm water will be minimized to the extent practicable.

2.3 Concrete Washout

Concrete washout is a process wastewater and must be controlled in a designated area (e.g. bermed pit) and disposed of properly and noted on the Temporary Erosion Control Plans.

2.4 Minimize Disturbance and Preserve Natural Vegetation:

The Contractor shall minimize disturbance. The limits of construction shall be clearly delineated and enforced. Special attention will be given to protecting established vegetation. The contractor will be responsible for replacing vegetation that is unnecessarily disturbed.

2.5 Inspections:

Disturbed areas, stabilization and structural control measures shall be inspected as required and at least once every two weeks, and within 24 hours 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 SWPP include:

Inspection Reports: The inspection reports shall be signed by a qualified inspector
assigned by the Contractor. The SWPP 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

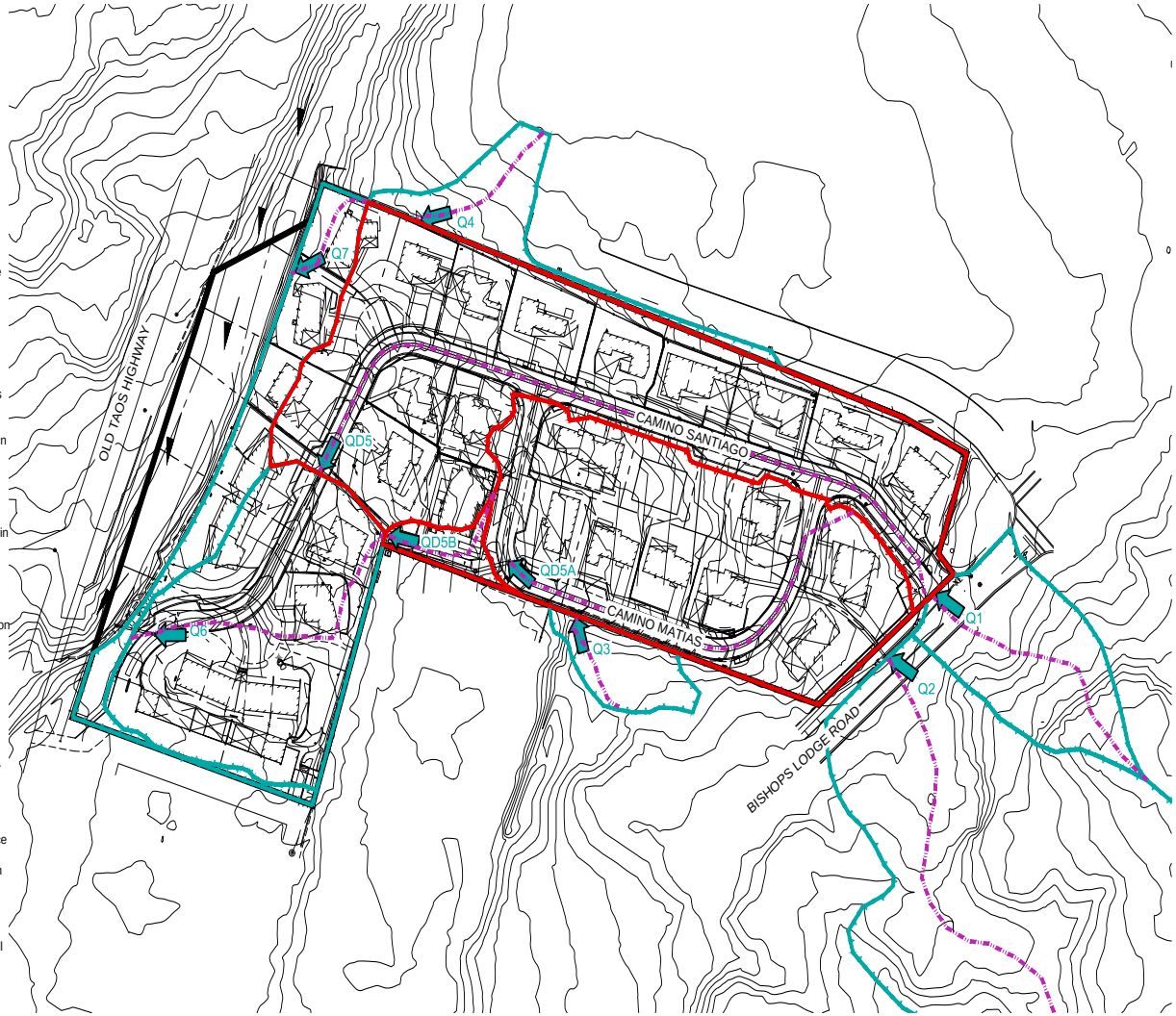
Copies of SWPP Plans, inspection records, spill reports, all reports required by NPDES Permit coverage, and data used to complete the NOI shall be retained by the permitees.

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.



SEE REPORT TITLED "TERRAIN MANAGEMENT REPORT - SOILS, GRADING, AND DRAINAGE FOR PRELIMINARY PLAT SUBMITTAL FOR PLAZA DEL MONTE, SANTA FE, NEW MEXICO" PREPARED BY SANTA FE ENGINEERING CONSULTANTS, LLC, DATED SEPEMBER 2021

N

0 30 60 120
SCALE: 1" = 60'

DEVELOPED CONDITIONS DRAINAGE MAP

SCALE: 1" = 60'

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		

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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

STORM WATER POLLUTION PREVENTION PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 60'	15-1

DUST CONTROL:

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

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

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

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

Some BMPs shall include:

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

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

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc., during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

BEST MANAGEMENT PRACTICES - NOTES

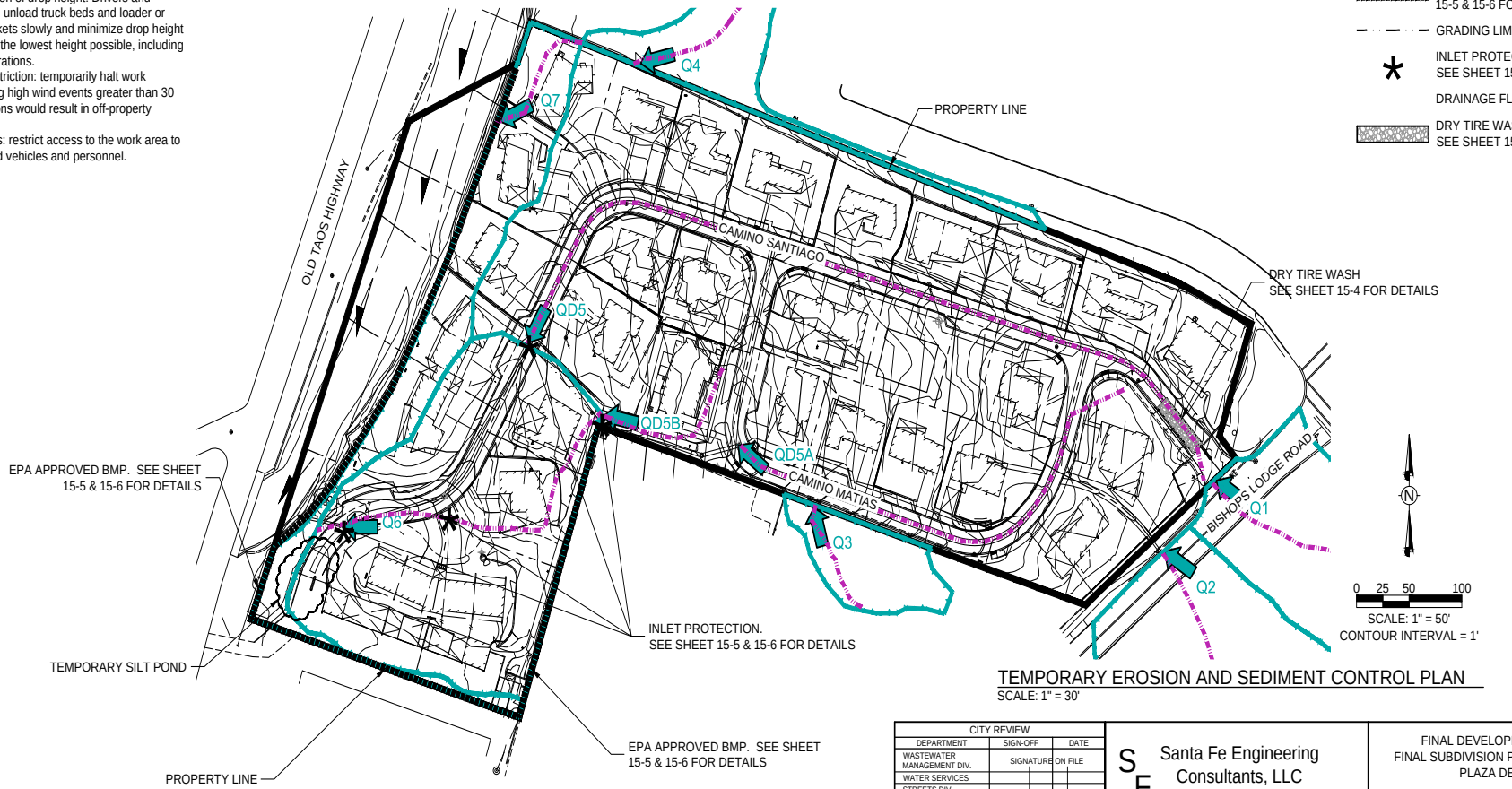
1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. 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. THERE ARE NO 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 DESIGNED ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED IN TO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
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 CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
3. THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
4. TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
5. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD IF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

LEGEND

- EPA APPROVED BMP. SEE SHEET 15-5 & 15-6 FOR DETAILS
- GRADING LIMITS
- INLET PROTECTION (TYP) SEE SHEET 15-5 & 15-6 FOR DETAILS
- DRAINAGE FLOW ARROW
- DRY TIRE WASH SEE SHEET 15-4 FOR DETAILS



TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

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		

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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

TEMPORARY EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	15-2

LONG TERM MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE DOS ACEQUIAS HOA.
2. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
3. THE CITY OR ITS AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
4. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

INSPECTIONS AND VIOLATIONS DURING CONSTRUCTION PROCESS

1. INSPECTIONS BY CITY ARE DUE WHEN STORM WATER MANAGEMENT MEASURES ARE COMPLETED AND WHEN THE FINAL SITE RESTORATION MEASURES ARE COMPLETED. HOWEVER, IF FINAL SITE RESTORATION MEASURES ARE BEING DELAYED DUE TO THE SEASON, THE CITY SHALL BE NOTIFIED WHEN TEMPORARY EROSION CONTROL MEASURES FOR USE UNTIL RESTORATION IS COMPLETE, IN PLACE AND READY FOR INSPECTION.
2. FURTHER CONSTRUCTION OR ISSUANCE OF ANY PERMITS SHALL NOT OCCUR UNTIL WRITTEN APPROVAL HAS BEEN GRANTED BY THE CITY.

DRAINAGE FACILITIES MAINTENANCE

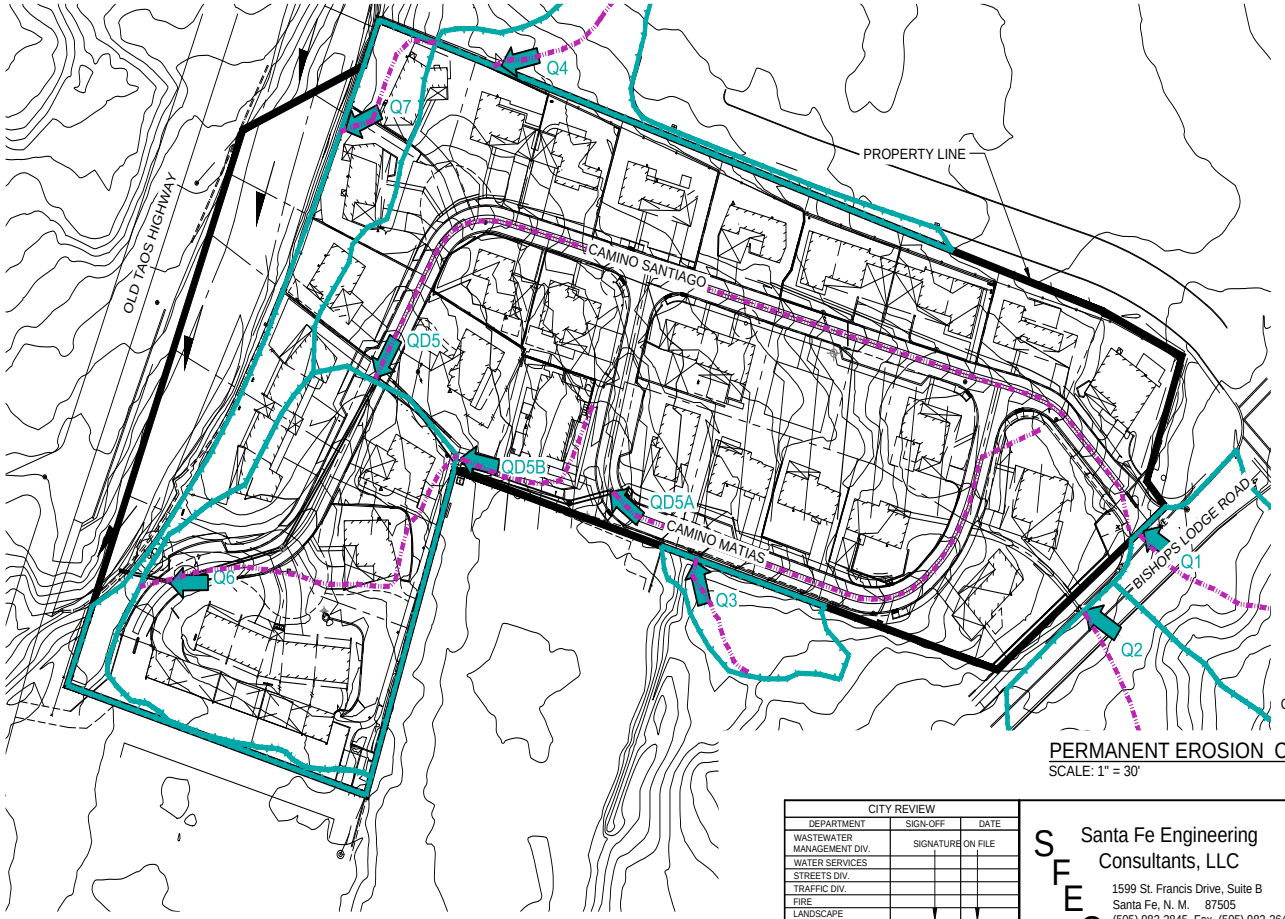
1. THE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
2. INSPECTIONS OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

   ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. THE OWNERS SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.
3. THE REMEDIAL ACTION SHALL CONSIST OF (1) REMOVAL AND DISPOSAL OF SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH; (2) FLUSHING ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND POLLUTANTS THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURES; AND, (3) INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS AND INSPECT FOR THE STRUCTURAL INTEGRITY OF ALL APPURTENANT DRAINAGE STRUCTURES AND REPAIR OR STABILIZE ACCORDINGLY.

DRAINAGE FACILITIES MAINTENANCE SCHEDULE

SPRING MAINTENANCE:	MARCH 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE. REMOVE SEDIMENT BUILD UP IN ALL PONDS AND RESEED.
FALL MAINTENANCE:	SEPTEMBER 15th	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF DATE.
PERIODIC MAINTENANCE:	AFTER SIGNIFICANT STORMS (1" OR GREATER)	CLEARING AND MAINTENANCE FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL OCCUR WITHIN 30 DAYS OF STORM.

SFCC 13-2 PROHIBITS THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, VEGETATION, SLURRIES, MUD, PLASTERS, CONCRETE RINSATES AND ANY CONSTRUCTION MATERIALS, WASTES AND GARBAGE, ETC. TO THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM INCLUDES ROADS, STREETS, CURBS, GUTTERS, DROP INLETS, PIPED STORM DRAINS, CULVERTS, RETENTION AND DETENTION BASINS, NATURAL AND MAN-MADE DRAINAGE CHANNELS, ARROYOS, RIVERS, AND ANY FACILITY AND APPURTENANCE BY WHICH STORMWATER IS COLLECTED AND/OR CONVEYED. CULVERT AND DRAIN FLUSHING SHALL BE CAREFULLY DONE. POLLUTANTS AND DEBRIS SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT THE LANDFILL.



PERMANENT EROSION CONTROL PLAN
SCALE: 1" = 30'

CASE # _____

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

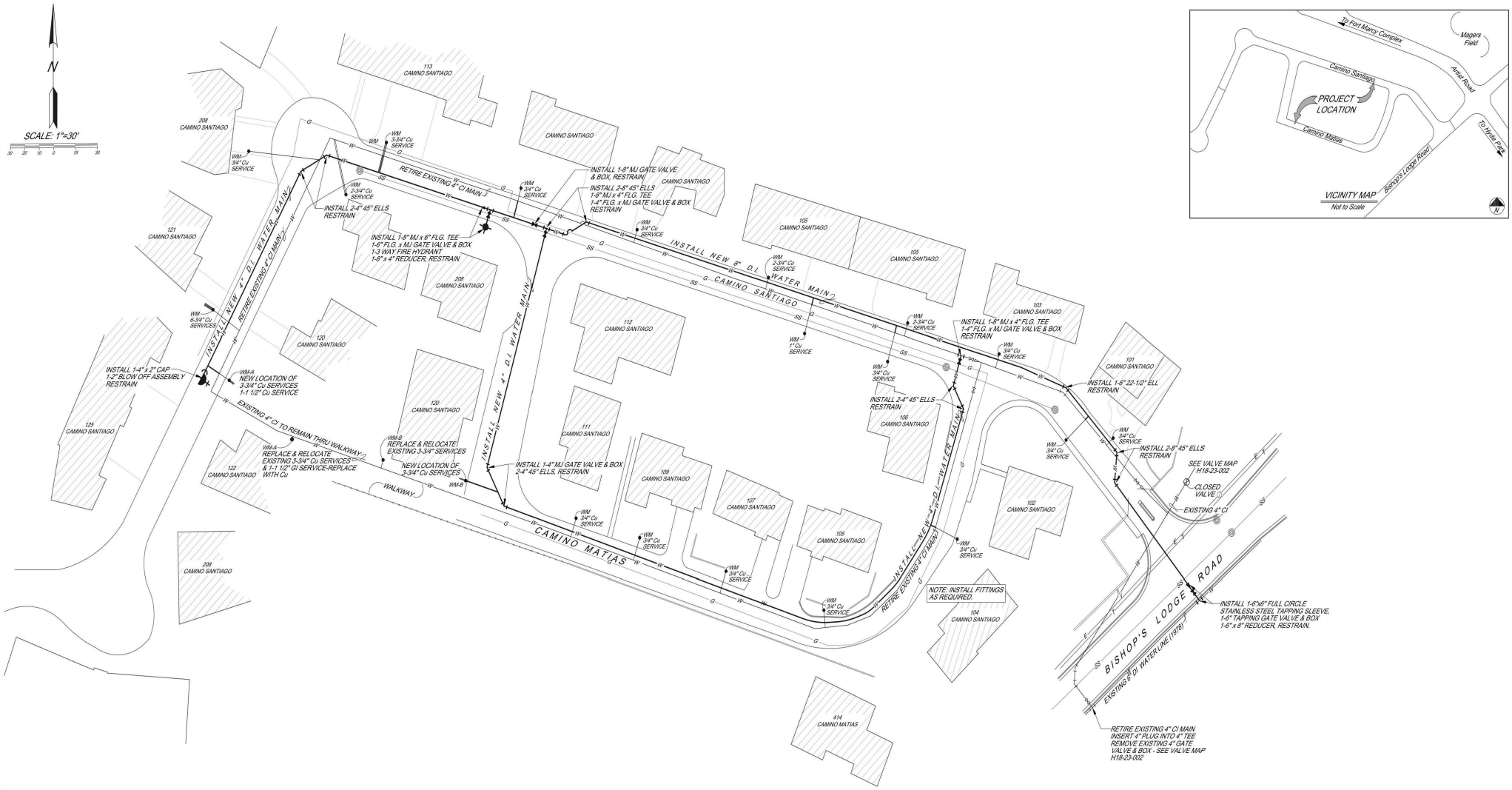
PERMANENT EROSION CONTROL PLAN

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	15-3

ENGINEER'S SEAL

DATE

REVISIONS



SHEET 17-1

LEGEND

- G — EXISTING GAS LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- WM — EXISTING SERVICE TO BE TRANSFERRED, AS NOTED
- W — NEW WATER LINE
- NEW WATER VALVE
- NEW FIRE HYDRANT

NOTE:
ACTUAL LOCATION OF NEW WATER LINE INSTALLATION TO BE DETERMINED IN THE FIELD.

NOTE:
INSTALL 870± OF 8" POLY WRAPPED DUCTILE IRON PIPE
15± OF 6" POLY WRAPPED DUCTILE IRON PIPE AND 920± OF POLY WRAPPED DUCTILE IRON PIPE, ALL AS SHOWN ON THIS SHEET.

TRANSFER 2-3/4" SERVICES AND 1-1" SERVICE AS NOTED ON THIS SHEET. REPLACE AND RELOCATE 6-3/4" SERVICES AND 1-1 1/2" SERVICE AS NOTED ON THIS SHEET.

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN "AS-BUILT" BASED ON THE BEST AVAILABLE INFORMATION PROVIDED BY OTHERS.

SIGNATURE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT		/ /
VALVE MAPS		/ /
GIS (MAPPING)		/ /
INSPECTOR APPROVED		/ /

SANGRE DE CRISTO WATER
SANTA FE
2019 CONSTRUCTION DRAWINGS

TITLE
CAMINO SANTIAGO & CAMINO MATIAS
WATER MAIN REPLACEMENT

DATE 09/2019 BY LCEBY
DATE 09/2019 CK LC
DATE 09/2019 APP DB

2019
31
(1 OF 1)

YEAR	AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
19	H-18	17.09.24	